



TOWN OF ERIE NOTIFICATIONS

Prince Reservoir - Arapahoe & 287 - Nine Mile Corner

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- | | | |
|-----|----------------|---|
| 1. | Oct. 14, 2014 | Constant Contact: Water-Wise (4 MG Water Storage Tank) |
| 2. | Jan. 13, 2015 | Notify Me/Facebook: Action Items - Board Approves Substantial Compliance for Nelson/Kuhl |
| 3. | Feb. 6, 2015 | Nelson-Kuhl Initial Zoning: Notice to property owners - including the City of Lafayette |
| 4. | Feb. 24, 2015 | Notify Me/Facebook: Action Items - Board Considers Nelson-Kuhl Annexation |
| 5. | March 10, 2015 | Notify Me/Facebook: Action Items - Board Approves Nelson-Kuhl Annexation and Zoning |
| 6. | May 26, 2015 | Notify Me/Facebook: Action Items - Construction Contract for Fill Dirt at 287 and Arapahoe |
| 7. | June 8, 2015 | Notify Me/Facebook: Dirt Work on Arapahoe Road & Hwy. 287 |
| 8. | June 19, 2015 | Notify Me: Saturday Dirt Work Scheduled at Arapahoe Road & Hwy. 287 |
| 9. | June 25, 2015 | Notify Me: Saturday Dirt Work Scheduled at Arapahoe Road & Hwy. 287 |
| 10. | July/Aug. 2015 | Erie Edition Letter from Mayor: Retail Development Update - Arapahoe & 287 |
| 11. | July 1, 2015 | Notify Me/Facebook: July/August Erie Edition |
| 12. | Sept. 22, 2015 | Notify Me/Facebook: Action Items - Board Approves URA Plan for Highway 287 Area |
| 13. | Oct. 6, 2015 | Notify Me/Facebook: Highway 287 Arapahoe Road Retail Center Development Partner |
| 14. | Oct. 7, 2015 | Notify Me/Facebook: 3 New Retail Centers Move Forward |
| 15. | Oct. 14, 2015 | Mailed Invitation: Site Plan Introduction Meeting for 287 & Arapahoe |
| 16. | Oct. 20, 2015 | Notify Me/Facebook: Project Concept for Highway 287 & Arapahoe Road Gives Nod to History |
| 17. | Nov./Dec. 2015 | Utility Bill Insert - Erie Edition Letter from Mayor: 3 New Retail Centers Move Forward |
| 18. | Nov. 1, 2015 | Notify Me/Facebook: November/December Erie Edition |
| 19. | Dec. 8, 2015 | Letter from the Mayor/Facebook: Five Words Worth Repeating |
| 20. | Dec. 22, 2015 | Notify Me/Facebook: Development of 287 & Arapahoe Moves Forward |
| 21. | Jan./Feb. 2016 | Utility Bill Insert - Erie Edition Letter from Mayor: Moving forward with Nine Mile Corner |
| 22. | Jan. 1, 2016 | Notify Me/Facebook: January/February Erie Edition |
| 23. | Jan. 7, 2016 | Letter from the Mayor/Facebook: Priorities for 2016 |
| 24. | Jan. 12, 2016 | Letter from the Mayor/Facebook: Board Approves Nine Mile Corner DDA Outline |
| 25. | Jan. 13, 2016 | Notify Me/Facebook: Tree Removal at Highway 287 & Arapahoe |
| 26. | Jan. 19, 2016 | Constant Contact: Erie Board Approves Nine Mile Corner DDA Outline |
| 27. | March 22, 2016 | Notify Me/Facebook: Board Approves DDA for Nine Mile Corner |
| 28. | March 23, 2016 | Notify Me/Facebook: Action Items - Board Approves DDA for Nine Mile Corner |
| 29. | March 29, 2016 | Constant Contact: Public-Private Partnership for Development of Nine Mile Corner |
| 30. | April 10, 2016 | Letter from the Mayor/Facebook: Transparency at Nine Mile Corner |
| 31. | April 15, 2016 | Notify Me/Facebook: Nine Mile Corner What Lafayette Says and What Lafayette Does |
| 32. | April 19, 2016 | Notify Me/Facebook: Action Items - Board Approves Retaining Special Counsel |
| 33. | June 28, 2016 | Notify Me/Facebook: Action Items - Demolition Contract for Existing Structures at Nine Mile Corner |
| 34. | July 14, 2016 | Notify Me/Facebook: Demolition and Access Road Installation at Nine Mile Corner |
| 35. | July 15, 2016 | Notify Me/Facebook: Erie Offers Setback Buffer between Nine Mile Corner and Beacon Hill |

- 36. July 18, 2016 Notify Me/Facebook: **Soils Testing at Nine Mile Corner**
- 37. July 18, 2016 Letter from the Mayor/Facebook: **Nine Mile Corner's True Community Purpose**
- 38. July 22, 2016 Notify Me/Facebook: **LAFAYETTE'S RACE TO LITIGATION: It's Not About Open Space**
- 39. July 27, 2016 Notify Me/Facebook: **Installation of Access Road at Nine Mile Corner**



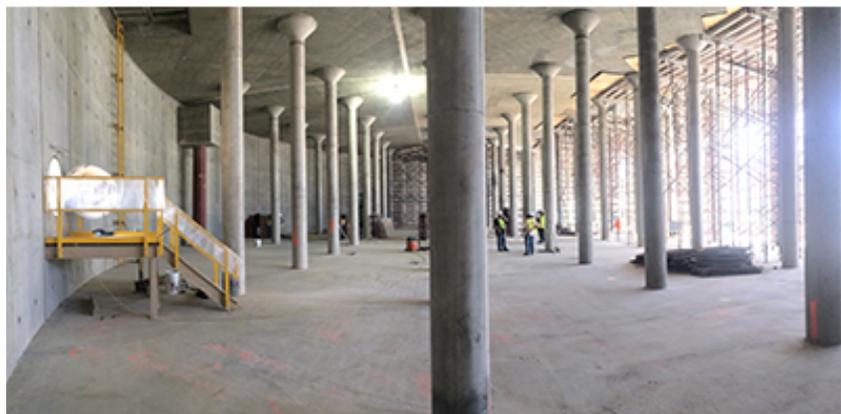
Your Future
Is Here



Situated in the heart of Colorado's major economic and population centers and in close proximity to world-class research and academic institutions, Erie is a full-service community. Our population is educated, diverse and dynamic. We offer a higher percentage of college graduates than both the region and the state. In short, we have the space, infrastructure, and talented workforce to help your business prosper.

Water-Wise

4M gallon water storage tank on schedule to be in service next year



The following are excerpts from the 10/12/2014 Boulder Daily Camera:

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ERIE, CO - The 4 million gallon water storage tank being constructed in Erie will be a very important addition to the growing town. The \$3.8-million structure - which will hold

potable water - is about 190 days into its 355-day construction schedule and is expected to be ready to go in time to help the town meet peak summer water demand in 2015, Fred Diehl, assistant to the town administrator, said this week.

The tank is part of Erie's capital improvement strategy. It will serve the town's "zone three," Diehl said, a largely residential area that includes the existing Vista Ridge, Vista Pointe, Orchard Glen and Canyon Creek neighborhoods, and will eventually be home to the large-scale Colliers Hill and Compass developments.

With officials anticipating Erie's population to grow from the approximately 22,000 people who live there today to about 40,000 people by 2025, the tank was an important capital project, Diehl said.

"At the end of the day we need to be able to deliver a clean, reliable water supply to our residents and businesses and this is just one component of that," he said. "We've planned for it and it's on schedule to be in service for next year."

The Town of Erie announced in April that it would not be refilling its Prince One Reservoir at the southeast corner of U.S. 287 and Arapahoe. Diehl reiterated that decision was not related to the construction of the potable water tank, and that the reservoir was no longer needed for raw water storage

View the complete article by the Boulder Daily Camera [here](#).

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Town of Erie | 645 Holbrook Street | PO Box 750 | Erie | CO | 80516



TOWN OF ERIE NEWS FLASH

Board of Trustees Action Items

For more information contact:

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Posted on: January 14, 2015

Erie Board of Trustees Action Items

January 13, 2015

Board to Continue MOU Negotiations with Encana – During Tuesday night's meeting the Board of Trustees decided to defer consideration of a moratorium on the acceptance of oil & gas permit applications within the Town and instead directed staff to continue negotiating a revised Memorandum of Understanding with Encana Oil & Gas in advance of their next regularly scheduled Board meeting on January 27th. Mayor Harris called for a special stakeholders meeting to be held prior to the next Board meeting. Date, time and location of the stakeholders meeting have not yet been determined. Details to follow.

BACKGROUND: In August of 2014 the Board of Trustees directed Town staff to begin negotiating an extension of the current MOUs with Encana Oil & Gas and Anadarko Petroleum which expire in August of this year and subsequently established a list of proposed terms that serve as a supplement to Colorado Oil and Gas Conservation Commission rules and regulations. The proposed terms included but were not limited to:

- Submit Comprehensive Drilling Plan and Site Map for proposed well pad sites
- Establish 1,000 foot setbacks from Erie building units
- Provide notice to residents within 1 mile of proposed pad sites 30 days prior to submitting application to COGCC
- Provide detailed wellsite information prior to commencement of any new drilling or completion operations
- Utilize steel-rim berms around tanks and separators
- Utilize closed-loop systems for drilling and completion operations
- Utilize central gathering facility and storage hub facility

The proposed moratorium on Tuesday night's agenda would impose a temporary ban on the acceptance of any future applications related to mining and mineral extraction including oil and gas operations. The moratorium would not include wellsites already permitted within the Town of Erie, including the Pratt and Waste Connection wellsites adjacent to the Vista Ridge neighborhood. During Tuesday night's meeting, both Encana and Anadarko agreed to postpone moving forward with any permit applications within the Town during this renewed negotiating window.

[Town of Erie's Oil & Gas Operations Webpage](#)

Board Considers Nuisance Abatement Contract for Former Erie Pre-Cast Facility – The Board considered authorizing award of a construction contract in the amount of \$183,791.25 for nuisance abatement at the former Erie Pre-Cast facility located at 4060 NE County Line Road. The nuisance abatement contract for this site would include but is not limited to: demolition and removal of wood fence; capping of existing utilities; removal of vegetation; leveling of site; asbestos testing; demolition of the 16,000 sq. ft. pole barn; demolition and removal of the metal building ; removal of concrete panels; demolition and removal of concrete fence; demolition and removal of concrete tanks; demolition and removal of concrete basins and importing of fill material.



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During the meeting, the Town Administrator informed the Board that the attorney for the property owner has provided documentation for nuisance abatement activities at the site that indicate the owner began activities on Tuesday, January 13th, some demolition work would commence on Wednesday and all work in the scope would be completed by January 26, 2015. Based on the update provided, the Trustees postponed voting on the resolution until their next scheduled meeting on January 27th.

Board Approves Substantial Compliance for Annexation of Nelson - Kuhl Properties – The Board approved a resolution finding substantial compliance of the Annexation Petition regarding the Nelson – Kuhl properties. The properties are approximately 29.6 acres in size and are located at the southeast corner of Highway 287 and Arapahoe Road. The Public Hearing date for the annexation has been set for February 24, 2015.

High Efficiency Washing Machine Rebate Program Approved – As part of the Town of Erie's Water Conservation Plan, the Board of Trustees approved the 2015 High Efficiency Washing Machine Rebate Program during Tuesday night's meeting. For the year of 2015, 80 rebates at \$50 each have been approved for Erie residents. The purchase date parameter has been set at March 4, 2008, allowing residents who have not previously applied the opportunity to apply in 2015.

High Efficiency Washing Machine Rebate Program Guidelines:

- Must be a customer of the Town of Erie with a current, non-delinquent account.
- The machine must be installed at the primary address and must remain in the possession of the original purchaser, or remain at the original installation address for at least one year from the date of purchased. Leased washers are not qualified. Original receipt must be provided and have a purchase date of March 4, 2008 or later.
- The machine must be qualified model listed on the www.energystar.gov website.
- A completed and signed Affidavit of Lawful Present in the U.S. (required by House Bill 06S-1023 signed into law on July 31, 2006) must be provided along with a legible copy of an acceptable form of identification.
- Must include a copy of current Town of Erie water bill
- Rebates are on a first-come, first served basis with a maximum allowable rebate of one per family account.
- Required materials can be mailed to or dropped off at the Public Works Department located on the second floor of Town Hall.

View complete January 13, 2015 Board of Trustees Meeting Packet [here](#).

Engage Erie – View the most recent activity on the Town's new social engagement site, [Engage Erie](#).

Upcoming Board of Trustees Meetings – The Board of Trustees will meet in a Study Session followed by a Special Meeting on Tuesday, January 20, 2015. The next regularly scheduled [Board of Trustees](#) meeting will be on Tuesday, January 27, 2015 at 6:30 p.m. All meetings are held in the [Town Hall boardroom](#) located at 645 Holbrook Street in Erie.

More Information – Board of Trustees Action Items are brief summaries of some, but not all, agenda items and do not serve as the official meeting minutes. Select this link to view archived Board of Trustees meeting online via the [On Demand Video](#) service. To request approved meeting minutes of Board of Trustees meetings, please contact the Town Clerk's Office at nparker@erieco.gov.



TOWN OF ERIE PUBLIC HEARING

February 6, 2015

The Town of Erie Community Development Department has scheduled the following item for consideration:

Applicant: Town of Erie Urban Renewal Authority

Project: Nelson-Kuhl Initial Zoning

Legal: A Portion of the Northeast Quarter of Section 34, Township 1 North, Range 69 West, of the 6th Principle Meridian, County of Boulder, State of Colorado. (see highlighted map on back of page).

Location: The SE Corner of Arapahoe Road and State Highway 287

Planner: Marty Ostholthoff

Board or Commission: ***BOARD OF TRUSTEES***

HEARING FOR: Initial Zoning
DATE OF HEARING: February 24, 2015 (Tuesday)
TIME: 6:30 PM or as soon as possible thereafter
PLACE: Board Room, Erie Town Hall, 645 Holbrook Street
(lower east entrance)

This letter is your notice of the above referenced hearing(s). We are sending you this notice as required by Erie Unified Development Code, Chapter 7.2.F.4.a: “to all property owners within 300 feet of the outer boundary of the land subject to the application,” or as a referral agency of the Town. Copies of the application and support material for this project are on file and available for public inspection in the Community Development Office at the Erie Town Hall, 645 Holbrook, Erie, Colorado. Public comment is welcome during public hearings, or you may send email comments to hsawyer@erieco.gov or written comments to the Community Development Department, Erie Town Hall, P.O. Box 750, Erie, CO 80516-0750.



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Posted on: February 25, 2015

Erie Board of Trustees Action Items February 24, 2015

Board Considers Nelson-Kuhl Annexation – During Tuesday night's meeting, the Board considered four separate items related to the annexation of the Nelson-Kuhl properties. These two properties are owned by the Town of Erie Urban Renewal Authority and comprise approximately 29 acres and are located at the southeast corner of State Highway 287 and Arapahoe Road adjacent to approximately 18 acres of Town-owned property.

- **COMPREHENSIVE PLAN AMENDMENT:** The Board passed a resolution approving the Comprehensive Plan amendment to designate the Nelson-Kuhl property and the Town of Erie property as RC – Regional Commercial. The Planning Commission recommended approval to the Board during their February 4, 2015 meeting.



- **FINDINGS OF FACT:** The Board passed a resolution adopting certain findings of fact favorable to the Nelson-Kuhl Annexation.



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Board of Trustees Action Items

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- **ANNEXATION:** The Board considered on First Reading an ordinance annexing the Nelson-Kuhl properties into the Town of Erie. The Board will consider this ordinance on Second Reading during their March 10, 2015 meeting.
- **ZONING:** The Board considered on First Reading an ordinance zoning the Nelson-Kuhl properties as Community Commercial. The Board will consider this ordinance on Second Reading during their March 10, 2015 meeting.

Board Approves Purchase of Total Organic Carbon Analyzer for the Water Treatment Facility –

The 2015 Water Fund Capital Improvement Budget includes funds for replacement of the Total Organic Carbon Analyzer for the Water Treatment Facility in the amount of \$22,571.00 . Total Organic Carbon (TOC) is a term used to describe the measurement of organic (carbon based) contaminants in a water system. The Water Treatment Facility staff collects samples of water at many different areas in the Facility and analyzes the samples with the TOC Analyzer. This information gives staff an early indication of potential problems with the source water coming into the facility or problems with equipment in the facility. Staff also monitors the TOC levels in water leaving the Facility as that indicates the Facilities



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overall performance and the quality of the water leaving the facility. The current TOC Analyzer was purchased in May of 2000. It is obsolete and parts and repairs are no longer available for it.

