



TOWN OF NEDERLAND SUSTAINABILITY ADVISORY BOARD REGULAR BUSINESS MEETING

**Nederland Community Center
Community Center Conference Room
April 27, 2017, 7:15 P.M.**

Meeting Minutes

A. CALL TO ORDER: 7:15pm

B. ROLL CALL: Members Present: Jake Aho, Melody Baumhover, Kelly Grebe, Diana Maggiore

Members Absent: Amy Ransom, Camille Thorson, Kevin Mueller

Community Members Present: Boulder County Sustainability David Hatchimonji, Local Property Owner Ron Mitchell, Matt Rankin, Climate Together Nederland Eryka Thorley, Jen Morse, NedCompost Kipp Nash.

C. PRESENTATION ITEMS:

1. Nederland CBD Redevelopment Concept – Ron Mitchell

A. 5-7 year Timeline for project implementation

B. Ron Mitchell witnessed the scarcity of WWII and the move to a throw-away culture post-war. Seeking input from various Nederland groups to develop an area that Nederland's future generations will enjoy. Primary and Secondary proposals in 2007 and 2013 led to redevelopment of the plant into the current Concept. Matt Rankin is a solar power expert who is working for Ron Mitchell on designing solar power for his proposed developments.

C. Background on housing/park/retention pond site on First St.:

1. El Paso, TX has a similar pond system that helps retain floodwaters. When water is moved, it goes faster, so need a retention pond. One goal is to catch runoff and filter stormwater, another is to work around the existing tree root structure and keep the trees alive. An attempt at a french drain around the tree will experiment with how to not impede the groundwater around a tree

while developing.

2. Proposed bridge at site: Thinks the bridge will be a necessary future development, and that if no one brings these future-thinking ideas forward they won't get done.
 3. Proposed Park at site: Re-seeded the area as a performance/picnic space. Grew carrots in 2016, hopes to grow hops and grapes in 2017, with flowers planted all around.
 4. Background on low-income housing project: NIMBY is the only argument here, but low-income housing is desperately needed in Nederland. Ron Mitchell has done re-use projects (once brought a house up from Boulder) and supports that type of development idea.
- D. CBD Concept Areas: (See information at Nederland Community Library or by contacting Melody Baumhover at sab@nederlandco.org)
1. Hillside Workforce Housing: Condos are difficult to build in Colorado as the way the laws are structured make them prohibitive to developers. Multi-unit housing will be used. Possibility for solar at this site.
 2. Snyder/Conger Workforce Housing – First St. Housing/Park/Pond
 3. Jackson & First St. Restaurant/parking – proposed building could be multi-use.
 4. Town Square – redevelop into walking park, move parking to different areas.
 5. Bryant House – restoration of this historical building and landscaping the area
 6. Alpine Crossing – main area between first st. and second st.
 1. Building three-story structures throughout lower First St. and extending the area all the way across to Second St. entrances. Walking mall/park concept for area between buildings. Develop an alley between first and second that would be open to delivery trucks in the morning, opening congestion on First St., and a walkway during the day.
 2. Concept is intended to help all businesses, and Ron has made a commitment to current businesses that if they want to stay they will have a better place to rent after construction.
 3. Second St is not efficiently used and needs more work. This development would help split traffic between First St. and Second St.
 4. The 3-story plan for buildings would maintain the first level for businesses and restaurants, the second level for quiet businesses (i.e. office for sound buffer), and third level would be residential.

5. Yes, this plan would alter Nederland, but the area is already changing and growing, we need to make plans for this. Disorderly growth in the past has caused problems.
 6. Ron Mitchell reiterated his dedication to re-use and multi-use structures. For example, the hotels could double as emergency housing in disaster scenarios (flood, fire).
- E. This project needs to be done in phases, with workforce housing coming first so people can live here while building the other projects. Alpine crossing itself would be implemented in 3 stages, each building/facade as a stage (front corner of First St., N side of First St., S side of Second St.)
- F. There will be many impacts to Nederland: a) displacement of current businesses is a concern, they would have to stall business during construction, b) Keeping the PI as a historical building and possibly moving it elsewhere, c) Rent increases of 15%+ due to added value of rental unit, higher taxes, etc., but will provide room for businesses to grow and new ones to start, d) substantial impact on housing, and to tax revenue (\$3,000/day when full)

2. **Climate Together Nederland – Eryka Thorley**

- A. Powerpoint presentation for BOT
1. Expecting a 100% renewable energy commitment, following the actions of other mountain and ski towns. Nederland is on the front lines of Climate Change and we need to take action.
 2. There is a lot of momentum in renewable energy technologies, and they are getting cheaper. Also a lot of momentum in the political arena with Trump as President. Need to jump on this momentum.
 3. The last 10% is the hardest, so we need to take a leap of faith that in 25 years the technology will help us get there. Other towns that have made commitments have often met or exceeded their goals. We aren't paving the way, we are jumping on the train.
 4. Structured on back-casting (choosing the future vision first), and the unique features of Nederland.
 5. 26 cities have committed thus far, including Boulder and Lafayette. Pueblo signed on to change service providers as Xcel was charging them on average 20% higher rates than the rest of Colorado.
- B. David H. from BoCo Sustainability totally supports the idea. He is the county Xcel

representative and can see it being very challenging to move this way with Xcel's current structure and ownership of the grid. Boulder County is looking at new heating systems to replace gas and wood head. A community coalition presence would definitely push our representatives to do *something* with Xcel, but no guarantee as to what success we could have. That is basically the biggest hurdle to achieving 100%.

- C. Jake Aho mentioned that a coalition of communities (us, Boulder, Lafayette, etc) would start to force a change in Xcel, but they will still ensure large profits.
- D. Matt Rankin talked about the hurdles to building wind and solar up here, environmental damage and legal hurdles. Boulder County has been attempting to start a solar garden for low-income populations but Boulder is limited in how much solar can be on their grid. It is possible we would have to build micro grids all over Nederland in phases and slowly disconnect from Xcel's equipment, which would mean developing a Nederland Utilities Commission and power company. Nederland is also challenging because living at altitude we use more power, and with the indoor grows we have above average power use as a Town whole.

3. **Ned Compost – Kipp Nash**

- A. Kipp has a background in local community agriculture and has been working on the Nederland Farmers Market Board. Was sad to see NedCompost struggling and decided to tackle the project.
- B. Ned Compost has 2 Earth Tubs and 20 customers. An electric bike with a trailer picks up the compost from homes and takes them to the Earth tubs.
- C. Kipp aims to get 100 customers, which would mean expanding capacity, and in the long-term the use of the earth tubs is not manageable. Long-term looking for a massive area for windrows and allowing a greater composting scale. Would require funding and customer investment.
- D. In the short-term, they need a new home for the earth tubs, and are talking with Ron Mitchell about a temporary hosting area. Ideally, they are looking for an indoor location with 220V power on site for the tubs.
- E. Kipp will get back to us regarding any needs or actions the SAB can take to support the group.

D. ACTION ITEMS:

- 1. Motion to extend the Meeting at 9:15 by Melody Baumhover. Seconded by Kelly Grebe. All in Favor.

E. ADJOURNMENT: 10:12 pm