Meredyth Muth

From: Zac Ackad <zac_ackad@hotmail.com>
Sent: Thursday, June 18, 2026 8:41 PM
To: Council Mail
Subject: Draco Pad Vote Concerns

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Erie Council,

I believe it would be smart to revisit of the drilling Draco pad vote. It's my opinion that the information provided was not explained clearly or concisely, and that resident feedback acquired disingenuously by a committee set on undermining this deal for their own political gain.

If we don't revisit this, I believe Erie will financially suffer and have no control over health and environmental inspections. It is crucial we reconsider and call another vote to give council members the opportunity to change their position.

Thank you,
Zac Ackad

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Alejandro Caicedo
City/Town of Residence	Erie
Email	caicedoa03@gmail.com
Your Comment	As an Erie resident of the last 4 years, I am vehemently opposed to the sale of the cities mineral rights. If we want to continue to attract families, continue to be a growing area with increasing property values we cannot be susceptible to the water safety, respiratory, or ground stability issues that fracking brings

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Full Name	Alex Wesenberg
City/Town of Residence	Erie
Email	alexwesenberg@gmail.com
Your Comment	I strongly oppose the sale of Erie's municipal mineral rights. Selling these mineral rights would be a short-term financial decision with long-term consequences for Erie residents. I am deeply concerned about the process behind this deal. A decision of this size, involving public assets and millions of dollars, should be handled with full transparency, public accountability, and a competitive process. Residents deserve to know that every option has been carefully evaluated and that public health, environmental safety, and long-term community impacts are being prioritized over a one-time payout. Oil and gas development near residential areas raises serious concerns about air quality, water safety, public health, noise, traffic, and property values. Erie should not invite more industrial activity into areas where families live, work, and go to school. Please do not reconsider or revive this sale. Erie should retain its municipal mineral rights and use every available tool to protect residents, the environment, and the long-term future of our town.

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Full Name	Alyssa McLean
City/Town of Residence	Erie
Email	alyssasun@comcast.net
Your Comment	Dear Council Member, I'm writing as an Erie resident about the proposed mineral rights sale to SM Energy. I know this may come back for a vote, and I'm asking you to vote no. I understand Draco itself is already approved and happening regardless of this decision. But that's exactly why I don't think we should sell our mineral rights on top of it. The harm Draco is going to cause is enough on its own, we're talking about 26 wells with wellbores running over 5 miles under our town, 24 legacy wells being plugged and abandoned all at once, and Erie already has more O&G complaints than any other municipality in Colorado. Selling our mineral rights doesn't undo any of that, it just opens the door to more oil and gas development on top of what we're already dealing with. That's the part I keep coming back to: if we sell, we lose our only leverage for good. Why not lease instead? Leasing still gets the town paid, but we keep ownership and keep a say in what happens to that land going forward instead of handing it over permanently for a one time deal. And on the inspection piece, air monitoring alone isn't accountability. If something goes wrong, who's actually holding SM Energy responsible? Monitoring just tells us after the fact that something happened, it doesn't stop it. There should be an actual team of people with real authority to act, not just sensors recording problems after they occur. I also want to say this directly because I think it matters: you all work for us. We elected you. Whatever this Council decides here is going to be part of its legacy, what this Council is known for and what each of you ends up associated with your name. If something goes wrong with this, and historically with O&G it does, every member who votes yes will be remembered for it. I don't think a check is a fair trade for that. Please vote no. Thank you for listening to residents on this. Alyssa McLean

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Full Name	Amanda fischer
City/Town of Residence	Erie
Your Comment	Please listen to your constituents and dont sell the rights.

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Full Name	Amanda Teo
City/Town of Residence	Erie
Your Comment	Dear council members, As someone who is looking to make Erie their forever home, we strongly oppose the sale of our mineral rights under the tight time constraints. The residents deserve the time to better understand the long term impacts and benefits of such a deal. I also believe there is a clear conflict of interest with the consultant meant to represent Erie's interest. Their actions have proven biased and unprofessional, and as a town, we owe it to ourselves to seek a different representative. Thank you for considering this view point.

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Full Name	Amy Becker
City/Town of Residence	Erie
Email	albecker0527@hotmail.com
Your Comment	I urge the council to vote no to selling our minerals. The overwhelming majority of voices that have spoken on this issue do not want the town to sell and yet the council still considers doing so. In fact I am confident that the town council never considered not selling and there in lies the problem. The town council was voted in to implement the wishes of the citizens and a yes vote is a vote for the town councils wishes not ours.. When this deal goes through as I am sure it will every penny should be used to mitigate damage to our town inflicted by OIl and Gas. We will vote you out in November.