View complete February 24, 2015 Board of Trustees Meeting Packet [here](#).

Engage Erie – View the most recent activity on the Town’s new social engagement site, [Engage Erie](#).

Upcoming Board of Trustees Meetings – The next regularly scheduled [Board of Trustees](#) meeting will be on Tuesday, March 10, 2015 at 6:30 p.m. All meetings are held in the [Town Hall boardroom](#) located at 645 Holbrook Street in Erie.

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Posted on: March 11, 2015

Erie Board of Trustees Action Items March 10, 2015

Board Approves Nelson-Kuhl Annexation and Zoning – During Tuesday night's meeting, the Board approved the annexation and zoning of the Nelson-Kuhl properties. These two properties are owned by the Town of Erie Urban Renewal Authority and comprise approximately 29 acres. The properties are located at the southeast corner of State Highway 287 and Arapahoe Road adjacent to approximately 18 acres of Town-owned property.

- **ANNEXATION:** The Board approved on Second Reading an ordinance annexing the Nelson-Kuhl properties into the Town of Erie. The Board considered this ordinance on First Reading during their February 24, 2015 meeting.
- **ZONING:** The Board approved on Second Reading an ordinance zoning the Nelson-Kuhl properties as Community Commercial. The Board considered this ordinance on First Reading during their February 24, 2015 meeting.

Board Appoints Oil & Gas Special Counsel – The Board authorized the engagement of the law firm of Sullivan, Green, Seavy, LLC for the purpose of receiving legal advice related to negotiating Memorandums of Understanding with oil & gas operators and potential Erie Municipal Code amendments.

About Barbara Green and John T. Sullivan: Barbara Green is a founding partner of the law firm of Sullivan Green Seavy, LLC where her practice focuses primarily on land use and environmental law. Ms. Green represents clients in matters involving land use, oil and gas development, mining, water development, water quality, and low-level radioactive waste. Ms. Green has prepared numerous land use regulations for counties and municipalities, including the Model Colorado Land Use Code for Medium Size Counties. In addition, she represents clients in rule-making and quasi-judicial proceedings in front of state boards and commissions, including the Water Quality Control Commission, the Colorado Oil and Gas Conservation Commission, and the Air Quality Control Commission.

John Sullivan is a founding partner of the law firm of Sullivan Green Seavy, LLC, where he focuses on representing government agencies, individuals, and local and national corporations in litigation involving land use, environmental, real estate, business, commercial, and bankruptcy law. Mr. Sullivan's courtroom experience includes litigation involving challenges to local government authority, including municipal, county and quasi-municipal powers over oil and gas development. Mr. Sullivan's litigation experience also includes cases involving claims for contamination of land; landowner disputes involving trespass, adverse possession, and easement disputes; and contract and lease disputes.

Design Contract for Non-Potable Water System – The Board authorized awarding a Design Contract for the Non-Potable Water System Improvements Phase 1, in the amount of \$84,869.00. This improvement project will enable the existing reuse/non-potable pump station at the Town's [North Water Reclamation Facility](#) and reuse/nonpotable waterline to provide non-potable water for irrigation of parks, open space and right-of-ways in two pressure zones. The initial phase will provide non-potable water to:

- Colliers Hill



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- Coal Creek Park
- Reliance Park
- Existing irrigation pond that serves the Erie Community Park

View complete March 10, 2015 Board of Trustees Meeting Packet [here](#).

Engage Erie – View the most recent activity on the Town’s new social engagement site, [Engage Erie](#).

Upcoming Board of Trustees Meetings – The Board of Trustees will meet in a Study Session on Tuesday, March 17, 2015 at 6:00 p.m. The next regularly scheduled [Board of Trustees](#) meeting will be on Tuesday, March 24, 2015 at 6:30 p.m. All meetings are held in the [Town Hall boardroom](#) located at 645 Holbrook Street in Erie.

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Posted on: May 27, 2015

Erie Board of Trustees Action Items

May 26, 2015



Board Denies Proposal to Allow Liquid Waste Bulking Facility at Front Range Landfill – During Tuesday night’s meeting, the Board denied a request from Waste Connections to add a Liquid Waste Bulking Facility as a permitted use at the Front Range Landfill. The proposed facility would have allowed the operator to accept and process liquid or semi-solid waste to be mixed with bulking agents to "solidify" the liquid or semi-solid waste. Currently the Front Range Landfill accepts non-hazardous liquid and semi-solid wastes that have been solidified elsewhere and transported to the landfill and disposed of as solid waste.

At the April 15, 2015 public hearing, the Planning Commission approved a resolution recommending denial of the PD Amendment application to the Board of Trustees.

Board Considers Wise Farms Rezoning and Planned Unit Development Applications – The Board considered on First Reading, an ordinance Rezoning the Wise Farms property from RR: Rural Residential to AG/OS: Agriculture/Open Space; LR: Low Density Residential and RR: Rural Residential. After the initial presentation from Town Staff and receiving public comment, the Board continued the Public Hearing until their June 9, 2015 meeting to allow the applicant sufficient time to make their presentation.

The Wise Farms property is approximately 176 acres in size and is located south of Jasper Road and west of 119th Street. The Rezoning is comprised of the following zone districts:

<u>Proposed Zone District</u>	<u>Acres in Proposed District</u>
AG/OS - Agricultural/Open Space	20.38 acres
RR - Rural Residential	93.24 acres
LR - Low Density Residential	64.78 acres

Concurrent with the rezoning application, the applicant is processing a Planned Unit Development (PUD) Overlay zoning application to modify single family lot sizes, setbacks and architectural standards. The Wise Farms PUD Zoning Map (PUD) sets the maximum number of dwelling units at 166. The applicant is committing to dedicate a public pocket park and open space to meet the Town requirements. The applicant will pay a fee in lieu for their required neighborhood park dedication of 1.39 acres and for their community park dedication of 2.32 acres.



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Board Approves Coal Creek Trail Flood Mitigation Project – The Board approved the appropriation of \$260,560 from the Trails and Natural Areas Fund in order to move forward with the Coal Creek Trail flood mitigation project.

BACKGROUND: The South Coal Creek Trail Extension was completed in July 2013. The storm and flooding events that occurred during the fall of 2013 changed the flow and path of Coal Creek considerably with significant changes in the location of the southern portion of Coal Creek near the airport. This area receives water from rain, ground water drainage, and snow melt resulting in frequent trail closures and regular significant standing water.

In 2014 staff contracted with Loris and Associates, Inc. to complete a conceptual alternative analysis and propose some options to remedy the chronic flooding that occurs on the Coal Creek Trail at the underpass of the Erie Municipal Airport east-west taxiway. Three options were proposed. On Monday May 11, 2015 OSTAB unanimously passed a motion to move forward with recommendation of Option IA. This recommendation was approved for \$248,153 anticipated project cost with an additional 5% contingency for total Project cost not to exceed \$260,560.

Board Approves Construction Contract for Placement of Fill Dirt at 287 and Arapahoe – The Board approved a construction contract to place 75,000 cubic yards of structural fill dirt at the former Prince Reservoir site located on the southeast corner of Arapahoe Road and Highway 287. This site construction is scheduled to start in July of this year. The contractor estimates that it will take 50 working days to complete the project (weather permitting) and that there may be a total of 100 loads per each 10 hour day. More information about the construction schedule will be released as it becomes available.

The approved contract is in an amount not to exceed \$405,475.00. The Board directed staff to convene a meeting of the [Town of Erie Urban Renewal Authority](#) (URA) to memorialize through resolution the Board's intent that the Urban Renewal Authority will assume the responsibility of this expenditure and that it will become a reimbursable expense of the URA.

BACKGROUND: In 2014 the Town announced that the former Prince Reservoir was no longer needed for water storage. Currently there is no specific site plan in place for the project area; however, filling in the site at this time abates an attractive public nuisance and safety concerns. It also represents the logical next step in the development of the property.

View complete May 26, 2015 Board of Trustees Meeting Packet [here](#).

Engage Erie – View the most recent activity on the Town's new social engagement site, [Engage Erie](#).

Upcoming Board of Trustees Meetings – The next regularly scheduled [Board of Trustees](#) meeting will be on Tuesday, June 9, 2015 at 5:45 p.m. All meetings are held in the [Town Hall boardroom](#) located at 645 Holbrook Street in Erie.

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TOWN OF ERIE NEWS FLASH

Department of Public Works

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Posted on: June 8, 2015

Dirt Work on Arapahoe Road & Highway 287

Beginning the week of Monday, June 8, 2015, a Town of Erie Contractor will begin the hauling and placement of structural fill dirt at the southeast corner of Arapahoe Road and State Highway 287. Truck traffic will be entering the site from Arapahoe Road. Work is expected to be complete by mid-October, weather permitting.

Work hours will be from 7:00 a.m. to 7:00 p.m. Traffic control signage will be on site to allow motorists to move through the construction area in a timely and safe manner. Motorists, pedestrians, and bicyclists are urged to pay close attention to detour and traffic control signs, and flaggers. Please reduce speeds and, if possible, avoid the construction area.

BACKGROUND: During their May 26, 2014 meeting, the Board approved a construction contract to place 75,000 cubic yards of structural fill dirt at the former Prince Reservoir site located on the southeast corner of Arapahoe Road and Highway 287.

In 2014 the Town announced that the former Prince Reservoir was no longer needed for water storage. Currently there is no specific site plan in place for the project area; however, filling in the site at this time abates an attractive public nuisance and safety concerns. It also represents the logical next step in the development of the property.

For more information on this project, please contact Fred Diehl at 303-926-2764.



TOWN OF ERIE NEWS FLASH

Department of Public Works

For more information contact:

Katie Jenkins | Communications & Marketing Coordinator

303-926-2763 or kjenkins@erieco.gov

www.erieco.gov

Posted on: June 19, 2015

Saturday Work Scheduled on Arapahoe Road & Highway 287

Contractors have been given permission to work on Saturday, June 20, 2015 on the southeast corner of Arapahoe Road and State Highway 287. Typical work hours for this project will continue to be Monday – Friday, 7:00 a.m. – 7:00 p.m., but on occasion due to scheduling and weather the contractor may request to work on Saturdays. In these instances the Town of Erie will notify the public.

BACKGROUND: Beginning the week of Monday, June 8, 2015, a Town of Erie Contractor began the hauling and placement of structural fill dirt at the southeast corner of Arapahoe Road and State Highway 287. Truck traffic will be entering the site from Arapahoe Road. Work is expected to be complete by mid-October, weather permitting.

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For more information on this project, please contact Fred Diehl at 303-926-2764.



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Department of Public Works

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Posted on: June 26, 2015

Saturday Work Scheduled on Arapahoe Road & Highway 287

Contractors have been given permission to work on **Saturday, June 27, 2015** on the southeast corner of Arapahoe Road and State Highway 287. Typical work hours for this project will continue to be Monday – Friday, 7:00 a.m. – 7:00 p.m., but on occasion due to scheduling and weather the contractor may request to work on Saturdays. In these instances the Town of Erie will notify the public.

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For more information on this project, please contact Fred Diehl at 303-926-2764.

ERIE EDITION

JULY / AUGUST 2015 ERIE EDITION • VISIT THE TOWN OF ERIE ONLINE AT ERIECO.GOV • ERIECO.GOV/FACEBOOK

S&P RAISES TOWN OF ERIE RATING TO “A+” FOR WASTEWATER ENTERPRISE REVENUE BONDS

This May, Standard & Poor's Ratings Services raised its underlying rating (SPUR) on the Town of Erie's wastewater revenue debt one notch to 'A+' from 'A'. The upgrade reflects S&P's opinion of the Town's robust historical and projected debt service coverage (DSC). According to Town of Erie Finance Director Steve Felten, the Town's wastewater debt was last rated in 2011. "The upgraded bond rating to A+ reflects the confidence that S&P shows in the financial management of the Town's wastewater enterprise," Felten said.

According to the S&P Summary: "The rating reflects our opinion of the following credit strengths for the wastewater utility system, specifically its:



- Stable residential customer base, coupled with very strong income and direct access to the Denver-Boulder metropolitan statistical area (MSA);
- Strong liquidity; and
- Strong DSC since fiscal 2013, albeit including tap fee revenue.

The purpose of the wastewater debt issued since 2000 includes the construction of the North Water Reclamation Facility in an amount of approximately \$23.1 million. As of December 31, 2014, the Wastewater Fund had \$21.6 million in outstanding debt.

"The rating reflects well on the Town and its management team and indicates a strong capacity for the Town to meet its financial obligations," Felten said.

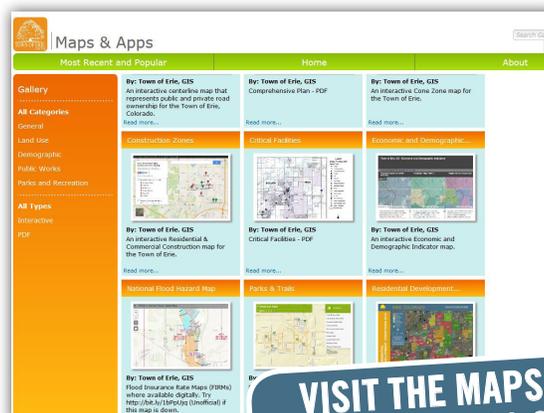


MAPS & APPS

TOWN OF ERIE LAUNCHES NEW MAPS & APPS GALLERY

The Town of Erie Maps and Apps Gallery provides an opportunity for the public to visually explore the Town and its services. This gallery is in support of the Town's overall transparency initiative and allows users with and without GIS experience, to better interact with maps including:

- Construction Zones
- Economic and Demographic
- National Flood Hazard Map
- Parks & Trails
- Sales Tax Rates
- Centerline Ownership
- Zoning & Land Use
- Comprehensive Plan
- Residential Development Activity
- Street Guide



VISIT THE MAPS & APPS GALLERY TODAY!
WWW.ERIECO.GOV/MAPS OR DOWNLOAD
 THE ERIE STUFF APP!

A LETTER FROM MAYOR TINA HARRIS



BOARD OF TRUSTEES

The Erie Board of Trustees meets the second and fourth Tuesdays of the month in the Town Hall Board Room located at 645 Holbrook Street. Contact the Board via email at bot@erieco.gov or by calling 303-926-2777, extension 1. The Trustee's individual email addresses and phone numbers are listed below:

Mayor, Tina Harris

tharris@erieco.gov
303-926-2777, Extension 2

Mayor Pro Tem, Mark Gruber

mgruber@erieco.gov
303-926-2777, Extension 3

Trustee, Jennifer Carroll

jcarroll@erieco.gov
303-926-2777, Extension 5

Trustee, Scott Charles

scharles@erieco.gov
303-926-2777, Extension 4

Trustee, Janice Moore

jmoore@erieco.gov
303-926-2777, Extension 6

Trustee, Waylon Schutt

wschutt@erieco.gov
303-926-2777, Extension 7

Trustee, Dan Woog

dwoog@erieco.gov
303-926-2777, Extension 8



ERIE EDITION

Erie Edition is a bimonthly newsletter published by the Town of Erie.

Send questions or comments to:
ErieNewsUpdate@erieco.gov
or call 303-926-2763.



RETAIL DEVELOPMENT UPDATE: King Soopers, Arapahoe & 287 and Four Corners

The number one question the Trustees and I are asked is about potential retail development. This month I would like to provide a retail development update in answer to those questions. The good news is Erie's reputation as a place to do business is growing every day. As proof – I'd like to share updates on three retail sites in Erie: King Soopers, Arapahoe and 287 and the Four Corners.

#1 KING SOOPERS MARKETPLACE ON HIGHWAY 7 AT SHERIDAN

I am happy to report that the Planning Commission will be reviewing the Site Plan for the King Soopers at Highway 7 and Sheridan at their July 15th meeting. In case you were not aware, in the fall of last year King Soopers chose to invest in Erie – a decision that will not only provide increased local shopping opportunities, but a decision that will bring in millions of dollars in sales tax revenue. Take a look at the conceptual site plan below to see how the 125,000 sq. ft. King Soopers MarketPlace will be situated on the 20 acre site. You'll notice that in addition to the MarketPlace there is an approximately 10,000 sq. ft. of adjacent inline retail; three separate retail pad sites and a fuel center. I will provide further updates – including groundbreaking information as it becomes available.



#2 ARAPAHOE & HIGHWAY 287

Many of you have noticed the dirt work taking place on the southeast corner of Arapahoe Road and Highway 287 and asked what the plan is for this site. It's a great question, as that's what we are working to determine right now. While we know the long term plan is to have a vibrant retail development on the site, we still need to work out the details. The Town of Erie Urban Renewal Authority (TOEURA) and the Town are beginning the process of selecting a development partner for the approximately 45 acre site. Our goal is to select a developer who can work with us to determine the best use of the site and develop a specific plan. Staff and Trustees met with several qualified and interested firms during the annual ICSC convention this year. Therefore, I am confident we will have a good pool of applicants to select from. I will share updates with you as this project progresses.

