

TOWN OF LYONS URBAN RENEWAL AUTHORITY
DRAFT AGENDA
THURSDAY, JULY 29, 2021 @ 4:00 PM

Zoom Meeting Link:

[https://us02web.zoom.us/j/89732620255?
pwd=VWJNeWhuVStHZDBoSm1DZlYrK0xMz09](https://us02web.zoom.us/j/89732620255?pwd=VWJNeWhuVStHZDBoSm1DZlYrK0xMz09)

Meeting ID: 897 3262 0255

Passcode: 592671

Dial by your location

+1 312 626 6799

Meeting ID: 897 3262 0255

I. Roll Call And Pledge Of Allegiance

II. Consent Agenda

II.1. April 17, 2020 LURA Meeting Minutes

Documents:

[APRIL 17 2020 LURA MINUTES.PDF](#)

II.2. November 19, 2020 LURA Meeting Minutes

Documents:

[NOV 19 2020 MINTUESEDITS.PDF](#)

III. General Business

III.1. Resolution 2021-1 - A Resolution Of The Town Of Lyons, Colorado Urban Renewal Authority Accepting Appointment Of Commissioner To The Authority

Documents:

[RESOLUTION 2021- 1 ACCEPTING APPT OF COMMISSIONER CHRIS
COPE - FIRE\(22936389.1\).PDF](#)

III.2. Eastern Corridor Plan Area Discussion

**a. Prior Direction of the Board was to hold until more is known about
proposed development**

b. Board wants to update tax forecasts and recommence negotiations?

1. Consultant - \$2,100.00 estimate

III.3. Policies And Priorities Discussion

IV. Adjournment

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3 TOWN OF LYONS URBAN RENEWAL AUTHORITY

4 DRAFT AGENDA

5 THURSDAY, APRIL 17, 2020 @ 4:00 PM

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7 Join Zoom Meeting

8 <https://zoom.us/j/97279436432>

9 Meeting ID: 972 7943 6432

10
11 Or by Phone

12 +1 301 715 8592 US

13 Meeting ID: 972 7943 6432

- 14
15 I. Roll Call and Pledge of Allegiance – **Present:** Chair Sullivan, Commissioner
16 Farrell, Commissioner Dreistadt, Commissioner Roberts, Commissioner Karavas,
17 Commissioner Miller, Commissioner Krezak **Absent:** Commissioner Browning,
18 Commissioner Beck, Commissioner Siegrist
19
- 20 II. Consent Agenda
21 a. February 27, 2020 LURA Meeting Minutes **Motion:** move to approve
22 **Moved by:** Commissioner Farrell **Seconded by:** Commissioner Karavas
23 **Motion passes 7-0**
24
- 25 III. General Business
- 26 a. Resolution 2020-03 An Emergency Resolution of The Town of Lyons, Colorado
27 Urban Renewal Authority Ratifying a Local Disaster Emergency Due to the Public
28 Health Emergency Created by Coronavirus Disease 2019 **Motion:** move to
29 approve Resolution 2020-03 **Moved by:** Commissioner Karavas **Seconded by:**
30 Commissioner Dreistadt **Motion passes 7-0**
- 31 b. Acceptance/Rejection of Commissioner Greenberg Resignation – Chair Sullivan
32 stated Commissioner Greenberg notified us at the last meeting that he was moving
33 out of town, so just a formality. **Motion:** move to accept **Moved by:** Commissioner
34 Karavas **Seconded by:** Commissioner Roberts **Motion carries 7-0**
35
- 36 c. Appointment of Barney Dreistadt as Commissioner – **Motion:** move to approve
37 mayoral appointment **Moved by:** Commissioner Karavas **Seconded by:**
38 **Commissioner Farrell Motion carries 6-0 Commissioner Dreistadt abstained**
- 39 d. Introduction of New Board of Trustees to Represent the Town of Lyons on the
40 Lyons Urban Renewal Authority

- 41 a. Nicholas Angelo, Chair
42 b. Hollie Rogin, Commissioner
43 c. Kenyon Waugh, Commissioner
44 d. Greg Lowell, Commissioner
45
46 e. Update on IGA Negotiations with Lyons Fire District and Boulder County
47 Commissioners – Attorney Quander - Current board looking at approving an
48 Eastern Corridor URA Plan; must be approved by BOT. Discussed tax increments,
49 mill levy, taxing bodies. Negotiating with Fire, School, Library Districts and the
50 Town on how to share the increments. Consensus was to pause/hold and take a
51 break after COVID hit about a month ago. The various districts were dealing with
52 an awful lot. I have communicated the decision to put this on “hold” and that we
53 would reach back out when we are ready, via email, would like board motion to
54 send official letter. Chair Sullivan, so much going on with COVID, and new board.
55 Can ratify, but I would like the new board to address. Where are we with the
56 County? CQ – direction was they were willing to contribute 100% as long as used
57 for affordable housing? What does that mean, can we use for grading,
58 infrastructure to site? Working with County attorney as that can be a big spectrum.
59 We had not exchanged a formal IGA but should move quickly. **Motion:** ratifying
60 direction to delay negotiations **Moved by:** Commissioner Dreistadt **Seconded by:**
61 Commissioner Farrell **Motion carries 7-0. CQ Library iga only becomes**
62 **effective if plan is approved, the other two are in place.**

