



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Agenda

Town Council

Tuesday, October 7, 2025

6:00 PM

Council Chambers

Special Meeting

Link to Watch or Comment Virtually: <https://bit.ly/TC-Special-1stTuesday>

I. Call Meeting to Order and Pledge of Allegiance

6:00 p.m.

II. Roll Call

III. Approval of the Agenda

6:00-6:05 p.m.

IV. Public Comment On Non-Agenda and Consent Items only.

6:05-6:15 p.m.

(This agenda item provides the public an opportunity to discuss items that are not on the agenda or consent agenda items only. The Town Council is not prepared to decide on matters brought up at this time, but if warranted, will place them on a future agenda.)

V. General Business

[25-517](#)

Special District Review & Policy

Attachments:

[Special District Review Policy](#)

[List of Metro Districts](#)

[Special District Policy Presentation](#)

6:15-7:15 p.m.

[25-245](#)

Draft Resilience Action Plan Presentation and Discussion

Attachments:

[Presentation](#)

[Draft Resilience Action Plan](#)

7:15-8:00 p.m.

[25-539](#)

Black Hills Energy Presentation

Attachments:

[Presentation](#)

8:00-8:30 p.m.

VI. Executive Session[25-564](#)

EXECUTIVE SESSION to hold a conference with the Town Attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b), and to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e), all regarding the Stratus/Redtail Ranch litigation

8:30-9:00 p.m.

VII. Adjournment

9:00 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: 10/7/2025

File #: 25-517, **Version:** 1

SUBJECT:

Special District Review & Policy

DEPARTMENT: Town Manager's Office
Planning & Development

PRESENTER(S): Melissa Wiley, Deputy Town Manager
Sarah Nurmela, Planning & Development Director, AICP

TIME ESTIMATE: 60 minutes
For time estimate: please put 0 for Consent items.

FISCAL SUMMARY:
N/A

POLICY ISSUES:

The Town's Special District Policy outlines criteria for evaluation and approval of metro districts proposed to facilitate financing of new development. The intent of the policy is to provide greater awareness of and parameters for new districts in the Town. The Town Council will evaluate the scope of the policy and provide direction on whether any changes or updates are desired.

STAFF RECOMMENDATION:

Staff recommend receiving this information and presentation.

SUMMARY/KEY POINTS

- The Town's Policy for Reviewing Service Plans for Special Districts was adopted in July 2022 to establish criteria for evaluating and approving Service Plans for metro districts.
- The policy includes a point system that emphasizes alignment with the Town's goals for Housing Diversity, Sustainability Outcomes, Economic Health and Vitality, and Equity, Health, and Culture.
- The policy is intended to be a living document updated to reflect evolving Town goals and policies and as changes in development trends, economy, and legislation occur over time.

BACKGROUND OF SUBJECT MATTER:

The Town adopted the Policy for Reviewing Service Plans for Special Districts in July 2022 to establish criteria for evaluating and approving Service Plans for metro districts (see Attachment 1). Metropolitan Districts, or metro districts, are a common tool used by developers in Colorado to finance new development. Metro districts assess property taxes over a set period to enable new development to “pay its own way” without imposing new financial burdens on the existing community.

While developers strongly support the use of metro districts, the extent of additional taxes, notification and resident access to district boards, and overall lack of awareness are key concerns for property owners and municipalities. The Town’s Policy lays out specific objectives and expectations for metro district submittals and Service Plans to ensure greater awareness, resident access, and clear parameters for metro districts established in the Town.

Metro Districts - an Overview

What is a metro district? A metro district is a type of special district in Colorado - an independent local government entity authorized under Colorado law - created to finance public infrastructure for a new development.

What does a metro district do? As multi-purpose districts, they typically provide a range of services and facilities within their boundaries. In practice, many metro districts are responsible for constructing and maintaining a development’s internal infrastructure and managing shared amenities (e.g. neighborhood parks, trails, playgrounds, clubhouses, pools), and they may also provide limited services such as trash collection or streetlighting - all funded through the district’s own taxes, fees, or bond proceeds.

Why are they established? Metro districts are one of several tools for financing growth. Metro district financing typically covers the upfront capital costs of infrastructure for a new subdivision. This can include major public works - streets, water and sewer lines, storm drainage systems - as well as community amenities for residents such as parks, trails, recreation centers, or neighborhood clubhouses and pools. The district often continues to maintain certain improvements within the neighborhood (for example, parks, landscaping, or other common areas) by levying an ongoing operations mill levy or collecting resident fees.

Essentially, metro districts let new development “pay its own way” by funding roads, utilities, parks, and other improvements up front with money raised through bonds and a dedicated property tax on that development. This approach reduces the need for direct Town funding or broader taxpayer support for new infrastructure, but it typically means homeowners in the district pay higher property taxes over time to cover those costs. Metro districts provide a useful financing tool for growth, yet their use also raises concerns about transparency and long-term tax burdens on residents within the district.

What are their typical powers/services? Metro districts have broad authority under State law to

provide public improvements and services for new communities. They can levy their own property tax (a dedicated mill levy) and issue bonds to finance infrastructure such as streets, water and sewer lines, storm drainage systems, and similar projects. Many districts also construct parks, trails, and amenities like playgrounds, pools, or clubhouses, and they often handle ongoing tasks like maintaining common landscaping or street lighting in the neighborhood. In some cases, a metro district can even enforce neighborhood covenants (acting similar to a homeowners' association) if that role is approved in its Service Plan.

Once established, a metro district is governed by its own board of directors separate from Town Council, with oversight constrained to the provisions of its Service Plan (the governing document approved by the Town). This structure allows the new community to finance and govern its infrastructure independently, under the parameters initially set by the Town-approved Service Plan.

What is the life cycle of a district? A metro district's life cycle begins with Town Council approval of a Service Plan, which establishes the district's purpose, powers, and financial limits. Once formed, the district is initially governed by a Board of Directors typically made up of the developer's representatives (since no residents live there yet) and can start issuing debt and levying the approved tax to build the infrastructure. As the development progresses and families move in, those residents start paying the district's taxes and gain the ability to vote in district elections, gradually shifting control of the board from the developer to the community. When the neighborhood is complete and the district's debt is paid off, the metro district may either continue operating in a limited capacity to maintain any remaining community services or be dissolved if its job is done - at which point the district's extra property tax would end.

How many are located in Erie? Currently, 46 metro districts operate within Erie, as listed in Attachment 2 on this agenda item. Several neighborhoods have more than one district. Attachment 2 includes the name, date formed, outstanding debt, mill rates, and links to information maintained by the Colorado Department of Local Affairs on each metro district.

Town of Erie Policy for Reviewing Service Plans for Special Districts

The Town developed the Policy over the course of 14 months, with multiple Town Council (Board of Trustees) study sessions in 2021 and 2022. The process also included targeted outreach with stakeholders and developers in late 2021. The intent of the policy is to:

- Protect current Town residents from paying costs associated with new development;
- Ensure that prospective buyers of property in a metro district are made aware of the taxes they will be subject to, as well as how they will be able to participate in governance of the District;
- Confirm that taxes imposed by a metro district on future residents of the district will result in clear public benefits, are reasonable, and not used as a means to generate excessive profits for developers of property in the district; and
- Promote development that reflects the Town's strategic priorities.

Key elements of the policy include:

- Notification, time, and location requirements for metro district board meetings so property owners within the district have improved access to meetings;
- Disclosure and information requirements to ensure prospective property owners within the metro district are aware of the tax levy amount and financial impact to homeownership in the district;
- Composition requirements of metro district boards to ensure property owners have representation on the district boards;
- Maximum mill levy limit for infrastructure and maintenance to ensure future residents of the district are not overly burdened by property tax levies within the district; and
- Specific criteria identified in a point system that represent the Town's strategic priorities for Housing Diversity, Sustainability Outcomes, Economic Health and Vitality, and Equity, Health and Culture.

Town staff intended to periodically update the Policy as needed, to ensure the requirements were consistent with and reflected changing market conditions, new State and Federal legislation, and evolving Town goals and policies. Since the Policy's adoption and implementation, staff find there are multiple updates that could be considered. These include evaluation of the maximum mill levy amount based on market conditions, edits to procedures, district structures and fees, and an update to the point system criteria to reflect changing State requirements and legislation for sustainability and housing. Additionally, some criteria in the point system are difficult to track through development-these should also be evaluated in any update to the Policy.

Service Plan Review and Implementation

The Service Plan review process includes an application that includes a Letter of Interest, Service Plan, Finance Plan, and description of how the proposed project meets the point system criteria. Upon receipt of a submittal, Town staff initiate an inter-departmental review of the Service Plan against the Policy. The Service Plan is also reviewed by a third-party consultant to evaluate the Finance Plan, proposed mills, and financial feasibility of the district. Town staff may request additional submittals in response to comments before making a recommendation to Town Council. A public hearing is then held with Town Council for approval or denial of the Service Plan. If denied, an applicant may re-submit with recommended updates.

Implementation of the metro district Service Plan and commitments outlined in the review process are documented in a development agreement or similar vehicle. Annual fees and reporting apply to all metro districts. For specific criteria, like provision of solar panels or affordable housing units, for example, Town staff will track as development occurs.

TOWN COUNCIL PRIORITY(S) ADDRESSED:

- ☒ Attractive Community Amenities
- ☒ Engaged and Diverse Community

- ☐ Prosperous Economy
- ☐ Well-Maintained Transportation Infrastructure
- ☐ Small Town Feel
- ☒ Safe and Healthy Community
- ☒ Effective Governance
- ☐ Environmentally Sustainable
- ☒ Fiscally Responsible

ATTACHMENT(S):

1. Town of Erie Policy for Reviewing Service Plans for Special Districts
2. List of Existing Metro Districts in Erie
3. Presentation

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

Attachment 2

WELD COUNTY DATA FROM DOLA METRO DIST MAP																		
Active	ID	Name	Subdivision Name	URL	County	2024 Levy	2023 Levy	2022 Levy	2021 Levy	2020 Levy	2019 Levy	2018 Levy	2017 Levy	2016 Levy	2015 Levy	2014 Levy	2013 Levy	2012 Levy
Yes	67586	Spring Hill Metropolitan District No. 1	Spring Hill	www.springhillmetrodistrict.com	Weld	56.310	57.512											
Yes	67587	Spring Hill Metropolitan District No. 2	Spring Hill	www.springhillmetrodistrict.com	Weld	59.750	117.674											
Yes	67588	Spring Hill Metropolitan District No. 3	Spring Hill	www.springhillmetrodistrict.com	Weld	56.700	60.414											
Yes	67589	Spring Hill Metropolitan District No. 4	Morgan Hill	www.springhillmetrodistrict.com	Weld	15.421	15.232											
Yes	66093	Morgan Hill Metropolitan District No. 3	Morgan Hill	www.morganhillmetrodistricts.org	Weld	63.673	57.220	55.663	55.663	55.663	55.275	55.275	50.000	50.000	50.000	50.000	50.000	50.000
Yes	66094	Morgan Hill Metropolitan District No. 2	Morgan Hill	www.morganhillmetrodistricts.org	Weld	61.737	57.220	55.663	55.663	55.663	55.275	55.275	50.000	50.000	50.000	50.000	50.000	50.000
Yes	66095	Morgan Hill Metropolitan District No. 3	Morgan Hill	www.morganhillmetrodistricts.org	Weld	59.467	57.220	55.663	55.663	55.663	55.275	55.275	50.000	50.000	50.000	50.000	50.000	50.000
Yes	66416	Summerfield Metropolitan District No. 1	Summerfield	www.summerfieldmetrodistricts.org	Weld	59.403	57.220	55.663	55.663	55.663	55.275	55.275	50.000	50.000	50.000	50.000		
Yes	66417	Summerfield Metropolitan District No. 2	Summerfield	www.summerfieldmetrodistricts.org	Weld	59.403	57.220	55.663	55.663	55.663	55.275	55.275	50.000	50.000	50.000	50.000		
Yes	66418	Summerfield Metropolitan District No. 3	Summerfield	www.summerfieldmetrodistricts.org	Weld	59.403	57.220	55.663	55.663	55.663	55.275	55.275	50.000	50.000	50.000	50.000		
Yes	65286	Erie Corporate Center Metropolitan District No. 1	North Station	www.northstationmetrodistricts.org	Weld	59.403	57.220	55.663	55.663	55.663	55.275	55.275	50.000	50.000				
Yes	65287	Erie Corporate Center Metropolitan District No. 2	North Station	www.northstationmetrodistricts.org	Weld	59.403	57.220	55.663	55.663	55.663	55.275	55.275	50.000	50.000	50.000	50.000	50.000	50.000
Yes	65288	Erie Corporate Center Metropolitan District No. 3	North Station	www.northstationmetrodistricts.org	Weld	59.403	57.220	55.663	55.663	55.663	55.275	55.275	50.000	50.000	50.000	20.000	20.000	20.000
Yes	66015	Colliers Hill Metropolitan District # 1; previous name: DayBreak Metropolitan District No. 1	Colliers Hill	www.colliershillmetrodistricts.org	Weld	64.434	57.220	55.663	55.663	55.663	55.275	55.275	50.000	50.000	50.000	50.000	50.000	50.000
Yes	66016	Colliers Hill Metropolitan District # 2; previous name: DayBreak Metropolitan District No. 2	Colliers Hill	colliershillmd2-3.colorado.gov	Weld	62.658	57.107	55.664	55.664	55.664	55.275	55.275	50.000	50.000	50.000	50.000	50.000	50.000
Yes	66017	Colliers Hill Metropolitan District # 3; previous name: DayBreak Metropolitan District No. 3	Colliers Hill	www.colliershillmetrodistricts.org	Weld	57.748	55.711	55.664	55.664	55.664	55.275	55.275	50.000	50.000	50.000	50.000	50.000	50.000
Yes	68078	North Westerly Metropolitan Dist. No. 1	North Westerly	n/a	Weld	n/a												
Yes	68079	North Westerly Metropolitan Dist. No. 2	North Westerly	n/a	Weld	n/a												
Yes	68080	North Westerly Metropolitan Dist. No. 3	North Westerly	n/a	Weld	n/a												
Yes	68081	North Westerly Metropolitan Dist. No. 4	North Westerly	n/a	Weld	n/a												
Yes	65196	Erie Commons Metropolitan District No. 1	Erie Commons	www.eriecommonsmetrodistricts.org	Weld	59.398	57.220	55.663	55.663	55.663	55.275	55.275	50.000	0.000	0.000	0.000	0.000	0.000
Yes	65197	Erie Commons Metropolitan District No. 2	Erie Commons	www.eriecommonsmetrodistricts.org	Weld	63.950	57.220	55.663	55.663	55.663	55.275	55.275	50.000	50.000	50.000	50.000	50.000	50.000
Yes	67160	Erie Commons Metropolitan District No. 3	Erie Commons	www.eriecommonsmetrodistricts.org	Weld	37.000	37.000	37.000	50.000	50.000								
Yes	66446	Erie Highlands Metropolitan District #1	Erie Highlands	ehmd.specialdistrict.org	Weld	50.488	52.827	56.097	56.097	77.928	77.388	77.388	70.000	70.000	70.000			
Yes	66447	Erie Highlands Metropolitan District #2	Erie Highlands	ehmd.specialdistrict.org	Weld	89.994	78.328	77.928	77.928	77.928	77.388	22.111	20.000	20.000	20.000			
Yes	66448	Erie Highlands Metropolitan District #3	Erie Highlands	ehmd.specialdistrict.org	Weld	20.788	20.000	22.265	22.265	22.265	22.111	22.111	20.000	20.000	20.000			
	66046	Sunset Parks Metropolitan District	Sunset	sunsetparksmetrodistrict.com		10.350	50.000	55.664	55.664	50.000	72.832	50.000	50.000	50.000	50.000	50.000	50.000	50.000
Yes	67318	Westerly Metropolitan District No. 1	Westerly	westerlymetrodistricts1-4.com	Weld	67.564	65.000	71.230	71.230									
Yes	67319	Westerly Metropolitan District No. 2	Westerly	westerlymetrodistricts1-4.com	Weld	71.475	65.165	71.230	71.230									
Yes	67320	Westerly Metropolitan District No. 3	Westerly	westerlymetrodistricts1-4.com	Weld	68.438	67.309	71.230	71.230									
Yes	67321	Westerly Metropolitan District No. 4	Westerly	westerlymetrodistricts1-4.com	Weld	67.564	65.000	71.230	71.230									
Yes	66625	232 Metropolitan District	Orr property	232metropolitan.specialdistrict.net	Weld	50.000	50.000	50.000	50.000	52.300	50.000	50.000	50.000					
	66518	Redtail Ranch Metropolitan District	Redtail Ranch	redtailranchmetro.com		15.000	15.000	15.000	15.000	15.000	15.000	15.000	10.000	10.000	10.000			
	62123	Vista Ridge Metropolitan District	Vista Ridge	vistaridgemd.org		47.000	47.000	47.847	47.884	47.868	48.076	48.198	55.830	57.827	57.827	57.827	57.827	57.827

BOULDER COUNTY DATA FROM DOLA METRO DIST MAP																		
Active	ID	Name	Subdivision Name	URL	County	2024 Levy	2023 Levy	2022 Levy	2021 Levy	2020 Levy	2019 Levy	2018 Levy	2017 Levy	2016 Levy	2015 Levy	2014 Levy	2013 Levy	2012 Levy
Yes	66990	Jay Grove Metropolitan District	Wild Rose	jaygrovemetrodistrict.com	Boulder	63.435	57.027	55.664	55.664	55.664	55.277							
Yes	66741	Lost Creek Farms Metropolitan District	Lost Creek Farms	lostcreekfarmsmd.org	Boulder	39.193	44.000	53.542	53.542	50.873	50.000	50.000						
Yes	67922	Lafferty Canyon Metropolitan District	Canyon Creek Filing 7 and 8; Lafferty at Canyon Creek	www.laffertycanyonmetro.com	Boulder	0.000												
Yes	65694	Flatiron Meadows Metropolitan District	Flatiron Meadows	flatironmeadowsmd.com	Boulder	59.212	56.995	55.664	55.664	55.664	50.000	50.000	50.000	50.000	50.000	50.000	50.000	50.000
Yes	66262	Rex Ranch Metropolitan District	Rex Ranch	rexranchmetrodistrict.com	Boulder	49.804	56.138	55.663	55.663	55.663	55.277	55.277	50.000	50.000	50.000	50.000	45.000	0.000
Yes	66685	Brennan Metropolitan District	Canyon Creek Filing 9 - 1st Amendment	brennanmetrodistrict.org	Boulder	35.017	42.000	42.000	55.664	55.664	55.277	55.277	50.000					
Yes	66774	Four Corners Metropolitan District	Four Corners	fourcornersmetrodistrict.com	Boulder	56.680	54.531	10.000	45.000	40.000	40.000	5.000						
Yes	67258	Nine Mile Metropolitan District	Nine Mile	ninemilemetropolitandistrict.specialdistrict.net	Boulder	0.000	0.000	0.000	0.000									
Yes	65691	Erie Farm Metropolitan District	Compass	eriefarmmd.com	Boulder	55.765	50.785	50.785	55.664	55.666	55.277	55.277	50.000	50.000	50.000	50.000	0.000	0.000
Yes	66896	Parkdale Metropolitan District No. 1	Parkdale	parkdalemetrodistrict.com	Boulder	67.562	65.032	72.363	72.363	16.699	55.277							
Yes	66897	Parkdale Metropolitan District No. 2	Parkdale	parkdalemetrodistrict.com	Boulder	17.005	16.253	16.699	16.699	16.699	55.277							
Yes	66898	Parkdale Metropolitan District No. 3	Parkdale	parkdalemetrodistrict.com	Boulder	15.591	15.000	16.699	16.699	16.699								



Special District Review & Policy

Town Council Study Session

Melissa Wiley, Deputy Town Manager

Sarah Nurmela, AICP, Planning & Development Director

Melissa Buck, Senior Vice President, UMB Bank

Oct. 7, 2025



Overview

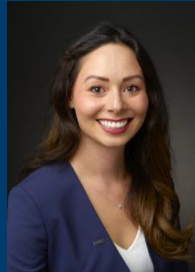
- Metro Districts Overview – Melissa Buck
- Policy for Reviewing Service Plans for Special Districts
- Implementation & Potential Updates
- Direction from Council

The background of the slide is an aerial photograph of a suburban neighborhood. It shows several large, modern houses with dark roofs and light-colored siding, surrounded by green lawns and trees. A winding road cuts through the neighborhood, and a body of water is visible in the upper right corner. The overall scene is peaceful and well-maintained.

Colorado Metropolitan Districts

Town of Erie | Council Study Session
October 7, 2025

Presenter Information + Contact Info



Melissa Buck
Senior Vice President

UMB Financial Services, Inc.

1670 Broadway
Denver, CO 80202
p. 303.839.2287
c. 347.439.8055

e. melissa.buck@umb.com

- Almost 20 years of experience assisting municipalities on capital planning, debt issuance, and financing strategies
- M.P.A. University of Pennsylvania
- Master of Arts (Hons) International Relations University of St. Andrews (Scotland)

The background of the slide is a close-up photograph of numerous old, thick books. The spines of the books are visible, showing various colors like red, green, and blue. The pages are aged and yellowed. The books are stacked and piled together, creating a textured, layered appearance.

Metro District Overview

What is a Metro District?

- A type of Colorado special district that provides at least two types of services in accordance with the Special District Act

Typical Metro District Services

Parks and recreation

Sanitation sewer and storm water improvements

Traffic and safety controls

Street improvements

Water system improvements

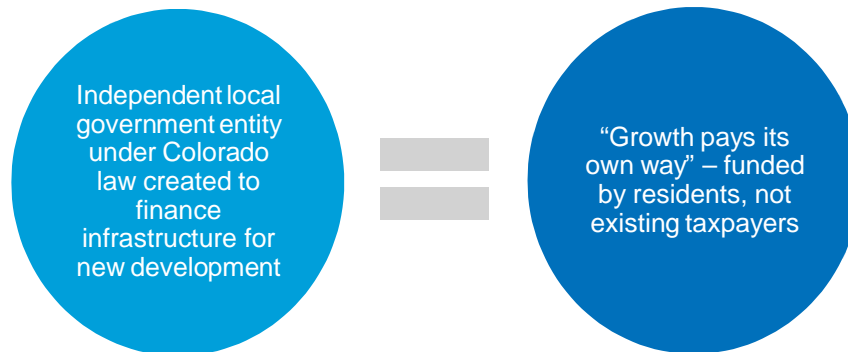
Public transportation

Television relay and translation systems

Fiber optic communication systems

Mosquito control

Fire protection



Source: CRS Title 32 Article 1

Typical Powers and Services



Levy property taxes (mill levy)



Issue bonds to fund improvements



Construct & maintain infrastructure: streets, water, sewer, storm drainage



Community amenities: parks, trails, clubhouses, pools, open space

Costs Typically Covered



Public infrastructure:
streets, utilities,
storm drainage



Community facilities:
parks, trails,
recreation amenities

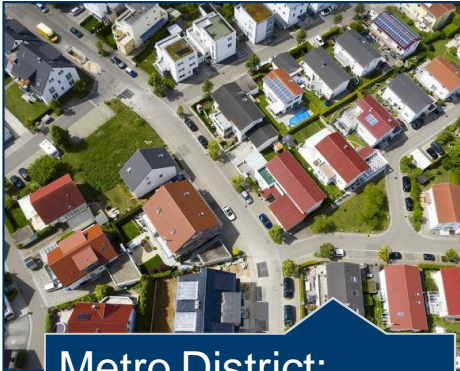


Maintenance of
common areas and
landscaping



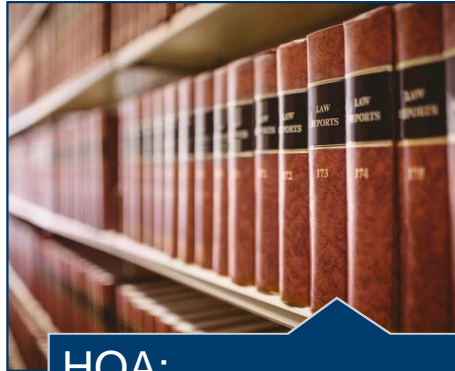
Occasional role in
covenant
enforcement (rare)

Common Roles and Responsibilities



Metro District:

- Taxes, debt authority, infrastructure delivery



HOA:

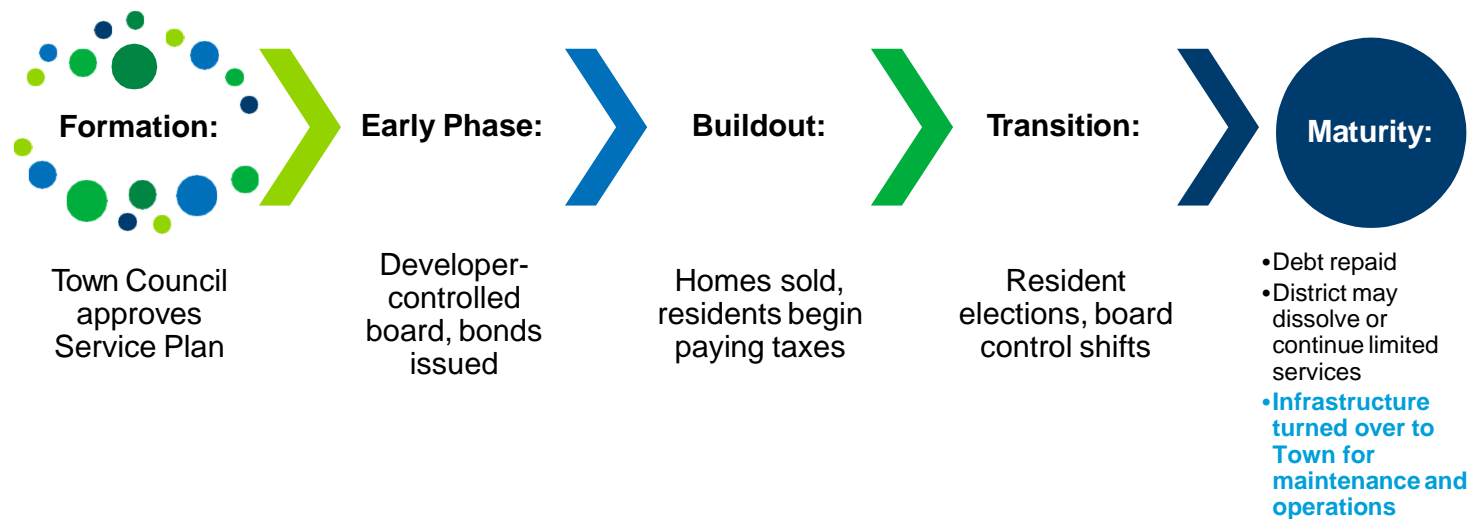
- Dues-based, focused on covenant enforcement and amenities



