

1 TOWN OF LYONS BOARD OF TRUSTEES MEETING
2 VIRTUAL MEETING
3 LYONS TOWN HALL, 432 5TH AVENUE, LYONS, COLORADO
4

5 ZOOM LINK:

6 <https://us02web.zoom.us/j/88001966302?pwd=bEVScKhOdjd3Sm9WYlgyZWx4WnlzZz09>
7

8 Meeting ID: 880 0196 6302

9 Passcode: 720920

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11 +1 312 626 6799

12 Meeting ID: 880 0196 6302
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15

16 DRAFT AGENDA

17 **MONDAY, FEBRUARY 7, 2022**

18 5:30 pm – 6:50 pm

19 *Presentation of Call for Projects on Historic Depot Building*
20
21

22 7:00 PM BOARD OF TRUSTEES REGULAR MEETING

- 23 I. Roll Call and Pledge of Allegiance – Present: Mayor Angelo, Trustee Karavas, Trustee Miller, Trustee
24 Lowell, Trustee Rogin, Trustee Waugh, MPT Browning
25
- 26 II. Reflective Moment of Silence – over 900,000 COVID victims, marshal fire victims
27
- 28 III. Approve Agenda – **Motion:** move to approve **Moved by:** Trustee Lowell **Seconded by:** Trustee
29 Rogin MPT Browning wanted to amend will vote no; items are way to many and way to important to
30 be handled in one meeting. Thinks most of this meeting should be put off until another meeting.
31 Trustee Waugh request all staff reports are not provided; only if trustees have questions. **Seconded**
32 **by:** Trustee Lowell **Motion passes 7-0 MPT move to strike item. 11.2 Ord 1119 MK second**
33 **Passes 7-0 Motion: approve as amended passes 7-0**
34
- 35 IV. Audience Business – Eric Kean – 741 Baker St, Longmont, owner of Main St Brewery, parking, 2010
36 comp plan, strongly encourage the board to direct staff to address this. Encourage the board to
37 invest in a hop on/off shuttle to facilities around town.
38
- 39 V. Boulder County Sheriff's Office Report – Sgt. Crist grateful for all of you and Lyons, overwhelming
40 support is great. FLOCK camera system in CDOT review; 2/25 new staff in town; met with chief Zick
41 ongoing issues, huge shoutout to Josh Kravetz's for OMW, did a fantastic job, non-issue for us. A lot
42 of people in town, welcome sight to see an event go off without a hitch.
43
- 44 VI. Trustee Reports
45 1. **Trustee Lowell** – Annual report is complete; report dedicated to Lyons Volunteers; over 600
46 individuals who have volunteered since the flood.
47 2. **Trustee Rogin** – EVC & HPC have not met this month. Grateful for community participation
48 in tonight's meeting.
49 3. **MPT Browning** – no report; PRC meeting moved to 2/23
50 4. **Trustee Miller** – nothing to report
51 5. **Trustee Waugh** – PCDC have not been able to attend; grateful for public participation and
52 someone who has lived here I really appreciate comment sections that provide proactive
53 solutions.
54 6. **Trustee Karavas** – UEB met Wednesday.
55 7. **Mayor Angelo** – I think representative Ken Singer and Cheney should be afforded a chapter
56 in it if Caroline ever revises her father's book
57
- 58 VII. Boards & Commissions
59
60 VIII. Staff Reports

