

**TOWN OF SILT
REGULAR BOARD OF TRUSTEES MEETING
MAY 13, 2019 – 7:00 P.M.**

The Silt Board of Trustees held their regularly scheduled meeting on Monday, May 13, 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 Samantha Alexander Trustee Kyle Knott Trustee Andreia Poston Trustee Dina Prieto Trustee Jerry Seifert Trustee Sam Walls
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Also present were Town Administrator Jeff Layman, Town Clerk Sheila McIntyre, Public Works Director Trey Fonner, Chief of Police Mike Kite, Community Development Director Janet Aluise, Town Attorney Mike Sawyer and members of the public.

Pledge of Allegiance and Moment of Silence

Consent Agenda

- 1) Minutes of the April 22, 2019 Board of Trustees meeting
- 2) Agreement for Professional Service between the Town of Silt and Rifle Animal Shelter

Trustee Knott made a motion to approve the consent agenda as presented. Mayor Pro-tem Alexander seconded the motion, and the motion carried unanimously.

Conflicts of Interest – Trustee Seifert stated that he would be recusing himself from the Resolution No. 15 discussion regarding Stoney Ridge.

Public Comments – Steve Ficklin, resident of Spruce Meadows commented about the fire danger last year and that there are three trails in the subdivision that he believes that town is responsible to maintain the weeds that tend to get extremely tall and dry. He also pointed out the irrigation ditch on the south side of the subdivision that also has overgrown weeds. He commented about the snow on Harness Lane and that nobody removed it last year. He also stated that he feels that the snow around the park was not completely removed either.

Agenda Changes – Administrator Layman stated that there was a scheduling conflict with the Fire Department and that they would be back on May 28th to discuss fireworks.

Resolution No. 15, Series 2019, A RESOLUTION OF THE TOWN OF SILT, COLORADO APPROVING A 3RD AMENDED AND RESTATED ANNEXATION AND DEVELOPMENT AGREEMENT FOR REDUCED LANDSCAPING REQUIREMENTS IN PHASES II AND III OF THE STONEY RIDGE PLANNED UNIT DEVELOPMENT, TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO

Director Aluise went through her staff report stating that there are pressure related problems with the irrigation system as installed in Phase III (constructed Phase II), and therefore the developer proposes using xeric landscaping/rock and eliminating some of the grass as stated in the original agreement. Present tonight were applicants Kelly Lyon and Melinda Lyon Bell who explained the need to install additional pumps the address the lack of pressure and that they feel that xeric landscape would be a better alternative and would help to conserve water.

Director Aluise stated that it was also discovered that there are three lots that do not have utilities to their lot lines. Director Fonner explained that there are issues with lots 101, 102 and 103 and that a possible temporary road would need to be installed. Director Aluise clarified that the developer built Phase III first and that Phase II has yet to be constructed.

There was lengthy discussion about the HOA, grass versus xeric landscaping, services to the three lots before they can be sold, the installation of a temporary road for those lots and security that would need to be posted for utilities to the three lots and the permanent road. The Board discussed conservation of water, gravel on the roads from the landscaping, planning ahead with this development, having done a cost analysis at the beginning of the project, representing what is best for the Town and when the project could be completed.

Attorney Sawyer addressed the concerns raised tonight regarding the three platted lots without utilities and stated that the Board should not approve an amendment to this agreement until they figure out how to address these lots, the temporary paving and see that security is received for the utility stub outs to these lots. He added that there should also be a requirement to post security in the amount needed to put in the permanent road along with a time limit for which it needs to be done. Attorney Sawyer stated that the applicants engineer did not certify the completion of everything in its totality and now the Board is faced with these issues.

Mr. Lyon stated that they know how to get the utilities to each of the lots now and that they would agree not to sell those three lots until the improvements are completed. He added that he is no longer using the engineer that he had and is now using Gamba. The applicants stated that they do not see that any of these issues are a problem and that they would like to move forward and get the sprinkling system in now while it is early in the season. Mr. Lyon stated that he would not sell lot 102 until the improvements are all in place.

Staff stated that they would need an engineered cost estimate from Gamba, security posted for the improvements for all three lots (utilities and street) and a timeline on when those improvements would be done. There was a consensus of the Board to continue this item so that all concerns discussed tonight can be addressed by the Towns and Applicants' attorneys in an effort to give the citizens of this town a complete project.

Mayor Richel made a motion to continue Resolution No. 15, Series 2019, A RESOLUTION OF THE TOWN OF SILT, COLORADO APPROVING A 3RD AMENDED AND RESTATED ANNEXATION AND DEVELOPMENT AGREEMENT FOR REDUCED LANDSCAPING REQUIREMENTS IN PHASES II AND III OF THE STONEY RIDGE PLANNED UNIT DEVELOPMENT, TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO until the

May 28, 2019 meeting. Trustee Poston seconded the motion, and the motion carried with Trustee Knott voting nay.

Town of Silt Sponsored Fireworks discussion – Orrin Moon and Randy Calahan

Due to a scheduling conflict, this item has been moved to the May 28 meeting.

First reading of **Ordinance No. 1, Series 2019, AN ORDINANCE OF THE TOWN OF SILT, COLORADO AMENDING THE DEFINITION OF “ENCLOSED, LOCKED SPACE” WITHIN SECTION 17.73.020 OF THE SILT MUNICIPAL CODE WITH RESPECT TO THE CULTIVATION OF CAREGIVER AND PERSONAL MARIJUANA WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO**

Director Aluise went through her staff report and explained how the ordinance will help clarify the municipal code and that the new language will help to provide better security within the structures.

