

**TOWN OF LYONS BOARD OF TRUSTEES MEETING  
LYONS TOWN HALL, 432 5<sup>TH</sup> AVENUE, LYONS, COLORADO**

**WATCH AT: [WWW.TOWNOFLYONS.COM/LIVESTREAM](http://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 1<sup>st</sup> 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, 5<sup>th</sup> 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 Daty 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 1<sup>st</sup> 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, 4<sup>th</sup> 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 2<sup>nd</sup> floor. Updated bylaws  
81 to replace the lost 1963 ones, miraculously found in mom's 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 98<sup>th</sup> 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 VI. Staff Reports

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

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

111 3. Legal Update  
112

113 VII. Ordinances and Public Hearings

- 114 1. 2<sup>nd</sup> Reading – Public Hearing - Ordinance 1203- an Ordinance of the Town of Lyons, Colorado,  
115 Approving the Rezoning of 4651 & 4652 Ute Hwy from Commercial Eastern Corridor (CEC) to  
116 PUD CEC (***This item will not be heard during this meeting. New public notice will be***  
117 ***provided when the item is ready for consideration***)
- 118 2. 2<sup>nd</sup> Reading – Public Hearing - Ordinance 1205 - an Ordinance of the Town of Lyons, Colorado,  
119 Amending Section 11-10-11 of the Lyons Municipal Code Concerning Regulations for  
120 Unreasonable Noise – Planner Ritchie presented; no changes from 1<sup>st</sup> reading. **PH opened at**  
121 **8:09 pm**. No speakers. **PH closed at 8:09** **Motion:** move to approve **Moved by:** MPT Williams  
122 **Seconded by:** Trustee Browning Trustee Daty, not here for 1<sup>st</sup> reading, how to include faulty  
123 equipment, 4th section to include mechanical noise so that neighbors can get a good night's  
124 sleep. **Motion:** amendment new B.4 noise from faulty mechanical device that is loud and  
125 continuing from 10pm – 8 am. **Moved by:** Trustee Daty Mayor Rogin asked how do you define  
126 faulty? Attorney Dittman was unsure. Discussion on faulty wording / unreasonableness /  
127 enforceability. Not Town's responsibility / prompted by single complaint. **Motion withdrawn.**  
128 **Motion passes unanimously.**
- 129 3. 2<sup>nd</sup> Reading – Public Hearing - Ordinance 1206 – Ordinance 1206 – an Ordinance of the Town  
130 of Lyons, Colorado, Amending Article 4 of Chapter 13 of the Lyons Municipal Code for the  
131 Purpose of Increasing the Service Rates for Wastewater Utility Service by the Consumer  
132 Price Index (CPI) – Staff gave background; using CO Planning & Budgeting Office **PH**  
133 **opened at 8:21 pm**. No speakers **PH closed at 8:21 pm** **Motion:** move to approve **Moved**  
134 **by:** Trustee Browning **Seconded by:** MPT Williams Mayor asked that this be communicated  
135 to public. **Motion passed unanimously**
- 136 4. 2<sup>nd</sup> Reading – Public Hearing Ordinance 1207 - an Ordinance of the Town of Lyons, Colorado,  
137 Amending Article 7 of Chapter 13 of the Lyons Municipal Code for the Purpose of Increasing  
138 the Service Rates for the Stormwater Utility Service by the Consumer Price Index (CPI) –  
139 Staff stated same as above; no increases for 8 years. **PH opened at 8:23 pm** no speakers  
140 **PH closed at 8:23** **Motion:** move to approve **Moved by:** MPT Williams **Seconded by:**  
141 Trustee Lowell discussion on raising it higher; tying to specific projects **Motion passes**  
142 **unanimously.**
- 143 5. 2<sup>nd</sup> Reading – Public Hearing - Ordinance 1208 - An Ordinance of the Town of Lyons,  
144 Colorado, Amending Articles 2,3,4, and 7 of Chapter 13 of the Lyons Municipal Code for the  
145 Purpose of Setting the Utility Service Rates and Charges by Resolution with a Public Hearing  
146 – Staff: will allow for utility rates to be amended via Resolution vs. Ordinance; Attorney  
147 Dittman noted that electric rates not included **PH opened at 8:27 pm** no speakers **PH**  
148 **closed at 8:27 pm** **Motion:** move to approve **Moved by:** MPT Wiliams **Seconded by:**  
149 Trustee Hamrick UEB supports; easier to adjust local rates. Streamlines process; reiterate  
150 to notify residents **Motion passes unanimously.**
- 151 6. 2<sup>nd</sup> Reading – Public Hearing - Ordinance 1209 – an Ordinance of the Town of Lyons, Colorado,  
152 Amending Chapter 16, Article 11 of the Lyons Municipal Code Concerning Wireless  
153 Communications Facilities – Attorney Dittman: complying with HB 2025-26 passed this year;  
154 further restricts local authority. Proposed changes are purely technical around shock clocks, not  
155 much clarity on permits required; this makes it clear what permits are required providing the town  
156 with some regulatory authority. **PH opened at 8:30 pm** no speakers **PH closed at 8:30 pm**  
157 **Motion:** move to approve **Moved by:** MPT Williams **Seconded by:** Trustee Browning **Motion**  
158 **passes unanimously.**
- 159 7. Public Hearing - Resolution 2025-83 - a Resolution of the Town of Lyons, Colorado, Rescinding  
160 Resolution 2025-82 and Levying General Property Taxes for the 2026 Budget Year – Director  
161

162 Eyestone, we approved Reso 2025-82 at the last meeting, following morning notified by Assessor  
163 there was an error and need to rescind and pass this current; decreases actual mills for 2026.  
164 Discussion on valuations. **PH opened at 8:33pm** no speakers **PH closed at 8:33 pm. Motion:**  
165 move to approve **moved by:** MPT Williams **Seconded by:** Trustee Hamrick **motion passes**  
166 **unanimously**

167 Trustee Williams recused himself from voting on consent agenda and any items removed.  
168 Trustee Williams left the meeting at 8:34 pm.

