



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Agenda

Town Council

Tuesday, March 18, 2025

6:00 PM

Council Chambers

Study Session

[Link to Watch Virtually: https://bit.ly/TC2025StudySession](https://bit.ly/TC2025StudySession)

I. Discussion Items

[25-167](#) Economic Incentives Overview Presentation

Attachments: [Staff Presentation](#)
[Town of Erie Revitalization Incentive Grant Program](#)
[Town of Erie Enhanced Sales Tax Incentive Program](#)
[Town of Erie Special District Review Policy](#)

6:00-6:30 p.m.

[25-027](#) I-25 Erie Gateway Overview and Update

Attachments: [Presentation](#)

6:30-7:30 p.m.

[25-181](#) 2025 Legislative Agenda Discussion

Attachments: [2025 Legislative Agenda](#)

7:30-8:00 p.m.

[25-183](#) Town of Erie Beneficial Electrification Plan Draft with Partners In Energy

Attachments: [Erie Partners in Energy Beneficial Electrification Council Presentation March](#)
[Erie Draft BE Plan March 2025](#)

8:00-8:30 p.m.

[25-171](#) Discussion of Oil and Gas in Erie

Attachments: [Oil and Gas Presentation](#)
[List of Plugged and Abandoned Wells by Date Plugged](#)

8:30-9:15 p.m.

II. Adjournment

9:15 p.m.

(The Town Council's Goal is that all meetings be adjourned by 10:30pm. An agenda check will be conducted at or about 10:00 p.m., and no later than at the end of the first item finished after 10:00 p.m. Items not completed prior to adjournment will generally be taken up at the next regular meeting.)



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Town Council

Board Meeting Date: 3/18/2025

File #: 25-167, **Version:** 1

SUBJECT:

Economic Incentives Overview Presentation

DEPARTMENT: Economic Development

PRESENTER(S): Jack Hill, Business Development Specialist

TIME ESTIMATE: 30 minutes

FISCAL SUMMARY: N/A

POLICY ISSUES:

There is no townwide policy regarding economic development incentives. The Town of Erie leverages current incentive tools such as Urban Renewal Authority, Special Districts, and Enhanced Sales Tax Incentive Program, but these tools are limited in scope and location. Staff is looking for direction from Town Council on whether staff should draft a townwide economic development incentive program.

STAFF RECOMMENDATION:

Town Council directs staff to bring back a formal economic incentive policy document reflecting tonight's discussion for consideration at a future Town Council meeting.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

In the interest of supporting a robust, diverse, and resilient economy, and under the theory that some desired development will not happen without public assistance of some sort, municipalities across the country use economic development incentives to assist small businesses, primary employers, and developers. Having recently transitioned to a Home Rule municipality, Erie has the opportunity to craft and adopt a townwide economic incentive program that can catalyze the local economy. Factors that make starting, expanding, retaining, and recruiting businesses difficult include the skyrocketing cost of development, increase in commercial property taxes, inflationary pressures, and regulations. The ability to provide support with some of these up-front costs, by providing a wider variety of economic incentive programs, could prove invaluable in supporting existing businesses and attracting new businesses that fulfill the market needs of Erie.

This presentation will provide background information and an overview of economic incentives. After

discussion with Town Council, staff is seeking direction to draft a new townwide economic incentive policy for Council consideration at a future Council meeting.

TOWN COUNCIL PRIORITY(S) ADDRESSED:

- ✓ Attractive Community Amenities
- ✓ Engaged and Diverse Community
- ✓ Prosperous Economy
- ✓ Well-Maintained Transportation Infrastructure
- ✓ Small Town Feel
- ✓ Fiscally Responsible

ATTACHMENT(S):

1. Staff Presentation
2. Town of Erie Revitalization Incentive Grant Program
3. Town of Erie Enhanced Sales Tax Incentive Program
4. Town of Erie Special District Review Policy

Economic Incentives Overview

Erie Town Council

March 18, 2025

Jack Hill, Business Development Specialist

Agenda

1. Background
2. Incentives Overview
 - a. Incentive Types
 - b. Eligible Industries & Development
 - c. Incentive Process
3. Recommendation
4. Questions & Discussion

Background

Current: No townwide Incentive Policy; ESTIP; Metro Districts; separate policy for TOEURA.

Goal: Discuss what a successful townwide Incentive Policy looks like for Erie.



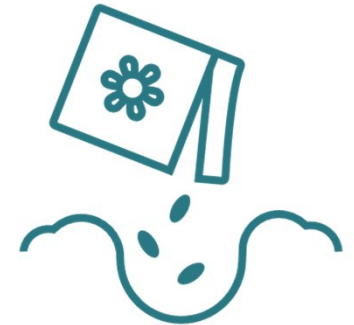
Incentives Overview

Mission: Support a robust, diverse and resilient economy by assisting small businesses and developers who contribute extraordinary value to Erie's economy and residents.

Action: Establish public-private partnerships to create new high-quality jobs, attract significant capital investment, diversify the local economy and enhance the overall quality of life for residents.

Incentive Types

- Sales & Use Tax Rebates
- Development Fee Rebates
- Property Tax Rebate
- Special Financing Districts
- Small Business Cash Grants
- Infrastructure Support
- Provision of Land and Property
- Expedited Development Review*



* Requires UDC update



Sales & Use Tax Rebate

Sales Tax - *3.5% Tax* on all retail transactions within Town limits.

Tax District	Weld County	Boulder County
State - Colorado	2.90%	2.90%
County		1.185%
Town - Erie	3.50%	3.50%
Regional Transportation District	1.00%	1.00%
Cultural District		0.10%
Total	7.40%	8.685%

Use Tax - 3.5% is collected on the estimated material valuation at the time of permit.

Development Fee Discounts & Rebates

- Building Permit Fees – Permit fee, plan check fee
- Development Fees* – Impact fees, *sewer tap, water tap fees, and commercial raw water fees*
- Development Review Fees – Site plan, Zoning, Rezoning
Annexation fees

** Fees paid to Enterprise Funds cannot be rebated*

Property Tax Rebate

Town Property Tax - The Town of Erie collects a property mill levy dedicated to the funds outlined in the table below.

Type of Levy	2021	2022
General Operating Funds	7.288	7.288
Trails and Natural Areas Acquisition	4.000	4.000
Erie Community Center Construction Bond	2.479	2.437
Public Safety Building Construction Bond	0.420	0.412
Total	14.187	14.137

**2021/2022 mill levies shown for example purposes only*

Special Financing Districts

- Metropolitan District
- Business Improvement District (BID)
- General Improvement District (GID)
- Local Improvement District (LID)

Small Business Cash Grants

- Matching Grants – Private investment is matched by public investment at a ratio deemed appropriate.
 - *Historic Building Improvements Grant (TOEURA)*
 - *Business Siting and Expansion Grant (TOEURA)*
- Cash Grants – Grants can be administered via Economic Development Incentive Fund or an established grant program.

Infrastructure Support

The Town may consider working in conjunction with a developer to create reasonable, cost-effective infrastructure options for a development.



Provision of Land and Property

The Town may consider providing land and/or property to developer and/or business for a project that meets one of the targeted industries within one of the targeted development corridors.



Expedited Development Review*

- The Town may consider expediting the application review process if the project meets one or more objectives and is deemed significant by the Town leadership. This could include one or more of the following:
 - Run concurrent review processes
 - Reduce Town staff review comments timeline by 1-2 weeks

**Requires UDC update*

Eligible Industries & Developments

- Commercial Development
- Primary Employment Development
- Destination Development
- Redevelopment, Revitalization & Infill



Commercial Development

Goals	Targets
Increase the Town's tax base	Locally-owned business
Diversify the industry mix	Unique product or service
Enhance quality of life for residents	

Primary Employment Development

Goals	Targets
Expand, retain, and attract innovative employers	Industries identified in regional and state industry cluster studies*
Create new jobs that pay at or above the County average wage	Existing primary employers considering expansion or relocation
Increase private capital investment	New primary employers engaged in the site selection process
Establish workforce development and educational opportunities	

**Metro Denver EDC, Northern Colorado REDI, Colorado O...*

Destination Development

Goals	Targets
Enhance quality of life for residents	Outdoor recreation and sports
Attract new visitors	Entertainment
Preserve and promote local culture	Creative industries and arts



Redevelopment, Revitalization & Infill

Goals	Targets
Improving or rebuilding existing sites utilizing the current zoning or use	Physically and/or economically challenged properties
Develop vacant or underused land	Key commercial areas

Incentive Process

1

Incentive Request

- Incentive request application
- Pre-application meeting request

2

Incentive Review

- Economic Impact Analysis
- Pre-application meeting
- Gap Feasibility Analysis

3

Incentive Negotiation

- Staff negotiates business incentive with applicant

4

Incentive Agreement

- Staff finalizes incentive agreement
- Applicant submits formal letter

5

Incentive Approval

- \$100,000 or more staff presents to Town Council for approval
- \$100,000 or less staff presents to Town Manager for approval

Recommendation

Town Council direction to bring back a formal Economic Incentive Policy document reflecting tonight's conversation for consideration at a future Town Council meeting.



Questions & Discussion

Jack Hill, Business Development Specialist

**Town of Erie Revitalization Incentive Grant Program
Historic Building Improvements Grant
and
Business Siting and Expansion Grant**

The Town of Erie Urban Renewal Authority ("TOEURA") has adopted the TOEURA Incentive Policy (the "Policy"). The purpose of the Policy is to utilize tax increment financing ("TIF") funds received by TOEURA to promote the goals of TOEURA in reducing blight within the urban renewal areas in the Town of Erie (the "Town"). TOEURA recognizes the importance and value of leveraging TIF funds and providing public financing and assistance to achieve these goals.

In accordance with the Policy, TOEURA has launched the Revitalization Incentive Grant Program. This program is broken into two categories: (1) Historic Building Improvements; and (2) Business Siting & Expansion. This program is designed to provide business siting and expansion assistance, and help business and property owners who want to improve the external appearance of their commercial properties. This is a matching grant program that leverages TOEURA funds and private sector investment to achieve specific outcomes which include without limitation the following:

Historic Building Improvements Program

Matching Grants

TOEURA will provide a 1/1 matching grant for the cost of eligible façade improvements. The matching grant shall not exceed \$15,000.

The following improvements are eligible:

- Restoration of brickwork, wood, masonry, and stucco with "timeless" materials
- Replacement, repair, or addition of architectural details (e.g. cornices, bulkheads, transoms, etc.)
- Gutters, downspouts, rain barrels, and rain gardens
- Roof repairs
- Energy efficient windows and doors
- Signage, if integrated with comprehensive façade improvements
- Entryway modifications including provisions to improve accessibility in accordance with the Americans with Disabilities Act (the "ADA")
- Repair, replacement, or reconstruction of stairs, stoops and porches
- Awnings to include rain gardens or other additional stormwater mitigation measures
- Energy efficient lighting
- Removal of non-historic features
- Siding repair/replacement
- Window/display areas

- Security improvements for window/display areas
- Sidewalks, curbs, driveways, and water and sewer utilities that are exposed/impacted during renovation activities
- Structural support elements of the façade, including the repair or replacement of interior structural support elements related to the façade
- Addition of bike racks or electric-vehicle parking stations
- Addition of triple bin waste stations (compost, recycling, landfill) including appropriate liners and signage, and hauling services
- Increasing infiltrative surface allowing for groundwater re-supply

The following improvements are not eligible for the Historic Building Improvement program:

- Any improvements not visible from a public right-of-way or publicly-owned space
- Non-permanent fixtures (e.g. portable outdoor dining tables, chairs, flower planters)
- Any interior improvements not related to the repair or maintenance of structural support elements of the façade
- Business operation-related costs, including elimination or reducing debt, business inventory, display fixtures or sweat equity
- Minor maintenance and repairs
- Signage, unless integrated with comprehensive façade improvements
- Billboards
- New construction
- Property acquisition
- Working capital
- Refinancing of existing debt
- Loans for speculative purposes
- Expansion of building area

Eligibility

The Historic Building Improvement program seeks to encourage improvements in the appearance of historical buildings within an approved urban renewal plan area. The program provides grants for property improvements that support investment by the applicant in a historic building. The purpose of the program is to reduce conditions that cause blight, preserve the unique character of historic buildings by providing greater leverage for private investment and historic preservation monies, and encourage façade improvements that are consistent with the standards for non-historic structures by the providing matching grants to businesses and building owners. The funds for this program are provided by TIF funds. All improvements must comply with all applicable codes, rules and regulations, as well as the priorities, strategies, actions items, and targets in the Town's Sustainability Master Plan, Water Efficiency Plan, and Waste Diversion Policies.

The applicant for the Historic Building Improvement program must be the property owner or the business owner, and if the applicant is the business owner, the business owner must have the approval of the property owner to improve the building. Only properties located within an

approved urban renewal plan area are eligible for the program. The building may be used both as a residence and a business, but the grant can only be applied to uses that have a commercial component. If a residential use is included, it cannot be the sole use of the building.

Business Siting and Expansion Program

The goal of the Business Siting and Expansion grant program is to reduce area vacancies and blight by facilitating the siting and expansion of businesses in eligible properties in urban renewal plan areas, increase opportunities for employment, increase opportunities for business and maintain current active business.

Incentive Program

TOEURA will provide an incentive equal to 20% of the total project redevelopment cost, up to 50% of the cost of eligible improvements. Through this program, a business may request contribution from TOEURA through the use of TIF funds towards the business' lease payments, tenant improvements or utility bills for a certain period.

Eligibility

To qualify, the building to be improved must be located in the Historic Old Town Erie urban renewal plan area. For rent payment assistance, application must be made jointly by the property owner (landlord) and include information from the business (tenant). The property owner is responsible for pre-qualification of the business including without limitation financial qualifications, and a business plan. The business must have been in business for a minimum of one year, must have, or obtain, a valid Town business license prior to final funding approval, and must be in good standing with the Town. A business may have no more than 10 full-time equivalent employees and may not have received any previous financial support from TOEURA. Grants are available to owner or tenant (if tenant applies, a minimum of three years must be remaining on lease, and written landowner permission must be provided).

The business must be expanding in size and not merely changing locations. Only for-profit businesses are eligible for assistance. No business that is owned wholly or in part by a past or present elected official or appointed official, or any present employee of the Town, including relatives of such officials and employees, may participate in the program.

Application Process

Grant applications are reviewed competitively when the specified application period closes. Application periods are determined at the sole discretion of the TOEURA Board. Application periods including the due date will be published on the TOEURA website. Applicants must apply by the published date when applications close to be considered within the application period. All applications will be reviewed by a committee designated by TOEURA's Executive Director.

TOEURA has a finite amount of funds, so applicants may not receive full funding for their projects. Funding will be considered and distributed based on the availability of funds, number of applicants, and the ability of applicants to meet the scoring criteria. Grant Applications that score higher will be given priority for available funds.

Extra credit points may be considered for your grant application by registering for, and receiving, certification through the Colorado Green Business Network of Erie(CGBNE). The CGBNE provides a system for businesses to evaluate their environmental impact based on metrics assessing use of energy, water, transportation, waste and purchasing. Points are assigned and businesses are categorized into gold, silver, and bronze awards. Based on submission and scoring, applicants will be awarded extra credit towards their overall score. Apply for the CGBNE at the following link: <https://app.greenbiztracker.org/business/index>.

Formal feedback will not be provided by the TOEURA Board or any committee of the Board. However, applicants may seek informal feedback from TOEURA staff about the relative competitiveness of an application following consideration of the applications for that period. TOEURA will, consistent with applicable law, limit access to any information in an application that is confidential or proprietary. TOEURA retains the sole and exclusive discretion to evaluate the applications and to deny or make an award based on its evaluation of the applications. All decisions of the TOEURA Board are final.

Applications will become the property of TOEURA. While TOEURA will take reasonable steps to protect proprietary or confidential information in an application, TOEURA makes no guarantees or assurances that all information made a part of the application will remain confidential. Names of participants and any grant documents are subject to disclosure pursuant to applicable law.

Applications must be complete in order to be considered for review.

Guidelines

1. Grant preference will be given to site improvements that provide the most significant visual improvement over current conditions as seen from public streets and trails. Downtown business preference will be given to site improvements adhering to the 2016 Downtown Redevelopment Framework and Concepts.
2. Applicants must be in good standing with the Colorado Secretary of State and the Town of Erie. Properties with outstanding code violations, delinquent sales taxes or past due Town utility bills are not eligible to apply.
3. Proposed improvements must meet applicable Town codes. Businesses must provide before and after photos of project.
4. The applicant is responsible for obtaining all building and other required permits before any project work commences.
5. Project must be eligible improvements outlined above.
6. The Project must comply with all Town waste diversion policies adopted by the Town.

7. Energy efficient fixtures, appliances and materials must be used to the greatest extent possible.
8. Two monthly progress payments for out-of-pocket costs can be requested with the appropriate Reimbursement Form and Paid Receipts submitted for up to 50% of the scheduled out-of-pocket costs. Final payment of the remaining 50% of out-of-pocket costs will be processed upon verification and inspection of qualifying improvements.
9. All businesses must receive grant approval prior to beginning construction. Costs for work prior to awarding of funds cannot be reimbursed.
10. Projects selected for grant funding may be featured in Town promotional materials.

Application Scoring Criteria

The TOEURA committee will score the application based on the following: capital investment; ratio of applicant project investment vs. TOEURA's match; percentage of the project that is new improvements vs. maintenance of existing improvements; and the overall public benefit of the project. Points are awarded for each category. This information is provided so that each applicant can better understand the scoring process - the applicant does not need to score their application.

1. Historic Building Improvements Category (maximum of 50 points)

Capital Investment (maximum of 20 points)

- \$0 - \$15,000 (4 points)
- \$15,000 - \$25,000 (8 points)
- \$25,000 - \$35,000 (12 points)
- \$35,000 - \$45,000 (16 points)
- \$45,000 + (20 points)

Project Ratio – Applicant investment vs. TOEURA's match (maximum of 20 points)

- 1:1 (10 points)
- 2:1 (15 points)
- 3:1 (17 points)
- 4:1+ (20 points)

Public Benefit (maximum of 10 points)

Visual Impact (maximum of 5 points)

- Significance of visual improvement to the façade or exterior visible from public right of way (1-3 points)
- Degree of visibility within context of project area (1-3 points)
- Level of risk mitigation, impactful rehabilitation, or innovative reuse of distressed property (1-3 points)
- Improvement to public infrastructure (1-3 points)

Community Impact (maximum of 5 points)

- New jobs created: 1-2 jobs (1 point), 3-4 jobs (2 points), 5+ jobs (3 points)
- Years in business: 5-9 years (1 point), 10+ years (2 points)
- Years doing business in the Town of Erie: 3-5 years (1 points), 6-9 years (2 points), 10+ years (3 points),
- Unique user (1 point)
- New good or service offered (1 point)
- Other community benefit or need addressed (1 point)

Extra Credit available for Colorado Green Business Network of Erie (maximum of 10 points)

- Gold recognition, previous year (10 points)
- Silver recognition, previous year (8 points)
- Bronze recognition, previous year (6 points)
- Application submitted, awaiting recognition (4 points)
- Application in process, current year (2 points)

2. Business Siting and Expansion Category (Maximum of 100 points)

Capital Investment (maximum of 30 points)

- \$0 - \$10,000 (6 points)
- \$10,000 - \$20,000 (12 points)
- \$20,000 - \$30,000 (18 points)
- \$30,000 - \$40,000 (24 points)
- \$40,000 - \$50,000+ (30 points)

Project Ratio – Applicant investment vs. TOEURA’s match (maximum of 30 points)

- 1:1 (15 points)
- 2:1 (20 points)
- 3:1 (25 points)
- 4:1+ (30 points)

Public Benefit (maximum of 20 points)

Visual Impact (maximum of 10 points)

- Significance of visual improvement to the façade or exterior visible from public right of way (1-5 points)
- Degree of visibility within context of project area (1-5 points)
- Level of risk mitigation, impactful rehabilitation, or innovative reuse of distressed property (1-5 points)

Improvement to public infrastructure (1-5 points)

Community Impact (maximum of 10 points)

- Years in business: 3-5 years (1 point), 6-9 years (2 points), 10+ years (3 points)
- Years doing business in the Town of Erie: 3-5 years (1 point), 6-9 years (2 points), 10+ years (3 points),
- Unique user (1 point)
- New good or service offered (1 points), multiple new goods or services offered (2 points)
- Other community benefit or need addressed (1 point); multiple or significant community benefit(s), or need(s) addressed (2 points)

Job Creation Benefit (maximum 10 points)

1-2 jobs (5 points)

3-4 jobs (7 points)

5+ jobs (10 points)

Business operates in a target industry, as defined by the North American Industry Classification System (NAICS) Code (10 points)

51 – Information (including Ag-Tech)

52 – Finance and Insurance

54 – Professional, Scientific, and Technical Services

55 – Management of Companies and Enterprises

Extra Credit available for Colorado Green Business Network of Erie (maximum of 20 points)

- Gold recognition, previous year (20 points)
- Silver recognition, previous year (15 points)
- Bronze recognition, previous year (12 points)
- Application submitted, awaiting scoring and recognition (10 points)
- Application in process, current year (2 points)

Chapter 13. ENHANCED SALES TAX INCENTIVE PROGRAM¹

4-13-1 Purpose.

The purpose of this chapter is to encourage the establishment and substantial expansion of retail sales tax generating businesses within the town, thereby stimulating the economy of and within the town, providing employment for residents of the town and others, further expanding the goods available for purchase and consumption by residents of the town, and further increasing the sales tax collected by the town, which increased sales tax collections will enable the town to provide expanded and improved municipal services to and for the benefit of the residents of the town, while at the same time providing public or public-related improvements at no cost, or at deferred cost, to the town and its taxpayers and residents.

(Ord. 11-2020, § 1, 2-11-2020)

4-13-2 Establishment.

There is hereby established within the town an enhanced sales tax incentive program ("ESTIP").

(Ord. 11-2020, § 1, 2-11-2020)

4-13-3 Definitions.

For purposes of this chapter, the following terms shall have the following meanings:

Enhanced sales tax means the amount of sales tax collected by the town over and above a base amount negotiated by, and agreed upon by, the applicant and the town, and which amount is approved by the town council, which base amount shall never be lower than the amount of sales tax collected by the town at the property in question in the previous 12 months plus a reasonable and agreed upon percentage of anticipated increase in sales tax, or, in the case of a newly established business, an amount of sales tax that could be generated from the new business without the participation by the applicant in the ESTIP created hereunder.

Owner or proprietor means the record owner or operator of an individual business, or, in the case of a shopping center, the owner of the real property upon which more than one business is operated, provided that said owner (whether an individual, corporation, partnership or other entity) is the owner or lessor of the individual businesses operated thereon.

Public or public-related purposes means public improvements, including without limitation streets, sidewalks, curbs, gutters, pedestrian malls, street lights, drainage facilities, landscaping, statuary, fountains, identification signs, traffic safety devices, bicycle paths, off-street parking facilities, benches, off-site sewer lines, lift stations, and all necessary incidental and appurtenant structures and improvements, together with the relocation and improvement of existing utility lines, and any other improvements of a similar nature that are specifically approved

¹Ord. 11-2020, § 1, adopted Feb. 11, 2020, added provisions designated as ch. 4.12, §§ 4-12-1—4-12-10. Inasmuch as ch. 4.12 already existed in the Code, said provisions have been added as ch. 4.13, §§ 4-13-1—4-13-10, as set out herein.

by the town upon the town's findings that said improvement are public or public-related improvements, and that such improvements will benefit the economic health of the town.

(Ord. 11-2020, § 1, 2-11-2020; Ord. No. 031-2023, § 1, 11-28-2023)

4-13-4 Application.

Participation in ESTIP shall be based upon approval by the town, exercising its administrative discretion in good faith. Any owner or proprietor of a newly established or proposed retail sales tax generating business location, or the owner or proprietor of an existing retail sales tax generating business or location which wishes to expand substantially, may apply to the town for inclusion within the ESTIP, provided that the new or expanded business is reasonably likely to generate enhanced sales tax of at least \$20,000.00 in the first year of operation.

(Ord. 11-2020, § 1, 2-11-2020)

4-13-5 Sharing of sales tax.

- A. Approval by the town of an agreement implementing the ESTIP shall entitle the successful applicant to share in enhanced sales tax derived from the applicant's property or business in an amount which shall not in any event exceed 50 percent of the enhanced sales taxes; provided, however, that the applicant may use said amounts only for public or public-related purposes, such as those specified herein, and which are expressly approved by the town at the time of consideration of the application. The time period in which said enhanced sales taxes may be shared shall not commence until all public or public-related improvements are completed, and shall be limited by the town, in its discretion, to a specified time, or until a specified amount is reached.
- B. The uses to which said shared enhanced sales tax may be put by an applicant shall be strictly limited to those that are public or public-related in nature.
- C. The base figure for sales taxes shall be divided into 12 monthly increments, which increments are subject to agreement between the parties, and approval by the Town, and which increments shall be reasonably related to the average monthly performance of the business or property, or similar businesses in the area (i.e. adjust for seasonal variations). If in any month the agreed-upon figure is not met by the applicant for said month, no increment shall be shared until that deficit, and any other cumulative deficit, has been met, so that at the end of any 12-month cycle, funds in excess of those "enhanced sales tax" funds agreed to be shared shall not have been shared with any applicant.

(Ord. 11-2020, § 1, 2-11-2020)

4-13-6 Effect on other taxes.

It is an overriding consideration and determination of the town that existing sources of town sales tax revenues shall not be used, impaired or otherwise affected by this chapter. Therefore, the finance director shall collect and hold all such enhanced sales taxes in a separate account apart from the sales taxes generated by and collected from the town, and ensure an accounting system that accomplishes the purpose of this section. This chapter would not be adopted or implemented except for the provisions of this section.

(Ord. 11-2020, § 1, 2-11-2020)

4-13-7 Consideration.

- A. An application for inclusion in the ESTIP shall be considered by the town council at a public hearing.
- B. Approval or denial shall be based upon the following criteria:
 - 1. The amount of enhanced sales tax reasonably anticipated to be derived by the town through the expanded or new retail sales tax generating business;
 - 2. The public benefits that are or will be provided by the applicant through public works, public improvements, additional employment for town residents or other factors;
 - 3. The amount of expenditures that may be deferred by the town based upon public improvements that will be completed by the applicant;
 - 4. The conformance of the applicant's property or project with the town's comprehensive plan and the unified development code;
 - 5. An agreement in compliance with section 4-13-8.

(Ord. 11-2020, § 1, 2-11-2020; Ord. No. 031-2023, § 1, 11-28-2023)

4-13-8 Agreement.

The agreement between the owner and the town shall contain, at a minimum, the following provisions:

- 1. A list of those public or public-related improvements that justify the applicant's approval, and the amount to be spent on said improvements;
- 2. The maximum amount of enhanced sales taxes to be shared, and the maximum duration of the agreement, it being expressly understood that any such agreement shall expire and be of no further force and effect upon the occurrence of the earlier to be reached of the maximum time of the agreement (whether or not the maximum amount to be shared has been reached) or the maximum amount to be shared (whether or not the maximum time set forth has expired);
- 3. A statement that the agreement is personal, and not transferable or assignable;
- 4. A statement that the agreement shall never constitute a debt or obligation of the town within any constitutional or statutory provision;
- 5. The base amount agreed upon by month, and the fact that if, in any month as specified, sales taxes received from the property do not at least equal said amount, that there shall be no sharing of funds for said month;
- 6. The base amount shall be agreed upon and shall consider the historic level of sales at the property in question, or a similar property within the area in the event of a new business, and a reasonable allowance for increased sales due to the improvements and upgrades completed as a result of inclusion within this ESTIP;
- 7. A provision that any enhanced sales taxes subject to sharing shall be escrowed in the event there is a legal challenge to this ESTIP or the approval of any application therefor;
- 8. An affirmative statement that the obligations, benefits and/or provisions of the agreement may not be assigned in whole or in any part without the express authorization of the town, and further that no third party shall be entitled to rely upon or enforce any provision of it; and
- 9. Any other provisions agreed upon by the parties and approved by the town.

(Ord. 11-2020, § 1, 2-11-2020)

4-13-9 Fee reduction and waiver

As part of the ESTIP, the town council may include a reduction or waiver of any or all town-imposed application, permit, or development fees, if, in the town council's sole discretion, such a reduction or waiver would further the purposes of this chapter.

(Ord. 11-2020, § 1, 2-11-2020; Ord. No. 031-2023, § 1, 11-28-2023)

4-13-10 Nonliability.

The town specifically finds and determines that creation of this chapter is consistent with the town's powers as a municipal corporation, and that exercise of said powers in the manner set forth herein is in furtherance of the public health, safety and welfare. Notwithstanding any provision hereof, the town shall never be a joint venturer in any private entity or activity that participates in this ESTIP, and the town shall never be liable or responsible for any debt or obligation of any participant in ESTIP.

(Ord. 11-2020, § 1, 2-11-2020)

Town of Erie Policy for Reviewing Service Plans for Special Districts

Approved by Board of Trustees July 26, 2022

Introduction.

The Board of Trustees (the "Board") wants to protect current residents from paying costs associated with new development. Further, the Board wants to ensure that prospective buyers of property in a special district (District) are made aware of the taxes they will be subject to in the District, as well as how they will be able to participate in governance of the District. Additionally, the Board wants to confirm that taxes imposed by a District on future residents of the District will result in clear public benefits and are set at a level that is no higher than needed to fund the public infrastructure in the District. Finally, the Board wants to promote development that reflects the Town's strategic priorities.

To help achieve these goals, this policy ("Policy") establishes criteria, guidelines and processes to be followed for applications requesting approval by the Board of service plans for the organization of special districts or amendments to such plans, as provided in Colorado's Special District Act in Article 1 of Title 32 of the Colorado Revised Statutes (the "Act"). The Act provides that a special district is a quasi-municipal corporation and political subdivision that can be organized within the boundaries of a municipality provided the municipality's governing body approves by resolution the proposed service plan for the District.

Under the Act, the service plan delineates the specific powers and functions the District can exercise, including the facilities and services it can provide, the taxes it can impose and its permitted financial arrangements (the "Service Plan"). The Act requires each District to conform to its Service Plan.

Section 1 – Policy Statements and Objectives.

- A. It is the Town's Policy to approve a District Service Plan or amendment to an existing Service Plan only when:
 1. The Service Plan includes clear notice requirements such that all prospective buyers of property within the District will have sufficient time, information on District taxes they will be subject to, and information on the District governance structure and how they can participate, to make an informed decision on buying property within the District; and
 2. The applicant demonstrates the District will produce clear public benefits; it is not possible to finance the public infrastructure proposed to be constructed within the District without imposing the proposed taxes in the District; and the project cash flows, including revenue from land sales, home sales, building rentals, fees and taxes collected by the District, and any other source of revenue do not generate a rate of return (ROR) that

exceeds 12% to 15% (the typical market minimum acceptable rate of return (MARR) for housing development); and

3. The District and development within the District reflects the Town's strategic priorities as follows:
 - a. **Strategic Priorities:** Development of public improvements that deliver or facilitate the delivery of strategic priorities and uses specified in the Town's existing long-term strategic planning documents, such as the [Comprehensive Plan](#); Parks, Recreation, Open Space and Trails Master Plan ([PROST](#)); [Sustainability Master Plan](#); [Transportation Master Plan](#); Priorities and Strategies for Expanding Access to Diverse Housing for the Community; Water Master Plan, Sewer Master Plan, Wastewater Utility Plan, Drought Plan, Water Conservation Plan, Drainage and Outfall Systems Plans, Non-Potable Water Master Plan, and applicable Sub-Area Plans. These priorities include without limitation:
 - i. Sustainability Outcomes: Enable delivery of specific and measurable sustainability outcomes identified in the Town's Sustainability Master Plan, such as: (i) renewable energy generation and energy storage capacity, (ii) dark sky compliance, (iii) development that enhances community connectivity and reduces commuting outside of Erie for work, errands and play.
 - ii. Oil and Gas: Enable the elimination of existing or permitted oil and gas wells and related facilities that are within 2,000 feet of existing or permitted residential, commercial or institutional development.
 - iii. Economic Health Outcomes: Enable delivery of specific and measurable economic outcomes, such as: (i) job growth; (ii) retention of an existing business; and/or (iii) construction of a missing economic resource.
 - iv. Attainable Housing: Deliver or facilitate the delivery of additional attainable housing units in the Town's defined range of AMI. For purposes of this policy, the Town defines Attainable Housing as units affordable to a household earning between 81% and 120% of Area Median Income ("AMI").
 - v. Affordable Housing: Deliver or facilitate the delivery of additional affordable housing units at the Town's defined level of Area Median Income ("AMI") or below. For purposes of this policy, the Town defines Affordable Housing as units affordable to a household earning up to 80% of AMI.
 - b. To determine whether a proposed District or Service Plan amendment reflects the Town's strategic priorities, a proposed development must receive development approval before a District can be approved and must achieve a minimum score of 20 on the Special District Review

Policy Point System (Exhibit A), including a minimum of at least 10 points in the Attainable Housing and/or Affordable Housing Categories. The Town may also consider: (i) ways in which the proposed improvements exceed the Town's minimum requirements and standards; (ii) ways in which the existence of the District facilitates the strategic priorities; and (iii) any other factors the Town deems relevant under the circumstances.

- B. The approval of a District Service Plan, or amendment of an existing District Service Plan, is at the sole discretion of the Board of Trustees. The Board of Trustees may reject, approve, or conditionally approve Service Plans and amendments on a case-by-case basis. Nothing in this Policy is intended, nor shall it be construed, to limit this discretion of the Board, which retains full authority regarding the approval, terms, conditions and limitations of all Service Plans.

Section 2 – Evaluation Criteria

- A. To provide the Board of Trustees with information and an assessment consistent with this Policy, staff will review and report on District Service Plan proposals in the following areas:
 - 1. Adequate Notice and District Governance: The Town Administrator or their designee will review the proposed Service Plan or Service Plan amendment to evaluate the applicant's materials to confirm the Service Plan includes clear notice requirements such that all prospective buyers of property within the District will receive at least 10-days before any earnest money becomes non-refundable to the prospective buyer under the terms of any contract to buy and sell real estate or other legal instrument to buy property in the District, information on District taxes they will be subject to, and information on the District governance structure and how new residents can participate, to make an informed decision on buying property within the District.
 - 2. Financial Assessment: All proposed Service Plans must include a Financial Plan, including full sources and uses of funds. If specifically requested by the applicant, the Town will maintain sources and uses of funds information as "Proprietary and Confidential Business Information, Not for Public Disclosure" to the extent permitted by law. Using the District's Financial Plan, and other supporting information which may be necessary, the Town Administrator and Finance Director or their designees will evaluate a District's debt capacity, servicing ability, and other factors to confirm:
 - i. It is not possible to finance the public infrastructure proposed to be constructed within the District without imposing the proposed taxes in the District;

- ii. The Service Plan identifies adequate resources, including appropriate coverage ratios and reserves to cover the District's costs of financing the public infrastructure; and
 - iii. The project cash flows, including revenue from land sales, home sales, building rentals, fees and taxes collected by the District, and any other sources of revenue does not generate a rate of return (ROR) that exceeds 12% to 15% (the typical market minimum acceptable rate of return (MARR) for housing development).
3. Strategic Priorities: To comprehensively and consistently evaluate District Service Plan proposals, an interdisciplinary staff team, including representatives from Planning, Economic Development, Sustainability, Finance, Parks and Recreation, Diversity/Equity/Inclusion and others as appropriate, will be formed. This team will review the Service Plan to assess the economic, environmental, and social impacts of the District proposal consistent with this Policy and Town goals and objectives. To facilitate this review, the applicant must provide specific examples of how development within the District addresses the Town's strategic priorities (Sustainability Outcomes, Oil and Gas, Economic Health Outcomes, Attainable Housing, and Affordable Housing).
 4. Evaluation Report: Town staff will evaluate all Service Plans for compliance with this Policy and the Town's "Model Service Plan" attached as **Exhibit "B"** for single-district Service Plans and as **Exhibit "C"** for multi-district Service Plans, and prepare a report and recommendations for consideration by the Board of Trustees during a public hearing at a regularly scheduled Board meeting. [**Note:** Model Service Plan Exhibits will be developed for consideration with the final draft of this Review Policy.]

Section 3 – Application Process

- A. Process Overview: The application process is designed to provide early feedback to an applicant, adequate time for a comprehensive staff review, and the appropriate steps and meeting opportunities with decision makers.
- B. Letter of Interest: Applicant will provide Town with a Letter of Interest and pre-application fee (refer to fees below). The Letter of Interest shall contain the following:
 1. Proposed notice requirements to ensure that all prospective buyers of property within the District will receive at least 10-days before any earnest money becomes non-refundable to the prospective buyer under the terms of any contract to buy and sell real estate or other legal instrument to buy property in the District, information on District taxes they will be subject to, and information on the District governance structure and how they can

participate, to make an informed decision on buying property within the District.

2. Summary of the District's governance structure, including composition of the District's Board of Directors (the "District Board"), qualifications for election to the District Board, how and when elections for District Board positions will be conducted, when and where District Board meetings will take place, how notice of District Board meetings will occur, and other relevant matters ensuring equitable representation on the District Board by owners of property within the District.
 3. Service Plan specifics, including: District powers and purpose; District infrastructure and costs; maximum mill levy rate and term (both debt, and operations and maintenance); term of District; forecasted period of build-out and assessed valuation; proposed timeline for formation; and current development status of property.
 4. Clear justification for why a District is needed, including full sources and uses of funds (SUF) reflecting the projected rate of return (ROR) on the project. The SUF shall be submitted in the format of the Town's Pro Forma Template. If the applicant would like the SUF to remain confidential, the applicant shall mark the SUF file as "Proprietary and Confidential Business Information, Not for Public Disclosure". The Town will treat as confidential any records that constitute proprietary or confidential information under federal or State law, to the extent the applicant makes the Town aware of such confidentiality. Applicant shall be responsible for clearly and conspicuously stamping the word "Confidential" on each page that contains confidential or proprietary information, and shall provide a brief written explanation as to why such information is confidential under State or federal law. If the Town believes it must release any such confidential records to respond to a Colorado Open Records Act request, or for any other reason, it shall advise Applicant in advance so that Applicant may take appropriate steps to protect its interests.
 5. demonstrate how development within the District will be constructed to achieve a minimum score of 20 on the Special District Review Policy Point System (Exhibit A), including a minimum of at least 10 points in the Attainable Housing and/or Affordable Housing Categories.
- C. Staff Response to Letter of Interest: Staff will provide a written response to a Letter of Interest within 30 days of receipt and payment of the pre-application fee.
- D. Preliminary Staff Meeting with Applicant (Optional): Based on an initial review of the Letter of Interest, the applicant may meet with staff to discuss the District proposal, potential public benefits, initial staff response, the evaluation process, fees, and other application elements.

- E. Formal Application and Service Plan Submittal: After considering staff response and recommendations, the applicant may submit a formal application for consideration on the Town's District Application form, including the Service Plan in which the applicant shall highlight the substantive provisions that deviate from this Policy and the applicable Model Service Plan attached as **Exhibit B** or **Exhibit C**. The formal application and application fees must be received by the Town no later than the third Tuesday of December in the preceding year for a spring election (May) or the third Tuesday of May for a fall election (November). The Town cannot commit to timely processing of applications submitted after these dates.
- F. Formal Staff Review: The interdisciplinary staff team will review the application along with any follow-up documentation that is requested in order to assess the application according to this Policy and applicable law.
- G. Board Study Session (optional): Based on the magnitude and complexity of the development project and the District proposal, staff may recommend a Study Session with the Board of Trustees.
- H. Public Hearing Notice: The applicant must cause a written notice of the public hearing to be mailed by first-class mail to all fee title owners of real property within the boundaries of the proposed District(s) and of any future inclusion area proposed in the Service Plan and such notice shall be mailed no later than 30 days before the scheduled hearing date. A notice shall also be published once in a newspaper of general circulation in the Town no later than 30 days before the scheduled hearing date. The mailed and published notices shall include the following information:
 - 1. A description of the general nature of the public improvements and services to be provided by the District;
 - 2. A description of the real property to be included in the District and in any proposed future inclusion area, with such property being described by street address, lot and block, metes and bounds if not subdivided, or such other method that reasonably appraises owners that their property will or could be included in the District's boundaries;
 - 3. A statement of the maximum amount of property tax mill levy that can be imposed on property in the District under the proposed Service Plan;
 - 4. A statement that property owners desiring to have the Board of Trustees consider excluding their properties from the District must file a petition for exclusion with the Town Clerk's Office no later than 10 days before the scheduled hearing date in accordance with C.R.S. § 32-1-203(3.5);
 - 5. A description of proposed notice requirements to prospective buyers of property within the District.
 - 6. A description of the District's governance structure, including composition of the District Board, qualifications for election to the District Board, how and

- when elections for District Board positions will be conducted, when and where District Board meetings will take place, how notice of District Board meetings will occur, and other relevant matters ensuring equitable representation on the District Board by owners of property within the District.
7. A statement that a copy of the proposed Service Plan can be reviewed in the Town Clerk's Office;
 8. The date, time and location of the Board of Trustees' public hearing on the Service Plan; and
 9. Any other information required by the Act.
- I. Public Hearing: The Board of Trustees will conduct the public hearing at a regular or special Board meeting to consider a resolution approving the Service Plan. This hearing will occur no later than 30 days prior to the final submittal date to the District Court to order an election. By way of example, for a fall election, the Board of Trustees, which meets on the second and fourth Tuesdays of the month, must conduct the public hearing no later than the fourth Tuesday in August.

Section 4 –Service Plan

- A. Purpose: In addition to the requirements of the Act, a Service Plan should memorialize the understandings and agreements between the District and the Town, as well as the considerations that compelled the Town to authorize the formation of the District. The Service Plan must also include all applicable information required by the Act.
- B. Compliance with Applicable Law: Any Service Plan submitted to the Town for approval must comply with all state, federal, and local laws and ordinances, including the Act.
- C. Model Service Plan: To clearly communicate Town requirements and streamline legal review, the Town requires the use of the applicable Model Service Plan attached as **Exhibit "B"** or **Exhibit "C"** (As noted previously, these will be finalized and included with the final draft of this policy). With justification, the Town may consider deviations in the proposed Service Plan, but generally all Service Plans should include the following:
 1. Maximum Mill Levy: The Service Plan shall restrict the District's total mill levy authorization for both debt service and operations and maintenance to 55 mills, subject to adjustment as provided below. No more than 10 mills of the Maximum Mill Levy may be used by the District to fund operations and maintenance functions, including customary administrative expenses incurred in operating the District such as accounting and legal expenses (the "Operations and Maintenance Mill Levy").

- a. Increased mill levies may be considered for Districts that are predominately commercial in use, at the sole discretion of the Board of Trustees.
 - b. The Maximum Mill Levy may be adjustable from the base year of the District as provided for in the Model Service Plan, so that to the extent possible, the actual tax revenues generated by the District's mill levy, as adjusted, for changes occurring after the base year, are neither diminished nor enhanced as a result of the changes.
2. Debt Term Limit: A District shall be allowed no more than 40 years for the levy and collection of taxes used to service debt unless a majority of the Board of Directors are residents of the District and have voted in favor of a refunding of a part or all of the Debt and such refunding is for one or more of the purposes authorized in C.R.S. § 11-56-104.
3. Dissolution: Perpetual Districts shall not be allowed except in cases where ongoing operations and maintenance are required. Except where ongoing operations and maintenance has been authorized, a District must be dissolved as soon as practical upon:
 - a. The payment of all debt and obligations; and
 - b. The completion of District development activity.
4. Fees: Impact fees, development fees, service fees, and any other fees must be identified with particularity in the service plan. Impact and development fees must not be levied or collected against the end user – i.e., residents or non-developer owners. District fees shall not duplicate existing Town fees.
5. Notice Requirements to Prospective Buyers: The service plan shall describe how the District will assure that anyone selling property within the District provides written notice to a prospective buyer at least 10-days before any earnest money becomes non-refundable to the prospective buyer under the terms of any contract to buy and sell real estate or other legal instrument to buy property in the District. The written notice shall include complete information regarding the District's existing mill levies, its maximum debt mill levy, as well as a general description of the District's authority to impose and collect taxes, rates, fees, tolls and charges. The form of notice shall be included with the service plan and filed with the Town prior to the initial issuance of the debt of the District imposing the mill levy.
6. Annual Report: The Service Plan must obligate the District to file an annual report not later than July 1 of each year with the Town Clerk for the year ending the preceding December 31, the requirements of which may be waived in whole or in part by the Town Administrator. Details of the Annual Report are included in the Model Service Plan.

7. Notice of Meetings. The Service Plan must obligate the District to deliver to the Town Clerk an electronic copy of the notice of every regular or special meeting of the District at least 14 days prior to such meeting, and, from the time any structure built in the District has been sold to purchasers, to (i) hold at least quarterly Board of Directors meeting each year, (ii) hold all meetings of the Board of Directors within Town limits in an ADA accessible facility and also enable owners of property within the District to participate in the meeting through virtual means, and (iii) least 14 days prior to such meeting provide electronic and mailed notice to all property owners within the district notifying them of the time, date, and place of the meeting, providing an agenda listing all matters that will be discussed during the meeting, and indicating that all owners of property in the District have the right, if they are registered to vote in the State of Colorado, to serve on the Board of Directors as well as the opportunity at the meeting or prior to the meeting to comment on any item on the agenda or to comment on items not on the agenda.
- D. Service Plan Requirements: In addition to all other information required in a Service Plan by the Act, a Service Plan must include the following:
1. Financial Plan: The Service Plan must include debt and operating financial projections prepared by an investment banking firm or financial advisor qualified to make such projections. The financial firm must be listed in the Bond Buyers Marketplace or, in the Town's sole discretion, other recognized publication as a provider of financial projections. The Financial Plan must include debt issuance and service schedules and calculations establishing the District's projected maximum debt capacity (the "Total Debt Limitation") based on assumptions of: (i) Projected Interest Rate on the debt to be issued; (ii) Projected Assessed Valuation of the property within the District; and (iii) Projected Rate of Absorption of the assessed valuation within the District. These assumptions must use market-based, market comparable valuation and absorption data and may use an annual inflation rate of 3% or the Consumer Price Index for the preceding 12-month period for the Denver-Boulder-Greeley statistical region as prepared by the U.S. Department of Labor Statistics, whichever is lesser.
 - a. Total Debt Limitation: The total debt authorized in the Service Plan must not exceed 100% of the projected maximum debt capacity as shown in the Financial Plan.
 - b. Administrative, Operational and Maintenance Costs: The Financial Plan must also include foreseeable administrative, operational and maintenance costs.
 2. Public Improvements and Estimated Costs: Every Service Plan must include, in addition to all materials, plans and reports required by the Act, a summary of public improvements to be constructed and/or installed by the district (the

"Public Improvements"). The description of these Public Improvements must include, at a minimum:

- a. A map or maps, and construction drawings of such a scale, detail and size as required by the Planning Department, providing an illustration of Public Improvements proposed to be constructed, installed, acquired or financed by the District;
- b. A written narrative and description of the Public Improvements;
- c. A general description of the District's proposed role with regard to the same; and
- d. A list of those Public Improvements that the District commits to maintain, which list shall be consistent with all other planning and land use documents related to the development for which the District is created, including without limitation development agreements, maintenance agreements, plats and site plans. Maintenance plans shall comply with the Erie Municipal Code and the adopted Town standards and specifications.

Due to the preliminary nature, the Service Plan must indicate that the Town's approval of the Public Improvements shall not bind the Town in any way relating to the review and consideration of land use applications within the District.

