<table>
<thead>
<tr>
<th>ESTIMATED TIME</th>
<th>AGENDA ITEM</th>
<th>PUBLIC HEARING or ACTION ITEM</th>
<th>STAFF PRESENTER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agenda</td>
<td>Tab A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7:00</td>
<td>Call to order</td>
<td></td>
<td>Mayor Richel</td>
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<tr>
<td></td>
<td>Roll call</td>
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<tr>
<td>7:05</td>
<td>Pledge of Allegiance and Moment of Silence</td>
<td></td>
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<tr>
<td>7:05</td>
<td>Public Comments - Persons desiring to make public comment on items not on the agenda shall activate the &quot;raise hand&quot; function in the meeting program. For persons who will participate in the meeting by telephone, they should send an email by 5:00 p.m. on the day of the meeting to <a href="mailto:sheila@townofsilt.org">sheila@townofsilt.org</a> indicating their desire to make public comment. For those attending in person, a “Sign in Sheet” is available in the Council Chambers. Each speaker will limit comments to no more than three (3) minutes, with a total time of 30 minutes allotted to public comments, pursuant to Section 2.28.020 of the Silt Municipal Code</td>
<td>Action Item</td>
<td>Tab B Mayor Richel</td>
</tr>
<tr>
<td>7:20</td>
<td>Consent agenda –</td>
<td></td>
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</tr>
<tr>
<td>5 min</td>
<td>1. Minutes of the July 11, 2022 Board of Trustees meeting</td>
<td>Action Item</td>
<td>Tab B Mayor Richel</td>
</tr>
<tr>
<td></td>
<td>2. Renewal of Hotel &amp; Restaurant Liquor License – Burning Mountain Pizza and Subs</td>
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</tr>
<tr>
<td>7:25</td>
<td>Agenda Changes</td>
<td></td>
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<tr>
<td>7:25</td>
<td>Rislende Planned Unit Development Rezoning and Subdivision Sketch Plan; aka Divide Creek Center PUD (continued discussion from July 11, 2022)</td>
<td>Public Hearing</td>
<td>Tab C Planner Chain</td>
</tr>
<tr>
<td>7:55</td>
<td>Rislende ARADA (Amended and Restated Annexation and Development Agreement) Discussion</td>
<td>Discussion Item</td>
<td>Tab D Attorney Denkinger</td>
</tr>
<tr>
<td>60 min</td>
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<tr>
<td>8:55</td>
<td>Second reading of Ordinance No. 12, Series 2022, AN ORDINANCE OF THE TOWN OF SILT, COLORADO REFERRING TO THE REGISTERED ELECTORS OF THE TOWN OF SILT, AT THE NOVEMBER COORDINATED ELECTION TO BE HELD ON TUESDAY, NOVEMBER 8, 2022, A QUESTION ASKING WHETHER SECTIONS 5-3, 5-9, AND 2-2 OF THE TOWN CHARTER SHALL BE AMENDED TO CHANGE THE REGULAR MUNICIPAL ELECTION TO THE STATE OF COLORADO COORDINATED ELECTION IN NOVEMBER IN ODD NUMBERED YEARS, GIVE THE TOWN EXPRESS AUTHORITY TO PARTICIPATE IN COORDINATED ELECTIONS, AND CHANGE THE ELECTION FOR THE MAYOR AND TRUSTEES TO OCCUR IN NOVEMBER IN ODD NUMBERED YEARS</td>
<td>Public Hearing</td>
<td>Tab E Attorney Denkinger and Town Clerk McIntyre</td>
</tr>
<tr>
<td>9:00</td>
<td>Park Projects Briefing</td>
<td>Info Item</td>
<td>Tab F Administrator Layman</td>
</tr>
<tr>
<td>Time</td>
<td>Item</td>
<td>Tab</td>
<td>Item</td>
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<tr>
<td>9:25</td>
<td>Mosquito Surveillance Traps Update</td>
<td>H</td>
<td>Info Item</td>
</tr>
<tr>
<td>9:30</td>
<td>Backflow and Cross Connection Control Program Discussion</td>
<td>I</td>
<td>Info Item</td>
</tr>
<tr>
<td>9:45</td>
<td>Administrator and Staff Comments</td>
<td>J</td>
<td>Info Item</td>
</tr>
<tr>
<td>9:50</td>
<td>Updates from Board / Board Comments</td>
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<tr>
<td>10:00</td>
<td>Adjournment</td>
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The next regularly scheduled meeting of the Silt Board of Trustees is Monday, August 8, 2022. Items on the agenda are approximate and intended as a guide for the Board of Trustees. “Estimated Time” is subject to change, as is the order of the agenda. For deadlines and information required to schedule an item on the agenda, please contact the Silt Town Clerk at 876-2353.
The Silt Board of Trustees held their regularly scheduled meeting on Monday, July 11, 2022. Mayor Richel called the meeting to order at 7:02 p.m.

Roll call

Present  Mayor Keith Richel  
Trustee Justin Brintnall  
Trustee Chris Classen  
Trustee Derek Hanrahan  
Trustee Jerry Seifert

Absent  Mayor Pro-tem Kyle Knott  
Trustee Samuel Flores

Also present were Town Administrator Jeff Layman, Town Clerk Sheila McIntyre, Town Treasurer Amie Tucker, Community Development Manager Nicole Centeno, Public Works Director Trey Fonner, Chief of Police Mike Kite, Planner Mark Chain, Attorney Joely Denkinger, Attorney Michael Sawyer 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 June 27, 2022 Board of Trustees meeting
2. Renewal of Retail Liquor License – Columbine Liquor

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.

Shop Local Campaign  – Jason Van Houten and Joshua Bassett with Align Multimedia

Administrator Layman started by emphasizing how important online shopping has been to our economy and how the town saw a bump in sales tax activity during the pandemic that continues today. He stated that staff approached Align Multimedia to create a marketing plan that could be used to inform our citizens of the importance of shopping from home. The campaign is based on “there is nothing more local than shopping from your couch”. It is designed to encourage citizens to buy online rather than to spend their money in neighboring towns.
Jason Van Houten and Joshua Bassett with Align Multimedia were present and proceeded with their presentation along with video clips of what they have done for other communities. They went over their proposed ideas of implementing the following: video production, website development, digital and social ad campaign and production of a flyer.

There was discussion by the Board on the projected cost of this proposal, the benefits of the various components and the return back to the Town. There were comments about how the Chamber should be making more of an effort to accomplish some of the same suggestions since the Town contributes to them annually. There was also fear that this campaign could hurt local businesses. The Board discussed removing the video portion of the proposal. Administrator Layman also stated that we would want to encourage people who live here to frequent our own brick and mortar stores but to be aware that if they shop online, the town would be getting the sales tax from their purchases.

The Board suggested that Align Multimedia take the information gained from tonight’s discussion and bring back a revised scope of their proposal.

Listing Agreement Discussion and Extension Request – Joe Carpenter with Market Trends Real Estate

Attorney Denkinger clarified that the extension request is not part of tonight’s discussion. She proceeded to go over the agreement between the Town of Silt and Joe Carpenter with his new firm Market Trends Real Estate. Mr. Carpenter was present and went over information on the parcel owned by the Town that is still on the market in front of the Holiday Inn Express. He also suggested increasing the asking price to $299K of the parcel due to market conditions, adding that based on the size of the parcel it is still a good deal and that statistics support that price. Attorney Sawyer also stated that by increasing the price it could entice a more suitable business and discourage speculators from purchasing it at well below market value.

Trustee Siefert made a motion to approve the listing agreement with Joe Carpenter with Market Trends Real Estate for the property located at 1555 River Frontage Road in the amount of $299K. Trustee Hanrahan seconded the motion, and the motion carried with Trustee Classen voting nay.

Mountain Waste and Recycling – Rate Increase Request – Doug Goldsmith and Bill Cira

Bill Cira was present tonight to present their request for a 5% rate increase as allowed by their contract due to increased costs of overhead such as diesel, disposal rates and payroll. This is the maximum amount that MWR can ask for by the terms of their contract. It was suggested that Mountain Waste consider offering a military discount in the future.

Trustee Brintnall made a motion to approve the Mountain Waste and Recycling rate increase of 5%. Trustee Hanrahan seconded the motion, and the motion carried unanimously.

Rislende Planned Unit Development Rezoning and Subdivision Sketch Plan; aka Divide Creek Center PUD (continued discussion from June 27, 2022)
Planner Chain provided his presentation and went over the anticipated schedule for this project. He added that a meeting took place today between the applicant and staff to discuss the open space. Planner Chain and Attorney Sawyer then provided information that was discussed during this meeting regarding open space, the island, uses on certain tracts, dedication of land to the town or the payment of a fee in lieu, access to the property in terms of pathways, a bike trail under the county road and possible land use changes.

Doug Pratte commented about the discussion that took place at the meeting and talked about the 15.1 acres for the island area recreation open space as well as 12.3 acres that would be river recreation open space which would be dedicated to the town. There was discussion by the Board regarding parks, pocket parks, dedication of parkland, usage of the parkland and the time required by the public works department maintaining an additional park. Mr. Pratte stated that the details about the parks would be worked out in the agreements.

There was discussion about the path and trail going under the county road and if it would go in right away. It was stated that it may not go in until later as additional development takes place in the area. There was concern about the number of “to be determined” items that were talked about tonight and that these things need to be addressed now as opposed to later. It should be the developer’s responsibility to put the path in now and not leaving it to be taken care of at a later date.

Attorney Sawyer asked that staff continue the public hearing until the next meeting adding that staff would be taking the feedback from the Board and addressing it as the project moves forward and as they prepare the amended Annexation and Development Agreement. Mr. Pratte concurred that these things would be addressed more definitively in the agreements.

Planner Chain proceeded to go over his sketch plan presentation touching on utilities, trails, access and sufficient water rights. He added that he feels that the applicant has provided the necessary information according to code to satisfy the sketch plan requirements. Attorney Sawyer went over the wells located on this property and the water rights that come with the property and applicant Dennis Carruth added to the water discussion regarding the wells and that they could very well handle all of the raw water irrigation needs. Mr. Carruth stated that they are would work to address the bike path under the county road and the access points, including an easement along the east side of Tract 7 so that the public can get to the 12.3-acre open space, the parkland determined for the multi-use project whether it would be a parkland dedication or a fee in lieu and a possible dedication of land on the west end that would be beneficial should the town opt to build a bridge in the future to allow for pedestrian access to the island parcel.

The public hearing was opened at 9:15 p.m. There were no comments and the hearing was closed at 9:16 p.m.

Trustee Seifert made a motion to continue the public hearing for the Rislende Planned Unit Development Rezoning and Subdivision Sketch Plan; aka Divide Creek Center PUD until the July 25 meeting. Trustee Classen seconded the motion, and the motion carried unanimously.

First reading of Ordinance No. 11, Series 2022, AN ORDINANCE OF THE TOWN OF SILT, COLORADO AMENDING CHAPTER 12.12 OF THE TOWN CODE TO ALLOW THE TOWN TO...
REQUIRE THE INSTALLATION OF CONDUIT AS A CONDITION OF AN EXCAVATION PERMIT

Attorney Denkinger went over the intent of this ordinance in that it would require excavators, as a condition of work performed under an excavation permit to install empty conduit. They would also be required to provide a file compatible with ARC GIS noting the locations of the shadow conduit. There was discussion about clarifying what the use of the conduit would be, clarifying the language in regards to the 100 feet or more parallel to a roadway for larger developments, what materials a conduit could be made of, the size of conduit and the addition of language that addresses conduit in terms of broadband networks.

The public hearing was opened at 9:40 p.m. There were no comments and the hearing was closed at 9:41 p.m.

The Board chose to have the changes discussed tonight brought back under a continued first reading on a later date due to what has already been slated for future agendas.

Trustee Brintnall made a motion to continue first reading of Ordinance No. 11, Series 2022, AN ORDINANCE OF THE TOWN OF SILT, COLORADO AMENDING CHAPTER 12.12 OF THE TOWN CODE TO ALLOW THE TOWN TO REQUIRE THE INSTALLATION OF CONDUIT AS A CONDITION OF AN EXCAVATION PERMIT to the August 22 meeting. Trustee Hanrahan seconded the motion, and the motion carried unanimously.

First reading of Ordinance No. 12, Series 2022, AN ORDINANCE OF THE TOWN OF SILT, COLORADO REFERRING TO THE REGISTERED ELECTORS OF THE TOWN OF SILT, AT THE NOVEMBER COORDINATED ELECTION TO BE HELD ON TUESDAY, NOVEMBER 8, 2022, A QUESTION ASKING WHETHER SECTIONS 5-3, 5-9, AND 2-2 OF THE TOWN CHARTER SHALL BE AMENDED TO CHANGE THE REGULAR MUNICIPAL ELECTION TO THE STATE OF COLORADO COORDINATED ELECTION IN NOVEMBER IN ODD NUMBERED YEARS, GIVE THE TOWN EXPRESS AUTHORITY TO PARTICIPATE IN COORDINATED ELECTIONS, AND CHANGE THE ELECTION FOR THE MAYOR AND TRUSTEES TO OCCUR IN NOVEMBER IN ODD NUMBERED YEARS.