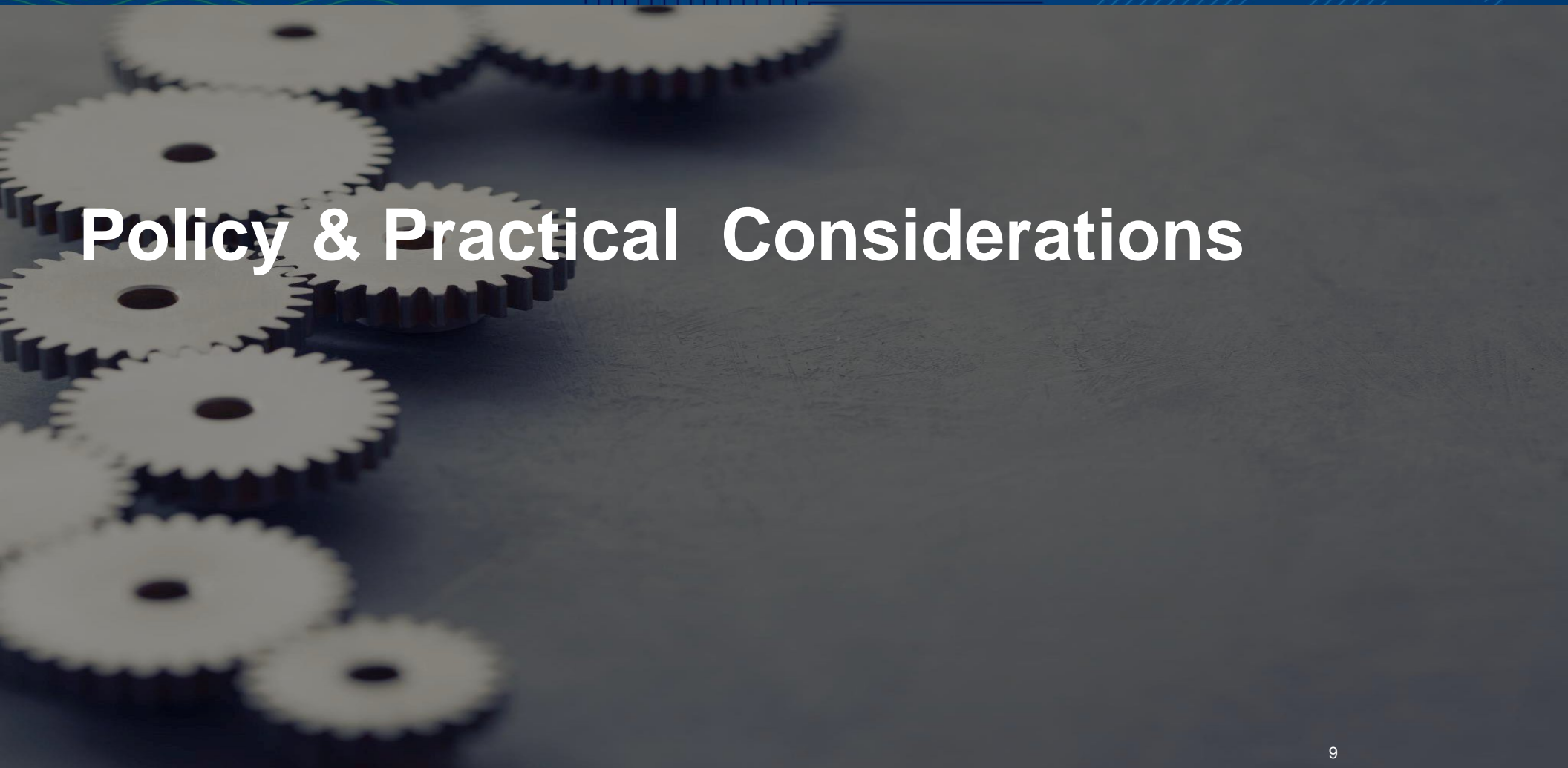
Town:

- Provides broader municipal services funded by general taxes

Life Cycle of a Metro District



Source: UMB Internal Data



Policy & Practical Considerations

Comparing Development Financing Tools



Tool	Control	Funding Source	Pros	Cons	Typical Use
Metro District	Independent elected board (initially developer, later residents)	Property tax mill levy; bonds	"Growth pays own way" Delivers infrastructure early Spreads cost over time	Higher homeowner taxes Initial developer control Complex governance	Residential subdivisions, master-planned communities
GID (General Improvement District)	City Council acts as board	Property tax in district	Direct city oversight Localized funding Transparent	Requires election Admin burden on city Limited tax base	Downtown, redevelopment, city-driven projects
SID (Special Improvement District)	City Council (or parent district)	Special assessments on benefiting properties	Costs tied to benefit Equitable allocation Avoids new taxes	Direct cost to owners City-admin heavy Risk if owners don't pay	Street paving, utilities, neighborhood upgrades
PIF (Public Improvement Fee)	Developer/private	Extra % on retail sales (0.5-2%)	No taxpayer impact Circumvents TABOR Flexible & quick	Higher consumer costs Less oversight Competitive concerns	Retail/commercial centers, malls, entertainment districts
DRA (Developer Reimbursement Agreement)	Contract with city/district	Share of future tax/fee revenue	Developer fronts costs Flexible Aligns incentives	Reduces city revenue Complex admin Perceived subsidy	Public-private deals, oversized/regional improvements
Sales Tax Sharing	City Council (agreement)	Share of new sales tax revenue	Performance-based Flexible Stimulates development	Delays city revenue Fairness concerns Risk of overuse	Retail anchors, redevelopment, economic development incentives

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Benefits and Challenges

Benefits of Metro Districts:

- Infrastructure and amenities delivered earlier
- Costs localized to the residents benefitting from the infrastructure/amenities
- Resident control over time

Challenges of Metro Districts:

- Long-term tax obligations mean higher property tax burdens
- Risk of over-leveraging
- Initial developer control
- Transparency and awareness issues for home buyers

Impact on Homeowners



60 mill levy:

- 50 mills for debt service
- 10 mills for operations

	FY 2025 Mills	
Metro District	60.00	\$2,010
St. Vrain Valley School District	57.17	1,915
Mountain View Fire Protection District	16.25	544
Weld County	15.96	535
Town of Erie	13.38	448
High Plains Library District	3.18	106
Northern Colorado Water Conservancy Distr.	1.00	34
Total Property Taxes		\$5,592

Source: St. Vrain SD, Mountain View FPD, Weld County, Town of Erie, High Plains Library, and NCWCD 2025 Budgets

1. Approve Service Plan outlining MD powers, mill levy caps, and debt limits
2. Ensure alignment with Town priorities and policy requirements
3. Limited Town authority after approval
 - Oversight is done through compliance with the Service Plan

Council Decision Options



Approve the service plan
(without condition)



Disapprove the service plan



Conditionally approve the service plan
(subject to the submission of additional
information relating to or the modification
of the proposed service plan)

A pair of brass scales of justice, also known as a balance scale, is shown against a dark blue background. The scales are made of polished brass and have two pans hanging from a central beam. The pans are empty. The scales are positioned in the lower half of the image, with the title text overlaid on them.

Metro District Policy Comparison

Structural & Financial Policies



Policy Aspect	Erie	Fort Collins	Boulder	Denver	Aurora	Commerce City
Mill Levy Caps	55 mills (10 O&M)	50 mills (10 O&M)	None - rarely used	50 mills (10 O&M)	50 mills + ~5 ARI No limit on O&M	50 mills (2023)
Board Transition	Early homeowner role encouraged	Resident control ASAP	Not applicable	Resident majority to extend >40 yrs	Statutory; multi- district may delay	Oversight + resident vote for debt extensions
Homebuyer Disclosure	Written notice pre-contract	Strengthened sale notice	None beyond state law	Required buyer/investor notice	Builder notice incl. max mills	Recorded covenant + buyer notice
Developer Reimbursement	Debt \leq projected capacity	40-yr limit; advisor certified	Case-by-case	Advisor certifies debt; 40-yr cap	Advisor required; 12% cap	Strict: 80% max, no compounding, 35 yrs

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Governance & Attitude



Policy Aspect	Erie	Fort Collins	Boulder	Denver	Aurora	Commerce City
Point System	Yes 20/30 pts required	None; high "benefit" bar	None	None	None	None
Restricted Uses	No resident fees; public infra only	Not HOAs; dissolve post-debt	Likely bar private uses	No covenants, no trash svc	Broad powers; can act HOA-like	No private amenities; public infra only
General Attitude	Cautiously supportive	Selective; strict criteria	Very restrictive	Supportive; standardized	Very supportive	Cautious; moratorium then strict reopen
Recent Changes	2022 overhaul	2021 update	No changes	Stable	None since 2004	2022 ban 2023 strict rules 2025 reopen

Questions?



Policy for Reviewing Service Plans for Special Districts

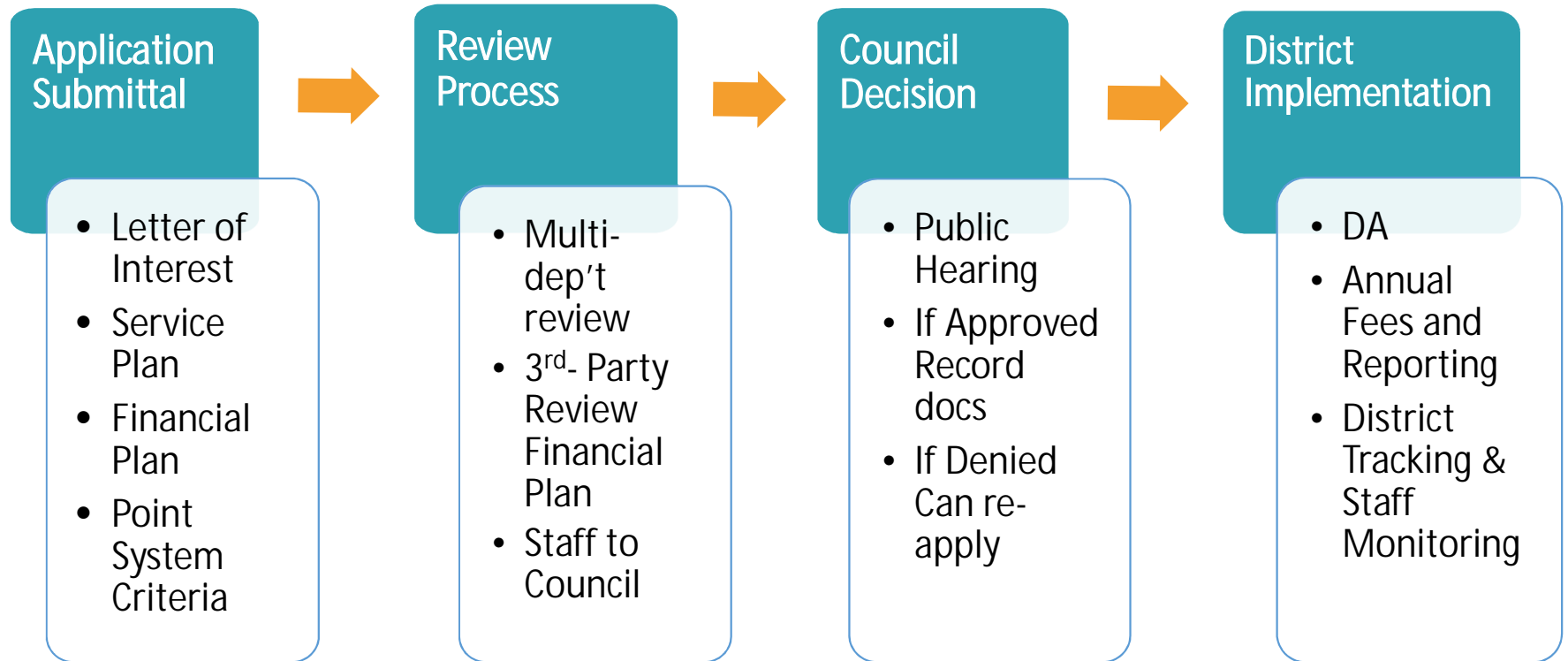
- Developed over 14 months with Board of Trustees & stakeholders between 2021 and 2022
- Intent to establish criteria for evaluation and approval of Service Plans for metro districts
 - Ensure that prospective buyers are educated and can participate in their district
 - Confirm that taxes imposed by a metro district result in clear public benefits and are not excessive
 - Promote development that reflects the Town's strategic priorities.



Key Features of the Policy

- Notification, time, and location requirements for meetings;
- Disclosure and information requirements to educate future homebuyers on tax obligations;
- Metro district board membership requirements to ensure resident participation;
- Maximum mill levy limit for infrastructure and maintenance;
- Specific criteria that support Housing Diversity, Sustainability Outcomes, Economic Healthy and Vitality, and Equity, Health and Culture.

Policy Review & Implementation





Potential Updates & Council Direction

Potential Updates

- Evaluate mill levy limits;
- Updates to district structures, procedures, and fees
- Update the point system

Council Direction

- Staff to bring back proposed updates in 2026

UMBFSI

Disclosures

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TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Town Council

Board Meeting Date: 10/14/2025

File #: 25-245, **Version:** 1

SUBJECT:

Draft Resilience Action Plan Presentation and Discussion

DEPARTMENT: Environmental Services

PRESENTER(S): Emma Marino, Sustainability & Water Conservation Specialist
Eryka Thorley, Sustainability Manager

TIME ESTIMATE: 45 minutes

FISCAL SUMMARY:

Cost as Recommended: \$10,000
Balance Available: \$3,675.81 (pending payment of final invoice)
Fund General Fund
Line Item Number: 100-25-780-570000-000000
New Appropriation Required: No

POLICY ISSUES:

Erie's first Resilience Action Plan (RAP) draft supports resilience related goals and best practices identified in Erie's 2019 Sustainability Plan, 2025 Beneficial Electrification Plan, 2024 Comprehensive Plan, and 2023 Home Rule Charter.

STAFF RECOMMENDATION:

Staff recommend a thorough review and discussion of this draft plan. Staff will then integrate feedback into a final version for Council's consideration on Nov. 4. Following adoption, resilience efforts will transition to implementation, including a second project (if accepted) with CU Boulder's Masters of the Environment Capstone program focused on various implementation areas (Resilience Hub(s), HOA engagement, etc.).

SUMMARY/KEY POINTS

- Erie's first RAP draft identifies and solidifies the Town's support and commitment to increase resilience of residents and businesses through intentional strategies and focus areas.
- The U.S. Chamber of Commerce estimated that for every one dollar spent in resilience investment, \$13 is realized through avoided future impacts in economic loss and infrastructure rebuilding. This plan will allow the Town to target strategic investments including State and

federal grant opportunities.

- Next steps include high level integration of the RAP into the Sustainability Action Plan update as well as a second project (if accepted) with the CU Boulder Masters of the Environment Capstone program to begin implementation of the plan.

BACKGROUND OF SUBJECT MATTER:

Town staff are proud to present the Town's first ever Resilience Action Plan (RAP). This new plan is designed to strengthen the Town's ability to adapt, thrive, and grow in the face of climate, economic, and social challenges. The plan identifies risks and adaptive strategies for the Town to improve community preparedness for extreme weather events and social vulnerabilities. Erie stands at a pivotal point in its development with evolving environmental concerns, rapid population growth, and increasing infrastructure demands. The draft RAP outlines a forward-looking vision with concrete actions to ensure the Town remains secure, sustainable, and equitable in the future.

This plan is grounded in an understanding of Town priorities, research, environmental sustainability, and best practices for long-term growth. Development of the plan was supported by a Vulnerability Assessment conducted by the University of Colorado Boulder's Masters of the Environment (MENV) students. This assessment evaluated environmental risks and social equity hazards and was complemented by robust community engagement. Town staff, local and regional partners, and Erie residents played a vital role in shaping the recommendations presented in this plan.

The three key areas for building long-term resilience included in this plan are:

1. Infrastructure
2. Land Management
3. Community

Each chapter provides background on the topic, a list of current progress, accomplishments, goals, strategies, and potential community partnerships.

TOWN COUNCIL PRIORITY(S) ADDRESSED:

- ☒ Attractive Community Amenities
- ☒ Engaged and Diverse Community
- ☒ Prosperous Economy
- ☒ Well-Maintained Transportation Infrastructure
- ☒ Small Town Feel
- ☒ Safe and Healthy Community
- ☒ Effective Governance
- ☒ Environmentally Sustainable
- ☒ Fiscally Responsible

ATTACHMENT(S):

1. Presentation

2. Draft Resilience Action Plan

Resilience Action Plan

Town Council Study Session




Adam Arata, Stephany Correa-Diaz, Sean Lee
Graduate Student Consultant Team

Eryka Thorley & Emma Marino
Town of Erie Sustainability Division



Presentation Overview

1. MENV Program
2. Project Purpose and Background
3. Vulnerability Assessment and Hazards
4. Community Engagement
5. Resilience Action Plan
6. Next Steps



Masters of the Environment (MENV) Graduate Program

- Interdisciplinary, application-focused professional master's degree that provides practical skills, knowledge, and experience to professionals who can solve environmental and sustainability problems in the public, private, and nonprofit sectors.
- MENV has five degree tracks focused on sustainable policy, energy, the outdoor industry, food systems, and urban resilience.
- Capstone Project: Our team is working with the Town of Erie to gain impact-oriented experience over 12 months.



Project Purpose





Project Purpose

Create Erie's first Resilience Action Plan

"Community resilience is defined as the ability of a community to recover from a disaster or persist sustainably in the face of a new, ongoing hardship." -Town of Erie, Sustainability Division

Resilience is a "city's ability to adapt, survive, and grow in the face of challenges." - 100 Resilient Cities program

Methodology



Review of
TOE Plans



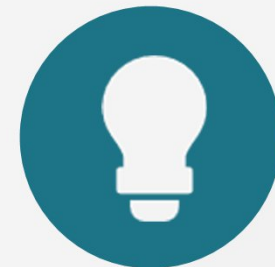
Review of
Other City
Plans



Vulnerability
Assessment



Community
Partner
Interviews



**Community
Engagement
at TOE
Events**

Vulnerability Assessment and Hazards





Vulnerability Assessment

Air Quality

Drought

Extreme Heat

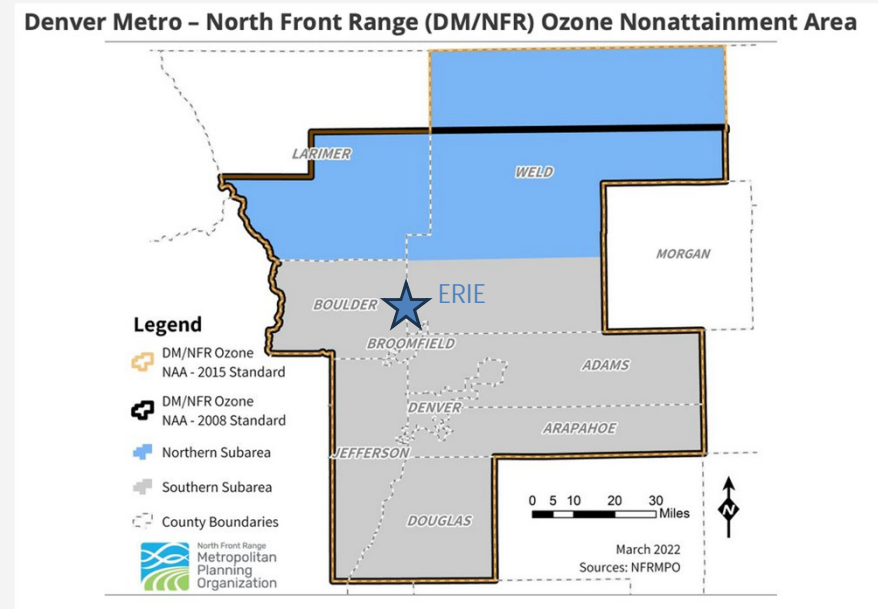
Flooding

Wildfires

Social
Vulnerability

Air Quality

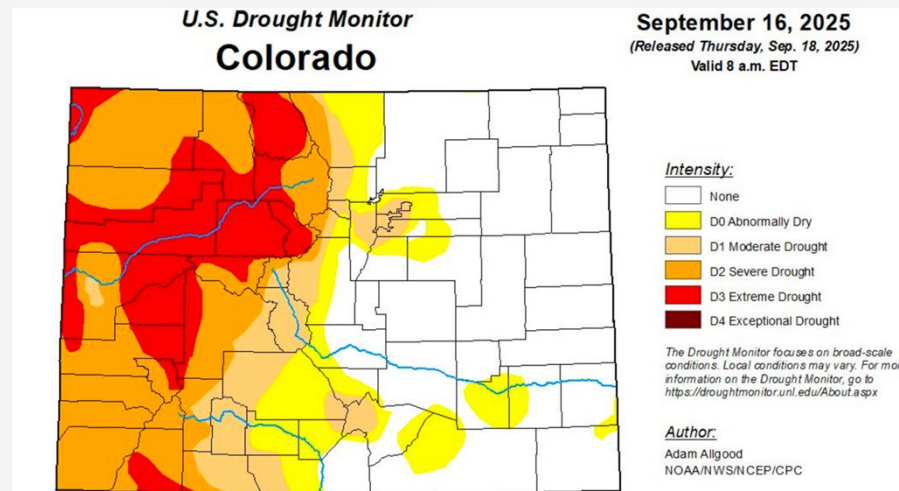
- Erie's air quality regularly exceeds federal ozone limits.
- Particulate matter impacts local air quality.
- Radon is a common indoor pollutant.



Map of the North Front Range Ozone Nonattainment Area (North Front Range Metropolitan Planning Organization)

Drought

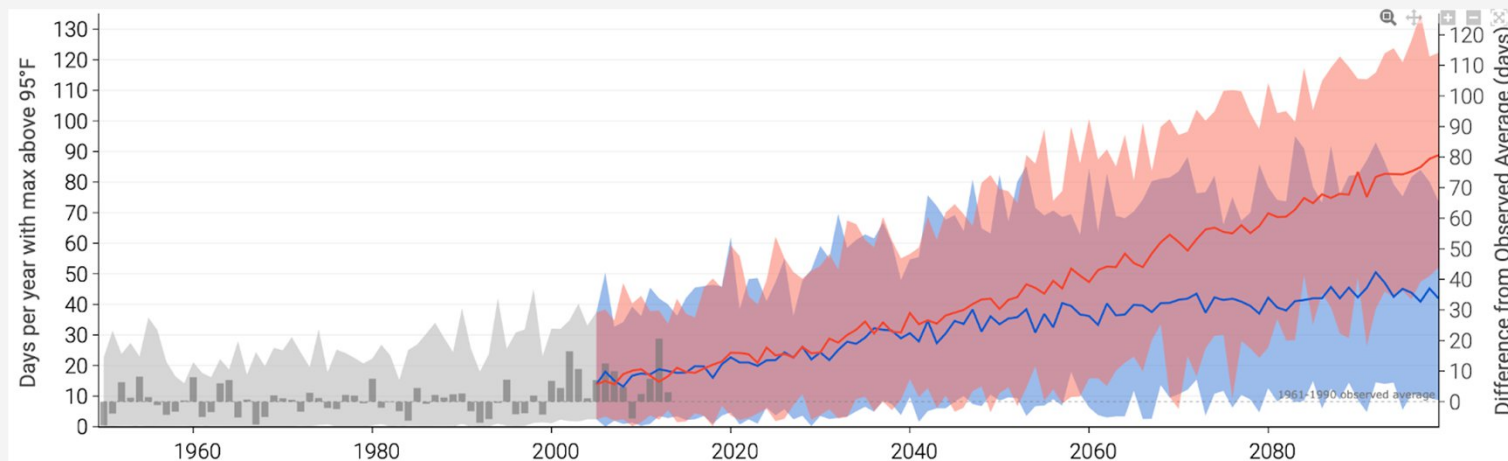
- In the last five years, moisture conditions are drier than average across the contiguous 48 states of the United States.
- Boulder and Weld counties are currently experiencing less severe drought conditions compared to the rest of the state.



Map of drought conditions in Colorado (U.S. Drought Monitor)

Extreme Heat

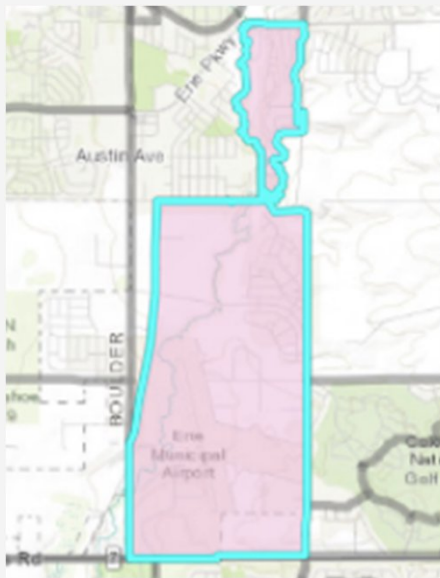
- Average annual temperatures increased 1.4°F from the 1971-2000 baseline. Temperatures are projected to increase an additional 1.1-4.1°F by 2050.
- Heat waves are projected to increase to 10 per year by the 2060s.



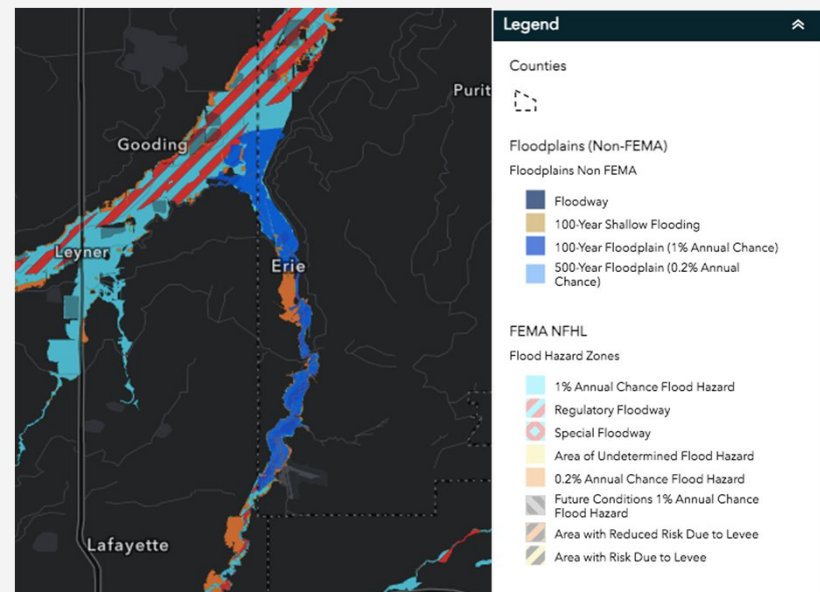
Graph showing projected Erie days above 95°F (Climate Explorer)

Flooding

- 25% of land area in the census block south of Old Town in Weld County is in the 100-year floodplain.



Census block group 081230020073
(Colorado Enviroscreen 2.0)

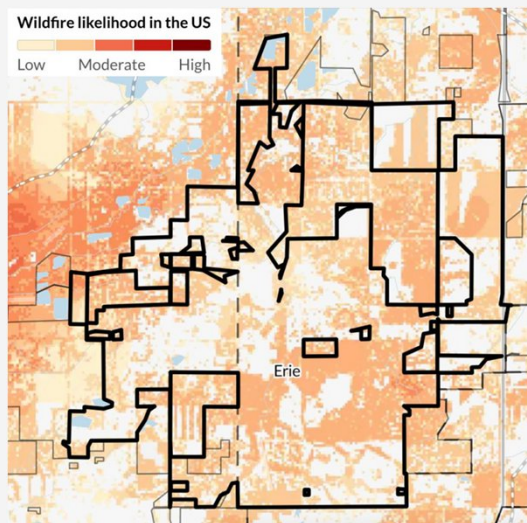


Mile High Flood District Floodplain Map
(Mile High Flood District)

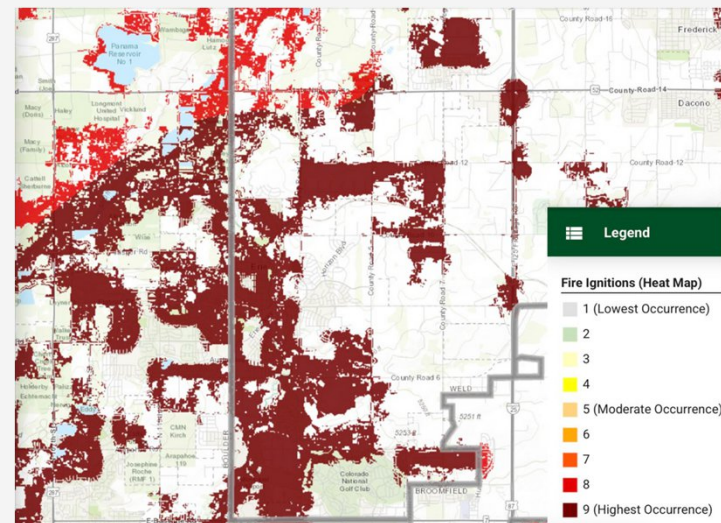
10,11

Wildfires

- Erie has a moderate likelihood of wildfires, which is a "greater wildfire likelihood than 58% of communities in the United States."
- Central Erie has the most likelihood for a fire ignition.