63
64 IV. Adjournment – **Motion:** move to adjourn **Moved by:** Commissioner Dreistadt
65 **Seconded by:** Commissioner Karavas Meeting adjourned at 4:31 pm.
66
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68 Respectfully Submitted by:
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71 _____
72 Dolores M. Vasquez, CMC
73 Commission Secretary
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Chair Connie Sullivan

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

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3 **TOWN OF LYONS URBAN RENEWAL AUTHORITY**

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5 **THURSDAY, NOVEMBER 19, 2020 @ 6:00 PM**

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7 **Join Zoom Meeting**

8 <https://us02web.zoom.us/j/89176220889?pwd=OUVETkFjZFRyQTIRSIFrWmtvY3RBUT09>

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10 **Meeting ID: 891 7622 0889**

11 **Passcode: 374198**

12 **Dial by your location**

13 **+1 929 205 6099**

14 **Meeting ID: 891 7622 0889**

15
16 **DRAFT AGENDA**

- 17
- 18 I. Roll Call and Pledge of Allegiance – **Present:** Chair Angelo, Commissioners
19 Browning, Rogin, Waugh, Miller, Lowell, Karavas, Dreistadt and Krezak **Absent:**
20 Commissioner Siegrist
- 21
- 22 II. Consent Agenda
- 23
- 24 III. General Business
- 25 a. Appointment of Barney Dreistadt as Commissioner – Chair Angelo reappointed
26 Barney Dreistadt as Commissioner.
- 27
- 28 b. Appointment of Lyons Fire Protection District Commissioner - No appointment this
29 evening
- 30
- 31 c. Urban Renewal Overview – presentation by Attorney Quander -
- 32
- 33 d. Policies and Priorities Review
- 34
- 35 e. Presentation of the Proposed 2021 LURA Budget
- 36
- 37 1. Resolution 2020-04 - A Resolution of The Town of Lyons Urban Renewal
38 Authority Adopting A Budget For The Calendar Year Beginning The First Day Of
39 January 2021 And Ending On The Last Day Of December 2021. Director Johnson
40 provided update on property taxes increment value is \$253K expecting \$29K; TOL
41 has been supporting the URA for the last few years, that is not anticipated in this
42 budget. Looking at attorney’s fees for work on the eastern corridor. Not yet a
43 district so no revenue being generated yet. Fund balance of almost \$6K for 2021.
44 We did not spend as much in 2020 looking at an increased fund balance for 2021
45 and staff requests approval. Commissioner Browning, small dollar amounts for
46 2021 budget, but increasing slightly. Admin fee how does that square w/TOL &
47 LURA that the town will provide staff time at no charge. Director Johnson, I was
48 not aware of that. Commissioner Browning is the Town tracking out of pocket
49 expenses that are eligible for reimbursement? Director Johnson, not sure how

50 staff time is being tracked; Executive Director Simonsen up to this point the
51 authority has been being fronted \$\$ from the town and we have not been tracking
52 staff time. Attorney Quander stated yes office/supply costs can be covered by the
53 admin fee. Should be more operations/expenses. Commissioner Browning - IGA
54 is clear that staff time will not be reimbursed. IGA does say that URA can
55 reimburse the town for out-of-town expenses, so good to track. There never was
56 any money left over anyway, but if projections are on target for 2021, we should
57 track. Commissioner Lowell asked for clarification on increment
58 funding/percentages. Assessed valuation vs. increments discussed. **Motion:**
59 **move to approve Resolution 2020-04 Moved by: Commissioner Rogin Seconded**
60 **by: Commissioner Waugh Public Hearing opened at 6:59 pm No Comments**
61 **Closed at 6:59 pm Motion passes 9-0**
62

- 63 f. Update on IGA Negotiations with Lyons Fire District and Boulder County
64 Commissioners - 3 IGA's updated, Fire/County noticed to hold until the commission
65 decides to pursue the eastern corridor URA. Commissioner Browning at the time
66 negotiations with fire stopped, there have been significant changes to Town/Fire
67 board, and we need to look into this further. Commissioner Dreistadt any updates to
68 communications with Hygiene Fire District? Executive Director Simonsen, in
69 discussions with Lyons Fire, BOT recently entered into a resolution w/them as our
70 boundaries expand we would stay in the Lyons Fire Protection District and Hygiene
71 would not have to be involved.
72
- 73 g. Discussion on Eastern Corridor Urban Renewal Plan – Discussion on tax increments
74 and properties that it would affect. With purchase of water treatment plants by Mr.
75 Tamburello, property was previously taxed agriculture, now that he has updated with
76 the county as commercial that amount is significantly higher. Attorney Quander, I
77 don't need formal action, just need to know appetite and desire by board. Existing
78 agreement with David Cooper, could do a change order to have an updated tax
79 forecast. Chair Angelo we absolutely have to update with the changes;
80 Commissioner Browning original forecast in 2019 included a significant portion of
81 affordable housing or was it strictly commercial? Was based on very preliminary
82 proposals by Mr. Tamburello. Seems premature to move forward now. Until we have
83 guardrails in place, I am not in favor of spending any additional money. Chair
84 Angelo, we know it's going to take some time for Mr. Tamburello to move forward as
85 we just extended his agreement another 12 months, maybe we hold off on the tax
86 forecast as we don't need it right now, be patient. Commissioner Waugh concurs.
87 Commissioner Dreistadt agrees it is good to wait, but authority should also have
88 sensitivity tools that can look at options without having to commit to spending money
89 on consultants. Commissioner Lowell given the extension of time granted, I agree
90 let's hold off. Comm Miller thinks we should move ahead while the base is low, and
91 the increment would be most beneficial to the URA. Consensus of commission is to
92 hold off.
93
- 94 h. Determining Framework for Setting 'Guardrails' Moving Forward – Commissioner
95 Dreistadt this grew out of discussions that there are concerns often about URA's in
96 general; examples of municipalities encountering difficulties and residents expressing
97 displeasure. If a municipality is at risk of losing funds that it has not yet gained,
98 framework to be more specific that would help the town avoid situations like that. We
99 don't want to jeopardize any projects or have residents have any misgivings. Draft of