#3 FOUR CORNERS MIXED USE DEVELOPMENT

The Town has received an application from developers to build a commercial/residential mixed use development on the southwest corner at the intersection of Erie Parkway and County Line Road. These developers were involved in the Downtown East Louisville (DELO) and Steel Ranch neighborhoods. The developers have indicated that this site would accommodate retail opportunities such as a smaller grocery store and restaurants. Appropriately named "Four Corners," this project is an opportunity to bring the amenities we are looking for into the core of our community. Four Corners is now in the Sketch Plan phase and will come to the Planning Commission and the Board this summer.

Increasing retail opportunities for our residents while also increasing sales tax revenue remains a priority for this Board of Trustees. We've been saying for some time that Erie is a good investment. It's gratifying to see just how many commercial developers now share our enthusiasm. As important as these developments are, please know that as each moves forward, they will be held to the same, high quality standards that all development applications are held to.

Sincerely,

Mayor Tina Harris
Town of Erie

TOWN OF ERIE COMPLETE PROPERTY TAX MILL LEVIES FOR 2015

Town of Erie Property Tax Mill Levies for 2015: **17.364**

- General Operating Funds: 7.288 (\$203.04*)
- Trails & Natural Areas Acquisition: 4.000 (\$111.44*)
- Erie Community Center Construction Bond: 5.198 (\$144.82*)
- Erie Police Station & Municipal Court Building Construction Bond: 0.878 (\$24.46*)

*Example: If you own a home with an actual value of \$350,000, your total Town of Erie Mill Levy for 2015 would be \$483.76.



REMINDERS FROM THE ERIE POLICE DEPARTMENT

WITH SCHOOL OUT FOR THE SUMMER AND THE WEATHER GETTING WARMER THE TOWN OF ERIE POLICE DEPARTMENT WOULD LIKE TO SEND A FEW REMINDERS TO RESIDENTS THIS SUMMER.

CURFEW REMINDERS:

The local curfew ordinance says: *It is unlawful for anyone under the age of 18 years old to be outside on any street, alley, park, playground, schoolyard, or other public area between 10:00 p.m. and 5:00 a.m., Sunday through Thursday. For Friday and Saturday, the hours are between midnight and 5:00 a.m.*

The following are exemptions of the Curfew Ordinance:

- Engaged in lawful employment; or
- Accompanied by a parent, guardian or other person of the age of 21 years, when that parent, guardian or person has permission to have the custody and care of such minor from the minor's parent or guardian; or
- Accompanied by any person between the age of 18 years and 21 years, having in his or her possession written permission from the parent or guardian of the minor to have the care or custody of such minor; or
- Upon an emergency errand or legitimate business directed by the parent, guardian, or other adult person having the care and custody of the minor.

SUMMER CRIME PREVENTION TIPS:

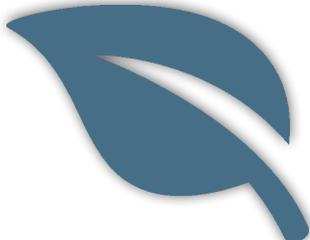
As the days become warmer and longer, many people like to spend their evenings and weekends outside either doing yard work or playing with the kids. Warmer weather brings some added risks that can be minimized or prevented with a couple of simple crime prevention tips.

1. Keep your garage door and any side entrance door to the garage closed and locked.
2. Be sure your garage door and any side entrance door are in good repair so that they close completely and lock. Double keyed dead bolt locks are best for side entry doors.
3. If you have an attached garage, keep the entry door from the garage to your home locked.
4. If you have windows that allow a view inside your garage, cover the windows.
5. Be a good neighbor. If you see a neighbor's garage door open and unattended, let them know.
6. Bicycles are a favorite item stolen from garages. Keep your bicycle locked to a fixed object while in the garage. Record the serial number, makes, and color of your bicycle. If possible, store your bicycle with a wheel or seat removed from the frame.
7. Lock your car while in the garage and do not leave valuables in your car including keys.
8. Do not leave items like golf clubs and ski equipment in plain view from the street.

Remember to report any suspicious activity. You can remain anonymous. In an emergency call 911, in Erie for a non-emergency, call 303-441-4444.

Be safe, have a great summer and contact the Erie Police Department at 303-926-2800 if you have any questions or if there is anything we can do to help you make your neighborhood safe and secure this season.

SAVE THE DATE! ANNUAL FALL CLEAN-UP Saturday, September 12, 2015



The Town of Erie Department of Public Works is partnering with area businesses to assist residents in disposing of unwanted household items, building materials, yard waste, unwanted electronics and shredding of unwanted documents during the 10th Annual Fall Clean-Up.



As more information about this event is available it will be updated on the Town's calendar available at www.erieco.gov.

Contact Kris McDaniel at 303-926-2872 or krismc@erieco.gov with any questions.



NATIONAL NITE OUT TUESDAY, AUGUST 4

On Tuesday, August 4, 2015 the Erie Police Department invites neighborhoods in Erie to join forces with thousands of communities nationwide to celebrate National Nite Out.

NATIONAL NITE OUT

This national event is designed to have citizens become more aware of the importance of crime prevention programs and what impact citizen participation can have on reducing crime, drugs and violence within the community. It strengthens police/community partnerships by sending a message to criminals that Erie's neighborhoods are organized in their efforts to prevent crime.

REGISTER YOUR BLOCK PARTY TODAY!

Each year, approximately 40 Neighborhood Block Parties register with the Erie Police Department and participate in a variety of community events. Register today and an Erie Police Officer will be scheduled to visit your event!

Contact the Erie Police Department for more information and to register your block party today!

303-926-2800 or slambert@erieco.gov

National Nite Out is sponsored by the National Association of Town Watch, the Colorado Neighborhood Resource Center, The Erie Police Department, and the Erie Community and Police Partnership and the Erie Neighborhood watch.



2015 SPECIAL EVENTS

SAVE THE DATES FOR THESE UPCOMING SUMMER EVENTS!

» JULY 3RD EXTRAVAGANZA AT COLORADO NATIONAL GOLF CLUB
FRIDAY, JULY 3 • COLORADO NATIONAL GOLF CLUB • WWW.COLORADONATIONALGOLFCLUB.COM

» **4K OR 4 MILE & KIDS RUN** **A COLORADO CLASSIC**

- ★ Slip & Slide finish line (optional... of course)
- ★ FREE Crawfish Boil!
- ★ Super comfy FREE shirt (you'll actually want to wear!)
- ★ Use code 'ONLYINERIE' for a great discount

REGISTER & MORE INFO: WWW.ONLYINERIE.COM

SATURDAY, JULY 4
WWW.ONLYINERIE.COM

» **CONCERT IN THE PARK "THE NACHO MEN"**
SATURDAY, JULY 11 • COAL CREEK PARK • 5:00 - 9:00 P.M. • WWW.ERIECHAMBER.ORG

» **CONCERT IN THE PARK "THE COUNTRY MUSIC PROJECT"**
SATURDAY, JULY 25 • COAL CREEK PARK • 5:00 - 9:00 P.M. • WWW.ERIECHAMBER.ORG

» **ROCKY MOUNTAIN KIDS TRIATHLON**
AUGUST 1, 2015

- CUSTOM FINISHER AWARDS
- FREE OFFICIAL RMKT SHIRT!
- VIP ENTRY FOR ERIE RESIDENTS
- TONS OF FREE GIVEAWAYS
- SPACE VERY LIMITED

NEW OPEN HOUSE FORMAT!
★ LOW STRESS FOR KIDS & THEIR ADULTS
★ COMPLETE COURSE IN ANY ORDER, AT KIDS OWN PACE!

REGISTER & MORE INFO AT:
WWW.ONLYINERIE.COM

SATURDAY, AUGUST 1
WWW.ONLYINERIE.COM

» **NATIONAL NITE OUT**
TUESDAY, AUGUST 4 • WWW.ERIECO.GOV/POLICE

» **ERIE AIR FAIR**
SATURDAY, AUGUST 8 • ERIE MUNICIPAL AIRPORT • WWW.ERIEAIRFAIR.COM

» **CONCERT IN THE PARK "PHAT DADDY"**
SATURDAY, AUGUST 15 • COAL CREEK PARK • 5:00 - 9:00 P.M. • WWW.ERIECHAMBER.ORG

» **MOVIE IN THE PARK "MR. PEABODY & SHERMAN"**
SATURDAY, AUGUST 29 • ERIE COMMUNITY PARK

» **THE GREAT ERIE OUTDOOR ADVENTURE**
SATURDAY, AUGUST 29 & SUNDAY, AUGUST 30 • ERIE COMMUNITY PARK



PARKS & RECREATION CORNER



"SALE" - A - BRATION!

10% Off Annual Passes
+ one month free! Offer valid from:
Wednesday, July 1 - Tuesday, July 7

JULY IS PARKS & RECREATION MONTH!

We are celebrating 30 years of Parks and Recreation Month with a throw back to 1985!

Join us as we celebrate this year by taking part in a "road trip" scavenger hunt around Erie, completed hunts get a totally rad prize!

Scavenger hunt not your thing? Snap a selfie and submit for a chance at even more prizes!

Don't forget to stop by the Erie Community Center for other exciting events in honor of parks and recreation month.

For questions, or more information please contact Ashley Burger at aburger@erieco.gov.

"Like" the Town of Erie on Facebook
www.facebook.com/townoferiecolorado

Follow the Town of Erie on Twitter
@ErieColorado

Share your ideas and give feedback
engage.erieco.gov

Watch the Town of Erie's videos
youtube.com/eriecolorado

Learn more about working for the Town of Erie
engage.erieco.gov

For more information & to view the full 2015 Special Events Calendar, visit
www.erieco.gov/specialevents



TOWN OF ERIE NEWS FLASH

News & Announcements

For more information contact:
Katie Jenkins | Communications & Marketing Coordinator
303-926-2763 or kjenkins@erieco.gov
www.erieco.gov

Posted on: July 1, 2015

July/August Erie Edition Now Available!

ERIE EDITION

In this issue: S&P Raises Town of Erie Ratings to A+, New Maps & Apps Gallery Launched, Retail Development Update from the Mayor, Reminders from the Erie Police Department, Special Events and more!

View the complete July/August Erie Edition [here](#).



TOWN OF ERIE NEWS FLASH

Board of Trustees Action Items

For more information contact:
Katie Jenkins | Communications & Marketing Coordinator
303-926-2763 or kjenkins@erieco.gov
www.erieco.gov

Posted on: September 23, 2015

Erie Board of Trustees Action Items

September 22, 2015



Board Approves Urban Renewal Plan for Highway 287 Area - During Tuesday night's meeting, the Board of Trustees approved an Urban Renewal Area Plan for the Highway 287 Area in accordance of the provisions of the Urban Renewal Law of the State of Colorado, Title 31, Colorado Revised Statutes, as amended. The Plan's purpose is to reduce, eliminate and prevent the spread of blight within the Highway 287 Area and to accomplish this - the Plan promotes objectives and priorities in adopted community plans. In separate actions, the Board also approved the Conditions Survey and the Boulder County Impact Reports for the Highway 287 Area Renewal Plan.

The administration and implementation of this Plan will be carried out by the Town of Erie Urban Renewal Authority (TOEURA).

The Area includes three parcels and adjacent rights-of-way, located at the southeast and southwest corners of Arapahoe Road and U.S. Highway 287. The parcels are owned by the Town of Erie and Town of Erie Urban Renewal Authority, and zoned Planned Development and Community Commercial. As shown in the Town of Erie 2005 Comprehensive Plan, the Area is designated for future growth as Regional Commercial.

View presentation [here](#).

Erie Urban Renewal Authority Selects Redevelopment Partner for Highway 287 - The Mayor and Trustees, serving as the Town of Erie Urban Renewal Authority (TOEURA) Board of Commissioners selected [Evergreen](#) as the development partner for the redevelopment of an approximately 52 acre site located at the southeast corner of Highway 287 and Arapahoe Road in Erie.

BACKGROUND: The TOEURA issued a Request for Qualifications from developers on July 28, 2015. According to the RFQ, "Owners are seeking a partnership with the right developer, one who understands and exhibits a shared vision for the development future of the site; a vision that maximizes the site's revenue generating potential while employing sound land use and high quality design principles, while remedying any blighted conditions which may be found on the site. Owners anticipate the redevelopment program might accommodate a mix of uses including retail, office, and/or residential." The deadline for responses was August 28, 2015. TOEURA evaluated five requests for



TOWN OF ERIE NEWS FLASH

Board of Trustees Action Items

For more information contact:

Katie Jenkins | Communications & Marketing Coordinator
303-926-2763 or kjenkins@erieco.gov
www.erieco.gov

qualification submittals it received prior to the deadline against the established criteria and interviewed four of the respondents regarding their qualifications. With the selection of Evergreen, TOEURA intends to negotiate an exclusive agreement outlining the responsibilities, obligations, and terms for the redevelopment of the site.

Board Approves Urban Renewal Plan for Four Corners Area - The Board approved an Urban Renewal Area Plan for the Four Corners Area in accordance of the provisions of the Urban Renewal Law of the State of Colorado, Title 31, Colorado Revised Statutes, as amended. The Plan's purpose is to reduce, eliminate and prevent the spread of blight within the Four Corners Area and to accomplish this - the Plan promotes objectives and priorities in adopted community plans. In separate actions, the Board also approved the Conditions Survey and the Boulder County Impact Reports for the Four Corners Area Renewal Plan.

The administration and implementation of this Plan will be carried out by the Town of Erie Urban Renewal Authority (TOEURA).

The Four Corners Area includes one parcel comprised of approximately 45.8 acres and adjacent rights-of-way. The property is located in the southwest quadrant of Erie Parkway and East County Line Road in the Town of Erie and Boulder County. The parcel is owned by a Colorado company, Erie Commercial Venture LLP. The sole property located within the Area's boundaries is zoned Planned Development (PD); and, envisioned for development of a variety of uses allowed within the Community Commercial and Mixed-Use categories as reflected in the Land Use Map presented in the Town of Erie 2005 Comprehensive Plan.

View presentation [here](#).

View complete September 22, 2015 Board of Trustees Meeting Packet [here](#).

Engage Erie – View the most recent activity on the Town's new social engagement site, [Engage Erie](#).

Upcoming Board of Trustees Meetings – The next regularly scheduled [Board of Trustees](#) meeting will be on Tuesday, October 13, 2015 at 6:30 p.m. All meetings are held in the [Town Hall boardroom](#) located at 645 Holbrook Street in Erie.

More Information – Board of Trustees Action Items are brief summaries of some, but not all, agenda items and do not serve as the official meeting minutes. Select this link to view archived Board of Trustees meeting online via the [On Demand Video](#) service. To request approved meeting minutes of Board of Trustees meetings, please contact the Town Clerk's Office at nparker@erieco.gov.



TOWN OF ERIE NEWS FLASH

Economic Development

For more information contact:
Katie Jenkins | Communications & Marketing Coordinator
303-926-2763 or kjenkins@erieco.gov
www.erieco.gov

Posted on: October 6, 2015

Highway 287 & Arapahoe Road Retail Center Development Partner Selected



ERIE, CO – Yesterday we shared the good news that Erie is moving forward with 3 new retail centers that include:

1. **King Soopers at Vista Ridge MarketPlace** - 20 acres of retail set to open fall 2016
2. **Highway 287 & Arapahoe** - Development partner selected for 50 acre retail center
3. **Four Corners** - 45 acre development includes 14.5 acres of Community Commercial

Today we'd like to share with you details about the Highway 287 & Arapahoe retail center.

Highway 287 & Arapahoe – The Town of Erie Urban Renewal Authority selected [Evergreen](#) as their development partner for the Highway 287 & Arapahoe retail center. The majority of the approximately 50 acre site is located at the southeast corner of Arapahoe Road and U.S. Highway 287 with an approximately 6 acre portion located on the southwest corner of the intersection. Designated Regional Commercial for future growth - Evergreen and the Town envision a retail center suitable for large retailers along with smaller support retailers, services and restaurants.

Nearly four decades of development experience across the country, Phoenix based Evergreen is a developer of shopping centers, single tenant commercial, multi-family, and single family projects and provides property management, asset management and consulting services. Principal Tyler Carlson of Evergreen's Denver office will lead the project.

In a separate action, the Board of Trustees approved the Highway 287 Urban Renewal Area Plan inclusive of Tax Increment Financing (TIF). Establishment of this Plan allows the Town, through its urban renewal authority, to use designated powers to assist in improving and completing infrastructure, and advancing private investment within its boundaries.