Town Clerk McIntyre and Attorney Joely went over the ordinance and the benefits of the change that would allow the County to conduct future municipal elections. This ordinance contains the ballot question that would ask the voters to amend three sections of the Home Rule Charter that address moving the date of the municipal election to November of odd numbered years, conduct of the election by participating in coordinated elections and increasing the length of time that current Board member would serve in an effort to get on the new schedule.

The public hearing was opened at 9:48 p.m. There were no comments and the hearing was closed at 9:49 p.m.

Trustee Classen made a motion to approve first reading of Ordinance No. 12, Series 2022, AN ORDINANCE OF THE TOWN OF SILT, COLORADO REFERRING TO THE REGISTERED ELECTORS OF THE TOWN OF SILT, AT THE NOVEMBER COORDINATED ELECTION TO BE HELD ON TUESDAY, NOVEMBER 8, 2022, A QUESTION ASKING WHETHER SECTIONS 5-3, 5-9, AND 2-2 OF THE TOWN CHARTER SHALL BE AMENDED TO CHANGE THE REGULAR MUNICIPAL ELECTION TO THE STATE OF COLORADO COORDINATED ELECTION IN NOVEMBER IN ODD NUMBERED YEARS, GIVE THE TOWN
EXPRESS AUTHORITY TO PARTICIPATE IN COORDINATED ELECTIONS, AND CHANGE THE ELECTION FOR THE MAYOR AND TRUSTEES TO OCCUR IN NOVEMBER IN ODD NUMBERED YEARS. Trustee Brintnall seconded the motion, and the motion carried unanimously.

Administrator & Staff Reports

Administrator Layman invited the Board to join staff who will be attending to the Grand Junction Rockies game Friday night. He stated that the County Commissioners passed second reading of the OHV ordinance that would allow for the usage of certain county roads north of town in order to take OHV/ATVs from Silt out to Squirrel Valley. He also added that he attended an Infrastructure and Jobs Act class at CMC and was optimistic that there may be funds available for our water/wastewater plants renovation. He stated that he would be meeting with the State on August 4 and would know more after that meeting.

Director Fonner stated that the Town put out to bid the 500 block of Main Street but did not receive any bids. Staff is currently looking at other options to get this project completed.

Updates from Board / Board comments

Trustee Hanrahan stated that he would like to add an agenda item at a future meeting to start having discussions regarding affordable housing. He stated that he feels that the Town needs to craft a policy on addressing this need. Trustee Classen commented about a possible irrigation leak in the crosswalk at Main and Domelby Court. Trustee Seifert thanked staff for all of their work and also commented about the humps on Highway 6 just off of the roundabout. It was stated that CDoT is responsible for them and that staff would contact them.

Mayor Richel thanked staff for their work and asked for an update on the paving job on 9th Street. Director Fonner stated that staff is working with Frontier Paving to address another spot and other future options to address 9th Street whether it be another overlay or mill it down. Mayor Richel stated that he believes they need to mill the road and redo it, adding that the Town didn’t pay to have a patched or overlaid road with bad asphalt underneath. He added that the road needs to be done correctly and if it’s not, then maybe the attorneys should get involved. He stated that he was concerned about the warranty on the street and the taxpayer’s dollars that were spent for this project.

Adjournment

Trustee Seifert made a motion to adjourn. Trustee Classen seconded the motion, and the motion carried unanimously. Mayor Richel adjourned the meeting at 10:03 p.m.

Respectfully submitted,  Approved by the Board of Trustees

____________________________  ____________________________
Sheila M. McIntyre, CMC  Keith B. Richel
Town Clerk  Mayor

B.O.T.7/11/2022 5
# Retail Liquor or Fermented Malt Beverage License Renewal Application

Please verify & update all information below

<table>
<thead>
<tr>
<th>Licensee Name</th>
<th>BURNING MOUNTAIN PIZZA &amp; SUBS LLC</th>
</tr>
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<tbody>
<tr>
<td>Doing Business As Name (DBA)</td>
<td>BURNING MOUNTAIN PIZZA &amp; SUBS</td>
</tr>
<tr>
<td>Liquor License #</td>
<td>03-10557</td>
</tr>
<tr>
<td>License Type</td>
<td>Hotel &amp; Restaurant (city)</td>
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<tr>
<td>Sales Tax License Number</td>
<td>39194604</td>
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<tr>
<td>Expiration Date</td>
<td>09/18/2022</td>
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<tr>
<td>Due Date</td>
<td>08/04/2022</td>
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<tr>
<td>Business Address</td>
<td>1817 MEDICINE BOW COURT Silt CO 81652</td>
</tr>
<tr>
<td>Mailing Address</td>
<td>PO BOX 624 Silt CO 81652</td>
</tr>
<tr>
<td>Operating Manager</td>
<td>Jennifer Boerschler</td>
</tr>
<tr>
<td>Date of Birth</td>
<td>09-12-1961</td>
</tr>
<tr>
<td>Home Address</td>
<td>34577 Grand Valley Pkwy # C, Gypsum, CO 81637</td>
</tr>
<tr>
<td>Phone Number</td>
<td>970-341-2302</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:jboerschler@comcast.net">jboerschler@comcast.net</a></td>
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1. Do you have legal possession of the premises at the street address above? [ ] Yes [x] No
   Are the premises owned or rented? [ ] Owned [x] Rented
   If rented, expiration date of lease: 07/10/2026

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? If yes, please see the table in upper right hand corner and include all fees due. [ ] Yes [x] No

3a Are you renewing a takeout and/or delivery permit? (Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) [ ] Yes [x] No

3b If so, which are you renewing? [ ] Delivery [ ] Takeout [x] Both Takeout and Delivery

4a Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? [ ] Yes [x] No

4b Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? [ ] Yes [x] No

5 Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. [ ] Yes [x] No

6 Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. [ ] Yes [x] No

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<table>
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<tr>
<th>Fees Due</th>
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<tbody>
<tr>
<td>Renewal Fee</td>
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<tr>
<td>Storage Permit</td>
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<tr>
<td>Sidewalk Service Area $75.00</td>
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<tr>
<td>Additional Optional Premise Hotel &amp; Restaurant</td>
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<tr>
<td>Related Facility - Campus Liquor Complex $160.00 per facility</td>
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<td>Amount Due/Paid</td>
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Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.
7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation. □ Yes □ No

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation. □ Yes □ No

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**Affirmation & Consent**
I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

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<thead>
<tr>
<th>Type or Print Name of Applicant/Authorized Agent of Business</th>
<th>Title</th>
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<tbody>
<tr>
<td>Jennifer Gierstner</td>
<td>Manager</td>
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<td>[Signature]</td>
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**Report & Approval of City or County Licensing Authority**

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules

Therefore this application is approved.

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<tr>
<th>Local Licensing Authority For</th>
<th>Date</th>
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MEMORANDUM

TO: Mayor Richel and Members of the Silt Board of Trustees
FROM: Mark Chain, Planner
DATE: July 21, 2022
RE: Rislende – Continued Public Hearing on July 25

Tonight is a continued Public hearing for the Rislende the PUD Rezoning and Sketch Plan. This is the third in a series of public hearings. Tonight we hope to have the final public hearing for this stage with motions for approval with conditions. The next step will be review and approval of the final documentation.

We have split the discussion into two separate segments for this evening. The first will be final discussion and motion on the rezoning and sketch plan. The second segment will be discussion and time for Board direction on the provisions to be included in the Amended and Restated Annexation and Development Agreement (ARADA). This ARADA discussion includes a lot of specifics on dedications, trail alignments, water right dedications, provisions for non-potable water irrigation, fees etc.

Staff has had an opportunity to work through many of the ARADA provisions had a meeting with the applicant and development team to discuss many of these details. We think we are in a good position for the Board to take action on these items and give necessary direction for all final documentation to be produced.

PUD REZONING

I believe the PUD rezoning is in pretty good shape. In reviewing comments and discussion from the previous Board public hearing most of the discussion actually centered on Parkland dedication, trail connections, specific questions on water usage etc. Very few of the comments related to the PUD zoning document itself.

Site Plan Review. I have previously noted that much of the heavy lifting for this project will occur during the proposed Site Plan Reviews for each individual Track/Lot. I suggested that because of the importance of these reviews for this particular project that the Board be the decision-making body when there is a Site Plan Review in Rislende. Usually, the Planning Commission is the decision-making body with an appeal to the Board. I still recommend that the Board be the decision-making body for site plan and the proposed PUD Guide be updated to reflect this recommendation.
Other Zoning Issues. Below is basically a quick summary of many of the key points contained in the original staff report.

Excerpts from past Staff Reports

<table>
<thead>
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<th>PHASING/DEVELOPMENT SCHEDULE</th>
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<tbody>
<tr>
<td><strong>Building / District Development</strong></td>
</tr>
<tr>
<td>Tract 3 ‘The Beacon’ Gathering Spot</td>
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<tr>
<td>Tract 1 Multi-Family Residential</td>
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<tr>
<td>Tract 6 ‘Rislende Place’ Events Center</td>
</tr>
<tr>
<td>Tracts 2,3,4 Commercial/Residential Mixed-Use*</td>
</tr>
<tr>
<td>Tracts 5,7 Single-Family Residential*</td>
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Height
The allowed zoning Height varies throughout the project. The multifamily area (by BLM) does not have a prescribed height and that may be something you would want to add. The height in the Lodging/Residential Mixed-Use District is 25 feet and it has a lower maximum lot coverage and this is appropriate given location/proximity to the river. Please note that both the commercial/mixed-use and the Events Center District allow up to 40 feet in height. I have walked the site 3 different times and also spent some time looking at views both from the frontage road area as well as along the I 70 right-of-way. I believe concerns with height are mitigated in these districts by two factors:

- There is a maximum building size in each of the zone districts of 30,000 ft.². This should not allow a massive, long linear structure. Think of a 3 story downtown building in one of our local towns with 100 foot lot depth. This would be a building that takes up about one third of the assumed “main street frontage” over the length of a block which would also allow for parking and delivery access all off of a presumed alley. Such a building size is usually looked on favorably in downtown type areas. The PUD does require parking and a certain amount of landscaping so I think this will give a sense of “openness” in the area.

- A 40-foot height limit also gives flexibility for three-story mixed-use structures. If one wants to have a very comfortable retail/public ceiling height on the ground floor, a 3rd story residential or loft unit gets pinched with a 35 foot height limit. That extra 3 to 5 feet allows a much more spacious feeling for three-story mixed-use buildings. I believe the 40-foot height is acceptable.

Quick Summary Bullet Point Information
Even this report/write up has a lot of information to digest. Below is a quick summary of some items for easy access.

Maximum Residential Development Potential. This also appeared acceptable. The potential was:

- 160 total residential units
- 72 at northeast corner by BLM – 50 right now are proposed to be tax supported rental units
- 16 single-family units in central portion of the project.
- 72 residential units as part of mixed-use buildings along frontage Road.

Maximum nonresidential potential

- Events Center district - 20,000 ft.² per acre
- maximum lot coverage at 70% in both Event Center and mixed-use districts (same as in town code – consists of land under building footprint, not total impervious surface which would include parking).
- Maximum building size and mixed-use district – 30,000 ft.².

Building Height.

- 25 feet in lodging district.
- Event’s center District commercial/residential mixed-use – 40 feet.
- 35 feet in multifamily residential district

Landscaping.

- 18%; minimum landscaped area as a percentage of total disturbed lot area.

Open space and Parkland

- 25% in open space and/or Parkland of total project acreage
- Parkland dedication according to proposing credit for private recreational facilities across the subdivision in lieu of public dedication. Allowed by Section 16.04.540 (specifics will need to be worked out by agreement). 3.6 acres proposed – 2.5 of active/1.2 of passive Parkland.

**Staff Findings**

Staff makes the following findings related to the PUD Application:
The application complies with the PUD approval criteria contained in Section 16.12.030 E of the Silt Municipal Code as follows:

A. The project has an appropriate relationship to the surrounding area, with no adverse effects on the surrounding zone districts within the town, and determined by the Board; and
B. Adequately addresses pedestrian and other non-motorized transportation; and

C. Adequately addresses the vehicular and emergency access; and

D. Provides open space and/or parkland in an amount at least twenty-five percent of the total project acreage; and

E. Provides for a variety in housing types and densities, where the PUD proposes only residential development; and

F. Provides adequate off-street parking for all proposed uses; and

G. Includes appropriate Cluster development; and

H. Proposes density in conformance with the comprehensive plan; and

I. Is at least two acres in total area; and

J. Is comprised of only those land uses permitted by the PUD ordinance; and

K. Details all those zoning regulations that may differ from standard zone districts; and

L. Includes the provisions of C.R.S. §24-67-105(G).

End of Excerpts

Planning Recommendation

The PUD is well conceived, meets the Town’s PUD Approval Criteria and appears to protect the Town as development would proceed. It also provides a new amenity to the area and can bring great benefit to the Town.