3. Intergovernmental Agreement: An intergovernmental agreement ("IGA") that specifies the obligations of the District must be described in the Service Plan, and a copy of the IGA must be attached to the Service Plan.
4. Extraterritorial Service Agreement: The Service Plan must describe any planned extraterritorial service agreement. The Service Plan must provide that any extraterritorial service agreement by the District that is not described in the Service Plan will require prior approval of the Board of Trustees.

Section 5 – Fees

- A. No request to create a District shall proceed until the fees set forth herein are paid. All checks are to be made payable to the Town of Erie and delivered to the Planning Department. Applicable fees are as follows:
 1. Letter of Intent Submittal Fee: A Letter of Intent is to be submitted to the Planning Department and a non-refundable \$2,500 fee shall be paid at the time of submittal of the Letter.
 2. Application Fee: An application along with a draft Service Plan (based on the Model Service Plan) is to be submitted to the Town's Planning Department and a \$7,500 non-refundable fee along with a \$7,500 deposit towards the Town's other expenses shall be paid at the time of submittal of the Application and draft Service Plan.

3. Annual Fee: Each District shall pay an annual fee for the Town's on-going monitoring of each District. This annual fee shall be \$500 or if multiple Districts exist serving a single project, then the annual fee shall be \$500 plus \$250 for each additional District beyond the first (e.g., the annual fee for Consolidated ABC Districts 1 to 7 shall be \$500 plus \$250 times six or \$2,000).
4. Non-Model Service Plan Fee: A Service Plan with any substantial deviation from this Policy or the applicable Model Service Plan, shall be subject to an additional non-refundable fee of \$5,000 at the time of submitting its application. The Town shall in its sole discretion determine if a draft Service Plan proposes a substantial deviation from this Policy or the applicable Model Service Plan.
5. Other Expenses: If the deposits paid in subsections 2 and 6 are not sufficient to cover all the Town's other expenses, the applicant for a District shall pay all reasonable consultant, legal, and other fees and expenses incurred by the Town in the process of reviewing the draft Service Plan or amended Service Plan prior to adoption, documents related to a bond issue and such other expenses as may be necessary for the Town to incur to interface with the District. All such fees and expenses shall be paid within 30 days of receipt of an invoice for these additional fees and expenses.
6. Service Plan Amendment Fee: If a proposed amendment to a Service Plan is submitted, it shall be submitted with a non-refundable \$2,500 fee along with a \$2,500 deposit towards the Town's other expenses, which shall be paid at the time of submittal of the application and draft amended Service Plan.

Exhibit A
Special District Review Policy Point System

Required Points: 20

Must Include at least 10 points from Attainable and/or Affordable Housing category.

Note: This policy will be updated with the completion of the Town’s 2022 Housing Needs Assessment and Inclusionary Housing Policy in late 2022. The intent of this policy is to meet and exceed the Inclusionary Housing Ordinance and existing ordinances.

Attainable Housing		
A. Creating Housing Diversity with Multi-family options	10% of total units comprising higher density unit types. Multi-Family dwelling types include: Condos; Townhomes (single-family attached dwelling unit); Apartments (multi-family dwelling unit); Co-Ops; Stack flats (4-6 plex)	2
	20% of total units	3
B. Accessory Dwelling Units (ADUs)	Detached or Attached ADUs or Carriage Houses between 300 and 800 SF in size for a minimum of 5% of the units within the development plan.	2
C. Limit Unit Size for 15% of Single Family Homes	A combination of attached or detached, single family units based on at least 2 of the following breakpoints: 5% less than 800 SF 5% between 800 to 1,100 SF 5% between 1,100 to 1,300 SF	2
Affordable Housing		
A. 10% Home Ownership at <120% AMI	5% deed restricted, for-sale, single family units not to exceed 120% AMI 5% deed restricted, for-sale single family units not to exceed 100% AMI	10
B. 10% Attainable Rental Housing	5% rental units serving an average household income not to exceed 80% AMI 5% rental units serving an average household income not to exceed 120% AMI	5
C. 10% Affordable Rental Housing	10 % Rental units serving an income average not to exceed 60% AMI	5
D. Contribution toward Off-Site Affordable Housing	Amount to be negotiated. Points dependent on the amount of contribution	1-3
E. Land Dedication for Affordable Housing	Land may be donated to the Town to support the creation of affordable units equal to 10% of total project units. To a maximum density of 25 units/acre	3

Exhibit A
Special District Review Policy Point System

Sustainability Outcomes		
1. Enhanced Energy Conservation		
A. Net Zero Energy Ready (ZER) Home Performance or Equivalent	Achieve net zero energy rating for all single family attached and detached homes or similar energy equivalence through one or a combination of methods: <ul style="list-style-type: none"> • Whole dwelling ventilation; • HERS index of 47 or less; • ACH50 rating of 2.0 or less; • Energy Rating Index (ERI) of 40 or lower 	5
B. Electric Efficiency	Heat homes with efficient electric heat through Geothermal Heat Pump or Cold Climate Air Source Heat Pump	2
	Install air source heat pump electric water heaters	2
	Provide all-electric appliances for residential dwellings	2
C. Electric Vehicle Charger Installation for Multifamily development	Provide EV charging for 7% of the total parking spaces for multifamily buildings	1
D. Install Solar Panels to Meet a Portion of Energy Needs	Points vary based on 50%/75%/100% of need. Installations may be on individual rooftops or in shared “solar gardens” and will be virtually net metered. These points may not overlap with Net Zero Energy points above.	3/4/5
2. Enhanced Water Conservation		
A. WaterSense Certified Fixtures Performing Above Code Requirement	New construction provides fixture efficiencies surpassing code standards: <ul style="list-style-type: none"> • GPF/600 gram MaP score toilets (dual flush) • 1.5 gpm showerheads 	2
B. Installation of Leak Detection System	Each home or unit must be water shutoff valve-enabled with a notification system.	1

Exhibit A
Special District Review Policy Point System

C. Efficient Residential Irrigation System	Install irrigation systems for all residential sprinkler systems, WaterSense certified, where available, that include: <ul style="list-style-type: none"> • Pressure-reducing heads and high efficiency nozzles • Weather-based irrigation controller • Flow sensor • Master valve 	2
D. Water Efficient Landscaping	Create water-wise, plant friendly landscapes, with xeric, climate-specific plantings for front yards and common areas. For single family detached homes, achieve a water budget of 10 gallons or less for front yards.	2
3. Mobility and Connectivity		
A. Provision of Level 3 EV Charging Stations	Publicly-accessible Level 3 EV charging stations provided in convenient locations	1
B. Enhanced Bicycle and Pedestrian Improvements	Provide bicycle and pedestrian facilities that exceed Town of Erie street standards and requirements. For example, buffered bike lanes, off-street multi-use paths, and separated bicycle/pedestrian trails	1
C. Off-site Trail Connection	Direct connections to off-site bicycle and pedestrian facilities, including but not limited to the Town’s trail system, nearby schools, or neighborhood amenities like commercial centers, recreation centers, etc.	1
Economic Health and Vitality		
A. Growth or Retention of Primary Jobs	Project creates at least 10 high value primary employment jobs in the Town.	1
B. Community Incubator	Provision of space and operation of job incubator space to foster new local business	3
C. Neighborhood-Serving Retail	Project includes at least two neighborhood-serving retail or service uses, such as childcare, daycare, healthcare, or grocery. Grocery use earns an extra point.	2-3
D. Community Gathering Spaces	Provide a plaza, public square, park or other similar public open space that exceeds Town requirements.	1
E. Common Area Food Production	Provision for community gardens, edible landscapes, and/or on-site urban agriculture	1

Exhibit A
Special District Review Policy Point System

Oil and Gas		
A. Plug and Abandon On-site Wells	Plug and abandon all on-site wells within the development.	5
B. Plug and Abandon Nearby Wells	Negotiate with Oil and Gas Operators to plug and abandon wells within 2,000 feet of development.	5
C. Commitment to Annual Monitoring	Commit to monitoring plugged and abandoned oil and gas facilities on an annual basis, to include testing at the well and within setback areas.	1 per year of committed monitoring
Equity, Health and Culture		
A. Universal Design	Create interior spaces that are accessible to people with diverse ability levels and that support lifelong living (1 point), e.g.- doorways that provide 32 inches of clearance and a ground floor bathroom accommodating future installation of grab bars. Provide zero step entryways (2 points). Follow ADA requirements and best practices as outlined in Town’s ADA guidelines.	1 – 2
B. 0.5% for Arts and Culture	The amount equal to one half (0.5) percent of the total capital infrastructure construction costs of the Metro District for the planning, design, and construction of public art, including “functional art” in community spaces, parks, plazas, playgrounds, or other areas viewable to the public. Projects should be implemented in accordance with Parks and Recreation’s Public Art Project guidelines.	1



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Town Council

Board Meeting Date: 3/18/2025

File #: 25-027, **Version:** 1

SUBJECT:

I-25 Erie Gateway Overview and Update

DEPARTMENT: Planning and Development
Economic Development
Public Works

PRESENTER(S): Sarah Nurmela, Planning and Development Director
Julian Jacquin, Director of Economic Development & TOEURA
David Pasic, Public Works Director

TIME ESTIMATE: 60 minutes

FISCAL SUMMARY: N/A

POLICY ISSUES:

This is an informational item to provide background information and current status on the I-25 Erie Gateway project to help the new Council become familiar with this major project. No policy decisions will be made.

STAFF RECOMMENDATION:

Informational item only. Staff anticipate bringing the completed PD for consideration by the Planning Commission and Town Council in Q2 2025.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Erie Gateway area is located at the east end of Erie along I-25. The area encompasses approximately 1,250 acres and extends two miles along the highway. This key location and presence along I-25, coupled with the Erie Parkway interchange, makes this area an important visual marker and economic opportunity for the Town.

In recognition of the area's value and opportunity, the Town proactively acquired 253 acres on the southeastern edge of the Gateway area in December 2018, from Erie Ventures LLC and Colson & Colson Construction Co. The Town purchased this key property at the I-25/Erie Parkway interchange to catalyze development of a walkable, mixed-use employment and commercial center. Also in 2018, the Town engaged Design Workshop to develop the Erie Gateway Developer Book, establishing an

initial vision and land use plan based on community engagement. The visioning efforts extended beyond the Town's property to include the broader Erie Gateway area bounded by Weld County Road 12 on the north, I-25 on the east, Erie Parkway on the south, and Weld County Road 10 to the west, representing approximately 1,250 acres of property in the Town of Erie and unincorporated Weld County.

In July 2022, Town staff initiated an intensive planning process for the I-25 Erie Gateway site to articulate the vision with a new Planned Development (PD) district, hiring Torti Gallas + Partners, Inc. to prepare the PD document. The planning area covered by the PD includes the 640-acre footprint of "Erie Gateway - South", between Weld County Road 10 and Erie Parkway to the north and south, and Weld County Road 7 and I-25 to the west and east, the southern half of the "I-25 Erie Gateway" site studied by Design Workshop, excluding the 600-acre property to the north, privately owned by Community Development Group of Erie ("CDG").

The larger footprint of the planning area ensures the land uses, streets, parks, and open space connections are consistent with the Town's vision, Elevate Erie Comprehensive Plan, Transportation and Mobility Plan, and Parks, Recreation, Open Space, and Trails Plan (PROST) among others. The continuity of these elements is essential to address at the larger scale to set the stage for holistic, connected development in the future. Once completed and approved, the PD district will govern the 253-acre Town-owned property. Other property owners within the full planning area may choose to annex into the Town and include their properties in the Town's current entitlement process or may apply the PD at any time if they should choose to develop in the future.

In September 2022, the Town's project team began meeting individually with property owners to confirm an overall vision, talk about future development opportunities, and discuss opportunities to participate in an Urban Renewal Plan Area (URA). Staff hosted an informational meeting with planning area property owners on Sept. 14, 2022, followed by outreach with individual owners by the project team. A second broader informational meeting was held on Oct. 5, 2023, to share the draft plan and land uses for the area. Following this meeting, a second round of individual meetings with property owners were conducted, along with follow-up communication. Town staff contacted every property owner within the study area, and nearly every owner engaged in discussions.

In addition to on-site property owners, staff are working with existing property owners in the surrounding area, including residents in unincorporated Carlson Estates to the west, and owners of larger properties including North Station/CDG to the north and North Westerly/Southern Land to the west. This outreach included community and individual conversations on Oct. 24, 2024 (the "Erie Gateway - South" Neighborhood Meeting), with a discussion of Weld County Roads 7 and 10. Community members weighed in on potential roadway design considerations, particularly for portions of the roads where the right-of-way is limited.

The attached presentation includes graphics showing both the current draft of the regulating plan for the full planning area, and for just the Town's property. Staff anticipate bringing the completed PD

for consideration by the Planning Commission and Town Council in April and May 2025, respectively.

Development Update

In Aug. 2024, the Town executed a Letter of Intent (LOI) with Hines, a global real estate and development firm, as its preferred developer for the Town-owned property. The Erie Board of Trustees (now Town Council) selected Hines as its preferred development partner in February 2022 through a competitive Request for Qualifications (RFQ) and interview process and executed an Exclusive Negotiation Agreement (ENA with Hines in Jul. 22, and again in Dec. 2023. The LOI establishes general terms and conditions under which the Town may consider selling the Town-owned property to Hines, including a phased conveyance of the property as development occurs over time, commitments to the land use plan included in the draft PD, an approved purchase price matrix based on land use category, commitments to provide a minimum of 20% affordable housing units, and a new community/recreation use to be developed jointly with the Town. The project team intends to bring a Purchase and Sale Agreement to the Town Council in 2025, formalizing the LOI terms and placing the land under contract to Hines.

URA & Infrastructure Financing Update

On Aug. 13, 2024, the Town Council adopted the new Erie Gateway Phase 1 Urban Renewal Plan Area (URA) for the northernmost part of the I-25 Erie Gateway development area as well as several properties to the west and north. The Phase I URA encompasses 1,100 acres and 536 parcels within the Town of Erie, south of Highway 52 and north of WCR-10. The Phase 1 URA will allow TOEURA to use tax increment financing (TIF) to remediate existing blighting conditions and extend necessary infrastructure to facilitate the development of this area. The envisioned uses in the Phase I URA area include residential, employment, entertainment and affordable housing opportunities.

This work involved completing required planning documents with Pioneer Development Company (PDC), including a Conditions Survey, Plan Document, and Impact Report, and negotiating terms for tax increment revenue sharing with each of the underlying taxing districts. Based on the Phase 1 URA Plan and Impact Report, and per the executed agreements with each taxing district, future development in the Gateway area may include approximately 3,000 new residential units and 680,000 sq. ft. of new commercial space, generating up to \$180 million in property tax and sales tax increment (TIF) to be captured by TOEURA over 25 years.

The Erie Gateway Phase 1 URA is the first phase in a likely series of phases along I-25 to continue efforts to remediate blight and extend infrastructure from WCR-7 east to I-25, and from I-25 south to Erie Parkway, providing necessary utilities to the full I-25 Erie Gateway corridor. Town staff presented initial documents to the TOEURA Board of Commissioners for a larger survey area in May 2023, but ultimately received direction and support for individual smaller phases (such as the approved Phase 1) to activate development over time and maximize the use of tax increment financing (TIF) available by TOEURA over 25 years.

In May 2024, staff completed preliminary work with its consultants, Burns & McDonnell, to provide

updated construction cost estimates for the sanitary sewer transmission line to serve the I-25 Erie Gateway development area. This work is estimated to be completed in three phases, including Summerfield (under construction), WCR-7 to I-25, and I-25 to Erie Parkway, with a new lift station along I-25, for an estimated cost of \$30.6 million (2024 dollars). The new Phase 1 URA, and future phases, may be available to help support these costs. More information regarding these infrastructure improvements is included in the staff presentation.

The purpose of this update is to provide an overview of the background and work to date for the Gateway/I-25 area. Next steps in the process will include Planning Commission and Town Council hearings for the PD to zone the Town-owned portion of the site as well as future considerations of annexations and zoning in and around the Gateway area.

COUNCIL PRIORITY(S) ADDRESSED:

- ✓ Attractive Community Amenities
- ✓ Engaged and Diverse Community
- ✓ Prosperous Economy
- ✓ Fiscally Responsible

ATTACHMENT(S):

1. Presentation



I-25 Erie Gateway Overview

Erie Town Council

March 18, 2025

Sarah Nurmela, Planning & Development Director

Julian Jacquin, Director of Economic Development & TOEURA

David Pasic, Public Works Director

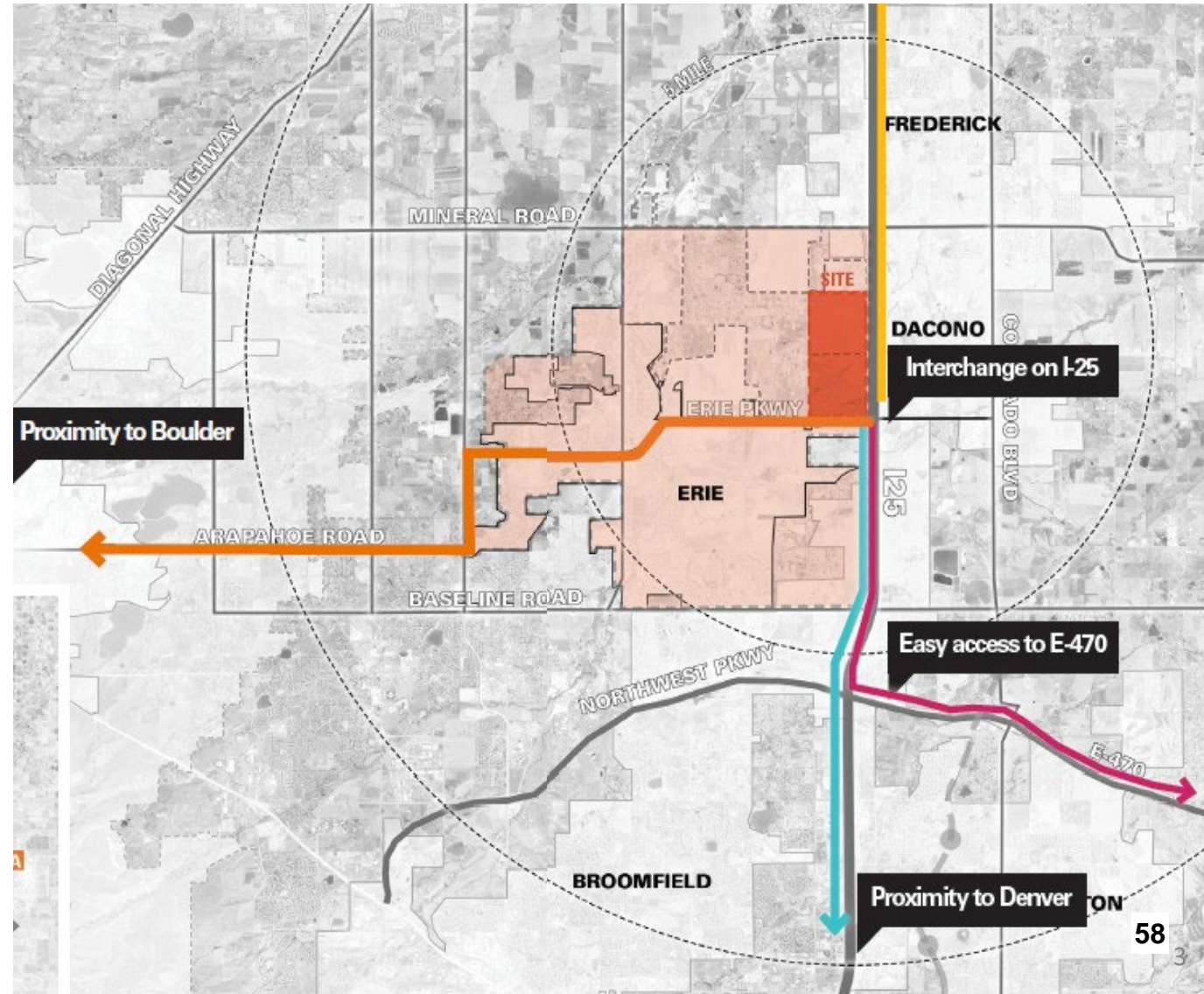


Presentation Roadmap

1. Project Background
2. Vision
3. Implementation
 - Infrastructure
 - URA
 - Zoning
 - Developer
4. Next Steps & Questions

Project Background

- Location & access
- Visibility to I-25
- Economic opportunity
- Approx. 1,200 acres



Site Context



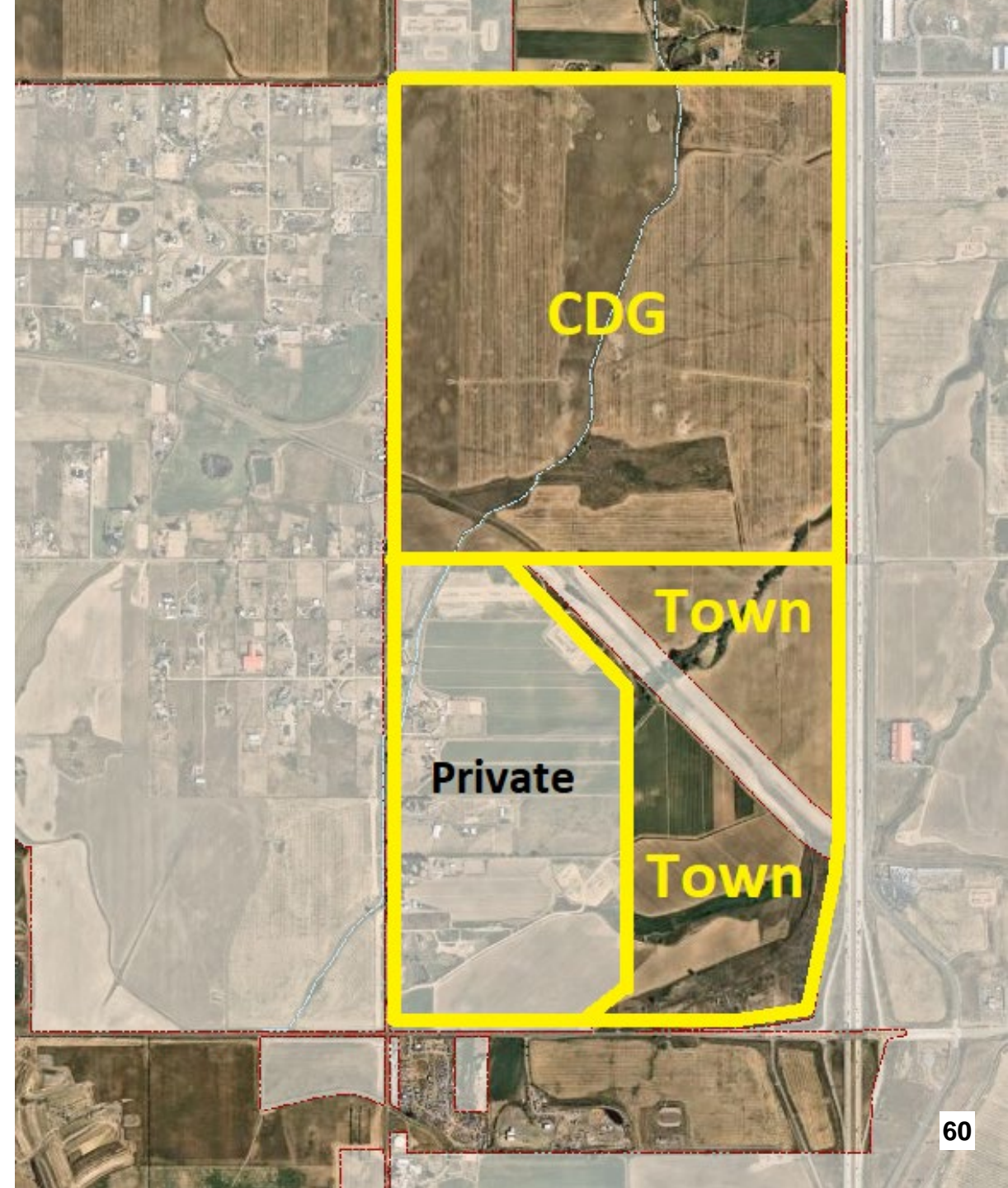
Property Ownership

Within the Town of Erie:

- Owned by Town of Erie – approx. 255 ac.
- North – 600 ac. By CDG

Within Weld County:

- 11 privately-owned properties, varying sizes.



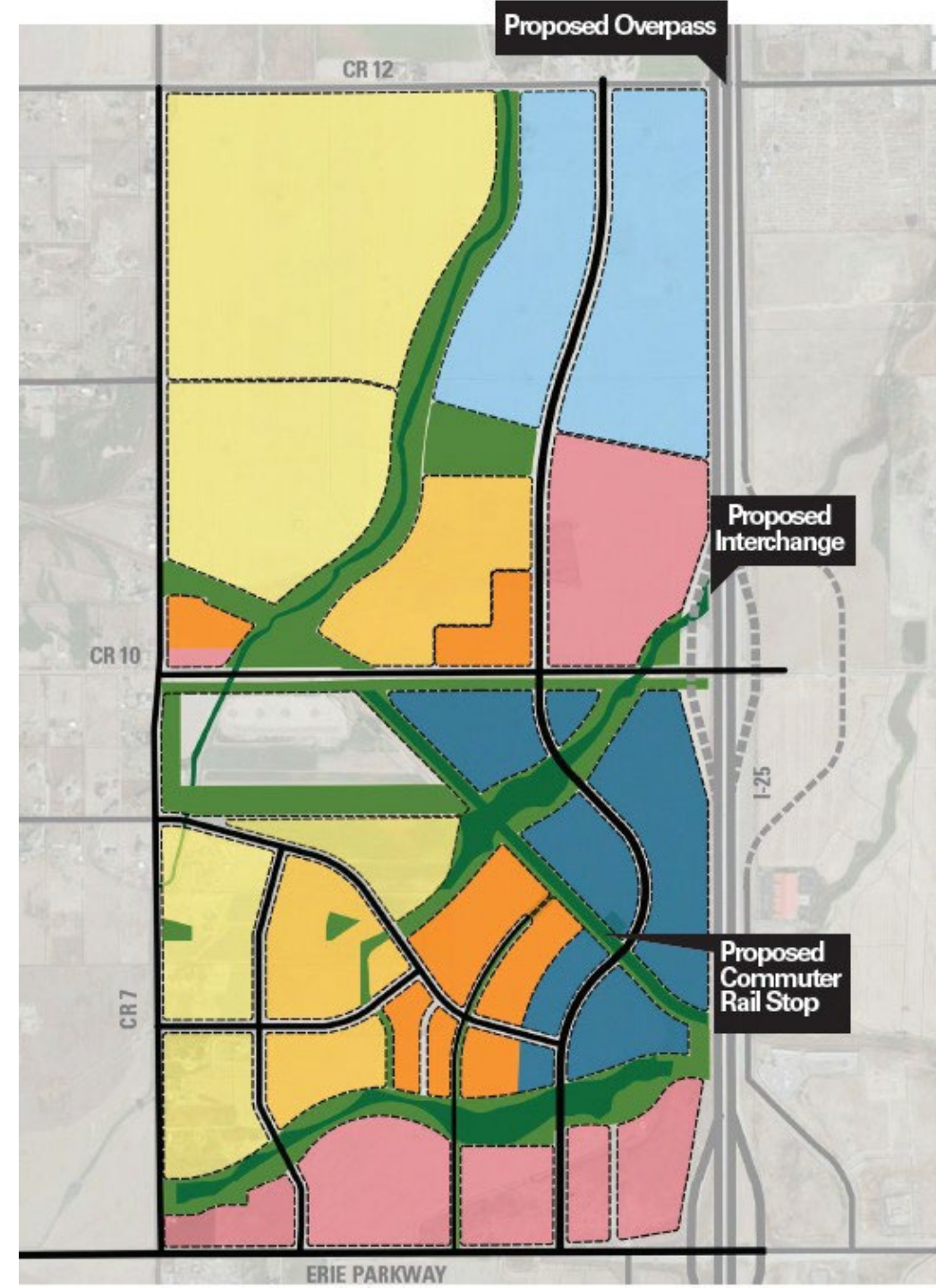
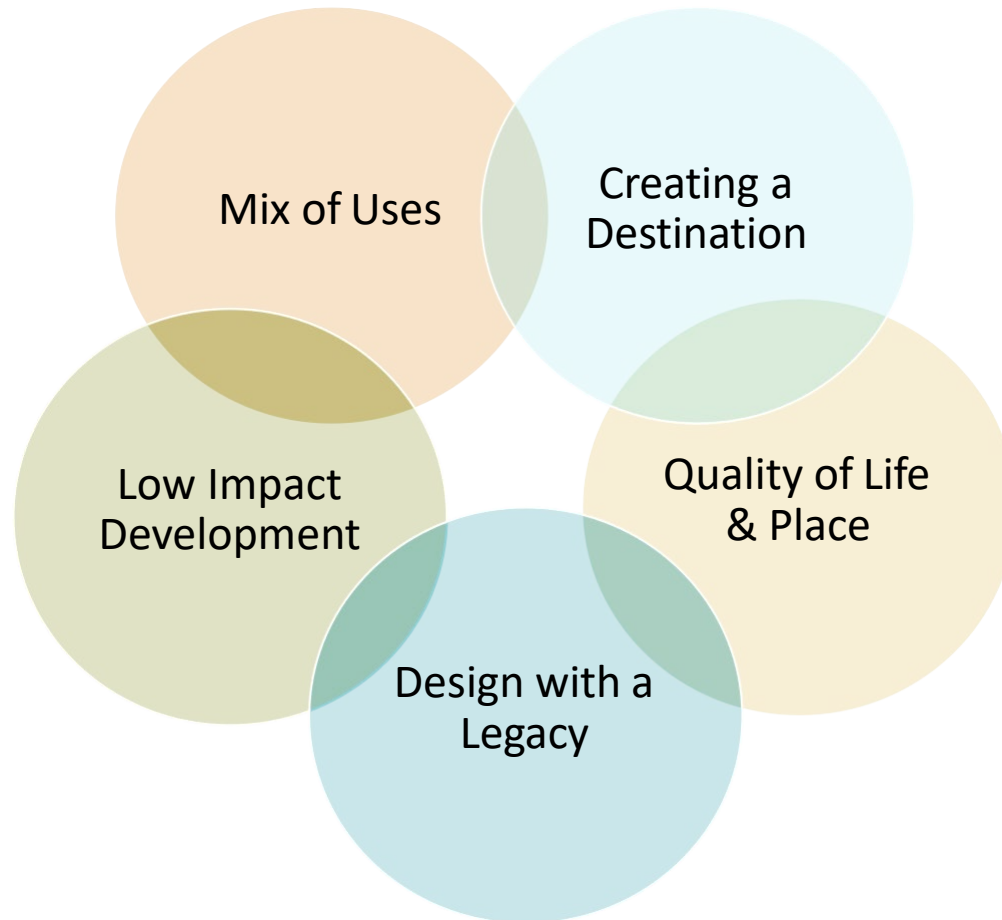
Oil & Gas Context

- Two active sites
- Anticipated long-term presence of oil and gas
- Setbacks of 500'



Vision

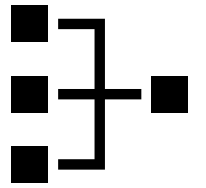
2018 Vision & Principles



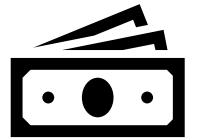
From Vision to Implementation



Infrastructure



URA

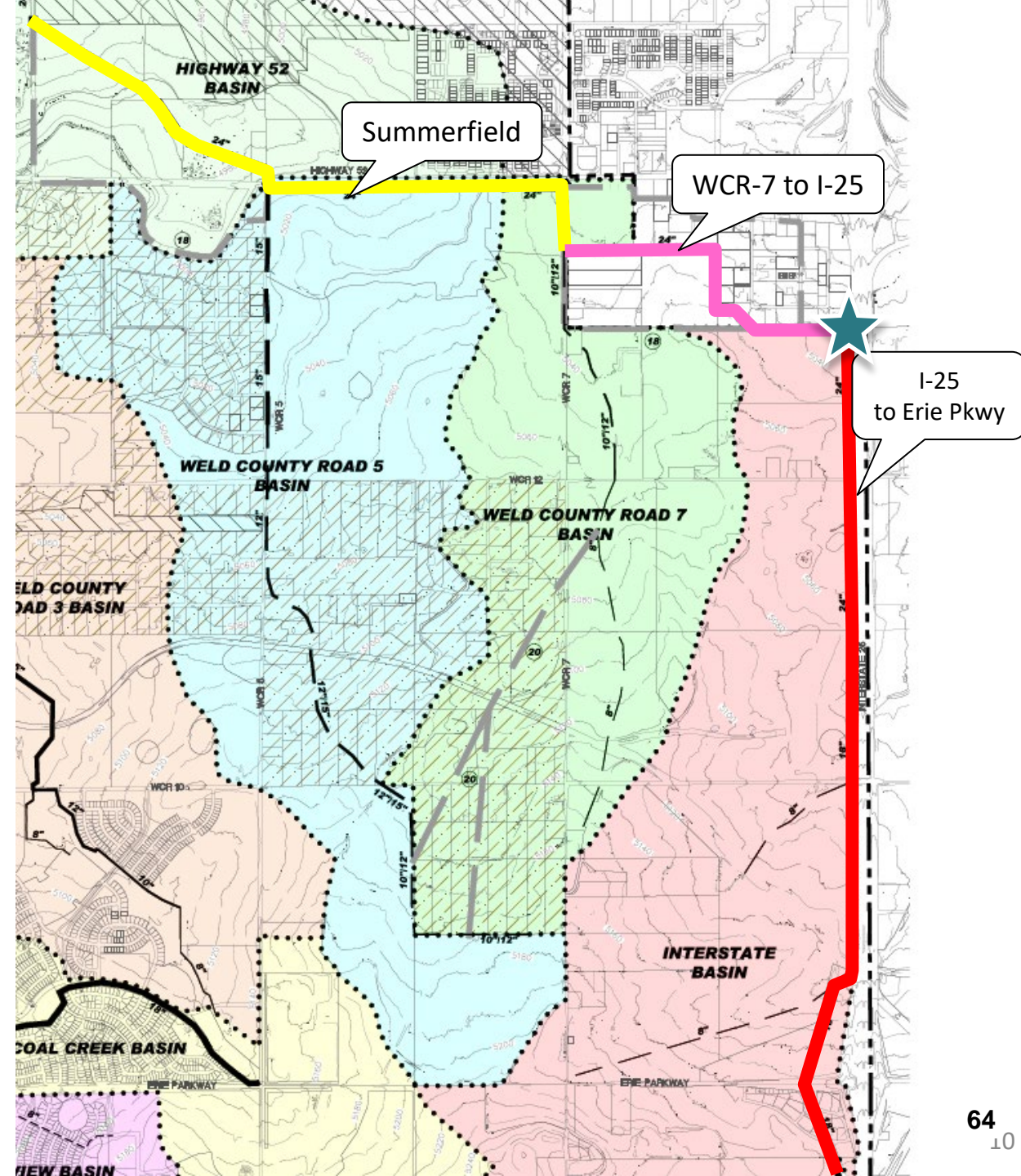


Zoning



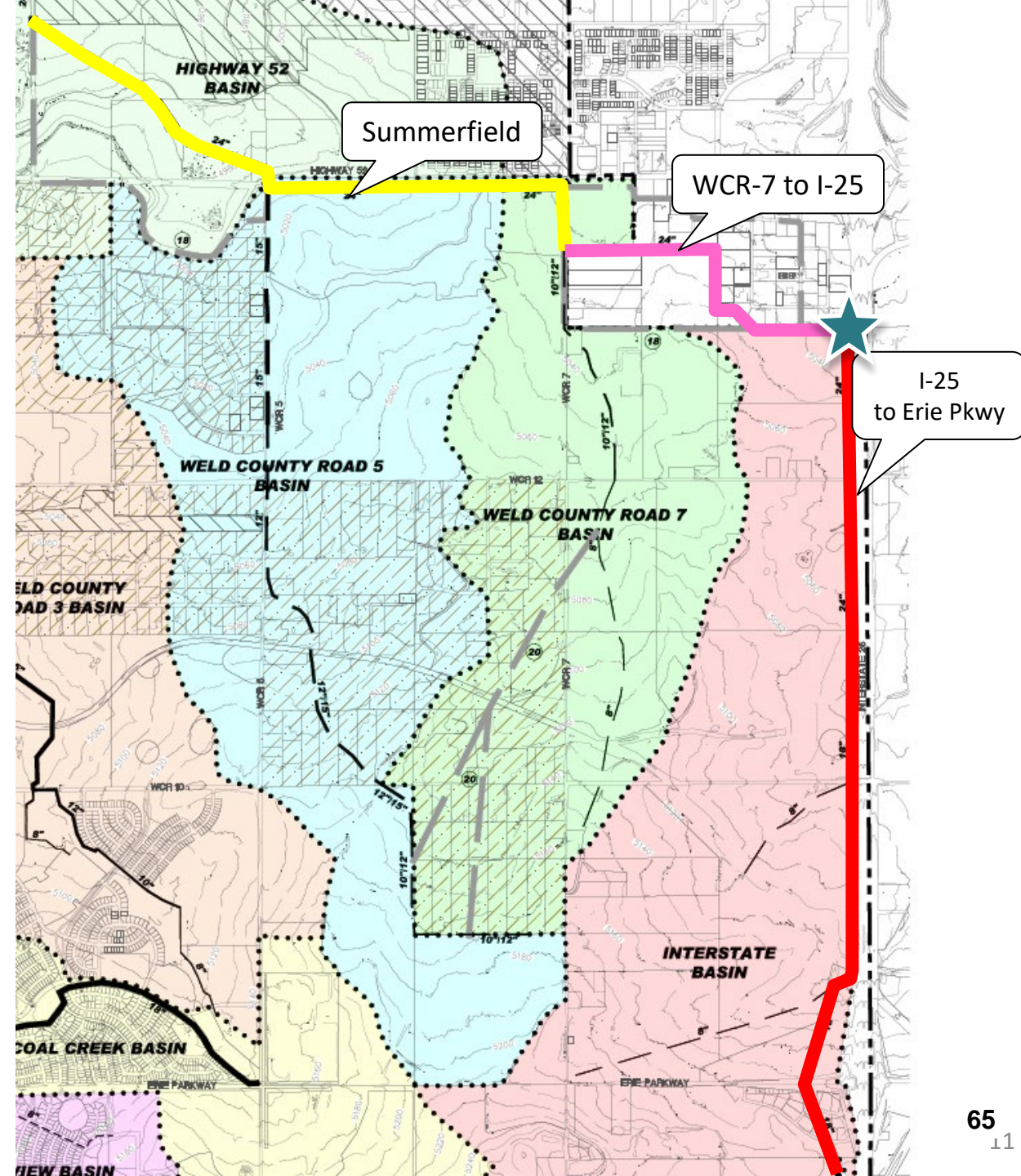
Infrastructure

- Sanitary Sewer in 3 segments:
 - Summerfield (under construction)
 - WCR-7 to I-25
 - I-25 to Erie Parkway
- Lift station at north end (★)
- Approx. cost of \$30.6M





Active Projects

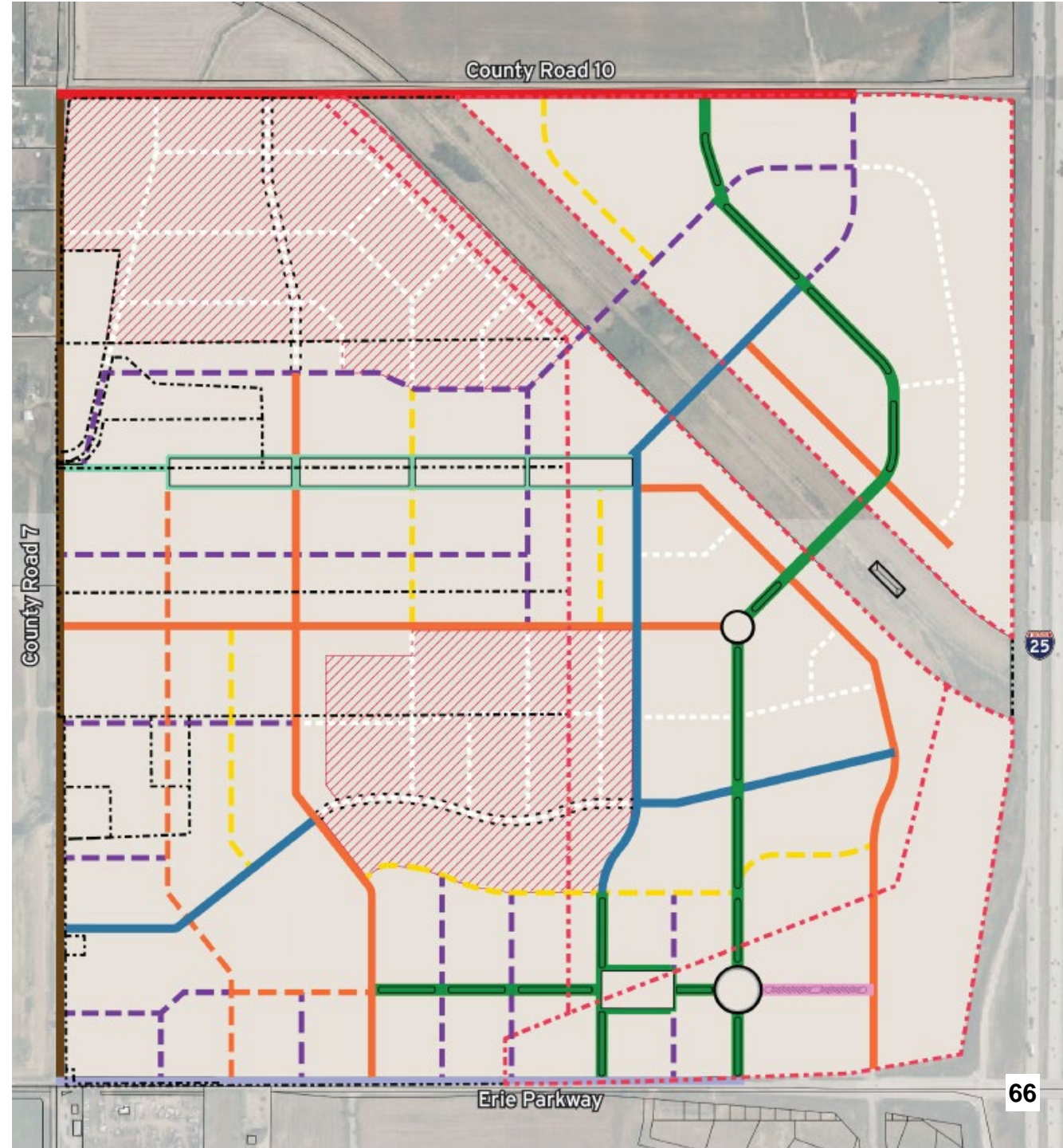
- Summerfield segment of sanitary sewer
- WCR-7 Waterline Project
 - 24" transmission line
- Interchange Design Study (DRCOG Grant)



Transportation

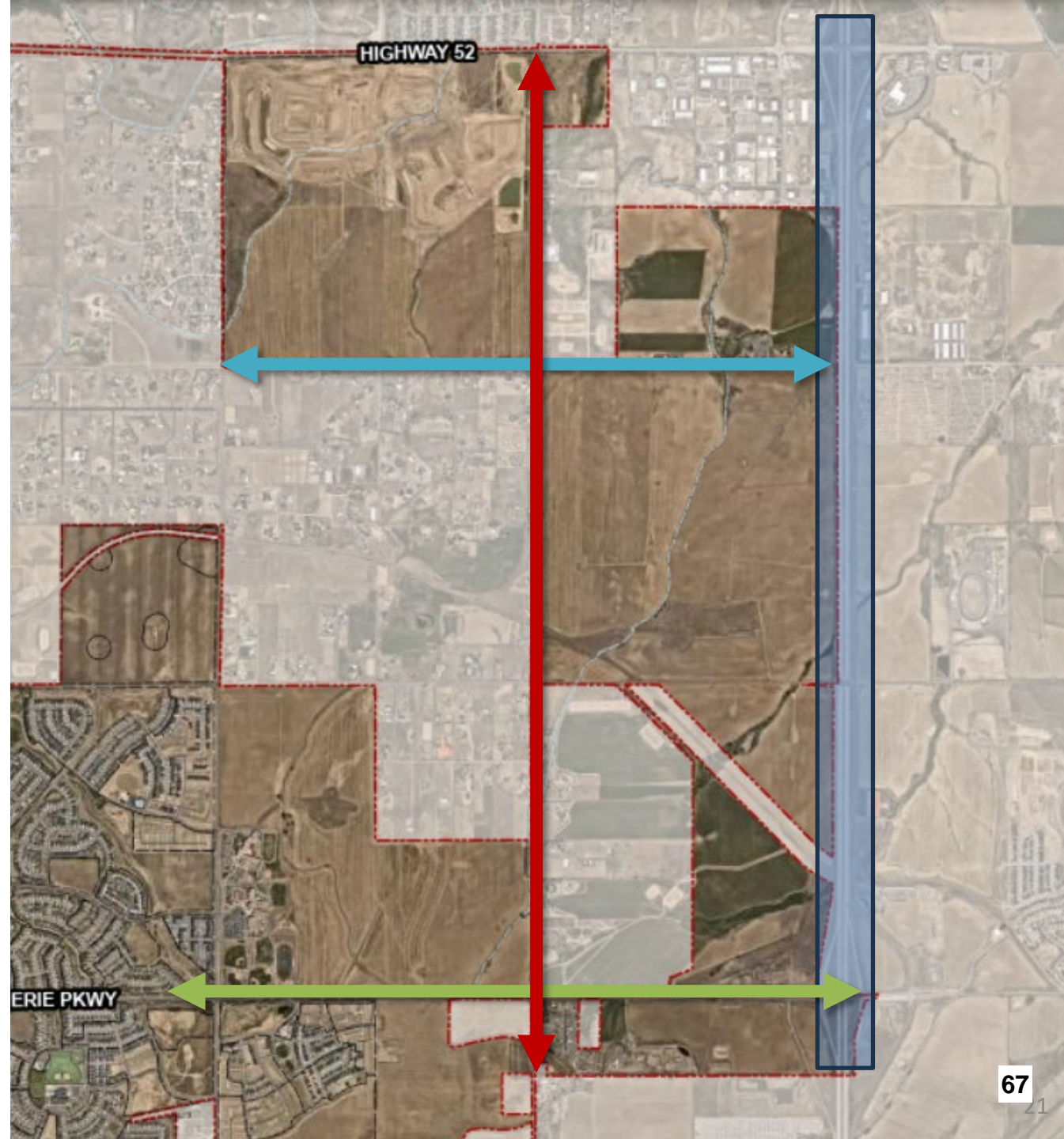
-  Greenway Boulevard
-  Main Street
-  Parkside Street
-  Primary Street
-  Typical Street
-  Residential Street
-  Erie Parkway
-  County Road 7
-  County Road 10
-  Couplet Boulevard

Solid lines are Designated Framework Streets. Dashed lines are Undesignated network streets.