Wildfire likelihood in the Town of Erie
(Wildfire Risk to Communities)



Likelihood for fire ignition in the Town of Erie
(Colorado State Forest Service)



Social Vulnerability

- The central corridor of Erie contains the highest percentage of low-income residents (15%), households that are housing cost-burdened (34%), and people of color (33%).
- This same central area stands out for its elevated environmental and climate risks. It ranks in the 95th percentile nationwide for potential economic and life loss from natural disasters, including wildfire and flooding.

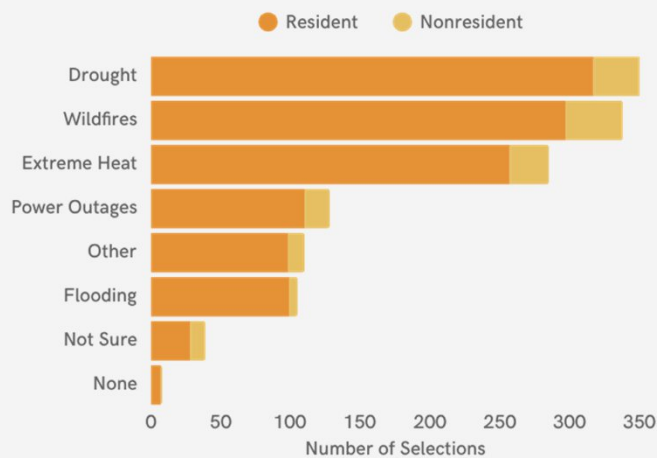
Community Engagement and Interviews



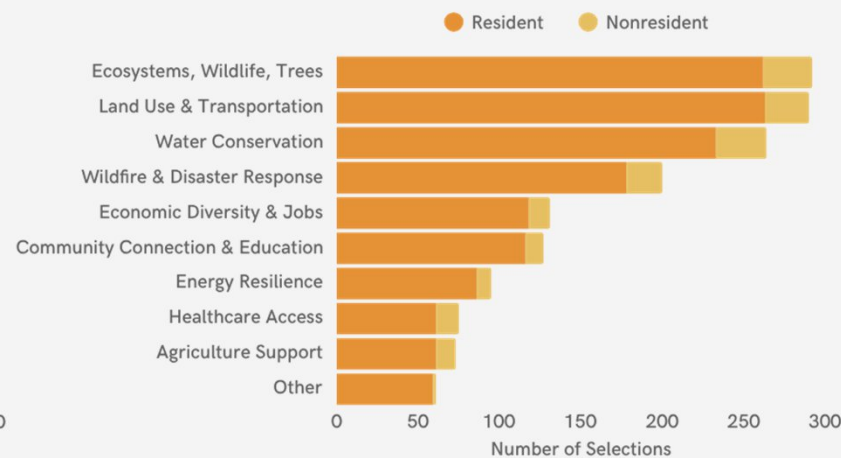
Community Engagement: Summary

- The team acquired community feedback at 8 events with over 900 interactions.
- Top hazards residents identified included drought, wildfires, extreme heat.
- Top priorities included ecosystems, wildlife, trees; land use & transportation; water conservation.

Top Identified Hazards



Top Identified Priorities



Community Engagement

Arbor Earth Day
194 interactions



Town Fair
250 interactions



Farmers Markets
378 interactions



Erie Fest
104 interactions



Interviews Recap

- Conducted 16 interviews across Town staff from various departments and divisions, local partners, regional partners, emergency responders, and Town Council members.
- There were many personal stories on how interviewees were affected by the the 2013 Flood, Marshall Fire, and hailstorms.
- Feedback and review on the RAP draft from community collaborators, in addition to their personal interviews.
- RAP draft strategies were shared with Town of Erie directors and involved staff for their feedback.



Resilience Action Plan



Resilience Action Plan Chapters



Resilient Infrastructure

Build infrastructure able to withstand and operate during natural hazards and decrease the need for post-disaster rebuilding.



Land Management

Maintain public and private lands to protect local biodiversity, stormwater management, and recreation opportunities.

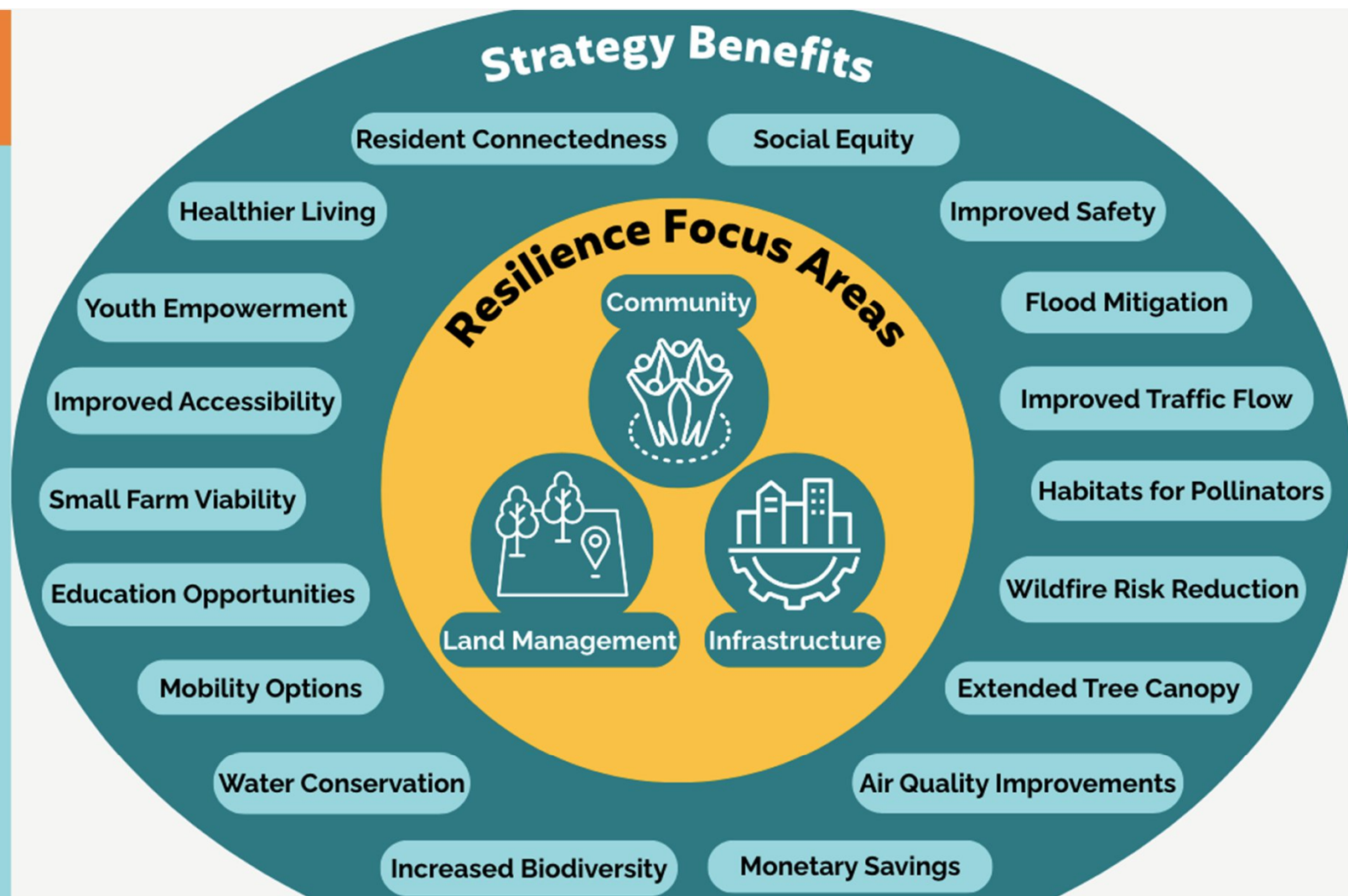


Community

Provide accessible resources to give Town residents the opportunity to succeed through safety, connectedness, and health.

RAP Chapters and Sections

- Resilient Infrastructure
 - Air Quality
 - Extreme Temperatures
 - Transportation
 - Water Conservation
 - Wildfires
- Land Management
 - Agriculture
 - Landscaping, Parks, and Open Space
- Community
 - Accessibility
 - Economic Development
 - Healthy Living
 - Resilience Hubs
 - Youth Engagement and Empowerment
- Partnership Opportunities





Funding and Payback

- Specific costs associated with each strategy were not within the scope of the team's work.
- The team generated a list of potential funding sources related to proposed strategies.
- The United States Chamber of Commerce estimates that for every \$1 spent on resilience work, \$13 is realized through avoided future impacts in economic loss and infrastructure rebuilding.

Next Steps

1. Finalize RAP and its design.
2. October 31: MENV Symposium
3. November 4: Council considers final adoption of RAP
4. Prepare for community engagement to begin RAP implementation.





Acknowledgements

We would like to thank our:

- Partner, Town of Erie Sustainability Division
 - Partner Contacts, Emma Marino, and Eryka Thorley
- Advisor, Leslie Blood
- Capstone Lead, Alice Reznickova

Questions?



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Town of Erie Resilience Action Plan: Draft

University of Colorado Boulder Masters of the Environment Capstone Team:

Adam Arata, Stephany Correa-Diaz, and Sean Lee

Town of Erie Sustainability Division: Emma Marino and Eryka Thorley

Last Updated: September 26, 2025

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Acknowledgements

This plan was created by the University of Colorado Boulder Masters of the Environment students Adam Arata, Stephany Correa-Diaz, and Sean Lee with the support of Town of Erie Sustainability Division staff: Eryka Thorley, Sustainability Manager, and Emma Marino, Sustainability & Water Conservation Specialist.

The Town of Erie Sustainability Division acknowledges that the Town of Erie occupies the ancestral homelands of the Hinono'eino (Arapaho), Núu-agma-təvə-pə (Ute), and Tsitsistas (Cheyenne) peoples, among others who have lived on and cared for this land for countless generations. We honor the people, their history, their culture, and their enduring connection to this place we now call Erie. We also recognize that Indigenous peoples are still here today, and we commit to learning from their resilience and stewardship as we strive toward a more inclusive and respectful future.

We would like to thank the following Town divisions and groups as well as external community partners for their time and expertise, which greatly contributed to the improvement and impact of this plan.

Town of Erie

Cultural Arts Program: Taylor Ingro, Cultural Arts Supervisor

Economic Development Team: Jack Hill, Business Development Specialist

Shumaila Hafeez, Local Business Administrator

Facilities Maintenance Division: Chad Alexander, Facilities Manager

Chris Holland, Facilities Operations Supervisor

Planning Division: Josh Campbell, Senior Strategic Planner

Sustainability Advisory Board

Town Council

Town Forester Services: Tom Read, Town Forester

Transportation & Mobility Division: John Firouzi, Transportation Division Manager

Miguel Aguila, Principal Transportation Planner

External Community Partners

Being Better Neighbors: Christina Pisano, Board Member

City of Boulder, Public Works – Utilities Department: Heather Bearnese-Loza, Water Conservation Program Manager

City of Lafayette, Sustainability Department: Elizabeth Bocon, Sustainability Director

Erie Community Food Bank: Robin Kitlowski, Co-Director

Lotus Engineering & Sustainability: Molly Marcucilli, Climate & Building Policy Associate
Natalia Carminelli, Associate

Monarca Group: Berenice El Gharamti, Co-Founder and Managing Partner
Mountain View Fire Rescue: Paul Ostroy, Fire Management Officer
Wildfire Partners: Meg Halford, Forest and Grasslands Projects Coordinator

Executive Summary

The Town of Erie, Colorado, is proud to present its first ever **Resilience Action Plan (RAP)**. This new plan is designed to strengthen the Town's ability to adapt, thrive, and grow in the face of climate, economic, and social challenges. Through this plan, risks and adaptive strategies were identified for the Town that improve community preparedness for extreme weather events and social vulnerabilities. Erie stands at a pivotal point in its development with evolving environmental concerns, rapid population growth, and increasing infrastructure demands. The RAP outlines a forward-looking vision with concrete actions to ensure the Town remains secure, sustainable, and equitable in the future.

This plan is grounded in an understanding of Town priorities, research, environmental sustainability, and best practices for long-term growth. Development of the plan was supported by a Vulnerability Assessment conducted by the University of Colorado Boulder's Masters of the Environment (MENV) students. This assessment evaluated environmental risks and social equity hazards and was complemented by robust community engagement. Town staff, local and regional partners, and Erie residents played a vital role in shaping the recommendations presented in this plan. A summary of these community interactions can be found in the Community Engagement Recap on page 6.

The three key areas for building long-term resilience that are included in this plan are:

- 1. Infrastructure**
- 2. Land Management**
- 3. Community**

Each chapter provides background on the topic, a list of current progress, accomplishments, goals, strategies, and potential community partnerships.

Plan Creation Timeline

1. Literature review: April - June, 2025

- a. The team reviewed Town of Erie plans for reference and information and looked at plans from nearby Colorado towns. The team also examined plans from locations across the United States to understand best practices and formatting.

2. Creation of the Vulnerability Assessment: June - July, 2025

- a. The Vulnerability Assessment was created to inform the priorities of Resilience Action Plan goals and strategies.

3. Community Engagement: May - August, 2025

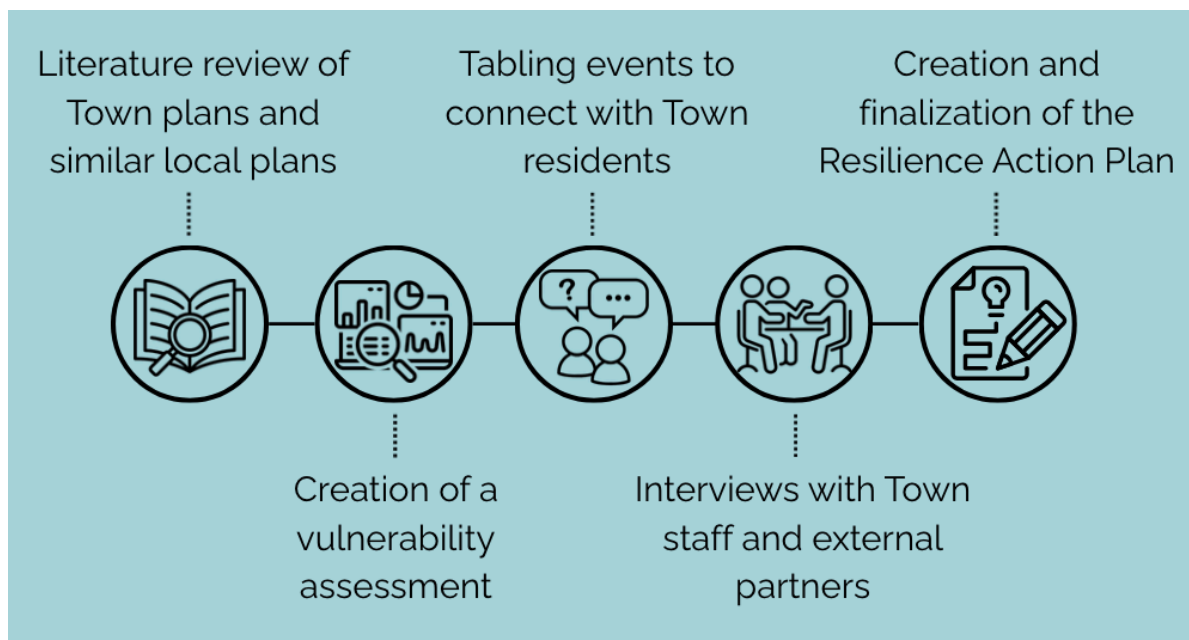
- a. See the Community Engagement Recap on page 6 for more information. See Appendix B for data from Community Engagement on page 74.

4. Community Partner Interviews: June - August, 2025

- a. See the Community Engagement Recap on page 6.

5. Creation of the Town of Erie Resilience Action Plan: July - October, 2025

- a. Goals, strategies, and partnership opportunities were developed after the culmination of all the research, community engagement, and interviews.



Community Engagement Recap

The MENV Capstone team interviewed Town staff from various departments and divisions, local partners, regional partners, emergency responders, and Town Council members. The expertise and personal stories from interviewees provided the project team with an understanding of where the Town needs the most support in improving its resilience efforts.

In addition to interviews, the team received community input at multiple Town events in collaboration with the Town of Erie's Sustainability Division and Sustainability Advisory Board. The MENV Capstone team created three questions to generate meaningful resilience conversations and data collection. The data provided insight for the priorities of the Town's first Resilience Action Plan. The questions were presented

with the same approach at each engagement event along with color coding to identify Erie resident and nonresident responses. An estimated 928 people interacted with these questions at eight separate events during the creation of this plan.

The first question: “In your opinion, what should be the top three priorities for Erie to build local resilience?”

Respondents were instructed to mark their top three choices. The choices included:

- Energy Resilience (backup for power outages)
- Sustainable Land Use/Transportation Access
- Wildfire Mitigation/Disaster Response
- Local Ecosystems/Wildlife/Trees
- Water Conservation
- Economic Diversity/Job Access
- Agricultural Support
- Community Connectedness/Education
- Healthcare Access
- Other (come talk to us)

The most common response for the first question was Local Ecosystems/Wildlife/Trees, which obtained 20% of the total vote. Sustainable Land Use/Transportation Access was a close second place with 19% of the vote.

The second question: “What are the top three hazards that Erie is most vulnerable to?”

Respondents were instructed to mark their top three choices. The choices included:

- Extreme Heat
- Flooding
- Drought
- Wildfires
- Power Outages
- Not sure
- None
- Other (come talk to us)

The most common response for the second question was Drought, which received 26% of the total vote. Wildfires was second with 25% of the vote.

The third question: “What is your definition of resilience?”

This was an open-ended question for which respondents provided their written perspective.

The entirety of the results and data from this community engagement effort can be found in Appendix B.

Community Engagement Timeline

Timeline Link:

https://www.canva.com/design/DAGxHgZoOC8/fA2C4w2zDU-ZX2knq7_rNQ/view?utm_content=DAGxHgZoOC8&utm_campaign=designshare&utm_medium=link2&utm_source=uniquelinks&utlId=ha55a273b36



How To Use The Plan

This plan is designed for easy navigation via the Table of Contents, with page numbers located at the bottom of each page. The majority of this document consists of goals and strategies captured within three chapters. Each of the three chapters contains

background information, current Town progress and initiatives, overarching goals, and recommended strategies that support goal achievement.

Icons that accompany the strategies indicate how these actions will positively impact the community. For instance, strategies that support an increased tree canopy create benefits related to extreme temperatures, air quality, and stormwater management. The icons are a quick, visual way to connect these benefits to each action. Below is a list of the icons used and a brief explanation of what they mean:

(Icons associated with the following benefits will be included in the final draft.)

Accessibility
Air Quality Improvements
Biodiversity
Community Cohesion
Education
Healthier Living
Mobility Options
Pollinator Habitat
Small Farm Viability
Safety
Social Equity
Stormwater Mitigation
Water Conservation
Wildfire Risk Mitigation
Youth Engagement and Empowerment

The plan concludes with a glossary of definitions and acronyms and a list of references. Appendices include the full results of community engagement efforts and the complete vulnerability assessment.

For readers with limited time and a specific area of interest, the three chapters are broken into smaller sections that are listed in the Table of Contents. For instance, someone wanting to learn more about air quality initiatives can proceed directly to the Air Quality section within the Infrastructure chapter. This presentation by section will support Town staff and other users as they locate sections pertinent to their areas of influence. Each section concludes with partnership opportunities, making these strategies key for understanding how individuals and organizations outside of the Town can contribute to the effort.

Vulnerability Assessment Summary

As part of the creation of this document, the authors prepared an assessment of hazards within and surrounding the Town, as well as of the vulnerability of Town populations. The following is a short summary of this document, which is appended in its entirety at the end of the plan.

Purpose & Methodology

The Town of Erie is facing increasing climate-related risks that threaten its residents, environment, and economy. This report focuses on five key hazards: air quality, drought, extreme heat, flooding, and wildfires. The goal of this assessment is to provide a scientific and historical context for each hazard, analyze vulnerabilities, and provide a rationale for the establishment of relevant goals and strategies that address them.

Vulnerability is defined by exposure, sensitivity, and adaptive capacity.¹ The report also highlights the interconnections between hazards, such as drought increasing wildfire risk due to drier fuels, which in turn raises flood risk.²

Climate Hazards

Air Quality

Erie's air quality is impacted by ground-level ozone and particulate matter (PM_{2.5} and PM₁₀), originating from vehicles, wildfires, dust, oil and gas operations, among other sources. Erie has deployed air monitoring stations to track pollutants. Short- and long-term exposure to air pollutants can affect both human and environmental health. Erie also faces indoor air risks from radon, a naturally occurring carcinogen present in many Colorado homes.³ Children, older adults, outdoor workers, and people with preexisting conditions like asthma are especially vulnerable to air pollution.⁴

Drought

Erie experienced major droughts in 2002 and 2012, prompting the development of tiered water restrictions and a Drought Management Plan.⁵ Droughts reduce water availability, threaten agriculture, and can bring significant economic impacts. Indicators like the Palmer Drought Severity Index and Standardized Precipitation Evapotranspiration Index show Erie and Colorado as a whole trending toward drier

¹ *Centering Equity in Climate Resilience Planning and Action: A Practitioner's Guide*. Fang et al. (2022). NOAA.

² *FACE: Hazards*. (n.d.) Colorado Water Conservation Board.

³ *Understanding Radon*. (n.d.). Colorado Department of Health and Environment

⁴ *Air Quality*. (n.d.). Town of Erie.

⁵ *Drought Information*. (n.d.). Town of Erie.

conditions.⁶⁷ Vulnerable groups include the elderly, children, low-income households, and people with health conditions.⁸

Extreme Heat

Temperatures in Colorado have increased by 2.9°F since 1895, with projections showing Erie could face 20 to 83 days over 95°F annually by 2100.^{9 10} Rising heat increases risk of heat illness, especially for those without air conditioning, outdoor workers, older adults, and people with chronic health conditions.¹¹ Erie is expected to see up to 10 heatwaves per year by the 2060s, an increase from one per year historically. A heat wave is a period of days in which the average temperature peaks above a threshold typically only exceeded once per year.¹²

Flooding

Erie's most significant floods occurred in 1890, 1921, and 2013.¹³ The 2013 flood caused \$4 billion in statewide damage.¹⁴ Much of Erie lies within FEMA Special Flood Hazard Areas (SFHAs), requiring flood insurance. In response, Erie partnered with the Mile High Flood District on mitigation projects such as the Coal Creek Expansion Project, improving drainage and levee systems. While the annual flood risk is low, around one to ten percent, increased precipitation and impervious surfaces may elevate future risk.

Wildfires

Though not as prone to wildfires as other regions in Colorado, Erie has a medium wildfire risk, with 14% of buildings in direct exposure zones.¹⁵ Wildfire smoke contributes to poor air quality and increases flood risk due to soil degradation.^{16 17} Erie's wildfire vulnerability is mitigated by limited wildland-urban interface (WUI), though climate models project a 100 to 500% increase in burned area by 2050.¹⁸ Vulnerable populations include the elderly, manufactured home residents, and people experiencing mobility issues.¹⁹

Social Vulnerability

⁶ *Climate Change Indicators: Drought*. (2024). EPA.

⁷ *Climate Change Indicators: Drought*. (2024). EPA.

⁸ *Populations Impacted by Drought*. (2024, March 25). Drought and Health | CDC.

⁹ *Colorado Climate Preparedness Roadmap*. P.14

¹⁰ *The Climate Explorer* (n.d.). U.S. Climate Resilience Toolkit.

¹¹ *Who Is At Most Risk to Extreme Heat?*. (n.d.). National Integrated Heat Health Information System.

¹² *Climate Change in Colorado, 3rd edition*. (2024). Bolinger et al. Ch.4.

¹³ *Historic Erie, Colorado*. (2023, Oct. 25). Erie Historic Preservation Advisory Board.

¹⁴ *How Flooding Affects Colorado's Communities: A case study of the 2013 Colorado Flood*. (2020, May 9). Colorado Water Conservation Board.

¹⁵ *Risk reduction zones in Erie, CO*. (n.d.). Wildfire Risk to Communities | USDA Forest Service.

¹⁶ *Colorado Climate Preparedness Roadmap*, p.22

¹⁷ *Colorado Climate Preparedness Roadmap*, p.28

¹⁸ *Colorado Climate Preparedness Roadmap*, p.23

¹⁹ *Vulnerable Populations*. (n.d.). Wildfire Risk to Communities | USDA Forest Service.

Erie overall ranks low in social vulnerability, but disparities exist. Erie's population is 40,183 and is 83% white. The median income is \$163,644, and 67% of the population has a bachelor's degree or higher.²⁰ Data from Headwaters Economics, the Climate and Economic Justice Screening Tool, and Enviroscreen 2.0 indicate that central Erie has greater vulnerability to climate and pollution-related risks compared to surrounding areas.²¹ Erie currently has three manufactured home communities, which the state counts as disproportionately impacted (DI) communities.^{22 23}

Takeaways and Next Steps

Climate hazards in Erie are interconnected and are projected to increase in severity and frequency. Hazards affect public health and infrastructure, and they are especially impactful to vulnerable populations. The next major step is implementing the Resilience Action Plan, which outlines strategies for mitigating hazards, protecting vulnerable populations, improving emergency preparedness, and building long-term resilience.

Goals and Strategies

Infrastructure

Introduction

Resilient infrastructure is critical to the safety, economy, and well-being of residents. Building infrastructure that is able to withstand and operate during natural hazards will decrease the need for post-disaster rebuilding and ensure the continuation of essential services.

This chapter covers five topics: air quality, extreme temperatures, transportation, water management, and wildfires. The Town has a history of extreme weather events, such as the September 2013 flood and May 2023 hailstorm as well as the long-lasting regional impacts of the December 2021 Marshall Fire. These strategies focus on increasing resources to mitigate current and future hazards while also encouraging increased avenues to support Town residents.

[Visual element: Introduction to icons for each section. We plan to have one for each of the sections]

²⁰ *Town of Erie 2025 Community Profile*. (n.d.). Town of Erie Economic Development Department.

²¹ *Explore the Map*. (n.d.). Climate and Economic Justice Screening Tool.

²² *Disproportionately Impacted Community Map*. (n.d.). Colorado Department of Health and Environment.

²³ *Colorado Enviroscreen 2.0*. (n.d.). Colorado Department of Health and Environment.

Air Quality

Background

Particulate matter and ground-level ozone, among other pollutants, impact human health, especially in vulnerable populations like children, older adults, and people with preexisting medical conditions like asthma. Air monitoring, education, filtration, and elimination of pollutant sources all contribute to a reduction in exposure and improvement in air quality and health.

