



**Long Term Planning Committee Report  
April 15, 2023  
Curt Loomis/Kirk Mason, Co-Chairs**

**Charter:**

The purpose of the LTP exercise was to support budget planning for 2022-23 and beyond, by identifying necessary or desired community projects, estimating their associated costs, and establishing a relative priority of funding. Further revision of both categories and priorities is expected to occur as additional feedback is provided by the board to the committee

Next Meeting Wed April 19 from 5-6 PM

Below are the Notes from the meeting Wed March 22, 2023 Next **steps are in Bold.**

Attendees: Curt, Bobby, Melinda, Cathy, call with Curt and Pat after on Water Rights

**Common Land Use and Conservation Opportunities - Lot Platting, Lot Expansion, Conservation Easement (CE) Plan for BEM - Curt, Bobby, Ken, Kirk, Cathy**

The CE Survey Summary and CE Survey Full Report with Member comments provided to the Board at the March meeting was distributed to the membership via Member Communication email on 3/29/23.

Pat worked with the BEMA Water Rights attorney and received a letter with language to be used in CE to assure BEMA water rights are not impacted. Letter sent on to Boulder County and their response was provided to the Board and Membership.

An appraisal for 40 acres of the Upper Meadows from early 2014 was retrieved from the BEMA archives. It indicates a value of \$440k for the 40 acres. Mountain property values have increased significantly since 2014. LTPC feels we need to have an appraiser knowledgeable in CE's to provide a CE value which is typically a % of the sell price. If Boulder County's \$1.3M value for a CE is low, the appraiser will provide us with information that may justify a higher offer from them.

**Motion to Board: Approve a not to exceed expense of \$5,000 for professional valuation / appraisal services on the two BEM parcels that are being considered for the Boulder County Conservation Easement.**

The committee discussed a CE in Boulder County near Erie in which a developer bought part of an old conservation easement that allowed a building to be built on it and then has turned that into a development under Erie. Curt discussed with the Boulder County team and they said this was an old easement from the 1980's in which the wording is not as ironclad as it is today. Bobby suggested we don't incorporate the right to build any habitable buildings in any CE we negotiate to be on the safe side. The committee felt this would never be a potential problem unless we decided to sell that parcel.



Curt sent out a draft of a presentation for a future Town Hall Presentation on the CE Status and got feedback. It is anticipated this presentation will be done at the Annual Meeting town hall so it will be submitted to the Board for approval in the May Meeting.

Boulder County was invited to the next Town Hall meeting, but they declined until BEMA enters into negotiations. They made it clear that entering into negotiations did not mean we had to close a deal.

- **Status:** Making good progress **Issues:** Make motion to Board for funding of valuation services ●
- Next Steps/When Done** – Move forward with valuation services, refine presentation for Annual Meeting Town Hall, continue communication and work with Board on steps required to take this issue to a Membership vote late summer or early fall.

### **Canyon Dam – Bobby, Pat, Curt,**

We discussed why this is of value to BEM.

**Why would we want to move forward with a Conditional Right to build a 300-acre feet lake on the Little Thompson River?** - The biggest issue would be potentially not having to drain our lakes when we get water calls?

**How could we fill the lake would we need more water rights?** - We may be able to do so when the river is in an open condition in very wet years but this would have to be worked out in more detail as we learn more.

Who would be receiver of the water from the new lake? – Downstream water rights users on the West Fork of the Little Thompson or ISH Reservoir.

### **Where would we get funding? –**

- We discussed the Big Thompson Watershed or the St. Vrain Watershed Coalition? Curt was to call BTWC and Bobby SVWC. Curt talked to the Director of the BTWC they have only 3 people their goal is to make sure the river is flowing cleanly they are focused on trying to prevent burn areas from clogging and polluting the river and establishing more wetlands to keep more moisture up stream.
- CWCBC is a division of The State Department of Water Resources. Both Pat and Paul Cyphers said they will try to talk to them.
- Pat agreed to try to talk to John Batca the State Dam person as well as Applegate and other engineering companies. He is trying to be at a Water Seminar 4/10 and may have more info.

If this makes sense it was suggested that LTPC should develop an amount that may be required to move forward on this over the next few months and go to the Board with some capital requests for this and develop some fire retention ponds in the upper meadows.

- **Status** – Project working at low level as we gather info **Issues** – Need Funding Source ●
- Next Steps/When Done** – Reach out by end of May 2023



### **Update on Lake Dredging - Melinda**

- **Status** – Study mostly complete
- **Issues** – Run final info by Pat for Comment
- **Next Steps/When Done** – Assume we will finish this project by April 2023

### **Forest Service Road Permit, Signage and Road Upgrade - Curt, Pat, Bobby**

- **Status** – Waiting on Forest Service on Signage meeting in mid-May, 2023 **Issues** – Waiting feedback from their May Meeting.
- **Next Steps/When Done** – Goal is to complete by May 2023

### **LTPC Mission/Charter Update - Ken**

- **Status** – Just got new draft. **Issues** – None just time.
- **Next Steps/When Done** – **Review for next meeting and be prepared to comment and vote on final document.** Goal is to have this reviewed in February 2023 LTPC Meeting for approval and then submission to the Board in March or whenever they are ready.

### **Community Building/Maintenance Building/Caretakers Quarters Requirements and Potential Future Locations – Curt, Kirk, Cathy**

- **Status** – Just starting this long-term project **Issues** – Need time to gather data. ● **Next Steps/When Done** – Have programmatic discussion on needs with Operations and VFD. Goal is to develop a preliminary plan by Spring 2024

### **Grants and Public Funding for our roads - Unassigned**

- **Status** – Project on hold lower priority at this time **Issues** – Need resources ● **Next Steps/When Done** – TBD

### **Potential MicroGrid for BEM Key Facilities and Fire Station - Kirk with help from Curt**

- **Status** – Waiting on next steps from PVREA. **Issues** – Timing with PVREA . ● **Next Steps/When Done** – We hope to finish this project in Fall 2023 but this will be dependent on PVREA timing.

### **BEM Emergency Egress - Bobby with help from Curt**

- **Status** – Putting this project on hold.
- **Next Steps/When Done** – Monitor future Forest Service Changes to the one access policy