



UEB Meeting Minutes, February 2, 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 - no changes

Approved Unanimously

2. Approve Minutes from January 19, 2022

Approved Unanimously

3. Audience Business.

None

4. Upcoming Meetings

Colorado Association of Municipal Utilities (CAMU) business meeting 5 Feb
Fountain, CO

5. Updates

a) Board of Trustees, Mike Karavas

- Special meeting last night on Planet Bluegrass. Passed on first reading with second reading on 23 Feb
- No election required since only one mayor and 6 trustee applications so existing board will appoint new board.

b) Staff, Engineering. Aaron Kaplan

- Longs Peak Drive still waiting for storm inlets.
- Longmont completed 4th and Park storm sewer repair.
- Meeting Friday on removal of Lyons water line under North St Vrain Creek when they remove their pipe with cost sharing. Boulder County required this as potential for scouring during next flood. It is close to Antelope

intersection with Apple Valley between there and US36. Longmont has obtained the 404 federal permit to excavate in the creek.

- Parking lot near WWTP and Black Bear Hole being done.
- Pedestrian bridge will be installed on 4th.
- Organic loading at WWTP reduced in 2021 from 2020 and somewhat due to high strength waste ordinance. Some of it may be improved maintenance and cleaning at the WWTP and lift stations. Distillery side streaming did not seem to have a measurable change (except for reduction in copper). WWTP re-rating by JVA only looked at Eastern Corridor incorrectly.
- (Note: BOT member, Mike Karavas left the meeting at this point.) On Planet Bluegrass, the annexation agreement was not discussed by UEB in regard to water rights dedication. BOT said that would be addressed if site plan prepared later. UEB said that utility issues could be addressed at building permit application for entire long term plan for the site. UEB previously stated that any new connection to water system required water rights dedication, not just annexation and subdivision. Last year this was removed from the code for properties in town in 2003 when went to Longmont water. [5 in town properties apply] Code does say that annexation of business, commercial and industrial development shall provide 1 acre foot of water for each acre of development. This was not done for PB as there were no plans to subdivide and develop residentially. Instead, additional water rights will be given to town at time of building permit changing use. On PB property, there is existing household tap because of easement for the water line. The 24 acres are not being fully developed per se. Bathhouse is proposed but took out second one south of river and only camping in this area. ADU is also proposed but in town so no water rights for this according to ADU ordinance. Engineering report needs to be completed before building permits to determine water rights requirements. Camping with porta potties could occur this year without the additional water uses or bathhouse. In summary, UEB still concerned about ultimate water use of property. UEB does not see 24 shares as appropriate based on current plans. (Mike Karavas returned to the meeting immediately after this subject concluded.)

c) UEB Chair – Jim Kerr

1. The link to the Lyons Construction Design Manual being discussed the last couple of meetings is here:

<https://www.townoflyons.com/151/Construction-Design-Manual>

2. Look at the recent boards and commission training video if you did not attend.

d) Other UEB Members

LQ – terms on boards rather loosely applied even if 2 year terms. Officers are voted on every year.

6. Election of UEB Officers

Motion: Accept existing slate of Jim Kerr, Chair and Chris Meline, Vice Chair and Larry Quinn as Vice Vice Chair.

Approved Unanimously

7. Solar Farm and Battery Storage Status

Originally planned RFP for everything. MEAN has group of utilities wanting to go solar for much larger bid in November. Lyons provided our information to try to piggy back on their PPA project at price about 4 cents a KWH with escalation of only 0.5 % per year.

SandHills Energy will provide a modified proposal by Friday. Expectation is that this covers only the solar farm aspect. Although transformers not on contract Sandhills was looking to provide bulk buying for utilities but so far unable to achieve any economy of scale pricing. Battery storage system will likely be a different proposal. The adjusted MEAN solar farm proposal will be modeled after the Gunnison contract. Gunnison did a PPA solar farm that DOLA accepted that allowed Gunnison to buy down the contract with DOLA funds. DOLA requires transfer to Lyons ownership for at least 10 years of useful life.

DOLA awarded the \$1 million grant and is currently working on the Lyons contract which will take about 60 days to complete after Lyons acceptance in mid January. The Carrolls agreement amendment has been completed by all parties. The PCDC approved a zoning modification to allow solar in parks and open space with a town vote of the people. The next zoning step is for the BOT to pass an ordinance. The first reading is expected at the next BOT meeting to allow this zoning change.

Some folks have been providing ideas and information but all have been told that formal RFQs and/or RFPs will be issued later.

Aaron, Lee Hall and Jim Kerr will meet soon on steps moving forward on RFPs.

8. St Vrain Market Referral Request – Comments due 9 Feb

Project Description: This project will remove an aging porch and loading dock, deteriorating car wash, improve the pavement adjacent to the building, and construct an addition on the south side of the building of approximately 500 square feet. The Town has received a substantially complete application.

Aaron comments – Broadway reconstruction moving forward and may affect frontage road and access to Broadway. Existing grease trap on property shown as in line grease trap by Market. Proposing a new grease interceptor in project but nothing said about the old trap. Is there an existing sand trap at the car wash being removed? Electric line must be temporarily removed to remove car wash. Town is looking at options for

undergrounding electric as part of the Broadway project so will ask if they could underground line. They asked if URA could help fund the undergrounding of their line. Town would like to find grant funding for service line undergrounding. They are in the 500-year flood zone. Not a major concern but needs to be documented for FEMA.

They are increasing the baking capacity but they are installing a new grease interceptor.

Motion: The UEB agrees with the staff review and have no additional concerns if the new grease interceptor is included that meets town code and old grease traps removed.

Approved Unanimously

Meeting ended: 5:56 pm. Minutes Submitted by: Larry Quinn