

TOWN OF LYONS BOARD OF TRUSTEES MEETING
LYONS TOWN HALL, 432 5TH AVENUE, LYONS, COLORADO

WATCH AT: WWW.TOWNOFLYONS.COM/LIVESTREAM

DRAFT AGENDA
MONDAY, DECEMBER 15, 2025

5:30 PM – 6:00 PM WORKSHOP
Q & A with Boulder County Assessor

6:00 PM BOARD OF TRUSTEES MEETING CALLED TO ORDER

- I. Roll Call and Pledge of Allegiance – **Present:** Mayor Rogin, MPT Williams, Trustee Hamrick, Trustee Daty, Trustee Lowell, Trustee Browning, Trustee Williams
Trustee Williams recused himself and left the meeting at 6:08 pm. Motion: move to enter into executive session **Moved by:** MPT Williams **Seconded by:** Trustee Lowell **Motion passed unanimously Entered into executive session at 6:09 pm.**

Executive Session Pursuant to C.R.S Sections 24-6-402(4)(b) and 24-6-402(4)(e) For the Purpose of Determining Positions Relative to Matters that May Be Subject to Negotiations, Developing Strategy for Negotiations, and Instructing Negotiators, and for Legal Advice from Attorneys Representing the Town Regarding Lyons Lookout, 317 Evans Development Plan Agreement

Executive session concluded at 6:26 pm. Regular meeting reconvened at 6:27 pm.
30-minute break at 6:29 pm.

7:00 PM BOARD OF TRUSTEES REGULAR MEETING

- II. Land Acknowledgement & Reflective Moment of Silence
- III. Approval of Agenda – **Motion:** move to approve **Moved by:** MPT Williams **Seconded by:** Trustee Lowell **Motion passed unanimously.**
- IV. Audience Business & Follow-up – Kay Sparks, Apple Valley Rd., HHSC update, discovered who mystery guest on meeting was; health care insurance enrollment went well, 13 attendees. Matt North, Prospect St, opportunity for new event / income stream. Expo event – adventure band expo, brings in 3K attendees, \$400K household incomes, vendors looking for new location, suggest Bohn Part to host, similar to Old Man Winter, have reached out to Josh Kravitz. Will be POS from vendors, sales tax revenue, expose Lyons and bring people from all over the country. Several events around the US; only one here in CO. is a 2-day event, Sat / Sun. Many have vehicles they stay in, but many seek housing. Opportunity, looking for a 2–3-year reoccurring event in July potentially. Gil Sparks, Apple Valley Road, update on LCF, annual appeal happening with \$25K matching grant, optimistic. Jan 1st transitioning to Longmont Community Foundation will save over 50% on administrative fees that can be used for other projects. Will bring their executive director to meet you. Kara Jostes, Park St, DRBOP meeting at Library, felt it was successful. Neighborhood working group forming, looking for more members, have 3. Adrean Kirk from Farm Project will be coming in January to ask for a spigot, asking for more time to organize and establish. Communication is going well; understand that it is in the best interest of everyone that the trees survive. Refrain from adding any DRBOP items to agendas till mid-February. Fi, Carter Ct, how do we create a holiday in town, Beyond Word, 5th year. Not online, no one in charge. That's the beauty, more flexibility, is a creative holiday about being together. Being seen and heard authentically. Lots of events around town; start the conversation and get official about it. I need some partners. **Board response:** Trustee Hamrick thanked the Sparks; Matt, love the idea, been to that exposition, think it would be a great attraction to the town. Kara,

54 glad meeting went well; reasonable minds work well. Fi, not sure what concept is behind Beyond
55 Words, but anything that builds community is great. Trustee Dady echoed those sentiments. I
56 would love to hear more about expo. Happy to see dialogue in Confluence. Supports Fi and
57 supporting community. Trustee Lowell, really excited about Matts' proposal; Bohn could easily
58 accommodate. MPT concurs. Trustee Browning glad to hear about the expo, encourage you to
59 pursue. Also, about DRBOP working together. Trustee Williams thanked the Sparks. To Kara, at
60 meeting, lot of collective ideas. Matt & Fi, two great ideas, want to explore and support. Mayor
61 Rogin, echoed comments, thanked Gil for help during holiday parade. Matt should collaborate
62 with staff. Appreciates that DRBOP went well, Fi, maybe a partnership with Lyons Creative
63 District. **Staff:** need contact for Matt North for expo and happy to meet with Fi.