Staff Recommends to the Board that they approve the Rislende application, PUD Development and Zoning Plan with the following conditions:

1. That the PUD guide be reworked to be a standalone document which will be included as part of the approval exhibits.

2. That critical concepts such as Site Plan Review and lot coverage be reworked as part of the PUD Guide so that their importance is retained for
the project in case the underlying Silt Municipal Code Sections are amended or eliminated.

3. That in order to protect the Town that under change of ownership by reason of default, death or other such means that the Event Center is considered critical and still will be required to be developed in conformance with the proposed development/phasing schedule as shown in the application.

4. That a mutually agreeable appropriate vested rights time frame be included in the Final Development Agreement.

5. That the area indicated as PUD – River Zone be dedicated to the town as part of the subdivision approval.

6. Other conditions as noted necessary by the Board of Trustees.

7. That the PUD guide include for the Site Plan Review process that the Board have the final decision-making power or at a minimum has the ability to call up a specific site plan for review and comment.

Proposed Motion: I recommend that the Risleno PUD rezoning be approved with the following conditions and that a Resolution of Approval be drafted to provide the following:

1. That the PUD guide be reworked to be a standalone document which will be included as part of the approval exhibits.

2. That critical concepts such as Site Plan Review and lot coverage be reworked as part of the PUD Guide so that their importance is retained for the project in case the underlying Silt Municipal Code Sections are amended or eliminated.

3. That in order to protect the Town that under change of ownership by reason of default, death or other such means that the Event Center is considered critical and still will be required to be developed in conformance with the proposed development/phasing schedule as shown in the application.

4. That a mutually agreeable appropriate vested rights time frame be included in the Final Development Agreement.

5. That the area indicated as PUD – River Zone be dedicated to the town as part of the subdivision approval.

6. That the PUD guide include for the Site Plan Review process that the Board have the final decision-making power or at a minimum has the ability to call up a specific site plan for review and comment.

Add any specific conditions as proposed by board members.
Zoning Diagram
Risende Planned Unit Development
SITUATED IN SECTION'S 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 92 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF SILT, COUNTY OF GARFIELD, STATE OF COLORADO.

Draft Zoning Overlay Updated 2-22-2022 by The Land Studio, Inc.
SKETCH PLAN

A Sketch Plan review provides an opportunity for staff, the Planning Commission and the Board to look at the big picture issues related to any development including but not limited to:

- lotting arrangement
- access
- general infrastructure
- water/wastewater
- identifying hazard areas and constraints
- and most importantly the suitability of a project to be able to be subdivided

The sketch plan has been reviewed by the staff, we have elicited comments from Public works and the town engineer and have discussed a number of issues and concerns with the Development Team.

Planning Commission Recommendation:

The Planning Commission has reviewed the sketch plan, they discussed the application at the May 3 and May 17 Planning Commission meetings and made a unanimous motion to recommend to the Board that they grant approval of the sketch plan application with the general direction of the application and response to the town’s comments and concerns.

Staff finds the following:

i. The applicant has submitted a sketch plan application and has met the guidelines contained in Section 16.040.030 E (1-6).

ii. The applicant has met with town staff to discuss town sketch plan engineering comments and is also discussed same with the Planning Commission.

iii. The applicant is continuing to work with staff on putting together an acceptable Preliminary Plan application for the project and major subdivision based on meeting the Town Staff concerns.

Proposed motion: I recommend that the Board accept the Sketch Plan and the Board directs the Applicant and Development Team to move forward
with the Preliminary Plat application with the changes and direction provided by staff, Planning Commission and the Board.

*Note: I will be happy to provide any members of the Board with the Past Staff Reports for Rislende the or the original and complete application for your easy referral.*
SKETCH PLAN DEVELOPMENT MAP
Risende Planned Unit Development

SITUATED IN SECTION 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 92 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF SILT, COUNTY OF GARFIELD, STATE OF COLORADO.

HIGH COUNTRY ENGINEERING, INC.
1917 BLAKE AVENUE, APT 101
GLENWOOD SPRINGS, CO 81601
PHONE: 970-945-3380  FAX: 970-945-3325
WWW.HCENGS.COM

PROJECT:
RISLENDE PLANNED UNIT DEVELOPMENT
DEVELOPMENT MAP
TOWN OF SILT
GARFIELD COUNTY, COLORADO

DATE: 01.14.22
FILE:

DESIGNER:
DRAFTSMAN:
REVIEWER:
PROJECT:
2211047
1 OF 1
DATE: July 25, 2022

TO: Board of Trustees of the Town of Silt

FROM: Karp Neu Hanlon PC, Attorneys for the Town of Silt

RE: Proposed Changes to Rislende (f.k.a. Divide Creek Center) Development and Annexation Agreement

As noted at the last BOT meeting, at the July 25 BOT meeting we intend to walk through proposed changes to the Rislende (formerly Divide Creek Center) Amended and Restated Annexation and Development Agreement (ARADA). As part of approving changes to the PUD zoning, the Board will need to simultaneously approve an amendment to the ARADA. The ARADA governs big picture requirements for a development, including water rights dedication, park land dedication and development, trails, open space, and similar items. The ARADA also discusses when various public improvements are to be constructed and the standards for certain elements of the development. The ARADA works in conjunction with the PUD zoning, and eventually the preliminary plan and subdivision improvements agreement, to guide the development of the property.

Over the last 2 weeks we have worked diligently with the Applicant on identifying changes to the ARADA that will be needed to accommodate the new Rislende development concept. On most of the items, there is agreement between the Applicant and the Staff. On certain items, Staff wants direction from the Board about the conditions we have negotiated. This will allow staff to then
prepare a version of the ARADA for the Board’s formal approval (at the same time that the PUD zoning ordinance is considered). To that end, we have prepared the attached chart that outlines the various provisions in the existing ARADA, the changes requested by the Applicant, and the provisions/terms identified by the staff. The presentation at the July 25 BOT meeting will touch on each of the items below – although more time will be spent on discussing negotiation items such as parkland and trails. An updated plan showing the configuration of lots, trails and certain park/open space areas is attached.

As a general matter the Applicant’s team has been very cooperative in working through these items and we expect to have a full ARADA completed by the next BOT meeting.

<table>
<thead>
<tr>
<th>Article</th>
<th>Existing Commitments (2013 ARADA)</th>
<th>Applicant’s Requested Changes (in bold)</th>
<th>Staff Recommendations (proposed agreement language in bold)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1(A) Deferral of Fees</td>
<td>“[D]evelopment shall be deemed to occur upon issuance by the Town of a building permit on a lot. The timing of payment and amount of any such fees shall be determined by that version of the Municipal Code of the Town of Silt, Town of Silt Subdivision Regulations, and other applicable laws in effect at the time of building permit issuance.”</td>
<td>“Development for each lot or phase shall be deemed to occur upon issuance by the Town of a building permit on a lot. The timing of payment and amount of any such fees shall be determined by that version of the Municipal Code of the Town of Silt, Town of Silt Subdivision Regulations, and other applicable laws in effect at the time of building permit issuance for such lot.”</td>
<td>“Development for each lot, phase, or tract shall be deemed to occur upon issuance by the Town of a building permit on a lot. The timing of payment and amount of any such fees shall be determined by that version of the Municipal Code of the Town of Silt, Town of Silt Subdivision Regulations, and other applicable laws in effect at the time of building permit issuance for such lot, phase, or tract.”</td>
</tr>
</tbody>
</table>
| 2.1(D) non-potable water irrigation | “Prior to issuance of the first certificate of occupancy in Rislende (excluding the governmental office parcel east of the Property), Owner | “Prior to issuance of the first certificate of occupancy in Rislende (excluding the governmental office parcel east of the Property), Owner | Staff has also discussed with Applicant that the Town would be open to a phasing plan for the raw...
agrees to construct a non-potable irrigation water system in accordance with plans reviewed and approved by the Town of Silt as part of the initial final plat, minor subdivision, or site development plan review for Rislende. Said non-potable water irrigation system may be completed in phases adequate to serve applicable phased development within the Property. Said non-potable irrigation water system shall use as its legal and physical source of supply Silt Well No. 2 as proposed by the Town of Silt in its Application for Adjudication of Water Rights, Change of Water Right, Plan for Augmentation, and for Confirmation of Rights of Appropriative Exchange, Case Number 07CW219, or such alternate legal source of supply, available at the physical location of Silt Well No. 2, as the Town may designate from time to time. Owner shall be solely responsible for the operation, maintenance, repair, and replacement of the physical infrastructure for the non-potable water system, including the well and pump associated with Silt Well No. 2. The well shall include a meter.

agrees to construct a non-potable irrigation water system in accordance with plans reviewed and approved by the Town of Silt as part of the initial final plat, minor subdivision, or site development plan review for Rislende. Said non-potable water irrigation system may be completed in phases adequate to serve applicable phased development within the Property. Said non-potable irrigation water system shall use as its legal and physical source of supply Silt Well No. 2 as proposed by the Town of Silt in its Application for Adjudication of Water Rights, Change of Water Right, Plan for Augmentation, and for Confirmation of Rights of Appropriative Exchange, Case Number 07CW219, or such alternate legal source of supply, available at the physical location of Silt Well No. 2, as the Town may designate from time to time. Owner shall be solely responsible for the operation, maintenance, repair, and replacement of the physical infrastructure for the non-potable water system, including the well and pump associated with Silt Well No. 2. The well shall include a meter.

water irrigation that uses two wells as follows:

(1) Prior to the issuance of a certificate of occupancy for any Tract 1 as indicated on the PUD plan, Owner shall construct a raw water irrigation system and well for the applicable tract. Pursuant to Article 2.2(H), below, the Town will obtain a water court decree for a well decreed to divert from Tract 1 and include the well in the Town’s plan for augmentation, with the costs of obtaining such decree reimbursed by Owner.

(2) Prior to the issuance of a certificate of occupancy on all other tracts, Owner shall construct a raw water irrigation system that uses the existing water right for Silt Well No. 2, pursuant to the language currently in the ARADA.
<table>
<thead>
<tr>
<th>pump associated with Silt Well No. 2, which well and pump shall be located and constructed in the central portion of the Rislende project (i.e., near the common corner of Tracts 2, 5 and 6). The well shall include a meter capable of measuring the number of gallons pumped from the well. Owner shall provide the Town with monthly meter readings from the well (during the season that the well is in use) on an annual basis, or as otherwise requested by the Town. Owner may assign such operation, maintenance, repair and replacement obligations to a property owners association created to provide services to the Property, Owner shall not be required to pay any Town of Silt raw water irrigation impact fee or raw water irrigation capacity development fee. Owner, and Owner's assignees, shall not be required to pay to the Town any fee or assessment for the use of the legal water right and plan for augmentation associated with Silt Well No.2, as decreed in Case No. 07CW219 or a replacement legal water supply as may be designated by the Town.</th>
</tr>
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<tbody>
<tr>
<td>For any wells, Owner shall be required to provide monthly meter readings to enable the Town to accurately report the water use. In the event Owner fails to provide such readings, the Town may establish a meter for such readings, read the meters, or have readings done by a contractor, and Owner shall pay for the cost of the Town’s metering.</td>
</tr>
<tr>
<td>Town of Silt to investigate how the BLM parcel is irrigated and discuss the interaction of that irrigation and the new well with applicant.</td>
</tr>
</tbody>
</table>
2.1(F) Other Fees

“Except as expressly provided for herein to the contrary, all conditions herein are in addition to any and all requirements and fees concerning annexation, development and off-site impacts (including, but not limited to, traffic impacts) contained in [Town laws].”

“Except as expressly provided for herein to the contrary, all conditions herein are in addition to any and all requirements and fees concerning annexation, development and off-site impacts (including, but not limited to, traffic impacts) contained in [Town laws].”

Town to research and confirm any the payment of any “annexation” fees that may have been required at the time of annexation.

2.2(A) Parkland Dedications and River Access

“The exaction of Parkland and other dedications shall be at the time of recordation of the first final plat, minor subdivision or site development plan for the Divide Creek Center PUD. It is hereby acknowledged and agreed that the Parkland Dedication requirement for the Property shall have been fully satisfied upon dedication of the 7.36-acre Island Park parcel to the Town at time of recordation of the first final plat, minor subdivision or site development plan for the Property.”

[Existing provisions deleted]

“Owner acknowledges the Property is subject to Section 16.12.030 of the Code regarding Parkland Dedication for Planned Unit Developments. Owner’s Parkland Dedication requirement shall be calculated based upon a maximum buildout of 72 units of multi-family (180 residents), 16 units of single family (56 residents), and 72 units of commercial/residential mixed use (180 residents), which amounts to a requirement of 2.91 acres of total parkland dedication. Under the Town Code, a minimum of 80% of this dedication requirement must be active recreation purposes, including but not limited to ball fields, tennis

(1) Owner shall dedicate the River Parcel (12.3 acres) to the Town.