Traffic Analysis

- **Traffic Counts**
 - Erie Parkway
 - County Road 7
 - County Road 10
- **Traffic Studies**
 - Traffic Volume Projections internal & external
- **Transit Study & I-25 Study**





URA as Financing Tool


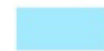
- **Erie Gateway Phase 1 Urban Renewal Plan (URA)**
 - Adopted by Town Council on Aug. 13, 2024
 - Remediate blight and extend infrastructure
 - Provides up to \$180M in TIF over 25 years
- **Phase 1 URA Composition**
 - Taxing District IGA's – all participating
- **Phased Approach**

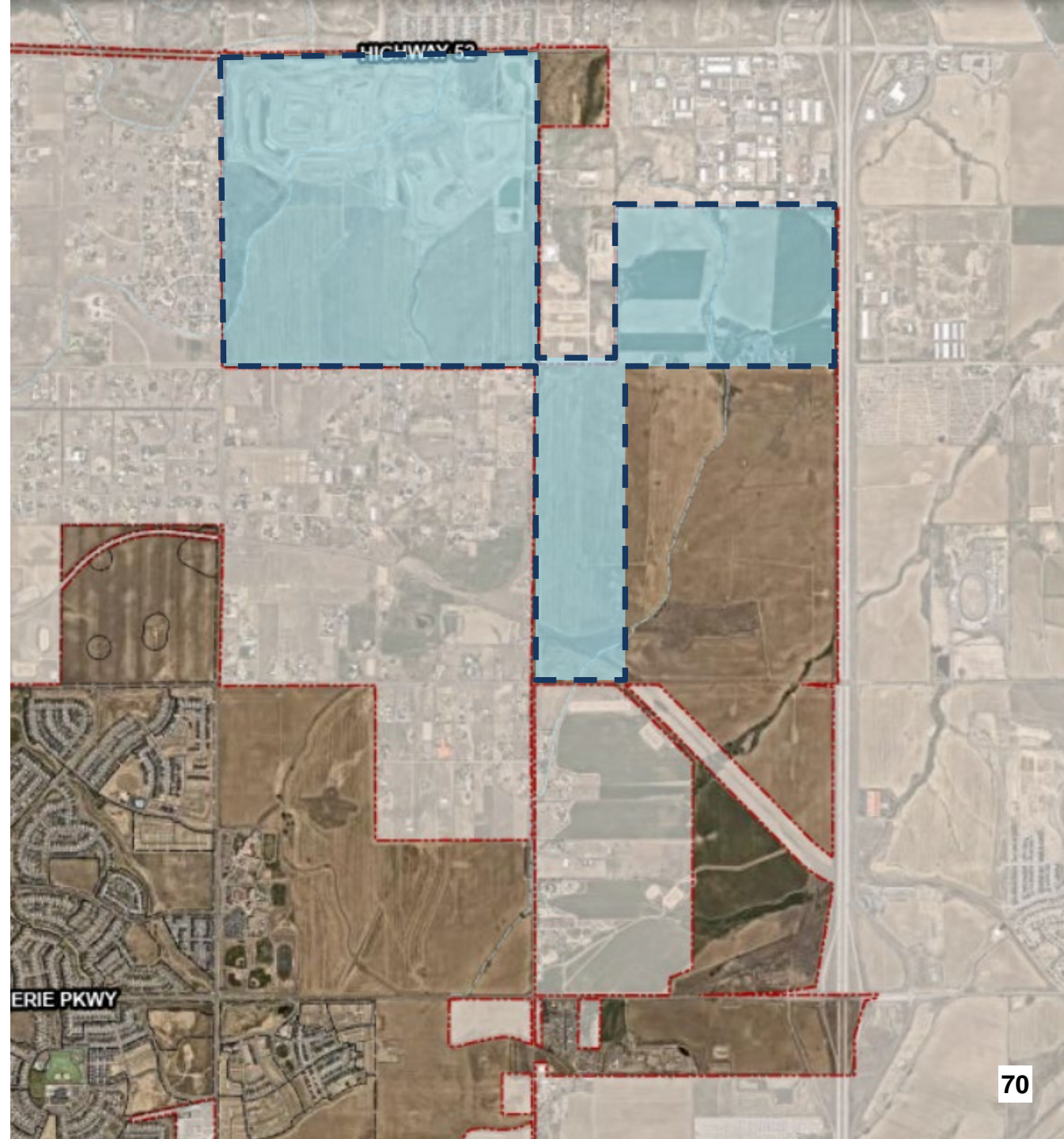


URA as Financing Tool




Taxing Entity	Terms	Estimated Tax Increment	Retained by TOEURA
Town of Erie General (Prop Tax)	Pledge unrestricted mill levy	\$23,000,000	\$23,000,000
Town of Erie Municipal Sales Tax	Pledge 1% of 3.5% sales tax	\$67,000,000	\$19,000,000
Weld County	50/50 revenue sharing	\$47,000,000	\$23,500,000
St. Vrain Valley School District	Pledge unrestricted mill levy	\$84,000,000	\$84,000,000
Mountain View Fire Protection	\$12M cap + 25% shared	\$39,000,000	\$20,250,000
Frederick-Firestone Fire Protection	25% revenue shared	\$7,000,000	\$5,250,000
High Plains Library District	\$5M cap	\$10,000,000	\$5,000,000
Northern Colorado Water (NWC)	Pass-through	\$3,000,000	\$0
Summerfield Metro Districts, No. 1-3	Pass-through	\$0	\$0
North Station Metro District No. 2	Pass-through	\$0	\$0
Total TIF Revenue		\$280,000,000	\$180,000,000⁶⁹

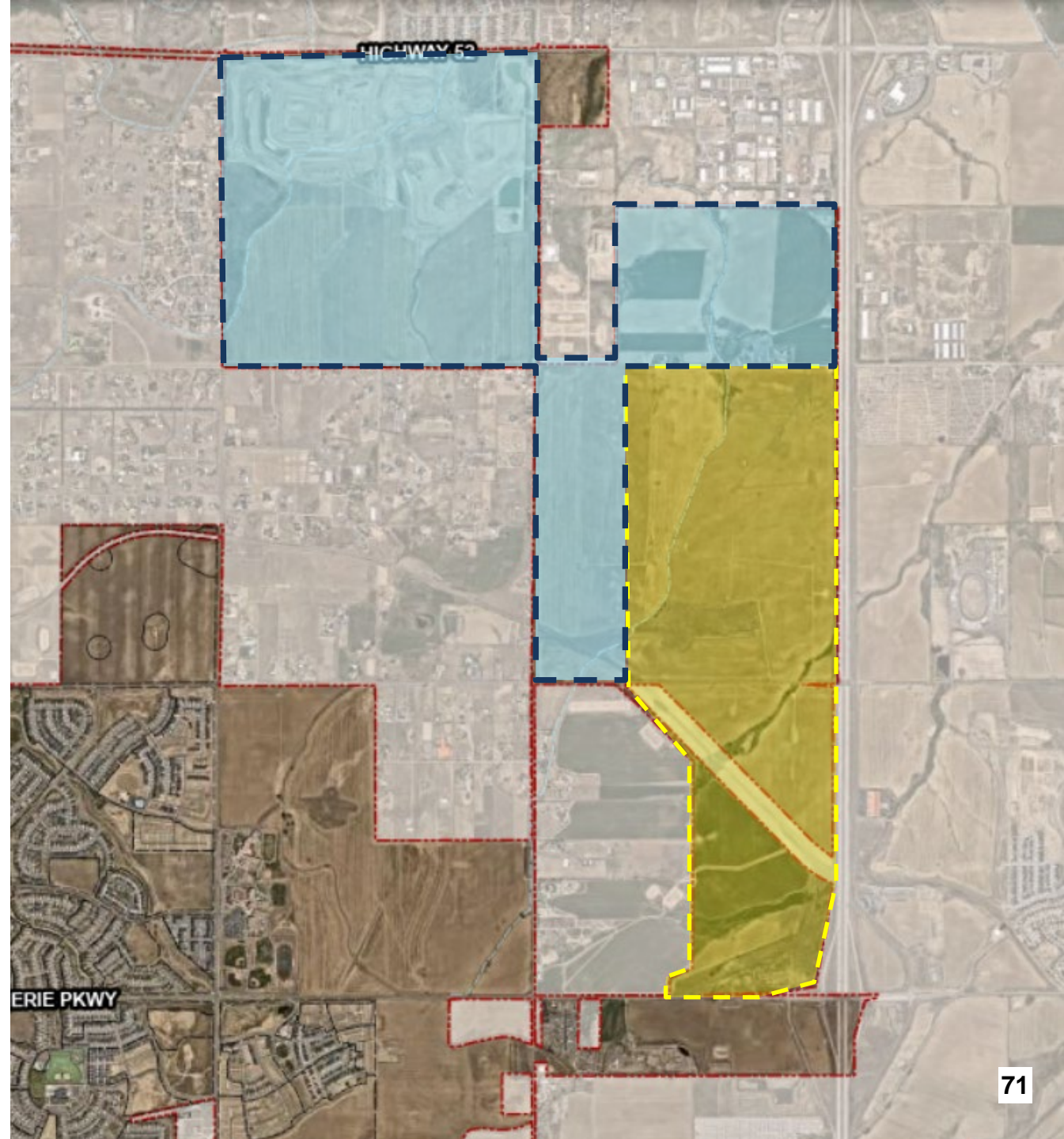
Phase 1 Urban Renewal Plan

-  Erie Gateway Phase 1 Plan Area
-  Erie Gateway Phase 1 Parcels

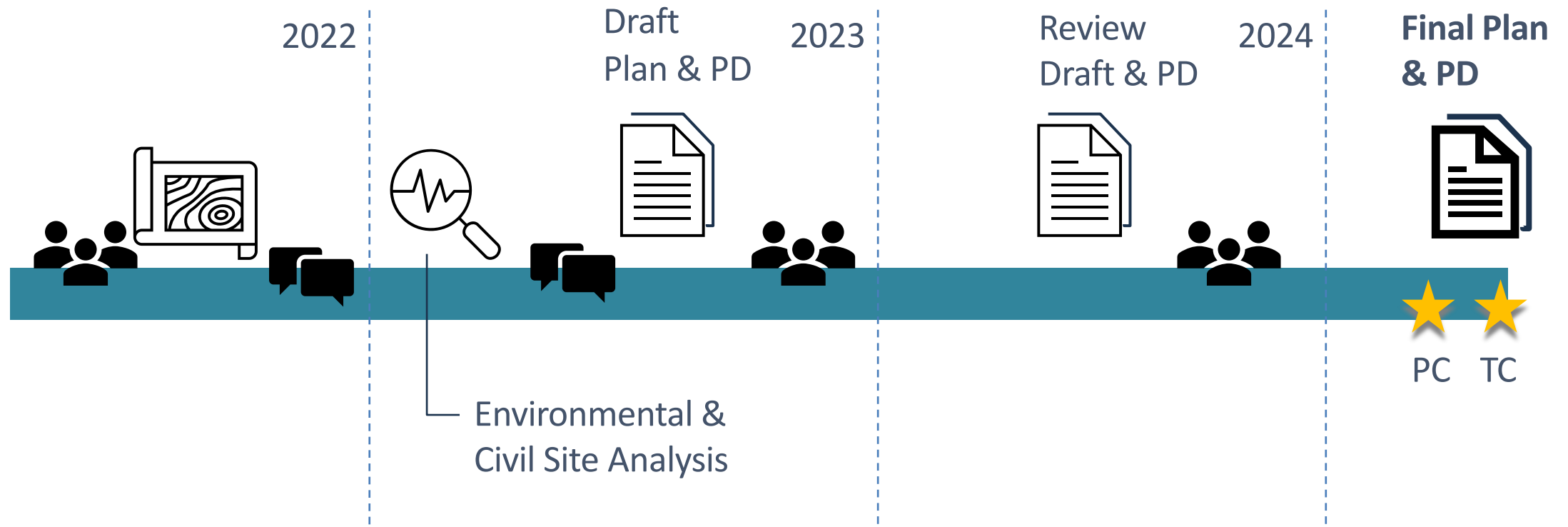


Future Phases












-  Erie Gateway Phase 1 Plan Area
-  Erie Gateway Phase 1 Parcels
-  Future Erie Gateway Phases

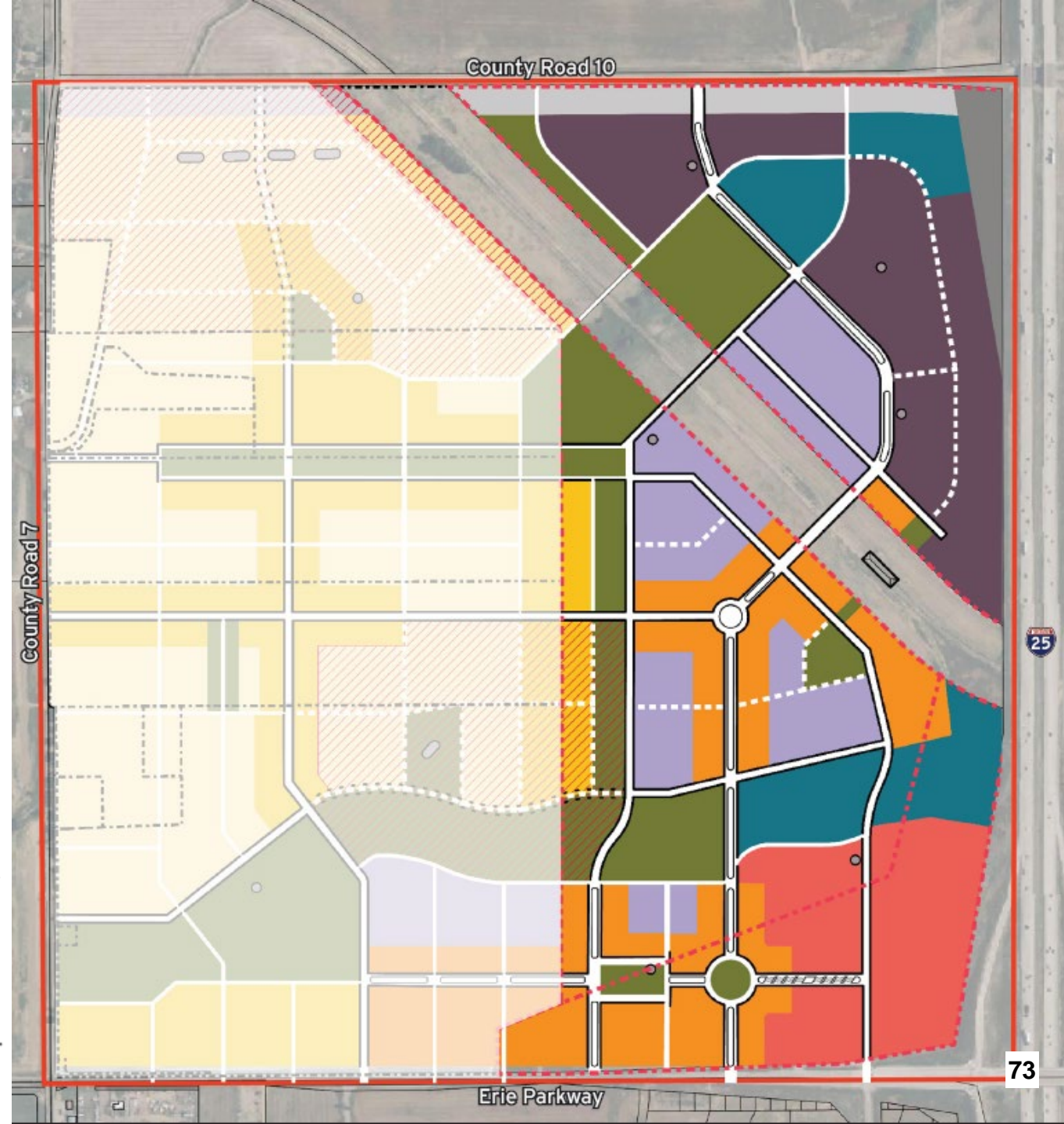


Planning & Zoning Process














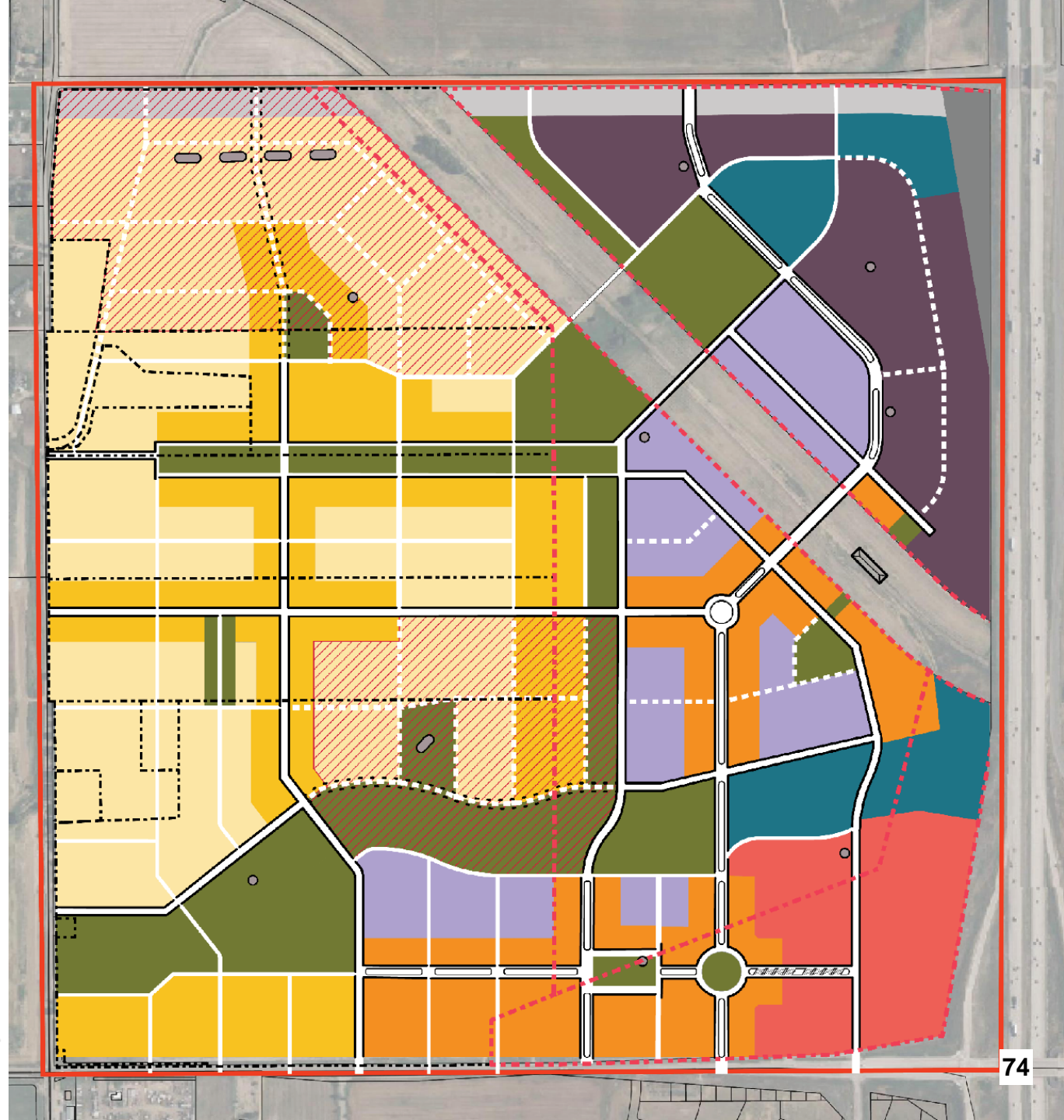
Gateway PD

-  VL VILLAGE - LOW
-  VM VILLAGE - MEDIUM
-  VH VILLAGE - HIGH
-  NC NEIGHBORHOOD CENTER
-  CC COMMERCIAL CENTER
-  EH Employment Hub
-  POS PARKS & OPEN SPACE
-  PF - SM PUBLIC FACILITY - STORMWATER MANAGEMENT
-  PF - UE PUBLIC FACILITY - UTILITY EASEMENT
-  PF - I PUBLIC FACILITY - I-25 INTERCHANGE
-  NOTE: Hatched areas designate Regulating Zones for oil and gas operation sites upon their closure and remediation. Gray dots are capped oil wells. .



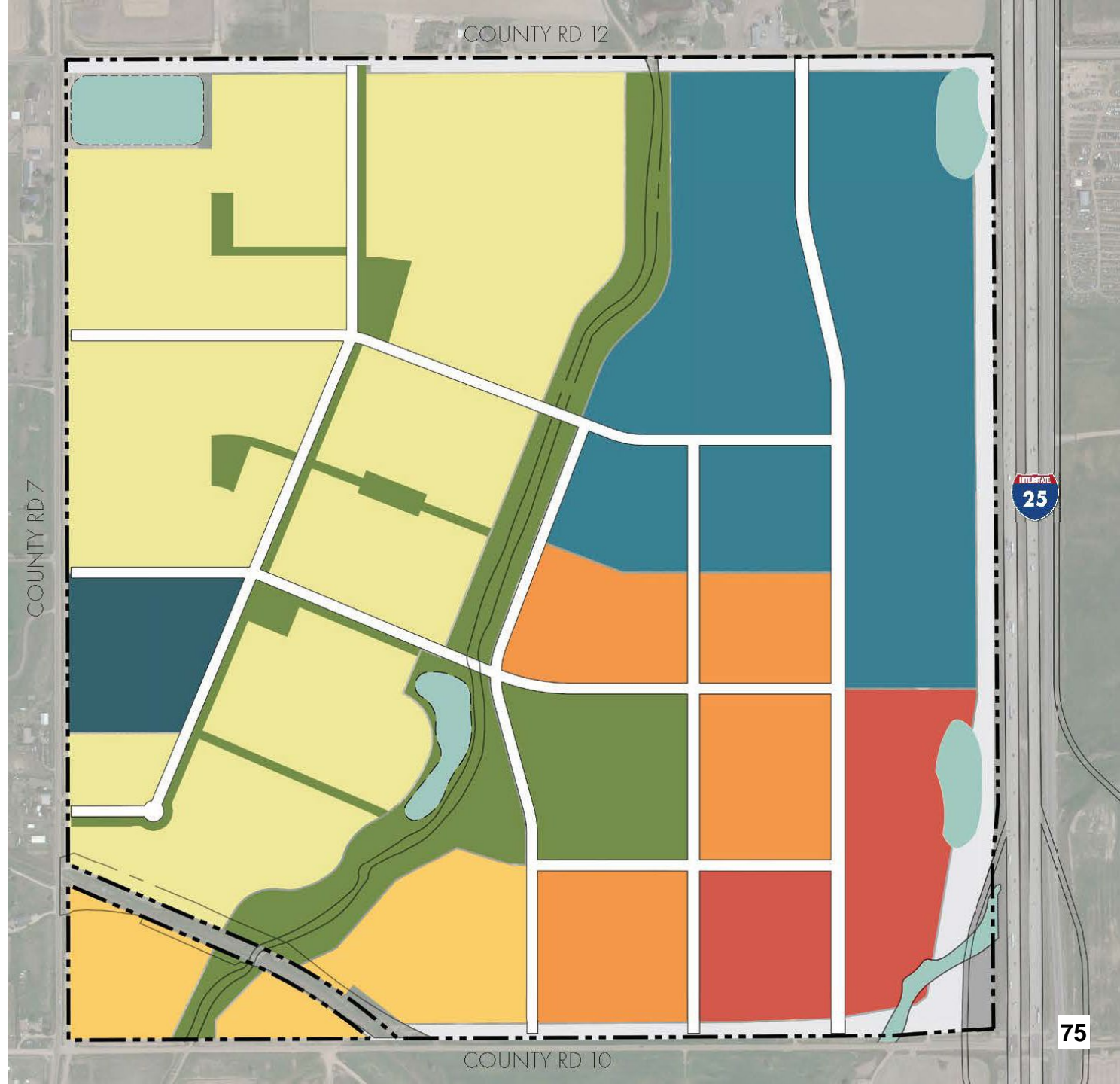
Gateway PD Full Concept

-  VL VILLAGE - LOW
-  VM VILLAGE - MEDIUM
-  VH VILLAGE - HIGH
-  NC NEIGHBORHOOD CENTER
-  CC COMMERCIAL CENTER
-  EH Employment Hub
-  POS PARKS & OPEN SPACE
-  PF - SM PUBLIC FACILITY - STORMWATER MANAGEMENT
-  PF - UE PUBLIC FACILITY - UTILITY EASEMENT
-  PF - I PUBLIC FACILITY - I-25 INTERCHANGE
-  NOTE: Hatched areas designate Regulating Zones for oil and gas operation sites upon their closure and remediation. Gray dots are capped oil wells. .





North Station (CDG Site)





North Westerly



Developer

Hines

- **2022:** Hines selected as Preferred Developer by Board of Trustees and executes Exclusive Negotiation Agreement
- **2024:** Letter of Intent (LOI) signed with Hines
 - Phased conveyance as development occurs over time
 - Town commitment to provide primary trunk infrastructure
 - Agreed purchase price matrix by land use category
 - Incorporate minimum of 20% affordable housing units
 - Include community/recreational use jointly with the Town
- **2025:** Town Council to consider land contract with Hines

HINES + ERIE GATEWAY

Hines Overview

Hines is one of the largest privately held real estate investors, developers and managers in the world

\$93.0 billion
In Assets Under Management

67+ years
Of Operation Since 1957

672M+ SF
Completed, Underway, or Acquired

4,887
Team Members Worldwide

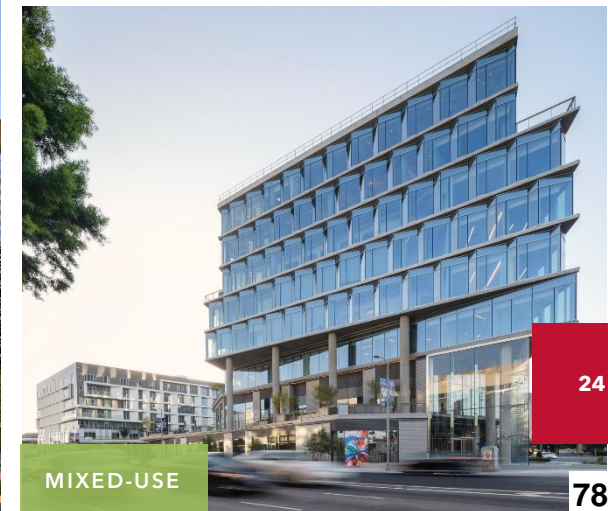
108.7M+ SF
SF of Third-party Property-level Services

1,927
Properties Worldwide

398 cities
In Which Hines Operates

31 countries
In Which Hines Operates

Data as of 6/30/2024



Our Guiding Principles

- 1 The Hines Standard represents the global real estate benchmark for value creation, integrity, services and quality for all clients.
- 2 All Hines products and services are of the highest standard as appropriate for the mission.
- 3 The Hines employee is the greatest example of the Hines standard and the company's most valuable asset.
- 4 Hines is committed to fostering an inclusive culture where diversity is respected and valued.
- 5 We will continually strive to be the industry leader in sustainability and the premier real estate company in the world.



“I have never believed in status-quo. I believe we can always improve, either by rethinking existing ways of doing things or by thinking outside the box. This is innovation – it is a state of mind.

Gerald D. Hines
Founder

Hines Team

Project Leaders



Chris Crawford
Senior Managing Director
Denver Market Leader



Chad Murphy
Managing Director
Land Development

Land Development



Rob Witte
Senior Managing Director
Land Development Leader



Richard Cross
Vice President, Construction
Land Development



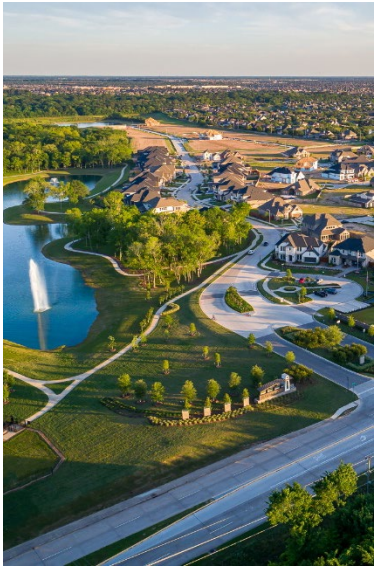
MACANTA - Castle Rock, CO

Diverse Real Estate Experience

The firm is active across all product types, from core and value-add acquisitions to opportunistic pursuits and development projects.

25K+ Acres

LAND DEVELOPMENT



82M+ SF

LIVING / HOUSING



30M+ SF

RETAIL



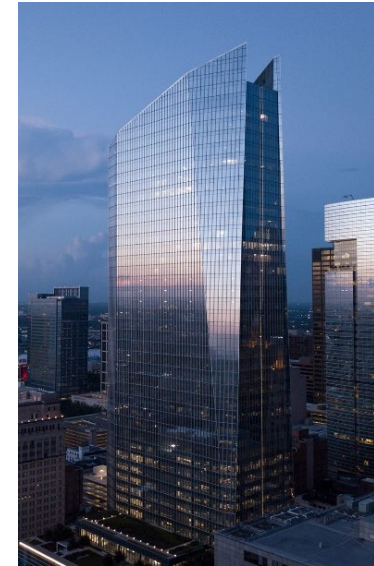
13M+ SF

MIXED-USE



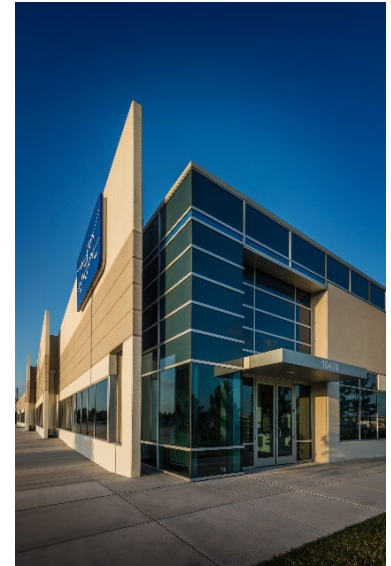
344M+ SF

OFFICE



139M+ SF

INDUSTRIAL / LOGISTICS



Data as of 6/30/2024

Hines Colorado

High-Rise Office



1144 Fifteenth

Denver, CO
671,000 SF
Commercial Office, Retail

Mass Timber Office



T3 RiNo

Denver, CO
239,000 SF
Commercial Office, Retail

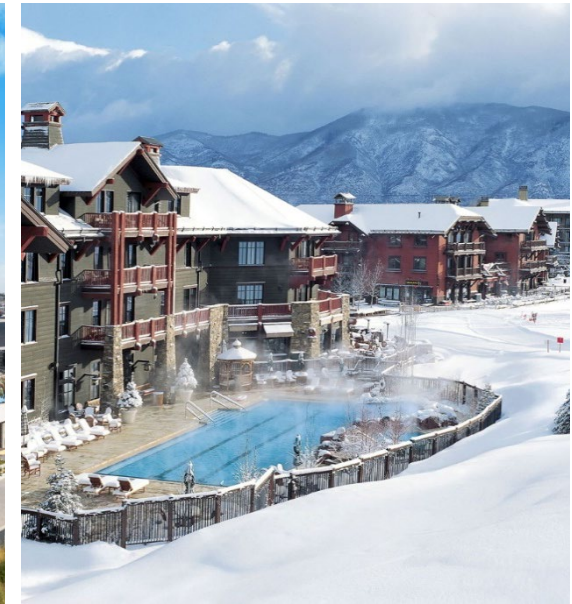
Multifamily



Mica RiNo

Denver, CO
397 Units
High-Rise Multifamily, Retail

Resort / Hospitality



Aspen Highlands Village

Aspen, CO
217 Units
Hospitality, Condominium, Retail

Hines Land Development

Representative Projects



Flatiron Meadows – 692 Lots



Macanta – 968 Lots



Parterre – 2,871 Lots



Somerset Green – 491 Lots

PLATFORM STATISTICS

24

Completed master-planned developments globally

29

Projects in design and under construction

25,239 Acres

Completed, in design, and under construction

51,040 Lots

Delivered, owned, or in development

Urban Placemaking & Mixed-Use

“The greatest achievement in development is the creation of a community. There's an art to making successful places for people.

Gerald D. Hines
Founder



HINES + ERIE GATEWAY

Hines Internal Resources

Capital Markets Group: Investor sourcing and relationship management; key point of contact for the firm's investor partners.

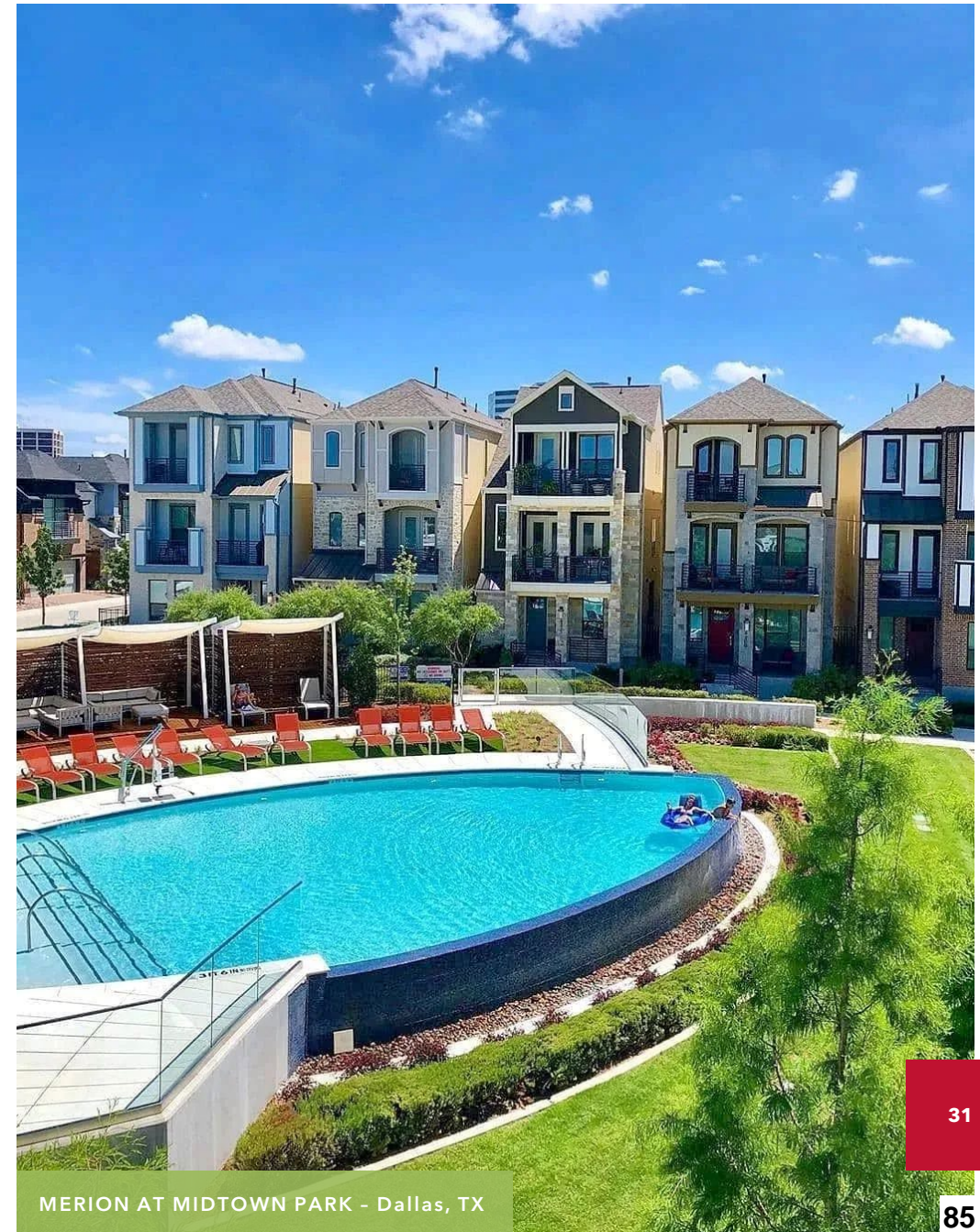
Proprietary Research: Coordinate Hines' top-down market view; ensure underwriting assumptions adhere to Hines' standards.

Investment Risk Group: Coordinate the investment allocation process; monitor investment risk from initial investment through disposition.

Debt: Support venture teams in the sourcing of JV and asset-level financings.

Local Leadership: Operating platform and resources to source and execute deals. These teams lead the sourcing, underwriting, and due diligence on new investments.

Construction Management: Ability to oversee development and construction management, including implementing re/development plans, managing contractors, and ensuring lots are delivered.



MERION AT MIDTOWN PARK - Dallas, TX



Next Steps

- Complete Review and Finalize PD
- Planning Commission Hearing, April 2025
- Town Council Hearing, May 2025
- Infrastructure Design Initiation, 2025-2026
- Land contract with Hines, 2025

Questions & Discussion

Sarah Nurmela, Planning & Development Director
Julian Jacquin, Director of Economic Development & TOEURA
David Pasic, Public Works Director



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Town Council

Board Meeting Date: 3/18/2025

File #: 25-181, **Version:** 1

SUBJECT:

2025 Legislative Agenda Discussion

DEPARTMENT: Communications & Community Engagement

PRESENTER(S): Gabi Rae, Director of Communications & Community Engagement

TIME ESTIMATE: 30 minutes

FISCAL SUMMARY: N/A

POLICY ISSUES:

Given the limited time left in the 2025 Legislative Session (3 months), Council should consider if there are items to add, remove, or edit in the current 2025 Legislative Agenda before a full revision and approval of the 2026 Legislative Agenda in the fall.

STAFF RECOMMENDATION:

Maintaining the current, approved 2025 Legislative Agenda for the few weeks left in the session would allow Council and staff to focus on having a robust discussion in the fall in preparation for the 2026 Legislative Session. If specific items are identified by Council during the last few weeks of the current session that are not covered by the existing Agenda or a Council Member wishes to advocate counter to the current Agenda direction, those specific topics can be brought forward in a Council Meeting for discussion.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

In 2023, the Board of Trustees requested staff assistance in developing a legislative policy agenda to reflect the Town of Erie's State and Federal policy priorities and provide a tool for legislative engagement. A legislative agenda serves as a useful document for the Town in managing legislative affairs prior to and during the legislative session. In addition to summarizing the Town's key policy priorities, the Legislative Agenda:

- Reflects the Town's needs regarding State and Federal legislative actions and administrative policy.
- Establishes agreement among the Town Council regarding legislative positions, reducing the need for the Council to take positions on specific bills as they emerge.
- Provides the Town's policy priorities to State and Federal legislators to help inform their

legislative activities and decision-making.

- Serves as a roadmap for Town Council Members and Erie staff regarding engagement in legislative advocacy.
- Guides engagement with State associations, regional groups, and other partners.

The first iteration of the Legislative Agenda for the 2024 Legislative Session was created with the help of a local consultant who was a former local government policy analyst and lobbyist. The 2025 Legislative Agenda was created with research and input from staff, regional associations, and the Council.

The goal of the document is to reflect the Town’s strategic goals, current priorities, as well as any challenges and barriers that the Town may be facing in fulfilling its duties and responsibilities. Each fall, staff identify a set of proposed policy priorities that have an intersection with State and/or Federal policy. These policy priorities are developed through review of the Town’s Community Priorities, the Town Council’s Work Plan priorities, interviews with department directors, consideration of the current political landscape (including the make-up of the Colorado General Assembly), and context from the previous legislative session.

In addition, staff also incorporates issues that impact Erie and have been identified by partner organizations including the Colorado Municipal League (CML), Denver Regional Council of Governments (DRCOG), Mayors and Commissioners Coalition (MCC), Metro Mayors Caucus (MMC), Colorado Communities for Climate Action (CC4CA), and other statewide and regional partnerships that will directly affect the Town’s operations and/or constituents.

Use of the Legislative Policy Agenda

The Legislative Policy Agenda serves as a tool as the Town meets with its State and Federal legislative delegation members, professional trade associations, municipal and local government partners, stakeholders, advocacy groups, constituents, and other partners to determine if there are opportunities to address any of the policy priorities in the coming year. Proactive discussions with State legislators provide an opportunity for Erie’s delegation members to consider how they can help address the needs of their constituents in the Town.

Council Members involved with specific lobbying or advocacy organizations are better prepared to convey the Town’s position on legislative matters that are reflected in the Legislative Agenda.

Legislative Calendar

The State of Colorado Legislature meets each year from January through May and occasionally in Special Sessions as called by the Governor.

- 2025 Legislative Session
 - Jan. 8, 2025 - May 7, 2025
- 2026 Legislative Agenda Creation Calendar (DRAFT)
 - August-September: Internal data collection with staff on legislative priorities

File #: 25-181, Version: 1

- October: Council asked to discuss upcoming legislative priorities for regional association
- Early November: Draft 2026 Legislative Agenda presented to Council for discussion and direction
- Mid-November: Final 2026 Legislative Agenda presented to Council approval
- 2026 Legislative Session
 - Jan. 7, 2026 - May 8, 2026

TOWN COUNCIL PRIORITY(S) ADDRESSED:

- ✓ Effective Governance

ATTACHMENT(S):

1. 2025 Legislative Agenda



This document is the 2025 Legislative Agenda for the Town of Erie and is intended to guide staff and the Council in lobbying for or against legislative items.

Table of Contents

03	.....	Legislative Vision
04	.....	Local Autonomy & Control
04	.....	Built Environment Affordable Housing Transportation
07	.....	Environmental Policy Sustainability & Climate Resilience Oil & Gas Landfills & Solid Waste
11	.....	Community Wellbeing Economic Health & Vitality Human Services & Mental Health Equity & Inclusion
13	.....	Municipal Services Financial Management & Taxation Administration Community Policing Emergency Response
15	.....	Leadership & Contact Info



Legislative Vision

The Town of Erie is a growing community with high expectations for being the best place to raise a family, start a business, thrive through aging, enjoy the outdoors, and so much more. The Town Council regularly engages residents through various methods to check in on changing values and goals for our future. Based on that information, the Town follows a set of priorities to guide policy work and operations. These priorities include Managing Growth, Fiscal Responsibility, Protecting Natural Resources, Environmental Quality/Safety, Maintaining a Small-Town Feel, Prosperous Economy, Attractive Community Design, Infrastructure Maintenance, Increased Public Transit, Plentiful Recreation Amenities, Prioritizing Public Safety, Supporting a Diverse Community, Providing Arts, Culture, & Entertainment, and Ensuring Effective Governance. The Town will advocate for or against proposed legislation that relates to the above topics. More details related to this advocacy are below.



Support Local Government Autonomy & Home Rule Authority

The Town generally opposes the preemption of local authorities, and bills that seek to limit the authority and powers of municipal government, unless they are co-developed in conjunction with municipal partners and further a policy otherwise identified in the Town's policy agenda.



Advocate for Increased Local Government Participation in the Development of Policies & Legislation that Impact Municipalities & Counties

The Town supports policies that recognize the unique and diverse history, culture, and environment of communities across Colorado, while working to ensure equity for all throughout the entire State.

Built Environment

Affordable Housing

Ensure Funding for Affordable Housing Reflects the Regional & Local Costs of Development

Ensure that State and Federal grants and subsidies for affordable housing development reflect regional housing development and land costs and keep pace with construction/materials cost increases.



Support Policies & Funding to Preserve Affordable Housing (Designated & Naturally Occurring)

Expand housing funding, including by referring to the voters of Colorado a measure to amend the State Constitution to allow voters in towns and cities to approve real estate transfer taxes, the proceeds of which must be used to fund affordable housing and programming that preserves existing affordable housing units and keeps people in their homes, such as programs for rental and mortgage assistance, housing rehab, housing modifications for aging in place and accessibility, and other innovative approaches to utilize existing housing stock.

Improve the Rights of Residents Within Manufactured Home Communities

Enhance and preserve the rights of residents within manufactured home communities and provide funding to support residential ownership or non-profit ownership of manufactured home communities.



Increase Funding, Tax Credits, & Financial Incentives that Support Local Governments in Increasing Affordable Housing Stock

Increase the availability of tax credits and other financial incentives for the development and retention of affordable housing. Support increased down payment assistance for affordable ownership opportunities. Work with State legislators to ensure affordable housing funding and programs are designed for clarity and ease of access to both for- and non-profit developers.



Support Increased Local Control Over Special Districts & Taxing Authority

Provide increased municipal controls over the formation of and taxation of special districts, including metro districts' ability to tax residents more than the actual cost of the infrastructure provided and their ability to refinance when a bond is close to sunseting.



Support Programs & Services that Assist Families & Individuals in Housing Crisis or Experiencing Homelessness

Support efforts to create, expand and preserve state, county, and local government options to address Colorado's housing affordability crisis, including housing and supportive services for those facing eviction, at-risk of homelessness, and expanded housing opportunities for Erie's workforce.



Support Efforts to Increase the Availability of For-Sale Condominiums through Construction Defects or Other Policy Reforms

Condo construction in Colorado, unlike many other states, has diminished significantly over the past 15 years, leaving a gap in the housing continuum, and reducing affordable and attainable housing options. To effectively address this issue the Colorado General Assembly must balance the costs, risks, and impacts to both developers and homeowners. The Town supports a comprehensive solution that addresses construction liability, condo development insurance, and homeowner protections and rights.

Transportation

Support Comprehensive Funding Solutions that Meet the Increasing Transportation & Mobility Needs in Colorado

Erie supports a comprehensive statewide transportation funding solution to meet the growing transportation and mobility needs of Colorado. Colorado must consider all opportunities including the expansion and modernization of the transportation revenue structure, reevaluation of Colorado's spending priorities, and a more equitable approach to allocating available revenues to address the growing mobility needs at the local government level through specific distributions for local transportation systems that maintain the infrastructure in the highest population density areas.



Support Policies & Funding that Increase Multimodal Options & Improve Transportation Safety to Reduce Greenhouse Gas Emissions & Traffic Fatalities

The Town supports legislation that prioritizes and funds innovative and collaborative approaches to maintain and improve existing transportation systems, address safety, and support multimodal transportation investments that reduce greenhouse gas emissions.



Ensure Transit Investments Incorporate the Needs of Communities Partially Within the RTD Boundary

Support transit investments and grant opportunities that incorporate the needs of communities such as the Town of Erie, which lie partially within the RTD regional transit boundaries. Ensure transit related funding considers travel-sheds and commuter patterns that fall outside jurisdictional boundaries.



Expedite Funding to Support the NAMS (Northwest Area Mobility Study) Transportation Corridor Improvements

Erie supports resources and funding to complete the multimodal and roadway improvement planned for the key North Area Mobility Study (NAMS) corridors, including multimodal improvements and transit service along CO-7, CO-52, CO-287 and the I-25 corridor. Expedite resources to complete these projects within a faster timeframe. Ensure funding is available for local infrastructure that supports these state and federal highway systems.

Support Ongoing Planning for Front Range Passenger Rail & Other Rail Investments that would Improve Access & Infrastructure for Erie Residents

Support ongoing planning for the Front Range Passenger Rail (FRPR) plan in Colorado and identify long-term funding for rail infrastructure, including station area planning, and extending the N Line to Erie, completing both the Northwest Rail line as well as the Front Range Passenger Rail Line, and expanding existing service and new rail systems to ensure RTD fulfills its obligation to our region.



Support Investments in Automated Vehicles that are Clean-Fueled & Safe for all Modes of Travel

Support policies and investments in autonomous vehicle infrastructure that are clean-fueled and safe for all modes of travel, and that have the potential to reduce parking demand and vehicle miles travelled. Ensure local governments have regulatory authority for the implementation and management of these vehicles and systems.



Support Greenhouse Gas Emissions Reduction in the Transportation Sector

Ensure effective implementation of Colorado's vehicle emissions standards, GHG related regulations, adoption of electric vehicles and installation of charging infrastructure, and other regulatory and programmatic activities designed to reduce greenhouse gas emissions from mobile sources.



Increase Transportation Access for Vulnerable Populations, Including Youth, Older Adults, Lower Income Residents, & People with Disabilities

Increase transportation access for Erie residents who depend on transit, multi-modal connections, and other alternative transportation options. Ensure transportation access and connectivity to key services is available to vulnerable and underserved populations, including youth, older adults, Black, Indigenous, and People of Color (BIPOC), and those with lower income and people with disabilities.

