

**TOWN OF SILT
REGULAR BOARD OF TRUSTEES MEETING
NOVEMBER 12, 2019 – 7:00 P.M.**

The Silt Board of Trustees held their regularly scheduled meeting on Tuesday, November 12, 2019 in the municipal council chambers. Mayor Richel called the meeting to order at 7:00 p.m.

Roll call	Present	Mayor Keith Richel Mayor Pro-tem Kyle Knott Trustee Justin Brintnall Trustee Andrea Poston Trustee Dina Prieto Trustee Sam Walls Trustee Jerry Seifert
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Also present were Town Administrator Jeff Layman, Town Clerk Sheila McIntyre, Public Works Director Trey Fonner, Utilities Director Jack Castle, Chief of Police Mike Kite, Town Attorney Michael Sawyer (by phone) and members of the public.

Pledge of Allegiance and Moment of Silence

Consent Agenda

- 1) Minutes of the October 28, 2019 Board of Trustees meeting
- 2) **Resolution No. 30, Series 2019**, A RESOLUTION OF THE BOARD OF TRUSTEES APPOINTING JOHN LEWIS AS THE TOWN TREASURER OF THE TOWN OF SILT, COLORADO

Administrator Layman explained that due to the recent departure of Treasurer Betty Vega that Financial Advisor John Lewis has agreed to step back into this position while the town pursues filling this position again.

Trustee Seifert made a motion to approve the consent agenda with the corrections made to the resolution as discussed. Mayor Pro-tem Knott seconded the motion, and the motion carried unanimously.

Conflicts of Interest – There were no conflicts of interest.

Public Comments – There were no public comments.

Agenda Changes – Administrator Layman stated that he would like to speak later about the budget work session scheduled for next Monday night.

Donation request to support West Elk Trails Grooming Program – Tod Tibbetts

Present tonight was Tod Tibbetts requesting financial assistant for the West Elk Trails grooming program. He stated that the amount of people of who use the trails continues to increase 15 – 25% each year. He added that they rely on voluntary contributions as well as corporate, municipalities and Garfield County. Mr. Tibbetts asked for the Boards continued support by contributing \$300 in 2020.

Mayor Pro-tem Knott made a motion to approve the donation request of \$300 to the West Elk Trails Grooming Program. Trustee Walls seconded the motion, and the motion carried unanimously.

Rifle Animal Shelter – Capital Funding request – Heather Mullen

Present tonight was Heather Mullen and Brittany VanTeylingen who went through a power point presentation and video on the Shelter’s plans for a new facility and a request for financial support. Chief Kite stated that it is a worthwhile cause and relayed everything that they did to work with the Town of Silt when Divide Creek Animal Hospital closed earlier this year.

Kimberly Leitzinger, Curt Leitzinger and Holly all voiced their support of the Rifle Animal Shelter and all that it has to offer, stating how important this type of service is to the community.

There was a consensus of the Board to wait until they have had a chance to look at the budgets for both 2019 and 2020 to see if there would be money available to help support their capital-funding request.

Refinance of Water/Wastewater Bonds Series 2011 discussion

Administrator Layman contacted Town Treasurer John Lewis who participated by phone. Also present was Kyle Thomas, Senior Vice President with D.A. Davidson. Administrator Layman briefed the board on the reasoning behind re-financing the water/wastewater bond due to the current interest rates. He stated that it would also free up \$590,000 that the current bonding company requires to be held in reserves until 2026 that could be used to help leverage against grants and complete items in our Master Plan.

Mr. Thomas went through the Summary of Proposals stating that the Town’s payment would stay about the same but would be increase by one year until 2027. It was asked what the fees would be to refinance the bond and it was stated that it would be approximately \$60,000 and that that amount would be factored into the loan. Administrator Layman also stated that there would be no pre-payment penalty and that by moving forward on this tonight, the actual refinance would take place in January 2020.

Trustee Brintnall made a motion to direct staff to proceed with the process of refinancing the Water/Wastewater Bonds Series 2011 with Vectra Bank due to the rates that they have offered. Trustee Prieto seconded the motion, and the motion carried unanimously.

Award of best-decorated yard for Halloween

Mayor Richel announced that 1004 Grand Avenue was the winner of the best-decorated yard for Halloween and that they have won a Gift Certificate to Burning Mountain Pizza.

Trustee Prieto made a motion to award the best-decorated yard for Halloween to 1004 Grand Avenue. Trustee Brintnall seconded the motion, and the motion carried unanimously.

Administrator and Staff reports

Administrator Layman gave the Board an update on the last IMTPR meeting that staff attended, stating that the Town of Silt was successful in getting the most votes for our area regarding the Interstate-70 interchange plan. He added that even though Silt did well, it is a 10-year plan and a lengthy process.