169 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

183 **Motion:** move to approve **Moved by:** MPT Williams **Seconded by:** Trustee Hamrick Trustee  
184 Daty left the meeting at 8:36 pm. Trustee Browning pulled item 6: Accounts Payable / Mayor  
185 Pulled item 3. **Motion passes unanimously.** Trustee Daty returned at 8:37pm.

186 IX. Items Removed from Consent Agenda

187 Trustee Browning asked about Highland Ditch invoice? Director Eyestone stated these were all  
188 covered by grant funds and previously approved. **Motion:** move to approve **Moved by:** Trustee  
189 Browning **Seconded by:** Mayor Rogin **Motion passes unanimously.** Mayor Rogin, Reso  
190 2025-86, kudos to staff, we have now doubled our mitigation fund. Administrator Simonsen, it is  
191 all about leveraging, now has \$80K to spend if approved. Trustee Lowell - will this allow for  
192 ongoing mitigation? Staff confirmed 2026 plans include continuing on open spaces, new goat  
193 cycles and limb pickup or another large project like Martin Parcel. **Motion:** move to approve  
194 **Moved by:** Mayor Rogin, **Seconded by:** MPT Williams **Motion passes unanimously.** 10-  
195 minute break at 8:40 pm.

196 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.

203 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

218 was requested; park hours dawn to dusk, was a deal breaker for vendor. Opening earlier?  
219 Seasonality of it; Rays River rentals is seasonal; should this be as well? Fee structure? Rays  
220 first year paid monthly fee then changed to daily next year. Restroom impacts after park hours /  
221 closure? Mayor Rogin, the folks who requested this, if no LMJ is that a dealbreaker?  
222 Administrator Simonsen, the facility they had that is now gone, wanted LMJ. Heard from  
223 neighbors that they were loud into the late hours; no turnaround in LMJ, feel strongly we need  
224 emergency access. Planner Ritchie, biggest request was hours of operation; Board discussion:  
225 noise was a factor; no alcohol in parks; park hours dusk to dawn winter months and they  
226 requested longer time. High season for camping May 1<sup>st</sup>; rec programs, park host location /  
227 arrival. Parameters of rents; metered water? Include janitorial costs. Park hosts site area.  
228 **Location:** Board consensus is Bohn Park. Staff could potentially plan for 2027 closure. **Hours:**  
229 6am – 9pm weekdays / 10 pm Fri/Sat is board consensus; mirroring noise ordinance. Expires  
230 4/20/26. **Fees:** discussion or RV rates/weekly rates/is it metered there? Set fees to cover  
231 utilities / staff time and minimum rent based on equivalent RV space rent. Potential temporary  
232 meters? Per square foot fee? Temporary code to bathrooms to eliminate staff/ Fee to cover  
233 costs and then lease costs to include maintenance costs. Follow all park rules (no  
234 smoking/drinking). Designate backup contact person. Monthly rates that can be pro-rated. No  
235 sleeping in unit. Require staff on site? Specify if that is their model.

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

247 XII. Trustee Reports

- 248 1. Trustee Williams – PCDC discussed natural medicine zoning / restrictions. Rely on some  
249 precedent or other jurisdictions plans. Would consider it as any other medical office.  
250 2. Trustee Browning – UEB discussed MEAN finding it harder to do electric generation projects,  
251 will try to increase reserve payments for excess capacity. Time of use rates; no automated  
252 system to track what is owed to / from legacy systems. Has to be manually tracked by staff –  
253 perhaps estimate as fee to legacy systems. Around 30 legacy systems are in place and will not  
254 be transferable.  
255 3. MPT – nothing to report.  
256 4. Trustee Lowell – both Ecology PRC cancelled/ need to meet with Kim to start hand off process  
257 of annual report.  
258 5. Trustee Daty – SAC no quorum, thrilled with new appointees. Dec 18<sup>th</sup> meeting w/training. 2 are  
259 international students, good for them to have a voice. LAHC discussed municipal flag, narrowed  
260 to 3 artists. Lyons Creative District, Estes had celebration on acceptance, should Lyons have  
261 one? Staff: up to LCD, collaborating with them on funding sources.  
262 6. Trustee Hamrick – SFC discussed workplan for 2026. EAB members attended, potential liaison.  
263 Future agenda item: road / vehicle noise  
264 7. Mayor Rogin – HHSC meeting Sen Marchmen discussed potential funding cuts; unfortunate  
265 reality that Medicaid will be cut. CML ex board discussed potential upcoming legislation.  
266 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 Sheriff 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 2<sup>nd</sup> reading  
284    10. Ord 1206 passed on 2nd reading  
285    11. Ord 1207 passed on 2<sup>nd</sup> 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    Dolores M. Vasquez, CMC – Town Clerk

307    Mayor Hollie Rogin

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