Sustainability & Climate Resilience

Support Investments in Air-Quality Improvements to Address Environmental & Public Health Impacts

Increase efforts that prioritize and promote effective and cost-efficient initiatives to improve air quality and bring nonattainment areas of the State into compliance with the federal Clean Air Act.



Support Local Clean Energy & Climate Resilience Investments

Increase opportunities for municipalities to implement local clean energy and climate-related strategies, including access to Federal and State funding for renewable energy, electrification, nature-based climate solutions, and other innovative and effective approaches.



Assist with the Transition to Modern Building Energy Codes

Support efforts to transition local governments to modern building energy codes through cohorts and other technical assistance programs that lead to new code adoption. Ensure funding is available for code adoption and implementation, including staffing to support code review and inspections.



Support State & Local Greenhouse Gas Reduction Goals to Shift from Fossil Fuels toward Renewable Energy

Support a shift from fossil fuels toward clean and renewable energies, and recognize the importance of investments to strengthen the electrical grid and efforts to transition to electric vehicles and equipment and building electrification. Support community involvement in energy production transitions to ensure a just and equitable economic transition.



Support Municipal Electric & Electrical Cooperatives in Transitioning toward Renewable Electricity

Transition electric cooperatives such as United Power to independently purchase local renewable electricity and implement other measures that reduce greenhouse gas pollution.

Support the Availability of Affordable Clean Energy for all Coloradans

Ensure affordable energy costs, including green-energy programs, for all residents and low-income households. Work to address disparities in access to affordable and clean, renewable energy.

Oil & Gas

Provide Adequate Resources & Oversight for the Complete Implementation of Sb19-181

Provide adequate resources for full implementation and oversight associated with SB19-181, including public health oversight of air, soil, and water quality impacts, timely and thorough complaint response, and residential protections for adjacent homeowners. Where State resources are not available, provide aid and support to local government in delivering these services. Strengthen regulation, permitting and enforcement of oil and gas exploration and production.



Ensure the Oil & Gas Sector Meet the State's Greenhouse Gas Reduction Goals

Support measures (such as measurements, tracking, confirmation, etc.) that reduce greenhouse gas emissions from the oil and gas sector by 60% by 2030, compared to 2005 levels, as prescribed by the State's Greenhouse Gas Emissions Reduction Roadmap.



Ensure State Departments & Oversight Boards Involve Local Governments in Administrative Rule-Making & Decision-Making Regarding Energy Extraction

Ensure the Energy and Carbon Management Commission (ECMC) and the Colorado Department of Public Health and Environment (CDPHE) substantively involve local governments affected by energy extraction (oil, natural gas, and geothermal energy) and carbon sequestration, including recognition of local health, safety, and environmental impacts in legislative and administrative decision-making.



Require Consistent Utility Pipeline Regulations & Oversight Among Managing Agencies

Support consistent utility pipeline regulations focused on accurate mapping, inspection, and safety between agencies involved in their oversight and require cooperation among agencies that manage lands bisected by pipelines. Ensure local governments are involved in developing pipeline regulations and require transparency for locating pipelines and detailing their use, function, and materials transported.

Landfill & Solid Waste

Support Waste Reduction & Diversion Policies that Reduce the Need for Expanding Landfills

Support waste reduction and diversion policies that reduce the need to expand landfills and reduce the amount of compostable materials that are landfilled and generate methane. The Town of Erie currently has one landfill permitted by the State of Colorado to operate as municipal solid waste landfill. Colorado's waste diversion rate is only 15.9% percent, which is far behind the national average of 34%. The lack of State leadership around better management of solid waste results in a direct impact on the Erie community, including a growth in demand for landfill space, increased traffic, air, soil and water quality concerns, and other public health impacts.

Support Adequate Authority & Resources for the Colorado Department of Public Health & Environment to Meet Solid Waste Diversion Goals

Ensure that CDPHE has adequate authority and resources to implement plans and policies to meet Colorado's statewide and regional solid waste diversion goals.

Reduce Greenhouse Gas Emissions from Solid Waste Sites

Support State investments in greenhouse gas emissions reductions from solid waste sites like local landfills, while incentivize diversion of compostable materials.

Increase Monitoring & Compliance of Local Landfills

Ensure locally owned or operated landfills are compliant with state mandates and regulations through rigorous monitoring, inspections, measurements, and reporting. Support State resources for performing inspections, reviewing the quarterly reports, maintaining quality staff, and regulating landfills.

Support Common Standards for Gas Release & Flaring Emissions

Establish common standards across industries for methane gas release and flaring, such as requirements for oil and gas and landfills.

Address the Disproportionate Impacts of Environmentally Intensive Activities

Supports policies and regulatory actions that advance environmental justice and protect disproportionately impacted communities from landfills, oil and gas activities, and other environmentally and resource intensive activities.

Economic Health & Vitality

Support Local Economies by Providing Incentives & Regulatory Relief to Small Businesses & Entrepreneurs

Support enhancing the ability of entrepreneurs and small businesses to establish and develop their businesses while providing incentives for investors. Increase the availability of tax credits and other financial incentives for small businesses and entrepreneurs. Protect small businesses and Erie jobs from the impact of burdensome and costly regulations.



Support Economic Development Incentives to Attract New Businesses to Colorado Towns like Erie

Support economic development incentives as critical tools for attracting new business, encouraging expansion of existing business, creating jobs, and stimulating private investment. Oppose any effort to remove, or restrict, the use of these programs to support local economic development activities in Erie.



Protect Powers of Annexation for Colorado Towns like Erie

Oppose any legislation that limits municipalities' power of annexation. Some properties in the Erie Planning Area do not have access to utilities and other services without annexation. Annexation allows the Town to grow in a way that offers financial stability, which helps maintain public services. The Town opposes any legislation that undermines this essential function of standard, effective planning.



Increase Programs & Policies that Support Diverse Businesses & Minority Business Owners

Support programs, policies, and funding that address systemic wealth disparities. Provide opportunities for diverse and minority-owned businesses and entrepreneurs to receive support and services to equitably participate in the economy.



Continue to Support Tax Increment Financing as a Tool to Facilitate New Development and Redevelopment

Protect the ongoing ability to effectively use tax increment financing programs provided by the Colorado Urban Renewal Law and Downtown Development Authority Act to facilitate ongoing development and redevelopment activities in Erie.

Provide Funding Assistance to Economic Development Partners at the State & Local Level

Support State and Federal funding for local economic development partners, including the Colorado Office of Economic Development and International Trade (OEDIT) and Metro Denver Economic Development Corporation (MDEDC).

Human Services & Mental Health

Ensure County Human Services, Housing, Health, & Mental Health Providers are Adequately Funded to Address the Growing Need in all Communities

Erie residents along with Coloradans across the State face a significant need for increased access to housing assistance, mental/behavioral health services, health care, food assistance, energy assistance, and other human services. The Town relies on its regional partners, including Boulder and Weld counties, local non-profits, community health and mental health providers to collaborate and implement programs needed by our residents. The Town supports policy changes that would expand access to health, housing, and all human services and reduce barriers to services and care.

Equity & Inclusion

Ensure State & Federal Policies are Developed with a Lens toward Diversity, Racial Equity, & Inclusion

The Town of Erie supports equitable and inclusive statewide policies. As government institutions, it is the ethical responsibility of the Town and State alike to actively evaluate and resolve institutional discrimination, which can manifest through policies, practices, and behaviors.



Dismantle State & Federal Policies that Further Systemic Racism & Discrimination

Erie supports the implementation of State and Federal policy that reverses systemic discrimination by race, ethnicity, gender, physical and mental ability, mental health status, sexual orientation, gender expression, class, country of origin, income, and other protected classes. The Town supports equitable approaches for programs and policies that advance historically underserved and underrepresented populations to foster well-being and belonging.

Financial Management & Taxation

Support Measures that Address Property Tax Increases in an Equitable & Fair Manner

As property values increase and residents' property taxes continue to rise, the Town supports property tax reduction measures applied in an equitable manner and in consideration of the ongoing needs of local government services and operations.



Support Efforts that Preserve & Enhance Local Sales and Use Tax Revenues

As the primary source of revenue for municipalities, sales and use tax stability is critical to sustaining operations to serve the residents of Erie. Efforts to broaden the sales and use tax base (such as remote taxation), maintain the autonomy in setting and maintaining sales and use taxes, support the efficient collection of sales and use tax, and other measures help increase sales tax stability for local governments.

Administration

Ensure New Programs & Policies do not Shift the Administrative Burden & Create Unfunded Mandates for Local Governments

Colorado municipalities are the implementation arm of numerous State programs. Program and policy changes that require local implementation or shift the administrative burden to local governments should only be made with collaborative discussion and planning with and adequate funding to support policy implementation.



Protect the Autonomy of Municipal Courts

Protect the autonomy of municipal courts while ensuring necessary State oversight for the consistent protection of the constitutional rights of defendants. Oppose limitations on the authority of municipalities to enforce their own ordinances in municipal courts.



Protect Municipalities' Ability to Determine & Charge Local Fees & Requirements to Offset the Costs of Services

Support municipal discretion concerning the imposition of fees and requirements, including the authority to charge development fees, research and retrieval fees for open records requests, and other fees for services that impact the organization and community.

Community Policing

Provide State & Federal Funding to Support the Availability of Behavioral Health Services in Law Enforcement Response for Perpetrators, Victims & Officers

Support State funding and technical assistance for regional and local public safety programs that partner mental and behavioral health professionals and law enforcement for contacts with individuals with mental and behavioral health issues.



Continue to Allow Local Law Enforcement the Option for Police to Enforce Federal Laws, Including Immigration Laws, without Mandate

Support preserving the option for Town police officers to enforce federal laws, including federal immigration laws, while vigorously opposing any State or federal legislation that mandates that its police enforce federal immigration laws, especially if they are unfunded mandates or are likely to result in enforcement officers engaging in racial profiling or discrimination based on race, ethnicity, or national origin.



Ensure State and Federal Programs in Support of Community Policing do not Increase or Duplicate Reporting Requirements

Prevent the imposition of onerous information gathering and reporting requirements on public safety, especially when those requirements come with substantial costs that are not supported by adequate funding.



Support Policies that Prevent Gun Violence & Death in Colorado

The Town supports policies that prevent gun violence and death by firearms in Colorado, including the illegal possession of and unlawful use of firearms. Erie supports legislation that requires the responsible storage and use of, and access to, firearms. The Town supports continued efforts to ensure individuals experiencing mental health crises are identified before obtaining or possessing a firearm.

Emergency Response

Support Increased State & Federal Funding for Emergency Preparedness & Disaster Mitigation, Response, & Recovery

Support State and federal financial support and resources to assist local governments with disaster planning, mitigation, response, and recovery in their communities.

Leadership & Contact Info

p.15



Justin Brooks
Town of Erie Mayor



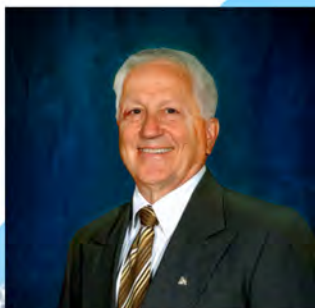
Sara Loflin
Mayor Pro-Tem



Emily Baer
Councilor



Brandon Bell
Councilor



Dan Hoback
Councilor



Andrew Sawusch
Councilor



Malcolm Fleming
Town Manager



Melissa Wiley
Deputy Town Manager



Patrick Hammer
Deputy Town Manager

For questions about the Legislative Agenda,
please email contactus@erieco.gov.

www.erieco.gov





TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Town Council

Board Meeting Date: 3/18/2025

File #: 25-183, **Version:** 1

SUBJECT:

Town of Erie Beneficial Electrification Plan Draft with Partners In Energy

DEPARTMENT: Environmental Services

PRESENTER(S): Eryka Thorley, Sustainability Manager
Andrea McCarthy, Partners In Energy

TIME ESTIMATE: 30 minutes

FISCAL SUMMARY:

The Beneficial Electrification Plan drafting and implementation is funded by Xcel Energy through the Partners In Energy program at no incurred cost to the Town.

POLICY ISSUES:

Erie's Beneficial Electrification Plan builds on initiatives and policies established in its 2019 Sustainability Plan, 2024 Climate Emergency Declaration, and 2023 Community Survey priorities of safety, fiscal responsibility, and natural environmental protections identified by residents.

STAFF RECOMMENDATION:

For discussion only.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Beneficial electrification is the process of replacing direct fossil fuel (natural gas, propane, gasoline, diesel) burning equipment with electricity using equivalents in our homes, businesses and transportation networks. This transition is important for many reasons such as improving indoor and outdoor air quality, increasing resilience with the opportunity for onsite renewable energy and battery storage which supports electric powered equipment demands, and significantly reducing greenhouse gas emissions that fuel our warming climate.

The Town of Erie and Partners In Energy conducted a six month partner engagement process with community organizations, residents and businesses including local school districts, developers, and utility companies to develop a draft Beneficial Electrification Plan for the community. This plan establishes a roadmap for Erie to continue reducing its emission from its built environment and transportation networks in the new development space as well as existing infrastructure. This plan

includes 18-24 months of implementation support from Partners In Energy to reach identified strategies and goals.

The Town of Erie has long valued sustainability and resilience as key drivers for the community and its residents. This Beneficial Electrification plan aligns with these goals, prioritizing and highlighting energy efficiency, building and transportation electrification and matching community incentives for residential, commercial and municipal efforts. Electrification of Erie's buildings and transportation where possible not only increases comfort and energy efficiency, it improves air quality, supports economic growth and job creation and cost savings but also aligns with Erie's sustainability and climate goals by reducing greenhouse gas emissions from our built environment, our largest sources or emissions in Erie.

Tonight's presentation is intended as a discussion to gather feedback and insight from Council members and the community for this draft strategic plan before its intended adoption in April.

COUNCIL PRIORITY(S) ADDRESSED:

- ✓ Prosperous Economy
- ✓ Safe and Healthy Community
- ✓ Environmentally Sustainable
- ✓ Fiscally Responsible

ATTACHMENT(S):

1. Erie Partners In Energy Beneficial Electrification Council Presentation March
2. Erie Draft BE Plan March 2025

Partners in Energy

Town of Erie

Beneficial Electrification Draft Plan Presentation

March 18, 2025



PARTNERS IN ENERGY
An Xcel Energy Community Collaboration

AGENDA

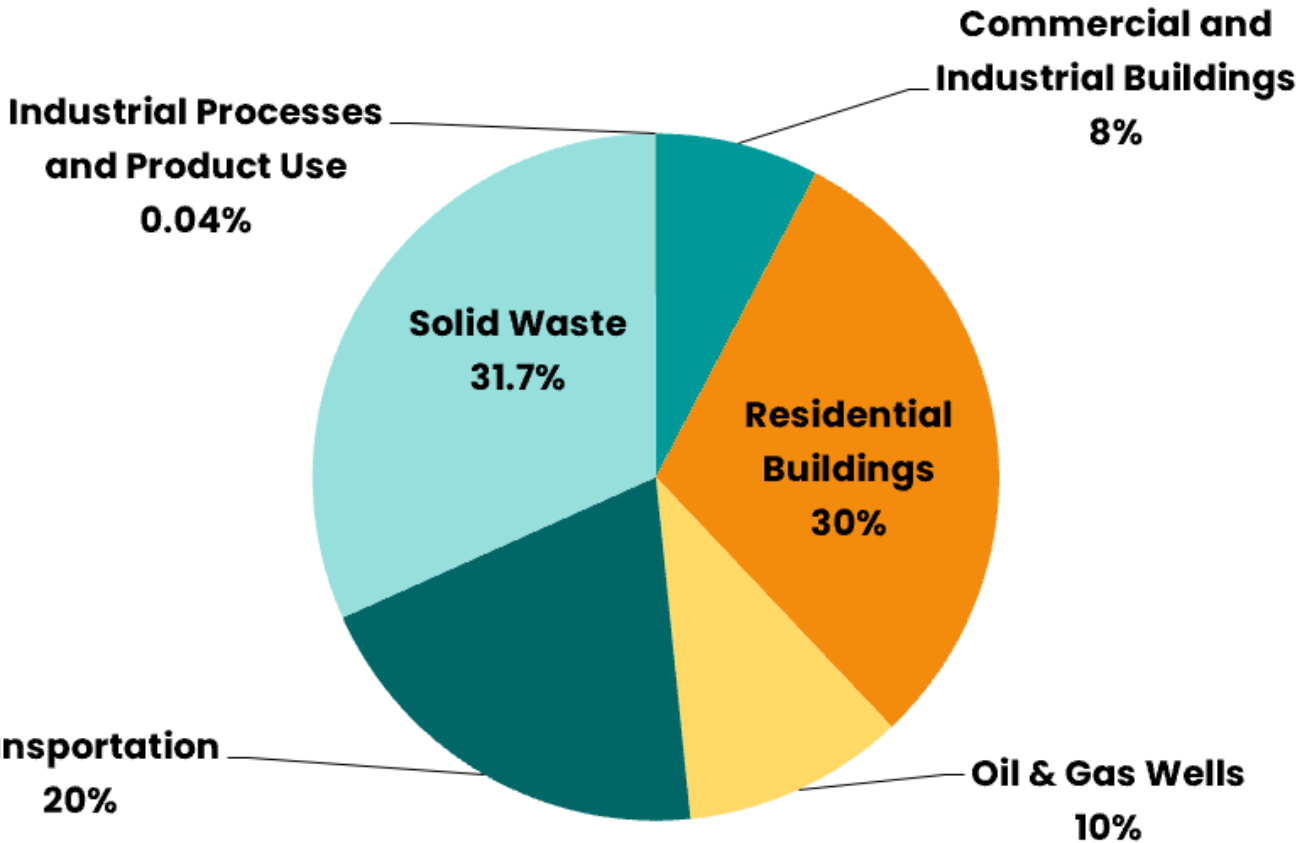
Time	Item
5 min	Beneficial Electrification Overview
5 min	Drivers for Electrification In Erie
5 min	Town of Erie Draft Beneficial Electrification Plan
5 min	Support for Implementation
10 min	Q+A





Source: Shutterstock

BENEFICIAL ELECTRIFICATION OVERVIEW



Source: Town of Erie 2023 Community and Municipal Greenhouse Gas Emissions Inventory Report

**THE PROBLEM:
BUILDING AND
TRANSPORTATION
EMISSIONS MAKE UP
58% OF TOTAL
COMMUNITY EMISSIONS**

THE SOLUTION: ELECTRIFY EFFICIENTLY!

Beneficial Electrification (BE)...
is the replacement of direct fossil fuel use that results in either lower costs, reduced emissions, or more effective use of the power grid.



Transportation electrification...
refers to transitioning fossil-fueled vehicles to ones powered by electricity, such as passenger vehicles or transit.



Building electrification...
refers to transitioning fossil-fueled appliances to ones powered by electricity, such as HVAC or water heating systems.

BENEFICIAL ELECTRIFICATION HAS MANY BENEFITS.



Direct GHG emissions savings



Improved comfort and performance



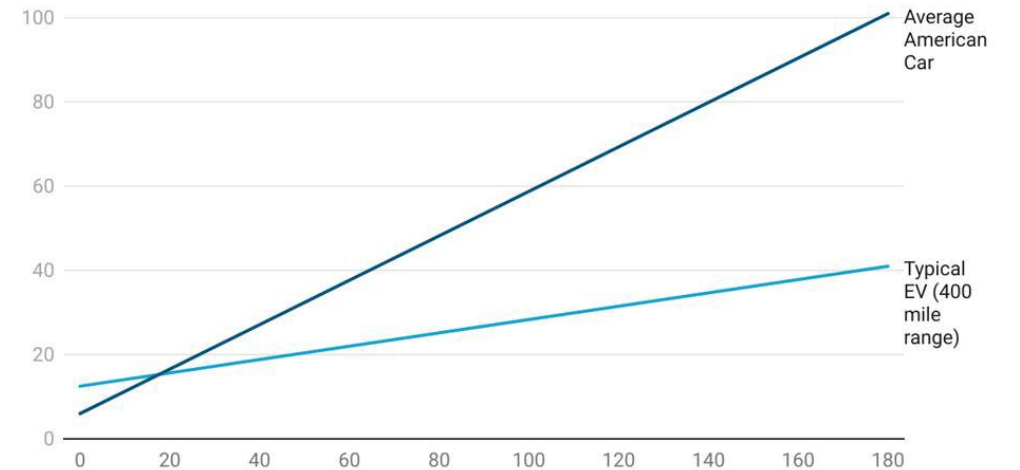
Potential operational cost savings



Air quality benefits

Lifetime emissions (180,000 miles of use)

Typical American car (404g/mile CO₂) versus typical EV charged on the global average grid



Tons of CO₂ (Y axis); 1,000s of miles (X axis)
Chart: Dr James Morris • Created with Datawrapper

Source: [Forbes](#)



Source: Shutterstock

DRIVERS FOR ELECTRIFICATION IN ERIE

REGIONAL AND FEDERAL MOMENTUM

- Colorado 2023 EV Plan
- Xcel Energy Transportation Electrification Plan
- Regional Transportation Electrification Plan for Boulder County Communities
- Front Range Beneficial Electrification Network
- \$200 Million Climate Pollution Reduction Grant awarded to DRCOG*
- \$8 Billion in IRA funding to support home electrification*

*Some federal programs are in flux and funding may change.



Regional Transportation Electrification Plan
for Boulder County Communities
August 2022



2023 COLORADO EV PLAN

March 2023



Xcel Energy®
TRANSPORTATION ELECTRIFICATION PLAN
SEMI-ANNUAL REPORT
PROCEEDING NO. 20A-0204E

OCTOBER 1, 2021



PARTNERS IN ENERGY
An Xcel Energy Community Collaboration

ALIGNMENT WITH ERIE'S PLANS AND POLICIES

Energy Action Plan (2018)

Sustainability Plan (2019)

Energy Action Plan 2.0 (2021)

2021 IECC Building Codes, Electric Preferred (2023)

EV Procurement Policy (2023)

Climate Emergency Proclamation (2024)

Fleet Electrification (ongoing)

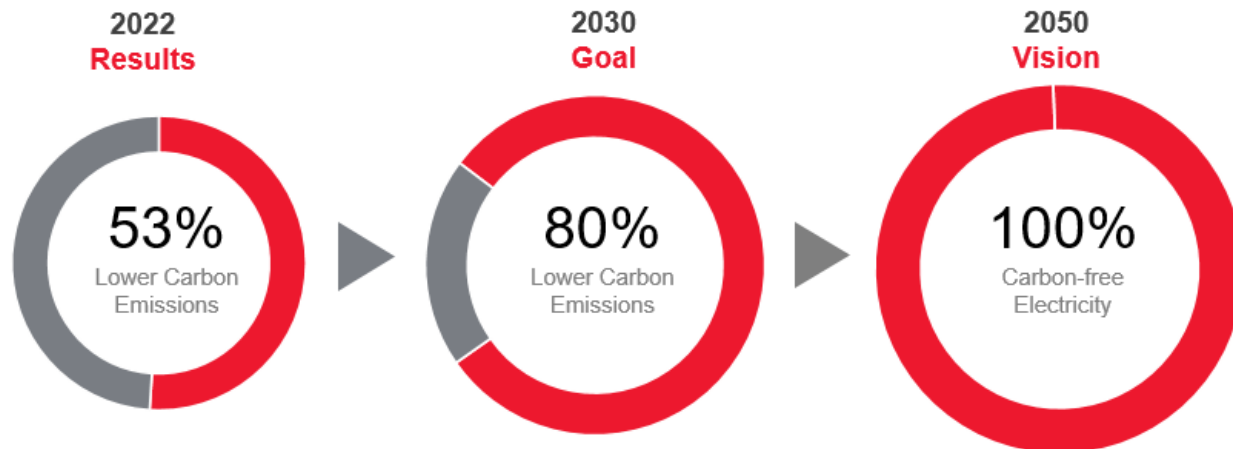
Building Electrification (ongoing)

Climate and Sustainability Action Plan Development (2025)

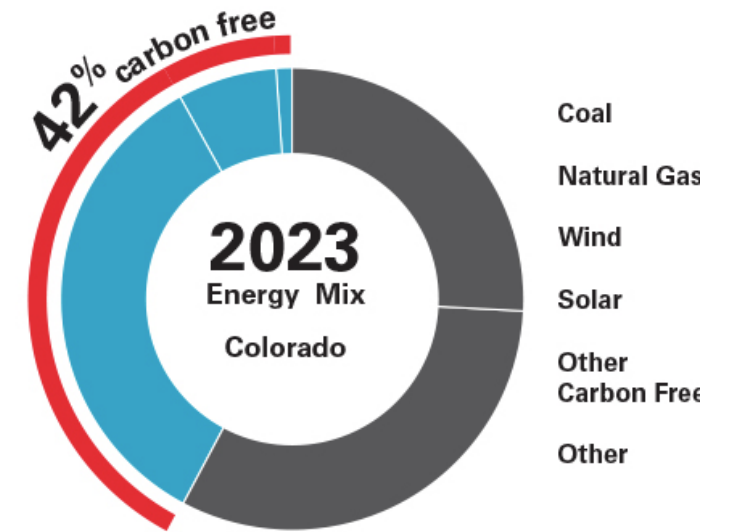


XCEL ENERGY CARBON FREE FUTURE

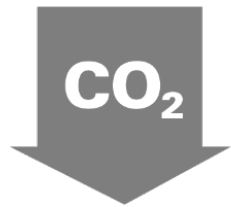
A Bold Vision for a Carbon-free Future



Company-wide carbon emissions reductions from serving our customers, compared to 2005



Our Vision is to enable one out of five vehicles in the areas we serve to be electric by 2030 and all vehicles to run on carbon-free electricity or other clean energy by 2050



ZERO CARBON ENERGY

Provide the fueling infrastructure and energy system to run all vehicles on carbon-free electricity or other clean energy



EASY CHARGING

All customers can conveniently access affordable EV charging at home or within one mile of home



ACCESS

Underserved communities can participate in our programs and the related economic development benefits



XCEL ENERGY FLEET

Our entire fleet runs on carbon free electricity or other clean energy

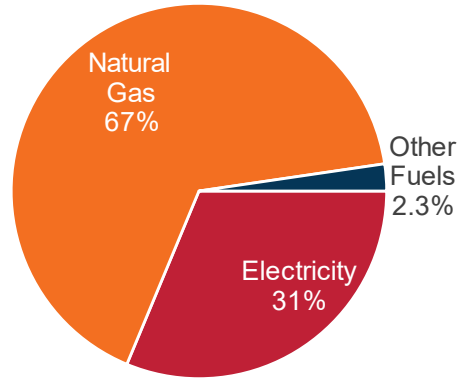


Note that one out of five vehicles being electric by 2030 is the equivalent to at least 1.5 million EVs on our roads

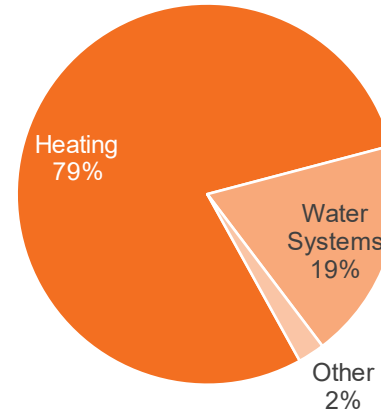


OPPORTUNITY FOR ELECTRIFICATION

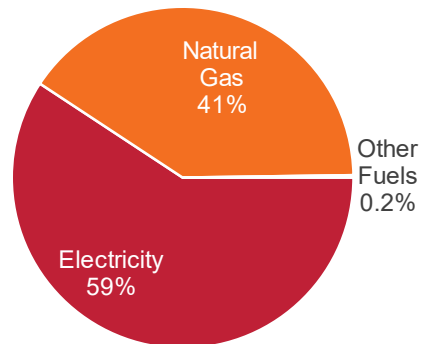
Residential Energy Use, Longmont and Erie Combined (1.23 TWh)



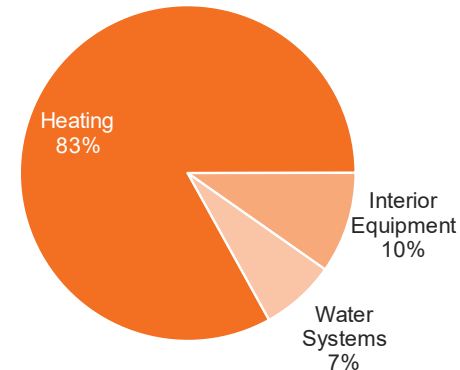
Residential Natural Gas End Use (1.23 TWh)



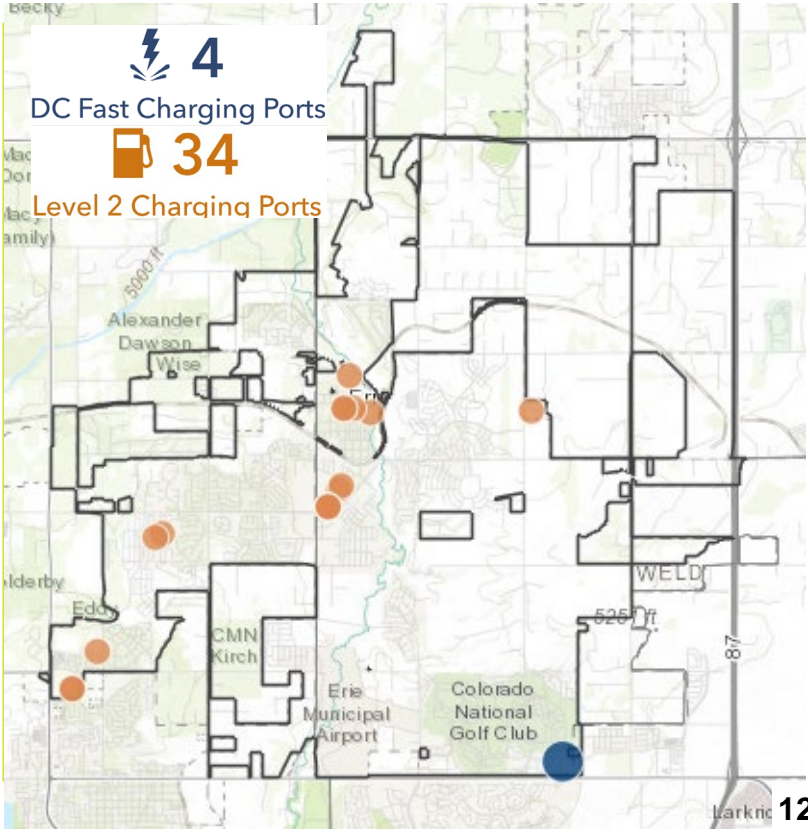
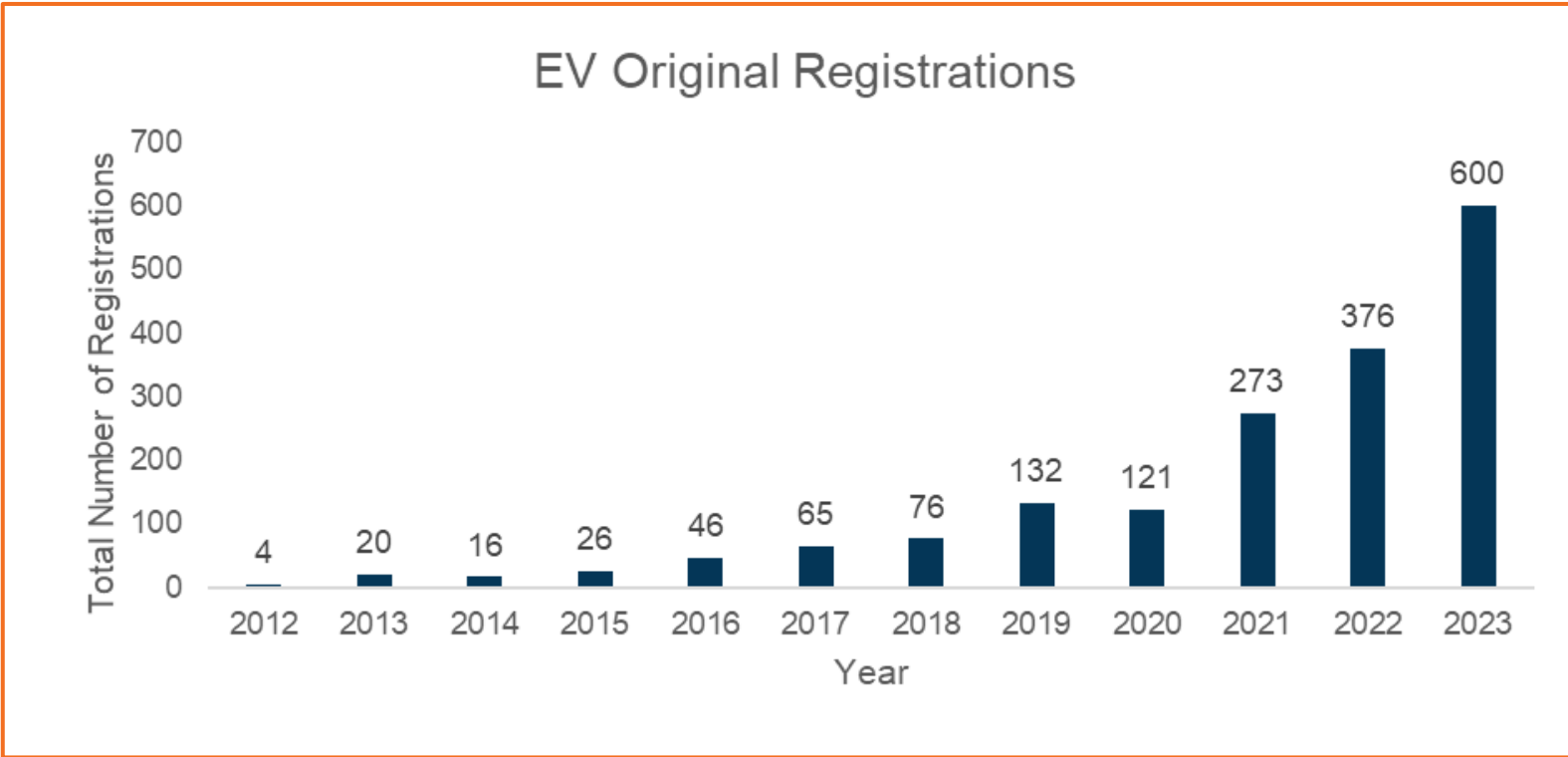
Commercial Energy Use, Longmont and Erie Combined (1.23 TWh)



Commercial Natural Gas End Use (170GWh)



A GREAT LANDSCAPE FOR ELECTRIFICATION





Source: Shutterstock

TOWN OF ERIE BENEFICIAL ELECTRIFICATION PLAN

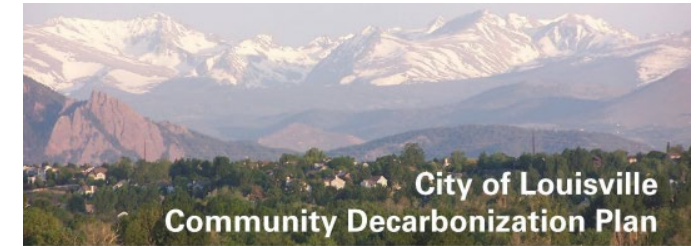
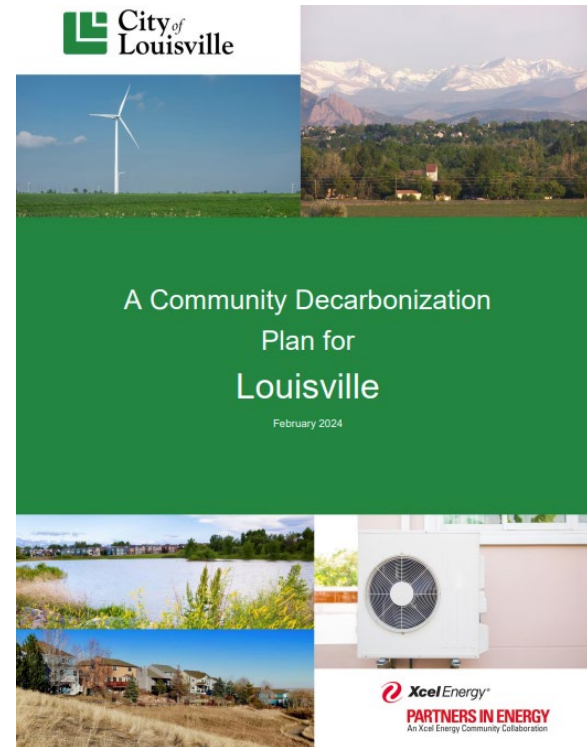
WHAT IS PARTNERS IN ENERGY?

- Two-year collaboration with Xcel Energy to develop and implement **your community's energy plan goals**.
- Opportunity to engage stakeholders, create goals and strategies, and develop a work plan to be successful.



DELIVERABLE: BENEFICIAL ELECTRIFICATION PLAN

- The aspirational vision for Erie's beneficial electrification future
- Baseline conditions to inform beneficial electrification actions
- Measurable beneficial electrification goals
- A strategic short-term approach to achieving goals
- Measurable targets to evaluate progress



About this Plan

This Community Decarbonization Plan was developed in collaboration with Xcel Energy Partners in Energy. This plan focuses on decarbonizing Louisville's energy supply, improving the efficiency of and electrifying existing buildings, and increasing the adoption of electric vehicles (EV).

The City of Louisville recruited nine stakeholders with diverse community perspectives to inform the contents of this plan. Stakeholders met over the course of seven months and provided input through four in-person workshops and one stakeholder survey. Additionally, City staff sought plan feedback through a community survey.

Louisville's Vision & Goal for Community Decarbonization

A plan's vision defines a community's desired future state. It can also serve as a "north star," helping to guide action and prioritize resources. The stakeholder team collectively defined the following vision.

Vision

Louisville will take a measured, equitable approach to reducing carbon emissions from the building, energy supply, and transportation sectors.

Goal

The City of Louisville will reduce energy-related emissions 60% below 2016 levels by 2030 and will be carbon-neutral by 2050.

How Are We Going to Get There

The stakeholder team identified the following strategies to implement over the next 18-months. These strategies focus on addressing low-hanging fruit and laying the groundwork for future, high-impact action. Louisville will need to take additional actions beyond this 18-month implementation period to achieve their 2030 and 2050 goals.



Decarbonizing Our Residential Sector

- R-1 Single-Family Homeowner Engagement
- R-2 Rental and Multifamily Engagement
- R-3 Mobile Home Engagement

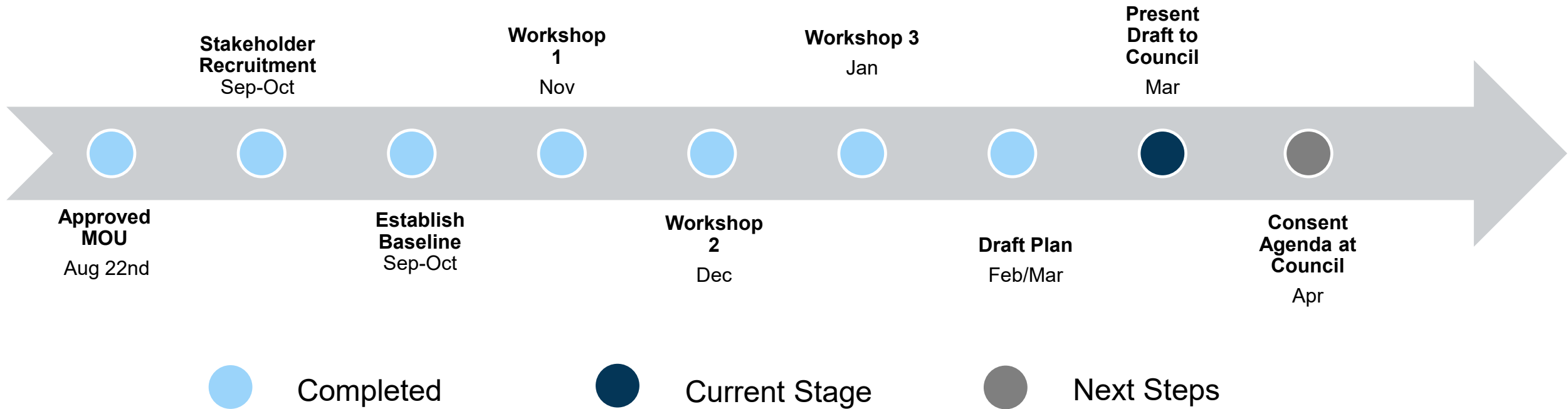


Decarbonizing Our Commercial and Industrial Sector

- B-1 Business Research
- B-2 Business Advisement



PLANNING TIMELINE



DRAFT VISION AND GOAL FRAMEWORK

Erie's pursuit of electrification will take informed and thoughtful approaches to electrification, ensuring accessible, cost-effective, and realistic solutions, with education and community engagement at the heart of our efforts.

Community Goals

- For the residential and commercial energy use sector, achieve no-net-increase in emissions by 2030 and 100% net-zero greenhouse gas emissions by 2050, compared to 2023 levels.
- Achieve 30% vehicles on the road in Erie zip codes to zero emissions by 2030.

Municipal Goal

- For the municipal energy use sector, 100% net-zero energy emissions by 2030



DRAFT FOCUS AREAS AND STRATEGIES

Existing Residential

R-1 Encourage single-family households to get a home energy audit through Town-led incentives and education

R-2 Connect single family homeowners with information to support them along their electrification journey

Existing Commercial and Institutional

C-1 Conduct foundational research

C-2 Support small and medium businesses along electrification journey

New Construction

NC-1 Identify opportunities to update building codes to align with Erie's electrification goals

NC-2 Work with horizontal developers (e.g., no gas infrastructure) and/or builders to create pathways for offering energy efficient, all-electric buildings

Town-Led Efforts

T-1 Serve as a convener for electrification information and resources

T-2 Decarbonize Town of Erie Fleet

T-3 Decarbonize Town of Erie Facilities



DRAFT TARGETS

2025 Targets

Item	Target
Home Energy Audits	58 (15% increase from 2023)
Heat Pump Installations	≥ 5 installs
Electrification Pilot Project	1 to 5 properties complete a space or water heating electrification project
Xcel Energy New Construction Program Participation	At least one residential and one commercial new development participant
New All-Electric Facility	1

Longer-Term Targets

Item	Target
Residential Natural Gas Use in Existing Buildings (by 2030)	Reduction of 300,000 therms (140 homes per year)
Energy Codes (early 2026)	Adopt IECC 2024 code
Residential Energy Use of New Construction	Reduction of 300,000 therms from Erie's forecasted baseline of energy use.
Municipal Light-Duty Fleet (by 2030)	Electrify 50% of all light duty vehicles
Municipal Light-Duty Fleet	Install adequate fleet-specific charging to support light duty vehicle electrification.
Energy Efficient Buildings or Energy Design Assistance	Enroll all municipal developments and redevelopments in Xcel Energy territory
Municipal Building Energy (by 2030)	Net-zero energy use





SUPPORT FOR IMPLEMENTATION

Grid Readiness



Key Context: Electrification at a progressive pace



Who's In Charge: Xcel Energy System Planning and Strategy Team



What's the Process: Cyclical annual planning process to ensure adequate capacity of distribution system



Communication is Key: Information from customers helps improve planning

REBATES AND INCENTIVES FOR ELECTRIFICATION

Who Offers Resources

- Federal Government (IRA)
- State Government (CEO)
- Regional Government (Decarbonize DRCOG)
- Utilities (Xcel Energy and United Power)
- Local Government (Town of Erie and Boulder County)

What Resources Are Offered

- Energy audits
- Weatherization incentives
- Building electrification incentives
- Electric vehicle (EV) incentives
- EV charging incentives
- Rooftop solar incentives



Support to help connect the right audience to the right resources will be a first step in implementation!



PARTNERS IN ENERGY
An Xcel Energy Community Collaboration



QUESTIONS?

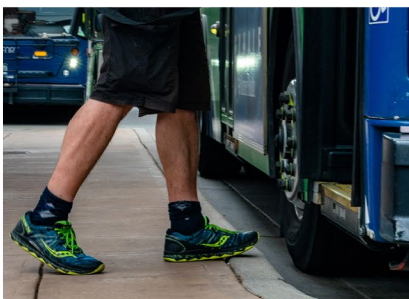
Community Logo

Placeholder



A Beneficial Electrification Plan for the Town of Erie

DRAFT March 2025



PARTNERS IN ENERGY
An Xcel Energy Community Collaboration

ACKNOWLEDGEMENTS

Thank you to the following individuals who contributed many hours of service to developing this Beneficial Electrification Plan.

The content of this plan is derived from a series of planning workshops hosted by Xcel Energy’s Partners in Energy. Xcel Energy is one of two electric and gas utilities serving Erie. Partners in Energy is a two-year collaboration to develop and implement a community’s energy goals.

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Berenice El Gharamti	Monarca Group
Andrea McCarthy	Partners in Energy
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TABLE OF CONTENTS

Acknowledgements	i
Executive Summary	1
Introduction	3
Where We Are Now.....	10
Where We Are Going	21
How We Are Going To Get There	23
How We Stay On Course	39
Appendix A: Beneficial Electrification Basics.....	43
Appendix B: Glossary of Terms.....	49
Appendix C: Works Cited	53

EXECUTIVE SUMMARY

About this Plan

Erie values sustainability and resilience in the delivery of utilities and the conservation of resources, like electricity and natural gas. The creation of this Beneficial Electrification Plan was a 6-month process through Xcel Energy’s Partners in Energy programs. The goals and strategies outlined in this plan were developed collaboratively with a group of stakeholders.

Our Community Vision and Goals

Vision

Erie’s pursuit of electrification will take informed and thoughtful approaches to electrification, ensuring accessible, cost-effective, and realistic solutions, with education and community engagement at the heart of our efforts.

Community Goals

1. For the residential and commercial energy use sector, achieve no-net-increase in emissions by 2030 and 100% net-zero greenhouse gas emissions by 2050, compared to 2023 levels.
2. Achieve 30% vehicles on the road in Erie zip codes to zero emissions by 2030.

Municipal Goal

3. For the municipal energy use sector, achieve 100% net-zero greenhouse emissions by 2030.

Focus Areas

To prioritize strategies and resources, four focus areas were Identified.



Existing Residential



Existing Commercial and Institutional



New Construction



Town-led Efforts

Strategies

The Team identified 9 strategies in 4 focus areas to achieve Erie’s vision and goals.