TOWN OF ERIE NEWS FLASH

Economic Development

For more information contact:
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www.erieco.gov

[Carolynne C. White](#) of Brownstein Hyatt Farber Schreck serves as Counsel for the Town of Erie Urban Renewal Authority and is an expert on Urban Renewal law within the State of Colorado. From 1999 to 2004, Ms. White was the staff attorney for the Colorado Municipal League (CML) during which time she literally wrote the book “Urban Renewal in Colorado” for CML.

“Erie has a particularly impressive history of working cooperatively with the other taxing bodies to make sure all their concerns are addressed and the appropriate inter-governmental agreements are entered into,” Ms. White said. *“Erie is a model for how other communities say they think things should operate; We should be real proud of that,”* White said.

MORE INFORMATION

View more information on the Town of Erie’s Urban Renewal Authority at www.erieco.gov/ura.

For more information on these projects contact Paula Mehle at 303-926-2769.

[Town of Erie Economic Development](#)



TOWN OF ERIE NEWS FLASH

Economic Development

For more information contact:
Katie Jenkins | Communications & Marketing Coordinator
303-926-2763 or kjenkins@erieco.gov
www.erieco.gov

Posted on: October 5, 2015

Erie Moves Forward with 3 New Retail Centers!



ERIE, CO – The 2015 Citizen Survey tells us the Economy is a top priority for Erie residents. Only 6% think there is ample shopping close to home. Not surprisingly, the vast majority of residents support the Town's efforts to increase retail opportunities in Erie.

That's why over the next 3 days we want to share with you the good news...

The retail we've been working so hard to attract is on its way! In fact, during the month of September, Erie moved forward with 3 new retail centers. In case you haven't heard, here they are:

1. **King Soopers at Vista Ridge MarketPlace** - 20 acres of retail set to open fall 2016
2. **Highway 287 & Arapahoe** - Development partner selected for 50 acre retail center
3. **Four Corners** - 45 acre development includes 14.5 acres of Community Commercial

Today we'd like to share with you details about the King Soopers at Vista Ridge MarketPlace. Tomorrow we will feature Highway 287 & Arapahoe followed by the Four Corners development on Wednesday.





TOWN OF ERIE NEWS FLASH

Economic Development

For more information contact:
Katie Jenkins | Communications & Marketing Coordinator
303-926-2763 or kjenkins@erieco.gov
www.erieco.gov

King Soopers at Vista Ridge MarketPlace - The Board of Trustees approved agreements resulting in the purchase of an approximately twenty acre site for the King Soopers at Vista Ridge MarketPlace shopping center to be located at the northwest corner of Highway 7 and Sheridan. The MarketPlace is set to open in advance of the holidays in 2016!

The King Soopers at Vista Ridge MarketPlace shopping center will be approximately 125,000 sq. ft. - more than twice the size of their conventional store. In addition to the MarketPlace, there will be 7,100 sq. ft. of immediately adjacent retail stores; three stand-alone retail pad sites (each over 1 acre in size) and a King Soopers fuel station.

According to Town Administrator A.J. Krieger, the final approval for this retail center has been a long time coming. "The King Soopers at Vista Ridge MarketPlace will begin to diversify our revenue base and generate some annually renewable sales tax revenues," said Krieger.

ABOUT OUR NEW KING SOOPERS: The King Soopers at Vista Ridge MarketPlace is designed as a one-stop "lifestyle" shopping destination. According to King Soopers, this store will have an expanded natural and organic food selection; Murray's Cheese destination; fresh sushi island; expanded prepared foods, bakery and floral sections; two full aisles of pet supplies; baby and toy supplies; school and office supplies; "Kitchen Place" offering utensils, dishware and appliances; "Home Center" serving as a quick alternative to the larger home stores; Apparel section including changing rooms; "Optimum Wellness" supplied with nutrition products and wellness supplements; "Little Clinic" for walk in health and wellness visits; and a new concept called "Click List" offering online shopping where customers can schedule their pick-up time, go to a special drive thru lane and have a personal assistant load their groceries.

Stay up-to-date about the King Soopers at Vista Ridge MarketPlace [here](#).

MORE INFORMATION

View more information on the Town of Erie's Urban Renewal Authority at www.erieco.gov/ura.

For more information on these projects contact Paula Mehle at 303-926-2769.

[Town of Erie Economic Development](#)



INVITATION TO ATTEND PUBLIC MEETING

SITE PLAN INTRODUCTION MEETING for HIGHWAY 287 & ARAPAHOE ROAD RETAIL CENTER

The Town of Erie invites you to attend a public meeting regarding the Urban Renewal Plan for the Highway 287 Area which will be held by and before the Board of Trustees of the Town of Erie, Colorado in the Board Room, Erie Town Hall, 645 Holbrook St. Erie, CO 80516, on October 20, 2015 at the hour of 6:00 p.m. Mountain Daylight time.

The Town of Erie Board of Trustees will conduct this meeting for the purpose of introducing the Site Plan process for the Highway 287 & Arapahoe Road Retail Center and soliciting feedback from members of the public.

The Highway 287 Area includes three parcels and adjacent rights-of-way, located at the southeast and southwest corners of Arapahoe Road and U.S. Highway 287.

Any resident or other interested person may appear at this meeting and provide comment.

Copies of the Highway 287 Area Urban Renewal Plan are available online (www.erieco.gov) and for inspection at the Office of the Town Clerk, Erie Town Hall, 645 Holbrook St. Erie, CO 80516. Questions regarding this meeting may be directed to Paula Mehle, (303) 926-2796.



TOWN OF ERIE NEWS FLASH

News & Announcements

For more information contact:
Katie Jenkins | Communications & Marketing Coordinator
303-926-2763 or kjenkins@erieco.gov
www.erieco.gov

Posted on: October 20, 2015

Project Concept for Highway 287 & Arapahoe Road Gives Nod to History WWI Memorial Inspiration for “Nine Mile Corner”



Image Above: Conceptual Illustration of Nine Mile Corner provided by Evergreen.

ERIE, CO – Ever hear about the Road of Remembrance Memorial? Know where Nine Mile Corner is located? Before the Town selected Evergreen as our development partner for the Highway 287 & Arapahoe Retail Center – neither did Tyler Carlson.

Mr. Carlson was researching the Town’s history this summer when he visited the Erie Historical Society’s website and came across a news article titled “[Road of Remembrance is Nearly Forgotten](#).” Below is an excerpt from that article written by Silvia Pettem for the Boulder Daily Camera on December 23, 2007.

*“Before the Boulder-Denver turnpike (U.S. 36) was opened in 1952, Boulder-bound motorists from Denver drove north on U.S. 287, then turned west on Arapahoe Road. After World War I, the veterans’ group, the American Legion, came up with the idea of beautifying Arapahoe as a “**Road of Remembrance**,” complete with a stone gateway. Today, all that’s left are the two stone pillars at **Nine-Mile Corner**, the intersection of Arapahoe Road and U.S. 287.”*

After reading that article, Carlson had his inspiration. “Thoughtful development of **Nine Mile Corner** needs to not only complement existing historical architecture, but also honor the 1928 vision of beautifying the intersection where the historic Road of Remembrance Gateway still stands,” he said.



TOWN OF ERIE NEWS FLASH

News & Announcements

For more information contact:

Katie Jenkins | Communications & Marketing Coordinator
303-926-2763 or kjenkins@erieco.gov
www.erieco.gov



Image Above: Road of Remembrance Gateway provided by Erie Historical Society.

Flash forward to today. On Tuesday, October 20, 2015, the Town of Erie Board of Trustees conducted a Special Meeting for the purpose of introducing the Site Plan process for the Highway 287 & Arapahoe Road Retail Center and soliciting feedback from members of the public. During the meeting, representatives from Evergreen including project lead Tyler Carlson presented their **Nine Mile Corner** project concept which supports Erie's economic growth and celebrates the community's history.

According to Mr. Carlson, the approximately 45-acre site located on the southeast corner of 287 & Arapahoe is significant not only in its prominent location (directly across from the Road of Remembrance Gateway Memorial), but in the tone the development will set for the community in the future. "The shopping center formula is being repackaged to not only enhance the retail experience, but also create a sense of community frequently associated with traditional main streets and downtowns," Carlson said.

The design spirit of **Nine Mile Corner** recalls the architectural form and archetypes found in Historic Downtown Erie. Historic architectural details and design motifs will be executed in a contemporary manner that facilitates critical place-making for neighborhood gathering while balancing the operational needs of tenants. The buildings will contribute to the established character of the Town of Erie. Pedestrian scale, with both passive and active open spaces, will be the overall theme throughout the project, creating a comfortable, walkable environment for the consumer, visitor and employee.

Carlson said the heart of Nine Mile Corner's shopping experience will be a strong neighborhood grocer who delivers quality service and selection and drives essential support for restaurant and soft goods co-tenants.

Evergreen believes that by participating in meetings such as tonight's, they will develop a mixture of uses, tenants and scale that achieves Erie's financial goals while mitigating community concerns – especially concerns of the neighbors immediately adjacent to the site. "We always work intimately with our neighbors to realize win-win developments, and we will literally sit in people's living rooms and talk about building locations and landscape design," Carlson said.

According to Carlson, Evergreen is planning a series of focus groups in the coming month to discuss what types of uses and specific retailers the public wants to see.



TOWN OF ERIE NEWS FLASH

News & Announcements

For more information contact:

Katie Jenkins | Communications & Marketing Coordinator

303-926-2763 or kjenkins@erieco.gov

www.erieco.gov

For more information and to contact Evergreen please visit: www.NineMileCorner.com.

BACKGROUND: In September of this year, the Town of Erie Urban Renewal Authority selected [Evergreen](#) as their development partner for the Highway 287 & Arapahoe retail center. Evergreen, with offices in Phoenix, Los Angeles, Denver and Dallas, was founded in 1974, and is a developer of shopping centers, single tenant commercial, multi-family, and single family projects and provides property management, asset management and consulting services. Principal Tyler Carlson of Evergreen's Denver office serves as project lead for **Nine Mile Corner**.

ERIE EDITION

NOVEMBER / DECEMBER 2015 ERIE EDITION • VISIT THE TOWN OF ERIE ONLINE AT ERIECO.GOV • ERIECO.GOV/FACEBOOK

ERIE MOVES FORWARD WITH 3 NEW RETAIL CENTERS!

THE RETAIL WE'VE BEEN WORKING SO HARD TO ATTRACT IS ON ITS WAY! IN FACT, DURING THE MONTH OF SEPTEMBER, ERIE MOVED FORWARD WITH 3 NEW RETAIL CENTERS.

KING SOOPERS AT VISTA RIDGE MARKETPLACE 20 ACRE RETAIL CENTER TO OPEN FALL 2016



The Board of Trustees approved agreements resulting in the purchase of an approximately 20 acre site for the King Soopers at Vista Ridge Marketplace shopping center to be located at the

northwest corner of Highway 7 and Sheridan. The Marketplace is set to open in advance of the holidays in 2016!

The King Soopers at Vista Ridge Marketplace shopping center will be approximately 125,000 sq. ft. - more than twice the size of their conventional store and is designed as a one-stop "lifestyle" shopping destination. The Erie store will be the first to feature King Sooper's new "Click List" offering online shopping where customers can schedule their pick-up time, go to a special drive thru lane and have a personal assistant load their groceries. This store will also include "Kitchen Place" offering utensils, dishware and appliances; "Home Center" serving as a quick alternative to the larger home stores; Apparel section including changing rooms; "Optimum Wellness" supplied with nutrition products and wellness supplements and "Little Clinic" for walk in health and wellness visits. In addition to the Marketplace, there will be 7,100 sq. ft. of immediately adjacent retail stores; three stand-alone retail pad sites (each over 1 acre in size) and a King Soopers fuel station.

According to Town Administrator A.J. Krieger, the final approval for this retail center has been a long time coming. "The King Soopers at Vista Ridge MarketPlace will begin to diversify our revenue base and generate some annually renewable sales tax revenues," said Krieger.



HIGHWAY 287 & ARAPAHOE 50 ACRE "NINE MILE CORNER" GIVES NOD TO HISTORY



The Town has selected Evergreen as development partner for the Highway 287 & Arapahoe retail center located on the southeast corner of the intersection.

Evergreen's "Nine Mile Corner" project concept supports Erie's economic growth plans and celebrates the community's history.

According to Tyler Carlson of Evergreen, Nine Mile Corner is significant not only in its prominent location, but in the tone the development will set for the community in the future. "The shopping center formula is being repackaged to not only enhance the retail experience, but also create a sense of community associated with traditional main streets and downtowns," Carlson said.

FOUR CORNERS 14.5 ACRES OF COMMUNITY COMMERCIAL



The Board approved the Four Corners Urban Renewal Area Plan for this 45 acre proposed mixed-use development located at the southwest corner of Erie Parkway and County Line Road. Four Corners includes a variety of housing types plus 14.5 acres of Community Commercial to accommodate

the type of neighborhood retail the community has been craving for years.

The Four Corners Sketch Plan presented by Justin McClure of RMCS, LLC earlier this year represents the developer's layout of the site. RMCS was involved in the Downtown East Louisville (DELO) and Steel Ranch neighborhoods. Mr. McClure has indicated that this site would accommodate retail opportunities such as a smaller grocery store.

ARE YOU SIGNED UP TO RECEIVE THE LATEST NEWS & ANNOUNCEMENT ALERTS? VISIT WWW.ERIECO.GOV/NOTIFYME TO GET SIGNED UP!

A LETTER FROM MAYOR TINA HARRIS

TOWN TO SAVE \$1.2 MILLION BY REFINANCING '07 WATER DEBT



BOARD OF TRUSTEES

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Mayor Pro Tem, Mark Gruber

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Trustee, Jennifer Carroll

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Trustee, Waylon Schutt

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303-926-2777, Extension 7

Trustee, Dan Woog

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303-926-2777, Extension 8



ERIE EDITION

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or call 303-926-2763.



MOODY'S ASSIGNS "A1" RATING TO ERIE'S WATER ENTERPRISE REVENUE REFUNDING BONDS

During our Tuesday, October 13, 2015 meeting, the Erie Board of Trustees approved an ordinance allowing the Town to refund existing debt by issuing approximately \$12,600,000 in Water Enterprise Revenue Refunding Bonds. These Water Revenue Bonds were issued in 2007, primarily to finance construction of various waterlines and the water treatment plant. I am happy to share with you the good news that **this refinancing is projected to save the Town \$1,262,000 in interest costs** over the life of the bonds, a savings of 7.3%.

I am also happy to report that on October 12th, Moody's Investor Services issued their investor rating in anticipation of the Town's refunding. Analysts from Moody's reviewed a full-range of the Town's creditworthiness, which included: Town management, financial position, debt management and economy and community demographics. As a result, Moody's assigned the Town of Erie, Colorado, Water Enterprise Revenue Refunding Bonds Series 2015 with an "A1" rating. According to Moody's: "The "A1" rating reflects the water enterprise's growing moderately-sized, affluent customer base and, solid debt service coverage."

I would like to commend our Town Administrator A.J. Krieger, Finance Director Steve Felten, our underwriters Stifel, Nicolaus & Company, our financial advisors First Southwest Co. and our bond counsel Butler Snow, LLP for their role in securing this rating for the Town. This week's refunding is the most recent example of how Town staff implement the Board's conservative yet prudent approach to managing the Town's finances. As you may recall, this is the same team that during the spring of this year announced that Standard & Poor's Ratings Services raised its underlying rating on the Town's wastewater revenue debt one notch to 'A+' from 'A'.

These favorable ratings are attributable to the overall economic health of Erie and reflect the confidence that Moody's and S&P have in the financial management of the Town's water and wastewater enterprise funds and the Town's management team. There is so much good news to share about Erie.

It is an honor to serve as your Mayor.

Sincerely,

Mayor Tina Harris
Town of Erie

TOWN OF ERIE COMPLETE PROPERTY TAX MILL LEVIES FOR 2015

Town of Erie Property Tax Mill Levies for 2015: **17.364**

- General Operating Funds: 7.288 (\$203.04*)
- Trails & Natural Areas Acquisition: 4.000 (\$111.44*)
- Erie Community Center Construction Bond: 5.198 (\$144.82*)
- Erie Police Station & Municipal Court Building Construction Bond: 0.878 (\$24.46*)

*Example: If you own a home with an actual value of \$350,000, your total Town of Erie Mill Levy for 2015 would be \$483.76.