64 V. Lyons Museum Update – 10 minutes – Jerry Johnson provided background; referred to lease
65 with town & school district. Museum open to public May – September. Museum board noted,
66 staff as well. 8 volunteers over 800 hours! Grants discussed, from LCF, Blue Mtn Foundation
67 and SCFD. Monique highlights: attendance increased over 400 visitors in 2024; had 1832
68 visitors. Big draw is free admission; it functions as towns visitors center quite a bit as well. Events:
69 all about town book launch, History Day is 6/28; participated in summer / holiday artisan fairs.
70 LCF grant – completed assessment of every item, which will guide future programming. 2 new
71 exhibits in 2025: built in stone and 1st peoples in Lyons. Two long-term projects; scanning in all
72 Lyons Recorder newspapers and updating catalogues. 4 virtual exhibits. Still receive lots of
73 donations every year: flood signs, police shadow box collection, several large photograph
74 collections, one from Jack Moomaw family. Current collaborations; CO tourism program;
75 Mountain Town program and CO Visitors Guide. Affinity network for History CO. Collaborates
76 extensively w/school, tours and educational programs, 4th graders are museum stewards and
77 create a project every year. 2026 plans: moving 1907 horse wagon to building; working LCF on
78 projects, Lyons Tribute night with Wayback Bar. CO 150 / US 250 celebrations. Jerry provided
79 financial update: received 8K in grants first week of Oct; Colorado Gives and mailed in donations.
80 Spent \$9100 to repair fire sprinkler system. Removed 8 radiators from 2nd floor. Updated bylaws
81 to replace the lost 1963 ones, miraculously found in moms tax room. Tax exempt accounts set
82 up; technical upgrades, set up square so we can take credit cards; QR code established. Scope
83 Accounting to take over finances; free internet from Lyons Communications; fundraiser at
84 Oskars, on Mrs. Lavern's 98th birthday, received 10% of sales. Steve McCain hauled Soda
85 Fountain sign to museum. High Street Lyons Café sign was donated. 10-year lease agreement
86 is up for renewal, expiring in 2027. Very thankful to the Town for grant for employees; all helps
87 with everything we need to run the museum and keep my mother's dream alive and kicking.
88 Mother ran many garage sales to keep this running. Donated to 15" Mr. & Mrs. Lavern statues to
89 SVSD / Museum. Happy to give the board a tour.

90
91 VI. Staff Reports

- 92 1. Boulder County Sheriff's Office Report – Mayor, ask that every second meeting in December,
93 that if sheriff sees a man in red suit speeding through town, offer an escort.
- 94 2. Administrator's Report – VS: Ewald project wrapping up; CO lead line check, found none in town,
95 CDOT ADA ramp replacement is intense, still working. Parade had wonderful turnout. Artisan
96 market almost 2K shoppers over two days. Planning for OMW, adding half marathon. DRBOP
97 meeting notes presented; overall use of Confluence moving forward. We do have an adopted
98 plan. Revisit in February. Ballot questions: discussion at budget workshop, use tax increase to
99 match sales tax rate. Need direction. Board consensus is to have workshop before first reading.
100 Hit projected data on hotel? VS closed on AV water sale. Potential of strong wind event; meeting
101 with county / fire / sheriff to discuss plans, if / when appropriate to turn off power, and fire risks.
102 Xcel Energy is not power provider in Lyons. TOL provides our own power, Poudre Valley REA,
103 Longmont service town. GL any word from BOCO on CC or Seward? VS civil engineers onsite
104 for CC; Boulder Mod, modular house builder, reviewed sites as well. Moving forward, I still plan
105 to invest \$750K. reached out to another local property owner on potential purchase. GL would
106 like monthly update. LURA meeting on Thursday. TD kudos to staff on great holiday weekend.
107 Any idea what kind of sales tax was generated? VS not yet; but businesses said they had a
108 successful weekend. HR kudos to staff for document scanning project; stopped by shoulder deep

in boxes of paper. Director Eyestone – sales tax through Oct, first month we have seen a decrease since 2024, about 5% decrease, seeing trend. We estimated 4%.