Existing Residential

- R-1 Encourage single-family households to get a home energy audit through Town-led incentives and education
- R-2 Connect single family homeowners with information to support them along their electrification journey



Existing Commercial and Institutional

- C-1 Conduct foundational research
- C-2 Support small and medium businesses along electrification journey



New Construction

- NC-1 Identify opportunities to update building codes to align with Erie's electrification goals
- NC-2 Work with horizontal developers (e.g., no gas infrastructure) and/or builders to create pathways for offering energy efficient, all-electric building



Town-led Efforts

- T-1 Serve as a convener for electrification information and resources
- T-2 Decarbonize Town of Erie Fleet
- T-3 Decarbonize Town of Erie Facilities

2025 Targets

Home Energy Audits	58 (15% increase from 2023)
Heat Pump Installations	≥ 5 installs
Electrification Pilot Project	1 to 5 properties complete a space or water heating electrification project
Xcel Energy New Construction Program Participation	At least one residential and one commercial new development participant
Energy Efficiency Projects with Local Businesses	Maintain energy use at 1,000 MMBtu per premise
New All-Electric Facility	1
Total Town-Owned Public EV Chargers	35 (58% increase from 2023)

Longer-Term Targets

Residential Natural Gas Use in Existing Buildings (by 2030)	Reduction of 300,000 therms (140 homes per year)
Energy Codes (early 2026)	Adopt IECC 2024 code
Residential Energy Use of New Construction	Reduction of 300,000 therms from Erie's forecasted baseline of energy use.
Municipal Light-Duty Fleet (by 2030)	Electrify 50% of all light duty vehicles
Municipal Light-Duty Fleet	Install adequate fleet-specific charging to support light duty vehicle electrification.
Energy Efficient Buildings or Energy Design Assistance	Enroll all municipal developments and redevelopments in Xcel Energy territory
Municipal Building Energy (by 2030)	Net-zero energy use

INTRODUCTION



About This Plan

Many of our daily activities have carbon dioxide emissions associated with them—from the natural gas we use to heat our homes to the gasoline or diesel used to power our vehicles. Carbon dioxide, referred to as “carbon” in this plan, is a greenhouse gas that traps heat in the earth’s atmosphere and is a main driver of climate change. The Sixth Assessment Report published by the Intergovernmental Panel on Climate Change (IPCC) in 2023 found that human activities have “unequivocally” caused global warming of 1.1°C above pre-industrial levels (IPCC, 2023). The report also points to gaps between emissions projected in the context of current policy commitments and the levels needed to keep global warming below 1.5°C (IPCC, 2023), or what has been identified as the warming threshold for a livable climate.

Beneficial electrification is simply the act of replacing gas- or diesel-powered equipment with more efficient electricity-powered equipment (Figure 2). Electrifying equipment allows for lower-carbon energy sources, like wind and solar, to meet energy demands. Electrification is considered “beneficial” when the replacement reduces operational costs and/or reduces greenhouse gas emissions. Starting with efficiency first is one way to increase operational cost savings and reduce greenhouse gas emissions. This includes activities like insulation and air sealing or replacing drafty windows with more energy efficient ones. This plan is focused on outlining strategies for building efficiency and electrification, transportation electrification, and increasing renewable energy supply.

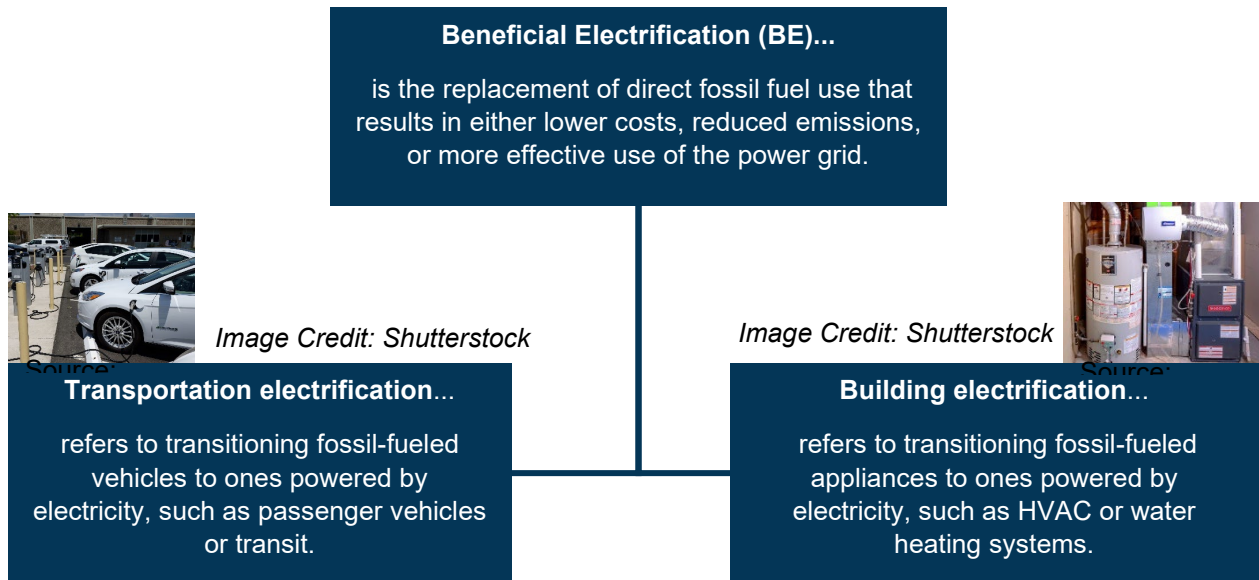


Figure 1. Beneficial electrification has two components: transportation electrification and building electrification.

This Beneficial Electrification Plan is a roadmap to strategically guide Erie’s action in a manner that supports the following goals:

1. For the residential and commercial energy use sector, achieve no-net-increase in greenhouse gas emissions by 2030 (despite population growth) and 100% net-zero greenhouse gas emissions by 2050, compared to 2023 levels.
2. Achieve 30% zero-emission vehicles on the road in Erie zip codes by 2030.
3. For the municipal energy use sector, achieve 100% net-zero greenhouse emissions by 2030.

The components of Erie’s Beneficial Electrification Plan are detailed below:

Introduction: A look at Erie’s motivations for developing a Beneficial Electrification Plan.
Where We Are Now: Outlines the relevant characteristics of the Erie electrification landscape.
Where We Are Going: Describes Erie’s electrification vision and goals through a planning horizon of 2050.
How We Are Going to Get There: Identifies focus areas and strategies to guide progress toward interim targets through 2026.
How We Stay On Course: Outlines how Erie will track progress and adapt to a changing landscape during the coming 18-months of implementation support
Appendices: Provide additional information about beneficial electrification basics, glossary, and works cited.

Why a Beneficial Electrification Plan?

Erie values sustainability and resilience in the delivery of utilities and the conservation of resources, like electricity and natural gas (Town of Erie, 2024). Beneficial electrification can reduce greenhouse gas emissions, improve air quality, save on operational costs, and increase building performance and comfort. In short, beneficial electrification is in direct alignment with one of Erie’s values to be sustainable. This section summarizes some of the general drivers of electrification.

Reducing Greenhouse Gas Emissions

According to Erie’s 2023 community and municipal greenhouse gas emissions inventory report, the buildings (both residential and commercial) and transportation sectors account for 58% of emissions (Figure 3).

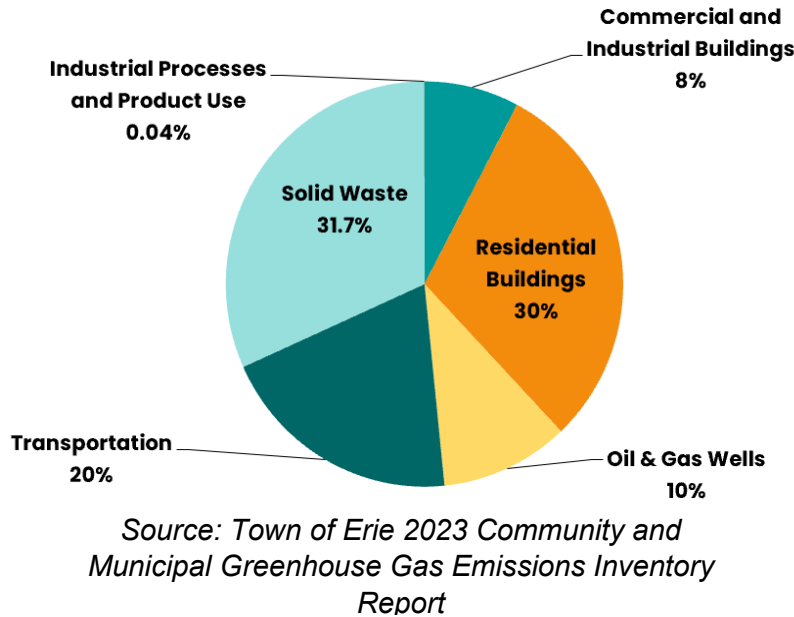


Figure 2. Town of Erie 2023 Community and Municipal Greenhouse Gas Emissions

Beneficial electrification reduces greenhouse gas emissions in two ways:

- 1) Leveraging renewable energy and
- 2) Improving equipment efficiency

Building electric technology can be up to four times as efficient as its natural gas (methane) counterparts in communities along Colorado’s front range (RMI, 2022). Electric vehicle technology can be up to twice as efficient as its gasoline counterparts (Energy Sage, 2022). Furnaces generate energy from fuel through combustion, and some energy is always lost in this conversion process. Conversely, heat pumps simply “move” energy from one place to another, which typically results in less energy lost. Similarly, gas powered vehicles only convert about 30% of fuel energy into motion, while electric vehicles (EVs) convert up to 80% of fuel energy to kinetic energy (U.S. Department of Energy, 2022). More efficient technology can help community members save on operational costs, because less fuel is required to achieve the same output.

Xcel Energy is reducing carbon emissions from electricity and natural gas systems

Xcel Energy has a bold vision to be a net-zero energy provider, meaning Xcel Energy will deliver carbon-free electricity and natural gas system by 2050. Xcel Energy's 2030 electricity goal is to reduce carbon emissions 80%. In 2023, 42% of Xcel Energy's electricity energy mix was carbon free. In 2023 Xcel Energy announced its Clean Heat Plan. The plan establishes a goal to achieve a net-zero natural gas system by 2050. The plan includes an interim goal to reduce greenhouse gas emissions by 25% by 2030, by addressing emissions associated with the supply, distribution and use of natural gas. The Clean Heat Plan provides resources and incorporates beneficial electrification to reduce the overall amount of natural gas needed.

Placeholder for United Power Carbon Reduction Goals

Improving Air Quality

In addition to emitting greenhouse gases, burning fossil fuels produces hazardous air pollutants including sulfur dioxide, nitrogen oxides (NOx), particulate matter (PM), carbon monoxide (CO), mercury, and volatile organic compounds (VOCs) (Environmental and Energy Study Institute, 2021). Air pollution from burning fossil fuels can cause multiple health issues, including asthma, cancer, heart disease, and premature death (World Bank, 2021). As the fuel mix for electricity continues to decarbonize, the magnitude of air quality benefits associated with beneficial electrification and electrifying transportation will increase. Rocky Mountain Institute recently found that children who are raised in homes with fossil fuel combusting equipment are 42% more likely to develop asthma than those that did not (Rocky Mountain Institute, 2024).

Improving Air Quality in Homes with Combustion Appliances

The following steps can be taken to improve air quality in homes with combustion:

- Ensuring gas appliances are in proper working order.
- Installing carbon monoxide monitors.
- Using ventilation, either a range hood that vents to the outside or an open window or both.
- For homes that rely on wood burning for heat or cooking, an air cleaning device that uses HEPA filtration can provide some protection from the soot and smoke.

Increasing Performance and Comfort

In addition to reducing greenhouse gas emissions and improving air quality, modern electric equipment offers better performance and comfort. Heat pumps provide steady, consistent warm air, gradually maintaining a comfortable temperature without sudden fluctuations. In contrast, furnaces deliver hot air blasts that can create temperature swings, often leading to less even heat distribution. This makes heat pumps a more efficient and comfortable choice for maintaining a stable indoor climate.

EVs deliver a fun driving experience with their instant torque, allowing for smooth, powerful acceleration that gas combustion engines can't match. The lack of shifting gears provides a seamless ride, while the low center of gravity from the battery placement enhances stability and handling.

Potential Savings on Operational Cost

Making the switch from an inefficient system, like baseboard heating or electric furnaces, to air source heat pumps which consume less energy, and could offer cost savings. An electric vehicle also offers cost savings since it can cost up to 50% less to own and operate as compared to its internal combustion engine counterpart (Consumer Reports, 2020). Though the upfront cost of electric equipment like heat pumps and EVs can be greater than natural gas or gas counterparts, the incremental cost is decreasing, and in some cases disappearing due to a major influx of rebates and incentives. See [How We Stay on Course](#) for more details.

While electricity prices tend to be more stable than natural gas prices, currently, the cost of electricity is more than natural gas. Therefore, replacing a natural gas furnace or water heater with a heat pump could increase operational costs. Pairing electrification with insulation, air sealing, and other building envelope efficiency measures can help offset operational cost increases. Adding on-site renewable energy systems to the building is another way to potentially offset operational costs, depending on the solar production potential of the building.

Erie's Beneficial Electrification Planning Process

Erie joins more than 45 other Colorado communities that have developed Beneficial Electrification, EV, and Energy Action Plans through Xcel Energy's Partners in Energy, an offering that provides resources for community energy planning. Partners in Energy also supports 18 months of plan implementation in the form of marketing and communications, data tracking and analysis, program expertise, and project management.

The goals and strategies outlined in this plan were developed collaboratively with a group of stakeholders, referred to as the Beneficial Electrification Action Team, through three planning workshops conducted between August 2024 to January 2025. The stakeholder team included representatives from Boulder County Energy Smart, Boulder

County PACE, Boulder Valley School District, St. Vrain Valley School District, Town of Erie, United Power, Xcel Energy, and the development community (see Acknowledgements for full list of participants). Several Beneficial Electrification Action Team members are also Erie residents. Team members coordinated throughout the process to share information and identify potential opportunities for partnership during implementation.

Additional staff and council members were engaged through a beneficial electrification 101 webinar and a Town Council presentation in March 2025. By the numbers, we engaged: [redacted] participants through three workshops, one staff training, and one presentation for the Town Council.



Figure 3. Timeline of Erie's Beneficial Planning Process

WHERE WE ARE NOW



This chapter summarizes the community demographics, EV baseline, energy trends, and related planning and policies that inform areas of opportunity for advancing beneficial electrification in the Town of Erie.

There are multiple utilities who provide electricity and natural gas to Erie including Xcel Energy (electricity and natural gas), United Power (electricity), and Black Hills Energy (electricity and natural gas). The energy data included throughout this plan includes 2021-2023 energy use data from Xcel Energy and United Power. Black Hills Energy did not provide energy use data for the purposes of this plan. The energy baseline analyzes energy use data, renewable energy program data, energy efficiency program data, and other utility data.

Community Characteristics

This section outlines the unique community characteristics, such as population growth, demographics, housing, community patterns, and existing public EV charging infrastructure, that make Erie well suited for beneficial electrification.

Erie's Population is Growing

Erie has experienced rapid growth over the past two decades and has outpaced many of the surrounding municipalities along the Front Range (Town of Erie, 2024). This anticipated growth demonstrates the immense opportunity for addressing beneficial electrification in new development.

To better understand growth trends, Partners in Energy reviewed premise count and energy use data between 2021 and 2023.

Note that a “premise” is not equivalent to a “customer”. For example, a single premise may be occupied by more than one customer within a single building or property. Alternatively, a single building, like a condominium, may have multiple premises.

Between 2021 and 2023, premise counts grew by 13% overall. Most of the growth occurred in the residential sector. The residential sector grew by 14% and the commercial and industrial (CI) grew by 3% between 2021 and 2023. Figure 8 shows the steady premise count growth during these years and shows a snapshot of premises in 2023 that were within Xcel Energy and United Power territories. Most residential premises are within Xcel Energy territory while the CI premises count is evenly distributed between Xcel Energy and United Power territories. Town of Erie staff have indicated that they anticipate the majority of greenfield residential development to occur in United Power service territory, while commercial development and redevelopment is expected to be a mix of United Power and Xcel Energy service.

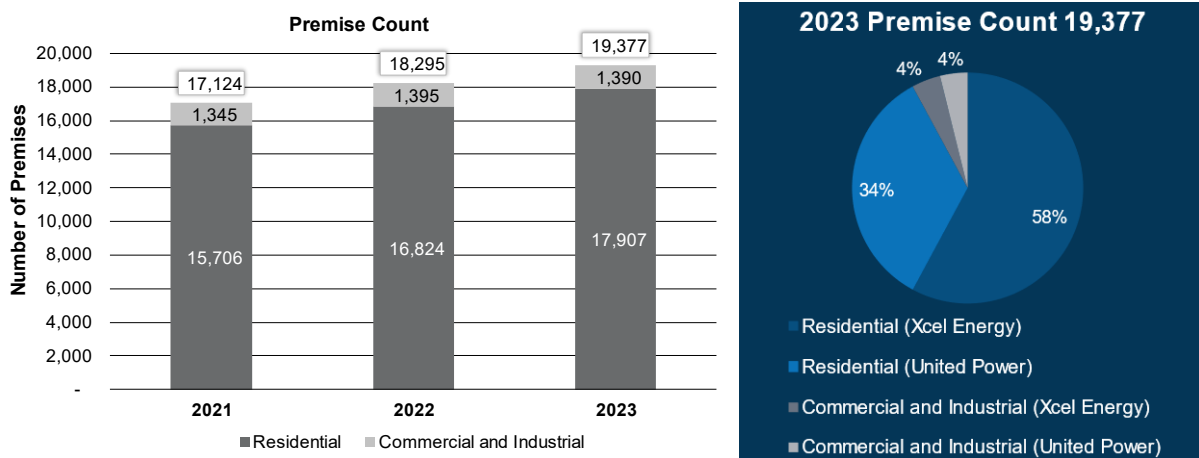


Figure 4: Residential and commercial & industrial premise counts (2021-2023)

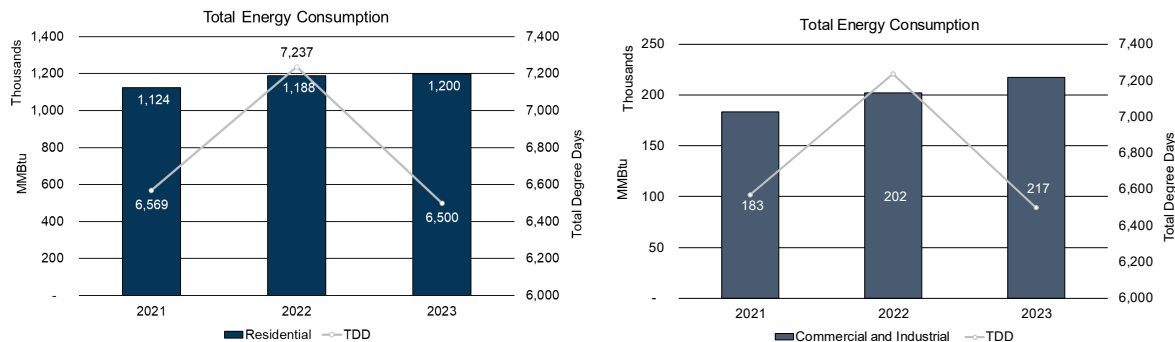


Figure 5: Residential (left) and commercial (right) total energy use

Figure 9 shows how energy consumption compares from 2021-2023 in the residential and CI sectors. Comparing Figure 8's increase in residential premise count to the residential energy consumption shown in the left graph in Figure 8, one sees that residential premise count is growing proportionally faster than residential energy consumption. This trend indicates a few potentials:

- New homes may be more energy efficient than older homes
- Residents may be improving older home efficiency
- Residents may be improving their personal energy use practices
- Residents may be reducing their grid-electricity dependence (e.g. via solar electricity generation)

In comparing the commercial premise count in Figure 8 to the commercial energy consumption in the right graph in Figure 9, one can see that CI premise counts are not increasing as rapidly as CI energy consumption. In fact, even with a slight decrease in CI premise count from 2022-2023, energy consumption increased. This trend may indicate an energy efficiency opportunity in the CI sector.

Housing Characteristics are Favorable for Beneficial Electrification Switching

Homeownership and housing type are two of the most important factors for electrification. Most homeowners do not need to request permission to electrify building equipment, add rooftop solar, or install an at-home EV charger. Additionally, homeowners get to directly reap the benefits of any improvements. Alternatively, renters may not have permission from the homeowner to switch equipment or install charging infrastructure and may be reluctant to invest in improving property they do not own. Finally, single-family detached homes can be more readily electrified because there are no shared building systems, and these homes typically have an easily accessible garage where EV charging can be hosted. Of Erie's existing housing stock 87% is primarily detached, single-family housing (Figure 4) and 87% is owner occupied (Figure 5) of the total housing stock and ownership (U.S. Census Bureau, 2023) (U.S. Census Bureau, 2023).

In Erie, new homes are built to International Energy Conservation Code 2021 standards. Homes built under the 2021 IECC are estimated to be 10% more energy efficient than homes built under the 2018 IECC (Colorado Energy Office, 2020). In Erie, homes built after October 2023 are all equipped to support solar panels, electric building equipment, and EV charging in garages. This means that homeowners of new homes are especially well suited to install rooftop solar and at-home EV charging.

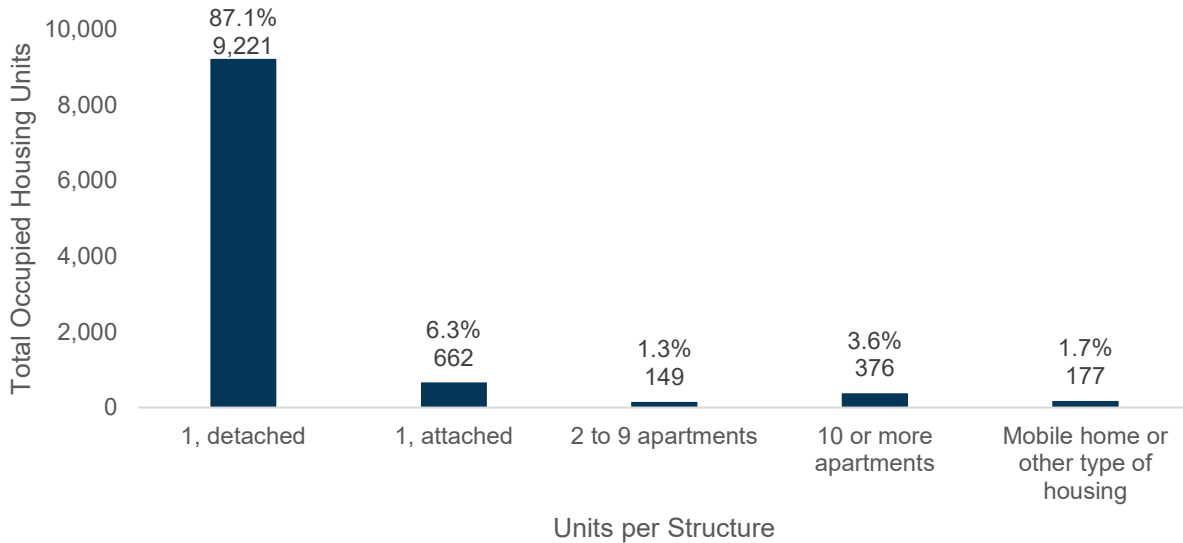


Figure 6. Number and Percent of Housing Types in Erie

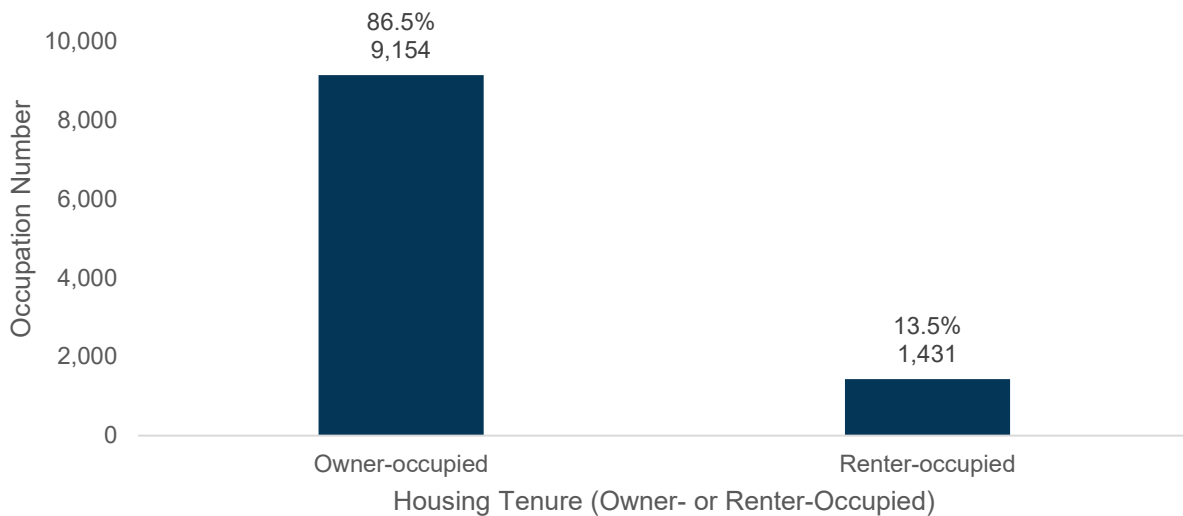


Figure 7. Number and Percent of Owner-Occupied or Renter-Occupied Housing in Erie

Commuting Characteristics Are Favorable for EVs

Several characteristics are important considerations for a transition to an EV. Households with two or more vehicles available to them are more easily persuaded to switch one of their vehicles to an electric alternative. 79% of Erie residents have two or more vehicles per household indicating an opportunity for vehicle switching (U.S. Census Bureau, 2023). Over 60% of Erie residents rely on private vehicles for their daily commute and making EVs more attractive to this group would have a big impact on the community's emissions. Over 90% of residents commute less than one hour to work. Given the average range of EVs, these residents could complete their daily commute with an EV without experiencing any range limitations.

EV adoption in Erie is growing (Figure 6). Erie saw a 525% increase from 2021 to 2023 for EV ownership (Town of Erie, 2021) (Town of Erie, 2023). New public charging and at-home charging infrastructure will be necessary to support the continued growth of EV vehicle registrations.

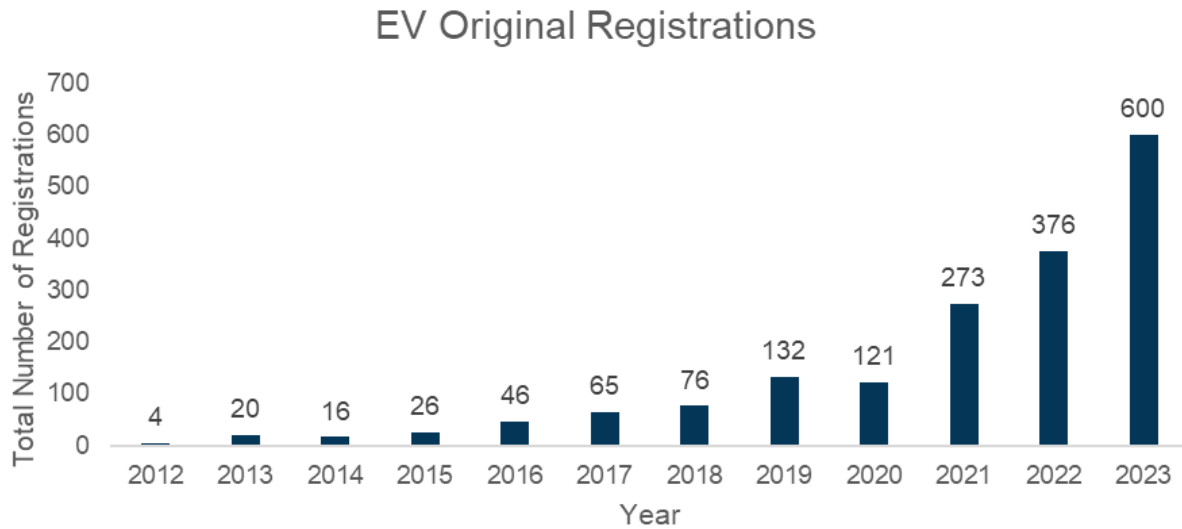


Figure 8. Number of New EV Registrations Each Year in Erie (Atlas Public Policy, 2025)

Studies have shown that employees of workplaces with EV charging are six times more likely to own an electric vehicle than those at workplaces without EV charging (U.S. Department of Energy, 2017). Though most EV charging occurs at home, supporting the adoption of EV charging at commercial facilities is an important strategy to bolster EV adoption overall.

Erie is on Track to Exceed Public EV Charging Goals

Public charging is an important signal to the community that the Town values EVs and is committed to supporting access to convenient charging. As of November 2024, there are 34 Level 2 charging ports and four DC fast charging ports that are publicly accessible (Figure 7) (Atlas Public Policy, 2025). These could be on private property such as at retail locations or Town facilities. The Town of Erie has a goal to achieve 25 public charging stations by 2025. Currently, the Town owns and operates 22 public charging stations and will reach 35 charging stations by the end of 2025 with the support of a recent Charge Ahead grant award.

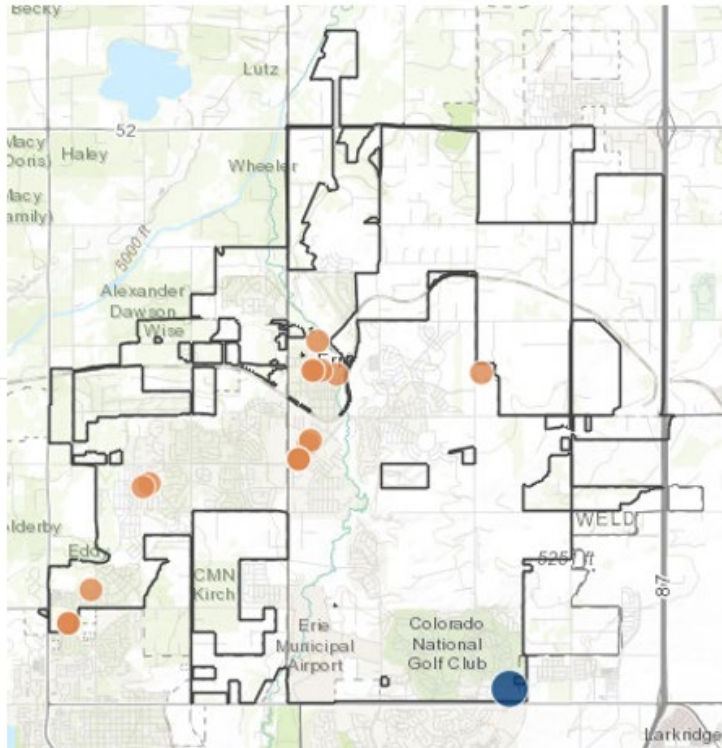


Figure 9. Public EV Charging Stations in Erie

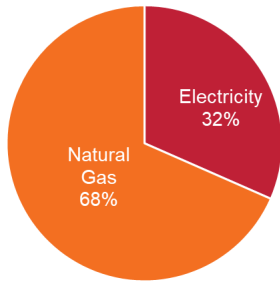
Energy Baseline

This section summarizes key energy trends that present opportunities for beneficial electrification in Erie.

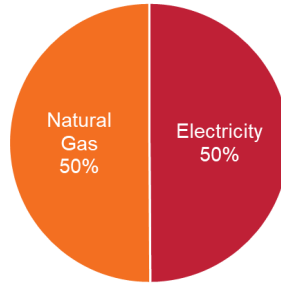
There Is Ample Opportunity to Reduce Natural Gas Use in All Sectors

Within the energy baseline, it is helpful to understand what proportion of energy use is consumed as electricity and what proportion is consumed as natural gas. Figure 10 breaks out the energy use for the residential and commercial and industrial (CI) sectors. Both sectors represent ample opportunity for electrification, especially the residential sector where 68% of energy use is from natural gas. Townwide, the right-most graph in Figure 10 shows that overall, 64% of Erie's energy use is consumed as natural gas while 36% is consumed as electricity.

2023 Energy Use Breakdown: Residential
Total Energy (MMBtu): 1,199,755



2023 Energy Use Breakdown: C&I
Total Energy (MMBtu): 217,271



2023 Energy Use Breakdown: Town-Wide
Total Energy (MMBtu): 1,468,498

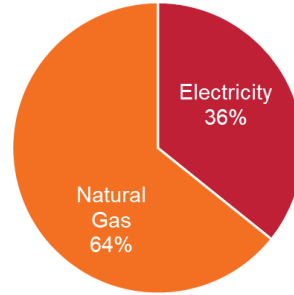
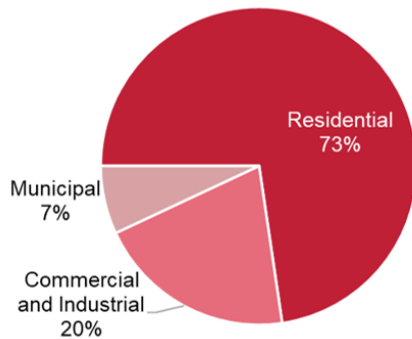


Figure 10: 2023 Energy Use Breakout – Residential (left), CI (middle), Town-Wide (right)

The Residential Sector Presents the Greatest Opportunities for Electrification

Within the Town of Erie, the residential sector drives both electricity and natural gas use (Figure 11). This indicates that the existing residential sector remains one of the most important areas of opportunity for beneficial electrification.

2023 Electricity Use by Sector



2023 Natural Gas Use by Sector

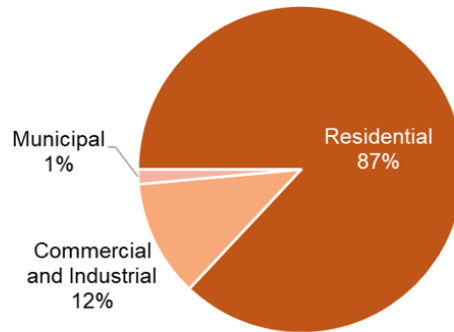


Figure 11: Electricity (left) and Natural Gas (right) Use by Sector in 2023

Space Heating Is the Biggest Opportunity for Fuel Switching

Space heating dominates natural gas use at approximately 80% of its total use for both sectors (Figure 12). This means that replacing natural gas furnaces with heat pumps is the biggest area of opportunity for electrification.

Additionally, water heating systems account for 19% of residential natural gas use and 7% of CI use which suggests that water heating is another major area of opportunity. The primary distinction between residential end use and CI end use is that, in addition to space and water heating equipment, CI interior equipment is another area of opportunity with slightly more natural gas use than CI water heating systems.

Note, the graphs below are from a National Renewable Energy Laboratory (NREL) data set and are not specific to Erie (National Renewable Energy Laboratory, n.d.). The

usage breakout is aggregated regional data that encompasses Longmont City and the Town of Erie.

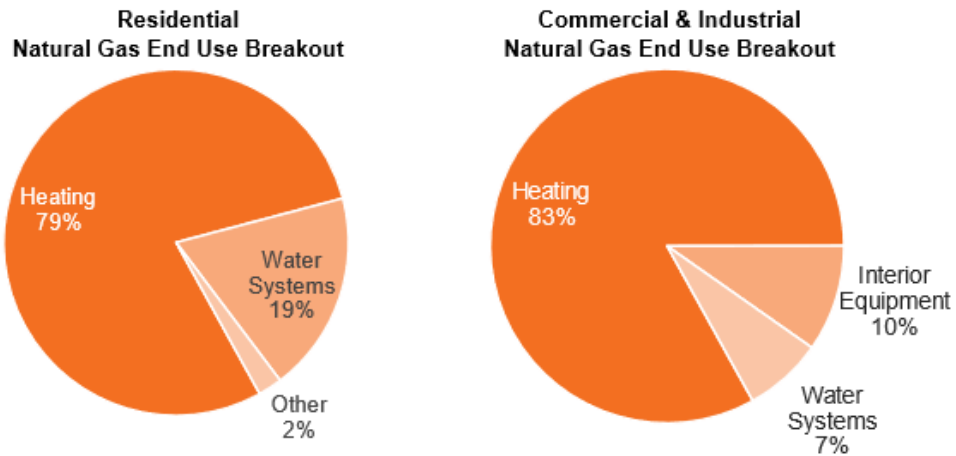


Figure 12: Regional Average Residential (left) and Commercial & Industrial (right) Natural Gas End Use Breakout

Electrification Efforts Must Be Paired with Other Cost-Saving Considerations

For both regional residential and commercial properties, electricity presents a higher average cost per premise. On average for residents, their electricity costs are 66% of their energy costs and natural gas is 34%. For businesses, on average, their electricity costs are 82% of their energy costs and natural gas is 18% (Figure 13). This highlights the importance of pairing electrification and energy efficiency.

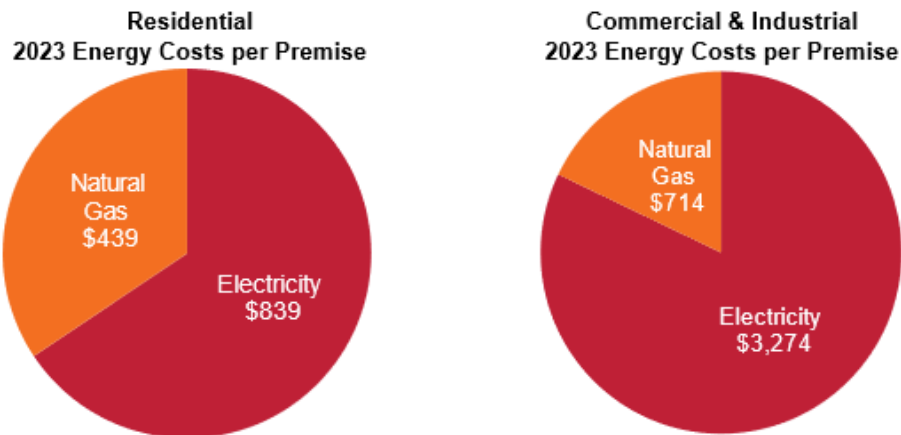


Figure 13: 2023 Residential (left) and Commercial & Industrial (right) Energy Costs Per Premise; Xcel Energy and United Power Aggregate Data for the Town of Erie

With electricity costs being higher than natural gas, residents and business owners may be more hesitant to electrify. This presents several opportunities to consider during implementation including:

- Using clear and transparent messaging
- Encouraging energy efficiency actions first
- Identifying opportunities where operational cost savings may be present (e.g., electric baseboard heating to heat pump)
- Encouraging energy demand management strategies

Related Planning Efforts

This section summarizes relevant plans and policies that support beneficial electrification in Erie.

Inflation Reduction Act

The Inflation Reduction Act, passed in 2021, established the Home Electrification and Home Efficiency Rebate Programs to help American households save money on energy bills, upgrade to clean energy equipment and improve energy efficiency, reduce indoor and outdoor air pollution, and create workforce training programs. These programs established \$8 billion in funding to support home electrification. Due to changes in the administration and ongoing policy reviews, the funding and programs outlined in the Inflation Reduction Act may be temporarily on hold. This pause is part of a broader reassessment of government priorities and strategies. Check the [Internal Revenue Service website](#) for updates on program and funding status.

Front Range Beneficial Electrification Network

The Front Range Beneficial Electrification Network was formed in August 2022 to accelerate the adoption of beneficial electrification technologies in Colorado through regional collaboration and a focus on equity. Sustainability Staff actively participate in this organization.

Regional Transportation Electrification Plan for Boulder County Communities

Completed in 2022, representatives from local governments within Boulder County came together with key stakeholders, including Town of Erie Sustainability Staff, business associations, state agencies and nonprofit organizations, and Xcel Energy to develop a strategic plan to reduce greenhouse gas (GHG) emissions in Boulder County through equitable transportation electrification solutions.

Xcel Energy Transportation Electrification Plan

The Transportation Electrification Plan defines Xcel Energy's portfolio and programs to enable one out of five vehicles in the areas they serve to be electric by 2030 and all vehicles to run on carbon-free electricity or other clean energy by 2050. This includes advisory services, EV rebates for income-qualified customers, expanded access to public charging stations, support for residential customers with home EV charging,

support for commercial customers with rebates to support select charging infrastructure investments, and promoting innovation in the EV field.

Colorado EV Plan 2023

The [Colorado EV Plan 2023](#) is an update to the state's 2018 and 2020 plans and continues to accelerate adoption of EVs of all types in Colorado. The plan reinforces the state's existing goal of 940,000 light-duty EVs on the road by 2030 and establishes a new goal of 2.1 million on the road by 2035. These interim goals support a vision for 100% electric light-duty vehicles and 100% zero-emissions medium-duty vehicles by 2050. The plan identifies policies and programs by which to achieve these goals and includes a focus on personal and shared electric mobility with cross-cutting initiatives that affect multiple parts of the transportation system.

Xcel Energy Clean Heat Plan

In 2023, Xcel Energy announced its [Clean Heat Plan](#). It is one of the first of its kind to provide a net-zero natural gas system by 2050 with an interim goal to reduce greenhouse gas emissions by 25% from the supply, distribution, and customer use of natural gas by 2030. The Clean Heat Plan provides resources and incorporates beneficial electrification to reduce the overall amount of natural gas needed.

Decarbonize DRCOG

In 2024, the Denver Regional Council of Governments (DRCOG) was awarded a federal grant of nearly \$200 million to support several coordinated initiatives that will reduce carbon pollution from buildings, foster workforce development, and offer financial incentives for home services and electric appliances such as heat pumps, water heaters, and electric cooktops and ranges. Erie Sustainability Staff and Councilors actively participated in the grant application process and will similarly support grant implementation.

Erie's Planning Efforts

Energy Action Plan (2018)

The Town of Erie developed its [Energy Action Plan](#) to help institute a series of actions and activities to lower energy use communitywide and engage residents and businesses to take advantage of utility rebates that save resources.

Sustainability Plan (2019)

This [five-year plan](#) provides a roadmap and approach through which the community can protect natural resources, support the local economy and culture, and promote a sustainable lifestyle for its residents and visitors. Erie's Sustainability Plan includes several priority strategies related to energy efficiency and renewable energy.

Energy Action Plan 2.0 (2021)

The focus of the [Energy Action Plan 2.0](#) is to contribute to the aspirational energy goals outlined in the 2019 Sustainability Plan by working towards targets related to renewable energy, reducing residential electricity and natural gas use, and increasing green buildings in the community.

2021 IECC Building Codes, Electric Preferred (2023)

The Town of Erie adopted the 2021 International Energy Conservation Code (IECC) Building Codes and includes Colorado's Model Electric Ready and Solar Ready Code in alignment with the State of Colorado's regulations.

Transportation and Mobility Plan

The Town of Erie adopted their [Transportation and Mobility Plan](#) in 2024. This plan includes EV-specific policy TMP 5.1: EV charging stations meet national standards and are equitably distributed by requiring them as a part of all new developments. Erie works with Xcel and United Power as needed to ensure Erie's electrical grid can support an increase in EV charging.

EV First Procurement Policy (2024)

In April 2024, the Town of Erie adopted an EV procurement policy to support the Town's fleet electrification goals.

Climate Emergency Proclamation (2024)

<https://www.erieco.gov/DocumentCenter/View/21666/Climate-Emergency-Proclamation-04-09-2024>

Comprehensive Plan (2024)

The [Comprehensive Plan](#) provides guidance for Town leadership, staff, and residents in making choices regarding Erie's future, quality of life, and experience. The plan establishes the following policy: The Town will pursue innovative technologies and work closely with utility providers to ensure reliable, quality service. The Town has made a commitment to being carbon neutral by 2050 and will continue to pursue solar and other renewable energy sources.

Fleet Electrification (ongoing)

The Town of Erie set fleet electrification goals in its EV First Procurement Policy as follows:

1. Transition 50% of the Town's light duty fleet to EVs by 2030 and 100% by 2040.
2. Transition 100% of the Town's medium and heavy-duty fleet and equipment by 2050.

Building Electrification (ongoing)

The Town of Erie has several building renovations and new construction where staff is exploring all electric design. The Town Hall renovation will make it an all-electric building. The Town has several additional projects on the horizon, including a redesign of the Police Department and multiple investment grade energy audits to inform future electrification retrofits.

Climate and Sustainability Action Plan Development (2025)

The Town of Erie is currently developing a Climate and Sustainability Action Plan that will be completed in 2025.

WHERE WE ARE GOING



Beneficial Electrification Vision

The Beneficial Electrification Action Team developed the following vision to inform the Town of Erie's approach to beneficial electrification:

Erie's pursuit of electrification will take informed and thoughtful approaches to electrification, ensuring accessible, cost-effective, and realistic solutions, with education and community engagement at the heart of our efforts.

Beneficial Electrification Plan Goals

Working together, the team set near-term and long-term goals for both the community and municipal facilities to measure plan success.

Community Goals:

1. For the residential and commercial energy use sector, achieve no-net-increase in greenhouse gas emissions by 2030 (despite population growth) and 100% net-zero greenhouse gas emissions by 2050, compared to 2023 levels.
2. Achieve 30% zero-emission vehicles on the road in Erie zip codes by 2030.

Municipal Goal

3. For the municipal energy use sector, achieve 100% net-zero greenhouse emissions by 2030.

Focus Areas

To achieve communitywide progress on Erie's goals, the Beneficial Electrification Action Team identified four focus areas to prioritize strategies and resources.



Existing Residential

- R-1 Encourage single-family households to get a home energy audit through Town-led incentives and education
- R-2 Connect single family homeowners with information to support them along their electrification journey



Existing Commercial and Institutional

- C-1 Conduct foundational research
- C-2 Support small and medium businesses along electrification journey



New Construction

- NC-1 Identify opportunities to update building codes to align with Erie's electrification goals
- NC-2 Work with horizontal developers (e.g., no gas infrastructure) and/or builders to create pathways for offering energy efficient, all-electric buildings



Town-led Efforts

- T-1 Serve as a convener for electrification information and resources
- T-2 Decarbonize Town of Erie fleet
- T-3 Decarbonize Town of Erie facilities

HOW WE ARE GOING TO GET THERE



To achieve Erie’s energy vision and goals, the Beneficial Electrification Action Team identified a set of strategies to support plan implementation. The following sections organize strategies by focus area and include the strategy name, description, audience, targets, key steps and roles, and available resources/key considerations.

EXISTING RESIDENTIAL

The Town of Erie’s housing stock is well suited for electrification. The vast majority of homes in Erie are single-family detached (87%) and owner-occupied (87%). While Erie’s housing stock is relatively new, even homes as old as 10 years might be eligible for equipment upgrades. Additionally, homes built after 2023 are equipped with features to make rooftop solar and at-home EV charging easier.

R-1 Encourage single-family households to get a home energy audit through Town-led education and resource connections

Home energy audits evaluate the current energy use in your home, where your home is inefficient, and which problem areas and fixes you should prioritize to save energy and improve the comfort of your home. They are an important first step in any home electrification journey. Energy audits can help identify areas of opportunity and may help identify funding to support electrification projects. Xcel Energy and Boulder County offer free or reduced-cost home energy assessments to qualifying residents. The Town has an opportunity to increase participation in home energy audits through education and by connecting residents with existing resources.

Audience

- Residents in older homes (i.e., Old Town)
- Senior residents

- Mobile home park residents
- New residents

Target

- 58 home energy audits completed in 2025 (a 15% increase over 2023 participation).

Scope

- Compile available home energy audit programs information and eligibility.
 - Information can be found through Xcel Energy, United Power, Boulder County EnergySmart, and the Town of Erie. More information may be available from the federal government, state government, DRCOG, and others.
- Educate targeted homeowners about home energy audits.
 - Develop up to two flyers about home energy audits.
 - Develop one utility bill insert.
 - Add the flyers to the existing new resident packet.
 - Consider developing an existing resident packet to send in mail to reconnect with these residents and include a flyer about home energy audits.
 - Include resources about home energy audits through Erie’s housing rehabilitation program for potential support where applicants are checked for eligibility and guided to any appropriate resources.
 - Coordinate a home energy audit buy down for Erie residents.

Roles and Responsibilities

- Partners in Energy
 - Lead research for home energy audit program information and eligibility.
 - Lead collateral development for home energy audit program outreach and education.
 - Support material distribution.
- Town of Erie
 - Lead material review.
 - Include resources about home energy audits through Erie’s housing rehabilitation program and Habitat for Humanity.
 - Lead outreach and distribution of program materials.
 - Lead buy-down coordination with CLEAResult.

Available Resources/Key Considerations

- Erie’s communications team uses many channels and has insights into best engagement strategies.
- Use existing outreach channels such as the Town website, social media, email, newsletters, new resident packet, etc.

