



## UEB Meeting Minutes, January 5, 2022

**Meeting Time and Location:** Began at 4:30pm. Held remote via Zoom meeting.

**Attendance:** Jim Kerr, Lee Hall, Larry Quinn, Jerry Rotz, Chris Meline, Chris Cope, Mike Jackson

**Staff:** Aaron Kaplan

**Liaison:** Mike Karavas

**Guests:** None

1. Amendments to Agenda

**None**

2. Approve Minutes from December 15, 2021

**Approved Unanimously**

3. Audience Business.

**None**

4. Upcoming Meetings

a) MEAN mtg in a couple of weeks, and Jim Kerr attending.

5. Updates

a) Board of Trustees, Mike Karavas

- Looking at plan for undergrounding power lines.
- Report requested by Mike for protocol for utility shutdowns. UEB may be asked to review. This is for all utilities.
- Awarded third round of DOLA funds, \$42K for public works facilities.
- Special BOT meeting tomorrow on request by Summit on change to bank LOC instead of performance bond.
- First Avenue fire hydrant testing this week scheduled but not sure if pressure reducing valves all in place.
- Legal update on Honeywell. Panel of three Arbitrators have been selected.
- Callahan site has issues of unpermitted work.
- Yoder property still in courts.

b) Staff, Engineering. Aaron Caplan (no report - arrived later)

c) UEB Chair – Jim Kerr

Required solar production hourly data has now been uploaded to MEAN for the months May through November. Required Sensus files stopped auto generating at the beginning of December and Sensus is working on the issue.

d) Other UEB Members - no reports

## 6. 2021 UEB Annual Report – Jim

Recommended changes of team

- Small edits by UEB members

Motion: Publish annual report as drafted with minor edits discussed.

**Approved Unanimously**

## 7. Hotel (Moss Rock Development) Referral Request

Aaron, Town code aspects review.

[Stormwater was early focus but need to go with current code now.]

Chapter 16, zoning, Article 17 site plan and development plan review process

- Development plan review requires PCDC and BOT on top of staff review.
- Detailed flowchart
- Item 5, site plan and development plan map plus details. There is not much on what town expects for any of these.
- 5f, existing and proposed utility systems. Usually this is done afterwards but Lyons wants information early. Applicant says more detail at building permit process but then additional review time required.
- 5g, grading and drainage.
- Demo permit did not require anything on plan to move forward since it is by right.
- Article 6 includes commercial and mixed use design standards. This includes more site planning requirements and stormwater. There is not much more on utilities.

Discussion:

- Separate fire suppression line proposed beyond 2” service.
- Not much included on affect to town electric, water and wastewater.
- Looking at undergrounding of electric to rear.
- Sewer service connection on 4<sup>th</sup> 8-inch line.
- Hotel is use by right there. When approved, building permit process would include the detailed engineering before proceeding.

- Water use should use peaking factor of 4. Rated capacity of WWTP under this scenario should be evaluated.
- Even without restaurant, other restaurants in town would increase loads in town.
- Laundry said to be sent to Longmont.
- Existing two ¾ inch taps are on site and will need to supplement water rights to get up to the proposed 2-inch tap. Lake Macintosh, 5 or 6 shares required.
- Stormwater report has somewhat questionable impervious areas, before and after project calling engineering qualifications into question. How can imperviousness improve with increased impervious surfaces? Can request that area be mapped and engineering calculations.
- Fire flow for fire suppression is being addressed by Fire Department but no current need for ladder truck anticipated.
- Different service lines for hotel versus other uses of bars, etc. Would seem that separate businesses would want own meter, but it could be post town meter.
- Hotel may be considered mid strength wastewater based on Wee Casa, but they Wee Casa does own cooking and cleaning. Laundry would be high strength.

Motion:

The UEB requests that the following issues be addressed at time of building permit application for the project:

- Adequate water pressure for fire suppression system.
- Wastewater downstream lines and WWTP adequacy.
- Increased wastewater flows from town restaurants to feed hotel residents.
- Rather than 85% occupancy should use 100% occupancy and a standard Colorado peaking factor.
- Document that electrical transformer(s) proposed are adequate and if single phase or three phase required.
- Stormwater report needs to be updated with final design plan with calculations.
- Consider different water taps for different businesses since wastewater fee calculations vary by usage type.
- Confirmation that the project does not include food service or laundry facilities.

### **Approved Unanimously**

#### 8. Wastewater High Strength Side Streaming Allowance – Aaron

Here is the LMC that allows a customer who has been placed in the High Surcharge category to reduce their surcharge.

Sec 13-4-80 (e)(2) High Surcharge Businesses and Significant Industrial users may reduce the water usage for the BOD surcharge calculation by providing the Town documentation of the number of gallons of water diverted from the sanitation system. The Town Administrator or designee will determine the amount of the production credit to be used in calculating BOD surcharge.

Documentation from a waste hauler and follow up verification from staff that the waste being hauled is coming from side-streaming would fall under this part of the code and could therefore be submitted by a high surcharge customer for this purpose.

Code currently allows side streaming allowance so nothing more needed now.

Some additional questions to think about for future:

- Would there be a benefit to broadening the scope of this deduction to encourage customers such as restaurants and bars to side-stream?
- Based on the hauling costs submitted by one company it would not appear to be a financial incentive for customers to side stream on their own.
- Should the current reduction also include reducing the standard wastewater usage charge?
- The documentation is showing water that is not going down the sewer system.
- Should commercial accounts be allowed to meter the water they use for irrigation and then have that deducted from their wastewater usage charge?
- There could then be requests from businesses that serve glasses of water or make and serve coffee and those could not easily be documented.

#### 9. Storm Drainage Manual - Aaron

- Consider adopting the following Boulder County Storm Drainage Manual
- <https://www.bouldercounty.org/transportation/floodplain-management/storm-drainage-criteriamanual/>
- ICON master plan referenced UDFCD guidelines.  
(<https://mhfd.org/resources/criteria-manual/>)

This item was discussed very briefly due to limited time left in the meeting. Aaron has a draft checklist and will supplement with references to the Urban Drainage District manuals. Aaron wants to reiterate that Lyons is moving toward the Boulder City manual instead of the Boulder County manual. These will be discussed in a future meeting.

Meeting ended: 6 pm. Minutes Submitted by: Larry Quinn