(2) Parkland dedication fees shall be calculated in accordance with Code Sections 16.04.530 through 16.04.550 at the time of site plan review and shall be due at the time of site plan approval for any parcel, tract, or lot.

(3) For each parcel, tract, or lot subject to site plan review, if the site plan includes a dedication of active parkland that meets the requirements of Section 16.04.530, no parkland
| courts, picnic sites, gazebos, boating areas, skateboard parks, basketball courts, playgrounds, and the like. Up to 20 percent shall be for passive recreation, such as open space, environmentally sensitive areas or floodplain. As full satisfaction of the Town Code and this Agreement with regard to parkland dedication, Owner shall comply with the following: |
| 1. **Active Parkland Dedication.** As partial satisfaction of the active parkland dedication, Owner shall dedicate a 15’ public nonexclusive easement along the route depicted in Exhibit A to the Town at the time of recordation of the first final plat, minor subdivision, or site plan for the Property, whichever occurs first. This public trail easement shall satisfy 1. acres of Owner’s active parkland dedication requirement. Owner shall dedicate 0.9 additional acres of active parkland at the time of recordation of the first final plat, minor subdivision or site plan for the Property, dedication fee shall be required for that parcel. |
| (4) Prior to the Town’s approval of any site plan for any lot or tract that includes residential uses, Owner shall include plans for a pocket park or parks in the site plan to meet the needs of residents, including children. Park equipment shall be installed by Owner as part of site plan approval, as directed by a subdivision improvements agreement, and shall include equipment such as a playground, jungle gym, swings, or other active recreational equipment. |
| (5) If a zone change is ever requested for the 3.9-acre parcel zoned PUD-EVC, indicated as Tract 6 on the PUD plan, then the entire 15.1 -acre island area zoned PUD-ISL, indicated as Tract 8 on the PUD |
whichever occurs first. Owner may satisfy 50% of this obligation (0.45 acres) through cash-in-lieu payments to the Town.

2. Passive Parkland Dedication. In full satisfaction of Owner’s passive parkland dedication requirement, Owner shall convey to the Town the parcel generally depicted on Exhibit B (the River Parcel), approximately 12.3 acres under the river at the time of recordation of the first final plat, minor subdivision or site plan for the Property, whichever occurs first. Nothing herein shall be interpreted as a public dedication of any other portion of the Property, including the shoreline or bed of the river under Tracts _____, which shall remain privately owned.

3. Future Island Disposition. If a zone change is ever requested for the 3.9-acre parcel zoned PUD-EVC, indicated as Tract 6 on the PUD plan, then the Town may require a portion or all of the 15.1-acre island area zoned PUD-ISL, plan, shall be conveyed and dedicated to the Town as a condition of rezoning.

(6) Owner shall dedicate easements to the Town/public for access to the Colorado River through the property that are acceptable to the Board.

(7) Owner shall dedicate two easements to the Town: (i) a ____-foot wide easement along CR 311 on the western border of the property to facilitate a future trail, and (ii) an easement of ____ square feet at the southwestern corner of the property adjacent to the base of the bridge to facilitate a future pedestrian underpass or overpass for CR 311.
### 2.2(B) Water Rights Dedication

<table>
<thead>
<tr>
<th>Description</th>
<th>Text</th>
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<tbody>
<tr>
<td><strong>Owner shall be entitled to a credit against the Town's Water Rights Dedication requirement for up to 4.6 acres of raw water irrigation on the Property, together with 213 domestic EQRs.</strong></td>
<td>“Owner shall be entitled to a credit against the Town's Water Rights Dedication requirement for up to 4.6 acres of raw water irrigation on the Property, together with 213 domestic EQRs.”</td>
</tr>
<tr>
<td>For any domestic EQRs in excess of 213, Owner shall pay the water rights dedication in-lieu fee as provided in the Code. Owner has the right to allocate EQR credits amongst the various lots.</td>
<td>For any domestic EQRs in excess of 213, Owner shall pay the water rights dedication in-lieu fee as provided in the Code. Owner has the right to allocate EQR credits amongst the various lots, and “It is hereby acknowledged that Owner shall allocate up to 72 domestic EQRs to Use Area 2 (Lot 1) intended for development of multifamily housing.”</td>
</tr>
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</table>

The agreement will state how much of the raw water irrigation acreage will be apportioned to multifamily housing.

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2.2(B) Water Rights Dedication

<table>
<thead>
<tr>
<th>Description</th>
<th>Text</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Owner’s reservoir contract amount is 14.5 acre-feet.</td>
<td>“Owner and the Town agree that Owner shall pay to the Town an in-lieu fee to compensate the Town for use of a portion of the Reudi Reservoir contract that the Town has obtained. <strong>The in-lieu fee for the reservoir contract shall be based</strong>.</td>
</tr>
</tbody>
</table>

“The in-lieu fee for the reservoir contract shall be based.”

The Town reservoir contract amount includes a 3% per year increase, since 2013, to reflect the Town’s administrative costs for the contract.
<table>
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<tr>
<th>2.2(C) Flood Study</th>
</tr>
</thead>
<tbody>
<tr>
<td>“A successor of Owner has commissioned and paid for the preparation of a flood study for the Property. As part of Owner's application to the Town for approval of the Divide Creek Center PUD and this Amended and Restated Annexation and Development Agreement, Owner has submitted its application to the Town and to FEMA for a Conditional Letter of Map Revision (CLOMR) to remove...”</td>
</tr>
</tbody>
</table>

Reservoir contract that the Town has obtained. The in-lieu fee for the reservoir contract shall be based on the cost of the Town's Reudi Reservoir contract (contract cost plus reasonable legal, engineering, and consulting costs related to obtaining the Reudi Reservoir contract) multiplied by the number of acre feet of Owner's reservoir contract obligation (14.5 acre feet) divided by the number of acre feet of the Reudi Reservoir contract. The parties agree that the in-lieu fee for the reservoir contract shall be $23,630.00, which fee shall be due at recordation of the first final plat, minor subdivision or site development plan for Divide Creek Center.”

“The parties agree that the in-lieu fee for the reservoir contract shall be $30,010.10, which fee shall be due at recordation of the first final plat, minor subdivision or site development plan for Divide Creek Center Rislened.”
<table>
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<tr>
<th>Title</th>
<th>Text</th>
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<tbody>
<tr>
<td>2.2(D) Drainage Improvements</td>
<td>Certain drainage agreements are contained in a September 25, 2006 Drainage Improvement Agreement (which also relates to Silt Valley Farms). “The Parties agree that as part of Town review of and as a condition of approval of a Sketch Plan of Divide Creek Center after the effective date of this Agreement, Owner shall construct storm water piping and/or swales to convey offsite drainage through or adjacent to the Divide Creek Center property to the Colorado River. Upon completion of this work, Owner shall have fulfilled its obligations in full under the above referenced September 25, 2006 Drainage Improvement Agreement.”</td>
</tr>
<tr>
<td></td>
<td>The Parties agree that **Owner does not intend to develop that portion of the property (Lot 4) which currently provides adequate drainage piping and/or swales to convey offsite drainage through or adjacent to the Property to the Colorado River. as part of Town review of and as a condition of approval of a Sketch Plan of Divide Creek Center after the effective date of this Agreement, Owner shall construct storm water piping and/or swales to convey offsite drainage through or adjacent to the Divide Creek Center property to the Colorado River. Upon completion of this work, Provided Owner or a third party (not including the Town) does not develop said Lot 4, Owner shall have fulfilled its obligations in this section should require that the drainage issues are addressed at site plan review for Lot 4: “The Parties agree that as part of Town review of and as a condition of approval of a Sketch Plan of Divide Creek Center after the effective date of this Agreement site plan review for Lot 4, Owner shall construct storm water piping and/or swales to convey offsite drainage through or adjacent to the Divide Creek Center property to the Colorado River. Upon completion of this work, Owner shall have fulfilled its obligations in full under the above referenced September 25, 2006 Drainage Improvement Agreement.”</td>
</tr>
</tbody>
</table>
| 2.2(F) Colorado Department of Transportation Access Permit | “As required by CDOT, Owner agrees to apply for and obtain CDOT access permits as applicable for phased development of the Property. It is anticipated that said access permits, and accompanying notice to proceed documents, will specify those traffic mitigation improvements necessary to serve planned development of the Property. The Town hereby consents to be the applicant for CDOT access permit(s) for the Property, provided, however, that Owner shall be responsible to provide all application documents, including maps, cost estimates and traffic studies, and pay all fees and costs associated with obtaining such permits.” | “As required by CDOT, Owner agrees to apply for and obtain CDOT access permits as applicable for phased development of the Property. It is anticipated that said access permits, and accompanying notice to proceed documents, will specify those traffic mitigation improvements necessary to serve planned development of the Property. The Town hereby consents to be the applicant for CDOT access permit(s) for the Property, provided, however, that Owner shall be responsible to provide all application documents, including maps, cost estimates and traffic studies, and pay all fees and costs associated with obtaining such permits. Owner’s intent is to request two access permits from CDOT, which access points are anticipated to occur along the south side of River Frontage Road (1) between Tracts 2 and 3, and (2) between Tracts 1 and 2 as depicted on the Rislende Sketch Plan. If access (differing
2.2(G.1) Trails | “As part of the subdivision process, Owner shall propose a public trail system for the Property which is subject to Town review and approval, and shall include within such design and construction off-site trail connectors. Conceptual trail planning shall be included in all sketch plan submittals and refined in detail and design at the time of preliminary plan. In the event that the Property is developed without subdivision, a non-motorized public trail plan showing both on-site and off-site design shall be submitted for review and approval by the Town prior to issuance of building permits. In either event, off-site trail connectors shall be designed to connect to the following proposed trails: 1) proposed public trail on the east side of Road 311 which may be developed south over the Colorado River by other parties; 2) extension from what exists today) is ever required for Tract 4, such access would be on the easterly side of County Road 311 to align with the Holiday Inn access to the west.” | “As its full obligation to provide public trail planning and construction under this Agreement and the Town Code, Owner shall construct the public trail system in the locations depicted on Exhibit ___ ("Public Trails"; The Public Trails shall be included in all sketch plan submittals and refined in detail and design at the time of preliminary plan. In the event that the Property is developed without subdivision, a non-motorized public trail plan for development of the Public Trails shall be submitted for review and approval by the Town prior to issuance of building permits. In either event, the Public Trails shall be specifically designed to connect to the following proposed trails: 1) proposed public trail on the east side of Road 311 which may be developed south over the Colorado River by other parties; 2) north of the property along River Frontage. The Town wishes to require Owner to build the following (with language about standards for the trails):

1) A public trail along the north boundary of the property that is ___ feet wide and constructed of asphalt ___ inches in thickness.

2) A public connector trail across the frontage road to the tunnel that runs under I-70 as approximately depicted on an exhibit.

3) A Public trail along CR 311 on the western boundary of the property to the bridge where CR 311 crosses the river.

4) A public trail under or over CR 311 to the western side of CR 311 at the point...
under the Road 311 bridge to connect to an existing public trail serving the Holiday Inn property; and 3) north of the property through the Interstate-70 underpass and then westerly to the easterly edge of 16th Street, anticipating that the Town may negotiate with the current user/license holder to the I-70 underpass for pedestrian trail access and utilization. The extension under the Road 311 Bridge shall be constructed in accordance with the design depicted on Exhibit E. Owner's cost to construct the extension under the Road 311 Bridge shall not exceed $15,000. The Town may, at its option, construct the extension under the Road 311 Bridge and seek reimbursement of the cost (up to $15,000), at the time of Owner recording the initial final plat, minor subdivision or site development plan for the Property. As part of the initial final plat, minor subdivision, or site development plan submittal for the Property, Owner shall submit a phasing plan, engineering documents and cost estimates for the trail improvements, and the responsibilities therefore shall be

Road to connect through the Interstate-70 underpass, portions of which may be developed by other parties; (3) a loop through the property between Tracts 2 and 3, along the south side of Tracts 1 and 2, and along the east side of Tract 1. All internal streets, trails, pathways, and sidewalks shall remain private except for the Public Trails specifically identified above.

2. Phasing of Trails. Owner shall construct each trail 8 feet wide at its sole cost and expense in Phases and according to the standards attached as Exhibit __. Phase I (the trail along the south side of the frontage road on Lot 1) shall be constructed commensurate with the development of Lot 1. Phase II (the trail along the remaining portion of the frontage road) shall be constructed commensurate with the development of Tract 6 (the events center), but in no event later than December 1, 2025. Phase III (the trail along CR 311) shall be constructed at the time of development of Lot 4. As part of the initial final plat, minor subdivision, or site development where the CR 311 bridge crosses the river.

(5) A public trail east of the BLM parcel that connects the frontage road with the river.

(6) A system of internal trails shall be proposed as part of the preliminary plan for subdivision of the Property.