- 61 1. Flood Recovery Update
62 2. Administrator's Report
63 3. Legal Update
64
- 65 IX. Consent Agenda
- 66 1. Resolution 2022-5 - A Resolution of the Town of Lyons, Colorado Approving a Professional
67 Services Agreement with J-U-B, Inc. for Construction Management Services for the 4th
68 Avenue Pedestrian Bridge Construction Management Project, Project 21-SRTS Ped Bridge-
69 02
- 70 2. Resolution 2022-10 - a Resolution of the Town of Lyons, Colorado Ratifying the Professional
71 Services Agreement with Kumar and Associates, Inc. for the GOCO Black Bear Hole and 2nd
72 Ave Trailhead Improvements for Materials Testing Services Project
- 73 3. Resolution 2022-11 - a Resolution of The Town of Lyons, Colorado Ratifying the First
74 Amendment to the Construction Agreement with Southpaw Electric Corporation for the Back-
75 Up Power Public Works Generator Project
- 76 4. Resolution 2022-12 - a Resolution of the Town of Lyons, Colorado Ratifying the First
77 Amendment to the Construction Agreement with Anderson Bridges, LLC for the 4th Ave
78 Pedestrian Bridge and Connection SRTS Project
- 79 5. Resolution 2022-13 - a Resolution of The Town of Lyons, Colorado Ratifying the First
80 Amendment to the Professional Services Agreement with Centennial Archaeology LLC for
81 Consultant Services for the Back-Up Power Project
- 82 6. Resolution 2022-14 – a Resolution of the Town of Lyons, Colorado Cancelling the April 5,
83 2022, Regular Municipal Election and Declaring the Candidates Elected
- 84 7. Resolution 2022-15, a Resolution of the Town of Lyons, Colorado Approving Lyons Urban
85 Renewal Authority Guardrails
- 86 8. Resolution 2022-16 – A Resolution of the Town Of Lyons Approving A Contract With WHC
87 FTC, LLC D/B/A Ztrip For Transportation Services In 2022
- 88 9. Resolution 2022-17 - A Resolution of The Town of Lyons, Colorado Awarding a Construction
89 Agreement for The Lyons Bohn Park Ball Fields Drainage Improvement Project with Walsh
90 Construction
- 91 10. February Accounts Payable
- 92 11. January 18, 2022, BOT Meeting Minutes
- 93 **Motion:** move to approve **Moved by:** Trustee Karavas **Seconded by:** Trustee Lowell MPT
94 Browning removed items 7 & 9 **Motion passes 7-0**
95
- 96 X. Items Removed from Consent Agenda
- 97 **Item 7** – LURA guardrails; approved at LURA meeting, needs rewriting, from perspective of Town; a few
98 little tweaks. Postpone until following meeting, I will endeavor to meet with Comm Dreistadt **Motion:** Move
99 to approve **Moved by:** MPT Browning **Seconded by:** Trustee Karavas **Motion passes 7-0**
- 100 **Item 9** – Resolution 2022-17 - A Resolution of The Town of Lyons, Colorado Awarding a Construction
101 Agreement for The Lyons Bohn Park Ball Fields Drainage Improvement Project with Walsh Construction -
102 MPT Browning - Walsh \$19K drainage problems at Bohn, why wasn't this covered by warranty. Dave
103 Cosgrove, not included in original design, drainage swales on outlying, not on interior, not draining
104 property. MPT Browning - we built new ball fields in different locations after the flood, why wasn't the
105 drainage system incorporated. Manager Sanders, built to design, the contractor didn't do anything wrong.
106 Mayor Angelo, fair to say we didn't anticipate the problem. Director Cosgrove, that's a fair statement, in
107 areas where we are having issues, in particularly heavy rain events, trying to alleviate a problem. Trustee
108 Karavas, this is no different than LMJ, we knew there was drainage issues in that area. This is a design
109 flaw issue; never designed on flat ground. The architects and engineers should not have missed this.
110 Have the engineers reviewed? Manager Sanders, no we have not, we can have town engineer look at it.
111 This was designed in Phase I in 2016-2017; can review to see if we have any recourse. Director Cosgrove,
112 there are areas in both fields. **Motion:** move to continue to a date certain March 7th meeting **Moved by:**
113 MPT Browning **Seconded by:** Trustee Karavas **Motion passes 7-0**
114
- 115 XI. Public Hearings and Ordinances
- 116 1. Public Hearing – Resolution 2022-18 – a Resolution of the Town of Lyons, Colorado Approving or
117 Denying a Development Plan (343, 347, 349, and 355 Main Street – Lyons Hotel) – Attorney Dittman gave
118 overview of process. MPT Browning, I have received at least two dozen emails from citizens; I have also told
119 people just in passing by that I could not discuss. Trustee Waugh also received several emails and is
120 controlling owner of small STR business will not influence my decision. All board members disclosed that they
121 received dozens of emails but could remain impartial. Planner Strom presented staff report; photometric a