Current Town Progress

- In 2021, Erie received a Clean Air Champions Award from the Regional Air Quality Council (RAQC). The Town was recognized for its commitment to improving regional air quality and has been awarded Charge Ahead grant funds (in partnership with RAQC) to create a [network of electric vehicle charging stations](#) that are available to the public.
- The Town [monitors air quality](#) at five stations near oil and gas wells. These stations measure volatile organic compounds, particulate matter, and meteorological data. Erie hosts a Boulder Atmosphere Innovation Research (AIR) monitoring station at the Erie Community Center.
- The Town Sustainability Division offers [radon mitigation system rebates](#) and [high efficiency particulate air \(HEPA\) purifier rebates](#).
- Erie residents are eligible to receive rebates for heat pumps, induction cooktops, electric lawn mowers, and other items that reduce impacts to air quality through the Sustainability Division's [Energy Efficiency Rebate program](#).
 - The Energy Efficiency Rebate program was launched as a pilot in August 2023. That year, 44 participants received \$16,534 in rebates during the initial five month period. In 2024, 258 participants received rebates totaling \$27,550 during the first full year of the program. In 2025, as of July, there were \$32,800 in rebates distributed among 209 participants. Grant funding from Boulder County has supported this rebate program to date.

Goals and Strategies

- Goal 1: Support the improvement of indoor air quality at home and in high-use areas such as the library and the community center.
 - Concept: Increasing air filtration during times when particulate matter and pollution is high can reduce exposure to pollutants and reduce impact to vulnerable populations.
 - Strategy 1: Educate homeowners and maintenance staff about options to create safe indoor air such as heat pumps and air purification systems.

- Strategy 2: Continue to offer and expand Town Sustainability Division [rebates for heat pumps, air purifiers, and radon mitigation systems](#).
Explore the creation of income-qualified opportunities.
- Goal 2: Support the increased adoption of efficient, all-electric appliances including heat pumps, and induction cooktops to eliminate the indoor combustion of fossil fuels and resulting air quality impacts.
 - Concept: Benefits of efficient electric appliances and heat pumps include lower cooling costs and improved indoor air quality.²⁴
 - Strategy 1: Educate residents at tabling and educational events on the additional heat pump rebates available from local utilities and organizations.
 - Strategy 2: Continue to offer [Town efficient appliance incentives](#) for residents.
 - Strategy 3: Develop a healthy homes education event with local partners to support electric equipment adoption for residents.
- Goal 3: Reduce air pollution from outdoor power equipment and other common sources of outdoor air pollution.
 - Concept: Eliminating common sources of outdoor air pollution will reduce circulating pollutants and improve local air quality, especially on high ozone days.
 - Strategy 1: Continue to offer [Town Sustainability Division rebates for electric versions of common gas-powered equipment](#).
 - Strategy 2: Consider expansion of Town rebates to include electric string trimmers, leaf blowers, and snowblowers.
 - Strategy 3: Continue to advocate for statewide air quality improvement via participation in programs such as the [Mow Down Pollution Program](#).
 - Strategy 4: Explore replacing Independence Day fireworks with a drone show or other display that does not impact local air quality.
- Goal 4: Increase public awareness of outdoor air quality.
 - Concept: Continuing to monitor air pollutants and clearly communicating poor air quality events supports residents with understanding current conditions and reducing exposure.
 - Strategy 1: Educate residents about health impacts, available alert systems such as high ozone alerts from RAQC, and actions to take when measured air pollutants like particulate matter and ozone reach health-impacting thresholds.
 - Strategy 2: Continue to [maintain an air quality dashboard](#) and integrate data from new monitoring stations.

²⁴ *Indoor Air Pollution: the Link between Climate and Health*. (2020). Rocky Mountain Institute.

Extreme Temperatures

Background

Average annual temperatures and the frequency of sustained periods of unusually hot weather are on the rise. With this trend projected to continue, residents can benefit from home weatherization and access to temperature-controlled public spaces. Town-wide efforts to increase the urban tree canopy can provide additional refuge through the shade, air filtration, and cooling that trees provide.

Sidebar in final draft: Urban heat island effect

Current Town Progress

- According to the [Boulder County Urban Tree Canopy Assessment](#), Erie's urban tree canopy is 4% of the total land area. This assessment identified 7,313 acres within Erie that could be suitable for tree planting.
- The [Erie Tree Planting Programs](#), funded by the Tree Impact Fund, include an annual residential tree rebate, a homeowners association (HOA) cost share, and a school and nonprofit cost share.
- The Town has an [approved tree species list](#) to ensure diversity and resilience in Erie's urban tree canopy.
- The Erie Tree Advisory Board educates residents about the importance of trees, maintains Erie's Tree City USA certification, and promotes and co-organizes the annual Arbor and Earth Day event.
- Erie has adopted the 2021 International Energy Conservation Code (IECC) standard, with adopted amendments. The Town requires solar-ready roofs in residential building code and offers [solar photovoltaics \(PV\) and battery back-up incentives](#).

Goals and Strategies

- Goal 1: Gather hyperlocal heat data to better understand Town trends.
 - Concept: Collect and document additional data that shows neighborhood heat trends. This data will help staff and residents prioritize the areas of Town that will most benefit from targeted heat resilience efforts.
 - Strategy 1: Facilitate a Town heat mapping event, similar to the [event led by the National Oceanic and Atmospheric Administration \(NOAA\) in Boulder in 2022](#). This information can guide future action and focus areas for heat reduction activities where most needed. It can also provide an opportunity for resident education and engagement.
- Goal 2: Improve residential building efficiency.
 - Concept: Improved efficiency can reduce heating and cooling costs and improve comfort during extreme temperatures.

- Strategy 1: Continue to offer Town Sustainability Division [home energy efficiency rebates](#).
- Strategy 2: Continue to update Erie building codes in line with the International Energy Conservation Code (IECC) standards and strengthen amendments where appropriate
- Goal 3: Expand and support Erie's tree canopy with a diverse and resilient set of species appropriate to the region.
 - Concept: An expanded tree canopy will reduce ambient air temperature, increase shade and cooling, filter air pollution, and slow stormwater runoff, among other co-benefits.
 - Strategy 1: Continue to [incentivize tree planting](#) by individual homeowners, HOAs, schools, and nonprofit organizations.
 - Strategy 2: Offer saplings and plants at a fall community event such as Erie Fest to encourage fall planting. This would be complementary to the annual Arbor and Earth Day event that takes place in the spring and provides trees for participants.
 - Strategy 3: Collaborate with Play Boulder to develop a [Tree Tenders volunteer program](#) similar to other communities in Boulder County. This collaboration could ensure viability and health of the trees given away at Town events.
 - Strategy 4: Educate and create Town website resources for property owners on proper structural pruning of street trees to ensure long-term tree survival.
 - Strategy 5: Prepare an Urban Forestry Strategic Plan to identify and share the actions Erie will pursue to achieve its urban canopy goals.
 - Strategy 6: Consider an income based tree canopy water rebate to support residents with watering new or already established larger trees throughout Town, as new and larger trees require significantly more water during times of drought.
- Goal 4: Explore a cool or green roof project on Town property.
 - Concept: Cool and green roof treatments can reduce local heating effects and building energy costs. Green roofs absorb stormwater to reduce local runoff and can support local pollinator populations.
 - Strategy 1: Consider the possibility of a cool or green roof treatment on a Town-owned building to serve as a demonstration project.
- Goal 5: Increase adoption of solar PV energy generation and associated battery backup systems.
 - Concept: Increased local solar generation reduces the strain on transmission lines, reduces emissions from peaker plants, and could provide energy during utility disruptions.

- Strategy 1: Continue to incentivize [local PV solar energy rebates](#) and associated battery backup adoption.
- Strategy 2: Continue to incorporate solar panels into Town-owned facilities where appropriate.
- Strategy 3: Continue to explore community solar garden opportunities for Erie residents, whether Erie-based or somewhere else in Colorado.
- Partnership Opportunities
 - Strategy 1: Work with [Energy Outreach Colorado](#) to explore income-based programs to offset higher winter heating costs for heat pumps and to support other home efficiency efforts.
 - Strategy 2: Continue to educate homeowners in Boulder County about standard and [income-qualified rebates through EnergySmart](#) for home retrofits.
 - Strategy 3: Continue to collaborate and communicate with outside organizations such as [Xcel's Home Energy Squad](#) program for efficiency audits and actions such as insulation installation and window replacement. This could be an expansion of the existing [block grant program](#).
 - Strategy 4: Employ local youth via the [Community Forestry Corps](#) for assistance with tree care and watering.
 - Strategy 5: Partner with a local building owner to pilot a green or cool roof project. Gather data and share progress via the Town website and newsletters, and offer public tours to increase education.

Transportation

Background

Over 90% of Erie residents commute to work outside of the Town. This can place a large burden on individual household spending through the ownership and maintenance of personal vehicles.²⁵ The Town of Erie's Transportation Division is focused on increasing the safety and effectiveness of all transportation methods through the [Transportation Mobility Plan](#) (TMP). Emphasis is placed on improving access to walking and cycling in the effort to improve air quality and well-being, traffic congestion, and emergency vehicle response times.

Current Town Progress

- The TMP is aligned with the 2019 Sustainability Action Plan. The TMP's capital investment strategy and implementation plan aims to reduce single occupancy vehicle travel to 58% of the transportation mode-share by 2025 while the population grows to 80,000 community members.

²⁵ *Transportation Assistance Options*. (n.d.). Town of Erie.

- The Transportation Division created a traffic operations model simulating the impacts of constrained corridors that surround the Town as well as the impacts of congested Colorado Department of Transportation (CDOT) highways on all four sides of Erie.
- The Town has a [2008 anti-idling ordinance](#) that applies to Town vehicles.
- The Transportation Division has a [Neighborhood Speed Management Program](#) that aims to incorporate resident feedback to reduce speeding and promote walking and biking.
- The Town continues to improve physical street quality through the [Safe Streets For All](#) Federal Grant, [Weld County Safety Action Plan](#), [I-25 improvement projects](#), and others.
- The Town of Erie currently has 20 miles of on-street walking paths and 77 miles of off-street walking paths.
- The Town Sustainability Division offers [e-bike incentives](#), which are stackable with the [state e-bike tax credit](#). Research was conducted by the Transportation Division to understand the efficacy of an e-bike share program.
- The Town of Erie was a part of the [Northwest Regional Bike Share Feasibility Study](#) to inquire if a bike share program was going to be beneficial for the community.
- In 2025, Erie received the [Charging Smart Bronze Designation](#) award from the Interstate Renewable Energy Council for its electric vehicle (EV) policies and adoption efforts, which is supported by its municipal fleet electrification procurement policy, incentives from [Town of Erie Energy Efficiency Rebates](#) in at-home EV chargers. There are additional incentives from the [Xcel Energy EV Charger and Wiring Rebate](#) and [United Power EV Rebates](#).
- Regional Transportation District (RTD) bus access has increased to 15 bus stops in Erie through the JUMP bus route.
- Erie continues to strategically expand EV charging infrastructure. Erie will reach 35 public chargers by the end of 2025.
- A [Boulder to Erie bike path](#) is being developed to provide Erie and Boulder residents with a safe bike path as a method of transportation and recreation.
- RTD JUMP Bus Route Extension Plan Phase 1 and 2 is planned to extend into Weld County.
- The Transportation Division is developing traffic signal timing plans to support the risk analysis from emergency responders.

Goals and Strategies

- Goal 1: Support increased safety for pedestrians and cyclists that incentivizes cycling, walking, and multi-modal transportation for all age groups.

- Concept: Ensure Erie residents have access to walkable and bikeable routes. These routes will also provide pedestrians and cyclists with increased safety in their travels.
- Strategy 1: Educate residents on the importance of safety lights and reflective clothing in low light conditions.
- Strategy 2: Work with vendors to pilot a shared mobility program with e-bikes and/or scooters to create additional emissions-free mobility options.
- Strategy 3: Continue to increase bike parking and anti-theft infrastructure.
 - Expand bike garages for efficient land use while increasing parking opportunities and decreasing the opportunity for bike theft. For instance, [the City of Fort Collins provides secure downtown bicycle parking](#).
 - Use [BikeRackMap.com](#) to support best practices with bike parking. Offer Economic Development Department and Environmental Services Department incentives to private businesses to upgrade bike parking facilities to encourage biking.
 - Offer Town of Erie Economic Development Department and Environmental Services Department incentives to build mobility hubs that include covered solar parking for e-bikes and EVs at shared parking locations such as shopping centers.
- Strategy 4: Work with vendors to provide a small fleet of e-bikes that can be checked out at the library or community center, or provide passes for bike share access at the Erie Community Library.
 - For example, the [Telluride Townies program](#) allows residents and visitors to check out a bike for up to four days, and [Boulder B-Cycle provides fobs that can be checked out from Boulder libraries](#).
- Strategy 5: Build raised sidewalks and bike paths, and incorporate physical barriers that are compatible with snow plowing and maintenance operations. By providing a physical barrier between pedestrians, bikes, and cars on the road, collision likelihood is decreased.
- Strategy 6: Explore the feasibility of reducing minimum parking requirements similar to the City of Boulder in their updated parking requirements in their [Access Management and Parking Strategy Code & Policy Updates](#).
- Goal 2: Improve bus stop quality and access.
 - Concept: Provide high quality bus stops to make travel by bus more comfortable, accessible, and safe.

- Strategy 1: Prioritize new bus stop shelters with protection from extreme weather events such as heat, hail, snow, wind, and rain that include seating.
- Strategy 2: Provide communication of nearest water refill stations at bus stops.
- Goal 3: Provide evacuation education and clear route signage for each major hazard in Erie. Review and update the TMP information related to emergency evacuation on an annual basis.
 - Concept: If an extreme weather event were to occur in Erie, it is important that people know where to go in times of crisis. Evacuation routes for wildfire and flooding require unique strategies.
 - Strategy 1: Provide emergency response educational presentations and climate preparedness classes at the Erie Community Center. Include partner agencies such as Mountain View Fire Protection District (MVFPD) and the Erie Police Department to help constituents understand the importance of Go Bags, emergency management operations, and available alert systems.
 - Strategy 2: Send emergency alerts with a link to a live updated evacuation route map for each type of major environmental hazard, such as floods, tornadoes, and wildfires.
 - Strategy 3: Deploy Variable Message Boards (VMBs) around Town that advise evacuation routes.
 - Strategy 4: Use cameras and artificial intelligence (AI) tools to monitor emergency conditions and provide alerts to emergency responders proactively.
- Partnership Opportunities
 - Strategy 1: Continue to partner with [Transportation Assistance and Options non-profits](#) for transportation accessibility.
 - Strategy 2: Develop bike and walking trains with local businesses and schools to build community and safety in numbers when commuting.
 - The [City of Boulder Safe Routes to School Program](#) and [El Monte Walking School Bus Program](#) in California are examples of increased transportation safety efforts.
 - Strategy 3: Develop financial incentive programs with local businesses for non-car commutes to work.
 - The Google Boulder Campus incentive program provides increased salary for non-car commuters.²⁶

²⁶ Julig, Carina. *Google pays Boulder employees \$5 a day to leave their cars at home.* (2018). The Daily Camera. The Denver Post.

- Strategy 4: Continue to invite local bike shops to Town events so that residents can learn more about e-bikes and incentives and support the local economy.

Water Conservation and Stormwater Management

Background

To ensure residents have access to safe, clean drinking water, the Town has developed several measures to improve water quality, storage, and usage. In 2021, the Town of Erie finalized the [Water Efficiency Plan](#) and the [Drought And Water Supply Shortage Plan](#). This section of the plan works in partnership with these plans, as well as the water efficiency goals present in the 2025 [Parks, Recreation, Open Space, and Trails Plan](#). These goals support previous efforts and further protect water resources against potential hazards such as droughts, floods, and pollution.

Current Town Progress

- The Town has increased efficiency with its water use, as seen in the overall decrease in [Town water usage per capita per day](#). These impacts are the result of several Town programs such as the installation of smart water meters, tiered billing rates, [water efficiency rebates](#), and the launch of the Sustainability Division [Turf Replacement Rebate program](#) in 2021.
- The Town's [Stormwater Quality Program](#) ensures compliance with the Colorado Department of Public Health and Environment (CDPHE) municipal separate storm sewer system (MS4) permit. This program provides materials to educate residents and businesses about protecting water quality, supports the investigation and remediation of illicit discharges, trains Town staff on ways to identify pollutants and reduce pollution while doing their daily job tasks, and ensures that new development meets design standards for providing water quality.
- The Town has created a stormwater maintenance division within the Utilities Department that inspects, maintains, and repairs stormwater infrastructure.
- [Town of Erie's Floodplain Information website](#) provides resources for understanding flood risk.
- After the flood in 2013, the Town of Erie has improved floodplain data, mapping, and tracking. The Federal Emergency Management Agency (FEMA), Boulder County, Weld County, and the [Mile High Flood District \(MHFD\)](#) collaborate to alert and prevent floods from causing death and destruction of infrastructure.²⁷
- The Town of Erie design standards follow the [Mile High Flood District Criteria Manual](#) to include Permanent Control Measures that promote soil infiltration.

²⁷ 2013 Colorado Floods: A Decade of Recovery and Building Resilience. (2023, September). The Federal Emergency Management Agency (FEMA).

- [Town of Erie ordinances for flood hazard reduction](#) require floodplain development permits for construction in the [FEMA Special Hazard Flood Area \(SHFA\)](#).
- [The Coal Creek Expansion project](#) and [the Erie Wetlands](#) mitigate erosion, protect infrastructure, reduce flood risk, educate the public about wetland importance, and improve water quality.
- The Town holds commemorative events such as the Ten Years Later flood remembrance event which was held to educate people on flood risk and to honor those who lost their lives and homes.
- The Town is creating a waterwise landscaping ordinance to improve water usage in new developments. This ordinance will encourage use of vegetated swales.
Side bar - Vegetated swales act as dry ponds with drains in the center to allow water to naturally pool in the area. Native flowers, grasses, and trees can also be planted to slow the speed at which the water is traveling.
- The Town is partnering with the [Weld County Youth Conservation Corps](#) to implement a Flush and Flow Program and install high-efficiency toilets in residential homes.
- The Coal Creek Channel Restoration and Flood Control project is upcoming. The project will realign Coal Creek to create a natural stream function and County Line Bridge will be re-constructed. The result will be a functioning creek that removes several Erie and Weld County residents from the floodplain.

Goals and Strategies

- Goal 1: Use education and advocacy strategies in programs and resources focusing on residential, industrial, and commercial water demands, specifically in the case of drought conditions.
 - Concept: The Town has several opportunities to support residents in improving their water usage. This goal continues to increase education and equitable access in this area. It is important to educate the public about the likelihood of drought in their community. Once residents understand the likelihood, the community then needs to know how to respond.
 - Strategy 1: Educate Town residents on [rainwater storage regulations](#) and best practices for their homes and connect them with the [existing Town rain barrel rebate](#).
 - Strategy 2: Track water use in Town-owned properties and display the results on a public dashboard.
 - Strategy 3: Ensure government employees in charge of tracking and alerts are employed and adequately funded to conduct their duties and ensure

emergency alerts for floods and drought conditions are timely and accurate.

- Goal 2: Integrate low impact development (LID) methods into all Town planning.
 - Concept: LID methods create a design process that upholds the ecosystems and water systems present in the environment of an area during development to protect or mimic its processes.²⁸ The systems of urban areas are often interconnected, and features within and near water systems can be altered to better support Town operations.
 - Strategy 1: Implement low impact development methods in new construction.
 - For example, the [City of Edmond Resiliency Action Plan](#) is currently working to expand their LID requirements for new construction and redevelopment.
 - Strategy 2: Explore installment of sump pumps in public buildings vulnerable to flooding.
 - Strategy 3: Create training opportunities for low impact development operation and maintenance strategies for the Town workforce.
- Goal 3: Retrofit public streets into green streets through reducing impervious and dark surfaces.
 - Concept: Streets are a key feature of urban areas and can be tailored to the needs of the community and environment to become multiuse. Minimizing hard, dark surfaces such as asphalt reduces local heating and stormwater runoff.
 - Strategy 1: Create educational opportunities for Town residents to integrate features of green streets on their properties.
 - **Side element or icon:** Supported by Comp Plan P.3.1: “Promote green infrastructure to reduce impermeable areas and diversify water quality treatment strategies beyond extended detention basins and underground detention systems.”
 - Strategy 2: Identify a pilot parking lot site for retrofitting. Consider replacing asphalt with permeable surfaces and lighter colored material, integrating green infrastructure for shading and stormwater filtration, increasing shading with elevated solar, or adding porous pavers similar to the [University of Colorado Boulder Stormwater Management and Performance Goals \(PDF\)](#).
 - Strategy 3: Integrate rain gardens with native plants in vacant lots to improve stormwater control and provide water to the local soil and environments. Rain gardens are usually located near corners of sidewalks to improve pedestrian safety and comfort.

²⁸ *Low Impact Development (LID) Fact Sheet*. (2013). American Planning Association.

- Strategy 4: Review Town codes to determine where shading and porous surfaces can be incorporated, such as new parking lot construction, in a way that is compatible with snow plow and maintenance operations. Efforts can be combined with strategies from the Town ordinance for water wise landscapes.
- Strategy 5: Incorporate lighter colored road treatments where possible, such as [cool pavement methods used by the City of Phoenix, Arizona](#).

Wildfires

Background

The Town works with several partners to decrease potential wildfire hazards during warm weather and dry conditions. The Parks & Recreation Department has implemented several methods that are nationally recognized to maintain the health of open space within Town limits. The aim of these strategies is to increase education and partnerships to continue improving the proactiveness of the Town to reduce wildfire impacts.

Current Town Progress

- The Town of Erie works with [Wildfire Partners](#) to improve wildfire mitigation for residents within Boulder County. These efforts include individual home assessments, a community chipping program, and rebates for mitigation strategies.
- The Town Recycling Center collects items that may act as wildfire fuels, such as yard waste.
- [Weld County regulates open burning permits](#) to mitigate potential wildfire risk.
- The Town provides [resources for licensed arborists](#) to begin the process of residential wildfire mitigation on resident properties.

Goals and Strategies

- Goal 1: Increase wildfire mitigation education and infrastructure strategies.
 - Concept: Several wildfire mitigation practices were identified by community leaders, and increasing access and implementation for these safety measures will better adapt the Town for future extreme weather events. For example, the [Colorado Wildfire Resiliency Code Board developed changes to building codes](#) to improve Colorado wildfire resilience.
 - **Sidebar:** This goal aligns with the Town of Erie Comprehensive Plan (N3.4).

- Strategy 1: Hold seasonal workshops for Town residents to develop wildfire action plans for their residences and improve wildfire mitigation strategies in the area immediately surrounding and within their residences.
 - Additional resources are provided by [Wildfire Partners' community advising](#), [Cal Fire's Wildfire Action Plan website](#), the [Communities Pathways Interactive Tool](#) from the Fire Adapted Communities Learning Network, and [safety awareness materials from the U.S. Fire Administration](#). Action plans also support Town residents in preparing for other extreme weather events.
- Strategy 2: Work with HOAs to integrate a strategy for noncombustible siding material on buildings. [Wildfire Partners recommends a minimum of six vertical inches of noncombustible siding material](#).
- Strategy 3: Work with Xcel Energy and United Power to continue to bury electrical lines and distribution lines for critical operations to reduce the likelihood of ignition and reduce power disruptions during extreme weather events. United Power has specific funding resources the Town can utilize to support these efforts.
- Strategy 4: Increase awareness for proper disposal of toxic and flammable chemicals for residents at Town events as well as their connection to wildfire resilience.
- Partnership Opportunities
 - Strategy 1: Partner with relevant organizations to provide emergency response educational lectures at the Erie Community Center.
 - Strategy 2: Incentivize residential and agricultural collection of wood chips and plant debris for fertilizer or additional biochar applications with [Biochar Now](#) or the Town Recycling Center.
 - For instance, the [City of Edmond Resiliency Action Plan](#) is planning to apply urban wood utilization practices to provide fertilizer and improve overall land use and urban design.
 - Strategy 3: Work with wildfire mitigation experts such as Wildfire Partners to expand individual home assessments for regions within the Town that currently do not have access to these types of programs.
 - [Community Mitigation Assistance Teams](#), [Community Planning Assistance for Wildfire](#), the [Fire Adapted Communities Learning Network](#), and the [Wildfire Resiliency Code Board](#) may provide further resources.
 - Strategy 4: Explore the option of prescribed burning and regular brush management for grasslands where appropriate for fuels and ecosystem goals.

- The [Colorado Division of Fire Prevention and Control](#) has [resources for prescribed burning](#) and a [Certified Burner Program](#) for private land. The [Florida Department of Agriculture and Consumer Services](#) also has [resources for prescribed burning](#).

Land Management

Introduction

The planning area for Erie spans 48 square miles, of which 21 miles are incorporated. The Town boasts 1,500 acres of open space, including 285 acres of agricultural land. A common bond between both public and private lands is that they contribute to local biodiversity, stormwater management, air and water filtration. Plants within this area also keep temperatures cool, provide shade, and create habitats for pollinators and other wildlife. Additionally, low-water-use and firewise landscaping practices contribute to greater water conservation and wildfire risk reduction. Open space and mountain vistas are an integral part to quality of life in Erie, and the Town has 70 miles of trails that support a healthy and active population and culture.

Areas of focus within this chapter include agriculture, landscaping, parks, and open space. Each focus area contains overarching goals supported by adaptive strategies. This chapter also includes partnership opportunities that further enhance Town-led efforts.

[Visual element: Introduction to icons for each section. We plan to have one for each of the sections]

Agriculture

Background

The agriculture sector of Erie holds economic, ecologic, and historical significance. For over a century, local agriculture operations have supported the community with staple crops such as corn, alfalfa, wheat, and sugar beets, as well as livestock and dairy production. Agricultural lands in and around Erie's borders play a significant role in resilience as the Town continues to expand in population and urban development. Preserving agricultural land, promoting local food systems, supporting soil quality, conserving water, and enabling adaptive practices are essential components of building long-term community and environmental health.

Current Town Progress

- The Town of Erie currently manages 285 acres of agricultural land. The Agricultural Land Lease Program allows private landowners to lease Town-owned property for agricultural use.
- The [Erie Farmers Market](#) provides a place for farmers to sell Colorado-grown produce and goods directly to locals and visitors.
- The Town of Erie partnered with [Community Fruit Rescue](#) in 2025 to reduce food waste and increase access to local fruit.
- Redevelopment of the Schofield Farm property includes new event space, and soon an [Erie Makerspace](#) and classrooms for rent.

Goals and Strategies

- Goal 1: Consider creating a designated Sustainable Agriculture Plan for Erie.
 - Concept: It is important to develop a central hub of information including best practices and sustainable applications as agricultural operations continue to evolve. This plan is an opportunity for agriculture workers, scientists, and government officials to work together to solve complex environmental and economic problems.
 - Strategy 1: Review and consider combining aspects of multiple State of Colorado, Town of Erie, Boulder County, and Weld County Plans to inform the first Town of Erie Sustainable Agriculture Plan. The information would build on local resources such as [Boulder County's agriculture management resources](#), [Weld County's Right to Farm Statement](#), [Colorado State University's sustainable agriculture resources](#), and the [Colorado Environmental Agriculture Program](#).
 - Strategy 2: Describe financial and environmental benefits of sustainable agriculture such as rotational animal grazing, reducing reliance on artificial fertilizers and pesticides, using cover crops to improve soil health, and others.
- Goal 2: Increase economic opportunities for small scale agriculture operations.
 - Concept: Increasing the economic opportunities for small agriculture operations ensures economic viability and survivability of their operations.
 - Strategy 1: Explore the interest in expanding access to local produce by partnering with the Erie Farmers Market or other partners to create a local food market similar to a [community supported agriculture \(CSA\)](#) model.
 - Strategy 2: Build agrivoltaics legislation into the next [Erie Unified Development Code](#) update. Agrivoltaics provides agricultural land owners with additional income from solar energy generation on cropland and grazing land.
 - **Sidebar - Agrivoltaics is a system where agricultural (crops or livestock) and solar energy production are taking place on the**

same piece of land. This creates a dual use parcel of land to maximize profits and improve environmental quality. Solar panels are a renewable energy source, and at the same time these solar panels provide shade to the soil and animals below. The shade provides a safer and more comfortable habitat for the livestock as well as prevents excess evaporation from the irrigated crops. [Jack's Solar Garden](#) is a local example of agrivoltaics in Longmont.