If the trail along the frontage road is phased, its completion will be due by a date certain to avoid an incomplete trail if development is delayed.
| addressed in the Subdivision Improvement Agreement ("SIA"). . . |
| plan submittal for the Property (excluding that related to the development of Lot 1), Owner shall submit engineering documents and cost estimates for the trail improvements, and the responsibilities therefore shall be addressed in the Subdivision Improvement Agreement ("SIA"). Completion of the Public Trails discussed herein and approved as part of the review of applicable final plat(s), minor subdivision(s) or site development plan(s), shall constitute Owner's full compliance with trail planning and construction under this Agreement and the Town Code. All Public Trails shall be dedicated to the Town upon completion and acceptance thereof by the Town. |
| 3. Access to River. Owner agrees to provide two access points to the Colorado River, as depicted on Exhibit __ at either end of the Property. [Details to be discussed] |
| 2.2(H) Existing Well and Septic | “Owner has discontinued domestic use of the existing well and all use of the existing septic system and any associated leach field on the Property. Further, Owner shall dispose of the septic tank and leach field in accordance with any applicable State or local laws at the time that the portion of the Property where the septic system and leach field are located are developed for a new use or new intensity of use.” | “Owner has discontinued domestic use of the existing well and all use of the existing septic system and any associated leach field on the Property. Further, **if and when the applicable section of the Property is developed**, Owner shall dispose of the septic tank and leach field in accordance with any applicable State or local laws at the time that the portion of the Property where the septic system and leach field are located are developed for a new use or new intensity of use.” | This section could address the new well for which the Town may apply if the applicant wants to use two wells, and should address the use of the existing well for raw water irrigation. “2.2(H) Existing Well, New Well, and Septic. Owner has discontinued domestic use of the existing well and all use of the existing septic system and any associated leach field on the Property. Further, **when the Property is developed**, Owner shall dispose of the septic tank and leach field in accordance with any applicable State or local laws at the time that the portion of the Property where the septic system and leach field are located are developed for a new use or new intensity of use. **If and when the Property, other than Tract 1, is developed**, Owner shall cap the existing well and drill a new well on the property for the diversion of Silt Well No. 2 for raw water irrigation in accordance with the terms of Article 2.1(D), above. Within 120 days of approval of
| New Article 2.3 Site Plan Review | “Article 2.3 Review and Application Requirements
A. Prior to the issuance of any building permit on all Rislende parcels, tracts, or lots, all new construction for commercial and multifamily (defined as three or more units within one building or upon one lot) uses as described in the Rislende PUD shall require site plan review by the Planning Commission and site plan approval by the Board of Trustees, regardless of whether the Town Code would otherwise require site plan review for such use in any applicable zone district. For each site plan required, Owner shall submit a site plan that complies with the requirements of Silt Municipal Code Sec. 17.42.055.” | A provision needs to be added to require site plan review for each parcel/tract:

“Article 2.3 Review and Application Requirements
A. Prior to the issuance of any building permit, all parcels, tracts, or lots shall require site plan review by the Planning Commission and site plan approval by the Board of Trustees, regardless of whether the Town Code would otherwise require site plan review for such use in any applicable zone district. For each site plan required, Owner shall submit a site plan that complies with the requirements of Silt Municipal Code Sec. 17.42.055.” |
<p>| 3.1(B) Existing Use of the Property | “It is acknowledged that the prior owner of the Property, or its lessees and assigns, intend to develop one (1) well pad site for oil and gas extraction. The well pad may be utilized as necessary for equipment to extract, pump, distribute, and utilize oil and gas. Owner shall, prior to development on the property, provide Town with a site plan indicating acreage of well pad, access to well pad and utilities affected by or serving well pad, including any proposed pipelines. Nothing herein relieves the owner or the Lessee of the minerals from applying for all necessary permits, including the oil and gas special use permit.” | “It is acknowledged that the prior owner of the Property, or its lessees and assigns, <strong>intend to may</strong> develop one (1) well pad site for oil and gas extraction. The well pad may be utilized as necessary for equipment to extract, pump, distribute, and utilize oil and gas. Owner shall, prior to development on the property, provide Town with a site plan indicating <strong>location and</strong> acreage of well pad, access to well pad and utilities affected by or serving well pad, including any proposed pipelines. Nothing herein relieves the owner or the Lessee of the minerals from applying for all necessary permits, including the oil and gas special use permit.” | No objections or comments. |
| 3.2(A) Zoning and Comprehensive Plan | “Simultaneous with approval of this Agreement, Owner is submitting for Town approval PUD zoning for the Property, which PUD zoning modifies currently approved B-2 Highway Business District zoning.” | “Simultaneous with approval of this Agreement, Owner is submitting for Town approval PUD zoning for the Property, which PUD zoning modifies currently approved <strong>B-2 Highway Business District</strong> Planned Unit Development zoning.” | No objection or comment. |</p>
<table>
<thead>
<tr>
<th>Section</th>
<th>Text</th>
<th>Staff and applicant discussion</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.3 Issuance of Building Permits</td>
<td>“Prior to the issuance of any building permit for a structure that only contains residential units, Owner shall undertake to subdivide the land that will be used exclusively for residential units from the remainder of the Property. Said subdivision shall be consistent with location of residential-only structures described in the PUD zoning for the Property.”</td>
<td>Staff and applicant discussed leaving this section as it was in the original agreement.</td>
</tr>
<tr>
<td>3.6(C) Vested Rights</td>
<td>“The term of the vested rights granted under Article 3.6 of this Agreement shall be ten (10) years from recordation date of this Agreement for commercial, and five (5) years from recordation of this Agreement for any residential use.”</td>
<td>No objection or comment.</td>
</tr>
</tbody>
</table>
DATE: July 11, 2022  
TO: Board of Trustees of the Town of Silt  
FROM: Karp Neu Hanlon PC, Attorneys for the Town of Silt  
RE: Ordinance Submitting a Ballot Question to Change the Town’s Election Date

Attached to this memorandum for your consideration on first reading is an ordinance that would submit a ballot question to the voters of the Town of Silt (“Town”) to change the Town’s regular municipal election to November of odd numbered years to be on the coordinated election administered by the county. The ordinance would implement the Charter amendments and a related code change if the ballot question is approved by voters. At your meeting on June 13, you reviewed a memo from Town Clerk Sheila McIntyre regarding this change and directed staff to move forward with changing the election date.

Currently, Section 5-3 of the Town’s Charter specifies that regular municipal elections shall be held on the first Tuesday of April in even numbered years and Section 2-2 calculates Trustee and Mayor terms based on the April elections. Therefore, in order to change the election date to the coordinated November election in odd numbered years, an amendment to the Town’s Charter is required. Section 1-5 of the Town’s Charter explains that the charter can be amended consistent with the Colorado Constitution and Colorado Statutes and an amendment can be initiated “by the adoption of an ordinance by the Board of Trustees submitting the proposed amendment to a vote of the registered electors of the Town.”

Additionally, C.R.S. Section 31-10-109(1)(b) provides that where the registered electors approve a change in the regular election date for the Town, the Board shall establish the new election date by ordinance and can alter “the terms of office of officials that may be necessary to accomplish the change in election dates in an orderly manner.” However, “[i]n no event shall the ordinance shorten the term of any elected official in office at the time of its adoption.” Id. Therefore, for the trustees whose terms will expire in 2024, they cannot be on the ballot for reelection in 2023 because that would shorten their current term scheduled to last until 2024. Instead, the amendments to the charter and the ordinance provide that those trustees will be up for election in November 2025. The same is true for trustees whose term currently ends in 2026—their seats will be on the ballot in November 2027. The changes to Section 2-2 of the Charter and Section 2.04.010 of the Code reflect this. Currently, there are four trustee seats scheduled for election in 2024 (which would change to
2025), and two trustee seats and the mayor scheduled for election in 2026 (which would change to 2027).

Additionally, we recommend including the proposed amendment to Section 5-9 of the Charter in the ballot question to give the Town express authority to participate in the coordinated elections administered by Garfield County. The amendment would add the following to Section 5-9: “The Town may participate in coordinated elections administered by Garfield County.” The Town already participates in coordinated elections at the Town Clerk’s direction and through Section 1.16.020 of the Code, which states that “The town clerk is hereby directed to work with the Garfield County clerk and recorder and other designated election officials and to take all necessary actions to implement Silt’s portion of the coordinated election . . . .” However, the amendment to Section 5-9 of the Charter would codify this authority in the Charter and is recommended where the Town wants to change its regular municipal election to be the coordinated election.

To successfully place this measure on the ballot for the November 8, 2022 election, the Board would need to approve the ordinance on first reading at the July 11 meeting and approve it on second reading at the July 25 meeting. This will allow the ordinance to be published and go into effect 30 days after publication, before the September 7 deadline (60 days before the election) to submit the ballot question to the county clerk and publish the notice of election and ballot question as required by statute.

As discussed at the June 13 meeting, holding the Town’s elections on the coordinated elections in November of odd years would decrease the Town’s cost of administering a separate municipal election in April. It could also increase voter participation because of other non-Town measures on the ballot that may be of interest to voters. Holding the Town’s election on odd year coordinated elections (rather than even year coordinated elections) will ensure that Town questions on the ballot are not lost in the lengthy list of national and state candidates or issues on the ballot in even numbered years.
TOWN OF SILT
ORDINANCE NO. 12
SERIES OF 2022

AN ORDINANCE OF THE TOWN OF SILT, COLORADO REFERRING TO THE REGISTERED ELECTORS OF THE TOWN OF SILT, AT THE NOVEMBER COORDINATED ELECTION TO BE HELD ON TUESDAY, NOVEMBER 8, 2022, A QUESTION ASKING WHETHER SECTIONS 5-3, 5-9, AND 2-2 OF THE TOWN CHARTER SHALL BE AMENDED TO CHANGE THE REGULAR MUNICIPAL ELECTION TO THE STATE OF COLORADO COORDINATED ELECTION IN NOVEMBER IN ODD NUMBERED YEARS, GIVE THE TOWN EXPRESS AUTHORITY TO PARTICIPATE IN COORDINATED ELECTIONS, AND CHANGE THE ELECTION FOR THE MAYOR AND TRUSTEES TO OCCUR IN NOVEMBER IN ODD NUMBERED YEARS.

WHEREAS, the Town of Silt, Colorado (the “Town”), is a home-rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Silt Home Rule Charter (“Charter”); and

WHEREAS, pursuant to Section 1-5 of the Charter, proceedings to amend the Charter may be initiated by the adoption of an ordinance by the Board of Trustees (“Board”) submitting the proposed amendment to a vote of the registered electors of the Town; and

WHEREAS, Section 5-3 of the Charter directs the Town to conduct its regular municipal elections on the first Tuesday of April in even numbered years; and

WHEREAS, the Board finds that amending the Charter to direct the Town to hold regular municipal elections on the day of the State of Colorado coordinated elections in November in odd numbered years would coordinate the Town’s election with county and state elections; and

WHEREAS, the Board finds and determines that coordinating the regular municipal elections with the county and state elections in November will result in significant cost savings to the Town since the Town will not have to hold separate municipal elections; and

WHEREAS, the Board finds and determines that coordinating regular elections will facilitate increased voter participation because of additional election items of interest to the electorate; and

WHEREAS, Section 5-9 of the Charter addresses election procedures and the conduct of elections and gives the Town Clerk charge of activities and duties relating to the conduct of Town elections and Section 1.16.020 of the Silt Municipal Code directs
the Town Clerk to work with the necessary county officials to implement Silt’s portion of
the coordinated election; and

WHEREAS, the Board finds and determines that amending the Charter to
address the Town’s participation in coordinated elections and give the Town express
authority to participate in coordinated elections is necessary and proper to support the
change of regular municipal election to the coordinated election in odd numbered years,
if approved by the Town’s electors; and

WHEREAS, Section 2-2 of the Charter provides the terms of office and timing of
elections for the Mayor and Town Trustees and states that the Mayor and trustee
elections will be conducted in even numbered years; and

WHEREAS, the Board finds and determines that amending the Charter to specify
that elections for Mayor and Trustees will occur in odd numbered years is necessary to
facilitate the change of regular municipal elections to the coordinated election in odd
numbered years, if approved by the Town’s electors; and

WHEREAS, the Board desires to submit to the registered electors of the Town at
the coordinated election to be held on November 8, 2022, a ballot question to amend
Section 5-3 of the Charter so the regular municipal election occurs concurrently with the
State of Colorado coordinated election in November in odd numbered years and to
amend Sections 5-9 and 2-2 of the Charter to facilitate this change; and

WHEREAS, the Board finds and determines that the ballot question stated in this
ordinance addresses the single subject of changing the date of the regular municipal
election and that the submission of the question to the Town’s registered electors is in
the best interests of the Town.

NOW, THEREFORE, THE BOARD OF THE TOWN OF SILT, COLORADO
ORDAINS THAT:

1. Recitals. The Board of Trustees incorporates the foregoing recitals as
conclusions, facts, determination, and findings by the Board of Trustees.