APRIL 5, 2016: MUNICIPAL ELECTION

WHAT'S ON THE BALLOT

The Town of Erie will conduct its Regular Municipal Election on Tuesday, April 5, 2016. **During this election, registered voters in Erie will be electing a Mayor and three (3) Trustees.** The Mayor will be elected to serve a two-year term and three Trustees will be elected to serve four-year terms.

Background: The Town of Erie holds a Regular Municipal Election the first Tuesday of April in even-numbered years. Trustees serve four-year staggered terms; at every Regular Election there are three out of the six seats up for election.

MAIL BALLOT INFORMATION

The Town Clerk's Office will mail the ballots by the **week of Monday, March 14, 2016.** Erie voters may mail their ballot or drop off their ballot at Town Hall any time during normal business hours (8:00 a.m. to 5:00 p.m.) and on Election Day from 7:00 a.m. to 7:00 p.m. Ballots must be received by 7:00 p.m. on Election Day. Registered voters who do not receive a ballot in the mail may request one from the Erie Town Clerk's Office.

DATES TO REMEMBER!

Monday, January 4

Candidates informational meeting

Tuesday, January 5

Candidate packets are available

Monday, January 25

Candidates petitions are due

Monday, March 14

Ballots will be mailed this week

CANDIDATE INFORMATION & DEADLINES

- Erie residents interested in running for the Board of Trustees may pick up a Candidate's Packet from the Town Clerk's Office beginning on **Tuesday, January 5, 2016.**
- Each petition requires a minimum of ten signatures from registered electors within the boundaries of the Town of Erie. Registered electors may only sign one petition for the Mayoral candidacy and up to three petitions for the Board of Trustees candidates (only one signature per candidate. Completed petitions must be filed no later than **5:00 p.m. on Monday, January 25, 2016** with the Town Clerk's Office.
- The Town Clerk's Office has scheduled an informational meeting on **Monday, January 4, 2014 at 6:00 p.m.** This meeting is not mandatory, however, information will be provided from the Secretary of State's Office regarding the Colorado Campaign and Financial Practices Act as well as other important candidate information.
- The last day for candidates to submit petitions to be included on the April 5th ballot is **5:00 p.m. on Monday, January 25, 2016.**



VOTER REGISTRATION

HAVE YOU REGISTERED TO VOTE OR DO YOU NEED TO UPDATE YOUR REGISTRATION?

TO REGISTER TO VOTE YOU MUST BE:

- A United States Citizen
- Be 18 years old on or before the date of the election
- Reside in Colorado and in the municipal election precinct for at least 22 days before the election
- Registration is permitted on any day up to and including the day of the election

DEADLINE INFORMATION:

You may register either online, by mail or in person. Registration options are:

- Up to 8 days prior to the election voter registration is available via the Secretary of State's online voter registration system www.govotecolorado.com
- Prior to and including the day of the election voter registration can be conducted by your County Clerk and Recorder or Town Clerk

IN ADDITION TO REGISTERING TO VOTE YOU MAY:

- Change your address on your current voter registration record
- Change your party affiliation on your current voter registration record

For more information, please contact Erie Town Clerk, Nancy Parker at 303-926-2731 or nparker@erieco.gov or visit www.erieco.gov/vote



2015 SPECIAL EVENTS

SAVE THE DATES FOR THESE WINTER EVENTS!



COUNTRY CHRISTMAS & PARADE OF LIGHTS

FRIDAY, DECEMBER 4

HISTORIC DOWNTOWN ERIE • 5:00 - 8:00 P.M.

The Country Christmas Parade of Lights is a beautiful hometown holiday event hosted by the Erie Chamber of Commerce. The celebration consists of a living nativity scene, choirs performing, free wagon rides, a fun Parade of Lights, and local businesses serving hot chocolate and offering Country Christmas specials.

Visit www.eriechamber.org for more information.

HOLIDAY COOKIE FEST



MONDAY, DECEMBER 21

ERIE COMMUNITY CENTER • 1:00 - 3:00 P.M.

Start your holiday season off with a bang at this year's event! Have your 5-12 year old join us for holiday crafts, cookie decoration and eating, games and much more! This is a child drop-off event. All supplies will be provided. This event is included in the Camp Erie registration fee for December 21. For those not participating in Camp Erie, pre-registration is needed. Register online or in person at the Erie Community Center.

HAPPY HOLIDAYS!

TOWN OF ERIE HOLIDAY HOURS

TOWN HALL HOURS

Thursday, November 26: Closed
 Friday, November 27: Closed
 Thursday, December 24: Closed
 Friday, December 25: Closed
 Thursday, December 31: Closed
 Friday, January 1: Closed

ERIE COMMUNITY CENTER HOURS

Thursday, November 26: 6:00 a.m. - 1:00 p.m.
 Friday, November 28: Open Regular Hours
 Thursday, December 24: 6:00 a.m. - 1:00 p.m.
 Friday, December 25: Closed
 Thursday, December 31: 6:00 a.m. - 1:00 p.m.
 Friday, January 1: Closed

STREET LIGHT OUT?

Here is how to report a street light outage in your neighborhood:



All street lights in Erie are owned and maintained by the power companies. The best way to get a street light outage repaired is for you to directly report it to the power company that you pay your bill to (United Power or Xcel Energy).

To expedite the process, you should have the pole number and nearest intersection/street or cul-de-sac.

You can call or submit the request via their website:

United Power
www.unitedpower.com
 303-659-0551

Xcel Energy
www.xcelenergy.com
 1-800-895-4999

For more information & the full Special Events Calendar, visit www.erieco.gov/specialevents

Stay tuned, the 2016 SPECIAL EVENTS CALENDAR will be posted soon!



PARKS & RECREATION CORNER



THE GIFT OF HEALTH!

Not sure what to get your loved ones? Why not give them the gift of health? Gift Certificates in any amount are available at the Erie Community Center. Stop in today to get one!

CHRISTMAS TREE RECYCLING PROGRAM

The Town of Erie will conduct our annual Christmas Tree Recycling Program beginning on Saturday, December 26, 2015.

Residents may drop off trees for recycling at Coal Creek Park, located in Historic Downtown Erie at the intersection of Cheesman and Kattell. The designated drop off area is located in the north parking lot and will be clearly marked. Christmas trees will be accepted for recycling through Sunday, January 10, 2016 only.

Please Note: The Town will not accept bagged or loose leaves, tree stumps or other yard waste or house waste. All Christmas trees must be free from hooks, string, tinsel, beads and ornaments.

Beginning Wednesday, January 13, 2016 (weather permitting), the Parks Division will mulch the trees and leave the mulch on site for the public to remove and use free of charge. The mulch will be on a first come, first served basis through Tuesday, March 1, 2016.

For more information, contact Parks & Open Space at 303-926-2887.



"Like" the Town of Erie on Facebook www.facebook.com/townoferiecolorado

Follow the Town of Erie on Twitter @ErieColorado

Share your ideas and give feedback engage.erieco.gov

Watch the Town of Erie's videos youtube.com/eriecolorado

Learn more about working for the Town of Erie engage.erieco.gov



TOWN OF ERIE NEWS FLASH

News & Announcements

For more information contact:
Katie Jenkins | Communications & Marketing Coordinator
303-926-2763 or kjenkins@erieco.gov
www.erieco.gov

Posted on: November 1, 2015

November/December Erie Edition Now Available!

ERIE EDITION

In this issue: Erie Moves Forward With 3 New Retail Centers; Letter from Mayor Harris; Municipal Election Information; Winter Events and more!

View the complete November/December Erie Edition [here](#).



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www.erieco.gov

Posted: December 8, 2015



Letter from the Mayor: Five Words Worth Repeating

With the last Board of Trustees meeting for 2015 behind us, I'd like to share with you five words worth repeating: "Erie is a great investment."

I believe in these five words in part because, the Town is financially sound; our economic development efforts are strengthening and our future has never looked brighter. And as I've previously shared with you - there's plenty of evidence to support my claim.

We all lead busy lives – especially with the holidays upon us, but I'm asking that you please take just a few moments to read about the Town's financial management strategy, one which includes a practice of conservative budgeting; attentive management of our investment portfolios; responsible debt management and revenue diversification.

CONSERVATIVE BUDGETING: During our December 8th meeting the Board approved the 2016 Budget that includes a surplus of revenues over expenditures of \$275,000. During the months-long budgeting process, the Board of Trustees identified our priorities for the coming year. We've taken a fiscally responsible approach – one that preserves the public health and safety of our town; allows us to maintain quality service delivery and gives us the ability fund one-time capital projects.

Not only are the Town's finances sound - they have been for some time. Our reserves are more than adequate. Excluding one-time expenditures in 2015 we have run surpluses in the General Fund since at least 2012, and are budgeting to do so in 2016. Total actual combined fund balances have increased each year since 2012.

How we report our budget is just as important as the budget itself. In case you haven't heard, the Town has recently been awarded the Government Finance Officers Association's "Award for Excellence in Financial



TOWN OF ERIE NEWS FLASH

News & Announcements

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Reporting” for 2014. I would like to commend our Town Administrator A.J. Krieger and Finance Director Steve Felten for another job well done.

INVESTOR RATINGS: Three times in the last year we have seen the Town’s overall credit rating improve. These favorable ratings are attributable to the overall economic health of Erie and reflect the confidence that Moody’s Investor Services and Standard & Poor’s (S&P) have in the financial management of the Town’s enterprise funds and the Town’s management team.

Among various positive points they make, S&P states that “Erie’s budgetary flexibility is very strong” and they consider General Fund reserves “very strong”. They also state in their report that the Town has “very strong liquidity”, that the Town’s budgetary performance is “strong” and that the Town’s management conditions are viewed as “strong”.

RESPONSIBLE DEBT MANAGEMENT: During the period of 2004 through 2009 the Town issued over \$100 million in debt. Total debt outstanding is currently approximately \$97 million. As those familiar with municipal financing know, just because it’s debt doesn’t mean it’s bad. Still, \$97 million is a big number. The Town’s job now and for the foreseeable future is to diligently manage our resources and service that debt. And rest assured we are doing just that.

Twice since taking office as Mayor in April of 2014, the Town has refunded (refinanced) portions of our water debt to achieve better interest rates AND SAVE RESIDENTS MONEY! As recently as October of this year, the Town refinanced Water Enterprise Revenue Refunding Bonds, issued originally in 2007. Due to strong demand and market conditions, actual savings over the life of the bonds will be \$1,606,000; 27% more in savings than we originally projected.

DIVERSIFYING OUR REVENUE BASE: By now you should know (because I keep repeating it) that a King Soopers Marketplace is coming to Erie. First, I want to thank you for your patience as you’ve waited while the Town has been hard at work to attract retailers. Not only have you waited for additional local shopping opportunities – you’ve waited for the opportunity to have your hard earned dollars go back directly into our local economy. The annually renewable sales tax revenues generated by the King Soopers Marketplace at Vista Ridge will go a long way towards diversifying our economy.

We are also moving forward with “Nine Mile Corner” a 50 acre retail center at Highway 287 and Arapahoe Road and “Four Corners” a planned 45 acre mixed-use development that includes 14.5 acres of community commercial to accommodate the type of neighborhood retail our community has been craving for years.

So whether you are like me and have lived here for years or whether you’ve just recently moved here – I hope you now understand why I say Erie is a great investment.



TOWN OF ERIE NEWS FLASH

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Honestly, I would not trade places with any other city or town inside or outside of Colorado. Not one. There are those who would disagree with me I'm sure, but the fact is – there's just so much good that's happening in Erie right now, even the harshest critic deep down inside wants to be a part of the Erie success story.

It is an honor to serve as your Mayor.

Sincerely, Mayor Tina Harris

View the online Mayor's Page [here](#).



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Posted on: December 22, 2015

Erie's Future Development of Highway 287 & Arapahoe Road Moves Forward

ERIE, CO – During their December 22, 2015 Special Meeting, the Town of Erie Board of Trustees met in Executive Session to discuss negotiations regarding the future development of [Nine Mile Corner](#). Nine Mile Corner is approximately 45 acres in size and located on the southeast corner of Highway 287 & Arapahoe Road. The Board is scheduled to next consider this matter during their January 12, 2016 Regular Meeting.

BACKGROUND: In September of this year, the Town of Erie Urban Renewal Authority selected [Evergreen](#) as their development partner for the southeast corner of Highway 287 & Arapahoe Road. Evergreen is a real estate company specializing in retail, commercial and multi-family development.

In October of this year, the Town of Erie Board of Trustees conducted a Special Meeting for the purpose of introducing the Site Plan process for the Highway 287 & Arapahoe Road Retail Center and soliciting feedback from members of the public. During the meeting, representatives from Evergreen including project lead Tyler Carlson presented their [Nine Mile Corner](#) project concept which supports Erie's economic growth and celebrates the community's history.

In November, Evergreen conducted two neighborhood meetings. The first was a "Backyard Buffer" meeting with neighbors immediately south (Beacon Hill, Lafayette) and immediately north (Arapahoe Ridge, Erie) to solicit feedback on site plan considerations. The second was a "Tenant Focus Group" meeting held at the Erie Community Center to solicit feedback on desired retailers.

ERIE EDITION

JANUARY / FEBRUARY 2016 ERIE EDITION • VISIT THE TOWN OF ERIE ONLINE AT ERIECO.GOV • ERIECO.GOV/FACEBOOK



AWARD WINNING ERIE!

IN CASE YOU MISSED ALL THE GREAT THINGS PEOPLE WERE SAYING ABOUT ERIE IN 2015, WE PUT TOGETHER THIS LIST OF SOME OF OUR FAVORITE RECOGNITIONS AND AWARDS.



» **Money Magazine: One of the Best Places to Live in America - #13:**

In 2015 MONEY Magazine ranked Erie #13 on the list of the 50 best small cities in the country - places with great jobs, strong economies, affordable homes, excellent schools, and that special something that makes it a great place to live! Here's what they had to say:

Erie is sitting pretty - 30 minutes from Denver and the international airport and just 15 minutes east of Boulder, it's in a perfect spot for workers wanting an easy commute to major employers like the University of Colorado and IBM. With the Rocky Mountains within view, it's a short drive to world-class hiking and skiing. While the former coal mining town is still small, it has some big numbers: 56% of residents have college degrees, and the median household income is upwards of \$100,000.

» **Downtown Colorado, Inc.:** Governor's Award for Downtown Excellence in the category of Best Adaptive Reuse or Rehabilitation, using the tool of a Town Urban Renewal Authority - "Firehouse to Brewpub"

» **Government Finance Officers Association:** Award for Excellence in Financial Reporting – 2014 Annual Report



» 8 Safest And Most Peaceful Places To Live In Colorado - **#1**, Only in Your State

» 2015 Safest Places in Colorado - **#6**, Value Penguin

» The 20 Safest Cities in Colorado, 2015 - **#6**, Safewise

» 100 Safest Cities in America - **#63**, SafeWise

» 10 Most Affordable Denver Suburbs - **#10**, Movoto

» 10 Best Places to Live in Colorado - **#8**, HomeSnacks

» 10 Best Denver Suburbs for Families - **#4**, Movoto

» 10 Best Denver Suburbs for Young Couples - **#1**, Movoto



» 11 Best Denver Suburbs - **#6** (tie), Movoto

» Ten Best Colorado Suburbs to Buy a House - **#3**, Westword

» SAVVY Award for Digital Interactive - Website, City-County Communications & Marketing Association

» Silver Circle Award for TV and Video – Education/Training (Inside Erie: Water Edition), City-County Communications & Marketing Association

» Award of Distinction - Government Website, The Communicator Awards

» Award of Distinction - Public Service Video - Inside Erie: Water, The Communicator Awards



A LETTER FROM MAYOR TINA HARRIS



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Twice since taking office as Mayor in April of 2014, the Town has refunded (refinanced) portions of our water debt to achieve better interest rates AND SAVE RESIDENTS MONEY! As recently as October of this year, the Town refinanced Water Enterprise Revenue Refunding Bonds, issued originally in 2007. Due to strong demand and market conditions, actual savings over the life of the bonds will be \$1,606,000; 27% more in savings than we originally projected.

DIVERSIFYING OUR REVENUE BASE: By now you should know (because I keep repeating it) that a King Soopers Marketplace is coming to Erie. First, I want to thank you for your patience as you've waited while the Town has been hard at work to attract retailers. Not only have you waited for additional local shopping opportunities – you've waited for the opportunity to have your hard earned dollars go back directly into our local economy. The annually renewable sales tax revenues generated by the King Soopers Marketplace at Vista Ridge will go a long way towards diversifying our economy.

We are also moving forward with "Nine Mile Corner" a 50 acre retail center at Highway 287 and Arapahoe Road and "Four Corners" a planned 45 acre mixed-use development that includes 14.5 acres of community commercial to accommodate the type of neighborhood retail our community has been craving for years.