- Strategy 2: Continue to provide business plan assistance through the Economic Development Council. This could include planning tips for the business side of agriculture such as contracting with distributors, integrating event space, operating tours, and hosting field trips.
- Strategy 3: Engage and promote current and future farm-to-table restaurants to expand local food distribution.
- Partnership Opportunities
 - Strategy 1: Advocate for sustainable agriculture lessons in K-12 classrooms through in-school presentations.
 - High school students could develop a project that would involve coming to elementary and middle schools to talk to younger students about the agriculture programs that Erie has such as the [Mountain Vista High School Agriculture Curriculum](#) and [Erie High School Agricultural Sciences Program](#).
 - Strategy 2: Encourage private agricultural land owners to partner with the non-profits such as [MAD Agriculture](#) and [Frontline Farming](#) for education on sustainable agriculture and regenerative agriculture practices.
 - Strategy 3: Explore partnerships that would provide incentives for agricultural practices to transition to drought-tolerant crops and technologies, such as agrivoltaics.
 - Strategy 4: Partner with [Farmers of America Mentorship Program](#) for new farmers and students.

Landscaping, Parks, and Open Space

Background

Erie's parks and open spaces provide endless opportunities for community events, recreation, and scenic vistas. These amenities include hundreds of acres of protected land that deliver services such as stormwater retention and filtration, habitats for wildlife, and areas for native trees, plants, and grasses to thrive.

Current Town Progress

- According to the [2025 Town of Erie Community Profile](#), Erie boasts 1,500 acres of parks and open space and 70 miles of trails. 99% of residents have access to at least one park within one mile of their home.
- Erie continues to improve irrigation efficiency in Town parks, as outlined in the [Parks, Recreation, Open Space, and Trails Plan](#) and [Water Efficiency Plan](#). Strategies have included the installation of smart irrigation controls and moisture sensors at Town parks, irrigating during times where evaporative loss is minimal, and maximizing reuse water for irrigation purposes.
- The Town Sustainability Division facilitates an array of rebates that incentivize residents to reduce outdoor water usage and integrate low-water-use landscaping. Since 2022, the [Turf Replacement Rebate Program](#) has provided \$269,510 to support the removal of approximately 206,127 square feet of turf. Additionally, 200 participants have received more than \$40,000 in rebates through [water efficiency rebates](#).
- The Sustainability Division supports volunteers in the [Adopt-a-Road program](#) to help maintain open spaces near roads.
- Resource Central, a local nonprofit, has supported outdoor water conservation via the [Lawn Replacement](#), [Garden in a Box](#), and [Slow the Flow](#) programs in Erie since 2004.
- Town efforts are bolstered by [Colorado Senate Bill 23-178](#), which prevents HOAs from requiring residents to maintain water-intensive turf grass.
- The [Open Space Management Plan](#) contains a list of plant species that can harm native species.
- Parks and Open Space Staff prune all Town property trees on a four year cycle to ensure tree health, removing potential wildfire ladder fuels in the process.
- [The Town of Erie floating solar project](#) will be 1.2 megawatts in size and is being installed at the North Water Reclamation Facility.
- *Pollinator Habitats*
 - Pollinator habitat exhibits and water wise landscaping can be seen throughout town. These exhibits include the Erie Town Hall front lawn, Thomas Reservoir, and Erie Community Park.
 - The Sustainability Advisory Board sponsored and passed Erie's first Pollinator Proclamation in June, 2025.
 - [Erie's Buzzing Gardens Mapping Program](#) is a "map showcasing public pollinator habitats and pollinator friendly gardens planted by Erie residents."
 - [Friends of Coal Creek Pollinator District Program](#) is a map that aims to locate native pollinator gardens in towns where the Coal Creek runs through.

- [Resource Central's Garden In-a-Box Program](#) sells a variety of affordable native plant kits to support healthy residential ecosystems that are very popular with residents. The Town subsidizes the cost of these kits for residents.
- Erie's [Sustainability Advisory Board hosts pollinator-focused events such as National Pollinator Week](#)
- There are [native bee house workshops from the High Plains Library District](#).
- Erie is in the process of becoming a [Butterfly Pavilion Certified Pollinator District](#).
- **Side Bar - Why are pollinator species important?** As towns and cities expand, there is less native habitat for species to survive. Pollinators are keystone species, which means without a sufficient population of pollinator species such as birds, bees, butterflies, beetles, and bats, the biodiversity and health of ecosystems diminishes. Pollinators play a significant role in ecosystem health and the overall food supply, as these animals are responsible for 35% of all food production globally.²⁹ Pollinator species are responsible for the reproduction of many fruits, vegetables, and nuts. These crops play a massive role in the economy of Colorado, the United States, and the rest of the world.

Goals and Strategies

- Goal 1: Increase public volunteer and educational opportunities.
 - Concept: Volunteer opportunities provide forums for educational messaging, increase community land stewardship, strengthen community bonds, and provide additional human resources to supplement staff efforts.
 - Strategy 1: Develop and support Town-led volunteer events at parks to perform nature restoration such as weed removal, streambank restoration, and trash cleanups.
 - Resources and support can be acquired from community partners such as [projects led by Wildlands Restoration Volunteers](#) and [volunteer opportunities from Boulder Open Space and Mountain Parks](#).
 - Strategy 2: Create an advertising campaign for residents on plants, insects, and other species that can cause harm to native species.
 - The [public awareness campaigns resources from the United States Department of Agriculture](#) (USDA) and the [North American Invasive Species Management Association's awareness campaign](#) provide various resources for campaigns and general outreach to the

²⁹ *Pollinators Benefit Agriculture* (n.d.). US Fish & Wildlife Service.

- public. The [California Department of Fish and Wildlife also has a week-long awareness event](#) that provides further examples.
- Strategy 3: Provide Town resources or create an awareness campaign for residents to reduce wildlife conflicts.
 - The Town can join a committee in the [Habitat Partnership Program](#) for more resources and support. [Jeffco Open Space provides a platform](#) for park visitors to report interactions with local wildlife.
 - Goal 2: Continue to minimize non-functional turf grass.
 - Concept: Removal of nonessential turf grass reduces outdoor water use.
 - Strategy 1: Pilot low-water grass in place of Kentucky Bluegrass in a park, and add signage for public education.
 - The [City of Lafayette recently carried out its own low-water pilot project](#). Examples of low-water grasses include Tall Fescue, Sheep Blue, and Hard Fine Fescues, Tahoma 31 Bermuda Grass, Texas Hybrid Bluegrass, and Dog Tuff Grass, among others, per the Town [Turf Replacement Rebate Program](#).
 - Strategy 2: Conduct an assessment of Town properties to determine coverage by non-functional turf and noxious weeds. Prioritize replacement with low-water, drought-tolerant, fire-adapted, and pollinator-friendly native plants.
 - Strategy 3: Continue to provide [incentives for residential turf replacement](#). Explore ways to increase resources for conversion projects for residents and businesses, including regular educational events.
 - Goal 3: Perform strategic wildfire fuels mitigation in open spaces.
 - Concept: Continue to selectively reduce fuels in parks and open space to reduce risk to natural resources, infrastructure, and adjoining properties as well as to reduce cost to rebuild and retrofit damaged infrastructure.
 - Strategy 1: Inform residents of more extensive fire mitigation strategies before they are implemented, such as prescribed burning and fuel breaks, at Town events and on the Town website.
 - The [Colorado Department of Public Health and Environment's website for community outreach on prescribed fires](#) and the [Fire Adapted Communities Network's lessons learned for prescribed fires](#) provide resources for this strategy.
 - Strategy 2: Continue to perform strategic mowing along property boundaries, in proximity to buildings, and where fuel breaks can reduce likelihood of fire spread and provide safe areas for firefighters to conduct their work.

- Examples of fuel breaks are present within [Northern Colorado Fireshed Collaborative's prescribed fire projects](#) and [Summit County's fuel breaks](#).
 - Strategy 3: Use fire-adapted landscaping principles near Town buildings such as spacing plants appropriately, avoiding flammable species, and maintaining defensible space.
- Partnership Opportunities
 - Strategy 1: Staff continue to support the efforts of the Sustainability Advisory Board and local nonprofits such as Friends of Coal Creek for pollinator and low-water garden tours and firewise landscaping workshops.
 - Strategy 2: Continue to explore a collaboration including funding the [Arbor Day Foundation](#) to provide additional trees for residents.
 - Strategy 3: Review the state of natural surface trails and identify potential barriers to accessibility by working with local partners, such as Monarca Group.
 - Strategy 3: Connect residents with seed libraries of native plants that have low flammability and are water efficient.
 - The [Boulder Public Library's Seed Library](#) is a potential partner, and the [Jefferson County Extension Seed Library in Washington](#) provides a model for future seed libraries.
 - Strategy 4: Increase connections with HOAs to promote pollinator habitats. Homeowners can also learn how to create native pollinator habitats through [Friends of Coal Creek garden assessments](#), a ["leave the leaves" campaign](#), and reduction of pesticide use.
 - Strategy 5: Expand education and efforts to become a [DarkSky Certified Town](#) to reduce artificial lighting and disruptions to pollinator species' circadian rhythms.
 - **Side Bar - What is a pollinator habitat? A certified native pollinator habitat has three different blooming native plants for each season (Spring, Summer, and Fall).**
 - Strategy 6: Integrate indigenous perspectives from local and regional partners in Town conservation efforts.
 - Resources are provided by [Right Relationship Boulder](#), the [Tribal Consultations website from the City of Boulder](#), the [Denver American Indian Commission](#), and the [Colorado Commission of Indian Affairs](#). [CU Boulder's previous conservation workshop](#) that may serve as a model for future actions.

Community

Introduction

A stable community ensures that all people are given the opportunity to succeed through responsibility, safety, connectedness, opportunity, and health. This chapter provides information on the key components of accessibility, economic development, healthy lifestyles, the creation of a resilience hub network, and youth empowerment. This chapter also includes partnership opportunities that further enhance Town-led community building and engagement efforts. Building a well-rounded community takes time, effort, and commitment that is ongoing. As a result, the residents of Erie can continue to be proud of the place they call home.

[Visual element: Introduction to icons for each section. We plan to have one for each of the sections]

Accessibility

Background

Accessibility ensures that all residents, regardless of age, ability, or background can easily engage with their environment, explore educational opportunities, and have fulfilling experiences. While this includes compliance with the Americans with Disabilities Act (ADA), Town resources strive to go further with supportive and effective methods that improve overall quality of life.

Current Town Progress

- The [Town of Erie Risk Management Division](#) has various responsibilities, including managing the Town Safety Program as well as issues concerning physical compliance with the Americans with Disabilities Act (ADA).
- The Town Communications Team ensures the Town website complies with guidelines from the [Web Accessibility Initiative](#) and has a [grievance procedure for ADA complaints](#). The [Town Statement of Accessibility](#) is also published online.
- The Erie Police Department has staff available to assist residents in [accommodations to access Erie police services](#).
- The Town is updating their ADA Self-Evaluation and Transition Plan, which includes ADA self-evaluations being conducted on public right-of-ways within Erie.

Goals and Strategies

- Goal 1: Increase accessibility by expanding related learning opportunities within the local community.

- Concept: As the age of Town residents advances, and to mitigate social vulnerabilities, increased resources and events focused on accessibility can improve the awareness, connectivity and preparedness of the local community.
- Strategy 1: Increase outreach and learning opportunities during Town events for accessibility support and resources, such as service animals, culture within the disability community, and ADA resources.
 - Resources are available on the [United States Primer for State and Local Governments](#) and [University of California San Francisco's overview of disability culture and identity](#).
 - [DisabilityResources.org's list of Colorado disability services](#) and the [Colorado Programs for Individuals with Physical or Developmental Disabilities](#) also provide other methods of support.
- Strategy 2: Advertise Erie Community Library resources and [Erie Uplink resources](#) during Town events, such as [Experience Passes](#), basic need resources, guides for parents, tax information, and more.
- Strategy 3: Establish partnerships to support regular training sessions on conflict de-escalation and accessibility for local government staff and local law enforcement.
 - [Colorado Circles for Change](#), [Conflict Transformation Works](#), [Right to Be](#), [The Circles Project](#), and the [National Conflict Resolution Center](#) have resources to build upon these workshops.
- Strategy 4: Continue to research methods and expand resources for translating Town and other important documents into different languages or providing translation services.
- Strategy 5: Continue to explore expanding access to free public WiFi with potential partners, such as Allo.
 - For instance, the [City of Boulder Connect Boulder initiative](#) and [Pearl Street's free WiFi partnerships](#) may provide guidance.
- Strategy 6: Look into joining the [Government Alliance on Race and Equity](#) (GARE) network to acquire resources to better support the community.
- Goal 2: Support increased access to community engagement and services for people with disabilities.
 - Concept: As the Town grows, continue to support systems to ensure all residents can meet their needs as locally as possible.
 - Strategy 1: Establish a Vocational Rehabilitation Process for Town residents with disabilities.
 - For example, the [Delaware Vocational Rehabilitation Process](#) has resources for creating this process and supporting participants.

- Strategy 2: Create partnerships to increase funding and resources for Town residents seeking specialty care.
 - The [Colorado Health Assistance Programs](#) also provide various avenues for support.
- Partnership Opportunities
 - Strategy 1: Work with the Erie Community Library to advertise and expand language workshops for residents learning English as a second language, as well as for English speakers to learn regional languages such as Spanish, Nepali, Arapaho, and American Sign Language.
 - Strategy 2: Work with Being Better Neighbors and the P.L.A.Y. Education Corporation to integrate opportunities for individuals with disabilities as well as youth training opportunities for cultural humility and social inclusion into Town events.

Economic Development

Background

Economic development plays a critical role in building long-term community resilience by supporting diverse industries and ensuring inclusive access to opportunity. By continuing to expand existing efforts that support small businesses, invest in workforce development, and encourage innovation, Erie can continue to create an economic foundation that can withstand disruptions and adapt to change while ensuring that prosperity is shared equitably across the community.

Current Town Progress

- Erie has a bilingual [Small Business Development Center counselor](#) available to provide free guidance to local entrepreneurs.
- [The Town offers business incentive programs](#) such as the Old Town Revitalization Grants, tax increment financing funds, and a Construction Mitigation Grant Program.
- The Economic Development Department and the Sustainability Division recognize sustainable businesses via Colorado [Green Business Network of Erie](#) recognition.
- [The Town website provides a thorough list of available resources to help prospective entrepreneurs](#) start their businesses.
- The [Erie Chamber of Commerce](#) has a local business membership program that provides local business support through advertising and access to Town events.

Goals and Strategies

- Goal 1: Provide Erie businesses and residents with the ideas, tools, and finances to become more inclusive, environmentally responsible, and resilient.

- Concept: This goal can aid the Town by ensuring their economy flourishes well into the future by basing values in social equity, infrastructure efficiency, and expanded market reach.
- Strategy 1: Explore providing resources for businesses to conduct racial equity analyses such as [Allyship at Work](#) and [Equity In The Center](#).
- Strategy 2: Continue work on establishing a plan to support a Black, Indigenous, and People of Color (BIPOC) marketplace.
- Strategy 3: Continue to support and expand sustainability-related workshops for businesses to learn how they can improve efficiency and lower costs through Town rebates and other initiatives.
- Partnership Opportunities
 - Strategy 1: Partner with the non-profit United States Green Building Council (USGBC) and other community based organizations to provide support, technical assistance, and training for local businesses to learn about sustainability certifications for buildings and operations such as the [Leadership in Energy and Environmental Design \(LEED\) certification](#).

Healthy Living

Background

An equal opportunity to live a healthy lifestyle is a key part in building a thriving community including access to clean air and water, opportunities for physical activity, healthy food options, and support for mental and emotional well-being. Encouraging healthy lifestyles provides education, access, and opportunities for the prevention of common chronic health conditions. When people in a community are healthy, they are better able to adapt to change, recover from challenges, and support one another. As the Town continues to grow it is crucial that health and wellness are considered in local decisions.

Current Town Progress

- The Town of Erie offers many [Specialty Fitness & Wellness Programs](#).
- Erie celebrates [National Family Health & Fitness Day](#).
- The Town provides [Erie Community Resources \(PDF\)](#) for mental health and other services.
- [Erie Community Food Bank](#) currently provides food assistance services to roughly 300 residents monthly.
- [Visitors to Serene Park have access to public outdoor gym equipment](#).
- [Boulder County provides free Healthy Home inspections for radon](#).
- [Weld County provides free short-term test kits for radon](#).
- The [Town of Erie Air Quality Monitoring Program](#) provides residents with access to air quality education and mapped data collection.

- The [2025 Town of Erie Drinking Water Quality Report \(PDF\)](#) showed no contamination above unsafe and legal thresholds for all potential contaminants.
- There are many [measures the Front Range Landfill takes to ensure compliance with local, state, and federal laws](#). The landfill has multiple levels of protection to prevent environmental contamination.

Side bar - The Front Range Landfill works with a third party to capture and process landfill gas (methane) for local energy. [Include diagram of this process]

- The Town provides guidance on staying safe from stormwater and waterway contamination through [Coal Creek recreation recommendations](#).
- The [Oil & Gas Unified Development Code \(Chapter 12\)](#) aims to improve communication and health standards of oil & gas companies in an effort to protect the people that live and work near development sites.

Goals and Strategies

- Goal 1: Reduce potential exposure to contamination from oil and gas operations in and around the Town of Erie.
 - Concept: Oil, gas, and decommissioned mining sites are within Erie and surrounding areas. It is important to educate people on their possible exposure to environmental contaminants from these operations.
 - Strategy 1: Ensure full transparency chemical-use disclosure from the oil and natural gas industries. This can be done by providing homeowners near fracking sites with a list of written legislation and potential exposure levels to chemicals.
 - State resources:
 - [Oversight Of Chemicals Used In Oil & Gas \(PDF\)](#)
 - [Colorado Chemical Disclosures website](#)
 - Federal resources:
 - [Resource Conservation and Recovery Act](#)
 - [Comprehensive Environmental Response](#)
 - [Compensation, and Liability Act](#)
 - [Emergency Planning and Community Right-to-Know Act](#)
- Partnership Opportunities
 - Strategy 1: Increase access to community gardens through collaboration with HOAs, specific neighborhoods, and organizations such as [Denver Urban Gardens](#) (DUG).
 - DUG provides resources on how to build a community garden and education on [the benefits of a community garden](#).

Resilience Hubs

Background

Resilience hubs are community assets that provide services during regular operations (blue sky days) and during emergencies and recovery efforts. They can be located within government buildings or at the facilities of trusted community partners. With the appropriate infrastructure, preparation, and coordination, resilience hubs can support the community during times of crisis. Common services provided at hubs include climate-controlled building access during extreme temperatures, backup power during utility disruption, poor air quality relief, reliable communications, and distribution of necessary resources.

Current Town Progress

- Erie does not currently have a holistic resilience hub, though it does have many nonprofit, religious, and community organizations that could support the creation of a resilience hub network. Additionally, the Erie Community Center provides a climate-controlled lobby with bathroom access to the public.

Goals and Strategies

- Goal 1: Explore potential resilience hub location(s) and network.
 - Concept: Resilience hubs provide access to critical resources during emergencies and a range of services during normal operations.
 - Strategy 1: Research and potentially establish Erie's first resilience hub at the Erie Community Center.
 - Strategy 2: Continue research and outreach to determine trusted community partners for hub network buildout and to identify needed resources such as refrigeration and device charging. Explore future community engagement opportunities.
 - Strategy 3: Create a roadmap for community partners to become a part of the network. Identify Town staff who can support the creation of this document and guide partners toward participation and certification.
 - Strategy 4: Consider piloting expanded rebate and grant programs for partners in alignment with resilience hub needs. Examples of where to focus resource support could include battery backup systems, onsite solar generation, air filtration, and building efficiency.
 - Strategy 5: Work with the local transit provider to create an emergency operations plan to ensure residents have transportation to the hub(s) and needed mobility solutions.
 - The [upcoming Flex Ride service](#) could play a role in this plan.
 - Strategy 6: Create a page on the Town website to share resources for extreme temperatures. Include temperature-controlled locations open to

the public, water access locations such as splash pads and pools, and educational materials about avoiding and recognizing heat illness.

- Partnership Opportunities
 - Strategy 1: Create a tool library and provide access to Erie residents. The tool library could be incorporated into the planned [CO-Create Erie Makerspace](#) or into Erie Community Library operations. Examples of tool libraries in the Front Range include the [Denver Tool Lending Library](#), [Fort Collins Tool Lending Library](#), and [Longmont's Library of Things](#).
 - [Registering as a Repair Cafe](#) can provide an opportunity for tool funding.

Youth Engagement and Empowerment

Background

Providing pathways for young individuals to become leaders in their communities fosters a new generation of active community members, thus placing a municipality at the forefront of innovation for the future. Children can struggle with identity, sense of belonging, and fair representation. By expanding opportunities and mentorships for youth, the Town of Erie can ease the transition from childhood to adulthood and allow for young people to have a larger voice in local decision making. Through this effort, youth today will become the mentors and positive role models for the next generation of Erie residents.

Current Town Progress

- [Erie Youth for Change](#) recruits students in seventh through 12th grade to work on issues, projects, and programs with the Town of Erie and other local organizations.
- The Town of Erie Sustainability Advisory Board has a position that may be filled by a youth member.
- The [Weld County Junior Fair Board](#) chooses members from the ages of 14 to 18 years to work on outreach and support the Weld County Fair.
- The [Erie Community Library](#) provides various events focusing on different age groups, ranging from infants to high school students.
- The [Erie Community Center](#) provides various summer programs and events for children of all ages and is establishing the Community Connections program, with events such as [Community Game Night](#) and [Connection through Creative Expression](#).
- The [Weld Community Foundation Scholarship program](#) supports students in funding their college education.

- The [Weld County Youth Conservation Corps](#) engages youth and young adults from the ages of 16 to 30 years in meaningful community and conservation service projects.

Goals and Strategies

- Goal 1: Increase opportunities and resources for youth engagement to improve connection within the community.
 - Concept: By providing focused events for young people, the Town can promote community connectedness, security, and growth.
 - Strategy 1: Provide mentorship, networking, and shadowing opportunities for youth in different Town departments and organizations to support future employment in growing industries that will improve Town resilience.
 - Additional support resources can be identified through the Erie Youth for Change and the [UNICEF Young People's Participation and Mental Health guide](#).
 - Strategy 2: Work with the Economic Development Department and Erie MakerSpace to develop a support network for young people interested in entrepreneurship and apprenticeships.
 - [IYF](#) and [Ashoka's Youth Initiative](#) have resources for funding and to support the creation of this network.
- Partnership Opportunities
 - Strategy 1: Work with the P.L.A.Y. Education Corporation and Town recreation and community centers to expand engagement events for youth in historically underserved communities, such as free late-night events for teens.
 - UNICEF and Denver Youth provide resources, and nearby libraries in the [High Plains Library District](#) and [Baltimore City's Youth Engagement Strategy](#) have examples of events.
 - Strategy 2: Work with the Erie Community Library and Erie Community Center to expand skill-focused workshops for high schoolers on topics such as financial education, media literacy, coding, and other job skills.

General Initiatives

- Strategy 1: Consider a ballot initiative for a sales tax to fund sustainability efforts, similar to [Denver's Climate Protection Fund](#) and [Boulder's Climate Tax](#).
- Strategy 2: Create a Resilience Specialist position within the Town of Erie.
 - Concept: This staff member can coordinate and accelerate the realization of the goals listed in this plan. Until established, incorporate these duties into the existing work of the Sustainability Division until funding is available for a new position.

- Create a staff position that can report annual resilience plan progress and make regular plan updates with best practices. This staff member can work between Town departments, facilitate community engagement, and increase intergovernmental cooperation to share progress, review and refine existing resilience actions, and identify new actions to pursue.

Conclusion

The Town of Erie's first Resilience Action Plan marks a significant milestone in advancing the community's sustainability and preparedness. Its effectiveness will depend on the sustained commitment of Town staff to regularly review, enhance, and adapt the plan in response to changing circumstances. This process of refinement is a hallmark of a responsive and forward-thinking approach.

Ongoing community engagement is equally essential. While no plan can fully anticipate all future developments, the willingness to incorporate new data, best practices, and public input will be critical to maintaining the plan's relevance.

Elements of resilience are already incorporated into Town initiatives, and resilience must now, like sustainability, become a foundational principle that guides future planning and decision-making. Resources invested in this area are a responsible use of funds, as reports suggest a return of \$13 on every \$1 spent.³⁰ Resilience extends beyond addressing immediate challenges; it encompasses the proactive identification of risks and opportunities, and the development of strategies that strengthen both current conditions and future outcomes. Through thoughtful planning and adaptive leadership, the Town of Erie is positioning itself to remain well-prepared for the decades ahead.

Glossary

Definitions

Agrivoltaics: A process that integrates solar energy and productive farmland within the same space for more efficient land use paired with energy production, a potential second revenue source.³¹

Co-benefits: Additional advantages beyond the intended advantages resulting from an action or strategy.³²

³⁰ *2024 Climate Resiliency Report*. (2024). United States Chamber of Commerce. P.4.

³¹ *Agrivoltaics: Solar and Agriculture Co-Location*. (n.d.). U.S. Department of Energy.

³² *Co-Benefits of Climate Action*. (n.d.). Changing the Conversation.

Cool Roof: A type of roof designed to absorb less heat and reflect more sunlight than a traditional roof.³³

Cover Crops: A strategy used to improve the overall health of the farm and its soil by using crops that fixate nitrogen into the soil to reduce reliance on artificial fertilizers. This is typically accomplished by planting grass, legume, or a combination of the two.³⁴

Crop Rotations: A process that focuses on strategically planting crops based on season, soil quality, crop root depth, and other factors. By avoiding continuous repetition of a single crop, soil within an area can be used for agriculture for a longer period of time and more successful production.³⁵

Disaster: The Colorado Revised Statutes define a disaster to be "the occurrence or imminent threat of widespread or severe damage, injury, or loss of life or property resulting from any natural cause or cause of human origin, including but not limited to fire, flood, earthquake, wind, storm, wave action, hazardous substance incident, oil spill or other water contamination requiring emergency action to avert danger or damage, volcanic activity, epidemic, air pollution, blight, drought, infestation, explosion, civil disturbance, hostile military or paramilitary action, or a condition of riot, insurrection, or invasion existing in the state or in any county, city, town, or district in the state."³⁶

Emergency: The Colorado Revised Statutes define an emergency to be "an unexpected event that places life or property in danger and requires an immediate response through the use of state and community resources and procedures."³⁷

Green Roof: A type of roof designed with different layers for purposes such as drainage and insulation to support plant life while protecting the underlying infrastructure. It is also known as a vegetated roof.³⁸

Green Streets: A type of street design that uses vegetation, soil, and engineering to manage stormwater runoff and quality.³⁹

³³ *Cool Roofs*. (n.d.). U.S. Department of Energy.

³⁴ *Cover Crops and Crop Rotation*. (n.d.). U.S. Department of Agriculture.

³⁵ *Crop Rotation Practice Standard*. (n.d.). Agricultural Marketing Service.

³⁶ *C.R.S. 24-33.5-703 – Definitions*. (n.d.). Colorado Public Law.

³⁷ *C.R.S. 24-33.5-703 – Definitions*. (n.d.). Colorado Public Law.

³⁸ *Green Roofs: Benefits and Design Considerations*. (2025, March 14). PennState Extension.

³⁹ *Learn About Green Streets*. (2015, June 12). U.S. EPA.