2. Submission to Voters. The following question stated in Section 3 below shall
be submitted to the registered voters of the Town of Silt voting at the regular
coordinated election which shall be held on Tuesday, November 8, 2022.

3. Publication and Ballot Form. The Town Clerk shall cause a notice of election
for the following ballot question to be published, consistent with the
requirements of C.R.S. § 31-2-210(4), in substantially the following form and
add shall the question to the coordinated election ballot on November 8,
2022:
SHALL SECTION 5-3 OF THE TOWN OF SILT HOME RULE CHARTER BE AMENDED TO READ AS FOLLOWS:

SECTION 5-3. TIME OF ELECTIONS. ALL REGULAR TOWN ELECTIONS SHALL BE HELD ON THE STATE OF COLORADO COORDINATED ELECTION IN NOVEMBER IN ODD NUMBERED YEARS. ANY SPECIAL ELECTION OF THE TOWN SHALL BE CALLED BY RESOLUTION ENACTED AT LEAST SIXTY (60) DAYS IN ADVANCE OF SUCH ELECTION. THE RESOLUTION CALLING A SPECIAL ELECTION SHALL SET FORTH THE PURPOSE OF SUCH ELECTION.

AND SHALL SECTION 5-9 OF THE TOWN OF SILT HOME RULE CHARTER BE AMENDED TO READ AS FOLLOWS:

SECTION 5-9. CONDUCT OF ELECTIONS. THE TOWN CLERK SHALL HAVE CHARGE OF ALL ACTIVITIES AND DUTIES REQUIRED PURSUANT TO THIS CHARTER RELATING TO THE CONDUCT OF TOWN ELECTIONS. THE TOWN MAY PARTICIPATE IN COORDINATED ELECTIONS ADMINISTERED BY GARFIELD COUNTY. IN ANY CASE WHERE ELECTION PROCEDURES ARE IN DOUBT OR QUESTION, THE TOWN CLERK SHALL PRESCRIBE THE PROCEDURES TO BE FOLLOWED.

AND SHALL SECTION 2-2 OF THE TOWN OF SILT HOME RULE CHARTER BE AMENDED TO READ AS FOLLOWS:

SECTION 2-2. TERMS OF OFFICE. EACH TRUSTEE AND THE MAYOR SHALL BE ELECTED FOR A TERM OF FOUR (4) YEARS. FOUR (4) TRUSTEES SHALL BE ELECTED AT THE REGULAR MUNICIPAL ELECTION IN NOVEMBER OF 2025 AND EVERY FOUR (4) YEARS THEREAFTER. TWO (2) TRUSTEES AND THE MAYOR SHALL BE ELECTED AT THE REGULAR MUNICIPAL ELECTION IN NOVEMBER OF 2027 AND EVERY FOUR (4) YEARS THEREAFTER, SUBJECT TO THE PROVISIONS OF SECTION 2-6 OF THIS ARTICLE. THE PROVISIONS OF ARTICLE XVIII, SECTION 11, OF THE COLORADO CONSTITUTION, AS THE SAME MAY BE AMENDED FROM TIME TO TIME, REGARDING LIMITATION ON TERMS OF OFFICE SHALL APPLY.

YES _____   NO _____

4. Amendment to Silt Home Rule Charter. Subject to registered voter approval, Sections 5-3, 5-9, and 2-2 of the Town of Silt Home Rule Charter shall be amended to be consistent with the ballot question language in Section 3 above.
5. **Extension of Mayor and Trustee terms.** If the ballot question contained in this ordinance is approved by the Silt electorate, the terms of the Board of Trustees then sitting shall be extended to the next regular municipal election in November 2025 for Trustees whose terms are set to expire in 2024, or November 2027 for Mayor and Trustees whose terms are set to expire in 2026.

6. **Amendment of Silt Municipal Code.** If the ballot question contained in this ordinance is approved by the Silt electorate, the Town Silt Municipal Code shall be amended as follows (deletions shown in strikethrough, additions shown in double underline):

   2.04.010 - Mayor and trustees—Terms.

   At the general municipal election to be held on the **statewide coordinated election in November 2025** first Tuesday of April, 1982, three __four__ trustees for the town shall be elected for terms of four years each, and every four years thereafter three __four__ trustees shall be elected for a term of four years. At the general election to be held on the **statewide coordinated election in November 2027** first Tuesday of April, 1984, the mayor and other two __three__ trustees shall be elected for terms of four years each, and every four years thereafter two __three__ trustees and the mayor shall be elected for a term of four years.

7. **Severability.** If any clause or provision of this ordinance is held to be invalid or unenforceable, the invalidity or unenforceability of the clause or provisions will not affect the validity of any of the remaining clauses or provisions of this ordinance, which, upon the date that it is to take effect, will become, and remain thereafter, in full force and effect.

8. **Invalidity.** If this ordinance does not for any reason become effective, or is declared invalid by a court, the provisions of this ordinance will have no force or effect, and all other acts, orders, or ordinances of the Town will continue to be effective as if this ordinance was never adopted.

**INTRODUCED, READ, AND APPROVED ON FIRST READING** this 11th day of July 2022, at 7:00 PM in the Town Hall, Town of Silt, Colorado.

**PASSED, APPROVED ON SECOND READING, ADOPTED, AND ORDERED PUBLISHED** following a continued public hearing this 25th day of July 2022.

TOWN OF SILT

ATTEST

Mayor Keith B. Richel

Town Clerk Sheila M. McIntyre, CMC
TOWN OF SILT
BOARD OF TRUSTEES

Mayor Keith Richel
Term – 2022 – 2026

Trustee Justin Brintnall
Term – 2020 – 2024

Mayor Pro-tem Kyle Knott
Term – 2020 – 2024

Trustee Samuel Flores
Term – 2020 – 2024 (go back to election in 2024)

Trustee Derek Hanrahan
Term – 2020 – 2024 (go back to election in 2024)

Trustee Chris Classen
Term – 2022 – 2026

Trustee Jerry Seifert
Term – 2022 – 2026

The notes on Derek and Sam mean that they were elected to finish the terms held by Sam Walls and Dina Prieto, respectively.
TOWN OF SILT
BOARD OF TRUSTEES REGULAR MEETING
July 25, 2022

AGENDA ITEM SUMMARY

SUBJECT:    Park Projects Briefing

PROCEDURE: Information Item

SUMMARY AND BACKGROUND OF SUBJECT MATTER: The 2022 budget contained funds to undertake a number of parks improvements. Additionally, the Town received a $200,000 grant from Garfield County for other projects on our “wish list” that were scheduled for future years. This money was from the Conservation Trust Fund granted to the County by the State of Colorado.

The purpose of this briefing is to keep the Board in the loop with the projects underway and informed on the programming as determined by Staff, and in some cases, with the assistance of the Trustee members of the Parks, Rec and Culture Subcommittee. The subcommittee most recently met on Monday, July 18. Meeting notes are also attached.

Please review the attached information.

ORIGINATED BY: Jeff Layman

PRESENTED BY: Jeff Layman, Trey Fonner

DOCUMENTS ATTACHED: Project Names, Budgets and Timelines

TOWN ATTORNEY REVIEW [ ] YES [ x ] NO INITIALS

SUBMITTED BY: Jeff Layman, Town Administrator

REVIEWED BY: Sheila McIntyre, Town Clerk
<table>
<thead>
<tr>
<th>Project Name/Location</th>
<th>Project Description</th>
<th>Status</th>
<th>Anticipated Start</th>
<th>Completion Expected</th>
<th>Cost</th>
<th>Source of Funds</th>
<th>Budgeted?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Veterans Park Gazebo</td>
<td>Replace deteriorated decking, siding, painting</td>
<td>Complete</td>
<td>Complete</td>
<td>Summer 2022</td>
<td>&lt; $10,000</td>
<td>General Fund</td>
<td>Yes</td>
</tr>
<tr>
<td>Silt Island Park Boat Ramp Access</td>
<td>Improve Parking Lot, Access to ramp, Accessibility; Signs</td>
<td>Nearly Complete</td>
<td>In progress</td>
<td>Summer 2022</td>
<td>&lt; $20,000</td>
<td>General Fund; Grants</td>
<td>Yes</td>
</tr>
<tr>
<td>Silt River Preserve pond restoration</td>
<td>Restore ponds; build park shelter</td>
<td>Phase one of many</td>
<td>In progress</td>
<td>Phase: Summer 2022</td>
<td>&lt; $10,000</td>
<td>General Fund; Grants</td>
<td>Yes</td>
</tr>
<tr>
<td>Eagle's View Park Playground</td>
<td>Playground/ fall protection replacement</td>
<td>Planning</td>
<td>Late August</td>
<td>Summer 2022</td>
<td>$175,000</td>
<td>Park, Construction and General Funds</td>
<td>Yes</td>
</tr>
<tr>
<td>Mesa View Playground</td>
<td>Fall protection replacement</td>
<td>Planning</td>
<td>Early September</td>
<td>Summer 2022</td>
<td>$46,000</td>
<td>Garfield County Grant</td>
<td>Yes</td>
</tr>
<tr>
<td>Flying Eagle Park Improvement</td>
<td>Addition of rec path, fence replacement, porta-potty enclosure, court resurfacing, playground fall protection replacement, irrigation system improvement, turf installation</td>
<td>In progress</td>
<td>In progress</td>
<td>Summer 2022</td>
<td>$130,000</td>
<td>Garfield County Grant</td>
<td>No</td>
</tr>
<tr>
<td>Stoney Ridge Ballfield Improvements</td>
<td>Modifications to allow 50/70 and 60/90 play</td>
<td>Planning</td>
<td>Fall 2022</td>
<td>Spring 2023</td>
<td>$15,000</td>
<td>General Fund</td>
<td>No</td>
</tr>
<tr>
<td>Community Park Playground Replacement</td>
<td>Playground/ fall protection replacement</td>
<td>Planning</td>
<td>Fall 2022</td>
<td>Fall 2022</td>
<td>$125,000</td>
<td>Park, Construction and General Funds</td>
<td>No</td>
</tr>
<tr>
<td>Xeric Demonstration Garden</td>
<td>Installing a water-wise xeric garden on the east side of Town Hall</td>
<td>Planning</td>
<td>In progress</td>
<td>Summer 2022</td>
<td>$5,000</td>
<td>General Fund; Grants</td>
<td>Yes</td>
</tr>
<tr>
<td>Recreation Path</td>
<td>Rec path replacement along 7th Street north of Stoney Ridge</td>
<td>Planning</td>
<td>Late Summer</td>
<td>Fall 2022</td>
<td>$10,000</td>
<td>General Fund</td>
<td>Yes</td>
</tr>
<tr>
<td>Town Sidewalks</td>
<td>Replace select concrete sidewalks in &quot;Old Town&quot;</td>
<td>Planning</td>
<td>Later Summer</td>
<td>Fall 2022</td>
<td>$50,000</td>
<td>General Fund</td>
<td>Yes</td>
</tr>
<tr>
<td>Recreation Center</td>
<td>Exploring the concept of a rec center with the Town of New Castle</td>
<td>Concepts under development</td>
<td>In progress</td>
<td>Fall 2023</td>
<td>n/a</td>
<td>n/a</td>
<td>No</td>
</tr>
</tbody>
</table>
TOWN OF SILT PARKS, RECREATION AND CULTURE MASTER PLAN

Subcommittee Meeting: July 11, 2022, 8 AM, Town Hall

2022 PRIORITY SPENDING

Budgeted 2022:

1. Eagle’s View Park Playground Replacement $163,261
   a. New Playground equipment
   b. Playground fall protection
2. Veteran’s Park Gazebo Renovation $10,000
   a. Rehab stairs, decking, railing; paint.