122 condition of approval; 5 handicap accessible rooms/parking spaces condition of approval. Staff recommends
123 along with PCDC to approve with conditions; 1. Note that development plan shall conform with state and local
124 ordinance; 2. shared parking lot 3. water rights dedication 4. Bond to cover public improvements. 5.
125 Maintenance responsibilities for landscaping in town ROW 5. Major encroachment license with CDOT. Rosi
126 Dennet, Planner for applicants, Edna Johnson and Aynes, Adam Cassidy, James Lee, Edna provided
127 background information; doing everything we can to create the right hotel for the town. When we first moved
128 here a year and a half ago, we heard how a hotel had been on the town's wish list for at least 15 years. We
129 don't want to be a part of a chain. It would save us a lot of money but would require a look and feel that is
130 consistent no matter where the location. We are striving for something unique. Hotel will bring substantial uplift
131 in tax revenue to the town, which it desperately needs. Hotel will bring employment to this area, believe in
132 hiring good people and training them to succeed. We will have a Lyons first commitment to hiring. We really
133 hope to attract workers here, will provide benefits and incentives here. COVID induced labor shortages will
134 ease based on all projections. Hotel will ensure that some of the people that just drive right through Lyons will
135 bring people to stay. A hotel belongs downtown not on the fringes of town. We have to create a financially
136 viable hotel to accomplish these goals. If you approve this project, you are placing your trust in us as a team.
137 And we have a good team, we hire professionals who are not jerks. Dave & Josh, architects from Niwot, Ana
138 Tenzer, Colorado lawyer of the year, specializes in hospitality law. This is a small project for her but is a 20+
139 year Boulder resident with ties to Lyons, Adam is a boutique developer/consultant. Adam here to present on
140 how we arrived at size/hotel program that we have arrived at. Average size in BOCO is 96 rooms. Town in
141 support of adding density to downtown. Land acquisition, demolition and site work, building, if we were to
142 reduce a floor, we would lose let's say 20 rooms. Would shave off some costs but would reduce the profits as
143 well. Rosi Dennet, permitted use in downtown zone, would consolidate 3 lots, goal to design hotel that would
144 fit into the requirements. No variances requested, PCDC also recommended approval. We have no objections
145 to 5 conditions of approval by staff/PCDC. In-depth coverage on parking; project meets code requirements;
146 Broadway project will be completed by the time the hotel opens its doors two years from now. CDOT did
147 accept our plan. Referral comments all addressed. Design guidelines will serve the town well; have studied
148 the architecture, trying to incorporate those into the project. Ana Tenzer, Legal for project, project needs no
149 variances, meets all criteria. Applicants happy to meet conditions of approval including ongoing parking
150 assessments. Adam, tax revenues that would be derived from room sales/food and beverage sales. Hi level
151 assessments, occupancy would plateau at 70%. Hypothetical tax bill 250-300K a year. Took approach
152 comparing recent projects and made hotel assumptions accordingly. Agnes, owner of project, lots of facts and
153 reasons that support design and case for this hotel. Built to town code and to respond to long term plan. Intent
154 matters when coming to critical decisions. We've listened to a lot of comments, as a team, with respect, in the
155 spirit of solving or the betterment of the town. Committed to developing a beautiful boutique hotel that would be
156 environmentally and fiscally sustainable. Trustee Rogin asked if referral comes back, water pressure for
157 example, do we get a revised application to review? Attorney Dittman, it would not come back until that
158 condition is met. Trustee Lowell, great presentation, seems to be some confusion on whether there will be a
159 commercial kitchen, laundry onsite? Would put additional load on WWTF. Adam Cassidy, at present, plan to
160 outsource laundry for that exact concern. Relatively simple to outsource. Kitchen, we have an obligation, plan
161 to develop an upscale full service, given size of project, not standard textbook hotel, one kitchen to service
162 entire hotel. Other would-be food prep kitchen. MPT Browning, parking, public comments/PCDC suggestions
163 seems to be concern #1. Inconsistency between the applicant's presentation on parking and Planner Strom's
164 presentation, how and when are we counting spaces? Planner Strom mentions 30 spaces between 4th and 5th?
165 Planner Strom, error, should be 3rd and 4th. MPT Browning, planner mentions adjacent spaces, do you mean
166 like the church across the street? Planner, they looked at main, 3rd and Broadway. Opportunity between those
167 3 locations to meet 30 spaces. Discussion on available spaces adjacent to hotel. Planner Strom, the code
168 doesn't define adjacent. Rosi, we tried to determine how that is interpreted. 5 spaces on 4th, 20 on Broadway,
169 we determined we could use both sides of Broadway after project is complete. MPT Browning, on south side
170 of Broadway there is supposed to be a trail, and a safety measure, a wall, will that affect parking? Planner
171 Strom, no, CDOT ROW extends into Sandstone Park quite extensively. Asked them to look at back in parking.
172 Rosi, extends from Oskar Blues with 9 spaces on one side and 16 on the other side of the street. Josh James,
173 Architect, displayed map with adjected parking. MPT Browning, what if the adjacent property owner wants to
174 put in condos and they have parking requirements, what happens then? We need to define adjacent. Page 5
175 report says nearby and changed to adjacent, I can't see how parking by OB is adjacent. The big crunch for
176 downtown parking is a problem created by board of trustees; where did the 700-foot requirement come from,
177 why not 500? Staff to research. MPT Browning, does applicant think the WWTF parking area would be
178 feasible for valet parking? Rosi, looked at a lot of different potential places, tried to meet code; area chosen
179 seems to be a viable solution. Willing to look at other options and work in good faith, but we are meeting code.
180 MPT Browning - but if the board changes the code, to allow for parking at valet would that make it easier?
181 Anges, we would have to consider what time it takes to get cars around; I do not know what the acceptable
182 number is, committed to working with the town. MPT Browning, one town owned lot, triangle lot across from
183 fire station, 24 spaces to be used, has it been verified that 24 spaces would fit in that lot? Dave, we have
184 measured them, drawn in your sheet set, valet would be 49 spaces, as they are parked end to end, no back up