Low Impact Development Methods: A design process that upholds the ecosystems and water systems present in the environment of an area during development to protect or mimic its processes.⁴⁰

Mitigation: The Colorado Revised Statutes define mitigation as "the sustained action to reduce or eliminate risk to people and property from hazards and their effects."⁴¹

Pollinator Habitat: A space that provides pollinators, such as bees and butterflies, with food, water, and shelter through a variety of native plants.⁴²

Prevention: The Town of Erie Emergency Operations Plan defines prevention as "actions taken to avoid an incident or to intervene in order to stop an incident from occurring."⁴³

Rain Garden: A depressed area in the ground with grasses and other plants to collect, slow, manage, and filter stormwater.⁴⁴

Recovery: The Town of Erie Emergency Operations Plan defines recovery as "actions and implementation of programs necessary to help individuals, communities and the environment directly impacted by an incident to return to normal where feasible."⁴⁵

Resilience: The ability of a community to recover from a disaster or persist sustainably in the face of a new, ongoing hardship.

Resilience Hub: A location that supports residents and serves the community by distributing resources before, during, or after a disaster.⁴⁶

Rotational Grazing: A process in agriculture that consists of rotating livestock on grazing land to allow regeneration of healthy grass for the next rotation of livestock.⁴⁷

Sump Pump: A type of pump that removes large amounts of liquid, such as water, from an area, typically a basement of a house or building.⁴⁸

⁴⁰ *Low Impact Development (LID) Fact Sheet*. (2013). American Planning Association.

⁴¹ C.R.S. 24-33.5-703 – *Definitions*. (n.d.). Colorado Public Law.

⁴² Davidson, D., Mason, L., & Arathi, H. S. (2025, May 28). *Creating Pollinator Habitat*.

⁴³ *Emergency Links*. (n.d.). Town of Erie.

⁴⁴ *Soak Up the Rain: Rain Gardens*. (2015, August 19). U.S. EPA.

⁴⁵ *Emergency Links*. (n.d.). Town of Erie.

⁴⁶ *Resilience Hubs*. (n.d.). Urban Sustainability Directors Network.

⁴⁷ *Rotational vs. Continuous Grazing | Master Grazer*. (n.d.). University of Kentucky, Martin-Gatton College of Agriculture, Food and Environment.

⁴⁸ *Definition of sump pump*. (2025, September 11). Merriam-Webster.

Urban Heat Island Effect: A result of urban infrastructure absorbing more heat than natural environments, leading to higher air temperatures in urban cities.⁴⁹

Vegetated Swale: A dry pond with plants and a drain in the center that allows water to naturally pool in the area.⁵⁰

Volatile Organic Compounds: Substances with a high vapor pressure and low water solubility and are typically human-made chemicals. Many products can emit these compounds as a gas and can cause air pollution, leading to adverse health effects.⁵¹

Wildland-Urban Interface (WUI): An area of transition where undeveloped wildland and developed land, such as cities, meet.⁵²

Acronyms

ADA: Americans with Disabilities Act

AI: Artificial intelligence

AQI: Air Quality Index

BIPOC: Black, Indigenous, and People of Color

Boulder AIR: Boulder Atmosphere Innovation Research

CDOT: Colorado Department of Transportation

CDPHE: Colorado Department of Health and Environment

CSA: Community-supported agriculture

DUG: Denver Urban Gardens

EPA: Environmental Protection Agency

EV: Electric vehicle

FEMA: Federal Emergency Management Administration

GARE: Government Alliance on Race and Equity

HEPA: High efficiency particulate air; a type of air filter

HOA: Homeowners association

IECC: International Energy Conservation Code

LEED: Leadership in Energy and Environmental Design

LID: Low impact development

MENV: Masters of the Environment, a masters program at the University of Colorado Boulder

MHFD: Mile High Flood District

MS4: Municipal separate storm sewer system

MVFPD: Mountain View Fire Protection District

⁴⁹ Gregory, J., Azarijafari, H., & Logan, A. (2021, April 16). *Urban Heat Islands*.

⁵⁰ Un, K. (2010, October 27). *Fact Sheet: Vegetated Swales*.

⁵¹ *What are volatile organic compounds (VOCs)?* (2019, February 19). U.S. EPA.

⁵² *What is the WUI?* (n.d.). U.S. Fire Administration.

NOAA: National Oceanic and Atmospheric Administration
NOx: nitrogen oxides
PM: Particulate matter
PV: Photovoltaics; a method of solar generation
RAP: Resilience Action Plan
RAQC: Regional Air Quality Council
RTD: Regional Transportation District
SFHA: Special Flood Hazard Area
SPEI: Standardized Precipitation Evapotranspiration Index
TMP: Transportation Mobility Plan
USDA: United States Department of Agriculture
USGBC: United States Green Building Council
VMB: Variable Message Board
VOC: Volatile Organic Compounds
WUI: Wildland-Urban Interface

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Appendices

Appendix A: Vulnerability Assessment

Purpose and Methodology

The Town of Erie is experiencing an increase in extreme weather events that affect residents, the environment, and economy. This report focuses on five climate hazards: air quality, drought, extreme heat, flooding, and wildfires. The purpose of this

assessment is to provide historical and scientific context for each hazard as well as related current trends and potential impacts.

According to the NOAA Climate Program Office, vulnerability describes "the degree to which a person or community is at risk, risk being the likelihood of a threat and impact. Impact is determined by the nature and magnitude of the exposure, sensitivity to the exposure, and the capacity of an individual or community to adapt and respond."⁵³ By analyzing potential vulnerabilities, this report provides necessary background for the Town of Erie Resiliency Action Plan to enact effective methods of resilience, prepare for changes in climate, and provide community support.

ICLEI USA has created a vulnerability matrix to assist with the prioritization of potential hazards a local community might face. Vulnerability is affected and determined by exposure, sensitivity, and adaptive capacity. Exposure refers to the location of "people, assets, and ecosystems" to certain hazards. Sensitivity describes the degree that people, assets, and ecosystems are, or potentially will be, affected by hazards. Adaptive capacity is the ability of people, assets, and ecosystems to adjust to hazards and change while using new opportunities effectively.⁵⁴

Vulnerability Matrix

Sensitivity	High	Moderate	High	High
	Moderate	Low	Moderate	High
	Low	Low	Low	Moderate
		High	Moderate	Low

Adaptive Capacity

ICLEI USA vulnerability matrix for hazards⁵⁵

A good place for local communities to begin assessing their risk and vulnerability is with the Federal Emergency Management Agency (FEMA) National Risk Index mapping tool. This resource uses the expected annual loss, social vulnerability, and community resilience of a county to determine its risk index. Both Boulder County and Weld County currently have a relatively moderate risk index.⁵⁶ It is also important to note that hazards can often interact with each other, increasing the damage they cause. According to the Future Avoided Cost Explorer (FACE) tool by the Colorado Water

⁵³ *Centering Equity in Climate Resilience Planning and Action: A Practitioner's Guide*. Fang et al. (2022). NOAA.

⁵⁴ *Adaptation in Climate Planning and Implementation*. (2023). ICLEI USA.

⁵⁵ *Adaptation in Climate Planning and Implementation*. (2023). ICLEI USA.

⁵⁶ *Map | National Risk Index*. (n.d.). FEMA.

Conservation Board, "drought increases the likelihood of wildfire, which increases the likelihood and impacts of flooding."⁵⁷ With the findings of this report, Town officials will have a better understanding of the climate hazards affecting the community and can work to reduce their communities' overall risk.

Town of Erie Background

During the 1860s, the main economic drivers in the area were agriculture and trading goods. After the Civil War, mining became the area's largest and most profitable industry following the discovery of a nearby coal vein. The demand for coal, along with the completion of the Boulder Valley Railroad extension spurred development of Erie's first commercial mine.⁵⁸ As more people moved to the area, the Town of Erie was officially established in 1874.

In the 1950s, following World War II, Erie experienced a wave of suburban and economic growth as a result of the newly built Interstate Highway System. "I-25 was completed from Wyoming to New Mexico in 1969."⁵⁹ Mining became less profitable for mining corporations as the demand for coal dwindled with the rise of the oil economy, leading to the closure of the Erie coal mines in 1978.

The 1990s marked the beginning of rapid housing development in Erie, bringing thousands of new residents. Between 2000 and 2010, the population grew from 6,291 residents to over 18,000 people. In 2025, the population has increased to over 40,000 people with an expected buildout to 80,000 residents by 2050-2055.⁶⁰

As the population continues to expand, The Town of Erie works with its partners to manage growth responsibly while preserving natural resources, a high quality of life, and its small town identity. Central to this vision is ensuring that Erie is positioned to adapt and thrive in the face of future challenges.

Climate Vulnerabilities

Air Quality

Poor air quality is a hazard facing much of the Front Range of Colorado. The Environmental Protection Agency (EPA) and the Colorado Department of Public Health and Environment (CDPHE) provide a tool called the Air Quality Index (AQI). The AQI is a color-coded system in which air quality is categorized based on the levels of ground level ozone, particulate matter, carbon monoxide, sulfur dioxide, and nitrogen dioxide.⁶¹ The EPA and CDPHE use the AQI to communicate human health hazards associated with current measurements to the public.

⁵⁷ *FACE: Hazards*. (n.d.) Colorado Water Conservation Board.

⁵⁸ *Historic Erie, Colorado*. (2023, Oct. 25). Erie Historic Preservation Advisory Board.

⁵⁹ *Historic Preservation Master Plan Erie, Colorado*. (March 2020). Town of Erie Historic Preservation Advisory Board.

⁶⁰ *Town of Erie Comprehensive Plan*. Town of Erie. P.29.

⁶¹ *Air Quality Index (AQI) Basics*. (n.d.). AirNow.

AQI Basics for Ozone and Particle Pollution			
Daily AQI Color	Levels of Concern	Values of Index	Description of Air Quality
Green	Good	0 to 50	Air quality is satisfactory, and air pollution poses little or no risk.
Yellow	Moderate	51 to 100	Air quality is acceptable. However, there may be a risk for some people, particularly those who are unusually sensitive to air pollution.
Orange	Unhealthy for Sensitive Groups	101 to 150	Members of sensitive groups may experience health effects. The general public is less likely to be affected.
Red	Unhealthy	151 to 200	Some members of the general public may experience health effects; members of sensitive groups may experience more serious health effects.
Purple	Very Unhealthy	201 to 300	Health alert: The risk of health effects is increased for everyone.
Maroon	Hazardous	301 and higher	Health warning of emergency conditions: everyone is more likely to be affected.

Air Quality Index Chart⁶²

Ground level ozone forms when nitrogen oxides (NO_x) and volatile organic compounds (VOCs) react in the presence of heat and sunlight.⁶³ Internal combustion engine exhaust, power generation, and oil and gas operations are common sources of these ozone precursors.

Particulate matter (PM) refers to fine air pollutants that are small enough to be inhaled. CDPHE monitoring focuses on PM₁₀ and PM_{2.5} particles, which are equal to or smaller than 10 micrometers and 2.5 micrometers in diameter, respectively. For reference, a human hair is 50-70 micrometers wide.⁶⁴ Common sources for PM include vehicle exhaust, wildfire smoke, and dust from disturbed earth.

In addition to the CDPHE monitoring, Erie has deployed five monitoring stations near oil and gas wells to monitor for volatile organic compounds, particulate matter, and meteorological data. Erie also hosts a Boulder A.I.R. monitoring station at the Erie Community Center. This station, in addition to the pollutants monitored for AQI, monitors for several volatile organic compounds as well as methane, a potent greenhouse gas.⁶⁵

According to CDPHE, short-term exposure to air pollutants can result in difficulty breathing, asthma attacks, and airway irritation. Long-term exposure can result in cardiovascular disease, reduced lung function, and premature death. Populations more susceptible to impacts from poor air quality include children, older adults, outdoor workers, and people with preexisting conditions like asthma.⁶⁶ In addition to human health, poor air quality can negatively impact soil chemistry, photosynthesis, and crop growth.⁶⁷

According to the Boulder County Hazard Mitigation Plan, counties in the Denver and North Front Range areas continue to be in ground-level ozone nonattainment,

⁶² *Air Quality Index (AQI) Basics*. (n.d.). AirNow.

⁶³ *Ground-level Ozone Basics*. (n.d.). United States Environmental Protection Agency.

⁶⁴ *Particulate Matter Basics*. (n.d.). United States Environmental Protection Agency.

⁶⁵ *Air Quality*. (n.d.). Town of Erie.

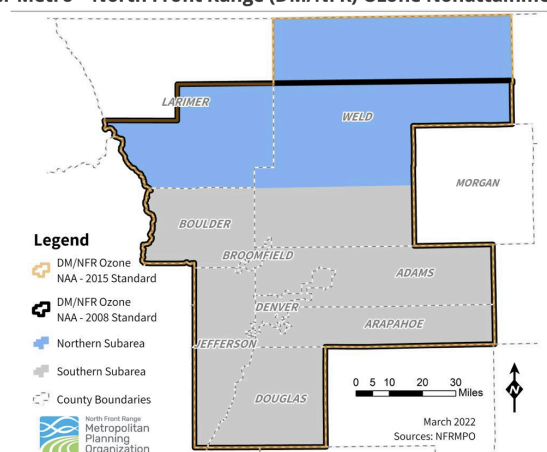
⁶⁶ *Ozone Pollution and Your Health*. (n.d.). Colorado Department of Health and Environment.

⁶⁷ *2022-2027 Boulder Hazard Mitigation Plan*. (n.d.). Boulder County OEM. P.4-14.

meaning that ozone levels are in excess of federal standards. Additionally, poor air quality is highly likely to continue impacting the area while posing a severe threat to public safety.⁶⁸

Radon, a naturally occurring gas produced from the breakdown of uranium-containing granite, also poses an indoor air quality risk to Erie residents. It is a carcinogen that is a leading cause of lung cancer in the United States. Approximately half of all Colorado homes have radon levels in excess of the EPA's recommended level.⁶⁹

Denver Metro – North Front Range (DM/NFR) Ozone Nonattainment Area



Map of the North Front Range Ozone Nonattainment Area⁷⁰

Drought

Droughts are another potential point of vulnerability within the Town of Erie. In 2002 and 2012,⁷¹ the Town experienced intense droughts caused by drastically low levels of precipitation, snowpack accumulation, and streamflows compared to average levels across the state.⁷² This led to the development of a three-tiered water restrictions program in Erie, followed by a Drought Management Plan in 2015 and a Drought and Water Supply Shortage Plan in 2021.⁷³ The period of a drought can change, either happening quickly and lasting for a season or having a gradual onset and lasting for decades.⁷⁴ Due to the importance of water for daily functions, droughts have the potential to cause lasting negative impacts to agriculture in Colorado, particularly to crop production and livestock feed supplies. The 2011-2013 drought caused about \$633 million in damage within the state. If this drought occurred under predicted 2050 climate conditions, costs would have increased to \$639 million. The Colorado recreation

⁶⁸ 2022-2027 Boulder Hazard Mitigation Plan. (n.d.). Boulder County OEM. P.4-14.

⁶⁹ Understanding Radon. (n.d.). Colorado Department of Health and Environment

⁷⁰ Air Quality. (n.d.). North Front Range Metropolitan Planning Organization.

⁷¹ Emergency Management Procedures. (n.d.). Town of Erie.

⁷² Historical perspective of statewide streamflows. Kuhn, G. (2005). U.S. Geological Survey.

⁷³ Drought Information. (n.d.). Town of Erie.

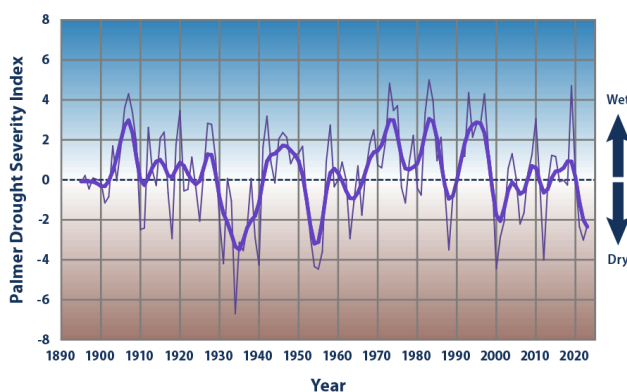
⁷⁴ Colorado. (n.d.). Drought.Gov.

industry, particularly any snow- and water-based activities, is also vulnerable to drought.⁷⁵ Droughts also have the potential to impact residential water rates as well as the quality of life for the wildlife and natural environment.

Because there are many factors that contribute to drought, there are several indices for drought severity. The Palmer Drought Severity Index is the most commonly used and is derived from temperature and precipitation data at weather stations. A value of zero represents the standard moisture conditions based on data from 1931 through 1990 for a specific region. Negative values represent "drier-than-average conditions," and positive values represent "wetter-than-average conditions".⁷⁶

Another method of measuring the impact of droughts is the Standardized Precipitation Evapotranspiration Index (SPEI), which uses precipitation and evapotranspiration data to show if an environment is balanced in its inputs and outputs. Values between -1 and 1 are considered the baseline. Values below -1 indicate drought conditions, and values above one indicate moist conditions.⁷⁷

From the Palmer Drought Severity Index, moisture conditions within the last five years are drier than average across the contiguous 48 states of the United States.⁷⁸



Average drought conditions from 1895 to 2023 according to the Palmer Index for the contiguous 48 states⁷⁹

By focusing on the State of Colorado in the SPEI graph, data from 1900 to 2023 indicates that drought conditions have also steadily increased.⁸⁰

⁷⁵ FACE: Hazards. (n.d.) Colorado Water Conservation Board.

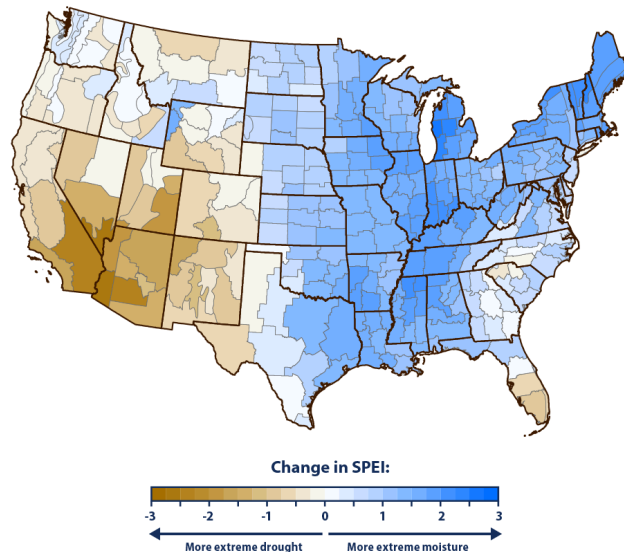
⁷⁶ Climate Change Indicators: Drought. (2024). EPA.

⁷⁷ Climate Change Indicators: Drought. (2024). EPA.

⁷⁸ Climate Change Indicators: Drought. (2024). EPA.

⁷⁹ Climate Change Indicators: Drought. (2024). EPA.

⁸⁰ Climate Change Indicators: Drought. (2024). EPA.

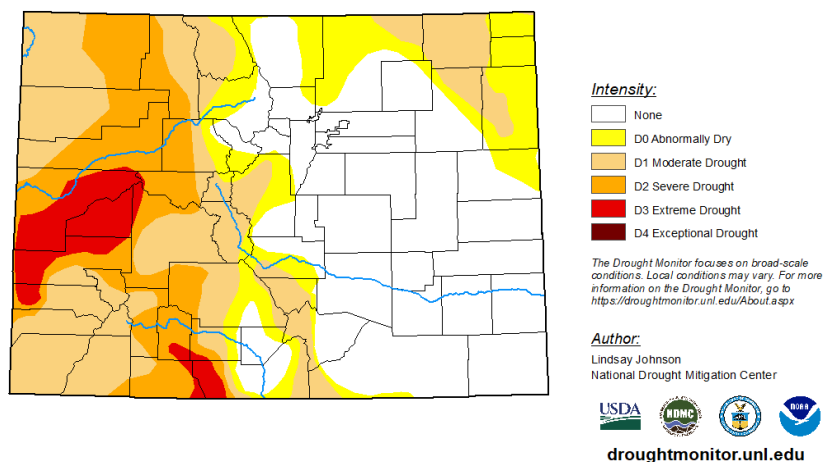


Average change in drought conditions from 1900 to 2023 in the contiguous 48 States according to the SPEI⁸¹

The U.S. Drought Monitor shows this trend has continued into present day, but both Boulder and Weld counties are currently experiencing lower levels of drought conditions.⁸²

U.S. Drought Monitor Colorado

June 10, 2025
(Released Thursday, Jun. 12, 2025)
Valid 8 a.m. EDT



Drought intensity in Colorado on June 10, 2025⁸³

According to the Colorado Climate Preparedness Roadmap, droughts are expected to increase due to stagnant precipitation patterns, increasing temperatures,

⁸¹ *Climate Change Indicators: Drought*. (2024). EPA.

⁸² Colorado. Rippey, B., & Johnson, L. (n.d.). U.S. Drought Monitor.

⁸³ Colorado. Rippey, B., & Johnson, L. (n.d.). U.S. Drought Monitor.

and earlier runoff seasons, thus limiting water supply from mountain sources.⁸⁴ With drought, vulnerable populations include older adults, infants and children, people with lower incomes, and people with chronic medical conditions, especially with heat often being a coinciding climate factor when droughts occur.⁸⁵ It is essential to continue expanding water management measures to protect against any increase in drought conditions within the western region of the United States.

Extreme Heat

Rising temperatures are occurring globally and within Colorado. These rising temperatures are primarily a result of human activity and greenhouse gas emissions following the Industrial Revolution. Temperatures are measured against a preindustrial baseline to determine the change over time. Colorado has experienced a temperature increase of 2.9°F since 1895.⁸⁶

According to the Climate Change in Colorado report, one way to quantify extreme temperatures is by determining the exceedance of an absolute threshold such as the number of days above 95°F. Additionally, heat waves can be calculated by measuring consecutive days that exceed a relative threshold for a specific area. “Heat waves are defined as a 4-day period in which the daily mean temperature (the sum of the daily maximum and minimum temperatures divided by two), averaged over the four days, exceeds the 4-day average temperature that was exceeded on average once per year during 1971-2000.”⁸⁷

The incidence and severity of extreme temperatures in Erie are expected to increase as global temperatures rise. Per the Climate Change in Colorado Report, Colorado’s average annual temperature has already increased statewide by 1.4°F from a 1971-2000 baseline.⁸⁸ Modeling suggests the state will warm by 2.5-5.5°F by 2050 and 3-6.5°F by 2070 compared to this baseline.⁸⁹ This is based on a medium-low emissions scenario.

⁸⁴ *Colorado Climate Preparedness Roadmap*, p. 25.

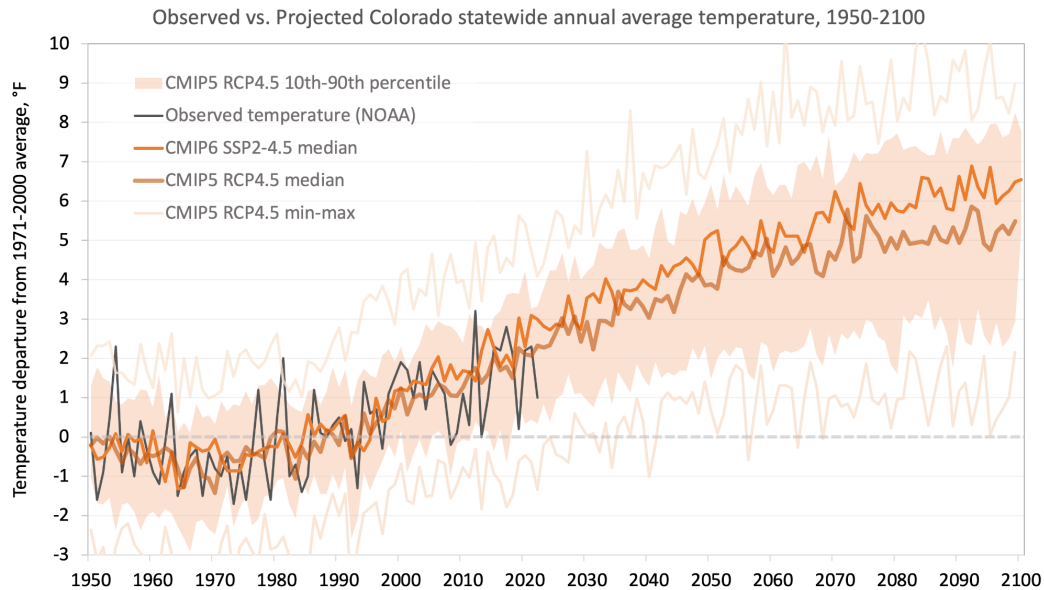
⁸⁵ *Populations Impacted by Drought*. (2024, March 25). Drought and Health | CDC.

⁸⁶ *Colorado Climate Preparedness Roadmap*. P.14

⁸⁷ *Climate Change in Colorado, 3rd edition*. (2024). Bolinger et al.

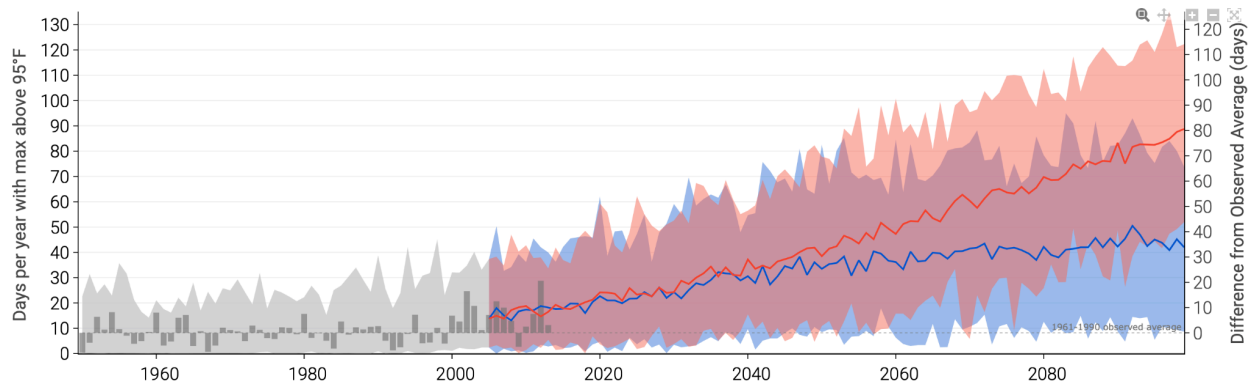
⁸⁸ Bolinger et al., Ch 2

⁸⁹ Bolinger et al., Ch.2



Graph showing Historic and projected Colorado temperatures⁹⁰

If global average temperatures rise 2°C, modeling shows that Colorado’s Eastern Plains will see 20 days per year above 95°F by 2050.⁹¹ Depending on emissions reductions, this could reach 44-83 days per year by the end of the century. For reference, Erie experienced roughly 8 days per year above 95°F between 1961-1990.⁹²



Graph showing projected Erie days above 95°F⁹³

Heat waves, similarly, are projected to increase. “In most regions [of Colorado], the median number of projected heat waves is expected to increase from 1 per year during 1971-2000 ... to approximately 10 per year by the 2060s.”⁹⁴

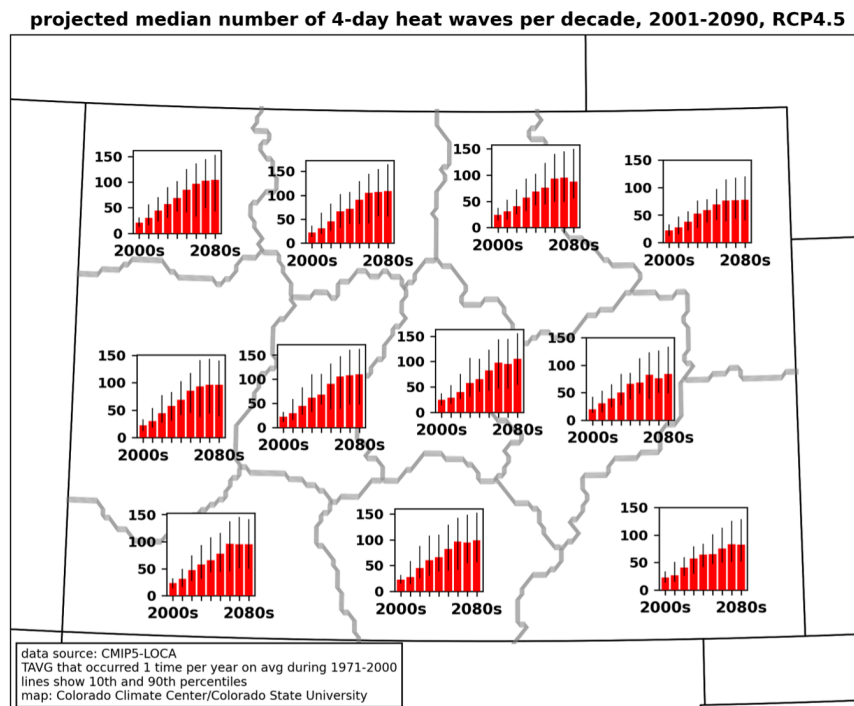
⁹⁰ Bolinger et al., Ch.2

⁹¹ *Colorado Climate Preparedness Roadmap* (2023). Colorado Office of Climate Preparedness and Disaster Recovery. P.20.