Budgeted Total: $173,261

Unbudgeted in 2022, but called out in the Master Plan

1. Mesa View Playground Fall Protection Replacement $45,910
2. Flying Eagle Park Improvements $129,118
   a. Addition of a recreation path to the east side of the park to create a path that encircles the soccer fields.
   b. New fence
   c. Porta-Potty enclosure
   d. Basketball Court resurfacing
   e. Replace playground fall protection
   f. Irrigation system and turf remodel
3. Stoney Ridge Ballpark Improvements $13,006
   a. Modify field to allow 50/70 and 60/90 base patterns
4. Community Park Playground Replacement $68,830
   a. Playground replacement
   b. Playground fall protection

Unbudgeted Total: $256,864

2022 Total Expenditures $430,125

Garfield County Contribution $200,000

Town of Silt Funding $230,125

(General Fund, Beautification Fund, Park Impact Fund)

Meeting Notes:

- Recent accomplishments
  - Silt Island Park Boat Ramp access improvement
  - Silt River Preserve
• Review of 2022 projects
  o Garfield County grant funds
  o Site visits of 2022-23 parks projects
• Site visit observations (in no particular order):
  o Generic questions/comments/observations:
    ▪ Should we establish horseshoe pits to encourage/attract regional contests?
    ▪ Should we establish a dog park/off-leash area in other parks?
    ▪ We need to remove and replace cottonwood trees, especially in Veterans Park.
    ▪ Silt Island Park: Grant may be available soon to install signs
    ▪ Silt River Preserve: Grant to support picnic shelter is likely available soon
    ▪ Wayfinding/Park identification signs: Consensus was that current signs are suitable, appropriate and good ‘nuff.
      ▪ Sign installation should be on uniform posts, locations and methods
    ▪ Stoney Ridge Ballpark
      ▪ Do 50/70 and 60/90 impact the U12 soccer field used there in the fall?
        o Staff will prepare a report
  o Tara Park
    ▪ New park bench (es?) needed
    ▪ Park shelter floor needs to be improved
    ▪ Design standards established for shelters
    ▪ Picnic table should be replaced
    ▪ Aerator for pond should be replaced
    ▪ Should we allow/encourage dogs to use the pond?
    ▪ Should we consider allowing ice skating here?
  o Community Park
    ▪ Basketball court should be overlaid within the next couple of years
    ▪ Four BB hoops should be upgraded to playground quality
    ▪ BB hoops raised to 10’ when overlay is completed
    ▪ Tennis courts are serviceable, but may need to be replaced within the next five years
    ▪ We should anticipate the pickleball wave
    ▪ Old building location may be suitable for a horseshoe facility
    ▪ Examined old playground
    ▪ Old swing set may be replaced by the swing set that may be replaced in Eagle’s View Park.
  o Veterans Park
    ▪ Gazebo looks good, performance hasn’t changed
    ▪ Nice to have a porta potty screen, unless restroom incorporated in a new stage that may be developed
  o Eagle’s View Park
    ▪ Toured park and looked at new playground site
    ▪ Fall protection will be replaced
  o Flying Eagle
    ▪ Saw new site of rec path
    ▪ Turf being installed; transplanted
  o Mesa View park
    ▪ New playground site
    ▪ Examined rec path and stairway; rec path should be overlaid within a couple of years
o Gateway Park
  ▪ Great greenspace; no other use because there is no parking and flat surfaces are limited

o Scherar Park
  ▪ Potential area for a xeric demo garden in the future
  ▪ Consider installing a light on the shelter for the bus stop
  ▪ Collect the bike rack that is not usable given the slope and rec path
Town of Silt Finance Report

Month: June 2022 (50% of year has elapsed)

General Fund
Revenue $ 1,972,829 49%
Expenditures $ 1,760,750 38%

General Fund Revenue
Sales Tax: $ 675,035 60%
Use Tax: $ 235,038 63%

Funds Report
Water/Wastewater:
Revenue $ 1,402,464 50%
Expense $ 1,047,014 28%
Irrigation:
Revenue $ 128,570 38%
Expense $ 242,644 62%
Silt Housing Authority:
Revenue $ 97,195 41%
Expense $ 96,705 40%

Investments
Cash: 7,583,017
Checking: 286,022 ANB
Money Market: 3,738,720 ANB
CSafe 01 505,289 CSafe
CSafe 02 1,520,051 CSafe
CSafe 03 596,458 CSafe
ColoTrust Gen Fund 36,067 ColoTrust
ColoTrust W/WW 811,310 ColoTrust
ColoTrust Housing 118,590 ColoTrust
Utilities Cash Clearing: 2,798
Returned Check Clearing: 308
W/WW Reserved Cash: 27,000
## Town of Silt Monthly Financial / Cash Flow Report

**June 2022 (50% of the Year has elapsed)**

<table>
<thead>
<tr>
<th>Fund</th>
<th>YTD Revenues</th>
<th>Budgeted Revenues</th>
<th>%</th>
<th>YTD Expenses</th>
<th>Budgeted Expenses</th>
<th>%</th>
<th>Revenues over/under Expenses</th>
<th>Current Fund Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Fund</td>
<td>1,972,829</td>
<td>4,036,035</td>
<td>49%</td>
<td>1,760,750</td>
<td>4,664,155</td>
<td>38%</td>
<td>212,079</td>
<td>4,505,757</td>
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<td>Conservation Trust Fund</td>
<td>22,829</td>
<td>40,075</td>
<td>57%</td>
<td>5,138</td>
<td>60,000</td>
<td>9%</td>
<td>17,691</td>
<td>142,480</td>
</tr>
<tr>
<td>Water &amp; Wastewater Fund</td>
<td>1,402,464</td>
<td>2,817,590</td>
<td>50%</td>
<td>1,047,014</td>
<td>3,780,580</td>
<td>28%</td>
<td>355,450</td>
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<tr>
<td>Irrigation Fund</td>
<td>128,570</td>
<td>338,200</td>
<td>38%</td>
<td>242,644</td>
<td>391,320</td>
<td>62%</td>
<td>-114,074</td>
<td>349,620</td>
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<td>Victim Assistance Fund</td>
<td>5,134</td>
<td>9,250</td>
<td>56%</td>
<td>20,295</td>
<td>25,300</td>
<td>80%</td>
<td>-15,161</td>
<td>40,610</td>
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<td>Beautification Fund</td>
<td>32,363</td>
<td>55,030</td>
<td>59%</td>
<td>63,963</td>
<td>145,000</td>
<td>44%</td>
<td>-31,600</td>
<td>217,183</td>
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<td>Park Impact Fund</td>
<td>27,015</td>
<td>58,050</td>
<td>47%</td>
<td>0</td>
<td>55,000</td>
<td>0%</td>
<td>27,015</td>
<td>108,098</td>
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<td>Construction Impact Fund</td>
<td>15,401</td>
<td>30,000</td>
<td>51%</td>
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<td>50,000</td>
<td>0%</td>
<td>15,401</td>
<td>92,434</td>
</tr>
<tr>
<td>Silt Housing Authority</td>
<td>97,195</td>
<td>238,350</td>
<td>41%</td>
<td>96,705</td>
<td>244,480</td>
<td>40%</td>
<td>490</td>
<td>204,557</td>
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<td>Economic Devel. Revolving</td>
<td>18,703</td>
<td>17,000</td>
<td>110%</td>
<td>187</td>
<td>16,535</td>
<td>1%</td>
<td>18,516</td>
<td>30,422</td>
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<td><strong>Total</strong></td>
<td><strong>3,722,503</strong></td>
<td><strong>7,639,580</strong></td>
<td></td>
<td><strong>3,236,696</strong></td>
<td><strong>9,432,370</strong></td>
<td></td>
<td><strong>485,807</strong></td>
<td><strong>8,720,770</strong></td>
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<table>
<thead>
<tr>
<th>YTD Revenue</th>
<th>% of Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sales Tax</td>
<td>675,035</td>
</tr>
<tr>
<td>Use Tax</td>
<td>235,038</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>YTD Revenue</th>
<th>% of Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trash Service Fees</td>
<td>222,657</td>
</tr>
<tr>
<td>Water Service Fees</td>
<td>430,710</td>
</tr>
<tr>
<td>Wastewater Service Fees</td>
<td>557,680</td>
</tr>
<tr>
<td>Irrigation Fees</td>
<td>127,597</td>
</tr>
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aet 7/19/22
### Town of Silt

<table>
<thead>
<tr>
<th>Month</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jan</td>
<td>57,660</td>
<td>66,667</td>
<td>79,495</td>
<td>87,992</td>
<td>107,452</td>
<td>817,517</td>
</tr>
<tr>
<td>Feb</td>
<td>70,030</td>
<td>67,063</td>
<td>89,702</td>
<td>106,303</td>
<td>120,470</td>
<td>871,358</td>
</tr>
<tr>
<td>March</td>
<td>58,182</td>
<td>62,651</td>
<td>69,937</td>
<td>81,733</td>
<td>90,424</td>
<td>1,045,633</td>
</tr>
<tr>
<td>April</td>
<td>74,318</td>
<td>52,890</td>
<td>71,613</td>
<td>92,390</td>
<td>98,562</td>
<td>1,282,253</td>
</tr>
<tr>
<td>May</td>
<td>60,672</td>
<td>75,666</td>
<td>79,900</td>
<td>105,699</td>
<td>119,243</td>
<td>1,282,253</td>
</tr>
<tr>
<td>June</td>
<td>57,601</td>
<td>66,144</td>
<td>81,218</td>
<td>105,337</td>
<td>132,384</td>
<td>1,282,253</td>
</tr>
<tr>
<td>July</td>
<td>65,718</td>
<td>70,293</td>
<td>88,277</td>
<td>107,768</td>
<td>119,243</td>
<td>1,282,253</td>
</tr>
<tr>
<td>Aug</td>
<td>72,248</td>
<td>78,867</td>
<td>98,766</td>
<td>129,723</td>
<td>119,243</td>
<td>1,282,253</td>
</tr>
<tr>
<td>Sept</td>
<td>75,837</td>
<td>71,805</td>
<td>103,464</td>
<td>142,057</td>
<td>119,243</td>
<td>1,282,253</td>
</tr>
<tr>
<td>Oct</td>
<td>78,986</td>
<td>86,548</td>
<td>92,270</td>
<td>102,590</td>
<td>119,243</td>
<td>1,282,253</td>
</tr>
<tr>
<td>Nov</td>
<td>77,830</td>
<td>84,521</td>
<td>89,183</td>
<td>110,788</td>
<td>119,243</td>
<td>1,282,253</td>
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<tr>
<td>Dec</td>
<td>68,435</td>
<td>88,243</td>
<td>101,808</td>
<td>109,873</td>
<td>119,243</td>
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<td>Y-T-D</td>
<td>378,463</td>
<td>391,081</td>
<td>471,865</td>
<td>579,454</td>
<td>668,535</td>
<td>3,784,633</td>
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</tbody>
</table>

**Sales Tax Collected 2018-2021**

*** $81,291 from October 2020 tax was remitted by mistake. This amount was deducted from the remittance for the month of January 2021. I have posted numbers in those respective months that reflect the actual/real revenues for comparison purposes.
TOWN OF SILT
BOARD OF TRUSTEES REGULAR MEETING
July 25, 2022

AGENDA ITEM SUMMARY

SUBJECT: Mosquito surveillance traps

PROCEDURE: Information Item

SUMMARY AND BACKGROUND OF SUBJECT MATTER: In an agreement with Garfield County, the Town participates in a mosquito surveillance program. Vector Disease Control of Broomfield, Colorado is contracted to do the trapping and counting of mosquitoes. Vector also will identify all types of mosquitoes that were trapped. Attached is one of the weekly reports I receive from Vector. When a trap count gets above 100, a spraying will occur in the area.

If you notice on the report there are 4 main species of mosquitoes in the area. While all varieties are a nuisance, it is the Culex variety of the species that is known to be a carry of the West Nile Virus. A trivial piece about mosquitoes, many people are surprised to learn that only female mosquitoes bite animals and humans. Female mosquitoes bite because animal blood provides the perfect package of nutrients necessary for their developing eggs.

If any Trustee would like to receive the weekly report, I would be happy to email it along. I will provide a copy of the latest report in all upcoming staff reports from my department.

