



## UEB Meeting Minutes, May 19, 2021

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

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

**Staff:** Aaron Caplan

**Liaison:** Mike Karavas

**Guests:** Debbie Scott (PCDC)

Jim Kerr announced that recent appointee Colby Birchfield has resigned from the UEB as he was never able to find time to attend. Chris Cope has applied for the now open UEB position and spoke with Mayor Nick Angelo whom he expects will appoint him at the next BOT meeting.

### 1. Amendments to Agenda

**None**

### 2. Approve Minutes from May 5, 2021

**Approved Unanimously**

### 3. Audience Business.

Debbie Scott volunteered to help with the Town's GIS. Will connect with Chris Meline. Jim Kerr to provide contact information between them.

### 4. Upcoming Meetings

- 20 May - MEAN Board Meeting
- 20 May - Southwest Power Pool (SPP) Regional Transmission Organization (RTO) Expansion
- 21 May - Zen and the Art of Rate Design (Electric)

### 5. Updates

a) Board of Trustees - Mike Karavas

Passed update to historic preservation ordinance. Spirit Hounds request to be able to use Lake McIntosh water shares instead of CBT for expansion purposes was moved to June meeting. Summit housing project in jeopardy due to increased materials costs. BOT to discuss further and provide incentives. The Habitat for Humanity homes were provided buyout property water shares, but it is thought that would not be possible for the Summit housing. Community Farm Project Update - Originally slated for 315 5th Ave, but expanded to include 319 since public works found a left over water meter pit there. Have requested that the Town install a yard hydrant and associated plumbing and provide water at Town's wholesale water rate similar to Botanical Garden. Possibly with the condition that the Town could take back the water share after a 3-4 year trial if there was another use for the share. Referred to the UEB for recommendation to the BOT.

b) Staff, Engineering - Aaron Caplan

Summit housing - Will be pressing Summit to settle up for Town costs such as engineering services already expended on the project. Summit can use Lake McIntosh water shares. Community Garden - Out of 26 buyout properties Longmont credited Lyons for 23 water shares. So far have used 6 for Habitat homes, 5 to upsize water for Bohn Park, and 3 for the new Maintenance Facility. Buyout water shares not reallocated include 1 each at Botanical Garden, 233 Park St (Christmas house), and 111 Park St (just west of Black Bear hole). Longmont does not have a problem moving one of the extra buyout property shares back to 319 5th Ave. Electric Meters - All production meters have now been installed on the non grandfathered Net Metered systems. Still need to install production meters on at least 6 grandfathered systems. Wastewater General Permit - Received the new general permit and need to read through it. Still have not moved out-fall to new location as first want to camera the entire length (over 2,000 feet) to make sure it is clear. Wastewater Grant - Submitted grant application for \$3.4M for wastewater treatment plant improvements put together by Wright Engineering. Representative Neguse - coming to Lyons 8:30 Sunday.

c) UEB Chair – Jim Kerr

Community Garden - UEB will take a position at its next meeting. Net Metering municipal code change, Aaron will also be removing the limitation to only allow a single electric rate. Utility bonds - MEAN plans to refinance some of their bonds by the end of the year. Current rates for 20 years is 1.36%. Even if the bonds were to increase by .5% by the end of the year that will be a big savings. Lee Hall had already dropped the UC Denver study finance rate from 3% down to 2.5% and should be able to drop it 2%.

d) Other UEB Members

Jerry Rotz – Hopeful can present Q1 utility fund financials at the next meeting. Some numbers still need to be corrected and Aaron needs to validate.

**Agenda Item 6. 2010 Comprehensive Plan Review - Utility and Engineering  
Related Sections**

Walked through Larry Quinn's cliff notes version of the 2010 Comp Plan. Aaron Caplan will follow up to help document which goals the Town has accomplished over the last decade. Unclear of the goal to negotiate the water agreement with Longmont as that is already worked annually.

**Agenda Item 7. 2017 Lyons Primary Planning Area Master Plan Review - Utility  
and Engineering Related Sections**

Noted that only the Apple Valley and South Saint Vrain sub areas are not considered economical to annex into Town as they do not include commercial properties that would economically benefit the Town. Residential annexations tend to lead to a net loss. Only need to really consider wastewater impacts for annexing in the Eastern Corridor as the Electric and Water are supplied by other entities - Longmont water.

**Agenda Item 8. Town of Lyons Solar Farm Feasibility Draft Report Review and  
Next Steps**

Very impressed with the UC Denver Solar Farm Feasibility Study draft report. There is a lot of content that still needs to be absorbed. UC Denver is employing the lead student (Brittany LeMarc) to incorporate recommended changes into the final report.

Meeting ended: 5:55 pm. Minutes Submitted by: Jim Kerr