⁹² *The Climate Explorer* (n.d.). U.S. Climate Resilience Toolkit.

⁹³ *The Climate Explorer* (n.d.). U.S. Climate Resilience Toolkit.

⁹⁴ Bolinger et al, Ch.4



Map of Colorado showing projected increase in heat waves in the 21st century⁹⁵

Extreme heat can be deadly when a person's body is unable to sufficiently cool itself. Vulnerable populations include outdoor workers and athletes, people experiencing homelessness, children, older adults, people with chronic health conditions, and pregnant women. Additionally, residents that lack air conditioning or the means to pay for it are at a greater risk of heat illness.⁹⁶ Extreme heat days create an environment where daily heat-related hospitalizations increase, primarily from ailments such as heatstroke, fainting, throbbing headache, rapid heart rate, and advanced dehydration.⁹⁷

Flooding

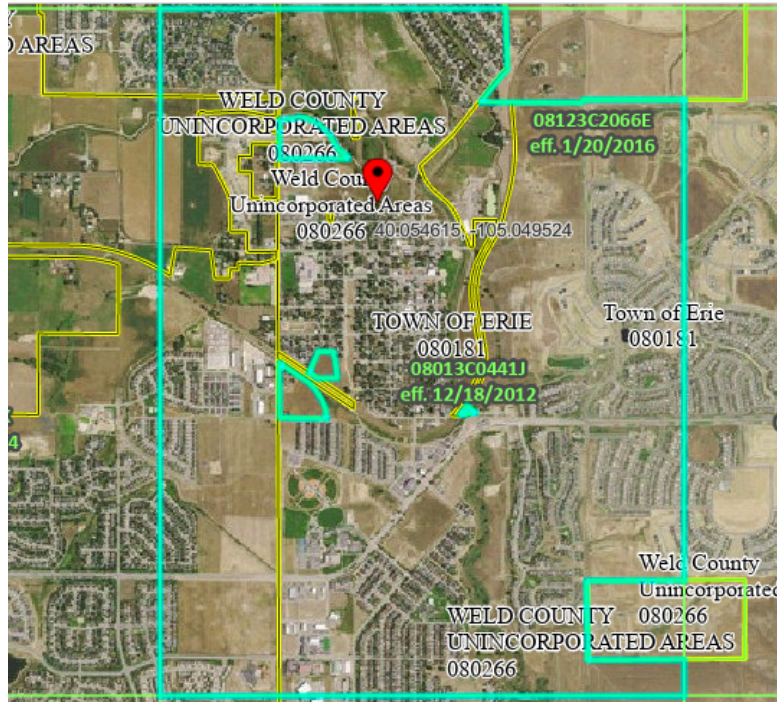
Events of extreme precipitation cause flooding when a large and rapid influx of water overwhelms the drainage infrastructure. A floodplain is an area of land surrounding or adjacent to a river or wetland that is more prone to flooding when precipitation occurs. Flooding has occurred in and around Coal Creek multiple times throughout the history of Erie. In 1890, the Town experienced a devastating flood that wreaked havoc on the community and infrastructure. In 1921, "Erie experienced the biggest flood in its history."⁹⁸

⁹⁵ Bolinger et al., Ch.4

⁹⁶ *Who Is At Most Risk to Extreme Heat?* (n.d.). National Integrated Heat Health Information System.

⁹⁷ Heat-Related Illnesses (Heat Cramps, Heat Exhaustion, Heat Stroke). (2025). Johns Hopkins Medicine.

⁹⁸ *Historic Erie, Colorado*. (2023, Oct. 25). Erie Historic Preservation Advisory Board.



SFHA boundary map for Erie, Colorado highlighted in light blue.⁹⁹

The historical prevalence of flooding and current flood risk in Erie has allowed the Federal Emergency Management Agency (FEMA) to list a portion of Erie as a Special Flood Hazard Area (SFHA). The map above depicts properties within the SFHA boundary that are required by law to obtain flood insurance because their property has a 1% chance or greater to experience flooding annually.¹⁰⁰ Some cities decide to not allow new development on SFHAs altogether.

In 2013, the Town of Erie experienced a disastrous flood. From September 9th - 13th roughly 15 inches of rain fell over Erie. This flooding event was so destructive that it cost an estimated \$4 billion in infrastructure damage across Colorado.¹⁰¹

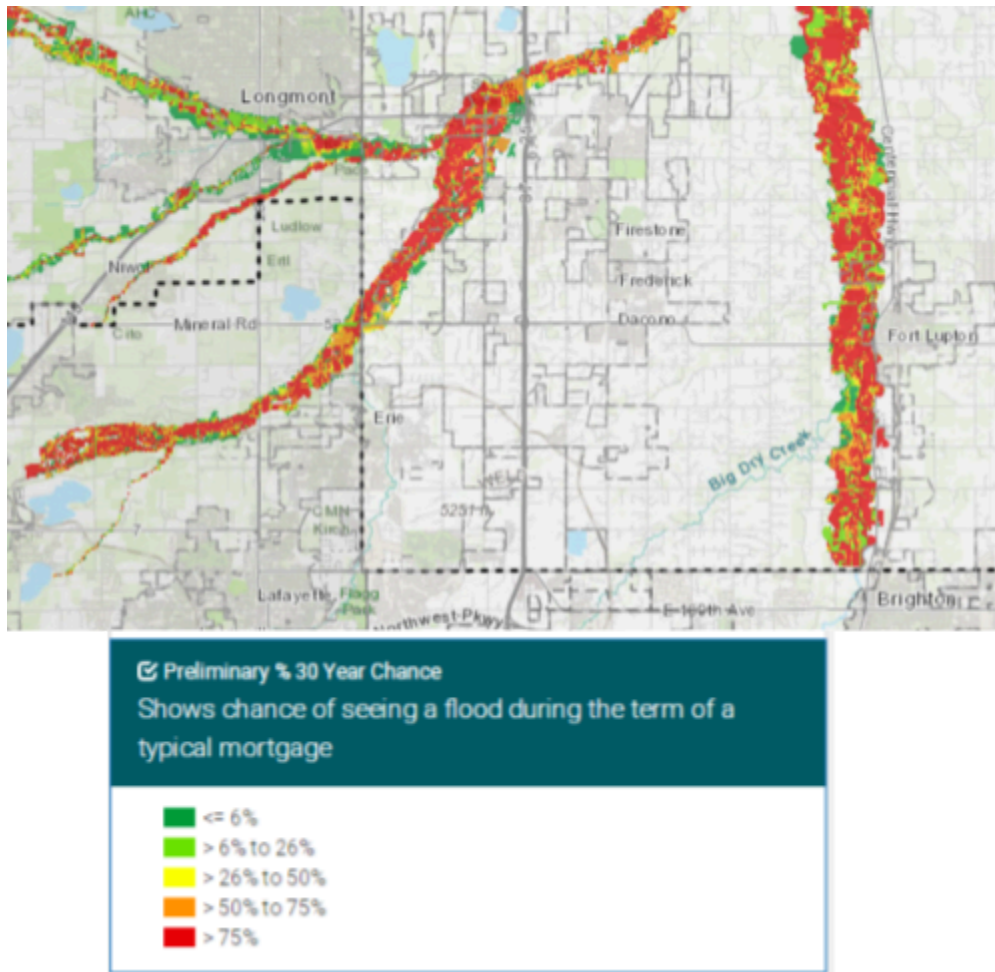
After the 2013 floods, FEMA allocated public assistance funding across Colorado for reconstruction of damaged infrastructure. \$186,044,924.26 was given to Boulder County, while \$20,304,746.35 was given to Weld County to rebuild what was damaged in the flood. \$57,121,301 were allocated to Colorado municipalities to build backup energy generators, create educational material, flood mitigation plans, and for flood infrastructure improvements.¹⁰²

⁹⁹ FEMA Flood Map Service Center (n.d.). The Federal Emergency Management Agency.

¹⁰⁰ FEMA Flood Map Service Center (n.d.). The Federal Emergency Management Agency.

¹⁰¹ *How Flooding Affects Colorado's Communities: A case study of the 2013 Colorado Flood.* (2020, May 9). Colorado Water Conservation Board.

¹⁰² *2013 Colorado Floods: A Decade of Recovery and Building Resilience.* (2023, Sept.). The Federal Emergency Management Agency



The Erie floodplain map for a 30 year flood. The dashed line represents Boulder & Weld County Line¹⁰³

The Town of Erie invested further into flood mitigation infrastructure and preparedness. In this effort, the Town collaborated with the Mile High Flood District and initiated the Coal Creek Expansion Project. This project enhanced flood protection by widening Coal Creek, reinforcing levees, and improving drainage infrastructure with a goal to reduce floodplain impacts and increase community resilience. These infrastructure improvements explain why the Town of Erie shows such a low flood risk within the annual and 30 year projections from the *Colorado Hazard Mapping Portal*.¹⁰⁴ However, according to the EnviroScreen tool, the census block south of Old Town, including the Erie Municipal Airport, has the most land area (25%) that has a one percent or greater chance of annual flooding.¹⁰⁵

The likelihood of flooding corresponds to the intensity of precipitation and the ability of that water to infiltrate into soil, bodies of water, and drainage systems. Based on the *Climate Change Colorado Report* for every one degrees Celsius increase in

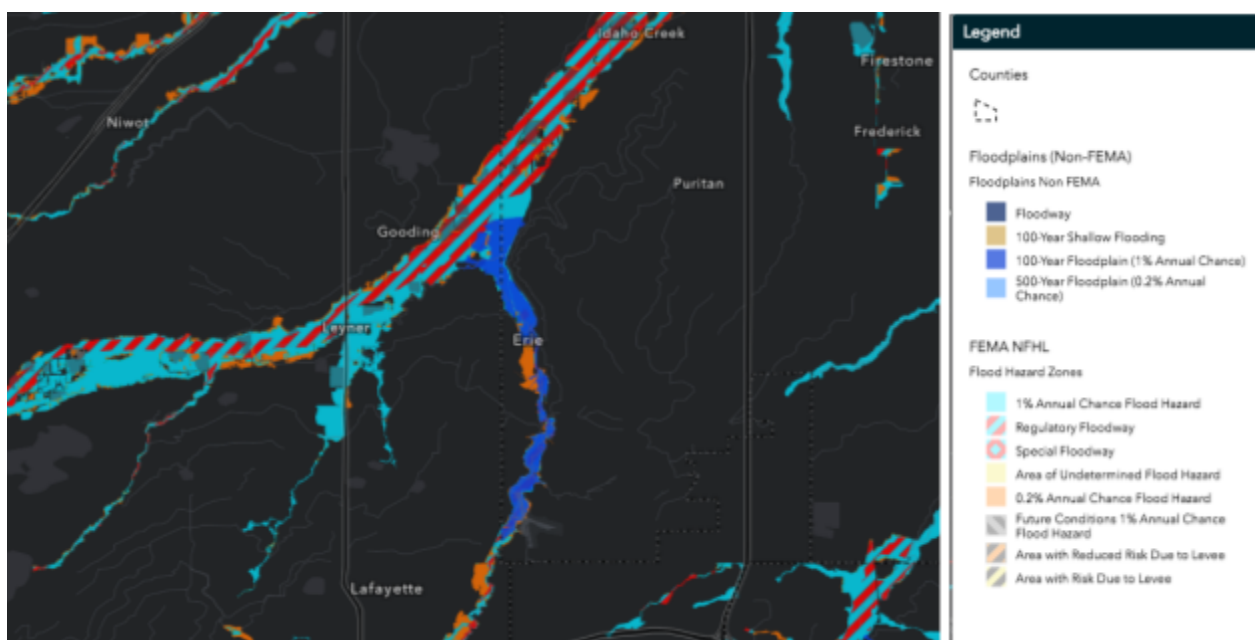
¹⁰³ *Colorado Hazard Mapping & Risk MAP Portal*. (2025). Colorado Water Conservation Board.

¹⁰⁴ *Colorado Hazard Mapping & Risk MAP Portal*. (2025). Colorado Water Conservation Board.

¹⁰⁵ *Colorado EnviroScreen 2.0 - About the Methods and Data*. (n.d.). Colorado Department of Health and Environment.

temperature the atmosphere can hold 3.5 - 6% more moisture. This is because higher temperatures cause air and water molecules to separate, thus increasing their holding capacity. This increase in moisture has a strong correlation to increased extreme precipitation events. As projected temperatures continue to rise, the rainfall events may be less frequent without much change in annual precipitation totals. This points to more intense rainfall in less overall precipitation events. As precipitation patterns change and the likelihood of drought in the warmer months increases, the drying out of the soil exacerbates the lack of water infiltration, causing an increased likelihood of flash flooding in the spring and early fall.¹⁰⁶

While the Town's investment in mitigation infrastructure makes floods far less likely to cause severe damage, citizens of Erie should remain vigilant about flood alerts and warnings. The Mile High Flood District works together with FEMA to update and inform the Floodplain Map for Erie and surrounding areas.



The Mile High Floodplain Map for Erie as of June, 2025.¹⁰⁷

Wildfires

Wildfires are common within the state of Colorado and have ranged in size and intensity. There were several notable wildfires within Boulder County, such as the Black Tiger Fire in 1989, the Fourmile Canyon Fire in 2010, and the Marshall Fire in 2021. Boulder County has noted that wildfires occur year-round, with the most catastrophic fires arising from human causes and increasing in severity due to unhealthy forests.¹⁰⁸

¹⁰⁶ Bolinger, R.A., J.J. Lukas, R.S. Schumacher, and P.E. Goble, 2024: Climate Change in Colorado, 3rd edition. Colorado State University.

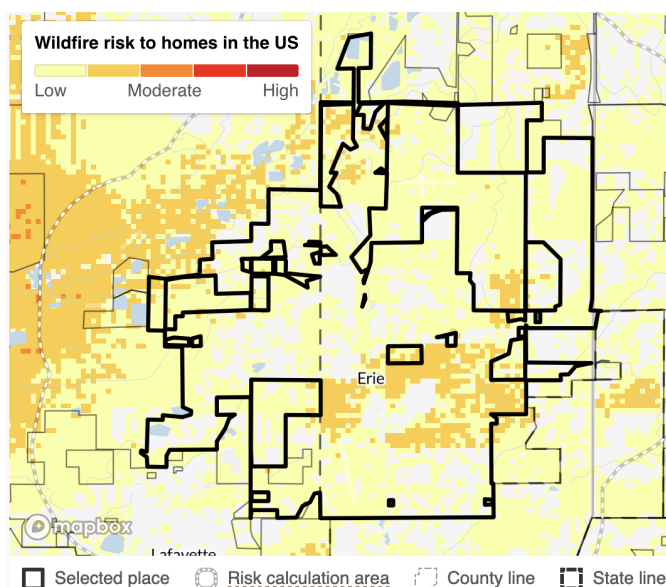
¹⁰⁷ Open Data Hub: Floodplain Viewer. (2025). Mile High Flood District.

¹⁰⁸ Boulder County Wildfires. (2025, April 29). ArcGIS StoryMaps.

With these events, both Boulder and Weld counties have worked to increase fire mitigation strategies such as vegetation management¹⁰⁹ and burn permits.¹¹⁰

To quantify wildfire risk, the United States Department of Agriculture (USDA) Forest Service determines risk by hazard and vulnerability. Hazard consists of the likelihood and intensity of a wildfire, and vulnerability consists of exposure and susceptibility.¹¹¹ Exposure refers to the proximity of potential hazards such as nearby vegetation. Susceptibility describes how easily a home can be damaged by a wildfire without taking mitigation methods into account.¹¹²

According to the USDA, houses in Erie have a medium risk for wildfires which is "greater risk than 56% of communities in the US."¹¹³



Wildfire risk to homes in the Town of Erie¹¹⁴

In terms of hazard, Erie has a moderate likelihood, which is a "greater wildfire likelihood than 58% of communities in the US."¹¹⁵ Erie also has 84% of its buildings located in a minimal exposure zone, which is defined as an area where buildings are unlikely to be subjected to wildfire. 2% of buildings are in an indirect exposure area where ignition by embers or close proximity to another building is likely. 14% of buildings are in a direct exposure zone where ignition may occur due to flying embers or nearby vegetation and buildings.¹¹⁶

¹⁰⁹ *Community Chipping*. (n.d.). Wildfire Partners.

¹¹⁰ *Outdoor Burning*. (n.d.). Weld County.

¹¹¹ *Understand Risk*. (n.d.). Wildfire Risk to Communities | USDA Forest Service.

¹¹² *Mountain View Community Wildfire Protection Plan*. (n.d.). Mountain View Fire Rescue.

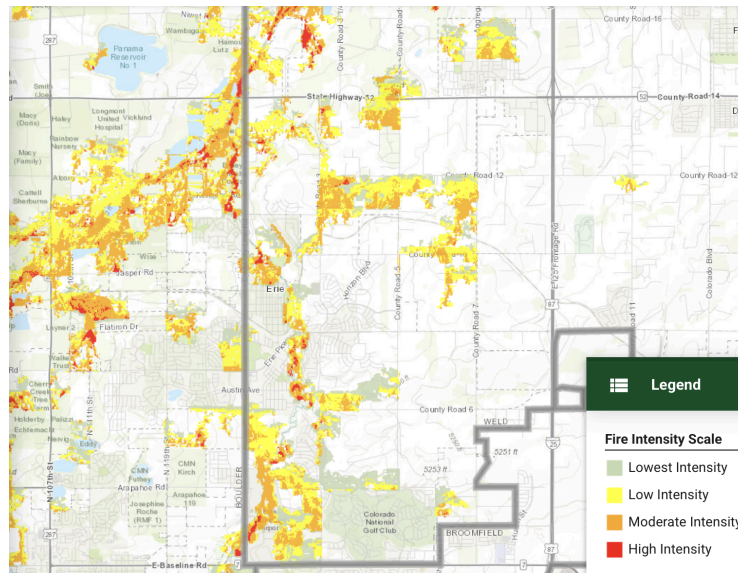
¹¹³ *Risk to homes in Erie, CO*. (n.d.). Wildfire Risk to Communities | USDA Forest Service.

¹¹⁴ *Risk to homes in Erie, CO*. (n.d.). Wildfire Risk to Communities | USDA Forest Service.

¹¹⁵ *Wildfire likelihood in Erie, CO*. (n.d.). Wildfire Risk to Communities | USDA Forest Service.

¹¹⁶ *Risk reduction zones in Erie, CO*. (n.d.). Wildfire Risk to Communities | USDA Forest Service.

The Colorado State Forest Service has also analyzed wildfire risk using factors such as canopy cover, building damage potential, and burn probability. Within Boulder and Weld counties, the Erie area falls under no wildland-urban interface (WUI) risk or low WUI risk.¹¹⁷ WUI refers to "areas where human habitation and development meet or intermix with wildland fuels."¹¹⁸ The Town also has low building damage potential. With regards to potential fire intensity, the Town of Erie mostly has a low to moderate intensity, with some areas that have a probable high fire intensity.¹¹⁹



Probable fire intensity in the Town of Erie¹²⁰

The Colorado State Forest Service also created a heat map that shows the likelihood of a wildfire starting based on past ignition trends. Erie has the highest probability of a fire occurrence within most of the Town area.¹²¹

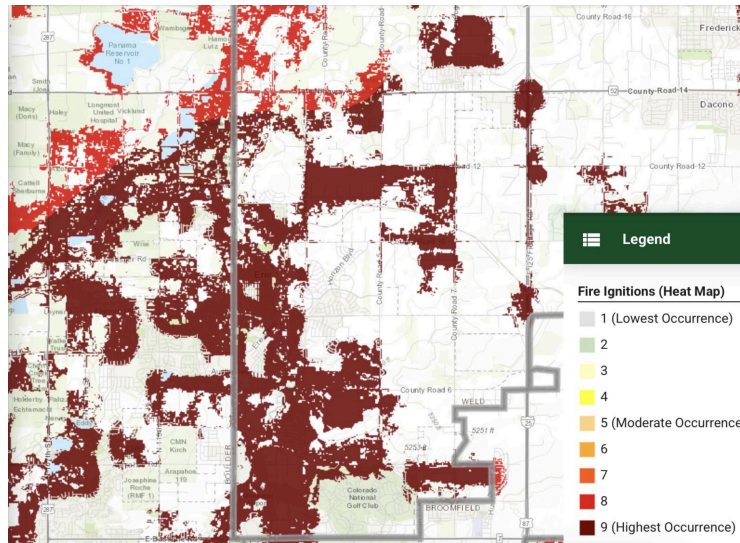
¹¹⁷ *Colorado Wildfire Risk Public Viewer*. (n.d.). Colorado Climate Action.

¹¹⁸ *Mountain View Community Wildfire Protection Plan*. (n.d.). Mountain View Fire Rescue.

¹¹⁹ *Colorado Wildfire Risk Public Viewer*. (n.d.). Colorado Climate Action.

¹²⁰ *Colorado Wildfire Risk Public Viewer*. (n.d.). Colorado Climate Action.

¹²¹ *Colorado Wildfire Risk Public Viewer*. (n.d.). Colorado Climate Action.



Heat map of likelihood for fire ignition in the Town of Erie¹²²

Wildfires also have some common interactions with other climate hazards. According to the Colorado Climate Preparedness Roadmap, the smoke from wildfires increases particulate matter in the air, lowering overall air quality in nearby regions.¹²³ The resultant loss of vegetation and diminished water absorption capacity of the soil also makes land affected by wildfires more susceptible to flash floods and surface-level floods.¹²⁴ This roadmap also provided statistics on future wildfire risk when compared to the past decades of the 20th century. It is estimated that "the annual amount of land area burned could increase between 100% and 500% by the mid 21st century."¹²⁵ Due to social and economic conditions, older people, people with mobility challenges, families in poverty, and people living in mobile homes are more vulnerable to wildfire.¹²⁶ Thus, while the fires may not be severe, it is important to enact fire mitigation and prevention measures to improve the overall safety of the community.

Social Vulnerability

While natural hazards may strike a region as a whole, their impacts are not felt equally among all residents. Various factors such as age, income, race and ethnicity, educational attainment, preexisting health conditions, disability, household makeup, and proximity to hazards and pollutants shape how vulnerable different populations are. Understanding these patterns is essential to ensuring that all residents can prepare for, respond to, and recover from hazards equitably.

¹²² *Colorado Wildfire Risk Public Viewer*. (n.d.). Colorado Climate Action.

¹²³ *Colorado Climate Preparedness Roadmap*, p.22

¹²⁴ *Colorado Climate Preparedness Roadmap*, p.28

¹²⁵ *Colorado Climate Preparedness Roadmap*, p.23

¹²⁶ *Vulnerable Populations*. (n.d.). Wildfire Risk to Communities | USDA Forest Service.

Erie is, in many ways, a thriving and well-resourced community. The Town's current population of just over 40,000 is projected to reach 75,500 by 2050, and the median household income is \$163,644. Educational attainment is high, with 67% of residents holding at least a bachelor's degree. Nearly all residents live within a mile of a park, and public transportation options are expanding, including youth access to free transit and a new Flex Ride service launching in 2025.¹²⁷ By many indicators, Erie ranks among the highest in the country for life expectancy, wealth, and education access.

When we look closer, patterns of vulnerability emerge beneath these averages. The population is 83.2% white and 16.8% are people of color. 10.4% of residents identify as Hispanic or Latino, and 1.4% have limited English proficiency. This can create barriers to communication and access to critical services, particularly in emergencies. Children under five make up 6.3% of the population, and about 10% of residents are over 65. Notably, 5.8% of older adults live alone, and 7.3% of households are led by single women, some with young children.¹²⁸ Both of these groups may face increased challenges in times of crisis.

Though the majority of households earn over \$75,000 annually, a portion of the population faces economic insecurity. Approximately 3% of residents live in poverty, with 1.4% classified as being in "deep poverty," defined as earning less than half the federal poverty level.¹²⁹ About 6.1% of residents have disabilities, 2.9% lack health insurance, and 2.5% of adults over 25 do not have a high school diploma.¹³⁰ Among working-age adults, 13% are not employed, which can further limit access to healthcare and financial stability.¹³¹

Geographically, these vulnerabilities are not evenly distributed. Central Erie, particularly the area stretching between Reliance Park in the north and Erie Community Park in the south, shows higher levels of social and environmental risk.¹³² This central corridor has the highest concentration of low-income residents at 15%, households that are housing cost-burdened at 34%, and people of color, at 33%.¹³³ It also shows lower educational attainment, with 7% of adults holding only a high school diploma.¹³⁴

This same central area stands out for its elevated environmental and climate risks. It ranks in the 95th percentile nationwide for potential economic and life loss from natural disasters, including wildfire and flooding.¹³⁵ Manufactured home neighborhoods, some of which fall within this central zone, are also recognized by the state as disproportionately impacted due to a combination of income, housing, and demographic factors.¹³⁶

¹²⁷ *Town of Erie 2025 Community Profile*. (n.d.). Town of Erie Economic Development Department.

¹²⁸ *Neighborhoods at Risk*. (n.d.). Headwater Economics.

¹²⁹ *Populations at Risk*. (n.d.). Headwaters Economics.

¹³⁰ *Neighborhoods at Risk*. (n.d.). Headwater Economics.

¹³¹ *Populations at Risk*. (n.d.). Headwaters Economics.

¹³² *Explore the Map*. (n.d.). Climate and Economic Justice Screening Tool.

¹³³ *Colorado Enviroscreen 2.0*. (n.d.). Colorado Department of Health and Environment.

¹³⁴ *Explore the Map*. (n.d.). Climate and Economic Justice Screening Tool.

¹³⁵ *Explore the Map*. (n.d.). Climate and Economic Justice Screening Tool.

¹³⁶ *Disproportionately Impacted Community Map*. (n.d.). Colorado Department of Health and Environment.

By contrast, other parts of Erie appear more prepared for these risks. The eastern portion has some of the highest life expectancy rates in the country, with residents highly likely to live to 90 or older.¹³⁷ In the northwest corner of the town, only 5% of the population is considered low-income, and 13% experience a housing cost burden.¹³⁸

Across all census blocks, however, certain vulnerabilities persist. Exposure to air pollution and proximity to oil and gas sites are common concerns. In some areas, particularly those in Weld County, residents experience higher rates of chronic illnesses like diabetes and heart disease. Disability rates range from 4.6% to 8%.¹³⁹

Conclusion of Social Vulnerability

While Erie is not broadly classified as socially vulnerable, important disparities exist, particularly in and around Old Town. This area faces the intersection of environmental exposure, economic hardship, and social factors that can exacerbate vulnerability during disasters. To build a truly resilient and equitable community, Town planning and operations must acknowledge and address these disparities. Prioritizing investments in central Erie can ensure that no one is left behind as the Town continues to grow.