- At the time of plan writing, there is uncertainty with federal funding and programs such as from the Inflation Reduction Act and during implementation of this plan the PM team will monitor for updates.
- The Decarbonize DRCOG plan may include resources for free home energy advising, for which Town of Erie residents would be eligible.

R-2 Connect single family homeowners with information to support them along their electrification journey

There is an abundance of information and an influx of financial resources to support residential electrification (HVAC, water heaters, cooking equipment, home EV charging, rooftop solar). The Town of Erie, utility providers, and community partners can advance community electrification by connecting residents with information and resources to support electrification. Single family homeowners are best equipped to be early adopters of electrification because they have more control over making improvements to their home.

Audience

- Residents in older single-family homes (i.e., Old Town)
- Senior residents in single-family houses
- Mobile home park residents
- Residents in new homes

Target

- At least five existing homes install a heat pump (HVAC) or heat pump water heater in 2025.
- Reduce residential natural gas use in existing buildings by 300,000 therms (140 homes per year) through energy efficiency and efficient fuel switching by 2030.

Scope

- Compile resources on available electrification incentives and programs.
- Share resources with residents on available electrification incentives and programs.
 - Update website on resources and an FAQ section. Questions might include: Who pays for grid upgrades? Who needs electrical upgrades?
 - Develop collateral to advertise the resources through existing communication channels.
 - Include resources about electrification through Erie's housing rehabilitation program and Habitat for Humanity.
 - Share materials and information through Erie events such as Erie's Arbor Day/Earth Day Event, Boo on Briggs, and Farmer's Markets.
- Develop a line of communication with contractors to ensure they are kept up to date with the latest electrification incentive information.
 - Work with the Building Division to provide permitting coordination to track heat pump installation information.

- The Building Division directs the incentive information to the appropriate people.

Roles and Responsibilities

- Partners in Energy
 - Lead development of collateral about available heat pump incentives and programs, including content for Erie’s website that directs users to organizations and available resources and content to be shared with contractors through Erie’s Permitting Department.
 - Support collateral distribution (e.g., mailers, social media posts, emails, event handouts).
- Town of Erie
 - Lead material review.
 - Connect resources into Erie’s housing rehabilitation program and Habitat for Humanity.
 - Lead outreach and distribution of program materials, including attending events to distribute materials.
 - Lead contractor line of communication and coordination with Building Division.

Available Resources/Key Considerations

- Some older homes, especially in the Old Town area, may not be able to support electrification without electrical upgrades, which can be costly for homeowners.

EXISTING COMMERCIAL AND INSTITUTIONAL

Erie’s commercial building sector offers opportunities for impactful electrification. Commercial buildings contribute to about 15% of Erie’s total energy use. Briggs Street is one of the main commercial corridors while most of the additional commercial buildings are within United Power’s service area. Top employers include St. Vrain Valley School District, the Town of Erie, King Soopers, Safeway, and Lowe’s. The Town of Erie, Boulder Valley School District, and St. Vrain Valley School District collaborate frequently to advance sustainability initiatives within the community. The Town of Erie is committed to continued collaboration to facilitate the mutual sharing of knowledge and inspiration.

C-1 Conduct foundational research

The commercial sector is diverse, and getting a lay of the land is a critical first step to help focus commercial support for more meaningful impact. Research should create a clearer picture of existing commercial building stock, including age of buildings and equipment. Research should also identify potential implementation partners and help refine the funding landscape.

Audience

- Restaurants
- Boulder Valley School District and St. Vrain Valley School District

- Retail stores
- Places of worship
- Office buildings

Target

- There is no target associated with this strategy.

Scope

- Compile a list of businesses and property owners.
 - Use the business contacts listed for licenses and permits.
 - Identify businesses that are required to participate in the state benchmarking requirements.
- Identify sectors of businesses to segment by likely questions, process, program interest, etc.
 - Identify potential high energy users for high impact programs.
 - Identify any sector specific stakeholder groups such as the Erie Restaurant Group, Erie Economic Development Council, business membership groups (e.g., Erie Chamber of Commerce)
 - Classify businesses into sectors with related uses and equipment needs (e.g., restaurants, retail, places of worship, office buildings, school districts).
- Develop survey or other data collection methods on building ownership, age of building, equipment age, and potential interest in electrification from businesses.
- Distribute survey or data collection to identified businesses from previous steps.
- Identify potential implementation partners.
- Compile available resources for the commercial sector.

Roles and Responsibilities

- Partners in Energy
 - Support the identification of business contacts.
 - Support the classification of different sectors and use cases.
 - Lead survey development.
 - Lead compiling of available commercial sector resources.
- Town of Erie
 - Lead identification of businesses with the Economic Development Department.
 - Lead identification of business groups (e.g., Erie Restaurant Group, Erie Economic Development Council, Erie Chamber of Commerce).
 - Lead the classification of different sectors and use cases.
 - Support and review data collection survey development.
 - Lead distribution of data collection surveys to identified businesses.
 - Lead identification of potential implementation partners.
 - Support compiling of available commercial sector resources.

Available Resources/Key Considerations

- It will be important to support businesses to determine what programs they are eligible for. This includes clarifying the different programs available by county, utility, etc.
- It is important to connect with businesses participating in the state benchmarking requirements.
- Longmont has their own bench marking program that offers tailored programing and connects to the [Partners for a Clean Environment \(PACE\)](#) program.
- Restaurants may be more invested; retail stores are likely to be more mom and pop and may not have resources to devote to navigating energy program processes.
- Small and medium-sized businesses may need more support in understanding available resources and going through the process.

C-2 Support small and medium businesses along electrification journey

Businesses use more energy per premise than residents, presenting bigger natural gas-savings opportunities per project. The majority of commercial natural gas saving opportunities are in the space heating sector. Erie has a history of supporting businesses with sustainability and energy efficiency efforts with its green business program efforts, establishing a strong foundation for continued collaboration. However, businesses often need high-touch custom support, which is currently only available to Boulder County businesses through the PACE program. This presents an opportunity to look for creative solutions to support Erie's businesses in their electrification journeys.

Audience

- Restaurants
- Boulder Valley School District and St. Vrain Valley School District
- Retail stores
- Places of worship
- Office spaces

Target

- At least one commercial property in Erie completes a space or water heating electrification pilot project in 2025.
- Complete energy efficiency projects with local businesses and maintain energy use at 1,000 MMBtu per premise.

Scope

- Reach out to identified business owners and stakeholder groups from C-1 to organize information gathering.
- Explore with businesses their interests and challenges related to electrification by gathering information through outreach to the groups. This can be done by attending meetings, conducting focus groups, etc.

- Develop plain language collateral to address interests and challenges along with case studies of the return on investment, and a list of certified contractors, including the following:
 - Develop collateral for a family resource toolkit for the school districts to share with students and families.
 - Develop resources for home-based businesses.
- Explore a technical assistance approach to support businesses by walking them through the process.
- Conduct outreach to sector specific stakeholder groups to share resources.
- Distribute collateral through appropriate Town channels such as the Town monthly newsletter, quarterly business roundtables, etc.

Roles and Responsibilities

- Partners in Energy
 - Support outreach to sector specific stakeholder groups.
 - Lead development of collateral based on results of outreach.
 - Support outreach to share resources with business groups.
 - Support distribution of collateral resources through Town channels as appropriate.
- Town of Erie
 - Lead outreach to sector specific stakeholder groups.
 - Lead exploration of interest and challenges of businesses.
 - Support and review collateral related to resources.
 - Lead in the exploration of a technical assistance approach program.
 - Lead in the outreach to share resources with business groups.
 - Lead the distribution of collateral about resources through Town channels as appropriate.
- Boulder Valley School District and St. Vrain Valley School District
 - Participate in outreach to inform the interests and challenges specific to school districts.
 - Distribute collateral with family resources toolkit to students and families.

Available Resources/Key Considerations

- Resources vary by the County the business resides in and the utility servicing the business.
- For the most success, it is important that contractors and businesses are educated about resources prior to entering the permitting process.

NEW CONSTRUCTION

The Town of Erie is experiencing significant population growth. Missing an opportunity to install electric building equipment at the time of development can slow electrification progress by 10-30 years, based on the approximate life span of heating equipment and water heaters. As such, new development represents a tremendous opportunity to

offset the emissions impact of the Town's growing population and curb related greenhouse gas emissions.

NC-1 Identify opportunities to update building codes to align with Erie's electrification goals

The Town's Comprehensive Plan (2024) prioritizes timely building code amendments that support sustainability efforts. Erie's 2019 Sustainability Plan commits to adopting the most recent International Energy Conservation Code (IECC) every three years. The Town is currently under IECC 2021 with supplemental solar ready, EV-ready, and electric-ready appendices. This plan seeks to reinforce the Sustainability Plan's commitment to continue adopting the most recent IECC every three years, starting with IECC 2024, which integrates the above-mentioned appendices into the main code body.

Audience

- All new building construction including new development and infill development.

Target

- Adopt IECC 2024 code in early 2026.

Scope

- Establish an energy conservation code update timeline resulting in 2024 IECC code adoption in Q1 2026.
- Educate decision-makers and development community on the cost-benefit of more efficient energy codes.
 - Conduct research to summarize the incremental costs and benefits of 2024 IECC compared to Erie's currently adopted energy code (2021).
 - Consider first costs to developers, and ongoing savings to building occupants.
 - Identify programs and rebates available to support building to more energy efficient standards.
 - Develop presentation materials to share with the Town Council and development focus groups (organized through Planning & Development Department).
- Leverage DRCOG energy code specialist grant staff and resource support.
 - Determine requirements for receiving technical assistance from DRCOG energy code grant.
 - Pursue grant funding if desired.

Roles and Responsibilities

- Partners in Energy
 - Lead research to summarize the cost and benefits of the new energy code adoption.
- Town of Erie
 - Inform desired outcomes of research (e.g., what is most helpful to know).
 - Lead code adoption process.

- Apply for DRCOG energy code funding, if desired.

Available Resources/Key Considerations

- 70% of Marshall Fire homes rebuilt to standards above and beyond requirements as 2021 IECC code exemptions were made for residents rebuilding, including a large proportion that were all electric.
- For the Front Range Climate Zone 5, the increase of total construction costs for the 2021 IECC compared to the 2018 IECC is about \$3,500 before rebates (Pacific Northwest National Laboratory, 2021).
- Xcel Energy’s Clean Heat Plan offers substantial bonus rebates for new all-electric development. With bonus rebates, some heat pump rebates are now triple their previous amount. Funding is subject to change due to market demands.
- Decarbonize DRCOG is offering grant funding to provide technical assistance to municipalities seeking to strengthen energy codes. Funding may be available for communities in late summer/early fall 2025. Communities must apply to access funding.
- Eligibility for certain funding opportunities (Colorado Energy Office, Decarbonize DRCOG) may require staying up to date with certain IECC codes.

NC-2 Work with horizontal developers (e.g., no gas infrastructure) and/or builders to create pathways for offering energy efficient, all-electric buildings

Erie’s code requires developers to install measures to allow for future electrification of building equipment, installation of EV chargers, and installation of rooftop solar. However, most developers and builders do not offer all-electric, EV-installed, or solar-installed options. This presents a significantly missed opportunity to electrify new development, since most residents and businesses will not replace existing gas equipment until the end of its useful life (10-30 years).

Audience

- Large-scale horizontal developers leading greenfield development.
- Large-scale builders working in greenfield development sites.
- Small- and medium-scale developers and builders leading infill projects (e.g., redevelopment projects in Old Town).

Target

- Connect at least one commercial and one residential new development with new development programs.
- Reduce residential energy use of new construction by 300,000 therms from Erie’s forecasted baseline of energy use.

Scope

- Educate staff on relevant new development programs
 - Train relevant staff on new development program information and work with staff to identify the appropriate channels for sharing resources with

- developers and builders (e.g., during pre-application meetings for land use applications).
 - Develop up to two flyers summarizing new development programs (one residential, one commercial).
 - Share flyers with developers and builders in accordance with identified processes.
- Work with developers to identify opportunities to offer all-electric development.
 - Pilot a peer sharing opportunity (e.g., connect Diverge homes with other local developers to share lessons learned and highlight benefits).
 - Highlight the benefits and evidence of demand for all-electric development (e.g., occupant comfort and improved air quality; Marshall Fire rebuild all-electric builds).
 - Brainstorm barriers and opportunities for providing all electric options to residents (with and without natural gas back up).
 - Connect developers and builders with Xcel Energy and United Power to support relationship building and to underscore the importance of connecting with relevant utility partners as early as possible to address energy supply questions.
- Work with utility partners to identify innovative energy supply solutions. Examples may include, but are not limited to:
 - Community solar farm near Town Center or Erie Community Center.
 - Networked, utility scale, horizontal geothermal energy opportunities in greenfield development areas or interconnected infill development areas.
 - A Virtual Power Plant for one or more new developments.

Roles and Responsibilities

- Partners in Energy
 - Organize and host new development program training with Town staff.
 - Lead update of new development program flyer.
 - Lead organization and facilitation of a peer sharing opportunity, in coordination with existing quarterly developer meetings.
 - Identify the appropriate Xcel Energy contacts to support conversations related to innovative energy supply solutions.
- Town of Erie
 - Ensure appropriate Town staff members attend new development program training.
 - Lead identification of appropriate opportunities for sharing program information with new development.
 - Review and provide feedback on new development program flyer.
 - Share new development program flyers through identified channels.
 - Invite developers to a peer sharing opportunity.
 - Lead coordination with utilities to explore innovative energy supply solutions.

Available Resources/Key Considerations

- Town of Erie has an existing new development program flyer.
- McStain's all-electric model at Westerly is an opportunity to host community outreach and education events.
- The Cottages at Erie Village by Boulder Creek Neighborhoods and Erie Junction by Diverge homes built all-electric developments in Erie.
- 70% of Marshall Fire rebuilds to date have built above and beyond code, including some all electric – could be an opportunity for testimonials from builders and residents.
- A lot of new, greenfield development is happening in Weld County (primarily served by United Power). Development opportunities within Xcel Energy service territory are primarily redevelopment and infill development opportunities.
- Recent redevelopment projects in Xcel Energy service territory have experienced grid capacity constraints (e.g., Erie Town Center and County Line project).
- Key developer partners Southern Land Company and Community Development Group respectively control two square miles and one square mile of greenfield development opportunity.
- For commercial new development, it is primarily one-off applicants, consisting of both small local businesses and national chains looking for pad sites rather than a consistent pool of developers.
- United Power and [Xcel Energy](#) are actively exploring opportunities to increase utility-scale renewable energy production, including storage.

TOWN-LED EFFORTS

While the Town of Erie is relatively small, the Town is a leader in beneficial electrification and can grow its impact as the town is expected to grow rapidly over the next few decades. In 2024, the Town of Erie began construction on Phase 1 of the Town Hall renovation, opting to move toward an all-electric new construction of the expansion. The second and final phase is also slated to be an all-electric renovation of the historic structure. The Town has several additional projects on the horizon, including a redesign of the Police Department and multiple investment grade energy audits to inform future electrification retrofits.

The Town has also proven its commitment to beneficial electrification in the transportation sector, establishing an electric vehicle-first procurement policy. The EV-first procurement policy established a target of electrifying 50% of all light-duty vehicles by 2030, which is anticipated to be more than 30 new vehicles. Town staff took steps toward this goal in 2024 by leasing five new electric vehicles.

Finally, the [2019 Sustainability Plan](#) established a goal for the Town to install 25 public chargers by 2025. In 2024, the Town of Erie received Charge Ahead Colorado grant funding to install 13 additional charging ports, bringing the total anticipated charging ports to 35 by the end of 2025!

T-1 Serve as a convener for electrification information and resources

The Town of Erie already serves as a community convener, sharing information and resources through Town of Erie websites and community events. The Town currently has a Beneficial Electrification landing page. This strategy focuses on maintaining that webpage with up-to-date information throughout the implementation period of this plan (18 months).

Audience

- Town of Erie residents and businesses.

Target

- There is no target associated with this strategy.

Scope

- Review and refresh Erie's Beneficial Electrification website quarterly (e.g., new program and rebate information, implementation activity information).
- Actively participate in regional efforts that support Beneficial Electrification (e.g., Decarbonize DRCOG)

Roles and Responsibilities

- Partners in Energy
 - Review website and identify any changes in information or new information to be added related to utility program and Boulder County program information.
- Town of Erie
 - Review website and identify any changes in information or new information to be added related to Town program information.
 - Update website with new information.

Available Resources/Key Considerations

- Regional groups like DRCOG, working on the [Decarbonize DRCOG work plan](#), and Boulder County are continuously working to collate and streamline information about beneficial electrification that can be distributed through the Town of Erie's communication channels.

T-2 Decarbonize Town of Erie Fleet

The Town of Erie has an EV procurement policy in place. Erie has an opportunity to build on existing momentum by continuing to identify and prioritize vehicles for electrification as they are up for replacement. The majority of Erie's fleet are leased with a five-year replacement schedule, which provides ample opportunity for incorporating new technology and meeting the Town's ambitious goal of electrifying 50% of the Town's light duty fleet. Erie's EV-first procurement policy includes opportunities for exemption; a formal electrification study (e.g., telematics) could help provide a more rigorous rubric for evaluating proposed exemptions. Erie has two fleet-specific chargers and as the Town moves toward its fleet electrification goal, it will likely need more dedicated charging for fleet vehicles.

Audience

- Town of Erie light duty fleet vehicles.

Target

- Electrify 50% of all light duty vehicles by 2030.
- Install adequate fleet-specific charging to support light duty vehicle electrification.

Scope

- Conduct a fleet electrification telematic study.
 - Leverage relevant Xcel Energy programs, if applicable.
 - Meet with fleet users to cultivate buy-in for telematics study.
 - If not using Xcel Energy, secure funding for third party telematics study.
 - Conduct telematics study.
- Use study results to develop a prioritized list of vehicles to target for electrification, based on replacement cycles, fleet expansion, and duty cycles.
- Based on prioritized list of vehicles, develop a charging infrastructure plan
 - Coordinate charging infrastructure procurement and installation with electric vehicle procurement.

Roles and Responsibilities

- Partners in Energy
 - Connect Town of Erie with relevant Xcel Energy programs (e.g., fleet assessment, charging infrastructure rebates).
 - Serve as a liaison to Xcel Energy to support installation of EV chargers on Town property.
- Town of Erie
 - Apply for relevant Xcel Energy and United Power programs.
 - Budget and pursue third-party telematics study, if necessary.
 - Lead integrated vehicle electrification and charging infrastructure investment planning.

Available Resources/Key Considerations

- Charge Ahead Colorado funding can only be used to purchase public chargers and beyond what is required by local code.
- Fleet Zero funding is limited to areas within disproportionately impacted communities.
- Xcel Energy may have funding available to support municipal EV charging stations.
- Assess available Xcel Energy fleet related programs for reducing greenhouse gas emissions such as <https://co.my.xcelenergy.com/s/business/rate-plans/critical-peak-pricing>.

T-3 Decarbonize Town of Erie Facilities

The Town of Erie facilities represent an opportunity for Erie to lead by example. The Town of Erie has already invested in one municipal electrification project (Town Hall Phase 1) and is planning several more.

Audience

- New Town facility development and large-scale redevelopment (e.g., Town Hall, Police Department).
- Existing Town facility retrofits (e.g., Erie Chamber of Commerce, Erie Community Center, Leon A. Wurl Service Center).

Target

- One all-electric facility by the end of 2025.
- Enroll in Energy Efficient Buildings or Energy Design Assistance for all developments and redevelopments within Xcel Energy territory.
- Net-zero energy use by 2030.

Scope

- Identify, prioritize, and implement municipal building electrification projects through 2030.
 - Support Town Hall Phase 2 electrification.
 - Enroll in Energy Design Assistance to support Police Department electrification.
 - Use findings from investment grade audits to identify and prioritize electrification retrofits for the Erie Chamber of Commerce, Erie Community Center, and Leon A. Wurl Service Center.
 - Leverage utility, regional, and federal funding to support new development and retrofits.
- Identify and pursue offsets to reach net-zero energy by 2030.
 - To offset electricity emissions, pursue community solar garden partnership or subscription opportunities.
 - To offset natural gas emissions, pursue carbon offsets such as tree planting.
- Conduct outreach and education to share with Town leadership.
 - Host an informational session with Council to share the Town’s electrification progress, highlighting benefits such as “walking the talk”, occupant comfort, health benefits, leveraged funding, and operational savings.
 - Create a Channel 8 spotlight to showcase electrification projects to the community.
 - Host a community tour for Town Hall highlighting all electric features. Consider partnering with local schools for class field trips.

Roles and Responsibilities

- Partners in Energy

- Serve as a liaison to Xcel Energy representatives and programs as needed, to support building electrification projects.
- Identify and share available funding and incentives to support municipal electrification projects (e.g., utility programs, state funding).
- Support a high-level energy use and cost analysis (e.g., not an engineering study) for proposed electrification projects through 2030.
- Research carbon offset opportunities.
- Support Council presentations by sharing relevant information about planning process and Xcel Energy programs.
- Provide process management support for Channel 8 story development.
- Town of Erie
 - Lead implementation of municipal electrification projects, including project prioritization and pursuit of relevant funding.
 - Lead pursuit of carbon offsets, including selection of offset opportunities and purchase of offsets.
 - Lead council presentation(s), including development of educational materials and delivery of presentation.
 - Lead development of Channel 8 spotlight, including coordination with Channel 8, development of story details, and participation in production.

Available Resources/Key Considerations

- For all new developments, the Town of Erie is meeting or exceeding IECC 2021 code requirements.
- The Police Department redevelopment may qualify for Energy Design Assistance from Xcel Energy
- The Town is considering electric HVAC, geothermal, solar, and battery storage for the Police Department expansion.

Beneficial Electrification Plan Impact

In summary, the strategies outlined in this plan are intended to achieve the Xcel Energy program participation targets shown in Table 1 through 2025. Meeting these targets will be aided through 18 months of Partners in Energy implementation support.

Table 1: Annual Implementation Tracking Targets Through 2025

Implementation Targets (Annual)	Baseline (2023)	Target (2025)	% Increase
Existing Residential Program Participation			
Home Energy Audit, Home Energy Squad	50	58	15%
Heat Pump Installations HVAC or peat pump water heater	n/a	≥ 5 installs	n/a
Existing Commercial Program Participation			
Electrification Pilot Project Properties to complete a space or water heating electrification pilot project	n/a	1 to 5	n/a
New Construction Program Participation			

Xcel Energy New Construction Program Participation			
At least one residential and one commercial new development participant	n/a	≥ 1 residential ≥ 1 commercial	n/a
Town-Led Program Participation			
Implement One New All-Electric Facility	0	≥ 1	n/a
Total Town-Owned Public EV Chargers	22	35	59%

The above targets will leverage an assortment of Xcel Energy Demand Side Management (DSM) programs. DSM programs are offerings made available to residents and businesses to improve building energy efficiency or to redistribute energy demand to different times of day. For residential and commercial properties residing in territory served by United Power, related United Power incentive programs may also be leveraged to aid the Town of Erie in meeting its targets and goals.

HOW WE STAY ON COURSE



This Energy Action Plan is a living document. Goals and strategies will be assessed and refined as needed based on data and community capacity. Implementation of this plan is anticipated to span 18 months and will then be reevaluated.

Project Management

The day-to-day implementation of this plan will be led by the Project Management Team, consisting of the Town of Erie and Xcel Energy Partners in Energy. Partners in Energy will provide project management and technical support throughout the 18-month implementation period, as described in the roles and responsibilities section of each strategy work plan. Partners in Energy will also continue to facilitate regular project management team check-in meetings.

Data and Reporting

Partners in Energy will provide biannual progress reports with metrics of success and overall progress towards goals for Xcel Energy rebates and programs. These reports will be available publicly and shared with the Town of Erie. United Power will be responsible for sharing electricity consumption and program participation data.

Rebates, Resources, and Financing Tools to Support Plan Impact

Partners in Energy can readily track participation in Xcel Energy's DSM and renewable energy programs, which is why program participation was selected as the primary metric for implementation targets. However, there are other incentives, resources, and financing tools available to support residents and businesses along their decarbonization journeys. To maximize the impact of this plan, the Energy Action Team will connect residents and businesses with relevant resources from the Town of Erie, Boulder County, the state, and the federal government. The Town of Erie developed the

following non-exhaustive summary of resources available to support residents and businesses on their electrification journeys.

Residential Resources

Advising

- [Xcel Energy Home Services](#): Options such as a Home Energy Squad or home energy audit to identify ways to save energy with a personalized home assessment.
- [Boulder County EnergySmart](#): Advisors provide no-cost advising to residents interested in home energy projects.
- The Denver Regional Council of Governments (DRCOG) was awarded a \$199 million federal grant from the Environmental Protection Agency's Climate Pollution Grants for a [building decarbonization program](#). The grant-funded program will support several coordinated initiatives to reduce carbon pollution from buildings, foster workforce development and offer financial incentives for home services and electric appliances, such as heat pumps, water heaters and electric cooktops and ranges.

Rebates and Incentives

- [Xcel Energy Rebates](#): In part from the Clean Heat Plan which has bonus rebates, utility rebates include heat pumps, heat pump hot water heaters, insulation/air sealing, smart thermostats, and EV-related investments.
- [United Power Rebates](#): Utility rebates for heat pumps, electric water heaters, electrification wiring, outdoor power equipment, and EV-related investments.
- [Boulder County EnergySmart Rebates](#): County rebates for heat pumps, heat pump hot water heaters, insulation/air sealing, fuel switching (gas stove removal), solar PV, electric panel upgrades, etc.
- [Town of Erie Rebates](#): Town rebates for heat pumps, heat pump hot water heaters, evaporative coolers, electric appliances, solar PV and battery storage, EV charging, E-Bikes, smart meters, electric lawn equipment, etc.
- [Inflation Reduction Act \(IRA\) Incentives](#): IRA tax credits are available for residential decarbonization projects including energy audits, electrification, weatherization, heat pumps, renewable energy, and EVs. Due to changes in the administration and ongoing policy reviews, the funding and programs outlined in the Inflation Reduction Act may be temporarily on hold. This pause is part of a broader reassessment of government priorities and strategies.
- The Denver Regional Council of Governments (DRCOG) was awarded a \$199 million federal grant from the Environmental Protection Agency's Climate Pollution Grants for a [building decarbonization program](#). The grant-funded program will support several coordinated initiatives to reduce carbon pollution from buildings, foster workforce development and offer financial incentives for home services and electric appliances, such as heat pumps, water heaters and electric cooktops and ranges.

Financing

- [Colorado Residential Energy Upgrade \(RENU\) Loan](#): Statewide residential loan program through the Colorado Clean Energy Fund in partnership with Colorado-based credit unions.
 - Loans up to \$75,000, up to 20 years, no money down.
 - Can finance solar PV, battery storage, space heating/cooling, water heating, EV charging, insulation/air sealing, and windows/doors.

Commercial Resources

Advising

- [Boulder County Partners for a Clean Environment \(PACE\) Advising](#): Provides no-cost advising to business owners interested in building energy projects.
- [Colorado Clean Energy Fund](#): Provides no-cost advising to business owners interested in financing options for energy projects.

Rebates and Incentives

- [Xcel Energy Rebates & Programs](#)
 - Utility rebates for LED lighting upgrades and HVAC equipment, facility assessments, energy management systems, etc.
 - Businesses less than 50,000 square feet may qualify for Xcel Energy's Direct Install program and could receive free LED lightbulbs and additional items.
- [Xcel Energy Commercial EV Charger Rebates](#)
 - EV Supply Infrastructure (EVS) rebates cover the costs of equipment and labor associated with the installation of Level 2 and Direct Current Fast Charging (DCFC) EV charging systems such as meter cabinets, electrical panels and wiring. EVS does not cover the cost of the charger itself.
 - EV Supply Equipment (EVSE) rebates will cover a portion of the costs of the charging equipment for eligible charger types.
 - Rebates are also available to cover the costs of EVS for new construction parking spaces that exceed local building codes.
- [Boulder County Partners for a Clean Environment \(PACE\) Rebates](#)
 - County rebates for building electrification studies, space heating/cooling, water heaters, heat/energy recovery ventilators, insulation/air sealing, lighting, solar PV, and fuel switching.
 - PACE also offers custom rebates for efficiency measures not covered by prescriptive rebate programs including new rebates for installers
- [Town of Erie Programs](#): Rebates for heat pumps, heat pump hot water heaters, evaporative coolers, electric appliances, solar PV and battery storage, EV charging, E-Bikes, smart meters, electric lawn equipment, etc.
- The Denver Regional Council of Governments (DRCOG) was awarded a \$199 million federal grant from the Environmental Protection Agency's Climate Pollution Grants for a [building decarbonization program](#). The grant-funded program will support several coordinated initiatives to reduce carbon pollution from buildings,

foster workforce development and offer financial incentives for home services and electric appliances, such as heat pumps, water heaters and electric cooktops and ranges.

- Inflation Reduction Act (IRA) Incentives: IRA tax credits are available for commercial decarbonization projects including [building efficiency and electrification](#), [renewable energy](#), and [EVs](#). Due to changes in the administration and ongoing policy reviews, the funding and programs outlined in the Inflation Reduction Act may be temporarily on hold. This pause is part of a broader reassessment of government priorities and strategies.

Financing

- [Colorado Commercial Property Assessed Clean Energy \(C-PACE\)](#): Commercial loan program through Colorado Clean Energy Fund in partnership with Sustainable Real Estate Solutions (SRS).
 - Finance 100% of eligible soft and hard costs.
 - Loans up to 25 years.
 - Repayment through property taxes and if property changes ownership, loan stays with property.
 - Can finance renewable energy, battery storage, space heating/cooling, water heating, EV charging, and insulation/air sealing.
- [Clean Conversion Loan](#): Commercial loan program through Colorado Clean Energy Fund designed as an alternative to C-PACE
 - Loans up to \$1M, up to 15 years.
 - Repayment through monthly payments.
 - Can finance renewable energy, battery storage, space heating/cooling, water heating, EV charging, and insulation/air sealing.
- [Energy Project Accelerator Loan \(Energy PAL\)](#): Commercial loan for small businesses through Colorado Clean Energy Fund
 - Loans up to \$500,000, up to 10 years.
 - Repayment through monthly payments.
 - Can finance renewable energy, battery storage, space heating/cooling, water heating, EV charging, and insulation/air sealing.
- [National Energy Improvement Fund](#): Company partnered with Xcel Energy to provide businesses with financing options through Xcel approved lenders.
 - Loans for projects \$2,000+, up to 7 years.
 - Repayment through monthly payments.
 - Can finance renewable energy, battery storage, space heating/cooling, water heating, and EV charging.

APPENDIX A: BENEFICIAL ELECTRIFICATION BASICS



(Appendix updated January 2025)

Since beneficial electrification and electric vehicles (EVs) are newer concepts and emerging technology is rapidly changing, it is important to ensure that everyone has a common understanding of the technology and terminology involved. This section explains what beneficial electrification is, typically building electrification and EVs.

Beneficial Electrification

Beneficial electrification is the replacement of direct fossil fuel use that results in either lower costs, reduced emissions, or more effective use of the power grid. It encompasses building electrification and transportation electrification.

Building electrification seeks to reduce direct fossil-fueled appliances, such as HVAC or water heating systems, at the same time the electric grid is decarbonizing with wind, solar, and other cleaner forms of power.

Transportation electrification refers to transitioning fossil-fueled vehicles to ones powered by electricity, such as passenger vehicles or transit.

Building Electrification

Fossil fuel-burning appliances in buildings account for one-tenth of greenhouse gas emissions in the United States (RMI, 2019). Swapping fossil fuels like natural gas and propane with electricity from an increasingly cleaner electric grid will result in significant climate benefits.

Electric options for building equipment are becoming increasingly available. Air source heat pumps offer the most promise to displace gas-fueled forced air furnaces. Heat

pump systems are ready and available for new construction and some retrofits. Cold climate heat pumps have been successful, with hundreds of thousands of units installed in cold climate regions in the U.S.

Electrification and Space Heating

The powerhouse of beneficial building electrification is the heat pump for space heating. Two types of heat pumps are most common for electrifying space heating: air source heat pumps (ASHP) and ground source heat pumps (GSHP). Both provide heating and cooling to buildings, using highly efficient heating technology that can effectively reduce greenhouse gas emissions. Both ASHPs and GSHPs use the same technology that can be found in a refrigerator.

Air Source Heat Pumps (ASHP) / Cold Climate Heat Pumps

In the winter, an ASHP extracts heat from outside cold air using a colder refrigerant and then compresses the refrigerant to heat it up. In the summer, the process is reversed, the compressed hot refrigerant rejects its heat to the outside air.

Cold climate ASHPs can heat homes to as low as -13°F in addition to cooling homes during the summer. They can also be used in non-ducted and ducted formats. A back-up system fueled by either electricity or natural gas is recommended to supplement systems when the temperature drops below -13°F (Center for Energy and Environment., 2023). Altitude can also potentially impact heat pump performance. Air Conditioning Contractors of America (ACCA) recommends allowing up to 10% reduction in performance for homes at higher elevations.

Mini-split Heat Pumps

For homes and buildings that do not have air ducts, property owners often install ductless ASHPs (also known as a mini-split heat pump), which can supply hot and cold air directly to rooms via refrigerant lines that run outside the home.

Ground Source Heat Pumps (GSHP)

A GSHP takes advantage of the relatively cool underground temperatures in the summer and the warm temperatures in the winter to manage a home's internal temperature. The ground acts as a natural insulator, keeping ground temperatures at a relatively constant temperature. GSHPs take advantage of this constant temperature to regulate and enhance indoor temperatures.

Water Heating

There are a couple different options for converting these units.

Heat Pump Water Heater

A heat pump water heater uses electricity to move existing heat from one place to another instead of generating heat directly. They can also be used either as a stand-alone water heating system or as a combination system for both hot water and space conditioning.

Tankless or On-Demand Water Heater

A tankless or on-demand water heater forgoes a traditional tank in favor of heating water on demand. This increases energy efficiency and saves money and space at the same time.

Cooking

There are several different options for converting these units including:

Electric Stove

An electric stove is a stove with an integrated electrical heating device to cook and bake.

Induction Electric Stove

An induction electric stove works by using electricity to generate an electromagnetic field below the glass cooktop surface, which causes magnetic cookware sitting on top to heat up. Induction stoves are 90% efficient, while traditional electric stoves are only 74% efficient and gas stoves only 40% efficient at transferring heat to the cookware (Rewiring America, 2025).

Electric Vehicle Basics

EVs refer to any vehicle that uses an electric motor. An EV can have a fully electric motor or can contain an internal combustion engine that supports the electric motor. A plug-in electric vehicle (PEV) utilizes an external source of electricity to store electrical energy within its onboard rechargeable battery packs. The travel range of the two types of plug-in electric vehicles are outlined in Table 2 and are described in more detail in the following sections.

Table 2. Comparison of Types of Electric Vehicles

Electric Vehicle Type	Power Source	Travel Range
Battery Electric Vehicle (BEV)	Electric Motor	200 – 520 miles
Plug-in Hybrid Electric Vehicle (PHEV)	Electric Motor + Gasoline Engine	315 – 660 miles

Battery Electric Vehicle (BEV)

A BEV is an all-electric vehicle that does not require gasoline and, thus, has no tailpipe emissions. BEVs are fueled by plugging into charging stations. Energy is stored in the battery to be used when the car is running. Distances that a BEV can travel on a single charge range from 200 to 520 miles with longer distances continued in the future through continual advancements in battery technology. Recharging can take anywhere between 30 minutes to 24+ hours depending on the type of charger, size of the battery, and level of depletion in the battery (Drive Change. Drive Electric., 2023).

Plug-In Hybrid Electric Vehicle (PHEV)

A PHEV provides a combination of both an electric motor and a gasoline engine and produces less tailpipe emissions than an internal combustion engine. PHEVs use energy from the electric motor until the battery charge is fully depleted, which can occur

between 15 to 60 miles, at which point, the gasoline engine takes over. The distance that a PHEV can travel on a single charge and full tank of gasoline ranges between 315 and 660 miles. The battery is charged similarly to the BEV through a plug, and the fuel tank is filled by traditional gas station (Drive Change. Drive Electric., 2023).



Charging Stations

EV charging stations are separated into three categories based on the speed at which the vehicle is charged: Levels 1, 2, and 3 or DC fast chargers. The sections below detail the appropriate application for each charger type.

Residential Charging Stations

Residents have two options for charging at home. Level 1 chargers use standard 120-volt AC outlets and can take 8 to 36 hours to fully charge a depleted battery. Level 2 chargers require a 240-volt AC outlet and can fully charge a depleted battery in 4 to 10 hours. Residents can charge during off-peak hours to reduce the impact on the grid. Table 3 provides a brief explanation along with the pros and cons of both types. All currently available EVs can use either charger type.

Table 3. Residential Electric Vehicle Charging Types


	LEVEL 1	LEVEL 2
		
Electric Current (AC)	120 volts; 20 amps	208/240 volt; 30 amps
Charging Rate (miles range per hour of charging)	2 to 5	20 to 45
Benefits	<ul style="list-style-type: none"> • Uses standard residential wall outlet • Little to no investment in infrastructure required 	<ul style="list-style-type: none"> • Quicker charging • Some models have available Wi-Fi controls to allow residents to take advantage of time-of-day electric rates • In the case of multifamily housing, the controls

	LEVEL 1	LEVEL 2
		could be managed by a property manager.
Drawbacks	<ul style="list-style-type: none"> • Slower charging rate, but usually sufficient for residents who charge overnight 	<ul style="list-style-type: none"> • Requires 240 Volt outlet or hardwired charger • Electrician likely required to install • Higher infrastructure cost investment
Estimated Costs	Low to no cost	\$200 to \$2,000

Commercial Charging Stations

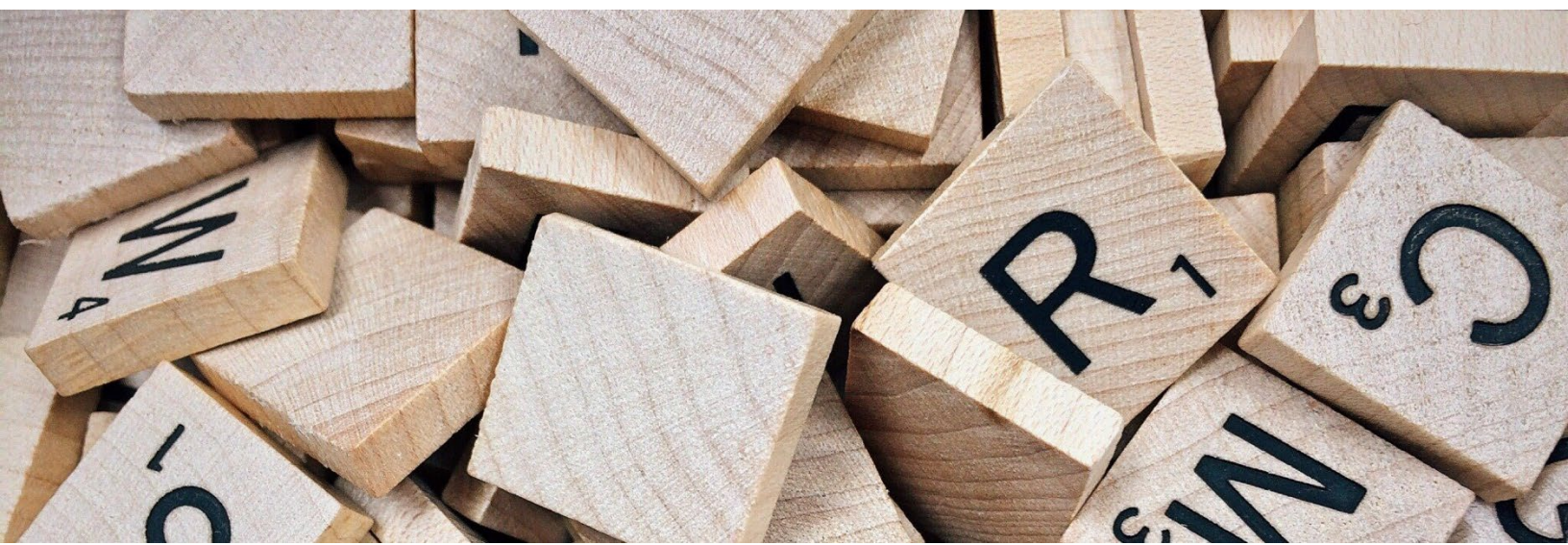
Commercial Level 2 and 3/DC fast chargers are most appropriate for commercial applications since EVs are generally parked for shorter periods of time at commercial buildings compared to homes. Level 2 chargers are the same as the residential chargers and often have the option to include two charging ports at one station. Level 3 or DC fast chargers require an industrial DC outlet of 480 volts and can charge batteries in 20 to 45 minutes. Many commercial chargers also come equipped with software that allows the user to control when vehicles are charging and may facilitate payment in public applications. Table 4 shows the advantages and disadvantages of Level 2 and 3/DC fast chargers.

Table 4. Level 2 and DC Fast Charging Infrastructure

	LEVEL 2	Level 3/DC Fast Charger
		
Electric Current	208/240 volt; 30 amps (AC)	480 volts DC

	LEVEL 2	Level 3/DC Fast Charger
Charging Rate (miles range per hour of charging)	20 to 45	200 to 400+
Benefits	<ul style="list-style-type: none"> • More economical than DC fast charging • Safe for long-term use 	<ul style="list-style-type: none"> • Fastest charging option available
Drawbacks	<ul style="list-style-type: none"> • Slower charging 	<ul style="list-style-type: none"> • Very expensive to purchase and install • Can cause degradation to EV batteries with frequent use
Estimated Equipment Costs	\$2,500 to \$6,000 (ICF, 2022)	\$20,000 to \$150,000 (ICF, 2022)

APPENDIX B: GLOSSARY OF TERMS



15 x 15: Xcel Energy’s privacy rule, which requires all data summary statistics to contain at least 15 premises, with no single premise responsible for more than 15% of the total. Following these rules, if a premise(s) is responsible for more than 15% of the total for that data set, it is/they are removed from the summary.

Alternating Current (AC): The most common form of electricity used in homes and businesses uses alternating current where the current periodically changes direction. Batteries require DC electricity to charge, so EV chargers must convert the supplied AC electricity to DC power.

Amps: The measurement of the amount of electrical energy “flowing” through a charger. This is determined by the electrical load required by the equipment and can vary over time.

Battery Electric Vehicle (BEV): An all-electric vehicle, fueled by plugging into an external charger, that has no tailpipe emissions. Requires low maintenance costs.

British Thermal Unit (BTU): The amount of heat needed to raise one pound of water at maximum density through one degree Fahrenheit

Beneficial Electrification: The replacement of direct fossil fuel use that results in either lower costs, reduced emissions, or more effective use of the power grid.

Building Electrification: Transitioning fossil-fueled appliances to ones powered by electricity, such as HVAC or water heating systems.

Carbon-free: Sources of energy that will not emit additional carbon dioxide into the air. Wind, solar, and nuclear energy are all carbon free sources, but only wind and solar are renewable.

Carbon-neutral: Also described as “net zero”; could include carbon-free sources but is broader and refers to energy that removes or avoids as much carbon dioxide as is released over a set period of time. It is sometimes used to describe a site that produces an excess amount of electricity from a renewable energy source, such as solar, compared to what it consumes. That excess energy is put back into the electric grid, in an amount that offsets the carbon dioxide produced from the electricity it draws from the grid, when it is not producing renewable energy.

Community Data Mapping: A baseline analysis of energy data in a geospatial (map) format across the community.

Demand Side Management (DSM): Modification of consumer demand for energy through various methods, including education and financial incentives. Aims to encourage consumers to decrease energy consumption, especially during peak hours, or to shift time-of-energy use to off-peak periods such as nighttime and weekend.

Direct Current (DC): The form of electricity where the current only flows in one direction. This is the type of electricity that batteries supply and require in order to charge. EV chargers must convert the supplied AC electricity to DC power.

Electric vehicle (EV): A vehicle that uses an electric engine for all or part of its propulsion.

Electric vehicle supply equipment (EVSE): Infrastructure required to support EVs such as chargers, electrical supplies, etc.

Energy Burden: Percentage of gross household income spent on energy costs.

Energy Conservation: The result of behavior changes that cause less energy to be used. For example, setting the thermostat to a lower temperature *reduces* the energy used in your home during the winter. Since energy reductions can be easily reversed, they are not accounted for when calculating changes in energy usage.

Energy Savings: Comes from a permanent change that results in using less energy to achieve the same results. A new furnace uses X% less energy to keep your home at the same temperature (all things being equal), resulting in energy *savings* of X%. For accounting purposes, energy savings are only counted in the year the new equipment is installed.

EV-Ready Codes: Local government codes that require installation of a 40-amp, 208/240-volt, dedicated branch circuit (similar to that of an electric dryer or oven), along with a circuit terminating in a receptacle, junction box, or EV charging station at certain parking facilities (Southwest Energy Efficiency Project, 2023).

Fleet Electrification: Replacing internal combustion engine vehicles with equivalent electric vehicles in a public or business fleet.

Greenhouse Gases (GHG): Gases in the atmosphere that absorb and emit radiation and significantly contribute to climate change. The primary greenhouse gases in the earth's atmosphere are water vapor, carbon dioxide, methane, nitrous oxide, and ozone.

Grid Decarbonization: Current planned reduction in the carbon intensity of electricity provided by electric utilities through the addition of low-or no-carbon energy sources to the electricity grid.

Heat Pump: Heat pumps offer an energy-efficient alternative to furnaces and air conditioners for all climates. Like your refrigerator, heat pumps use electricity to transfer heat from a cool space to a warm space, making the cool space cooler and the warm space warmer.

Heavy-duty vehicles: Commercial vehicles over a minimum Gross Vehicle Weight Rating (GVRW) of 8,500 lbs.

HVAC: Heating, ventilation, and air conditioning

Hybrid Electric Vehicle (HEV): Contains both an electric motor and a gasoline engine. The gasoline engine powers a generator that charges the electric motor. No external battery charger is used. Runs at a constant speed, which increases fuel efficiency.

Internal combustion engine (ICE): Traditional vehicle engine that uses the direct combustion of gasoline, diesel, or other fuels.

Kilowatt-hour (kWh): The amount of electricity being sent to the EV battery from the charger in one hour. This is calculated by volts times amps and divided by 1,000.

Level 1 Charging Station: Uses a standard 120-volt AC outlet and can take 8 to 24+ hours to fully charge a depleted battery; intended for residential use only.

Level 2 Charging Station: Uses a 220-volt or 240-volt AC outlet and can fully charge a depleted battery in four to ten hours; can be used in both residential and commercial settings.

Level 3/DC Fast Charging Station: Uses an industrial 480-volt DC outlet and can charge a battery to 80% in 20 to 45 minutes; used in commercial settings where the anticipated charge time is limited (e.g., supermarket, gas station, etc.); will be used on Alternative Fuel Corridors – a national network of major thoroughfares supporting EVs and other alternative fuels.

Light-Duty Vehicles: Passenger cars with a maximum Gross Vehicle Weight Rating (GVRW) of 8,500 lbs.

Million British Thermal Units (MMBtu): Unit of energy consumption that allows electricity and natural gas consumption to be combined.

Metric Tons of Carbon Dioxide Equivalent (MTCO_{2e}): A unit of measure for greenhouse gas emissions. The unit "CO_{2e}" represents an amount of a greenhouse gas whose atmospheric impact has been standardized to that of one unit mass of carbon dioxide (CO₂), based on the global warming potential (GWP) of the gas.

Megawatt (MW): A unit of electric power equal to 1 million watts.

Plug-in Electric Vehicle (PEV): A vehicle that uses an electric motor and utilizes an external source of electricity to store electrical energy within its onboard rechargeable battery packs.

