

**Town of Lyons, Colorado  
Board of Trustees  
BOT Agenda Cover Sheet  
Agenda Item No: XI. 2.  
Meeting Date: Sep 18, 2023**

**TO:** Mayor Rogin and Members of the Board of Trustees

**FROM:** Aaron Caplan, Engineering, Building & Utilities Director

**DATE:** Sep 10, 2023

**ITEM:** Discussion / Direction on the Listing of 2186 Apple Valley Road  
(Old Water Treatment Plant)

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☐ ORDINANCE  
☐ MOTION / RESOLUTION  
☒ INFORMATION

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- I. **REQUEST OR ISSUE:** Staff is seeking direction on whether the Board of Trustees is interested in listing the decommissioned water treatment plant on Apple Valley for sale.
- II. **RECOMMENDED ACTION / NEXT STEP:** Staff will follow the direction given by the Board following the discussion.
- II. **FISCAL IMPACTS:** The decision to list the property does not have a fiscal impact, other than the potential fee to have a realtor/attorney write and advertise the property. The amount collected for the actual sale of the property would become revenue in the Water/Wastewater Fund.
- III. **BACKGROUND INFORMATION:** Information on this lot is rather vague. Staff have been able to review files and the assessor's site to find the following information:
- a. We do not know when or whom the town bought the property from
  - b. A building permit was issued in 1970 to build a water treatment plant
  - c. Throughout the 1980s, several improvements were made to the building
  - d. In 1989, the town added the lot addressed as 2188 Apple Valley Road for a possible expansion of the plant.
  - e. In 1991, the town provided Boulder County with a non-exclusive, perpetual easement for two pieces of land near the Apple Valley Bridge. See quit claim deed.
  - f. In 1996-98, the town built a water diversion structure upstream from the property, as well as upgrades to electrical service, basins, dividing walls, and a shed
  - g. In 2003, the town entered into an IGA with Longmont for the provision of water service to the town.
  - h. It is unknown exactly when, but in approximately 2005, the town decommissioned the plant.
  - i. The property has been sited for noxious weeds on the property.
  - j. In 2012, town staff received a bid to demolish the plant for \$110,000

- k. The plant has remained abandoned since this time and the property had some damage during the 2013 flood.
- l. In 2016, the town conducted an asbestos investigation of the property. See attached.
- m. In 2017, the town transferred the diversion structure to Longmont for maintenance and use as needed.
- n. In 2019, the town collaborated with the Dave Miller Ditch to grant an easement on the north and east edge of the property and to move their appurtenances and install a solar array.
- o. In 2022, the town confirmed that it is not a buildable lot in Boulder County.

V. **LEGAL ISSUES:** The town attorney has not reviewed materials regarding this matter.

VI. **CONFLICTS OR ENVIRONMENTAL ISSUES:** To be determined.