Takeaways and Next Steps

The hazards included in this assessment are often related and exacerbated by climate change. Warming temperatures enable the atmosphere to hold more moisture, increasing the possibility of flooding from intense precipitation events. Higher temperatures and drought can increase the number and intensity of wildfires, creating more particulate air pollution. Wildfire scars can increase stormwater runoff and magnify the threat of flooding. While not covered within this report, additional hazards that affect Erie include thunderstorms, lightning, hail, tornadoes, wind, winter storms, and pandemics.

All the hazards discussed in this report can impact safety, human health, quality of life, infrastructure, local economy, and the environment. The impacts to Erie residents are not equally felt, as some populations are at greater risk due to age, health, income, and other factors. Understanding current hazards, how they are likely to change in the coming years, and how they might impact Erie is central to local climate adaptation planning. This understanding will allow Town staff to form strategies that reduce vulnerability and increase preparedness, thereby building a community that is equipped to adapt and thrive in a changing environment. An important next step in this process is the creation of Erie's first Resilience Action Plan, a plan that will include a set of actionable items that will serve to mitigate the harm caused by these shocks and stressors.

¹³⁷ *Explore the Map*. (n.d.). Climate and Economic Justice Screening Tool.

¹³⁸ *Colorado Enviroscreen 2.0*. (n.d.). Colorado Department of Health and Environment.

¹³⁹ *Colorado Enviroscreen 2.0*. (n.d.). Colorado Department of Health and Environment.

Acknowledgements

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Appendix B: Community Engagement Data

Overall Data from Town of Erie Events

Total interactions: 926

Top 3 Erie Hazards	Erie Resident	Nonresident
Drought	317	35
Wildfires	297	41
Extreme Heat	257	28
Power Outages	110	18
Flooding	99	6
Other	98	12
Not Sure	28	11
None	7	1
Total	599	76

Table of responses on the top three hazards in the Town of Erie from attendees in all Town of Erie events the MENV team gathered data from

Top 3 Resilience Priorities	Erie Resident	Nonresident
Local ecosystems/wildlife/trees	262	30
Sustainable land use/transportation	263	27
Water conservation	233	31
Wildfire mitigation/disaster response	178	22
Economic diversity/job access	118	13
Community connectedness/education	116	11
Energy resilience	86	9
Healthcare access	61	14
Agricultural support	61	12
Other	59	2
Total	267	37

Table of responses on the top three resilience priorities the Town of Erie should take from attendees in all Town of Erie events the MENV team gathered data from

Data from the Arbor Day/Earth Day Celebration

Total interactions: 194

Top 3 Erie Hazards	Erie Resident	Nonresident
Drought	98	8
Wildfires	74	7
Extreme Heat	72	5
Flooding	22	2
Power Outages	18	5
Not Sure	5	2
None	1	1
Other	3	0
Total	121	15

Table of responses on the top three hazards in the Town of Erie from attendees in the Arbor Day/Earth Day Celebration
Responses for "Other" included hail and Coal Creek flooding

Top 3 Resilience Priorities	Erie Resident	Nonresident
Sustainable land use/transportation	73	3
Local ecosystems/wildlife/trees	68	6
Water conservation	68	9
Wildfire mitigation/disaster response	55	4
Community connectedness/education	25	1
Economic diversity/job access	25	1
Healthcare access	23	1
Energy resilience	21	1
Agricultural support	10	2
Other	5	0
Total	36	3

Table of responses on the top three resilience priorities the Town of Erie should take from attendees in the Arbor Day/Earth Day Celebration.
Responses for "Other" included affordable housing

Open-ended responses to defining resilience included:

"Resilience: The ability to overcome hard times and create a more beautiful future from those hard times."

"Able to handle extreme events with minimal negative effects."

"An infrastructure that supports and can withstand changes."

"Recycling and Composting (waste)."

"Planting trees."

"Protection from extreme weather."

"Building habitats and gardens."

“Pushing ahead with solutions for problems.”

“Support our pollinators.”

“Walkability.”

“Sustainable business plans/practices.”

“Survival in all conditions.”

Data from the Town Fair

Total interactions: 250

Top 3 Erie Hazards	Erie Resident	Nonresident
Drought	73	11
Wildfires	61	10
Extreme Heat	52	8
Power Outages	26	3
Flooding	20	3
Other	12	10
Not Sure	2	4
None	2	0
Total	114	28

Table of responses on the top three hazards in the Town of Erie from attendees in the Town Fair
Responses for “Other” included big oil, too many planes/aircraft, littering, too much growth, and individualism.

Top 3 Resilience Priorities	Erie Resident	Nonresident
Local ecosystems/wildlife/trees	59	9
Water conservation	51	6
Sustainable land use/transportation	47	8
Community connectedness/education	31	4
Wildfire mitigation/disaster response	26	7
Economic diversity/job access	21	6
Other	20	2
Energy resilience	15	0
Agricultural support	11	4
Healthcare access	5	1
Total	31	5

Table of responses on the top three resilience priorities the Town of Erie should take from attendees in the Town Fair
Responses for “Other” included food markets.

Open-ended responses to defining resilience included:

“Affordable housing for people to have access to lower wage jobs.”

“Affordable living (housing transportations, groceries, etc.; more inclusive than housing).”

“The goats were brilliant!”

"Slow development."

"More parks that have diverse equipment."

"Less focus on car-based convenience, more bikeability & walkability to all services."

"Diverse neighborhoods, interconnectivity, economy & entrepreneurship, walkability."

"Long term stability regarding (finances?) and water (among other public services)."

"Construction - stop blocking residents in (Old Town)."

"Community."

"The community could use a cricket ground in the parks / rec center, but we appreciate the transportation improvements."

"The town should align growth with water availability/taps"

"Volunteerism to help open space and do creek cleanups, better creek access near new development, maybe a duck race fundraiser"

"The Town needs more industry with the residential growth; it is basically a bedroom community"

"Crisis resilience for different environmental (floods, etc.) through city institutions"

"Wildfires."

"The ability of a community, regardless of economic status, to make it through hard times."

"Resilience is being prepared in order to respond."

"Listen to all voices."

Data from the Erie Farmers Market, May 30

Total interactions: 93

Top 3 Erie Hazards	Erie Resident	Nonresident
Wildfires	27	3
Drought	23	2
Extreme Heat	17	1
Flooding	6	0
Power Outages	4	1
Not Sure	3	0
None	0	0
Other	0	0
Total	30	2

Table of responses on the top three hazards in the Town of Erie from attendees in the Erie Farmers Market on May 30

Top 3 Resilience Priorities	Erie Resident	Nonresident
Wildfire mitigation/disaster response	19	0
Local ecosystems/wildlife/trees	17	1
Water conservation	17	1
Sustainable land use/transportation	16	2
Other	15	0
Economic diversity/job access	12	1
Agricultural support	10	1
Community connectedness/education	9	1
Healthcare access	5	0
Energy resilience	2	1
Total	69	6

Table of responses on the top three resilience priorities the Town of Erie should take from attendees in the Erie Farmers Market on May 30

Responses for "Other" included overbuilding, lagging infrastructure, connected trails, safer crossings on major roads, indoor play areas for kids to use during the winter, progress with commercial facilities, and more grocery stores

Open-ended responses to defining resilience included:

"Always getting back up again!"

"Being creative! Finding innovative solutions for tough problems."

"Never giving up no matter what!"

"Oil drilling under my house is awful!"

"Morgan Hill park - We don't want it built so we can preserve nature"

"I moved from a town that quadrupled in size in 10 years, don't let that happen here."

Data from the Erie Farmers Market, June 12

Total interactions: 120

Top 3 Erie Hazards	Erie Resident	Nonresident
Wildfires	43	6
Drought	36	5
Extreme Heat	36	6
Power Outages	30	4
Not Sure	10	1
Flooding	9	0
Other	6	1
None	3	0
Total	94	12

Table of responses on the top three hazards in the Town of Erie from attendees in the Erie Farmers Market on June 12
Responses to "Other" included overdevelopment.

Top 3 Resilience Priorities	Erie Resident	Nonresident
Sustainable land use/transportation	44	6
Local ecosystems/wildlife/trees	34	4
Water conservation	31	5
Wildfire mitigation/disaster response	26	5
Energy resilience	18	3
Economic diversity/job access	18	1
Community connectedness/education	14	3
Agricultural support	13	0
Healthcare access	9	3
Other	8	0
Total	80	10

Table of responses on the top three resilience priorities the Town of Erie should take from attendees in the Erie Farmers Market on June 12

Responses for "Other" included civil unrest, unchecked growth, cell towers, water prices, and transportation access

Open-ended responses to defining resilience included:

"The ability to bounce back."

"Strong."

"Standing up to a challenge."

"Asset management."

Data from the Erie Farmers Market, June 26

Total interactions: 82

Top 3 Erie Hazards	Erie Resident	Nonresident
Wildfires	27	4
Extreme Heat	23	2
Drought	19	2
Flooding	14	0
Power Outages	10	1
Other	5	0
Not Sure	0	1
None	0	0
Total	71	6

Table of responses on the top three hazards in the Town of Erie from attendees in the Erie Farmers Market on June 26

Responses for "Other" included road safety, overdevelopment, and infrastructure.

Top 3 Resilience Priorities	Erie Resident	Nonresident
Local ecosystems/wildlife/trees	28	3
Water conservation	23	3
Sustainable land use/transportation	21	1
Wildfire mitigation/disaster response	20	2
Energy resilience	11	1
Community connectedness/education	7	1
Economic diversity/job access	6	2
Agricultural support	5	1
Other	3	0
Healthcare access	0	2
Total	73	10

Table of responses on the top three resilience priorities the Town of Erie should take from attendees in the Erie Farmers Market on June 26

Responses for "Other" included 5G service.

Open-ended responses to defining resilience included:

"Strong and diverse ecosystem."

"To overcome hardships and hazards as a connected community."

"Better air quality."

"To recover from adversity."

Data from the Erie Farmers Market, July 10

Total interactions: 28

Top 3 Erie Hazards	Erie Resident	Nonresident
Wildfires	15	0
Drought	12	0
Extreme Heat	8	0
Other	4	0
Power Outages	4	0
Flooding	3	0
None	1	0
Not Sure	0	0
Total	20	0

Table of responses on the top three hazards in the Town of Erie from attendees in the Erie Farmers Market on July 10

Responses for "Other" include grasshoppers and cell service for emergencies.

Top 3 Resilience Priorities	Erie Resident	Nonresident
Sustainable land use/transportation	13	0
Local ecosystems/wildlife/trees	12	0
Water conservation	8	0
Community connectedness/education	6	0
Economic diversity/job access	6	0
Energy resilience	5	1
Wildfire mitigation/disaster response	5	0
Agricultural support	4	1
Healthcare access	3	0
Other	0	0
Total	17	2

Table of responses on the top three resilience priorities the Town of Erie should take from attendees in the Erie Farmers Market on July 10

Responses for "Other" include advanced/specialty medical access

Open-ended responses to defining resilience included:

"Keep on trying."

Data from the Erie Farmers Market, July 24

Total interactions: 55

Top 3 Erie Hazards	Erie Resident	Nonresident
Other	31	0
Extreme Heat	26	0
Drought	22	0
Wildfires	20	1
Flooding	12	0
Power Outages	3	0
Not Sure	2	0
None	0	0
Total	85	1

Table of responses on the top three hazards in the Town of Erie from attendees in the Erie Farmers Market on July 24

Responses for "Other" included sprawl and hail.

Top 3 Resilience Priorities	Erie Resident	Nonresident
Sustainable land use/transportation	22	1
Economic diversity/job access	21	0
Local ecosystems/wildlife/trees	20	0
Water conservation	14	0
Community connectedness/education	11	0
Wildfire mitigation/disaster response	9	1
Agricultural support	5	0
Healthcare access	4	0
Energy resilience	2	0
Other	2	0
Total	4	0

Table of responses on the top three resilience priorities the Town of Erie should take from attendees in the Erie Farmers Market on July 24

Responses for "Other included water resource development and commercial development.

Open-ended responses to defining resilience included:

"Planning for 7 generations ahead, without causing harm now, long term sustainability."

Data from Erie Fest

Total interactions: 104

Top 3 Erie Hazards	Erie Resident	Nonresident
Other	37	1
Drought	34	7
Wildfires	30	10
Extreme Heat	23	6
Power Outages	15	4
Flooding	13	1
Not Sure	6	3
None	0	0
Total	57	14

Table of responses on the top three hazards in the Town of Erie from attendees in Erie Fest
Responses for "Other" included traffic, oil & gas, income levels, community building, and hazards.

Top 3 Resilience Priorities	Erie Resident	Nonresident
Sustainable land use/transportation	27	6
Local ecosystems/wildlife/trees	24	7
Water conservation	21	7
Wildfire mitigation/disaster response	18	3
Community connectedness/education	13	1
Energy resilience	12	2
Healthcare access	12	7
Economic diversity/job access	9	2
Other	6	0
Agricultural support	3	3
Total	42	14

Table of responses on the top three resilience priorities the Town of Erie should take from attendees in Erie Fest
Responses for "Other" included senior care.

Open-ended responses to defining resilience included:

N/A



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Town Council

Board Meeting Date: 10/7/2025

File #: 25-539, **Version:** 1

SUBJECT:

Black Hills Energy Presentation

DEPARTMENT: Utilities Department

PRESENTER(S): Todd Fessenden, Utilities Director
Black Hills Energy

TIME ESTIMATE: 30 minutes

For time estimate: please put 0 for Consent items.

FISCAL SUMMARY:

N/A

POLICY ISSUES:

The Town Council is responsible for voting on any Franchise Agreements that are proposed in the Town.

STAFF RECOMMENDATION:

Presentation only

SUMMARY/KEY POINTS

- This item is coming before Council to prepare Council for a future vote on a Franchise Agreement.
- Black Hills Energy provides natural gas services to a significant portion of the Town, particularly in the growing eastern side of Erie.
- While residents in the Xcel service area of the Town continue to operate under a Franchise Agreement and fee, the residents in the eastern area have no fee or agreed upon terms of operation.

BACKGROUND OF SUBJECT MATTER:

Black Hills Energy (BHE) will give a presentation about their services in the Town of Erie, commitment to safety, regulatory oversight and current filings, franchise agreements and fees, and

sustainability efforts.

History:

Town of Erie staff have been working with BHE since the fall of 2019 to negotiate a Franchise Agreement. Based on these negotiations, staff and BHE representatives developed a proposed Franchise Agreement that is similar to an agreement the Town has with Xcel Energy covering Xcel's service territory in the remainder of the Town.

After negotiating a proposed agreement, BHE and staff made multiple presentations to prior Council (Board), most recently in 2023. When staff presented a proposed Franchise Agreement for the Board of Trustee's consideration on May 25, 2021, a motion to approve the proposed agreement died for a lack of a second. Board members at the time did not indicate specific reasons for their lack of support for the proposed agreement but did note concerns regarding new fees imposed on residents. To address any questions and concerns Board Members may have had regarding BHE, their operations, or the proposed agreement, BHE provided additional information at a Study Session in October 2021. The presentation was regarding BHE's services in the Town of Erie, commitment to safety, regulatory oversight and current filings, franchise agreements and fees, and sustainability efforts. The Franchise Agreement was brought to the Board again for a vote and failed on a 3/3 tie vote.

If staff gauge interest from the Council in moving forward with a Franchise Agreement with BHE, such a proposal would come to the Council at a later Regular Meeting, after this Study Session.

If Town Council approves a Franchise Agreement with BHE, it would be the first agreement with BHE even though the company has long been providing gas service to customers in Erie through its existing gas utility infrastructure, with roughly 3,000 customers and growing.

Pursuant to Title 2, Chapter 8, Article A, of the Erie Municipal Code, electric and gas utility companies that sell, provide, or distribute electricity or gas must pay a fee to the Town of Erie as determined by a Franchise Agreement. Consistent with this existing provision in the Municipal Code, staff proposed an agreement including a 3% fee that BHE would pay to the Town as compensation for BHE's use of Town right-of-way. This proposed fee is in line with the fee paid by Xcel Energy customers in Erie. The proposed agreement also included provisions that if the Town elects to alter any public right-of-way or public places for a public purpose, BHE must remove and relocate its facilities or equipment situated in the public rights-of-way at BHE's expense. The proposed agreement also required any excavations made by BHE to be done in a manner that minimizes inconvenience and leaves the property in as good as condition as existed immediately prior to excavation.

TOWN COUNCIL PRIORITY(S) ADDRESSED:

- ☐ Attractive Community Amenities
- ☐ Engaged and Diverse Community

File #: 25-539, Version: 1

- ☒ Prosperous Economy
- ☐ Well-Maintained Transportation Infrastructure
- ☐ Small Town Feel
- ☒ Safe and Healthy Community
- ☒ Effective Governance
- ☐ Environmentally Sustainable
- ☒ Fiscally Responsible

ATTACHMENT(S):



Black Hills Energy Franchise and Sustainability

Providing natural gas service to customers in Erie, Colorado
October 7, 2025



We're a regulated, publicly traded electric and natural gas provider, serving:

Eight

states

1.35 million

electric and natural gas utility customers

800+

communities

Our Mission



Improving Life with Energy

Our Vision



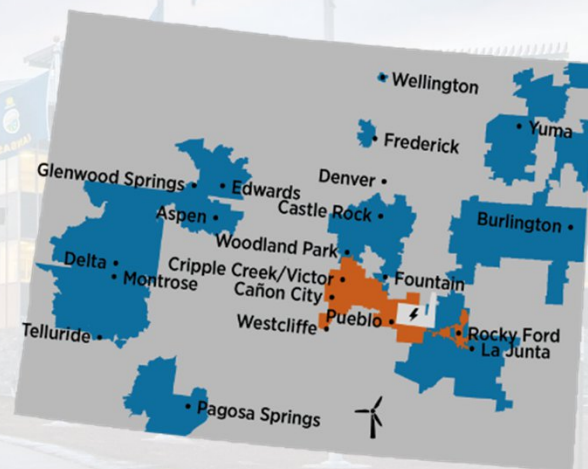
To be the Energy Partner of Choice



Colorado

WE SERVE

- 101,455 electric customers
- 215,190 gas customers
- 449 employees
- 3,877 miles of powerline
- 10,215 miles of pipeline



Know Black Hills Energy

Colorado: Our community impact

\$133.9 Million in 2024 direct economic impact*



\$640,000 **CHARITABLE GIVING**

Included contributions and sponsorships to nonprofits, chambers and economic development organizations, United Way, energy assistance, in-kind donations, scholarships and investments in trees.



\$52,000 **ECONOMIC DEVELOPMENT**

Aided economic development organizations and chambers of commerce working to strengthen communities.



\$65,000 **UNITED WAY PLEDGES**

Benefited United Ways across Colorado including over \$52,000 in employee pledges plus a 25% match from Black Hills Corp. Foundation.



\$156,000 **ENERGY ASSISTANCE**

Raised for our energy assistance program, Black Hills Cares, that helped families in need. Company match is included.



700+ **VOLUNTEER HOURS**

Company employees lending a hand in service to community organizations.



300+ **FIRST RESPONDERS & EXCAVATORS**

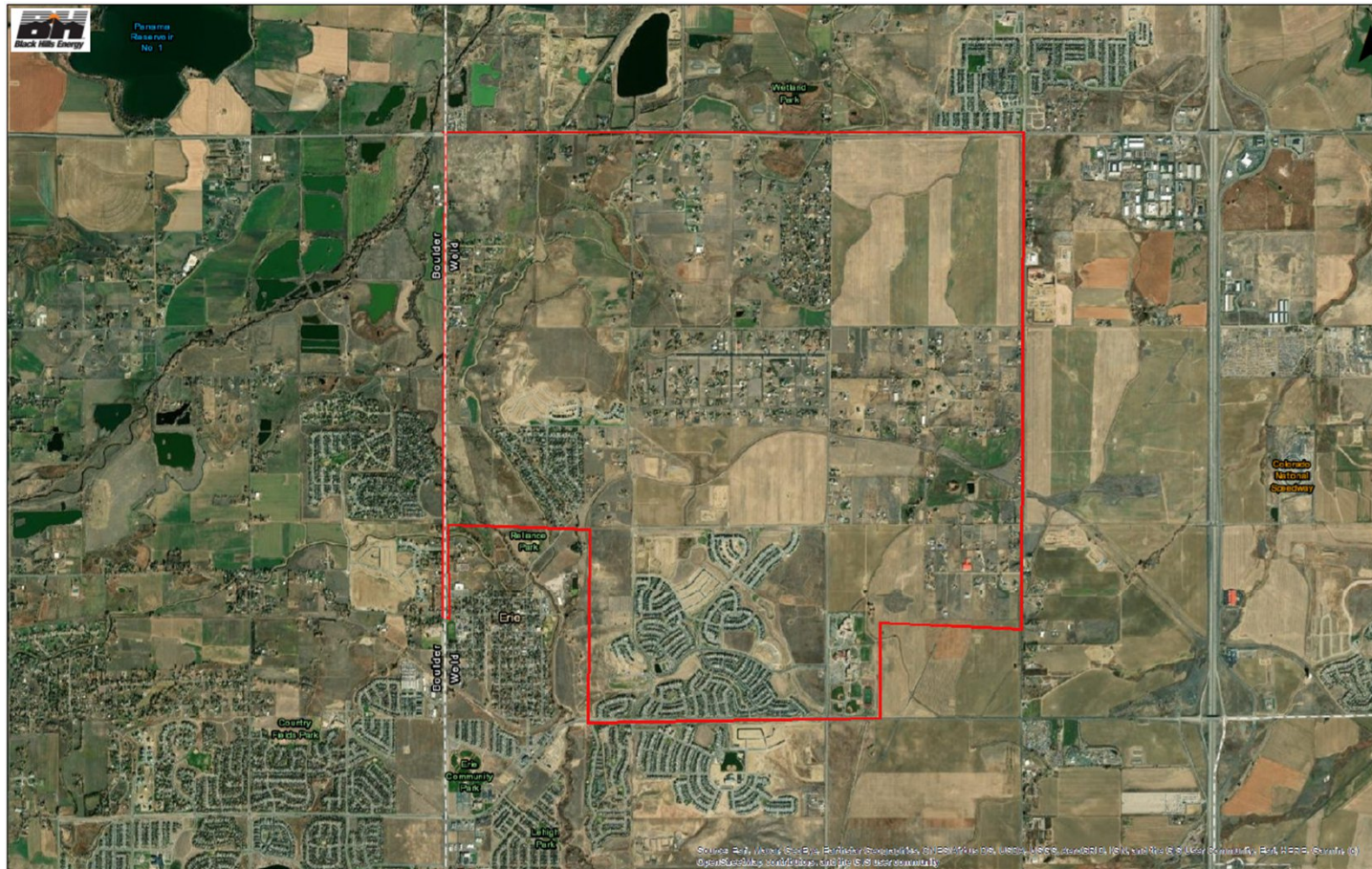
Trained on emergency response and safe digging practices so everyone knows safety is our top priority and the rules around 811.



Ready

**includes charitable giving, employee compensation, taxes, etc.*

Service in Town of Erie



Safety

Safety is the top priority at Black Hills Energy

- Damage prevention – Call Before you Dig
- Pipeline replacement
- Regulatory oversight

Franchise Agreements

- Operating agreement between the utility and municipality
- Statutory process for adoption
- Colorado Public Utilities Commission approval
- Franchise fee

Percentage

Mead -
3%

Castle
Rock 3%

Erie
(Xcel) 3%

Per Therm

Frederick
\$0.0242

Firestone
\$0.0258

Dacono
\$0.0259



Sustainability at Black Hills Energy

Our mission of improving life with energy means **we must be ready to make tomorrow even better than today**. This is why we are committed to creating a cleaner energy future that builds upon our responsibility to provide the safe, reliable and affordable energy that improves our customers' lives.

By investing in the success of our employees, continually innovating, thoughtfully utilizing resources and keeping people at the core of our decision-making, we are dedicated to the sustainability of our company, communities and planet.

Our approach

- **People-centered:** Keep people at the center of our decision making
- **Mission-focused:** Deliver on our mission to improve life with energy
- **Authentic:** Build on our history of environmental stewardship

Set ambitious, yet achievable goals for improving the climate using technology available today.

Our clean energy goals

Natural Gas Utility Operations

- 50% reduction in GHG emissions intensity by 2035

Based on 2005 baseline levels



Ready

9

Our natural gas utilities

- We serve more than 1 million natural gas customers in six states
- Since 2005, we've reduced GHG emissions by over one third
- We operate a modern gas system, with no cast iron pipe since 2014 with nearly 99% of infrastructure comprised of materials with the lowest emissions factors.
- We are committed to completing replacement of all remaining unprotected pipe before 2035.



Natural gas emissions reduction strategies

- EPA Methane Challenge
 - Committed to three best management practices
- ONE Future Coalition
 - Our Nation's Energy Future goals
- Renewable natural gas
 - Five projects in service
- Energy efficiency
 - \$5.45 million budget for programs in 2025
- Emerging technology
 - Advanced operational practices, emerging appliances and alternate fuels



Learn more

For more information about our Environmental, Social and Governance (ESG) commitments and our GHG reduction goals, visit www.blackhillsenergy.com/sustainability.

Natural Gas Customer Survey

This summer, Black Hills Energy did a combination email & in-person survey of our residential customers. We got nearly 5,000 responses. 58 of over 2,000 customers in Erie There were some interesting takeaways:

1. Vast majority are aware of “Electrification.” (68 percent in Erie)
2. Overall, 89 percent say, its extremely important or somewhat to have the ability to choose natural gas for their home or business. (88 percent in Erie)
3. Customers strongly oppose or somewhat oppose being told to use only electric appliances. (68 percent in Erie, 23 percent no opinion)
4. 82 percent would strongly oppose or oppose forcing customers to switch appliances to electric. (62 percent in Erie, 20 no opinion)

Natural Gas Customer Survey

Cont.

5. 83 percent of customers are aware the PUC is considering a regulation to collect money from all customers to assist people switching to electric appliances. (93 percent in Erie)
6. 83 percent of customers **do not** want to help pay for their neighbor's conversion to electric appliances. (80 percent in Erie)

We believe it is important to pay attention to what customer are saying about preserving their right to choose how to heat their homes and cook.



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Town Council

Board Meeting Date: 10/7/2025

File #: 25-564, **Version:** 1

SUBJECT:

EXECUTIVE SESSION to hold a conference with the Town Attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b), and to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e), all regarding the Stratus/Redtail Ranch litigation

DEPARTMENT: Administrative Operations

PRESENTER(S):

TIME ESTIMATE: 30 minutes

For time estimate: please put 0 for Consent items.

FISCAL SUMMARY:

NA

POLICY ISSUES:

NA

STAFF RECOMMENDATION:

NA

SUMMARY/KEY POINTS

NA

BACKGROUND OF SUBJECT MATTER:

NA

TOWN COUNCIL PRIORITY(S) ADDRESSED:

- ☐ Traffic & Road Infrastructure
- ☐ Growth & Development
- ☐ Water Cost & Availability
- ☐ Affordable & Diverse Housing
- ☐ Increased Commercial Development
- ☐ Responsible Oil & Gas Development
- ☐ Preservation of Open Space

File #: 25-564, **Version:** 1

- ☐ Recreation & Community Amenities
- ☐ Multi-Modal Focus

ATTACHMENT(S):

NA