3. Legal Update

VII. Ordinances and Public Hearings

1. 2nd Reading – Public Hearing - Ordinance 1203- an Ordinance of the Town of Lyons, Colorado, Approving the Rezoning of 4651 & 4652 Ute Hwy from Commercial Eastern Corridor (CEC) to PUD CEC (***This item will not be heard during this meeting. New public notice will be provided when the item is ready for consideration***)
2. 2nd Reading – Public Hearing - Ordinance 1205 - an Ordinance of the Town of Lyons, Colorado, Amending Section 11-10-11 of the Lyons Municipal Code Concerning Regulations for Unreasonable Noise – Planner Ritchie presented; no changes from 1st reading. **PH opened at 8:09 pm**. No speakers. **PH closed at 8:09** **Motion:** move to approve **moved by:** MPT Williams **Seconded by:** Trustee Browning Trustee Dady, not here for 1st reading, how to include faulty equipment, 4th section to include mechanical noise so that neighbors can get a good night's sleep. **Motion:** amendment new B.4 noise from faulty mechanical device that is loud and continuing from 10pm – 8 am. **Moved by:** Trustee Dady Mayor Rogin asked how do you define faulty? Attorney Dittman was unsure. Discussion on faulty wording / unreasonableness / enforceability. Not Town's responsibility / prompted by single complaint. **Motion withdrawn. Motion passes unanimously.**
3. 2nd Reading – Public Hearing - Ordinance 1206 – Ordinance 1206 – an Ordinance of the Town of Lyons, Colorado, Amending Article 4 of Chapter 13 of the Lyons Municipal Code for the Purpose of Increasing the Service Rates for Wastewater Utility Service by the Consumer Price Index (CPI) – Staff gave background; using CO Planning & Budgeting Office **PH opened at 8:21 pm**. No speakers **PH closed at 8:21 pm** **Motion:** move to approve **Moved by:** Trustee Browning **Seconded by:** MPT Williams Mayor asked that this be communicated to public. **Motion passed unanimously**
4. 2nd Reading – Public Hearing Ordinance 1207 - an Ordinance of the Town of Lyons, Colorado, Amending Article 7 of Chapter 13 of the Lyons Municipal Code for the Purpose of Increasing the Service Rates for the Stormwater Utility Service by the Consumer Price Index (CPI) – Staff stated same as above; no increases for 8 years. **PH opened at 8:23 pm** no speakers **PH closed at 8:23** **Motion:** move to approve **Moved by:** MPT Williams **Seconded by:** Trustee Lowell discussion on raising it higher; tying to specific projects **Motion passes unanimously.**
5. 2nd Reading – Public Hearing - Ordinance 1208 - An Ordinance of the Town of Lyons, Colorado, Amending Articles 2,3,4, and 7 of Chapter 13 of the Lyons Municipal Code for the Purpose of Setting the Utility Service Rates and Charges by Resolution with a Public Hearing – Staff: will allow for utility rates to be amended via Resolution vs. Ordinance; Attorney Dittman noted that electric rates not included **PH opened at 8:27 pm** no speakers **PH closed at 8:27 pm** **Motion:** move to approve **Moved by:** MPT Williams **Seconded by:** Trustee Hamrick UEB supports; easier to adjust local rates. Streamlines process; reiterate to notify residents **Motion passes unanimously.**
6. 2nd Reading – Public Hearing - Ordinance 1209 – an Ordinance of the Town of Lyons, Colorado, Amending Chapter 16, Article 11 of the Lyons Municipal Code Concerning Wireless Communications Facilities – Attorney Dittman: complying with HB 2025-26 passed this year; further restricts local authority. Proposed changes are purely technical around shock clocks, not much clarity on permits required; this makes it clear what permits are required providing the town with some regulatory authority. **PH opened at 8:30 pm** no speakers **PH closed at 8:30 pm** **Motion:** move to approve **Moved by:** MPT Williams **Seconded by:** Trustee Browning **Motion passes unanimously.**
7. Public Hearing - Resolution 2025-83 - a Resolution of the Town of Lyons, Colorado, Rescinding Resolution 2025-82 and Levying General Property Taxes for the 2026 Budget Year – Director

Eyestone, we approved Reso 2025-82 at the last meeting, following morning notified by Assessor there was an error and need to rescind and pass this current; decreases actual mills for 2026. Discussion on valuations. **PH opened at 8:33pm** no speakers **PH closed at 8:33 pm. Motion:** move to approve **moved by:** MPT Williams **Seconded by:** Trustee Hamrick **motion passes unanimously**
Trustee Williams recused himself from voting on consent agenda and any items removed. Trustee Willams left the meeting at 8:34 pm.