185 space. I can provide the drawing. MPT Browning, the City of Longmont, who supplies our water, has a project
186 going on there now, can you park there? Will they have anything above ground, and do you need to have any
187 clearance? Dave, that information was not available to us. Director Caplan, Longmont's proposal is to keep the
188 same number of parking spaces and move it a little more south, won't provide more spaces, but more end-to-
189 end parking. MPT Browning, code says parking lot must be paved, who's going to pay? Planner Strom, no
190 discussion. MPT Browning, same thing as 700-foot rule, not sure why this requirement is there, as long as we
191 keep old code, may behoove the town to modify the code. Section 16-8-20 e says landscaping, all off street
192 with more than 10 spaces, shall screen with low 3-4-foot wall or earth mounds which shall be landscaped, any
193 discussion on who would construct/pay for that? Planner Strom, no discussion, open to discussing. Mayor
194 Angelo, concur with MPT in regard to restriction to off site parking, amend code to allow use of town parking
195 town has available that could alleviate the problem, as a valet service? Agnes, we have included that in our
196 budget. Adam it is in the best interest of the hotel to deliver optimal parking. Trustee Lowell, same concerns
197 as MPT Browning, amenable to using 2nd Ave lot for employee parking, say 25 spots? Perhaps a shuttle?
198 Seems like a reasonable alternative. Agnes, during high season, in best interest to facilitate parking for
199 employees as well as guests. We have talked with other businesses, and we are going to have to solve it. We
200 will have to work with the town. Trustee Karavas, Main Street has signs regarding parking, enforcement issue,
201 we could use Railroad as well. MPT Browning, utility questions, 4 different street addresses, are there 3 lots or
202 4? Rosi, one lot was split where the FestivalInn and Moxie, 4 platted lots but 3 parcels. MPT Browning, how
203 many existing utility connections are there? Director Caplan, there are 3 water and 3 sewer. Electric had 5
204 meters/service connections. MPT Browning, so they will probably need one large electric service. Director
205 Caplan, they already had electric connections so not sure if they should pay it again. MPT Browning, they have
206 3 sewer connections, how are we going to determine? Director Caplan, we would determine that in the
207 development plan agreement. MPT Browning, my understanding is that taps run with the property. Director
208 Caplan, right now they have 3 of each. MPT Browning, would they get credit for the 3 taps they have now and
209 pay the difference? Director Caplan confirmed. MPT Browning, how do we go about determining what
210 additional water shares would be required? Director Caplan, if they upsize then they would need to provide the
211 additional water rights. MPT Browning, no one has applied for use of Lake Mac shares, still requires board
212 approval. And the potential effect on WWTF, in packet, maximum monthly gallons was 270K, permit allows for
213 306K a day, if we exceed it triggers redesign. Discussion on daily use, averaging out use, trigger for WWTF
214 redesign. Looking at volume with other developments coming in. MPT Browning, some discretion with
215 CDPHE to not use our abnormal months festival for example. Revenue, has anyone looked at estimated
216 amount of use tax? Adam, we did not calculate use tax as part of this project. We could do a high-level