The public hearing opened at 8:48 p.m. There were no public comments and the hearing closed at 8:48 p.m.

Trustee Knott made a motion to approve first reading of Ordinance No. 1, Series 2019, AN ORDINANCE OF THE TOWN OF SILT, COLORADO AMENDING THE DEFINITION OF “ENCLOSED, LOCKED SPACE” WITHIN SECTION 17.73.020 OF THE SILT MUNICIPAL CODE WITH RESPECT TO THE CULTIVATION OF CAREGIVER AND PERSONAL MARIJUANA WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO. Mayor Pro-tem Alexander seconded the motion, and the motion carried unanimously.

Donation from Estate of Rich DeWyne

Clerk McIntyre explained that the sister of Rich DeWyne donated to various organizations throughout town last year on his behalf and is wishing to do the same again this year. She has provided three checks for \$100 each that she has left to staff to determine how that money is to be spent. Staff asked if the Board would like to assist in determining where this money could go. The Board discussed Movie in the Park and to use \$100 towards four \$25 scholarships for Camp BADGE.

Trustee Knott made a motion to dedicate \$100 towards Camp BADGE scholarships and to direct staff to spend the other \$200 at their discretion. Trustee Prieto seconded the motion, and the motion carried unanimously.

Request from Chadd’s Walking with Wildlife for a donation for Raptor Fest for the 50th Anniversary of the Silt Heyday Festival

Director Aluise stated that Raptor Fest has held their event in the Town of Silt for the last two years but has experienced poor attendance so this year they are joining forces with Silt Heydays for their 50th Anniversary celebration. Unfortunately, donations have been slow to come in for Raptor Fest and the Town would like to help support them as staff feels they are a

good addition to Heydays and that they will help bring more people into Town. Staff asked that the Board consider donating \$1500 towards the Raptor Fest event.

Trustee Knott made a motion approve the request for a donation of \$1500 to Chadd's Wildlife for the Raptor Fest event at the Silt Heyday 50th Anniversary celebration. Trustee Prieto seconded the motion, and the motion carried unanimously.

I-70 Economic Development Administration Grant-Writing Assistance Consulting Agreement

Administrator Layman stated that staff has been focusing on how to improve the interchange over time and in an incremental manner and that they have been speaking with Ashely Badesch with Sustainable Strategies about grant writing for this project. He added that staff lacks the time and know-how on the grant-writing for this type of project and would like to hire Ms. Badesch to lead the grant-writing effort, prepare materials, advocate with key State and Federal officials and move the process forward as efficiently as possible.

Trustee Seifert made a motion to engage Sustainable Strategies for \$4000 to provide grant-writing assistance for the engineering and design of the Silt I-70 Interchange. Trustee Knott seconded the motion, and the motion carried unanimously.

Administration and Staff reports

Administrator Layman stated that a tour of the Roy Moore Gymnasium has been scheduled for June 24 at 6:00 p.m. prior to the regular Board of Trustees meeting, that staff would have information regarding OHV's on possibly the June 10 meeting and that the Water/Wastewater/Irrigation Master Plan will hopefully be ready for the June 10 meeting as well.

Director Fonner stated that delivery of the stadium light poles has been delayed until the second week in June due to the flooding in Nebraska and that staff would start placing flowers in the planters this coming week. He also stated that on June 11 an extension agent from CSU would be at the Town Center to talk about Elm Seed Bugs, Boxelder bugs and Paper Wasps at 6:00 p.m.

Director Aluisse stated that Saturday is the First Responders Appreciation at Stoney Ridge as well as the Healthy Lands seminar at the Silt River Preserve and that the first concert of the year will be on June 7 in the Town/Library Plaza. Chief Kite stated that the Bike Rodeo went great and that approximately 107 kids went through the course and another approximately 175 people who participated in the Gray in May 1K were in attendance.

Updates from Board / Board comments

Trustee Walls commented that he had spoken with a citizen who stated that the bulk water station was not working properly at times and that the basket does not fit on all tanks. He also thanked staff for the yield signs that were placed at 16th and Orchard.

Trustee Knott thanked staff for the baseball hat holders installed at the Stoney Ridge ballfield.

Mayor Richel adjourned for a break at 9:33 p.m. and reconvened at 9:42 p.m.

Executive Session

Trustee Knott made a motion to go into an 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 9:43 p.m.

At the end of executive session, Mayor Richel made the following statement: "The time is now 10:06 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, Samantha Alexander, Kyle Knott, Dina Prieto, Jerry Seifert, Andrea Poston, Sam Walls, Jeff Layman, Sheila McIntyre, Janet Aluise, Trey Fonner and Mike Sawyer. For the record, if any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to go into the executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings Law, I would ask that you state your concerns for the record". No objections were stated.

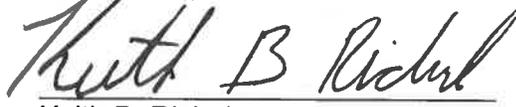
Adjournment

Trustee Knott made a motion to adjourn. Trustee Seifert seconded the motion, and the motion carried unanimously. Mayor Richel adjourned the meeting 10:07 p.m.

Respectfully submitted,


Sheila M. McIntyre, CMC
Town Clerk

Approved by the Board of Trustees


Keith B. Richel
Mayor