VIII. Consent Agenda

1. Resolution 2025-84 – a Resolution of the Town of Lyons, Colorado, Approving the Renewal of Professional Services with The Adams Group, LLC to Perform 2025 Financial Audit Services for the Town of Lyons
 2. Resolution 2025-85 – a Resolution of the Town of Lyons, Colorado, Providing for Additional Appropriation During Fiscal Year 2025 for Unanticipated 2025 Revenues and Expenditures Required of The Town of Lyons, Colorado
 3. Resolution 2025-86 – a Resolution of the Town of Lyons, Colorado Accepting a Strategic Fuels Mitigation Grant from Boulder County
 4. Resolution 2025-87 – a Resolution of the Town of Lyons, Colorado, Approving a Third Amendment to a Development Plan Agreement Between Colorado Lookout Lyons LLC, and the Town of Lyons
 5. December 1, 2025, Regular BOT Meeting Minutes
 6. December Accounts Payable
- Motion:** move to approve **Moved by:** MPT Williams **Seconded by:** Trustee Hamrick Trustee Dady left the meeting at 8:36 pm. Trustee Browning pulled item 6: Accounts Payable / Mayor Pulled item 3. **Motion passes unanimously.** Trustee Dady returned at 8:37pm.

IX. Items Removed from Consent Agenda

Trustee Browning asked about Highland Ditch invoice? Director Eyestone stated these were all covered by grant funds and previously approved. **Motion:** move to approve **Moved by:** Trustee Browning **Seconded by:** Mayor Rogin **Motion passes unanimously.** Mayor Rogin, Reso 2025-86, kudos to staff, we have now doubled our mitigation fund. Administrator Simonsen, it is all about leveraging, now has \$80K to spend if approved. Trustee Lowell - will this allow for ongoing mitigation? Staff confirmed 2026 plans include continuing on open spaces, new goat cycles and limb pickup or another large project like Martin Parcel. **Motion:** move to approve **Moved by:** Mayor Rogin, **Seconded by:** MPT Williams **Motion passes unanimously. 10-minute break at 8:40 pm.**

X. Boards & Commissions

1. Mayoral Appointments
 - a. Luke Vasquez to Student Advisory Commission
 - b. Anush Amirjanyan to Student Advisory Commission
2. Proclamation of Bee City Certification – Mayor Rogin had bee headbands for everyone; read in proclamation. Potential pollinator week in the future? Work with EAB.

XI. General Business

1. Resolution 2025-88 – a Resolution of the Town of Lyons, Colorado Approving a Development Agreement for the Property Located at 402 Main Street – Planner Ritchie presented, original approval had condition of approval of development agreement; scope of work will affect sidewalk on both sides of property. Cost estimate is \$25K; Trustee Browning asked will any electric service lines be undergrounded? Paul Tamburello, applicant: Mr. Caplan is still deciding on pad mounts, if building next door is sold, this will be change. Staff: owner to the west agrees it should be underground, she would provide easement. After fire, everyone in area would like to see it underground. **Motion:** move to approve **Moved by:** MPT Williams **Seconded by:** Trustee Hamrick Discussion: no holes is a good development; Mayor Rogin thanked Paul for working with the town, thrilled you are the ones developing it and great to see progress. Paul T., excited to be moving forward; footing going in and the hole is filled. **motion passes unanimously.**
2. Discussion / Direction on Sauna Concessionaire RFP – Director Mitchell looking for direction on 5 areas; Bohn preferred location, no water/sewer/electric to serve in LMJ. 2K area footprint

was requested; park hours dawn to dusk, was a deal breaker for vendor. Opening earlier? Seasonality of it; Rays River rentals is seasonal; should this be as well? Fee structure? Rays first year paid monthly fee then changed to daily next year. Restroom impacts after park hours / closure? Mayor Rogin, the folks who requested this, if no LMJ is that a dealbreaker? Administrator Simonsen, the facility they had that is now gone, wanted LMJ. Heard from neighbors that they were loud into the late hours; no turnaround in LMJ, feel strongly we need emergency access. Planner Ritchie, biggest request was hours of operation; Board discussion: noise was a factor; no alcohol in parks; park hours dusk to dawn winter months and they requested longer time. High season for camping May 1st; rec programs, park host location / arrival. Parameters of rents; metered water? Include janitorial costs. Park hosts site area. **Location:** Board consensus is Bohn Park. Staff could potentially plan for 2027 closure. **Hours:** 6am – 9pm weekdays / 10 pm Fri/Sat is board consensus; mirroring noise ordinance. Expires 4/20/26. **Fees:** discussion of RV rates/weekly rates/is it metered there? Set fees to cover utilities / staff time and minimum rent based on equivalent RV space rent. Potential temporary meters? Per square foot fee? Temporary code to bathrooms to eliminate staff/ Fee to cover costs and then lease costs to include maintenance costs. Follow all park rules (no smoking/drinking). Designate backup contact person. Monthly rates that can be pro-rated. No sleeping in unit. Require staff on site? Specify if that is their model.