So whether you are like me and have lived here for years or whether you've just recently moved here – I hope you now understand why I say Erie is a great investment.

Honestly, I would not trade places with any other city or town inside or outside of Colorado. Not one. There are those who would disagree with me I'm sure, but the fact is – there's just so much good that's happening in Erie right now, even the harshest critic deep down inside wants to be a part of the Erie success story.

It is an honor to serve as your Mayor.

Sincerely, Mayor Tina Harris

TOWN OF ERIE COMPLETE PROPERTY TAX MILL LEVIES FOR 2016

Town of Erie Property Tax Mill Levies for 2016: **16.419**

- General Operating Funds: 7.288 (\$203.04*)
- Trails & Natural Areas Acquisition: 4.000 (\$111.44*)
- Erie Community Center Construction Bond: 4.387 (\$122.22*)
- Erie Police Station & Municipal Court Building Construction Bond: 0.744 (\$20.73*)

*Example: If you own a home with an actual value of \$350,000, your total Town of Erie Mill Levy for 2016 would be \$457.43.



MEDICATION TAKE-BACK PROGRAM

The Town of Erie is offering a new service for residents, making it easier for you to dispose of your unused and unwanted household medications. This Medication Take-Back Program will run from Monday, January 11, 2016 through Monday, June 13, 2016.

There are two options for Erie residents to participate in the Medication Take-Back Program:



1. Purchase a pre-paid envelope at the Police Station and mail your unwanted medications.
2. Pick-up a free, pre-paid envelope at the Annual Spring Clean-Up on Saturday, May 7, 2016. (Available to the first 50 participants)

WHY USE THE MEDICATION TAKE-BACK PROGRAM?

- Offers Erie residents a way to clear your home of the medications which are no longer needed.
- Safety of loved ones! Unused medications could fall into the hands of small children and cause accidental poisoning.
- Protect our environment. Flushing or trash disposal of unused and unwanted medications can cause pollution of lakes, streams and water supplies.

OPTION 1: PURCHASE A PRE-PAID ENVELOPE AT THE POLICE STATION

How does it work?

1. Residents purchase a TakeAway Medication Recovery System envelope at the Erie Police Station
2. Fill the prepaid, tamper-evident envelope with medications, including controlled substances (Schedules II-V)
3. Seal the envelope with the special tamper-evident seal
4. Drop off at any U.S. Postal Office



The envelope costs \$4.20, available for purchase at the Erie Police Station Monday-Friday, 8:00 a.m. - 5:00 p.m.

OPTION 2: PICK-UP A FREE, PRE-PAID ENVELOPE AT THE ANNUAL SPRING CLEAN-UP

How does it work?

Erie residents can pick-up a FREE, pre-paid envelope at the Leon A. Wurl Service Center during the Annual Spring Clean-Up held on Saturday, May 7, 2016. This offer will be available to the first 50 Erie residents during this event.

1. Residents pick-up a TakeAway Medication Recovery System envelope at the Spring Clean-Up
2. Fill the prepaid, tamper-evident envelope with medications, including controlled substances (Schedules II-V)
3. Seal the envelope with the special tamper-evident seal
4. Drop off at any U.S. Postal Office

FOR MORE INFORMATION ON THIS NEW PROGRAM VISIT WWW.ERIECO.GOV/POLICE

CHRISTMAS TREE MULCH AVAILABLE!



Beginning Wednesday, January 13, 2016 (weather permitting), the Parks Division will mulch all of the Christmas trees that have been recycled and leave the mulch at Coal Creek Park (at the intersection of Cheesman and Kattell) for the public to remove and use free of charge. The mulch will be on a first come, first served basis through Tuesday, March 1, 2016.

For more information, contact the Parks Division at 303-926-2887.

2016 BUSINESS LICENSE RENEWAL NOTICE

Attention **COMMERCIAL, RETAIL, SERVICE BUSINESS** or **HOME OCCUPATION** License Holders:

Your 2015 Business License with the Town of Erie, Colorado expired on December 31, 2015.

If you are seeking to renew your license for 2016, please complete and submit the Business License Renewal Form or Home Occupation License Renewal Form that was mailed to you recently.

ATTENTION ALL BUSINESSES:

Erie Municipal Code requires anyone doing business in the Town to be licensed by the Town. If you have not done so already, please complete and submit the applicable Business License Application or Home Occupation License Application today. General Business Licenses are \$50.00 per year, and Home Occupation Licenses are \$25.00 per year. Please make checks payable to the Town of Erie. Credit card payments can be taken over the phone at 303-926-2700, but we will still need to receive the completed application.

Contact Hallie Sawyer at 303-926-2770 or email hsawyer@erieco.gov if you have any questions about Businesses Licenses in Town.



2016 SPECIAL EVENTS

SAVE THE DATES FOR THESE UPCOMING EVENTS!

JANUARY

14 - Town of Erie Projects Open House

FEBRUARY

11 - Small Business Summit*

APRIL

16 - 9Health Fair

30 - Arbor Day & Earth Day Celebration

MAY

7 - Spring Clean-Up

7 - Fishing Clinic

21 - Erie Town Fair & Balloon Festival*

28 - Concert in the Park*

JUNE

4 - National Trails Day

- Relay for Life*

11 - Erie Brewfest*

18 - Concert in the Park*

25 - Movie in the Park



JULY

3 - July 3rd Extravaganza at Colorado National Golf Club*

4 - Colorado Firecracker 4k/4 mile race

9 - Concert in the Park*

23 - Concert in the Park*

AUGUST

2 - National Night Out

6 - Rocky Mountain Kids Triathlon

6 - Concert in the Park

13 - Erie Air Fair*

SEPTEMBER

2 - Coal Miners Classic*

10 - Fall Clean-Up

10 - Movie in the Park

10-11 - The Great Erie Outdoor Adventure

17 - Biscuit Day*

OCTOBER

1 - Miner's Blast*

29 - Trunk or Treat

29 - Eerie Erie*

DECEMBER

2 - Country Christmas & Parade of Lights*



PARKS & RECREATION CORNER

SAVE THE DATE!

Camp Erie Registration is just around the corner!

FULL SUMMER DISCOUNT DAYS!:

Monday, February 29 - Sunday, March 13

10%-Off Full Summer Price!
\$1,575

Full Summer Registration Price
After March 13: \$1,750

WEEKLY REGISTRATION

Opens Monday, March 28: \$179 per week

DAILY REGISTRATION (NO THURSDAYS)

Opens Monday, April 18: \$55 per day

THURSDAY ONLY REGISTRATION

Opens Monday, May 9: \$69 per day

NEW THIS YEAR!

Camp registration will close on Thursday, May 19! New campers **WILL NOT BE** accepted beyond this date. All camp forms are due on Thursday, May 19. Camper's will not be permitted into the summer camp program until all forms are complete and turned in.

CONNECT WITH US ON SOCIAL MEDIA!

"Like" the Town of Erie on Facebook
www.facebook.com/townoferiecolorado

Follow the Town of Erie on Twitter
[@ErieColorado](https://twitter.com/ErieColorado)

Share your ideas and give feedback
engage.erieco.gov

Watch the Town of Erie's videos
youtube.com/eriecolorado

Learn more about working for the Town of Erie
engage.erieco.gov

* These events are run by other organizations and are sponsored and/or endorsed by the Town of Erie.



View the **GRANTS TO COMMUNITY ORGANIZATIONS** page on our website to learn more about having your event sponsored or endorsed by the Town of Erie.

Contact the Town Clerk at 303-926-2731 for more information.

For more information & to view the full 2016 Special Events Calendar, visit www.erieco.gov/specialevents



TOWN OF ERIE NEWS FLASH

News & Announcements

For more information contact:
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303-926-2763 or kjenkins@erieco.gov
www.erieco.gov

Posted on: January 1, 2016

January/February Erie Edition Now Available!

ERIE EDITION

In this issue: Award Winning Erie; Letter from Mayor Harris; New Medication Take-Back Program; 2016 Special Events Calendar and more!

View the complete January/February Erie Edition [here](#).



TOWN OF ERIE NEWS FLASH

News & Announcements

For more information contact:
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303-926-2763 or kjenkins@erieco.gov
www.erieco.gov

Posted: 1-7-2016



Letter from the Mayor: Priorities for 2016

As Mayor, my priority for 2016 is to maintain our momentum in pursuing more commercial revenue opportunities for Erie. The new King Soopers Marketplace set to open later this year is a significant milestone, and it is important for us to build upon this success in order to continue to diversify our economic base, increase sales tax revenue and provide opportunities for us all to shop local.

First let me share with you the positive news about our overall sales tax revenue trend lines. We are currently estimating that our 2015 sales tax revenues from Erie-based businesses (this excludes auto sales tax) will show an increase of approximately 4% when compared to 2014 – that's good news. And this year, we are projecting that sales tax revenue will outpace 2015 by an additional 10%. This is even better news!

These revenue increases are no accident rather they are the results of two factors.

The first reason is, the Town has made a concerted effort to make Erie a more attractive place to do business. For example, the Historic Downtown Erie Business District is enjoying a revitalization once only dreamt about. In fact, Erie was honored with a Governor's Award recognizing our public/private partnership converting the old fire station into Echo Brewery. Soon, more businesses followed including: Industrial Revolution Brewing, Old Mine Cidery, Sweets Bakery, SnowBee PC, Nosh Sandwiches, Erie Farmers Market, 24 Carrot Bistro and Empanadas by Gaucho de Argentina. With the increase in its popularity, Historic Downtown Erie Business District sales tax revenues increased approximately 43% in 2014 and more than 75% in 2015!

The second reason is, so many of you accepted my challenge from one year ago to make a commitment to shopping local. When you buy local, more money is kept in Erie because businesses often purchase from other local businesses and service providers and/or farms. When you shop in Erie, you are simultaneously creating jobs, investing in neighborhood improvement and promoting community development. Successful Erie businesses attract other businesses creating a healthy business culture. Erie businesses support local non-profits which make our community



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better. Buying local conserves energy & resources in the form of less fuel for transportation and packaging. Thank you Erie!

I must point out that Historic Downtown is not the only economic zone that's been attracting new retail. Just drive a little further south on Briggs Street and visit Cristos Coffee and Beauty Blossom Med Spa who opened their doors last year. The Four Corners saw the expansion of County Line Liquors, the opening of JJ's Pub and will soon be home to Erie's first national quick service restaurant – Burger King. In the Erie Airpark, Erie Coffee Roasters started business in 2015 and plans are being considered for 120,000 square feet of commercial that could bring among other businesses a brewpub.

Some of the new businesses I have mentioned (and many more that I have not) I believe owe a degree of gratitude to our talented economic development team at Town Hall. These are the staff that assists new businesses with finding a location that is right for them and guiding them through the Town's various review and permitting processes. Over any given year businesses come and go and our staff does a commendable job at keeping the current supply of available retail spaces occupied.

While supporting small business is a must – we cannot ignore the significant efforts involved in attracting and supporting larger commercial/retail development such as the King Soopers Marketplace and Nine Mile Corner. Key to our efforts over the past years is participation in RECON - the International Council of Shopping Centers' global convention for the shopping center industry where we meet with national retailers such as restaurants (both sit down and quick serve), grocers, home goods and many more. This spring, our team will face even greater challenges at RECON as we promote available opportunities in an increasingly competitive marketplace. Top on the list in 2016 will be promoting available pad sites at the 20 acre King Soopers site on Highway 7 and working with our Nine Mile Corner development partner to attract the desired anchor tenant, restaurants and retail for the new 50 acre site located at the southeast corner of Highway 287 and Arapahoe. And let's not forget other retail development sites at the Four Corners, Erie Highlands, Erie Commons and I-25 & Erie Parkway.

We know an overwhelming amount of Erie residents support increasing retail opportunities in Erie; that's why participating in RECON is so important for our future.

The annually renewable sales tax revenues generated from retail helps the Town diversify our economy. As we start the New Year I will ask that our Board and Town Staff remain committed to our sustained, deliberate approach towards creating and supporting larger commercial/retail development. I also ask for your continued support in shopping local.

It is an honor to serve as your Mayor. Thank you!

Tina Harris, Mayor

View the online Mayor's Page [here](#).



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Posted: January 12, 2016



Letter from the Mayor: Board Approves Nine Mile Corner Joint Development Agreement Outline

Just a few days ago I shared with you my priority for 2016 – “maintain our momentum in pursuing more commercial revenue opportunities.” Tonight I am pleased to announce that during our January 12th meeting, the Board of Trustees approved a Joint Development Agreement Outline between the Town of Erie and Evergreen Devco, Inc., which includes the terms for the future disposition of the property and development of [Nine Mile Corner](#). This milestone represents the most recent (but by no means the last) in a series of deliberative actions taken by the Town over several years and brings us one step closer to developing this retail and residential site at an important gateway to our community.

The Nine Mile Corner site is situated on approximately 45 acres of town-owned land located at the southeast corner of Highway 287 and Arapahoe Road in Erie. As specified in the agreement, the property will be divided and developed by Evergreen (the Town’s development partner) in two distinct areas – Retail and Residential. The current estimated purchase price is \$5,000,000. The final purchase price will be established prior to closing once surveying has been completed; the establishment of each of the areas has been finalized; and the final Disposition and Development Agreement has been executed.

The agreement approved tonight outlines the obligations of both parties and includes an aggressive development timeline. A few of the key provisions call for the Town and Evergreen to create a mutually agreeable master plan for the site; Evergreen to secure a retail anchor tenant (in excess of 50,000 sq. ft.) subject to Town approval; Evergreen and their broker David Hicks & Lampert to market the property to attract quality retail and commercial tenants and participation at RECON - the International Council of Shopping Centers’ global convention for the shopping center industry.

I pledged from the outset of this project to keep the public – including adjacent property owners informed of our progress with the development of Nine Mile Corner. I look forward to sharing further updates as they become available.

It is an honor to serve as your Mayor.

Sincerely, Mayor Tina Harris



TOWN OF ERIE NEWS FLASH

News & Announcements

For more information contact:

Katie Jenkins | Communications & Marketing Coordinator

303-926-2763 or kjenkins@erieco.gov

www.erieco.gov

BACKGROUND: During their December 22, 2015 Special Meeting, the Town of Erie Board of Trustees met in Executive Session to discuss negotiations regarding the future development of [Nine Mile Corner](#). Nine Mile Corner is approximately 45 acres in size and located on the southeast corner of Highway 287 & Arapahoe Road. The Board is scheduled to next consider this matter during their January 12, 2016 Regular Meeting.

In September of this year, the Town of Erie Urban Renewal Authority selected [Evergreen](#) as their development partner for the southeast corner of Highway 287 & Arapahoe Road. Evergreen is a real estate company specializing in retail, commercial and multi-family development.

In October of this year, the Town of Erie Board of Trustees conducted a Special Meeting for the purpose of introducing the Site Plan process for the Highway 287 & Arapahoe Road Retail Center and soliciting feedback from members of the public. During the meeting, representatives from Evergreen including project lead Tyler Carlson presented their [Nine Mile Corner](#) project concept which supports Erie's economic growth and celebrates the community's history.

In November, Evergreen conducted two neighborhood meetings. The first was a "Backyard Buffer" meeting with neighbors immediately south (Beacon Hill, Lafayette) and immediately north (Arapahoe Ridge, Erie) to solicit feedback on site plan considerations. The second was a "Tenant Focus Group" meeting held at the Erie Community Center to solicit feedback on desired retailers.

View the online Mayor's Page [here](#).



TOWN OF ERIE NEWS FLASH

Department of Public Works

For more information contact:

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303-926-2763 or kjenkins@erieco.gov

www.erieco.gov

Posted on: January 13, 2016

Tree Removal at Highway 287 and Arapahoe Road

Beginning Thursday, January 14, 2016, contractors will begin tree removal at the southeast corner of Highway 287 and Arapahoe Road. The tree removal is being conducted at this time to ensure the wellbeing of any migratory birds that may use these trees during the active nesting season which starts mid-February. Work is scheduled to be completed by the end of this January.

For project information, contact Raelynn Ferrera at 303-926-2880.



Your Future
Is Here



Situated in the heart of Colorado's major economic and population centers and in close proximity to world-class research and academic institutions, Erie is a full-service community. Our population is educated, diverse and dynamic. We offer a higher percentage of college graduates than both the region and the state. In short, we have the space, infrastructure, and talented workforce to help your business prosper.

Erie Board Approves Nine Mile Corner Disposition & Development Agreement Outline



ERIE, CO - During their January 12th meeting, the Town of Erie Board of Trustees approved a Disposition & Development Agreement outline between the Town and Evergreen Devco, Inc., which includes the terms for the future disposition of the property and development of [Nine Mile Corner](#).