There were comments about the recent demolition of the Community Center and Director Fonner stated that the area would be seeded soon. The Board also asked for the status on the grant for the electric car charging station and Director Fonner stated that Garfield Clean Energy has submitted the grant.

Updates from Board / Board comments

Trustee Walls commented about pedestrians using the newly marked crosswalk by his house and that it seems to be working. Trustee Brintnall gave the Board an update on the Weed Board meeting that he attended last week. Trustee Poston stated that was nice to see the comparisons on the refinancing paperwork. Mayor Pro-tem Knott asked for a status on Golden Gate and Administrator Layman stated that they hope to open in January.

Mayor Richel adjourned for a break at 8:43 p.m. and reconvened at 8:49 p.m.

Executive Session

Mayor Pro-tem Knott made a motion to go into executive session to discuss the purchase, acquisition, lease, transfer, or sale of any real, personal or other property interest under C.R.S. Section 24-6-402(4)(a). Trustee Prieto seconded the motion, and the motion carried unanimously. The board adjourned to executive session at 8:50 p.m.

At the end of executive session, Mayor Richel made the following statement: "The time is now 9:05 p.m., and the executive session has concluded. No formal action was taken in executive session. The participants in the executive session were: Keith Richel, Andreia Poston, Jerry Seifert, Dina Prieto, Kyle Knott, Sam Walls, Justin Brintnall, Sheila McIntyre, Jeff Layman and Trey Fonner. For the record, if any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to go into the executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings Law, I would ask that you state your concerns for the record". No objections were stated.

Consideration of a Contract to Buy and Sell Real Estate between the Town of Silt and Rocky Mountain Business Association LLC for property located on Highway 6 & 24 east of the Kum & Go service station

Administrator Layman asked the Board to consider the contract to buy real estate stating that the \$200,000 cash offer came in over asking price of \$199,000. Mayor Pro-tem Knott stated that he had reservations on accepting the offer based on prior conversations that the board has had about the direction of the town and what businesses they want to see. He feels that it may be irresponsible to sell this piece of land knowing what type of business may be going in there. There was discussion that staff does not know at this time what type of business it would be. Administrator Layman contacting Town Attorney Michael Sawyer by phone for assistance.

Mayor Pro-tem Knott relayed his concern to Attorney Sawyer of selling this property to a buyer who by prior contracts made it known what type of business they wanted to put there, and that in prior conversations no more businesses of that type were desired in town. Attorney Sawyer stated that the board must review any applications for marijuana licenses based on the code, as the board had not given staff direction to change the code. Mr. Sawyer stated that the Administrator could pass on to the realtor that there is some opposition of the board for additional marijuana businesses in town and that he hopes that his client has done their due diligence as these types of licenses have been controversial in the past and been turned down by past boards.

Mayor Pro-tem Knott stated that he would like to see an ordinance come before the board that limits the number of marijuana dispensaries within our town limits, and until that happens he would be uncomfortable approving the offer for the sale of the property. Attorney Sawyer stated that there is nothing wrong with bringing forward an ordinance that limits the number of marijuana shops in town.

Trustee Seifert made a motion to approve the Contract to Buy and Sell Real Estate between the Town of Silt and Rocky Mountain Business Association LLC for property located on Highway 6 & 24 east of the Kum & Go service station. Trustee Poston seconded the motion, and the motion carried with Mayor Pro-tem Knott and Trustee Prieto voting nay.

Administrator Layman clarified that the passage of this motion instructs staff to move forward with an ordinance regarding the sale of this property at which time the board and public could have more discussion.

There was a consensus to add to the December 9 agenda, discussion about marijuana businesses in town.

Administrator Layman went over his draft transmittal letter for the budget and asked that the board review it prior to next Monday's budget work session. He also stated that with the board's permission, that due to staff's workload that the work session information would be sent out to them on Friday of this week instead of Thursday. The work session will begin at 6:00 p.m. and will probably last about two hours. Administrator Layman also provided a copy of the town's 5-year plan for the boards review.

Adjournment

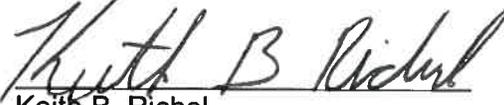
Mayor Pro-tem Knott made a motion to adjourn. Trustee Seifert seconded the motion, and the motion carried unanimously. Mayor Richel adjourned the meeting 9:27 p.m.

Respectfully submitted,



Sheila M. McIntyre, CMC
Town Clerk

Approved by the Board of Trustees



Keith B. Richel
Mayor