3. Discussion / Direction on Workshop: Boulder County Assessor – Mayor Rogin, great to have them here; learn about workflow model. Heard regular check-in with staff is helpful. Administrator Simonsen, the issue is more what do we do at local level to enforce. Trustee Browning, my focus was on revenues; would behoove us to stay on top and notify them of big projects/new homes. Enforcement is a broader issue. How many properties are we dealing with? Staff, it varies; if admitting to assessor that 100% is residential, they should receive a letter on zoning compliance. Good relationship with county. Direct staff to keep close track of misclassified properties, COs issued and follow up w/county. Staff: Lisa / Victoria to work on process, substantial permit sent to Mr. Wright. Discussion on how strictly do we enforce zoning? How many properties are there in similar situations? Board stated for them to show up shows partnership.

XII. Trustee Reports

1. Trustee Williams – PCDC discussed natural medicine zoning / restrictions. Rely on some precedent or other jurisdictions plans. Would consider it as any other medical office.
2. Trustee Browning – UEB discussed MEAN finding it harder to do electric generation projects, will try to increase reserve payments for excess capacity. Time of use rates; no automated system to track what is owed to / from legacy systems. Has to be manually tracked by staff – perhaps estimate as fee to legacy systems. Around 30 legacy systems are in place and will not be transferable.
3. MPT – nothing to report.
4. Trustee Lowell – both Ecology PRC cancelled/ need to meet with Kim to start hand off process of annual report.
5. Trustee Dady – SAC no quorum, thrilled with new appointees. Dec 18th meeting w/training. 2 are international students, good for them to have a voice. LAHC discussed municipal flag, narrowed to 3 artists. Lyons Creative District, Estes had celebration on acceptance, should Lyons have one? Staff: up to LCD, collaborating with them on funding sources.
6. Trustee Hamrick – SFC discussed workplan for 2026. EAB members attended, potential liaison. Future agenda item: road / vehicle noise
7. Mayor Rogin – HHSC meeting Sen Marchmen discussed potential funding cuts; unfortunate reality that Medicaid will be cut. CML ex board discussed potential upcoming legislation. Consortium of Cities discussed business growth, Broomfield Business Week.

- 271 XIII. Summary of Action Items
272 1. County to research number of permits for 2025
273 2. Can 317 Evans project be used for Prop 123?
274 3. Staff to work with Matt North and Fi on potential projects (expo / beyond words)
275 4. Mayor, ask that every second meeting in December, that if Sherriff sees a man in red suit
276 speeding through town, offer an escort.
277 5. Workshop on Use Tax increase with historical data / other municipalities / projected data on
278 hotel. Explain mechanics of collecting this. Notify Tebo / 402 Main / Tamburello and any
279 other developers on workshop.
280 6. Monthly update in admin report on BOCO housing projects
281 7. Communicate rate increases to residents.
282 8. Ord 1203 to be renoticed for PH when ready.
283 9. Ord 1205 passed on 2nd reading
284 10. Ord 1206 passed on 2nd reading
285 11. Ord 1207 passed on 2nd reading
286 12. Ord 1208 passed on 2nd reading
287 13. Ord 1209 passed on 2nd reading
288 14. Potential pollinator week in future
289 15. RFP draft with board direction on location, hours, fees, business model
290 16. Direct staff to keep close track of misclassified properties, COs issued and follow up
291 w/county. How many properties in similar situations.
292 17. Future agenda item on road/vehicle noise
293 18. Potential Lyons Business Day to include nuts and bolts and financing.

294 **Motion:** enter into ex session MPT/Lowell **motion passes unanimously BOT adjourned**
295 **at 10:00 pm**

296 Executive Session Pursuant to C.R.S Sections 24-6-402(4)(b) and 24-6-402(4)(e) For the
297 Purpose of Determining Positions Relative to Matters that May Be Subject to Negotiations,
298 Developing Strategy for Negotiations, and Instructing Negotiators, and for Legal Advice from
299 Attorneys Representing the Town Regarding a Property Dispute Concerning 0 Stickney St.,
300 Lyons, Colorado.

301 XIV. Adjournment -**meeting adjourned at 10:17 pm.**

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303 Respectfully submitted by:

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306 _____
307 Dolores M. Vasquez, CMC – Town Clerk

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310 _____
311 Mayor Hollie Rogin
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314