"This milestone represents the most recent in a series of deliberative actions taken by the Town and brings us one step closer to developing retail at an important gateway to our community," said Mayor Tina Harris.

The Nine Mile Corner site is situated on approximately 45 acres of town-owned land located at the southeast corner of Highway 287 and Arapahoe Road in Erie. As specified in the agreement, the property will be divided and developed by Evergreen (the Town's development partner) in two

distinct areas - Retail and Residential. The current estimated purchase price is \$5,000,000. The final purchase price will be established prior to closing once surveying has been completed; the establishment of each of the areas has been finalized; and the final Disposition and Development Agreement has been executed.

According to Tyler Carlson the project lead for Evergreen, "We are thrilled to take this important step with the Town of Erie in formalizing our partnership to develop Nine Mile Corner. It has been a pleasure working with staff these past months putting our deal together and we look forward to finalizing our Disposition & Development Agreement soon. 2016 is going to be an exciting year for Nine Mile and we look forward to realizing our vision in partnership with the Town and neighborhood."

Learn more about [Nine Mile Corner](#).

Stay Connected!

For more information on this project and more contact Paula Mehle at 303-926-2769.

Economic Development Webpage
www.erieco.gov/economic_development

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303-926-2763 or kjenkins@erieco.gov
www.erieco.gov

Posted on: March 22, 2016



Board Approves Public-Private Partnership for Development of Nine Mile Corner

During tonight's meeting, the Board of Trustees approved a Disposition and Development Agreement by and among the Town of Erie, the [Town of Erie Urban Renewal Authority](#) and Evergreen Devco, Inc. The agreement includes the terms for the sale of the property and the future construction of the [Nine Mile Corner](#) mixed-use development.

Approval of this agreement is the latest in a series of deliberative actions taken by the Town and represents a unique public-private partnership designed to leverage Erie's assets and diversify the Town's revenue base.

The current estimated total purchase price of the property is approximately \$5,000,000.

Among the terms of the agreement, Evergreen is required to secure retail anchor tenant commitments, obtain developer financing and engage in marketing efforts to attract quality retail and commercial tenants.

The Nine Mile Corner site is situated on approximately 45 acres of town-owned land located at the southeast corner of Highway 287 and Arapahoe Road in Erie.

Learn More:

- [Town of Erie Urban Renewal Authority](#)
- [Nine Mile Corner](#)



TOWN OF ERIE NEWS FLASH

Board of Trustees Action Items

For more information contact:
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303-926-2763 or kjenkins@erieco.gov
www.erieco.gov

Posted on: March 23, 2016

Erie Board of Trustees Action Items March 22, 2016



Board Approves Contract for Downtown Redevelopment Framework Plan – The Board approved a consulting agreement with DHM Design for the Downtown Redevelopment Framework Plan to address the needs of Erie’s Historic Downtown Business District. DHM, previously hired by the Town in 2013 to begin this process, will be responsible for project deliverables including conceptual site plans and land use diagrams. The consulting agreement is in the amount of \$50,000.

Board Approves Annexation of the Boele-Messersmith Open Space – The Board approved the annexation and zoning of the Boele-Messersmith Open Space. The properties, purchased by the Town in 2014, are approximately 4.7 acres in size and located along County Line Road, south and east of County Line Mini-Storage. The approved zoning is AG/OS – Agricultural/Open Space.

Board Approves Resolution of Support for BVSD K-8 School at Flatiron Meadows – The Board of Trustees approved a resolution supporting the Boulder Valley School District’s (BVSD) construction of a K-8 school at Flatiron Meadows in the planned location. According to BVSD, the Board of Education will hold a special meeting on Tuesday, March 29, at 6:00 p.m. to vote on the acceptance of the Deed of Trust for the property and a proposed agreement with Anadarko Petroleum Corporation regarding conditions for drilling on the site adjacent to the school property. According to the School District, if the BVSD board votes to accept the deed, construction of the school will proceed as planned.

Board Approves Disposition and Development Agreement for Nine Mile Corner – During Tuesday night’s meeting, the Board of Trustees approved a Disposition and Development Agreement by and among the Town of Erie, the [Town of Erie Urban Renewal Authority](#) and Evergreen Devco, Inc. The agreement includes the terms for the sale of the property and the future construction of the [Nine Mile Corner](#) mixed-use development. Approval of this agreement is the latest in a series of deliberative actions taken by the Town and represents a unique public-private partnership designed to leverage Erie’s assets and diversify the Town’s revenue base. The current estimated total purchase price of the property is approximately \$5,000,000. Among the terms of the agreement, Evergreen is required to secure retail anchor tenant commitments, obtain developer financing and engage in marketing efforts to attract quality retail and commercial tenants.

The Nine Mile Corner site is situated on approximately 45 acres of town-owned land located at the



TOWN OF ERIE NEWS FLASH

Board of Trustees Action Items

For more information contact:

Katie Jenkins | Communications & Marketing Coordinator
303-926-2763 or kjenkins@erieco.gov
www.erieco.gov

southeast corner of Highway 287 and Arapahoe Road in Erie.

View complete March 22, 2016 Board of Trustees Meeting Packet [here](#).

Upcoming Board of Trustees Meetings – The April 12, 2016 Board of Trustees meeting has been canceled. The next regularly scheduled [Board of Trustees](#) meeting and study session will be on Tuesday, April 19, 2016 at 6:30 p.m. All meetings are held in the [Town Hall boardroom](#) located at 645 Holbrook Street in Erie.

More Information – Board of Trustees Action Items are brief summaries of some, but not all, agenda items and do not serve as the official meeting minutes. Select this link to view archived Board of Trustees meeting online via the [On Demand Video](#) service. To request approved meeting minutes of Board of Trustees meetings, please contact the Town Clerk's Office at nparker@erieco.gov.



Your Future
Is Here



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[Join Our Mailing List!](#)

Erie Board Approves Public-Private Partnership for Development of Nine Mile Corner



ERIE, CO - During their March 22nd meeting, the Town of Erie Board of Trustees approved a Disposition and Development Agreement by and among the Town of Erie, the [Town of Erie Urban Renewal Authority](#) and Evergreen Devco, Inc. The agreement includes the terms for the sale of the property and the future construction of the [Nine Mile Corner](#) mixed-use development.

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The current estimated total purchase price of the property is approximately \$5,000,000.

Among the terms of the agreement, Evergreen is required

to secure retail anchor tenant commitments, obtain developer financing and engage in marketing efforts to attract quality retail and commercial tenants.

The Nine Mile Corner site is situated on approximately 45 acres of town-owned land located at the southeast corner of Highway 287 and Arapahoe Road in Erie.

Learn More:

- [Daily Camera Article - March 23, 2016](#)
- [Town of Erie Urban Renewal Authority](#)
- [Nine Mile Corner](#)

Stay Connected!

For more information on this project and more contact Paula Mehle at 303-926-2769.

Economic Development Webpage
www.erieco.gov/economic_development

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www.erieco.gov

Posted: April 10, 2016



Letter from the Mayor: Transparency at Nine Mile Corner

Part of building a sustainable community is building an economically sustainable community.

In January I shared with you my priority for 2016 which is to maintain our momentum in pursuing more commercial revenue opportunities for Erie. This pursuit remains my priority because it remains a long term priority for an overwhelming majority of Erie residents.*

Today, as you are most likely aware, there is commercial development activity in one form or another occurring in almost every part of town. To the east on Highway 7 crews working on the new King Soopers Marketplace have all four walls up and appear to be well on their way to meet their fall opening. In the geographic center of town, the Four Corners mixed-use development at Erie Parkway and County Line continues its way through the Town's review process. And to the west, at the southeast corner of Highway 287 and Arapahoe our development partner for [Nine Mile Corner](#) is now authorized to go seek tenants and prepare site plans.

The Board of Trustees takes seriously our responsibility to ensure the financial health of our town both in the short and long term. The annually renewable sales tax revenues generated from new retail does in fact do just that. It creates new revenue streams and helps diversify our economy.

The Board also takes seriously our responsibility to act in a transparent manner. This is something I want to make sure is not lost on anyone - Especially you our citizens whom we serve.

Currently there is heightened awareness and interest about the future development of 287 and Arapahoe (now known as Nine Mile Corner). Part of the reason for this is because we have been talking about it in some form or fashion for years. It should come as no surprise to anyone that the former Prince Reservoir was no longer needed for water storage because we shared this information with the public. In the spring of 2015 when it was time to annex and zone the Nelson-Kuhl property, we sent out the legal notifications to property owners within 300 feet (which includes the City of Lafayette). Since the fall of 2014, we have sent out over [25 notices](#) to the public related to the activity at 287 and Arapahoe/Nine Mile Corner.



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303-926-2763 or kjenkins@erieco.gov
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I pledged from the outset of the Nine Mile Corner project to keep the public – including adjacent property owners - informed of our progress. I asked Town Staff to do the same. When residents from Lafayette's Beacon Hill neighborhood asked us to consider their concerns related to future development, I instructed our development partner to meet them. I can proudly say Erie has lived up to its commitments. I believe it is evident to anyone with an objective mindset that the Town of Erie has been transparent and acted in good faith.

As I alluded to earlier, it's only been in the past few weeks that Evergreen and the Town reached our final disposition and development agreement. So it is too soon to characterize our plan in any way as no plan exists. So it surprises me when people refer to our plan as "harsh." If they described it as "purple" it would be just as accurate or inaccurate as the case may be; because as I said, the plan does not exist.

It also surprised me when, in reaction to rumors on Facebook, the City of Lafayette decided to launch an investigation to "get to the bottom" of what's going on over in Erie. To which I'd like to reply:

"It's like this - we're working non-stop! We are working non-stop to maintain the wonderful small town character of Erie that everyone loves and at the same time provide the amenities everyone wants. Building a sustainable future does take some work."

Erie has a long history of working with our neighbors even when competing for sales tax revenue. When King Soopers announced they wanted to locate at Highway 7 and Sheridan we knew we had at best a 1 in 4 chance in landing them as we were in competition with Broomfield. Being good neighbors, we entered the competition in good faith and prepared to win. And through it all, there was no acrimony between ourselves and Broomfield. So maybe what's going on recently really isn't about "investigations," instead might all of this just be about competition?

As I said, part of building a sustainable community is building an economically sustainable community. We are on the right path and remain steadfast despite distractions and obstacles.

This will not be my last letter on this topic but wanted to share my thoughts as they were fresh in my head at the end of this spring break that is never quite long enough.

It is an exciting time to be in Erie. It is an honor to serve as your Mayor.

Sincerely, Tina Harris

*In 2013 we asked our residents if they support Town efforts to increase local shopping opportunities and 97% said they support or strongly support those efforts. In 2015, we asked residents to rate aspects of the economy and only 6% rated local shopping opportunities as excellent or good.

View the online Mayor's Page [here](#).



TOWN OF ERIE NEWS FLASH

News & Announcements

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Posted on: April 15, 2016



Nine Mile Corner: What Lafayette Says and What Lafayette Does

Unfortunately, over the past four years, we've learned that there's what Lafayette says and then there's what Lafayette does. Particularly when it comes to [Nine Mile Corner](#).

What they said: According to the December 22, 2014 edition of the Colorado Hometown Newspaper Lafayette Mayor Christine Berg said she empathizes with Erie's need to boost its sales tax revenues and expects the town to move quickly to bring economic development to the southeast corner of U.S. 287 and Arapahoe Road.

"The bottom line is they own the land now, so really it's up to them and what they want to do with it," Berg said. "And we know Erie needs to position itself to attract those sales tax dollars."

What they are about to do: During their April 19, 2016 meeting, Lafayette City Council will consider an ordinance to acquire (perhaps through the use of eminent domain) property located at the southeast corner of U.S. 287 and Arapahoe owned by the Town of Erie Urban Renewal Authority. This property is the future site of the Nine Mile Corner mixed-use (residential/commercial) development.

What we think they are really saying: Hey Erie, even though the IGA expired in 2014, we really wish you were still bound by the limitations of the Rural Preservation designation.

What they really did and what they really are about to do: What Lafayette recently did was to announce that the property located north of the Walmart which was designated as Rural Preservation under the expired IGA will now become a commercial development known as Lafayette Promenade.

What Lafayette is about to do, is annex the Weems property which is located just west of U.S. 287. And guess what? Lafayette wants to change the zoning of this 80 acre agricultural property to accommodate a mixed-use (residential/commercial) development.



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So perhaps it's not about Rural Preservation after all. Perhaps it's about competition.

It's easy to understand why Lafayette is still a fan of the expired IGA. For 20 years they were free to develop along the Highway 287 corridor. Meanwhile, Erie was forced to sit on the sidelines. Lafayette had no competition.

The years passed. Lafayette certainly developed. Perhaps prompting the question: Whose definition of Rural Preservation includes "Walmart"?

It's important to consider that when the parties entered into both the "Super IGA" and "East County IGA" presumably they did so with the full understanding of all of the conditions of those agreements. The Super IGA included an opt-out option after 10 years, which both the Town of Erie and the City of Lafayette exercised in 2013. The East County expired in 2014.

When the Town announced we were opting out of the Super IGA, the Daily Camera spoke with the Mayor of Lafayette who said: *"We have to think about what's in Lafayette's best interests..."* And then a few days later they opted out too.

Today, both Erie and Lafayette have announced commercial development plans along the same stretch of Highway 287. Shouldn't both communities be free to think about what is in the best interest of their respective communities? Or is someone suggesting a double standard be applied?

So as it turns out, there's a big difference between what Lafayette says and what Lafayette does.

As for the Town of Erie, we've been saying the same thing for years. We've taken a slow, deliberate and transparent approach towards the future development of the southeast corner of Highway 287 and Arapahoe. Here is a link to 30 public notices we've sent out since the fall of 2014. We invite you to see for yourself. [View Public Notices.](#)

The Town of Erie Board of Trustees is working hard and taking decisive actions on behalf of Erie residents. The Board takes seriously our responsibility to ensure the financial health of our town both in the short and long term. The annually renewable sales tax revenues generated from new retail does in fact do just that. It creates new revenue streams and helps diversify our economy.

Erie has spoken with a clear, consistent voice about our efforts and goals. Lafayette clearly has not.



TOWN OF ERIE NEWS FLASH

Board of Trustees Action Items

For more information contact:

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Posted on: April 20, 2016



Erie Board of Trustees Action Items April 19, 2016

Mayor Harris and Trustees Take Oath of Office – During Tuesday night's meeting, Municipal Court Judge Will Hardesty administered the oath of office to the incoming members of the Board of Trustees. Tina Harris was sworn in as Mayor for a two-year term. Scott Charles, Dan Woog and Geoff Deakin were sworn in as Trustees for four year terms. The four recently elected Board members join current Trustees Mark Gruber, Waylon Schutt and Jennifer Carroll.

Board Considers Lease of Agricultural Open Space Property for Alfalfa Farming – On January 27, 2016 the Town completed the purchase of 78.85 acres, known as Allan Farms. This land was purchased with funds from Trails and Natural Areas Fund with the intent for it to remain agricultural open space. Staff recently completed negotiations with Rob and Sindy Lindow, to lease the farmable portion of the property with the intent to raise alfalfa for their horse farm. The negotiated lease is for five years, due to the type of crop the Lindows wish to plant, which requires several years to reach maturity. The Board is scheduled to consider this ordinance on Second Reading during their April 26, 2016 meeting.

Board Considers Rates and Fees for Non-Potable Irrigation Water – The Town has expended significant funds and efforts to construct a non-potable water system primarily for the irrigation of parks and open space in the Town. Recently the Town retained water consultants to analyze the Town's non-potable system and water rights portfolio and to conduct a rate study to assist the Town in establishing non-potable water rates and tap fees for various user classes (Non-Potable Water Study). These rates and fees will allow the Town to recoup its investments in its non-potable water facilities and water rights and to encourage the use of non-potable water for appropriate uses within the Town. These efforts meet the Town's goals to provide a reliable supply of non-potable water at costs significantly less than potable water and to provide environmental benefits by maximizing the use of its water supply. The Board is scheduled to consider this ordinance on Second Reading during their April 26, 2016 meeting.

Great Outdoors Colorado Grant Approval – Town of Erie Parks & Recreation Director, Farrell Buller informed the Board of Trustees that Great Outdoors Colorado approved the Town's 2016 planning grant request for the Flatiron Meadows Neighborhood Park Master Plan. The grant was awarded full funding of \$75,000.00. The master plan process will create a comprehensive framework for the neighborhood park site, trail connections and the grounds of the new Boulder Valley School District's K-8 school.

Board Approves Retaining Special Counsel – The Board approved a resolution authorizing the Town to retain the law firm of Waas Campbell Rivera Johnson & Velasquez, LLP for consultation and legal services. The scope of services include consultation and representation in connection with eminent



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Board of Trustees Action Items

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domain proceedings instituted by the City of Lafayette.