100 guidelines put together by myself and Commissioner Browning that would prevent the
101 town from finding itself in an untoward situation. Commissioner Browning, that's
102 probably the most likely issue to come up; and bylaws state the town could consider
103 using town sales, but never laid out in detail. I am still searching for a small town
104 URA that works. Makes sense to have task force meet to discuss. Executive
105 Director Simonsen directed to bring up at a future board meeting. Commissioner
106 Krezek - two new Boulder County Commissioners and would love to have you
107 meet/greet them, and thanked Town Administrator Simonsen for taking some of our
108 CARES funding to help businesses! Executive Director Simonsen - we met today and
109 it increased another \$50K so we now have \$200K to help local businesses.
110

- 111 i. Other Items – Schedule next URA meeting for Jan 28th, 2021. Will give us time to
112 meet w/fire and the county
113

- 114 IV. Adjournment – **Motion:** Move to adjourn **Moved by:** Commissioner Waugh Meeting
115 adjourned at 7:47 pm.
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118 Respectfully Submitted by:

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120 _____
121 Dolores M. Vasquez, CMC
122 Authority Clerk

120 _____
121 Chair Nicholas Angelo

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138 “The Town of Lyons will not discriminate against qualified individuals with disabilities on the basis of disability in its
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**TOWN OF LYONS URBAN RENEWAL AUTHORITY
RESOLUTION 2021 – 1**

**A RESOLUTION OF THE TOWN OF LYONS, COLORADO URBAN
RENEWAL AUTHORITY ACCEPTING APPOINTMENT OF
COMMISSIONER TO THE AUTHORITY**

WHEREAS, the Town of Lyons Urban Renewal Authority (the “Authority”) is a duly constituted urban renewal authority, established and operating pursuant to the laws of the State of Colorado, and in particular the provisions of C.R.S. § 31-25-104;

WHEREAS, H.B. 15-1348 affected changes to Urban Renewal Law, C.R.S. § 31-25- 101, *et. seq.*, including the provisions establishing membership of the boards of urban renewal authorities;

WHEREAS, C.R.S. § 31-25-104(2.5) provides, in part: “[I]n order to represent the collective interests of the county and all trucing bodies levying a mill levy within the boundaries of the urban renewal authority area other than the municipality, one additional commissioner on the authority must be appointed by the board of county commissioners of the county in which the territorial boundaries of the urban renewal authority area are located, one additional commissioner must also be a board member of a special district selected by agreement of the special districts levying a mill levy within the boundaries of the urban renewal authority area, and one additional commissioner must also be an elected member of a board of education of a school district levying a mill levy within the boundaries of the urban renewal authority area. If the number of members of the governing body causes the authority to have an even number of commissioners, the mayor shall appoint an additional commissioner to restore an odd number of commissioners to the authority.”

WHEREAS, Lyons Fire District Board member Stephen Beck previously served as the Authority board member who was a board member of a special district selected by agreement of the special districts, but has submitted his resignation; and

WHEREAS, the Authority received notification from the Fire District of the appointment of Chris Cope, board member of the Fire District, to serve on the Authority for a period of _____ or until the end of his service as a board member of the Fire District, whichever is earlier.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE
TOWN OF LYONS URBAN RENEWAL AUTHORITY:**

Section 1. The foregoing recitals are incorporated herein by this reference.

Section 2. Pursuant to C.R.S. § 31-25-104(2.5), the Authority accepts and recognizes the appointment of Chris Cope to this Authority.

Section 3. A copy of this Resolution on file with the Authority Clerk shall

serve as a certificate of such appointment pursuant to C.R.S. § 31-25-104(2)(b).

Section 4. This Resolution shall be effective upon approval by the Authority.

Adopted this 29th day of July, 2021.

TOWN OF LYONS URBAN RENEWAL AUTHORITY

BY: _____
Nicholas Angelo, Chair

ATTEST:

Dolores M. Vasquez, CMC
Authority Clerk