217 estimate, it is a difficult thing to calculate. MPT Browning, we should look at this, would work in applicant's
218 favor. Seems to be assumption that amounts paid for land, roughly 1 million, and estimated construction costs
219 will translate into additional tax property revenue at 100% of those values. Adam, roughly 15-17 million to
220 construct. MPT Browning, are we sure that is what BOCO assessors' office will do? Adam Cassidy looked at
221 hotels in the region, and spoke with assessors' office in dealing with hotels, they take the income approach,
222 take gross revenue, subtract expenses, then use that value for calculate real estate tax. It is a ratio to sales;
223 \$277K projection is right in line with the average for this region. MPT Browning, has anyone questioned split
224 with URA, what actual town revenue? Administrator Simonsen, not done today, waiting to see if application
225 was approved. **Public hearing opened at 10:21 pm Chrystal Decoster**, 113 5th Avenue, see attached.
226 **Jessica Van Antwerp**, 223 Choctaw, Lyons, very excited about this project. I know people in town have
227 concerns, they are legitimate, but when given an opportunity the town comes together. The feasibility of a hotel
228 was already approved in 2018. If not now, when? If not these people, who? Someone else will come in and
229 bulldoze the town. They live here, they know the vibe. **Roger Flynn**, 1010 Steamboat Valley Rd, 440 main
230 street upper floor local business owner, served on PCDC for 8 years, need for hotel is issue. I support a hotel
231 at that site, question is size and scale and impact on town, is unacceptable, does not comply with code, does
232 not fit with the town. Parking, I too walk every day, they are going to need at least 105 spots. Most people
233 won't want the valet, think it's overhyped. Town's goal is to have all of that 2-hour parking, so none of that
234 should be available. Most businesses on High Street are against it; the Chamber raised serious concerns.
235 Where are they going to go? Attorney stated they aren't agreeing to the parking, they are agreeing to work with
236 the town, it is meaningless. Our own lodging study states this is a chain size hotel, this site doesn't feet. This
237 site fits 30-35 rooms. A small hotel can fit here, it can make money and it can work for the town. Bottom line
238 don't approve tonight and kick the can down to the next Board of Trustees. Let's work together to solve the
239 problem. Company should adapt to fit our needs; the town shouldn't have to change everything to adapt to
240 their needs. **Cathy Rivers**, 122 Peregrine Lane, see attached. **Mike Yeager**, 1285 W. 180th Broomfield, own
241 upholstery shop in town, I support them, big concern is parking, they plan on using two spaces that I use daily.
242 They have my support, Lyons needs a hotel, but I need that parking. Please consider it will impact my
243 business. **Parker Johnson**, 382 Apple Valley Road, we do have grit, I fear we are looking a gift horse in the
244 mouth. The parking problem here in town is real. The town created the problem, absence of gumption and
245 vision, your job to fix this. Absolute dream of team and design. It is going to be a defined lightning rod. Density
246 is goal we are dying on the vine for sales tax. A 35-room hotel would have to be owner run, and we should be
247 viewing this a community service project. Radical idea, we have two years to solve parking problem, we've