Plug-in Hybrid Electric Vehicle (PHEV): Contains both an electric motor and a gasoline engine. An external plug is used to fuel the electric motor. The electric motor is used until the battery is depleted; at this point the gasoline engine takes over. Lower tailpipe emissions than traditional internal combustion engine and longer ranges than most BEVs.

Premise: A unique combination of service address and meter. For residential customers, this is the equivalent of an individual house or dwelling unit in a multi-tenant building. For business customers, it is an individual business, or for a larger business, a separately metered portion of the business's load at that address.

Range Anxiety: Fear of running out of power in an EV before reaching a charging station or desired destination.

Range per hour (RPH): A measurement of the miles an EV can travel on one hour of charge. This is generally applied to EV charging stations and expressed in terms of typical EV efficiency.

Resilience: The ability to prepare for and adapt to changing conditions and withstand and recover rapidly from disruptions. Resilience includes the ability to withstand and recover from deliberate attacks, accidents, or naturally occurring threats or incidents.

Subscription: Agreement to purchase a certain amount of something at regular intervals.

Therm (thm): Unit of natural gas consumption.

Transportation Electrification: Transitioning fossil-fueled vehicles to ones powered by electricity, such as passenger vehicles or transit.

Vehicle miles traveled (VMT): A way of measuring integration of EVs and associated reduction in GHG emissions by considering electric miles that replace traditional vehicle miles.

Volts: A measurement of the force pushing the flow of energy through a charger. This measurement is determined by electricity supply. Standard household outlets provide 120 volts; outlets for dryers or other high-powered household equipment supply 240 volts.

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TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Town Council

Board Meeting Date: 3/18/2025

File #: 25-171, **Version:** 1

SUBJECT:

Discussion of Oil and Gas in Erie

DEPARTMENT: Environmental Services Department

PRESENTER(S): David Frank, Director of Environmental Services
Ben Kellond, Environmental Analyst

TIME ESTIMATE: 45 minutes

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

A brief presentation on the current status of Oil and Gas operations in the Town of Erie, followed by an opportunity for questions to address details and topics not covered in the presentation. Topics covered in the presentation:

1. General Overview of Erie Oil & Gas
2. Air Quality Monitoring
3. Resident Communication Channels
4. Draco OGDG
5. Cumulative Impact Rulemaking
6. Data Falsification
7. Spill Report
8. Fines and Enforcement
9. Updates to Municipal Code

COUNCIL PRIORITIES ADDRESSED:

- ✓ Safe and Healthy Community
- ✓ Effective Governance
- ✓ Environmentally Sustainable

ATTACHMENTS:

1. Oil and Gas Presentation
2. List of Plugged and Abandoned Wells by Date Plugged



Town of Erie - Oil & Gas Update

Erie Town Council

March 18, 2025

David Frank, Director

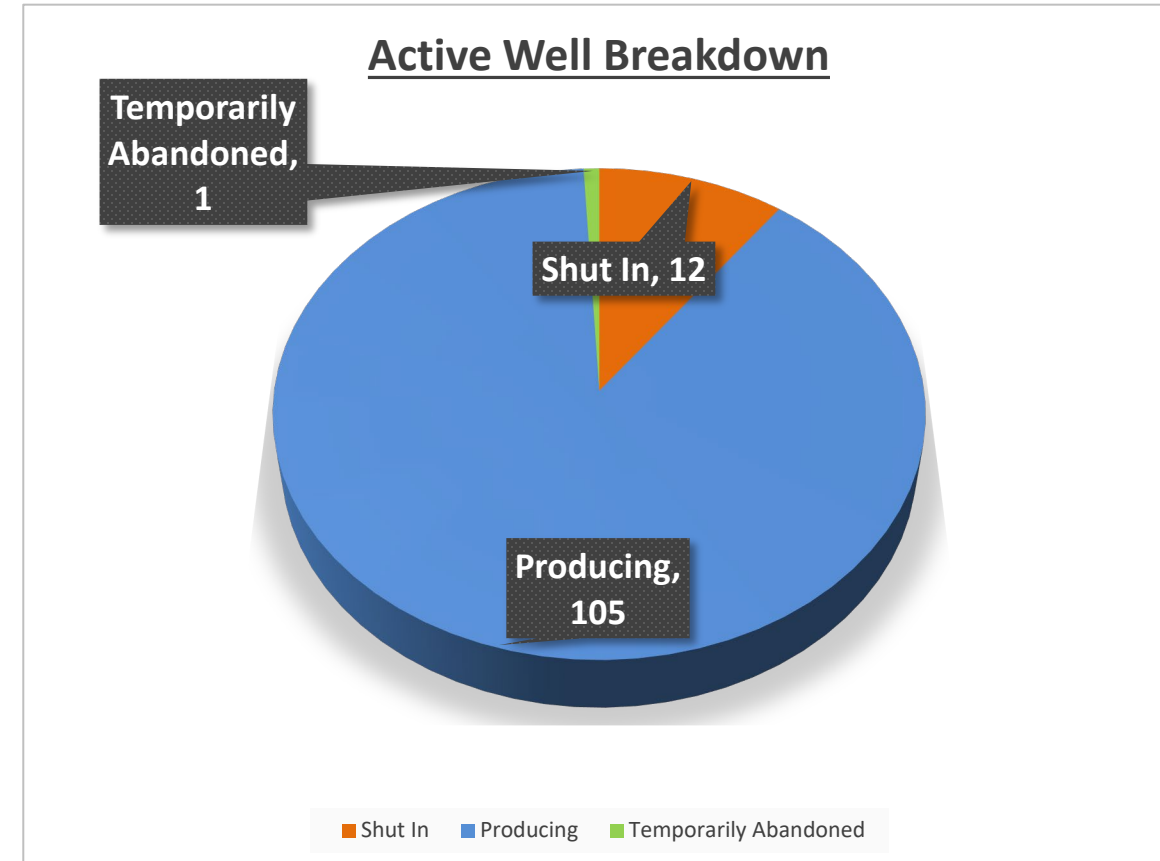
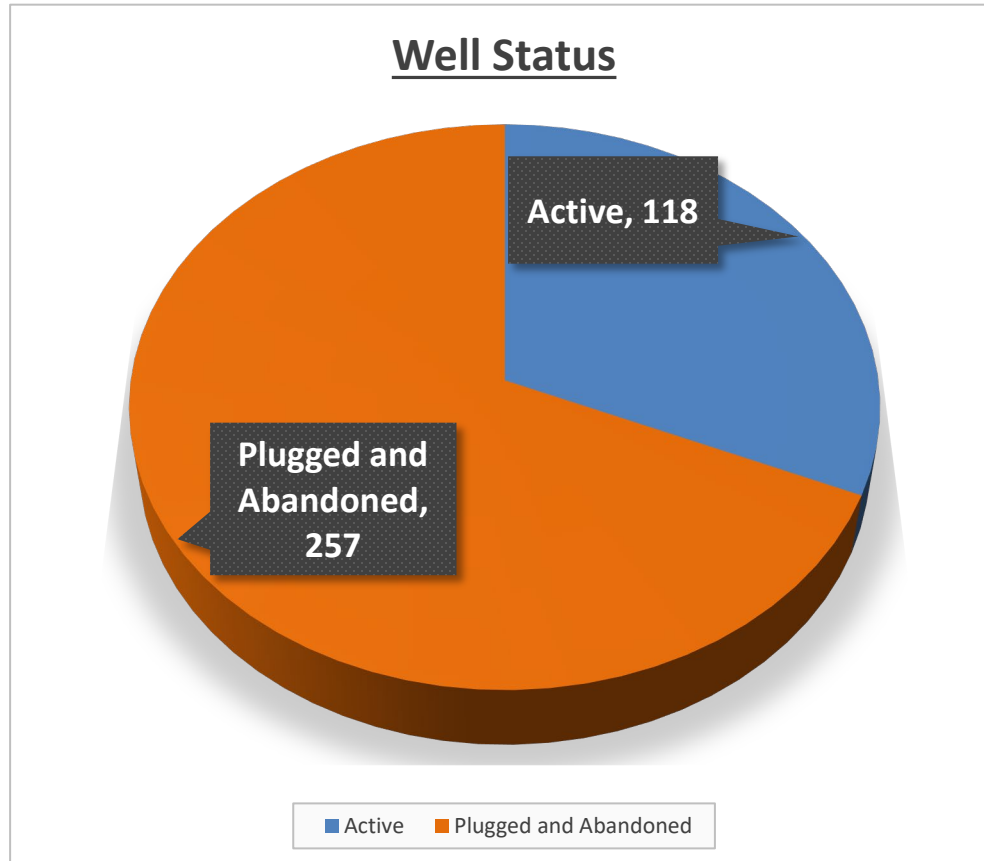
Ben Kellond, Environmental Analyst

Agenda

1. General Overview of Erie Oil & Gas
2. Air Quality Monitoring
3. Resident Communication Channels
4. Draco OGD
5. Cumulative Impact Rulemaking
6. Data Falsification
7. Spill Report
8. Fines and Enforcement
9. Updates to Municipal Code

Erie Oil & Gas - Overview

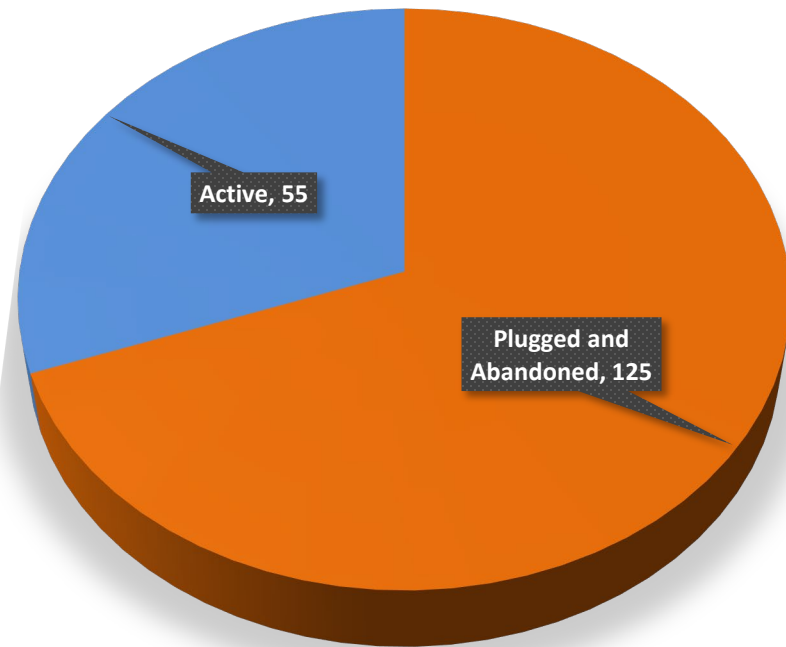
Total Wells: 375



Erie Oil & Gas - Overview

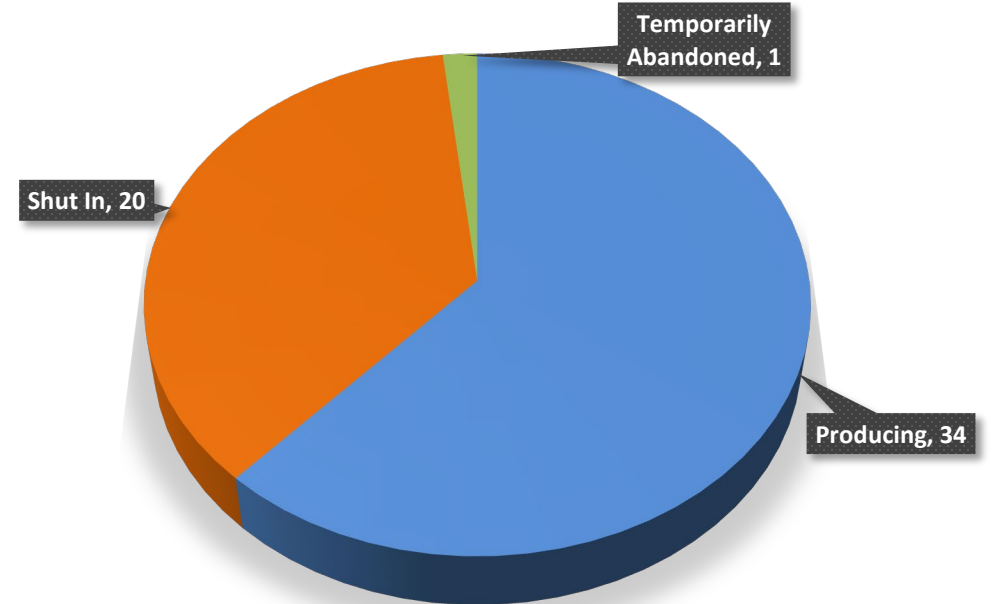
Total Facilities: 180

Facility Status

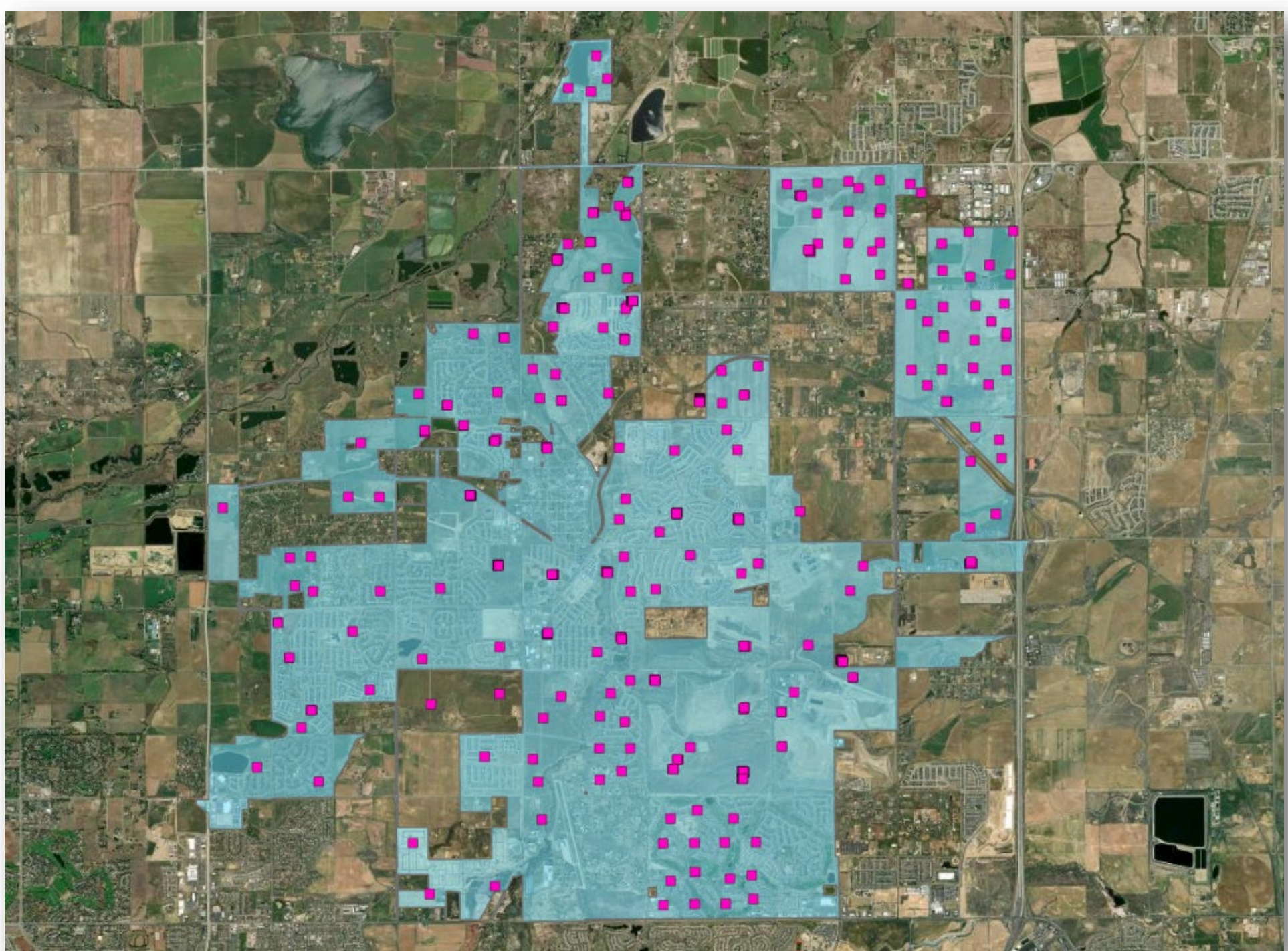


■ Plugged and Abandoned ■ Active

Active Facility Breakdown



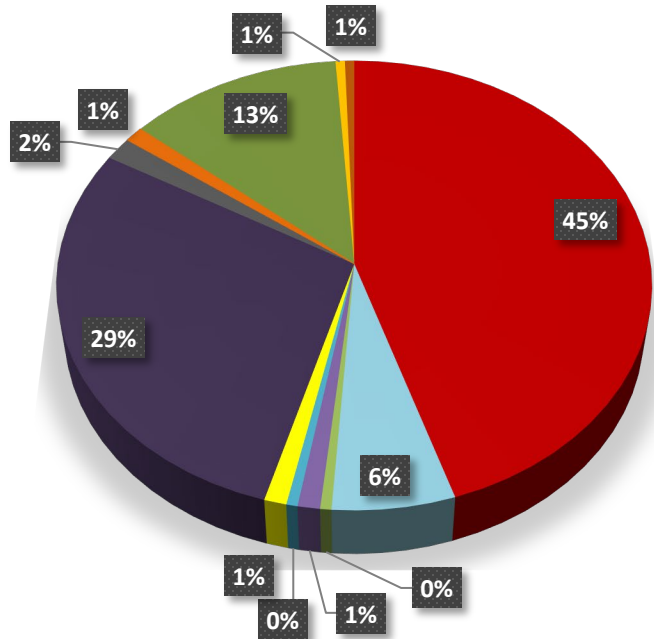
■ Producing ■ Shut In ■ Temporarily Abandoned



Erie Oil & Gas - Overview

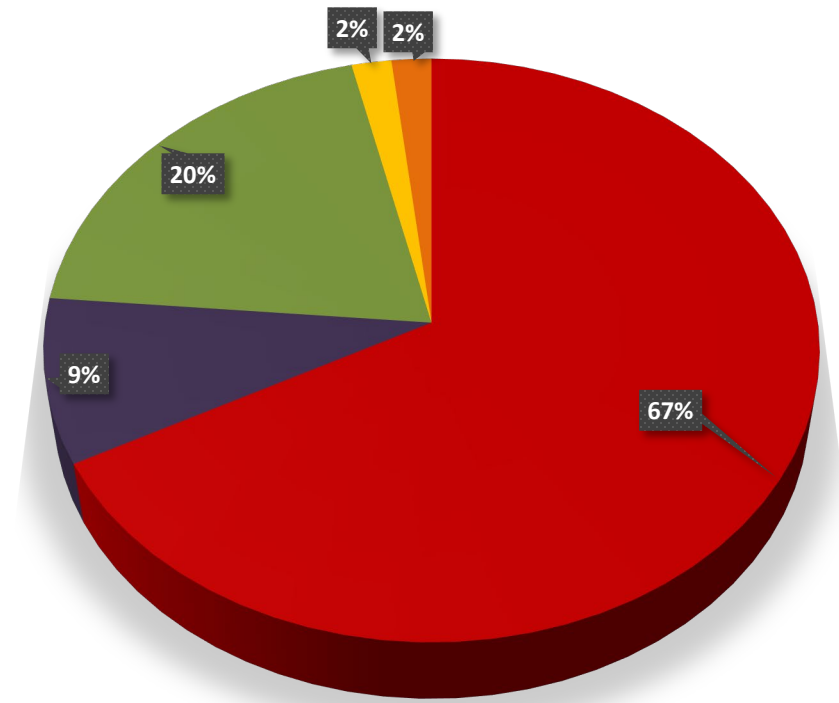
Operators:

Facilities vs Operator



- CIVITAS RESOURCES INC
- GERRITY OIL & GAS CORP
- RICHARDSON OPERATING COMPANY
- OCCIDENTAL PETROLEUM
- VESSELS OIL & GAS COMPANY
- SRC ENERGY INC
- PATINA OIL & GAS CORPORATION
- NORTH AMERICAN RESOURCES COMPANY
- NOBLE ENERGY INC
- FOUNDATION ENERGY MANAGEMENT LLC
- KP KAUFFMAN COMPANY INC
- PDC ENERGY INC

Active Facilities vs Operator

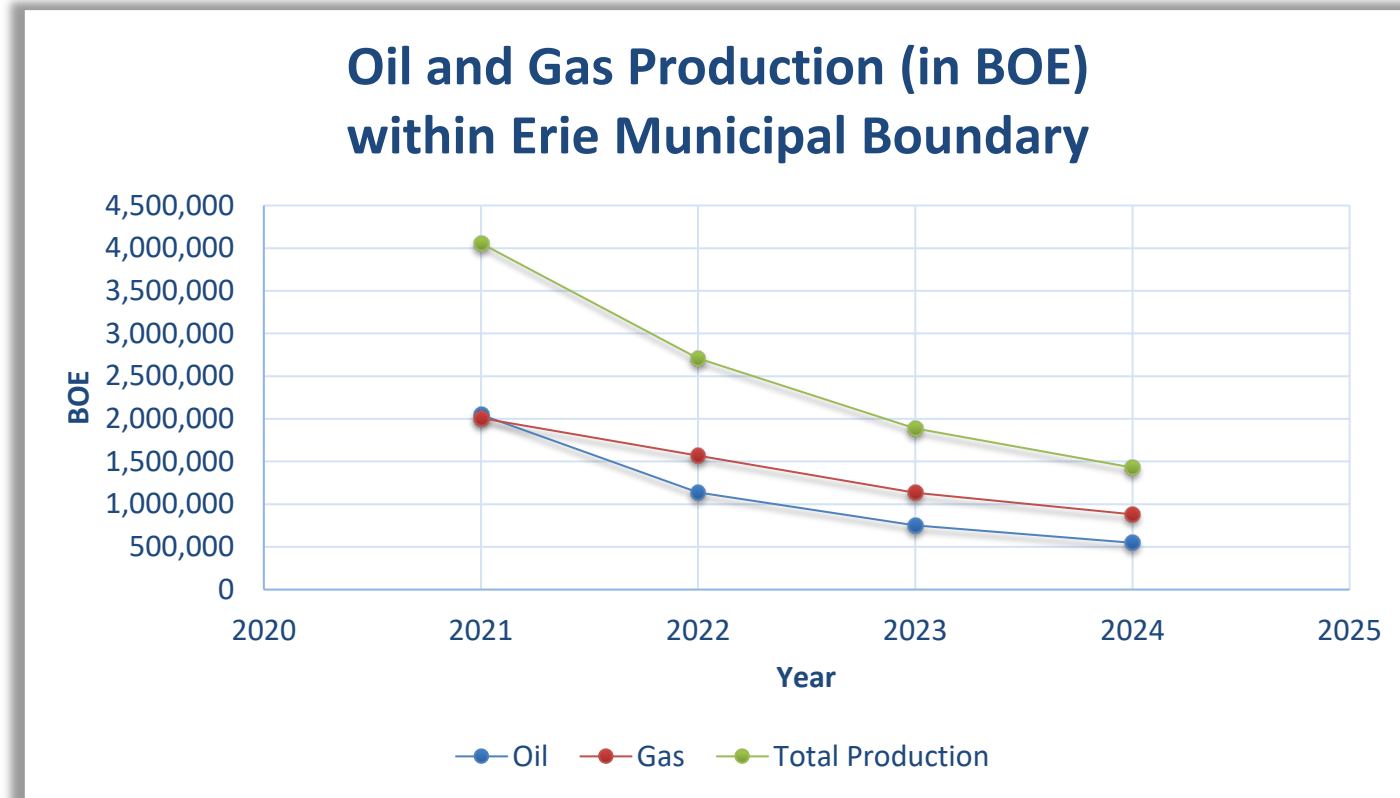


- CIVITAS RESOURCES INC
- SRC ENERGY INC
- OCCIDENTAL PETROLEUM
- PDC ENERGY INC
- KP KAUFFMAN COMPANY INC

Erie Oil & Gas - Overview

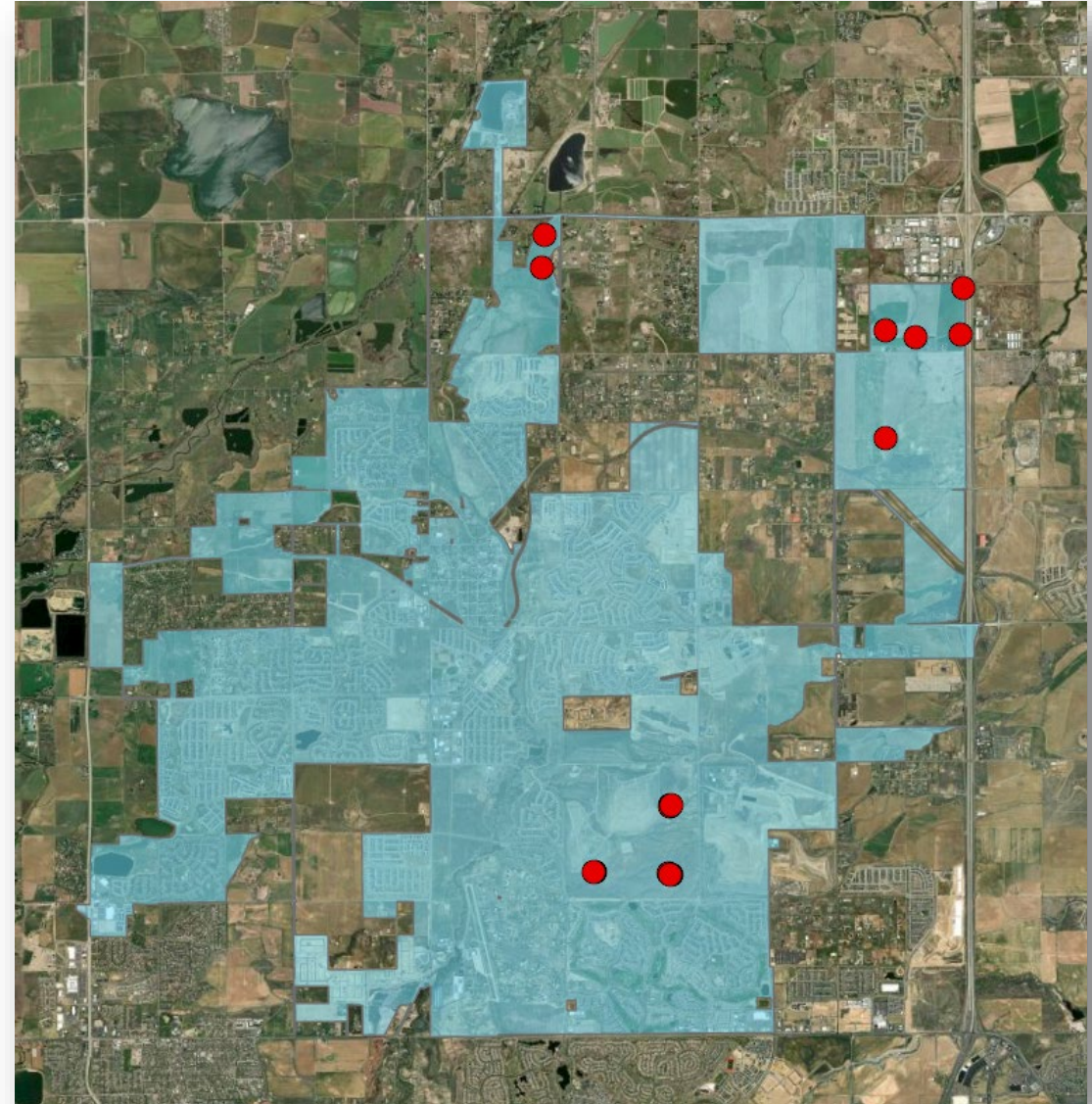
Production

Rank	Jurisdiction	2024 Oil Production	% Change from 2023
1	UIC Weld	115,547,545	4.2%
2	Greeley	10,061,205	36.9%
3	Aurora	7,715,453	-0.6%
4	UIC Adams	7,074,756	-28.9%
5	UIC Arapahoe	6,326,610	275.6%
6	Rio Blanco County	2,970,596	-6.9%
7	Ft. Lupton	2,192,019	418.6%
8	Broomfield	2,006,722	-54.0%
9	Keensburg	1,832,096	-7.6%
10	Windsor	1,229,729	-37.8%
11	Johnstown	1,164,195	-25.2%
12	Garfield County	965,969	-8.5%
13	Northglenn	919,195	--
14	Lochbuie	813,446	-61.9%
15	UIC Larimer	796,293	-31.9%
16	Jackson County	784,205	-12.7%
17	Brighton	778,884	-45.0%
18	Frederick	637,098	-35.6%
19	Cheyenne County	592,318	-15.1%
20	Erie	547,910	-27.0%
21	Dacono	505,886	-29.0%



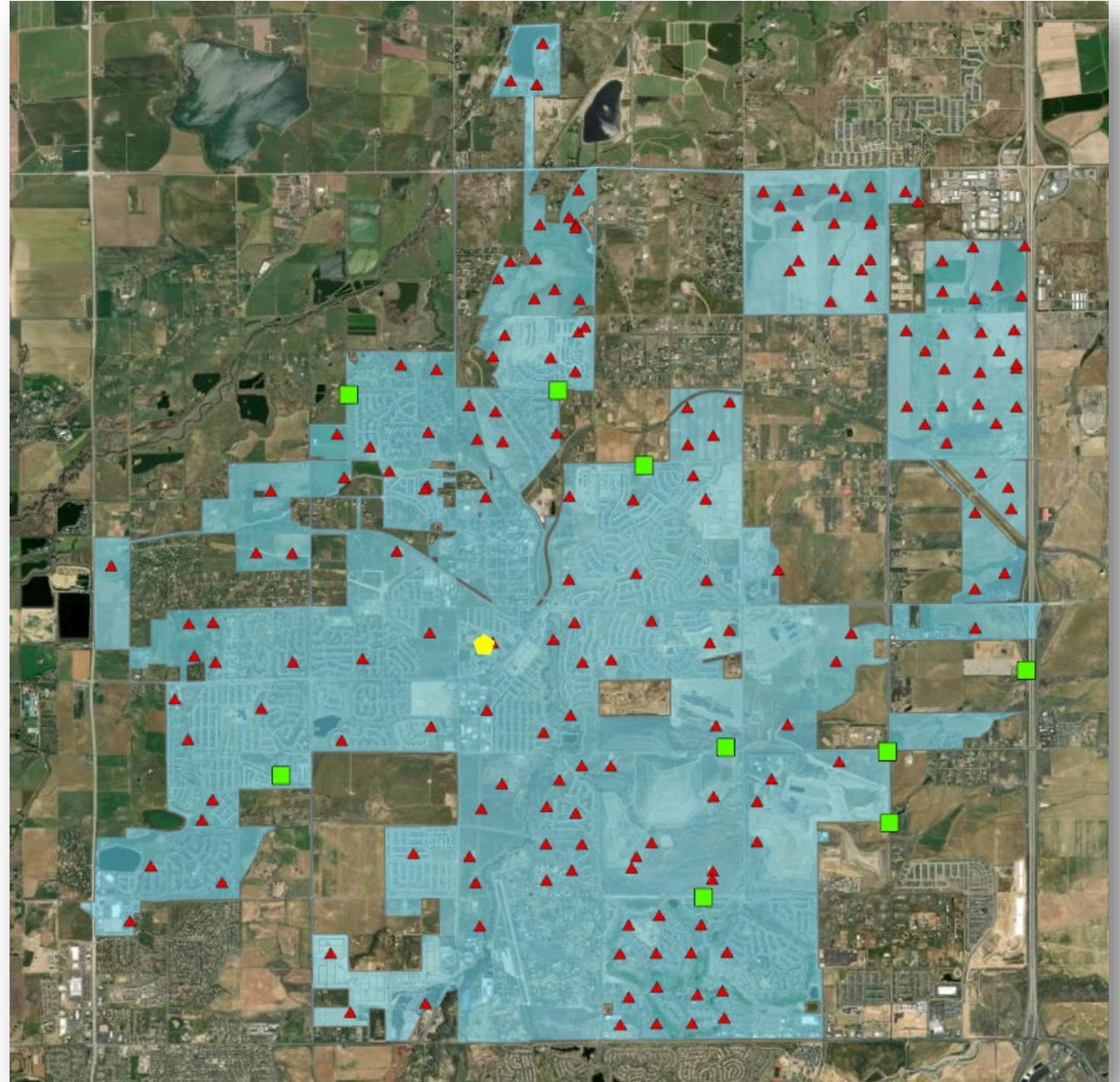
KP Kauffman (KPK) Litigation

- Ongoing court proceedings since NOAV in 2021
- 148 total violations since 2020
- Assets have potential to enter Orphan Well Program
- Within Erie:
 - 23 Active Wells
 - 10 Facilities

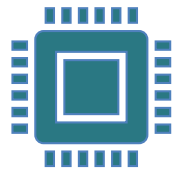


Air Quality Monitoring

- BoulderAIR
- Ajax/CSU
- Resident Collected Summa Canisters



BoulderAIR



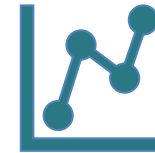
Equipment in Service

- One real-time monitoring station located at ECC
- Part of Front Range Monitoring network – Five (5) total stations



Data Collected

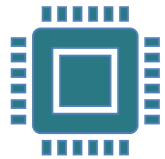
- Volatile Organic Compounds (VOCs), Particulate Matter (PM), Methane (CH₄), Ozone (O₃) and meteorological data



Data Implementation

- Data is available to public and for scientific uses
- Data is utilized by other local governments

Ajax/CSU



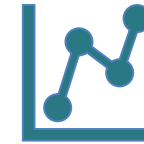
Equipment in Service

- Nine real-time monitoring stations
- One “mobile” station to respond to events (ex. Irregular operations)



Data Collected

- Total Volatile Organic Compounds (TVOCs), Particulate Matter (PM), Nitrogen Oxides (NOx) and meteorological data
- Automatically triggered summa canisters
- Continuous 7-day duration, whole-air canister samples (Collected at four sites)



Data Implementation

- Quarterly reports posted to public facing website
- All data made available through Ajax dashboard

Resident Communication - Current



Notify Me

- Plugging and Abandonment
- Spills and Leaks
- Move-In, Rig-Up
- Ongoing Remediation



Email Hotline – erieoilandgas@erieco.gov



Publicly Available Data & Information

- Air quality monitoring alerts
- Monthly Environmental Services Report
- O&G presentations to Council

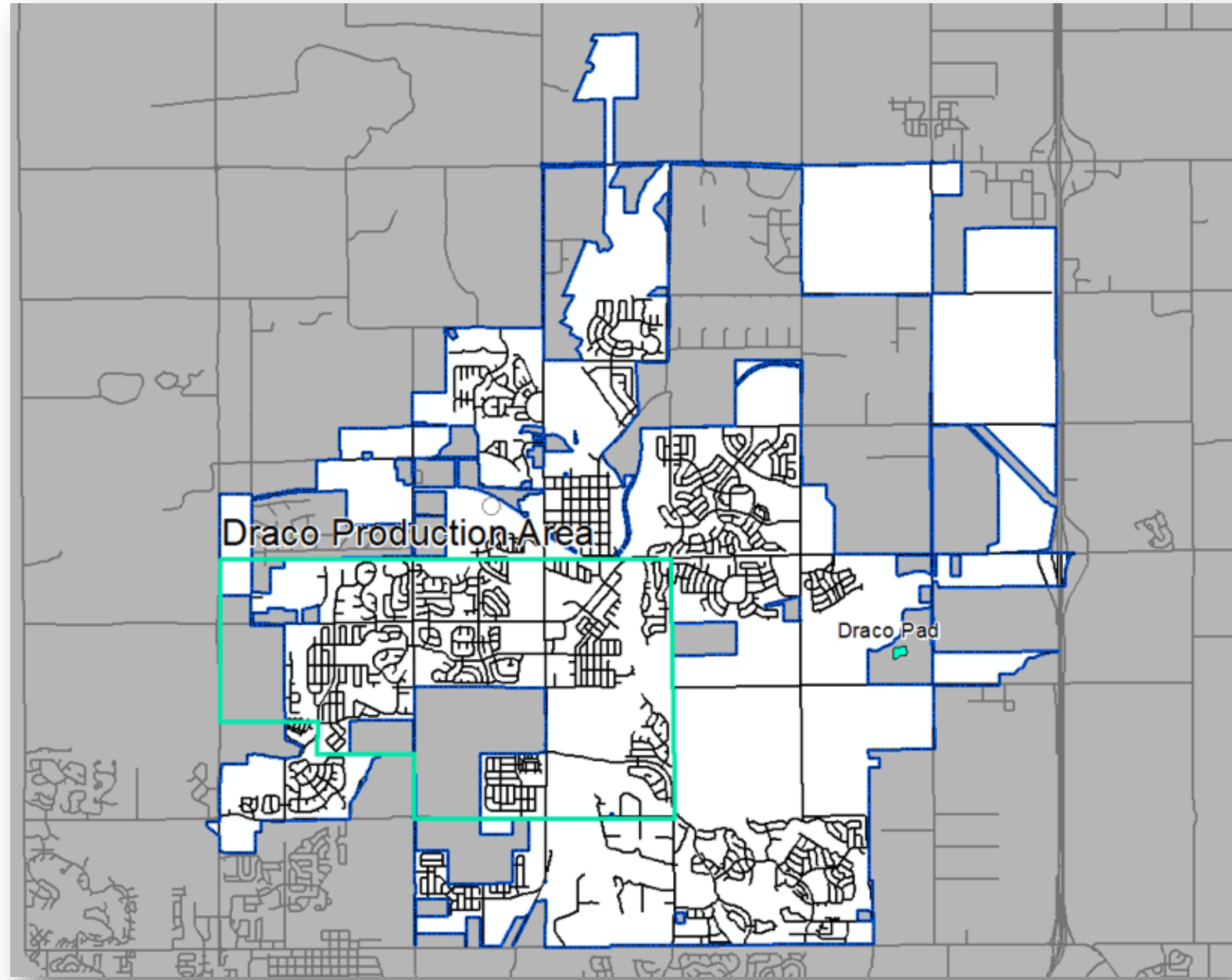
Resident Communication - Future

Future Communication

- Quarterly O&G Report – via Notify Me
- Inspection Program
 - Individual Facility Reports
 - Monthly Reports
- Website Updates



Draco OGD



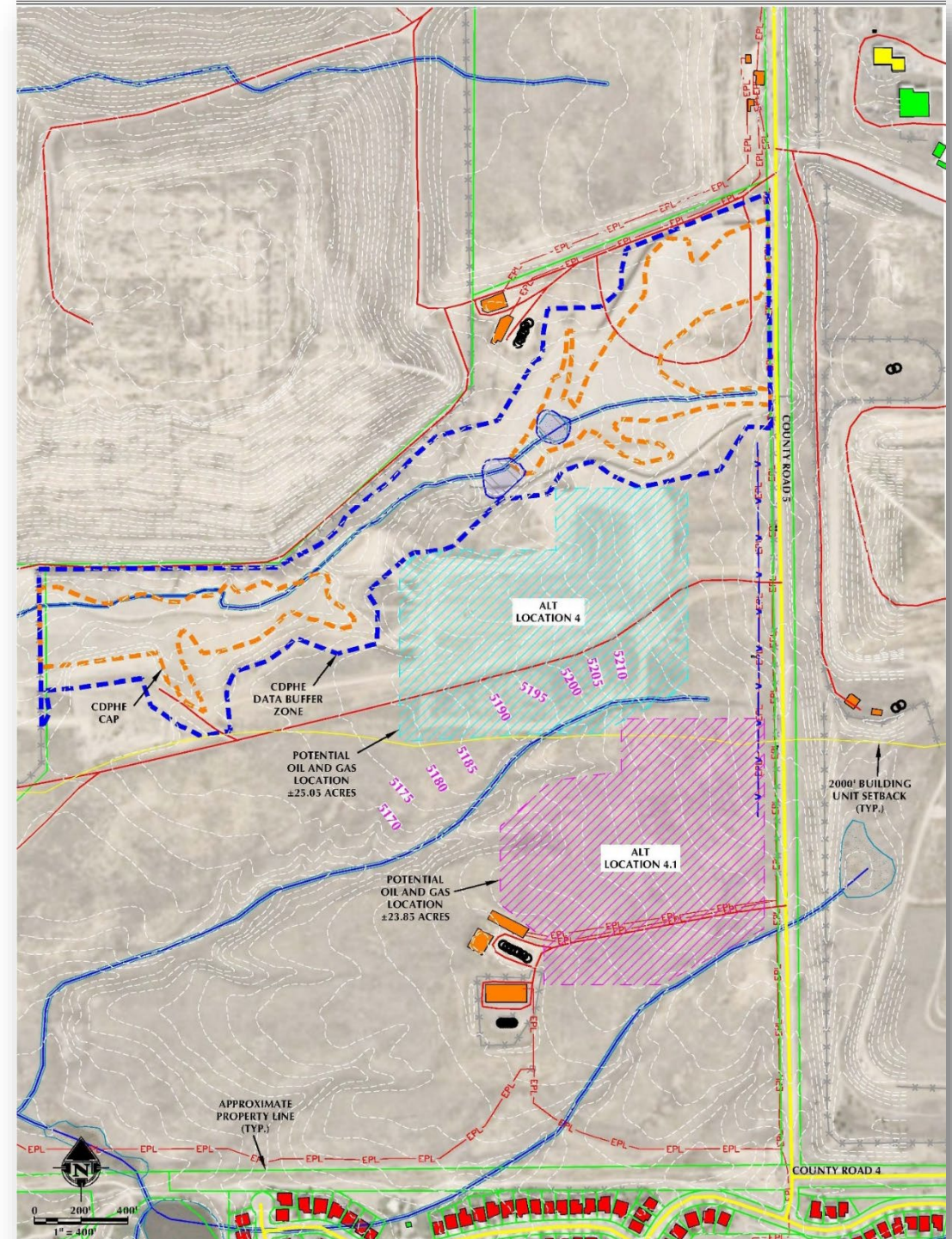
Draco OGD



Draco OGD

Alternate Location Four (AL4)

- Located at old Redtail Ranch development (North of the Vista Ridge neighborhood and West of WCR 5)
- Requires rezoning to Heavy Industrial



Cumulative Impacts Rulemaking

The Good

- Application of NOx and GHG intensity targets
- Expanded Community Liaison role
- Form 2D (Collaboration between ECMC and CDPHE)
- New requirements for Pre-App hearings for OGD
- Additional notices and access to application process for local government

The Bad

- CI Communities – EnviroScreen score above 80th percentile

The Ugly

- Large shift in purpose and scope during rulemaking process

Data Falsification

What We Know So Far

- ECMC has identified 344 sites where falsified data was submitted
- **Operators**
 - Civitas
 - Chevron
 - Occidental (Oxy)
- **Consulting Firms**
 - Tasman Geosciences
 - Eagle Environmental

Data Falsification

- Two locations proximal to Erie
 - Bryant 16, 23, 36-30 Wellheads and Flowlines
 - Bryant 9 & 34-30A Tank Battery
- One (1) location within Erie
 - I & J 7-6 and Balthaup 21-6 Wellheads
- All locations are **closed** sites





Spring Hill - I & J 7-6 and Balthaup 21-6



Data Falsification

What ECMC Is Doing

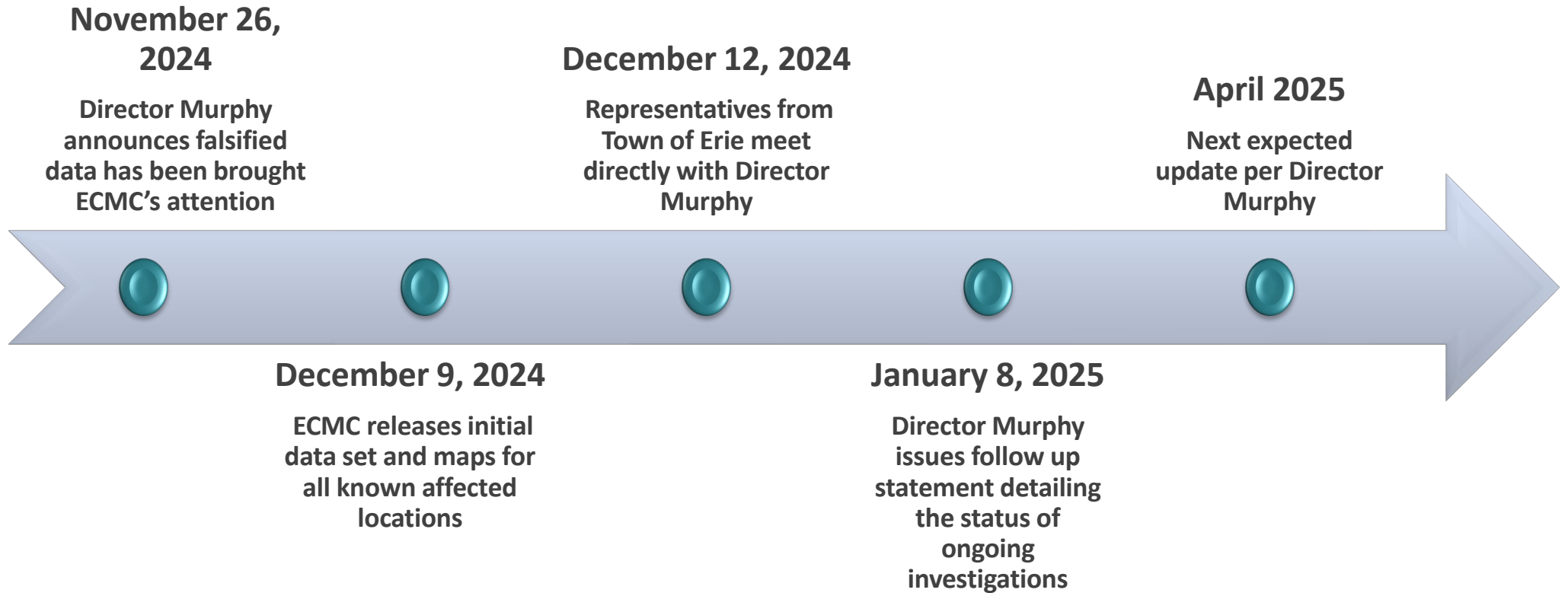
- ECMC Environmental Unit
- ECMC Quality Assurance Control Unit
- Department of Natural Resources Executive Directors Office
- Prosecutors and Law Enforcement

Data Falsification

What Erie is Doing

- Environmental Services Department met with Director Murphy on Dec. 12.
- Set up network of communication with ECMC liaison
 - All new discoveries and updates will go directly to the Town of Erie