Background: During the March 22, 2016 meeting, the Board of Trustees approved a Disposition and Development Agreement by and among the Town of Erie, the Town of Erie Urban Renewal Authority and Evergreen Devco, Inc. The agreement includes the terms for the future construction of the Nine Mile Corner mixed-use development consisting of approximately 45 acres of property located at the southeast corner of Highway 287 and Arapahoe.

On April 15, 2016, the Town received notice that the City of Lafayette is actively seeking to obtain by condemnation approximately 22 acres of the Nine Mile Corner development property.

View complete April 19, 2016 Board of Trustees Meeting Packet [here](#).

Upcoming Board of Trustees Meetings – The next regularly scheduled [Board of Trustees](#) meeting will be on Tuesday, April 26, 2016 at 6:30 p.m. All meetings are held in the [Town Hall boardroom](#) located at 645 Holbrook Street in Erie.

More Information – Board of Trustees Action Items are brief summaries of some, but not all, agenda items and do not serve as the official meeting minutes. Select this link to view archived Board of Trustees meeting online via the [On Demand Video](#) service. To request approved meeting minutes of Board of Trustees meetings, please contact the Town Clerk's Office at nparker@erieco.gov.



Erie Board of Trustees Action Items June 28, 2016

Board Awards Construction Contract for 1.5 MG Water Storage Tank Improvement Project

The Board awarded a Construction Contract for the 1.5 million gallon “Zone 3 Water Storage Tank Improvement Project” in the amount of \$460,000.

Background: The Town completed the construction of the 4 MG Zone 3 Water Storage Tank in the spring of 2015. With the new 4 MG tank operational, Town Staff has been able to take the 1.5 MG tank out of service and assess repairs needed. Improvements to the tank have been designed and include adding a mixing system and lining the concrete tank to assist with water quality and allow the tank to operate in the same manner as the adjacent 4 MG tank.

Board Awards Demolition Contract for Existing Structures at Nine Mile Corner

In advance of the future development of the Nine Mile Corner mixed-use project, the Board awarded a contract for the demolition of existing structures at the project site in the amount of \$65,713 with a contingency amount not to exceed \$14,800.00. The Nine Mile Corner site is situated on approximately 45 acres of town-owned land located at the southeast corner of Highway 287 and Arapahoe Road in Erie.

Learn More: [Nine Mile Corner](#)

STAR Award Presented to Erie Police Officer Kevin Rogan

Mayor Pro Tem Mark Gruber presented Town of Erie Police Officer Kevin Rogan with the STAR AWARD for Outstanding Achievement. Specifically, Officer Rogan was recognized for his efforts in handling a suspicious incident that involved an endangered person armed with a gun that resulted in Rogan saving the person’s life.



BACKGROUND: Although Officer Rogan is a junior officer with slightly over a year’s worth of experience, he epitomizes the best traits of Erie Police Officers. Officer Rogan is dedicated, compassionate, honest, impartial, fair, caring and hard-working.

The STAR Award has been created to recognize and express appreciation for services rendered by Town employees who demonstrate exceptional service and/or performance in one or more of the following categories: Customer Service, Safety, Creativity, Teamwork and Outstanding Achievement.

Board Adopts 2016 Airport Master Plan

The Board adopted the 2016 Airport Master Plan for Erie Municipal Airport (EIK). As defined by the FAA, an Airport Master Plan is a comprehensive study of an airport that describes the short, medium, and long-term development plans needed to meet future aviation demand. The master plan guides the physical growth of the airport to coordinate with the future demands for services, available funding and environmental considerations. The FAA requires the Town of Erie to maintain an up-to-date plan to remain eligible for federal grant funds.

View complete June 28, 2016 Board of Trustees Meeting Packet [here](#).

Upcoming Board of Trustees Meetings

The next regularly scheduled [Board of Trustees](#) meeting is scheduled for Tuesday, July 12, 2016 at 6:30 p.m. All meetings are held in the [Town Hall boardroom](#) located at 645 Holbrook Street in Erie.

More Information

Board of Trustees Action Items are brief summaries of some, but not all, agenda items and do not serve as the official meeting minutes. Select this link to view archived Board of Trustees meeting online via the [On Demand Video](#) service. To request approved meeting minutes of Board of Trustees meetings, please contact the Town Clerk's Office at nparker@erieco.gov.

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Town of Erie

News & Announcements

Demolition and Access Road Installation at Nine Mile Corner

The Town of Erie would like to notify the public of current demolition activity at the Nine Mile Corner project site.

DEMOLITION: In advance of demolition of properties located at the Nine Mile Corner project site, contractors for the Town have begun asbestos removal at the property located at 10960 Arapahoe Road. This work is anticipated to be completed by Friday, June 22nd. Motorists should not expect any traffic delays related to this work.

TEMPORARY ACCESS ROAD: In consideration of traffic concerns expressed by residents in Lafayette's Beacon Hill neighborhood, the Town of Erie will be installing a temporary access road at the Nine Mile Corner project site. The Town of Erie applied for and received a permit from the Colorado Department of Transportation (CDOT) to construct this temporary access road which is necessary to provide an alternate route for contractors to access the site and greatly reduce and/or eliminate completely the need to utilize Lucerne Drive as an access route. The CDOT approved temporary access route will be located east of Highway 287 and north of Lucerne Drive. Construction of the temporary access road could begin as early as next week (July 18-22).

The Town of Erie will provide updates to these and other related activities at the Nine Mile Corner project site as they become available.

[Read all Nine Mile Corner Public Notices](#)

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ERIE OFFERS SETBACK BUFFER BETWEEN NINE MILE CORNER AND BEACON HILL

The Town of Erie is making public our offer to the City of Lafayette for establishment of a setback buffer between the Beacon Hill neighborhood and the Nine Mile Corner mixed-use (commercial/retail) development located at the southeast corner of Highway 287 and Arapahoe Road. This offer is based on recognized and accepted land use standards of the City of Lafayette.

More specifically, the Town of Erie has notified City of Lafayette legal counsel that Erie is willing to incorporate, and in fact will require that a final site plan for Nine Mile Corner include: "...any setback buffer standard from the current Lafayette Municipal Code (Chapter 26 Development & Zoning) and/or to adhere to the Buffer (Buffer Zone) definition in Appendix D: Glossary of terms on page 178 of the 2013 City of Lafayette Parks, Recreation, Open Space and Trails Master Plan as adopted by the City of Lafayette".

According to Erie Town Administrator A.J. Krieger, the offer is intended to bring some clarity to the situation and reaffirm the Town's commitment to act in good faith when considering a setback buffer.

"Granted, it is a unique solution, but given the circumstances we believe the opportunity to apply Lafayette's own land use requirements to Erie's project is another example of our commitment to a reasonable approach to accommodating the two communities' competing commercial interests at this intersection," Krieger said. "In all my years in local government, I don't recall one municipality extending this type of extra-jurisdictional authority to another municipality," he said.

BACKGROUND: In March of 2015, the Town of Erie annexed and zoned approximately 29 acres of the proposed Nine-Mile Corner mixed-use (residential/commercial) development site. During those public meetings members of the Lafayette City Council appeared before the Town of Erie Board of Trustees and requested the inclusion of a setback buffer. Since that time the Town of Erie has been clear that as part of our work to plan and design the development, sincere efforts would be made to incorporate a setback buffer as a consideration to Lafayette's nearby residential neighborhood. With the approval of the Nine Mile Corner Disposition and Development Agreement in March of this year, the master plan work has begun and that same commitment to the incorporation of a setback buffer remains.

Recently the City of Lafayette has pressed the Town of Erie to propose specific dimensional standards for a setback buffer between Nine Mile Corner and residents on Lucerne Drive. Erie believes Lafayette understands that the process is just not far enough along yet to agree to any specific standard, but nonetheless wants to bring some certainty and clarity to this master plan and site design effort. The Town believes that incorporation of a reasonable, objective setback buffer standard will help assuage concerns of nearby residents and advance the overall site design process.

[Read all Nine Mile Corner Public Notices](#)

[Learn more about Nine Mile Corner](#)

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Soils Testing at Nine Mile Corner

The Town of Erie would like to notify the public of soils testing activity scheduled to occur at the Nine Mile Corner project site.

SOILS TESTING: Evergreen Devco, Inc., the Town of Erie's development partner for Nine Mile Corner, has informed the Town that they will be conducting additional soils analysis at the project site located on the southeast corner of Highway 287 and Arapahoe Road. As part of the soils testing, contractors will be remobilizing drilling equipment during the week of July 25th. Motorists should not expect any traffic delays related to this work.

TEMPORARY ACCESS ROAD: In consideration of traffic concerns expressed by residents in Lafayette's Beacon Hill neighborhood, the Town of Erie will be installing a temporary access road at the Nine Mile Corner project site. The Town of Erie applied for and received a permit from the Colorado Department of Transportation (CDOT) to construct this temporary access road which is necessary to provide an alternate route for contractors to access the site and greatly reduce and/or eliminate completely the need to utilize Lucerne Drive as an access route. The CDOT approved temporary access route will be located on the east side of Highway 287 and north of Lucerne Drive. Construction of the temporary access road could begin as early as next week (July 18- 22).

The Town of Erie will provide updates to these and other related activities at the Nine Mile Corner project site as they become available.

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Letter from the Mayor: Nine Mile Corner's True Community Purpose

Last Friday the Town made an offer to the City of Lafayette to establish a setback buffer between the Beacon Hill neighborhood and Nine Mile Corner. While the setback issue directly affects only a few households, Nine Mile Corner's true community purpose extends to every corner of our town.

The reason our offer is news is because it is based on recognized and accepted land use standards of the City of Lafayette. What this means is that we have offered to establish a setback buffer that is at least the size and similar in form to what Lafayette would require when someone builds commercial development next to a residential neighborhood in their own city. To be clear, we are offering to use Lafayette's own requirements as a minimum standard not a maximum standard. Ultimately, the setback buffer could be greater than what is called for in their own requirements.

So why did we make the offer now? One: We are a little further along in the design process. Two: Lafayette has been pushing us for an answer. That said, we can't give an exact dimensional standard for the buffer yet because it doesn't exist. First we have to finish the conceptual "Master Plan" and not until we have the final "Site Plan" will we know the detailed engineering drawings that show building footprints, parking, drainage, sanitary sewer lines, landscaping and yes setback buffer.

We think our offer is more than fair. We think this is another demonstration of our good faith efforts in working with our neighbors while both of us pursue commercial interests along the very same stretch of Highway 287.

Now the reason our offer is not news: Because we're doing what we said we were going to do!

In March of 2015, Mayor Berg and residents from Lafayette's Beacon Hill neighborhood came to one of our Trustees meetings and asked the Board to consider their concerns related to a setback buffer at Nine Mile Corner. I promised then, that we would not only consider their concerns, but that we would keep them informed of our progress along the way. Since that time, the Town has sent out over 30 notifications related to Nine Mile Corner and both our development partner and I have met with and listened to many of the residents on Lucerne Drive. I believe Erie has done what we said we were going to do. Our offer to establish a setback buffer is the most recent best example.

I want to come back to the concept of "community purpose" I mentioned earlier. Nine Mile Corner's true community purpose is to assist us in building an economically sustainable community. The annually renewable sales tax revenues generated from Nine Mile Corner have the opportunity to do just that – create new revenue streams to help diversify our economy.

Recently, Erie and Lafayette have both annexed property into their incorporated areas and both of us have announced plans for commercial development at Highway 287 and Arapahoe. Both communities should be free to achieve their best community purpose. We don't need a judge to decide.

Work continues at the Nine Mile Corner project and I can proudly say each step along the way we continue to live up to our commitments.

It is an honor to serve as your Mayor. Sincerely, Tina Harris

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News & Announcements

LAFAYETTE'S RACE TO LITIGATION: It's Not About Open Space

Rather than respond to the Town's offer of a setback buffer between the Beacon Hill neighborhood and Nine Mile Corner, the City of Lafayette has instead filed a condemnation lawsuit with Boulder County District Court. The lawsuit is an attempt by Lafayette to acquire approximately half (22 acres) of the commercial/residential development planned for the southeast corner of Highway 287 and Arapahoe Road. The Town received notice of the lawsuit on Thursday, July 21, 2016.

"I guess we're not surprised that they've filed," said Erie Town Administrator A.J. Krieger. *"Over the last few months Lafayette's gone from mud-slinging to phony investigations, to now lawsuits. Maybe at some point we can all at least be honest about what Lafayette's really trying to do here – eliminate competition for sales tax dollars,"* Krieger said. *"The plain truth is that Lafayette has been working for years to develop every inch of the west side of 287 – including conspiring with Boulder County to early-exit the Super IGA and offering development deals while the East Central IGA was still in effect,"* he said.

*"I am at least a little surprised that they never even acknowledged our offer to establish a setback buffer, let alone respond to it. And keep in mind that we offered to apply their own development standards – **from their code** – to our project. As a minimum standard we offered the Beacon Hill residents the very same protection Lafayette's land development code would provide – and likely would wind up exceeding that standard in a final site plan,"* Krieger said.

"This is not about setbacks, or buffers, or open space. And Lafayette knows it too," Krieger said.

How We Know It's All About "Those Sales Tax Dollars" (and not open space)

1. Approximately 9 months before Erie announces we are opting out of Super IGA, Lafayette was trying to put together a development agreement with the owner of property on the southwest corner of Highway 287 and Arapahoe. Here's part of an email* between Lafayette City Manager and the developer dated November 8, 2012:

"Well..... the City of Lafayette's amendment to the growth limitation passed by a huge margin. We now need to meet to talk about the next steps for a Development/Annexation agreement for the area west of Hwy 287 and Arapahoe Rd. We have funds in our 2013 Budget to expand water and sewer service in the area. We need to meet in the next couple of months."

- Approximately 3 months before Erie announced we were opting out of the Super IGA, the Lafayette City Manager is busy working on the terms of a pre-annexation agreement with the owner of the property on the southeast corner of Highway 287 and Arapahoe. Here's the May 9, 2013 email* between the City Manager and the developer:

"I am looking for some feedback on the pre-annexation agreement we e-mailed you. In June I need to go to the City Council and make the case for opting out of the Super IGA which opens the door for all this to happen."

- Lafayette wanted to be the first to pull out of the IGA in hopes that Erie would be left behind and still restricted by rural preservation designation. And Boulder County played along right with them. As Boulder County Commissioner Cindy Domenico says to the Lafayette City Manager in her June 24, 2013 email*:

"I know you are doing all the heavy lifting on this, and that we would be nowhere without your work and help. Second, you and Dave Williamson (Lafayette City Attorney) are right about the Super IGA. It would leave rural preservation parcels in the same place should it go forward. Would you help me better understand your logic around why you would go first though?"

- Lafayette knows it's about sales tax and not open space because they said so themselves. It's true. Here's what City of Lafayette Mayor Christine Berg said in the December 22, 2014 Colorado Hometown Newspaper when talking about the future of Erie's Nine Mile Corner:

"The bottom line is they (Town of Erie) own the land now, so really it's up to them and what they want to do with it. And we know Erie needs to position itself to attract those sales tax dollars."

- On June 23, 2016 the City of Lafayette Planning Commission approved the Preliminary Plan for Lafayette Promenade, a 30 acre commercial development located directly across the street from Nine Mile Corner and immediately north of the Walmart. Instead of preserve this property as open space, here's the rationale from Lafayette staff as to why commercial development on the southwest side of Highway 287 should be allowed to proceed:

"The City finds the project is unique and/or necessary for economic development of the City. Essential City services and functions are financed through sales tax generated by commercial uses in Lafayette. The development is in the best interest of the City."

**Emails obtained through Colorado Open Records Act (CORA) request*

[Read all Nine Mile Public Notices](#)

[Learn more about Nine Mile Corner](#)



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Installation of Access Road at Nine Mile Corner

On Thursday, July 28, 2016, demolition contractors for the Town of Erie will begin installation of the temporary access road at the Nine Mile Corner project site. Demolition of the property located at 504 Lucerne will begin as early as Friday, July 29, 2016.

TEMPORARY ACCESS ROAD: In consideration of traffic concerns expressed by residents in Lafayette's Beacon Hill neighborhood, the Town of Erie applied for and received a permit from the Colorado Department of Transportation (CDOT) to construct a temporary access road at the Nine Mile Corner project site. This road will provide an alternate route for contractors to access the site and greatly reduce and/or eliminate completely the need to utilize Lucerne Drive. The CDOT approved temporary access route will be located north of Lucerne Drive with the ingress/egress located on the east side of Highway 287.

The Town of Erie will provide updates to these and other related activities at the Nine Mile Corner project site as they become available.

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