248 spent millions on our two parks, we've created a free water park with no parking. The BOT has to figure this
249 out; you have a perfect solution to kick start downtown. We take half of sandstone park, build a parking deck,
250 and provide incentives. We need to solve the problem; we are crazy to kick this down the road; there is
251 Sandstone Park sitting there, bigger than it needs to be; we owe it to these people to get creative and get
252 behind them. **Mike Whipp**, 1308 Apple Valley Rd, Betsy and I very involved in comprehensive plan 12 years
253 ago. Just coming out of great recession; we really struggled. Talked about making parks fiscally sustainable.
254 Then the flood hit; the town received 20 million dollars to fix our parks. I confronted the parks director, they
255 were talking about painting the teeter tots, and he assured me they had a plan to be sustainable. We have not
256 weaned the parks off the tax revenue. It's going to take some money to fix the parking issue; converting
257 Sandstone Park is a great idea. We need to move some of the activity from LMJ to Bohn, not being utilized.
258 This opportunity is going to come once in a lifetime. We need to commit to solving this in the two-year
259 deadline. We have to commit and move ahead. **Betsy Burton**, 1308 Apple Valley Rd., comp plan analyzed
260 parking, parking is a big one, it's tough, but we need to do it. We have had the privilege of getting to know
261 Edna and Anyes, they want to invest in our community, it's their community now. These two moved here and
262 jumped right in. Would be so sad to turn this down. If they are turned down, some hotel chain will swoop in, the
263 opportunity we have now is amazing. **Gil Sparks**, 2169 Apple Valley Road, I appreciate the board, you have a
264 tough task. Retired attorney, municipal law, strong supporter of the hotel. My son/DIL have a business here we
265 know what this town needs. I've read many of the comments, that are aspirational in nature. The proposal
266 submitted is code compliant, urge you to follow the code and do the right thing. They came here with a great
267 idea, give them the chance. Follow the code as it is, not as others want it to be. **Kay Sparks**, read in
268 comments from Jodi Scott, see attached. **Brandon Castillo**, 2136 Apple Valley Road, against hotel. This path
269 of attracting tourism has been biting some small towns, article published stating local towns and boards are
270 diverting tourism, no workforce due to no affordable housing. Concerned about gentrification, small blue-collar
271 towns are being overrun by the rich. Most that have spoken are in the business and look to gain something.
272 Would the town be liable if the WWTF failed. Is this an EPA issue? Would the state get on us if the toilet
273 overflows. Please look at article in Colorado Sun, that is the future path of our town. **Edward Kean**, 228
274 Welch Drive, there's folks' way out in the future that could be at this meeting. My grandchildren's
275 grandchildren, whenever you build a new building, you have the chance to eliminate fossil fuels, not add no
276 more than needed that surrounds the whole earth. In favor of the hotel, seems a little big, parking, great
277 opportunity to solve parking problems. **Public hearing closed at 11:12 pm**. Agnes reiterated we want Lyons
278 to be Lyons, put team of best experts to bring a long-term sustainable hotel. We will work with the town to
279 solve long term problems. **Motion:** move to approve resolution 2022-18 **Moved by:** MPT Browning **Seconded**
280 **by:** Trustee Waugh **Motion:** amendment to include staff comments, applicant comments, PCDC minutes
281 **Moved by:** MPT Browning **Seconded by:** Trustee Karavas **Motion on amendment passes 7-0** Trustee
282 Lowell, need for hotel is abundantly clear; I think this hotel will serve those venues well. I have read 84 emails
283 from concerned residents: parking issue, size, and WWTF. Nearing my end of my term, not sure we have ever
284 had a discussion to consider a solution on parking. I wish my successors luck; I thought Mr. Johnson's idea of
285 a parking garage is great. I feel for business owners concerned about loss of parking. I can appreciate
286 developer's viewpoint that they need that number of rooms to be profitable. This application meets the code, I
287 will be voting yes. MPT Browning, biggest new development proposed in years. The comp plan clearly states
288 the need and desire for that. The parking is a town created problem, and the town must come up with a
289 solution. The RTD lot was turned into a library. Only undeveloped commercial lot was McCain lot, this board
290 voted contrary to staff/legal/code to rezone to general industrial. Incumbent on town to fix. Town owns only
291 remaining lots that would address parking. We need to change existing ordinance on off street requirements.
292 The last finding of fact is fudged; we need to address parking. Would like to see a report from town staff
293 addressing each of the major utilities and how they are complied with in advance of development plan
294 agreement. Revenues – at principal stage we don't get key information I don't like that. UEB is advisory board
295 to BOT, not to staff. Analysis and input from UEB should come at this stage, not later. Also request a report on
296 revenues. Support as is, need to fix parking. Trustee Waugh thanked the applicant; parking is an issue and
297 needs to be addressed. This board has an opportunity tonight, I will vote for this. Many years in the recovery
298 phase, time to grow. I'm hoping town staff has learned from this process, many business owners don't have
299 the resources to have these kind of resources. Trustee Rogin, extremely fortunate to have Moss Rock for this
300 project. I will be voting in favor of this. Trustee Karavas, reiterated comments, I do have concerns, but look
301 forward to getting corrected. Traffic study companies study numbers, not here when it takes 45 minutes to get
302 into town from 36/66. Continues to get worse; I would like to hear from fire/police what plans are to traverse
303 through that traffic during the weekends. This project could potentially take other employees away from other
304 businesses. After the flood, every meeting was until midnight trying to put the town together. If we missed
305 parking sorry, we are not having an election, no one wants to run. You have the choice to run and fix it. Mayor,
306 this is the beginning of many projects in town, looking forward to this very much. Trustee Miller, echoed
307 Trustee Karavas, take a look at traffic in summertime, 15k cars that come thru every weekend, fire concerns
308 no ladder truck in town. Major corridor for children to walk to school, take that into consideration. Parking is
309 always a concern; High Street is always full of bicyclists. Definitely support, need a hotel. Wish you the best
310 and hopeful we can get this all figured out. Administrator Simonsen, since original application came in, we