PRESENTED BY: Director Fonner
DOCUMENTS ATTACHED: Trap report for July 7th 2022

TOWN ATTORNEY REVIEW [ ] YES [x] NO INITIALS ___

SUBMITTED BY: Trey H Fonner, Public Works Director

REVIEWED BY: Jeff Layman, Town Administrator
### Adult Trap Data - Detail

**Start Date:** 07/05/2022  
**End Date:** 07/07/2022

**Town of Silt**

<table>
<thead>
<tr>
<th>Trap #</th>
<th>Date</th>
<th>Species</th>
<th>Count</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>SI-09</td>
<td>07/05/2022</td>
<td><em>Aedes cinereus</em></td>
<td>1</td>
<td>1.3%</td>
</tr>
<tr>
<td></td>
<td>07/05/2022</td>
<td><em>Aedes increpitis</em></td>
<td>2</td>
<td>2.5%</td>
</tr>
<tr>
<td></td>
<td>07/05/2022</td>
<td><em>Aedes melaninon</em></td>
<td>3</td>
<td>3.8%</td>
</tr>
<tr>
<td></td>
<td>07/05/2022</td>
<td><em>Aedes vexans</em></td>
<td>56</td>
<td>70.9%</td>
</tr>
<tr>
<td></td>
<td>07/05/2022</td>
<td><em>Culex pipiens</em></td>
<td>2</td>
<td>2.5%</td>
</tr>
<tr>
<td></td>
<td>07/05/2022</td>
<td><em>Culex tarsalis</em></td>
<td>14</td>
<td>17.7%</td>
</tr>
<tr>
<td></td>
<td>07/05/2022</td>
<td><em>Culiseta inornata</em></td>
<td>1</td>
<td>1.3%</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td></td>
<td>79</td>
<td></td>
</tr>
</tbody>
</table>

**SI-10 CDC Light Trap**

<table>
<thead>
<tr>
<th>Garfield</th>
<th>Date</th>
<th>Species</th>
<th>Count</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Silt - Coal Ridge High School</td>
<td>07/05/2022</td>
<td><em>Aedes increpitis</em></td>
<td>67</td>
<td>66.3%</td>
</tr>
<tr>
<td></td>
<td>07/05/2022</td>
<td><em>Aedes melaninon</em></td>
<td>1</td>
<td>1.0%</td>
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<tr>
<td></td>
<td>07/05/2022</td>
<td><em>Aedes vexans</em></td>
<td>12</td>
<td>11.9%</td>
</tr>
<tr>
<td></td>
<td>07/05/2022</td>
<td><em>Culex tarsalis</em></td>
<td>20</td>
<td>19.8%</td>
</tr>
<tr>
<td></td>
<td>07/05/2022</td>
<td><em>Culiseta inornata</em></td>
<td>1</td>
<td>1.3%</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td></td>
<td>101</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL**

<table>
<thead>
<tr>
<th>Species</th>
<th>Count</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Aedes-Oc</em></td>
<td>142</td>
<td>78.9%</td>
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<tr>
<td><em>Anopheles</em></td>
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<td>0.0%</td>
</tr>
<tr>
<td><em>Culex</em></td>
<td>36</td>
<td>20.0%</td>
</tr>
<tr>
<td><em>Culiseta</em></td>
<td>2</td>
<td>1.1%</td>
</tr>
<tr>
<td><em>Other</em></td>
<td>0</td>
<td>0.0%</td>
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</table>
SUBJECT: Backflow and Cross Connection Control Program
PROCEDURE: Information Item

SUMMARY AND BACKGROUND OF SUBJECT MATTER: The Colorado Primary Drinking Water Regulations, 5 CCR 1002-11(Regulation 11), Section 11.39 requires that water suppliers that own and/or operate public water systems protect the drinking water from potential contamination through cross connections. The Colorado Department of Public Health and Environment’s (CDPHE) Water Quality Control Division (Department) is responsible for ensuring that water suppliers comply with Section 11.39 of Regulation 11, effective January 1, 2016.

CDPHE reviews a public water system’s backflow prevention and cross-connection control implementation procedures, methods, and records during sanitary surveys to determine whether or not the water supplier is compliant with Section 11.39. Inadequate protection, record keeping, reporting, operational, maintenance or other practices may be identified as a significant deficiency and/or violation that must be corrected for water suppliers to remain in compliance with Regulation 11.

Water/Wastewater operator Victor Tellez has taken on this project to make sure the Town is in compliance with this regulation. The Town has made 2 attempts in contacting all the property owners that are in need of a backflow or cross connection control device. 113 properties were identified and currently we have 43 properties that are not in compliance. This is a 62% compliance rate. Attached is a letter that will be sent out to the non-complaint property owners. Staff felt it important to inform the Trustees of this action before it was completed. Other Town's in our region follow this same protocol.

PRESENTED BY: Director Fonner
DOCUMENTS ATTACHED: Final Notice Letter

TOWN ATTORNEY REVIEW [X] YES [] NO

SUBMITTED BY: 
Jeff H. Fonner, Public Works Director

REVIEWED BY: 
Jeff Layman, Town Administrator
July 26th, 2022

Property Owner,

On or about April of 2022, you received a package from the Town of Silt’s water department detailing the backflow prevention and cross connection control program. This program is part of Colorado Department of Public Health and Environment Primary Drinking Water Regulation 11. This letter is to inform you that the Town has not yet received any information from your address in regards to compliance with this program.

Per Town Code 13.06.030 failure to comply with this program can result in discontinuation of water services to the property. 60 days from the date of this notice the Town will be forced to shut off your water if we have not received the required compliance or notification that compliance is in process with a proposed finish date.

Your backflow/cross connection device will need to be tested yearly. Starting in 2023 these test results are due to the Town by May 1st. Thank you for your assistance in complying with this State program, if you have any questions please call or email.

Sincerely,

Trey H Fonner
Public Works Director
(970)876-2353 Ext 106
Trey@TownofSilt.org

Victor Tellez
Cross Connection/Backflow Coordinator
(970)989-0061
VTellez@TownofSilt.org

CC: Jeff Layman, Town Administrator
    Michael Sawyer, Town Attorney
    Mary Cleator, Billing Clerk
    Property Account File
**TONIGHT! Silt's Movie the Park!**

![Movie In The Park Poster](image)

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**River Access Improvements Open at Silt Island Park**

*Story Courtesy Glenwood Post Independent and Reporter Ray Erku*

The fishing is better than the parking at Silt Island Park — but that should soon change.

Anglers typically park down the road due to the lot being full. New Castle resident John Harcourt has fished for Colorado River cutthroats since the 1950s, and he said this was a pretty common occurrence.

"It's just become really, really popular that there's no place to park," he said Thursday. "It's primarily people floating down from New Castle to Silt, then there's some people floating Silt to Rifle."

Silt Island Park is a densely-shaded green area surrounded by mountains south of the Colorado River. It has trails and a river access point that attract enough recreationists to routinely overflow the parking lot.
But over the past two years, the city has partnered with the Middle Colorado Watershed Council to complete an expansion of the park's parking lot and its boat launch area.

The watershed council facilitated $46,153 in grants, with the city kicking in $8,000 from their own budget and providing labor. The funds paid for engineering and consulting work from RiverRestoration and RB Civil Engineering of Carbondale.

Silt Public Works Director Trey Fonner said the expansion provides more truck and trailer parking. It also widens the access road to the boat ramp so vehicles can pass side by side and avoid meeting head on. Silt Sand and Gravel helped with the cost of adding road base.

"It looks good," Fonner said.

This stretch of the Colorado River in Garfield County boasts decent-sized trout, according to Harcourt’s experiences.

Average length: 16-18 inches;
Average weight: 1.5-3 pounds.

With the included lure of tributaries — the Roaring Fork and Crystal rivers — Harcourt said there are about 150 commercial guides in this region alone. Outfitters from Evergreen, Silverthorne, Vail and Denver also bring clients to fly fish the Colorado River.

"It’s an incredible river to fish," Harcourt said. "The fish size is substantially larger down on the Colorado, and people are realizing that now."

The dawning realization comes in part from a surprising source: 2020’s Grizzly Creek Fire. Ensuing closures and increased water turbidity exacerbated by massive debris slides in 2021 washed many recreationists downstream. Middle Colorado Watershed Council Executive Director Paula Stepp said it was like the Grizzly Creek Fire led to “a discovery.”

"It was kind of like opening a door to see what was visible downstream," she said.

The migration of boaters is partly why the watershed council felt it was important to expand Silt Island Park.

“We felt we can accommodate all the recreationists there,” Stepp said. “We’re pretty excited about it.”

Silt Town Administrator Jeff Layman said previous overflows created safety hazards. Conditions were a lot more restricted and emergency responses more difficult.
Parking spilled out onto County Road 311 every weekend, Layman said.

"Some fishermen and rafters may have avoided Silt because it wasn't probably one of the most pleasant of experiences," he said. "We'd really thank Paula for her participation in this."

Local anglers of the Western Slope have seen great changes to their waterways over the years. Harcourt, a man who teaches fly-fishing classes and whose son Dustin is a well-known guide in the area, used to see maybe two boats all day floating the Colorado. Just the other day he saw eight in a row, he said.

"It's becoming a destination for more people," he said. "But there's plenty of river."

**County Approves OHV Access on Roads North of Silt**

The Garfield Board of County Commissioners on Tuesday approved an ordinance that change in designation of Silt residents more ready on second reading that north of Silt. The Town's Management's trailhead at what is popularly known as "Squirrel Valley". The effort to complete the work was interrupted by the COVID pandemic.

The ordinance goes into effect on August 14th and will allow OHVs on County Roads 214 (Peach Valley Road) between 7th Street in Silt and Smith Doll Coal Mine Road, 228 (Pretti Lane), 261A (Bendetti Road) east of Pretti Lane, 250 (Bendetti Road) and 298 (Smith Doll Coal Mine Road). A map will be provided in a future newsletter.

OHV riders are required to follow all state guidelines for operating a motor vehicle in Colorado, including possessing a valid driver's license.

**First Farmer's Market Held This Week; Beer and Music at the Market Every Wednesday**
Music At The Market
Veteran's Park - 500 Home Avenue, Silt
Wednesdays from 4:30 - 7:30

July 6th - Oran Mor
July 13th - Travis Lucero
July 20th - Tom Evans
July 27th - Tim & Melissa
August 10th - Jeff Rice
August 17th - Joey Ball
August 24th - The LEFC
August 31st - ZINZIN

Broadband Assistance Available!

Save up to $30 a month on your internet service bill

The Affordable Connectivity Program (ACP) connects everyone, everywhere, to new possibilities online.

If you participate in certain government assistance programs such as SNAP, Medicaid, WIC, or other programs you are eligible to receive up to $30 a month to help pay for a new or existing internet service plan. Learn more by visiting:

www.affordableconnectivity.gov

TextMyGov to Stay Informed!
Express Bill Pay Makes Paying Easier

Be Wise About Irrigation Water!

EXTREME FIRE DANGER

Fireworks in the Town of Silt are prohibited. Persons found not complying with the code will be written into court.

CELEBRATE SAFELY

NO FIREWORKS ALLOWED

NO FIREWORKS
IN CITY LIMITS
Silt Historical 5K Hobble Tomorrow AM

Article and photo courtesy of the Glenwood Post-Independent and reporter Ray Erku

The 13th annual Silt Historical 5K Hobble race is slated for tomorrow, Saturday, July 16. Event coordinator Desi Kirkpatrick said the race starts at 8 a.m. Saturday on Orchard Ave., in front of Silt Historical Park.

“IT’s a good fundraiser for a local gem,” Kirkpatrick said. “There’s lots of local support as far as businesses and sponsorships.”

In addition to the race, attendees are invited to tour Silt Historical Park and enjoy live music by one-man-band Tom Evans. Free beer and snacks will be available after the race.

More than 50 runners participated in 2021’s Hobble. Kirkpatrick, an avid runner, said she looks forward to her kids competing in this year’s event.

“It warms me up to see our community wanting to give and participate and be a part of this,” Kirkpatrick said.

Runners can show up as early as 7 a.m. Saturday

To preregister, call Kirkpatrick at 970-309-3351. Registering in advance is $35 to enter, while it’s $40 the day of the race.
Proceeds from Silt’s annual 5K support Silt Historical Park, an area consisting of artifacts like a schoolhouse, saloon and blacksmith shop.

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**Town Experiences Brown Water Concerns**

Recently, there have been some concerns expressed regarding brown water into households from the Town’s domestic water mains. Brown water from faucets generally occurs when there are changes in the alkalinity, temperature, and mineral composition in the Town’s water source that can cause the manganese that is coating the downtown water mains to become suspended.

Historically, this manganese build-up was caused by the decades old state requirement that the Town add potassium permanganate to the raw water as a sequestering agent for volatile organic compounds. The only way to remove the manganese from the domestic distribution lines now is to either flush the hydrants throughout the year, which will take years, or to replace the water mains, which is cost-prohibitive. The state of Colorado does not deem manganese in treated domestic water as harmful, and therefore does not regulate the element in mandated water testing, as it does other elements and compounds.

Typically, when run-off begins, the river water becomes murky and the Town switches to well water at the Town’s water plant to avoid clogging the Town’s microfiltration units (treatment filters). This well water is laden with minerals, typically referred to as ‘hard’ water, and has a significantly different taste that many residents dislike. Since the Glenwood Canyon mudslides last year, the turbidity of the water in the river has increased and this cycle is less reliable, happening more frequently.

Residents who turn on faucets to brown water, the following actions should be done:

1) Call Town Hall, so that personnel can be dispatched to the affected area to flush hydrants and minimize occurrences;

2) Turn on cold water within the home or a hose bib on the outside of the house and run until clear;

3) Do not turn on hot water, as this will draw the manganese water into the residence’s water heater, with a potential to stain clothes in the washing machine.

There is also a potential that your home’s service lines and plumbing fixtures will contain metals that react to the changing alkalinity, temperature, and minerals in the Town’s domestic water. Older homes were sometimes built with different pipe compositions (galvanized iron, black iron, copper, etc.), and the combinations of
metals can also cause the manganese build-up within the service lines to be released and other chemical reactions to occur.

Should you have any questions regarding this information sheet, please do not hesitate to contact Public Works Director Trey Fonner at (970) 876-2353, ext. 106 or trey@townofsilt.org or Town Administrator Jeff Layman at (970) 876-2353 Ext. 103 or jlayman@townofsilt.org.

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**Last "Movie in the Park" of the Summer**

*Movie In The Park*  
Friday, July 22nd  
Veterson’s Park – 9:00 P.M.  
Bring a Chair/Blanket, Scoops and Bug Spray!

![Movie Poster]

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**Farmer's Market Next Wednesday!**

![Farmer's Market Poster]

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**Tips on Dealing with Elm Seed Bugs**

Click on this link for an article on this dreaded pest!