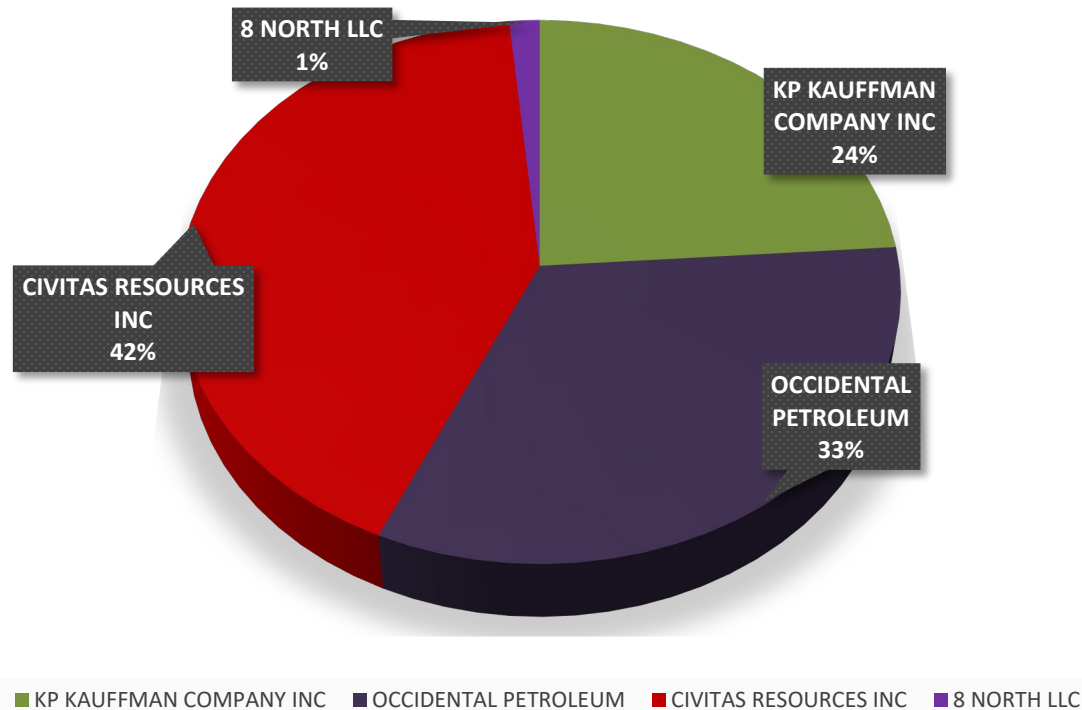
Data Falsification



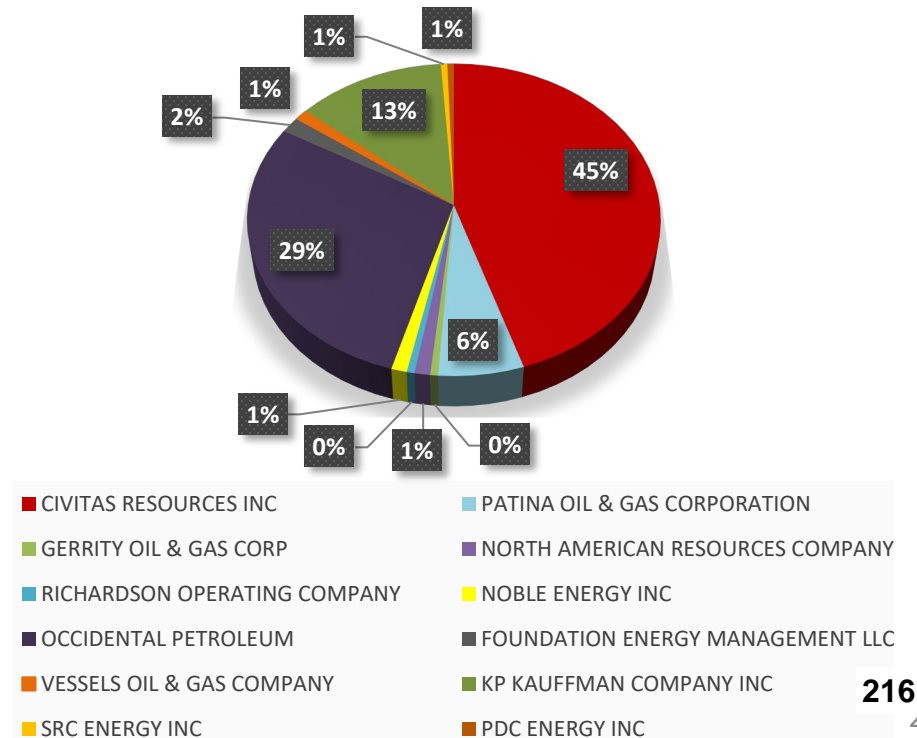
Spill Report (2018 – 2025) 67 total releases

- Civitas Resources Inc – 28 spills
- Occidental Petroleum (Kerr McGee)– 22 spills
- KP Kauffman Company Inc – 16 spills
- 8 North LLC – 1 Spill

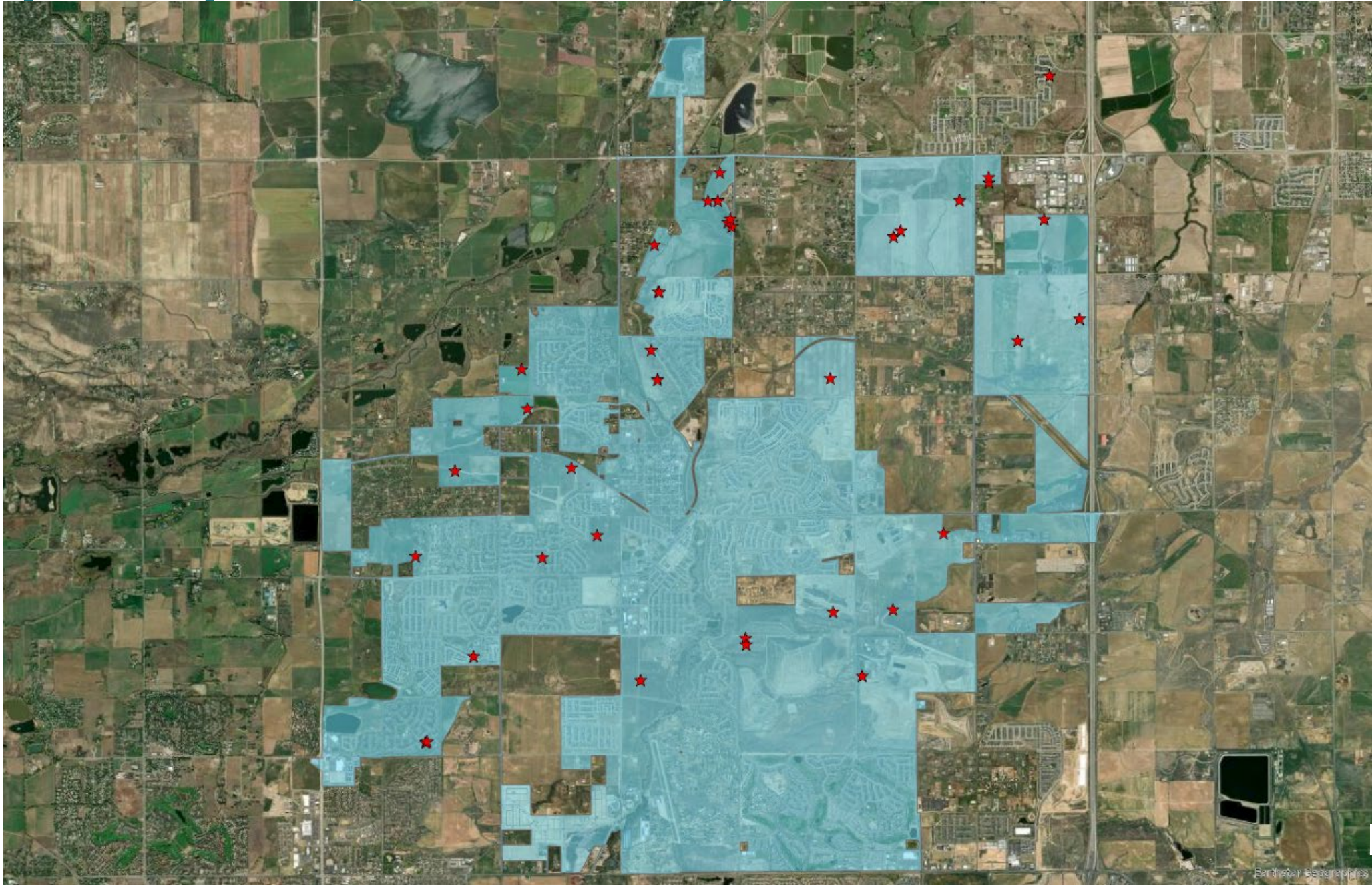
2018-2025 Spills by Operator



Facilities vs Operator



Spill Report (2018 – 2025)



Fines, Enforcement & Inspections



Current Enforcement Capabilities

No specific language detailing ability to levy fines

Now a possibility under home rule



Outlook and Future Direction

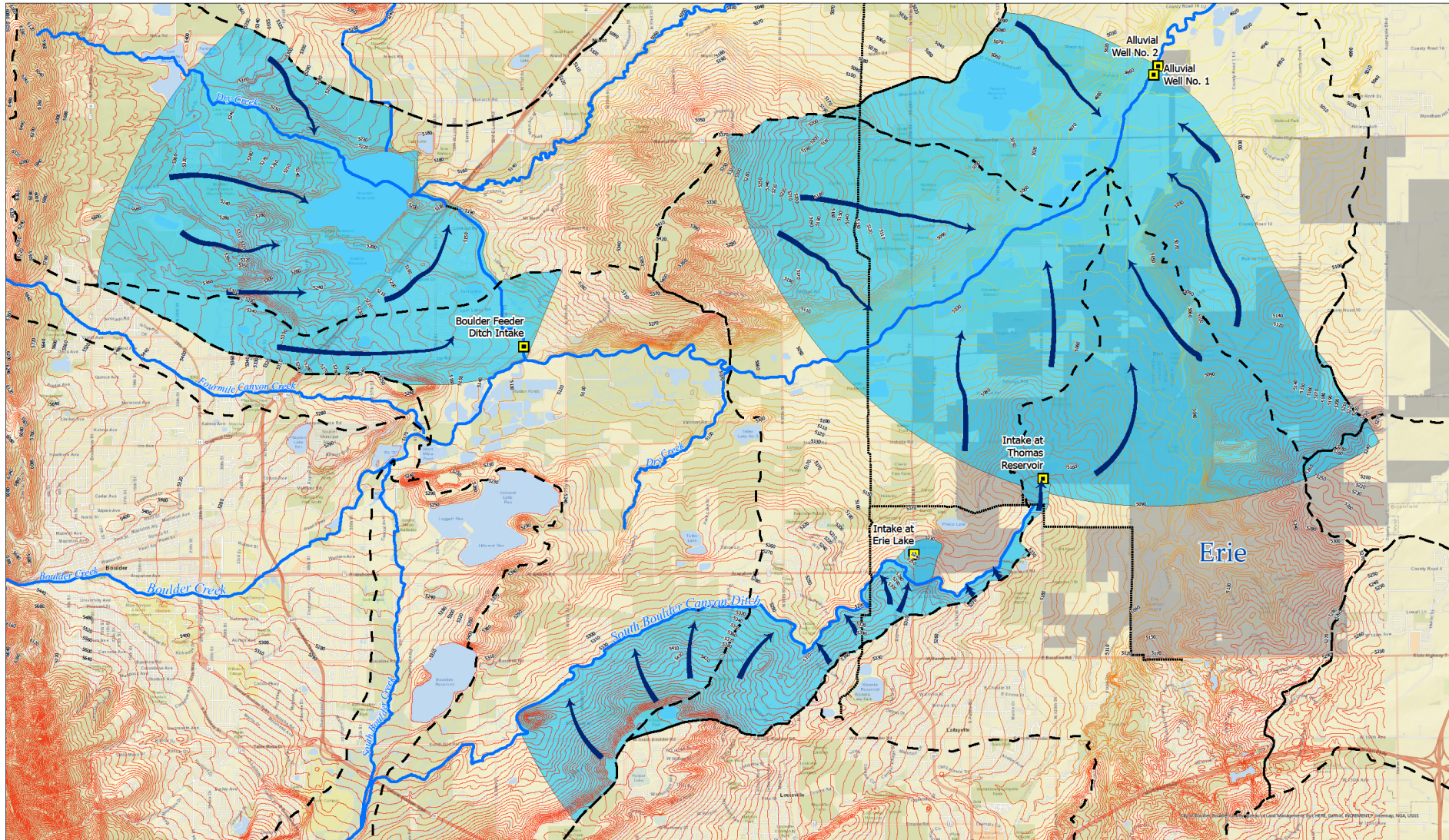
Field Inspection Program

- Mid 2025
- Goal to inspect all facilities and wells annually
- OGI Surveys

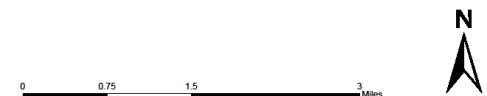
Future Updates to Municipal Code

- Right to Access and Inspect Facilities
- Annual Inspection and/or Registration Fee
- Fines and Penalties
 - Potentially Assessed Daily
- Protecting Municipal Water Supply
- Cumulative Impacts
- Deep Geothermal & Carbon Sequestration

Watershed Protection Ordinance



Watershed Protection Area Map Planning



* Watershed protection areas were derived from 5-mile buffers from each well or intake. Each 5-mile buffer area was then reduced based on USGS watershed data and contour data to illustrate potential drainage to each respective well or intake.



Questions & Discussion

Facility Name/Number
UPRR 43 PAN AM I #28
YOUNG #1-23
WISE #1-14
ERIE CHAMPLIN #18-9
CPC #4-42-4
CPC #3-31-4
WILLIAM H PELTIER #1
THOMAS E UNIT #2
PEZOLDT UU # 32-11
HIPPEN UU #32-6
PEZOLDT UU #32-14
PEZOLDT UU #32-8
PEZOLDT UU #32-16
PEZOLDT UU #32-15
PEZOLDT UU #32-9
PEZOLDT UU #32-7
HIPPEN UU #32-5
ERIE EIGHT E UNIT #2
ERIE EIGHT E UNIT #1
HIPPEN UU #32-3
BARB LTD #30-9
BARB LTD #30-8
COAL CREEK #19-1
BAILEY #12-2
COAL CREEK #19-8
UPRR 43 PAN AM I #28-X
CHAMPLIN 86 AMOCO F #6
CHAMPLIN 86 AMOCO F #3
CANYON CREEK #8-6-13
YOUNG #6-23
BARB LTD #30-15
BARB LTD #30-1
BARB LTD #30-7
UPRR 43 PAN AM Q #1
CHAMPLIN 32-4 #2
YOUNG #3-25
CINQUE #1
LOVLEY-USX UU #15-16
CINQUE #2
SEC. 4 INVESTORS #34-4
CHAMPLIN 86 AMOCO Q #1
CINQUE #3
KRAMER #21-23
PRATT #1
WOOLLEY #41-7
PRATT #29-3
HIPPEN #1-32
WISE #31-14

WOOLLEY A #1-7
THOMAS "E" UNIT #1
ERIE CHAMPLIN B UNIT #1
WOOLLEY F UNIT #1
BEARDEN #1
EAST ERIE #2-17 #1
THOMAS #7-12
EAST ERIE #1-17
TALLGRASS #31-17
SOSA A UNIT #1
PRATT & #39;F& #39; UNIT #1
CARR #1
PEZOLDT #1-32
VESSELS MINERALS #14-19
VESSELS MINERALS #13-19
NAAB-USX UU #3-4
BULTHAUP #9-6
CHAMPLIN 41-4 #1
VESSELS MINERALS #2-4-19
VESSELS MINERALS & #39;E& #39; #1
VESSELS #24-19
WILLIAM H PELTIER #2
BARB LTD & #39;K& #39; UNIT #1
VESSELS MINERALS #19-10
VESSELS MINERALS #19-16
VESSELS MINERALS E UNIT #2
EDWARD P COSTIGAN #1
COAL CREEK C UNIT #1
COAL CREEK #31-19
COAL CREEK #32-19
STATE OF COLORADO AL #2
WOOLLEY #42-7
ERIE CHAMPLIN B UNIT #2
UPRR 43 PAN AM AA #1
CPC 41-10 #1
SOSA #11-18
SOSA #21-18
SOSA #12-18
SOSA #22-18
VESSELS #23-19
SEC FOUR #33-4
HIPPEN UU #32-13
COSSLETT #31-22
BULTHAUP #40-6
BULTHAUP #23-6
VESSELS MINERALS #19-15
BULTHAUP #24-6
CHAMPLIN 86 G #1
TALLGRASS #12-17

TALLGRASS #33-17
TALLGRASS #14-17
TALLGRASS #22-17
TALLGRASS #13-17
CHAMPLIN #86 AMOCO G #2
TALLGRASS #23-17
TALLGRASS #10-17
TALLGRASS #37-17
TALLGRASS #16-17
TALLGRASS #24-17
TALLGRASS #15-17
VESSELS MINERALS #4-6-19
COMMONS #4-19
COMMONS #18-19
COMMONS #3-19
COMMONS #6-19
COMMONS #28-19
TALLGRASS #9-17
VESSELS MINERALS #6-8-19
ARAPAHOE #3-36
ARAPAHOE MC #36-5
TALLGRASS #11-17
COMMONS #5-19
SEC FOUR #3-4
SEC FOUR #4-4
SEC FOUR #31-4
SEC FOUR #6-4
COMMONS #21-19
SEC FOUR #5-4
SEC FOUR #21-4
CHAMPLIN 86 AMOCO O #9
IMPERIAL #15-31
COSTIGAN #43-20
ERIE CORP #11-10
ERIE CORP #22-10
ERIE CORP #42-10
SEC FOUR #14-4
ERIE CORP-USX UU #10-4
ERIE ROAD #32-15
VESSELS MINERALS #43-19
CHAMPLIN 32-10 #2
CHAMPLIN 86 AMOCO O #8
SEC FOUR #32-4
SEC FOUR #22-4
SEC FOUR #12-4
ERIE ROAD #42-15
ERIE CORP #42-4
PRATT #12-29
ERIE ROAD-USX UU #15-1

PRATT #0-2-29
CHAMPLIN 42-10 #4
CANYON CREEK #8-6-13 X
LOVELY #34-15
CANYON CREEK #4-6-13
CANYON CREEK #44-13
CANYON CREEK #34-13
CANYON CREEK #4-8-13
CANYON CREEK #4-13
BULTHAUP #10-6
KENNETH E. KOCH #A-1
CHAMPLIN 86 AMOCO F #5
CHAMPLIN 86 AMOCO F #4
WIGGETT #42-13
WIGGETT #8-2-13
WIGGETT #7-0-13
WARREN H WIGGETT #13-1
CHAMPLIN 86 AMOCO F #1
WIGGETT #4-0-13
WIGGETT #6-4-13
UPRR 43 PAN AM I #10
BROZOVICH 3-4 #1
CHAMPLIN 31-10 #3
UPRR 43 PAN AM I #19
BARB LTD #30-10
DUMP UU #28-06D
DUMP UU #28-5
UPRR 43 PAN AM B #11
CHAMPLIN 86 AMOCO F #2
DUMP UU #28-2
DUMP UU #28-3
HIPPEN #2-32
UPRR 43 PAN AM Q #2
UPRR 43 PAN AM I #20
CHAMPLIN 86 AMOCO #0 #1
UPRR 43 PAN AM I #9
ERIE CORP-USX UU #10-17
PEZOLDT UU #32-4J
BULTHAUP #39-6
SEC FOUR #35-4
SEC FOUR #13-4
BILLINGS #21-7
WOOLLEY #42-7
CINQUE FEDERAL #7-31
ALLAN H UNIT #1
UPRR 43 PAN AM B #1
COSTIGAN #6-8-20
COSTIGAN #34-20
PRATT #4-2-29

YOUNG MC #23-11D
YOUNG MC #26-03D
YOUNG MC #26-04D
YOUNG #5-23
DONLEY #2-36
DUMP UU #28-12
DUMP UU #28-11D
SCHULER #12-23
SCHULER #11-23
WOOLLEY #43-8
WOOLLEY #33-8
WOOLLEY #34-8
WOOLLEY #44-8
BULTHAUP #8-6
WOOLLEY K UNIT #1
BULTHAUP #15-6
SWINK #32-21
CHAMPLIN 86 AMOCO F #7
KRAMER #22-23
BEARDEN #23-6
WISE #1-14X
BEARDEN #14-6
BEARDEN #13-6
BEARDEN #2-4-6
CANYON CREEK #43-13
BULTHAUP #21-6
BULTHAUP #27-6
BULTHAUP #17-6
BULTHAUP #16-6
I & J #7-6
BEARDEN #2-8-6
CHAMPLIN 86 AMOCO UNIT L #1
BULTHAUP #1-6
UPRR 43 PAN AM I #27
CANYON CREEK #33-13
BEARDEN #24-6
COSTIGAN #8-8-20
COSTIGAN #33-20
LUMRY #31-24
LUMRY #42-24
COSTIGAN #8-6-20
UPRR 43 PAN AM B #7
WOOLLEY #22-7
ERIE #1-24
ARAPAHOE #2-26
WARREN H WIGGETT #13-2
WOOLLEY #2-4-7
WOOLLEY #4-0-7
WOOLLEY #11-7

WOOLLEY #21-7
PRATT #2-4-29
PRATT #22-29
PRATT #2-0-29
PRATT #21-29
WILLIAMS H. PELTIER #12-20
VESSELS #12-30
BEARDEN #0-6-6
THOMAS #33-7
THOMAS #2-8-7
THOMAS #24-7

Current Operator Name	Plugging Date	API Sequence Num
AMOCO PRODUCTION COMPANY	2/28/1980	9914
PATINA OIL & GAS CORPORATION	1/26/1995	6089
GERRITY OIL & GAS CORP	2/21/1995	6155
VESSELS OIL & GAS COMPANY	3/31/1996	19083
OCCIDENTAL PETROLEUM	6/24/1996	8861
OCCIDENTAL PETROLEUM	6/25/1996	8860
VESSELS OIL & GAS COMPANY	9/16/1996	8131
VESSELS OIL & GAS COMPANY	9/25/1996	12370
PATINA OIL & GAS CORPORATION	11/28/2000	17182
PATINA OIL & GAS CORPORATION	11/29/2000	17179
PATINA OIL & GAS CORPORATION	12/2/2000	17183
PATINA OIL & GAS CORPORATION	12/5/2000	17181
PATINA OIL & GAS CORPORATION	12/11/2000	17210
PATINA OIL & GAS CORPORATION	12/13/2000	17209
PATINA OIL & GAS CORPORATION	12/15/2000	17208
PATINA OIL & GAS CORPORATION	12/15/2000	17180
PATINA OIL & GAS CORPORATION	12/30/2000	17178
NORTH AMERICAN RESOURCES COMPANY	1/16/2001	6242
NORTH AMERICAN RESOURCES COMPANY	1/17/2001	6193
PATINA OIL & GAS CORPORATION	1/19/2001	17177
CIVITAS RESOURCES INC	5/30/2008	18929
CIVITAS RESOURCES INC	6/4/2008	18954
CIVITAS RESOURCES INC	6/23/2008	19064
CIVITAS RESOURCES INC	7/3/2008	6106
CIVITAS RESOURCES INC	6/25/2010	19065
KP KAUFFMAN COMPANY INC	6/23/2011	9921
KP KAUFFMAN COMPANY INC	10/25/2011	10473
KP KAUFFMAN COMPANY INC	2/13/2012	10465
CIVITAS RESOURCES INC	7/4/2012	6628
NOBLE ENERGY INC	10/13/2012	6257
CIVITAS RESOURCES INC	12/4/2012	18931
CIVITAS RESOURCES INC	12/13/2012	18982
CIVITAS RESOURCES INC	3/22/2013	18953
OCCIDENTAL PETROLEUM	4/3/2013	9720
OCCIDENTAL PETROLEUM	9/26/2013	8646
NOBLE ENERGY INC	10/10/2013	6252
FOUNDATION ENERGY MANAGEMENT LLC	9/3/2014	7562
OCCIDENTAL PETROLEUM	9/17/2014	14388
FOUNDATION ENERGY MANAGEMENT LLC	9/23/2014	7560
OCCIDENTAL PETROLEUM	10/20/2014	22438
OCCIDENTAL PETROLEUM	10/27/2014	14591
FOUNDATION ENERGY MANAGEMENT LLC	12/3/2014	7563
OCCIDENTAL PETROLEUM	6/26/2015	6465
KP KAUFFMAN COMPANY INC	10/21/2015	10417
CIVITAS RESOURCES INC	10/27/2015	23183
PDC ENERGY INC	11/18/2015	10861
CIVITAS RESOURCES INC	12/5/2015	11395
OCCIDENTAL PETROLEUM	5/2/2016	6463

CIVITAS RESOURCES INC	3/16/2017	9093
CIVITAS RESOURCES INC	4/6/2017	10710
CIVITAS RESOURCES INC	4/8/2017	12377
CIVITAS RESOURCES INC	4/13/2017	17688
CIVITAS RESOURCES INC	4/21/2017	9764
OCCIDENTAL PETROLEUM	5/2/2017	14447
CIVITAS RESOURCES INC	5/4/2017	19072
OCCIDENTAL PETROLEUM	5/8/2017	14410
OCCIDENTAL PETROLEUM	5/8/2017	25610
CIVITAS RESOURCES INC	5/8/2017	11698
CIVITAS RESOURCES INC	8/28/2017	17769
CIVITAS RESOURCES INC	9/7/2017	10017
CIVITAS RESOURCES INC	9/8/2017	15040
CIVITAS RESOURCES INC	9/21/2017	30279
CIVITAS RESOURCES INC	9/21/2017	30276
OCCIDENTAL PETROLEUM	10/12/2017	14387
OCCIDENTAL PETROLEUM	10/31/2017	29465
OCCIDENTAL PETROLEUM	11/8/2017	8645
CIVITAS RESOURCES INC	11/13/2017	30278
CIVITAS RESOURCES INC	11/13/2017	18689
CIVITAS RESOURCES INC	11/29/2017	23018
CIVITAS RESOURCES INC	12/5/2017	12614
CIVITAS RESOURCES INC	12/8/2017	10759
CIVITAS RESOURCES INC	12/13/2017	19032
CIVITAS RESOURCES INC	12/13/2017	19033
CIVITAS RESOURCES INC	12/13/2017	18593
CIVITAS RESOURCES INC	12/13/2017	10001
CIVITAS RESOURCES INC	1/5/2018	13804
CIVITAS RESOURCES INC	1/22/2018	23288
CIVITAS RESOURCES INC	1/22/2018	23287
OCCIDENTAL PETROLEUM	1/26/2018	12626
CIVITAS RESOURCES INC	2/23/2018	23185
CIVITAS RESOURCES INC	2/28/2018	12371
OCCIDENTAL PETROLEUM	3/21/2018	14914
OCCIDENTAL PETROLEUM	4/18/2018	8647
CIVITAS RESOURCES INC	5/30/2018	26237
CIVITAS RESOURCES INC	5/30/2018	26236
CIVITAS RESOURCES INC	5/31/2018	26239
CIVITAS RESOURCES INC	5/31/2018	26238
CIVITAS RESOURCES INC	6/28/2018	23009
OCCIDENTAL PETROLEUM	7/9/2018	29462
CIVITAS RESOURCES INC	7/28/2018	17220
CIVITAS RESOURCES INC	8/28/2018	21857
OCCIDENTAL PETROLEUM	9/18/2018	26891
OCCIDENTAL PETROLEUM	9/20/2018	26886
CIVITAS RESOURCES INC	9/24/2018	19209
OCCIDENTAL PETROLEUM	9/26/2018	26890
OCCIDENTAL PETROLEUM	10/12/2018	12406
OCCIDENTAL PETROLEUM	10/15/2018	26921

OCCIDENTAL PETROLEUM	10/15/2018	26925
OCCIDENTAL PETROLEUM	10/16/2018	26922
OCCIDENTAL PETROLEUM	10/16/2018	26923
OCCIDENTAL PETROLEUM	10/31/2018	26920
OCCIDENTAL PETROLEUM	12/11/2018	15066
OCCIDENTAL PETROLEUM	12/11/2018	26898
OCCIDENTAL PETROLEUM	12/11/2018	26899
OCCIDENTAL PETROLEUM	12/11/2018	26876
OCCIDENTAL PETROLEUM	12/13/2018	26903
OCCIDENTAL PETROLEUM	12/13/2018	26901
OCCIDENTAL PETROLEUM	12/13/2018	26900
CIVITAS RESOURCES INC	1/7/2019	30277
OCCIDENTAL PETROLEUM	2/5/2019	29925
OCCIDENTAL PETROLEUM	2/8/2019	29924
OCCIDENTAL PETROLEUM	2/8/2019	29919
OCCIDENTAL PETROLEUM	2/8/2019	29922
OCCIDENTAL PETROLEUM	2/11/2019	29921
OCCIDENTAL PETROLEUM	2/15/2019	26902
CIVITAS RESOURCES INC	2/15/2019	29476
CIVITAS RESOURCES INC	2/15/2019	6254
CIVITAS RESOURCES INC	2/15/2019	6410
OCCIDENTAL PETROLEUM	2/19/2019	26924
OCCIDENTAL PETROLEUM	2/19/2019	29923
OCCIDENTAL PETROLEUM	2/19/2019	29455
OCCIDENTAL PETROLEUM	2/19/2019	29454
OCCIDENTAL PETROLEUM	2/19/2019	29460
OCCIDENTAL PETROLEUM	2/19/2019	29453
OCCIDENTAL PETROLEUM	2/20/2019	29920
OCCIDENTAL PETROLEUM	2/20/2019	29452
OCCIDENTAL PETROLEUM	2/20/2019	29456
OCCIDENTAL PETROLEUM	2/20/2019	12929
OCCIDENTAL PETROLEUM	3/8/2019	20112
CIVITAS RESOURCES INC	3/27/2019	30059
OCCIDENTAL PETROLEUM	3/28/2019	22915
OCCIDENTAL PETROLEUM	3/28/2019	21636
OCCIDENTAL PETROLEUM	3/30/2019	21635
OCCIDENTAL PETROLEUM	4/1/2019	29457
OCCIDENTAL PETROLEUM	4/11/2019	14400
OCCIDENTAL PETROLEUM	4/17/2019	23993
CIVITAS RESOURCES INC	5/2/2019	29128
OCCIDENTAL PETROLEUM	5/7/2019	8648
OCCIDENTAL PETROLEUM	5/10/2019	12625
OCCIDENTAL PETROLEUM	5/10/2019	29463
OCCIDENTAL PETROLEUM	5/10/2019	29461
OCCIDENTAL PETROLEUM	5/10/2019	29459
OCCIDENTAL PETROLEUM	5/13/2019	22924
OCCIDENTAL PETROLEUM	5/13/2019	22119
CIVITAS RESOURCES INC	5/15/2019	32432
OCCIDENTAL PETROLEUM	5/17/2019	9741

CIVITAS RESOURCES INC	5/17/2019	32377
OCCIDENTAL PETROLEUM	5/29/2019	8823
CIVITAS RESOURCES INC	6/6/2019	6633
OCCIDENTAL PETROLEUM	6/25/2019	22711
CIVITAS RESOURCES INC	7/1/2019	6627
CIVITAS RESOURCES INC	7/1/2019	6629
CIVITAS RESOURCES INC	7/1/2019	6631
CIVITAS RESOURCES INC	7/2/2019	6634
CIVITAS RESOURCES INC	7/3/2019	6667
OCCIDENTAL PETROLEUM	7/17/2019	26888
OCCIDENTAL PETROLEUM	7/17/2019	12456
KP KAUFFMAN COMPANY INC	8/14/2019	10466
KP KAUFFMAN COMPANY INC	8/15/2019	10467
CIVITAS RESOURCES INC	8/28/2019	6569
CIVITAS RESOURCES INC	8/28/2019	6570
CIVITAS RESOURCES INC	8/29/2019	6589
CIVITAS RESOURCES INC	9/3/2019	6052
KP KAUFFMAN COMPANY INC	9/24/2019	10460
CIVITAS RESOURCES INC	9/24/2019	6565
CIVITAS RESOURCES INC	9/29/2019	6590
KP KAUFFMAN COMPANY INC	10/7/2019	8880
OCCIDENTAL PETROLEUM	10/7/2019	16503
OCCIDENTAL PETROLEUM	10/8/2019	8822
KP KAUFFMAN COMPANY INC	10/11/2019	9039
CIVITAS RESOURCES INC	10/16/2019	18930
CIVITAS RESOURCES INC	10/18/2019	25277
CIVITAS RESOURCES INC	10/18/2019	25289
OCCIDENTAL PETROLEUM	10/22/2019	9431
KP KAUFFMAN COMPANY INC	10/27/2019	10468
CIVITAS RESOURCES INC	10/30/2019	25679
CIVITAS RESOURCES INC	10/30/2019	25678
CIVITAS RESOURCES INC	11/5/2019	15113
OCCIDENTAL PETROLEUM	11/7/2019	15042
KP KAUFFMAN COMPANY INC	11/8/2019	9040
OCCIDENTAL PETROLEUM	11/12/2019	14470
KP KAUFFMAN COMPANY INC	11/15/2019	8879
OCCIDENTAL PETROLEUM	12/2/2019	9742
CIVITAS RESOURCES INC	12/9/2019	17184
OCCIDENTAL PETROLEUM	12/19/2019	26884
OCCIDENTAL PETROLEUM	1/3/2020	29464
OCCIDENTAL PETROLEUM	1/3/2020	29458
KP KAUFFMAN COMPANY INC	3/26/2020	23758
KP KAUFFMAN COMPANY INC	3/26/2020	23791
CIVITAS RESOURCES INC	4/28/2020	15443
CIVITAS RESOURCES INC	6/8/2020	6138
OCCIDENTAL PETROLEUM	11/2/2020	7568
CIVITAS RESOURCES INC	12/3/2020	30124
CIVITAS RESOURCES INC	2/25/2021	30058
CIVITAS RESOURCES INC	6/23/2021	32430

CIVITAS RESOURCES INC	6/30/2021	6560
CIVITAS RESOURCES INC	6/30/2021	6561
CIVITAS RESOURCES INC	6/30/2021	6562
CIVITAS RESOURCES INC	7/7/2021	6284
CIVITAS RESOURCES INC	7/26/2021	6247
CIVITAS RESOURCES INC	8/4/2021	25290
CIVITAS RESOURCES INC	8/4/2021	25276
OCCIDENTAL PETROLEUM	8/11/2021	6458
OCCIDENTAL PETROLEUM	8/12/2021	6457
CIVITAS RESOURCES INC	9/1/2021	22987
CIVITAS RESOURCES INC	9/8/2021	21437
CIVITAS RESOURCES INC	9/15/2021	23202
CIVITAS RESOURCES INC	9/22/2021	25271
OCCIDENTAL PETROLEUM	9/29/2021	26879
CIVITAS RESOURCES INC	9/29/2021	17689
OCCIDENTAL PETROLEUM	9/30/2021	26887
OCCIDENTAL PETROLEUM	11/1/2021	22066
KP KAUFFMAN COMPANY INC	3/24/2022	12624
OCCIDENTAL PETROLEUM	4/25/2022	6455
CIVITAS RESOURCES INC	6/29/2022	22162
CIVITAS RESOURCES INC	8/12/2022	6187
CIVITAS RESOURCES INC	10/4/2022	23001
CIVITAS RESOURCES INC	10/4/2022	23602
CIVITAS RESOURCES INC	11/7/2022	34942
CIVITAS RESOURCES INC	11/17/2022	6632
OCCIDENTAL PETROLEUM	11/28/2022	26883
OCCIDENTAL PETROLEUM	11/29/2022	26882
OCCIDENTAL PETROLEUM	11/29/2022	26880
OCCIDENTAL PETROLEUM	11/30/2022	26885
OCCIDENTAL PETROLEUM	11/30/2022	26878
CIVITAS RESOURCES INC	12/8/2022	34943
OCCIDENTAL PETROLEUM	12/19/2022	12613
OCCIDENTAL PETROLEUM	12/19/2022	26881
KP KAUFFMAN COMPANY INC	12/21/2022	9913
CIVITAS RESOURCES INC	2/10/2023	6630
CIVITAS RESOURCES INC	3/14/2023	23559
CIVITAS RESOURCES INC	3/21/2023	31717
CIVITAS RESOURCES INC	3/21/2023	23057
CIVITAS RESOURCES INC	5/15/2023	6576
CIVITAS RESOURCES INC	5/15/2023	6574
CIVITAS RESOURCES INC	6/8/2023	30790
KP KAUFFMAN COMPANY INC	10/16/2023	9018
CIVITAS RESOURCES INC	3/1/2024	32982
CIVITAS RESOURCES INC	3/1/2024	6127
CIVITAS RESOURCES INC	6/19/2024	6135
CIVITAS RESOURCES INC	8/16/2024	6108
CIVITAS RESOURCES INC	8/21/2024	32984
CIVITAS RESOURCES INC	8/21/2024	32986
CIVITAS RESOURCES INC	8/21/2024	32979

CIVITAS RESOURCES INC	8/28/2024	22015
CIVITAS RESOURCES INC	9/5/2024	32387
CIVITAS RESOURCES INC	9/5/2024	32434
CIVITAS RESOURCES INC	9/5/2024	32376
CIVITAS RESOURCES INC	9/5/2024	32428
CIVITAS RESOURCES INC	9/13/2024	23308
CIVITAS RESOURCES INC	9/30/2024	23987
CIVITAS RESOURCES INC	10/2/2024	34949
CIVITAS RESOURCES INC	10/3/2024	25964
CIVITAS RESOURCES INC	10/3/2024	26412
CIVITAS RESOURCES INC	10/3/2024	25395

Facility ID	Location ID	Facility Status	Latitude	Longitude
242123	318767	PA	40.060177	-104.991246
206594	379731	PA	40.038577	-105.076838
206660	379758	PA	40.049457	-105.076858
251280	409322	PA	40.04908	-105.039788
241073	406594	PA	40.082099	-105.001315
241072	406593	PA	40.085707	-105.005996
240343	406267	PA	40.04038	-105.02243
244575	408010	PA	40.061357	-105.042327
249379	408858	PA	40.005858	-105.029636
249376	408855	PA	40.009238	-105.029726
249380	408859	PA	40.002178	-105.029706
249378	408857	PA	40.009298	-105.020466
249407	408866	PA	40.002708	-105.020886
249406	408865	PA	40.002178	-105.025066
249405	408864	PA	40.005438	-105.021116
249377	408856	PA	40.009268	-105.025166
249375	408854	PA	40.009198	-105.034427
206747	379816	PA	40.030687	-105.070538
206698	379777	PA	40.032037	-105.058888
249374	408853	PA	40.013028	-105.029276
251126	330343	PA	40.02019	-105.03931
251151	330352	PA	40.023295	-105.04009
251261	330407	PA	40.04239	-105.04011
206611	321297	PA	40.061524	-105.05905
251262	330408	PA	40.03839	-105.03911
242130	318767	PA	40.060163	-104.991498
242682	319007	PA	40.08542	-105.01525
242674	319000	PA	40.074911	-105.001279
415296	415299	PA	40.049565	-105.063068
206762	321354	PA	40.03392	-105.08098
251128	330345	PA	40.016603	-105.043949
251179	330370	PA	40.028048	-105.03926
251150	330351	PA	40.023974	-105.04386
241929	318691	PA	40.06206	-104.99432
240858	318198	PA	40.082215	-105.006002
206757	321349	PA	40.01933	-105.06126
239774	317681	PA	40.09625	-105.04468
246591	327250	PA	40.04709	-104.98406
239772	317679	PA	40.10039	-105.04388
274142	305096	PA	40.07439	-105.00655
246794	327377	PA	40.084929	-105.004464
239775	317682	PA	40.09667	-105.04809
206970	321449	PA	40.042567	-105.087233
242626	318976	PA	40.020318	-105.030239
279287	336362	PA	40.07147	-105.03941
243070	319203	PA	40.01744	-105.02227
243603	319519	PA	40.01207	-105.03329
206968	321447	PA	40.055717	-105.079608

241304	318443	PA	40.068924	-105.043065
242919	319115	PA	40.06356	-105.050273
244582	335769	PA	40.055021	-105.040695
249885	329666	PA	40.069046	-105.050565
241973	336188	PA	40.076865	-105.049832
246650	327292	PA	40.05463	-105.03238
251269	330410	PA	40.064171	-105.053692
246613	327264	PA	40.0547	-105.02294
274924	309931	PA	40.05702	-105.02457
243906	335662	PA	40.054991	-105.051591
249966	329735	PA	40.027996	-105.035483
242226	318818	PA	40.026608	-105.014566
247243	327698	PA	40.012049	-105.023833
411855	335664	PA	40.033451	-105.051668
411850	335664	PA	40.033458	-105.051723
246590	327249	PA	40.08434	-104.99507
299664	336519	PA	40.078811	-105.044831
240857	318197	PA	40.085842	-105.001265
411854	335664	PA	40.033617	-105.051635
250886	335664	PA	40.03365	-105.051607
278108	335664	PA	40.0335	-105.05164
244819	323142	PA	40.042515	-105.0301
242968	319139	PA	40.017578	-105.040645
251229	335765	PA	40.033081	-105.040547
251230	335765	PA	40.032992	-105.040508
250790	335765	PA	40.033101	-105.040709
242210	335663	PA	40.031953	-105.02176
246008	335592	PA	40.040703	-105.042863
280540	335592	PA	40.040574	-105.042506
280542	335592	PA	40.040562	-105.042679
244831	323150	PA	40.04754	-105.01354
279298	336209	PA	40.067498	-105.039834
244576	335563	PA	40.046711	-105.040809
247117	327602	PA	40.0759	-104.9848
240859	318199	PA	40.07145	-104.982616
292093	335662	PA	40.055148	-105.051724
292092	335662	PA	40.05515	-105.051615
292090	335662	PA	40.055144	-105.051664
292091	335662	PA	40.055146	-105.051555
278119	335664	PA	40.03356	-105.05163
299661	336147	PA	40.077764	-105.011997
249417	329350	PA	40.00209	-105.03442
270231	332117	PA	40.041606	-104.987896
296732	336524	PA	40.081869	-105.039514
296727	336518	PA	40.074814	-105.045125
251406	330501	PA	40.031368	-105.044225
296731	336524	PA	40.08189	-105.03961
244611	335562	PA	40.04725	-105.03206
296806	335562	PA	40.047407	-105.032123

296810	335562	PA	40.047377	-105.032154
296807	335562	PA	40.047437	-105.032092
296808	335562	PA	40.047473	-105.032055
296805	335562	PA	40.047347	-105.032185
247269	335564	PA	40.04657	-105.0229
296775	335564	PA	40.04679	-105.022874
296776	335564	PA	40.046826	-105.022901
296717	335564	PA	40.046624	-105.022728
296783	335564	PA	40.046646	-105.022756
296781	335564	PA	40.046716	-105.022812
296777	335564	PA	40.046753	-105.022847
411852	335664	PA	40.033538	-105.051649
301213	335994	PA	40.040374	-105.050976
301212	335994	PA	40.040373	-105.050819
301196	335994	PA	40.040373	-105.050765
301210	335994	PA	40.040372	-105.050712
301208	335994	PA	40.040372	-105.050923
296782	335564	PA	40.04667	-105.022775
299681	335765	PA	40.032871	-105.04053
206759	321351	PA	40.00348	-105.06957
206915	321419	PA	40.0094	-105.0721
296809	335562	PA	40.047507	-105.032021
301211	335994	PA	40.040373	-105.050873
299654	336085	PA	40.084117	-105.013117
299653	336085	PA	40.084111	-105.013161
299659	336085	PA	40.084108	-105.013328
299650	336085	PA	40.084111	-105.013219
301198	335994	PA	40.04037	-105.050664
299649	336085	PA	40.084111	-105.013272
299655	336085	PA	40.084114	-105.013061
245134	336085	PA	40.08399	-105.01306
258263	331072	PA	40.05716	-104.98705
301574	335663	PA	40.03198	-105.022138
277135	305398	PA	40.07145	-104.99669
269174	332976	PA	40.06781	-104.99179
269175	311471	PA	40.06804	-104.98233
299656	336147	PA	40.077719	-105.011781
246603	327258	PA	40.06942	-104.99423
285572	306103	PA	40.053202	-104.987836
298758	335765	PA	40.032873	-105.040492
240860	318200	PA	40.06723	-104.987112
244830	336147	PA	40.07753	-105.01178
299662	336147	PA	40.077767	-105.012044
299660	336147	PA	40.077728	-105.011836
299658	336147	PA	40.077783	-105.012103
277226	305403	PA	40.05355	-104.98314
271762	332307	PA	40.082487	-105.001107
420037	329735	PA	40.028152	-105.035623
241950	318700	PA	40.055674	-104.983505

419911	329735	PA	40.028146	-105.035666
241035	311309	PA	40.06764	-104.98238
416934	415299	PA	40.049551	-105.063038
275978	305250	PA	40.04552	-104.98793
415294	415299	PA	40.04963	-105.063229
415297	415299	PA	40.049592	-105.063138
415309	415299	PA	40.049623	-105.063202
417051	415299	PA	40.049532	-105.063021
429576	415299	PA	40.04953	-105.062985
296729	336519	PA	40.078806	-105.044936
244661	323027	PA	40.07574	-105.04248
242675	319001	PA	40.082015	-105.010763
242676	319002	PA	40.078564	-105.006052
294431	321489	PA	40.055839	-105.059518
294432	335977	PA	40.055831	-105.059476
296636	335977	PA	40.055835	-105.059552
206557	332880	PA	40.05608	-105.05921
242669	318997	PA	40.08556	-105.01065
293670	336173	PA	40.057669	-105.064131
296646	335977	PA	40.055835	-105.059589
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248702	328843	PA	40.07757	-105.00246
241034	318283	PA	40.071219	-104.986931
241251	332976	PA	40.067581	-104.991744
251127	330344	PA	40.020238	-105.043987
290903	335870	PA	40.024355	-105.016444
290952	335870	PA	40.024345	-105.016534
241642	318578	PA	40.079765	-104.987916
242677	319003	PA	40.078564	-105.001303
295167	336002	PA	40.028231	-105.005732
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247316	327754	PA	40.00484	-105.03331
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241252	318412	PA	40.064029	-104.987337
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241091	318311	PA	40.06376	-104.982353
241951	318701	PA	40.069379	-104.98459
249381	329328	PA	40.005064	-105.024384
296725	336528	PA	40.074719	-105.039258
299663	336147	PA	40.077742	-105.011903
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284163	336382	PA	40.07117	-105.04883
284356	336209	PA	40.06764	-105.03989
247646	328022	PA	40.097742	-105.042247
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239780	317685	PA	40.078424	-104.991966
301900	335663	PA	40.031921	-105.022065
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420035	329735	PA	40.028149	-105.035524

291849	335890	PA	40.034999	-105.092246
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206789	335559	PA	40.03085	-105.09054
206752	321345	PA	40.00433	-105.05979
290951	335871	PA	40.020362	-105.01641
290904	335871	PA	40.020323	-105.01649
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277775	305446	PA	40.064366	-105.019738
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279534	305588	PA	40.060129	-105.025219
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249886	336377	PA	40.061048	-105.021912
296728	336518	PA	40.07484	-105.04504
271481	332270	PA	40.03834	-105.006064
244829	323149	PA	40.078497	-105.01068
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277971	336188	PA	40.0768	-105.0499
282993	336188	PA	40.076934	-105.049787
427320	336188	PA	40.076903	-105.049804
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296724	336520	PA	40.082199	-105.044525
296723	336466	PA	40.085823	-105.039218
296721	310733	PA	40.083008	-105.040565
296726	336528	PA	40.074649	-105.039406
296719	336520	PA	40.082281	-105.044377
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296722	336466	PA	40.085762	-105.039107
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282845	336188	PA	40.0767	-105.049966
417672	335663	PA	40.031901	-105.022049
278553	335663	PA	40.031923	-105.022096
333	335576	PA	40.041558	-105.059101
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421629	336382	PA	40.071231	-105.049226
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421632	336382	PA	40.071206	-105.049227
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271268	336382	PA	40.071182	-105.049025
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285991	306097	PA	40.02378	-105.052373
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291136	336323	PA	40.060489	-105.049371
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