311 have been thinking about parking. In front of the elementary school is town ROW and is not used during the
312 peak summer season. There are 35 parking stalls there. Sandstone Park has a historical structure, so there is
313 that to consider. Since Rocky Mtn National Park went to reservation system we haven't seen backups.

314 **Motion passes 7-0**

315 2. 1st Reading - Ordinance 1119 – an Ordinance of the Town of Lyons, Colorado Amending the Lyons
316 Municipal Code and Zoning Map to Allow Solar in the POS Zone-postponed to 2/22/22 meeting.

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318 XII. General Business

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320 XIII. Discussion on Future Agenda Items

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322 XIV. Summary of Action Items

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1. Staff reports to BOT

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2. Research when parking standards for downtown were adopted (700 ft rule) and amend code
to be considered with development agreement at least first reading.

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3. a report from town staff addressing each of the major utilities and how they are complied with.

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4. Revenue's report – sales tax, use tax, property taxes

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330 XV. Executive Session – An executive session being conducted pursuant to C.R.S. Sections 24-6-402(4)(e)

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for the purpose of determining positions relative to matters that may be subject to negotiations,

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developing strategy for negotiations, and instructing negotiators with regard to a Development Plan

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Agreement with Moss Rock Development, LLC. – **Motion:** move to remove from agenda **Moved by:**

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MPT Browning **Seconded by:** Trustee Karavas **Motion passes 6-0 Trustee Waugh left the meeting at**

335

12:03 am

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337 XVI. Adjournment – **Motion:** move to adjourn **Moved by:** Trustee Karavas **Seconded by:** Trustee Lowell

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motion passes 6-0 Meeting adjourned at 12:05 am.

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Respectfully Submitted by:

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Dalores M. Vasquez, CMC – Town Clerk

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Mayor Nicholas Angelo

377 "The Town of Lyons will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or
378 activities. Persons needing accommodations or special assistance should contact the Town at hr@townoflyons.com as soon as possible, but no
379 later than 72 hours before the scheduled event."