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Full Name	Amy Nilsen
City/Town of Residence	Erie
Email	amy.nilsen@comcast.net
Your Comment	Dear Mayor and Members of the Erie Town Council, I am writing to urge the Town Council to vote NO on the proposed sale of our municipal mineral rights. As a community, we spent more than two years fighting to hold Civitas (now SM Energy) accountable for the Draco Pad. Our neighborhood's position has not changed: sustainability remains our number one priority, as reflected in Erie's own community surveys. We did not vote to sell our mineral rights, and we do not support this deal. I ask the Council to reject this sale based on four critical points: • We Hold the Leverage Under SB24-185: Under current Colorado law, the Town's mineral rights cannot be force-pooled. If Erie refuses to sell, SM Energy is legally required to drill around us. Selling these rights means permanently surrendering the strongest legal tool we have to protect our neighborhood. • Clear Conflict of Interest: The Town hired Alameda Mineral Advisors to negotiate this deal—a firm led by a former Civitas executive. Paying an industry insider to "represent" the community we fought so hard to protect is a severe conflict of interest. The terms of this sale were effectively designed by the very industry benefiting from them. This is extremely concerning. • Plugging Old Wells is an Obligation, Not a Bargaining Chip: The framing of plugging 17 old wells as a "benefit" or a gift to the town is misleading. Remediating these old wells is a matter of basic public safety that should have been addressed long ago—it should not be used as a bargaining chip to justify a massive new sale. Negotiating a deal of this magnitude largely in private executive sessions undermines public trust. Erie residents have shown up consistently—including the 418 residents who submitted comments during the 2A period and the 271 who went on the official public record. We are asking you to represent our health, safety, and long-term sustainability. Please vote NO on the sale of Erie's municipal mineral rights. Sincerely, Amy Nilsen

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Full Name	Amy Ritzman Gibson
City/Town of Residence	Erie
Your Comment	Please hold off on the vote and sale of our health until the proper bidding process has been completed and all has been reviewed for the lowest possible risk to our community. There are too many consequences at stake for a rushed and incomplete proper process. Thank you in advance (I hope) for protecting the town and community.

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Full Name	Andrea Vella
City/Town of Residence	Erie
Your Comment	I am throwing my support behind the approval of the sale of the town's mineral rights. If the drilling is going to happen regardless of how the final vote goes then it makes the most sense for the town to at least receive proper compensation. If the reasoning behind voting no is just to fight O&G well that's a fight already lost. This decision is bigger than politics, party lines and/or ideological differences. The residents of this town have seen past council attempting to and making poor decisions that would have and did cause a negative impact to the residents. There was the recycle center debacle which was going full steam ahead until word got out and the residents came out in force to oppose. Then the last council approving the renovation of the town hall which had already been voted down by the residents. And now we have this vote which is causing a huge push back once it failed to pass last week. The council needs to realize their responsibility in making the BEST decisions that benefit the entire town of Erie. I believe a YES vote from each member will reflect that.

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Full Name	Anna Clark
City/Town of Residence	Erie
Email	amc1012000@gmail.com
Your Comment	I attended the meeting on June 16th when this vote occurred. I gave public comment, urging the council postpone the vote. I was not alone. I heard other residents asking, "what's thr rush?" The Mayor was clear that the vote MUST happen that night, there are necessary and inevitable timelines. These are S&M time-lines, not ours. This deal was voted down; the public is not behind this sale. We felt heard last week. But now, Alameda Minerals is lobbying the public and the council to reconsider. This is grossly inappropriate. I remind the Council that you represent Erie. Erie has spoken, again and again. Please vote no on the sale of our Town's mineral rights.

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Full Name	Anne Helbig
City/Town of Residence	Erie
Your Comment	I am adamantly opposed to the town selling its mineral rights. This process has lacked transparency and has proceeded with a lack of regard for the wishes of the residents of Erie. If the town council proceeds with this deal, it does so in direct conflict with the residents it has been elected to represent.

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Full Name	Barbara J and Thomas J Petruzzi
City/Town of Residence	Erie
Email	barb.petruzzi@gmail.com
Your Comment	Once again, I am sending the email I sent earlier with some additions. Such as why did O'Connor change his mind? Did someone lobby him, or worse offered a bribe for him to bring this up again? It is a disgrace after such an emotional meeting and everyone thinking that he did the right thing and supported what the people wanted!!!!! Now, you are doing it all again, provoking emotional turmoil for so many!!! Our biggest fear is that you will approve this agreement, give the consultant millions for his lobbying and underhanded efforts, and not give a damn about anyone living here! This smacks of something unethical and possibly illegal. You did not follow the proper procedures and you are saying, "oh well, we'll do better next time." But, you are still proceeding with this rather than starting over and doing this properly and legally! Here is what I sent earlier, and it still holds true. We cannot think of what to add to this other than you are a disgrace and we cannot wait to vote you out! Your upcoming meeting and vote is extremely disturbing to us. Erie is advertised as "the best place to raise a family," yet you are not upholding your claim. We moved here after 45 years in the Boulder County mountains thinking that we were on the Boulder County side of Erie and that Erie was progressive enough for us to stay here and protect us from further drilling. Now, it is more concerning after witnessing the disgrace of the Town Council to want to sell away mineral and oil rights. What have you become? Apparently, this has been discussed for a while behind closed doors, without giving the public much information or much chance to question. (Yes, there was a June 2 session.) Now, suddenly, you're about to vote! Why the rush?? Is the energy company in a hurry, or you? Doesn't something this important and long-lasting deserve more public comment and discussion? A vote in November? As someone said, "Our issue this minute is that the manufactured rush to the June 16th, 2026 meeting is also a manufactured emergency." Again, why the rush? What deadline does it meet for Draco? The communication has been lackluster at best. It benefits us to receive millions of dollars if we approve the deal? If it is not approved, we do not receive the millions and they have to drill around? And, that is a bad thing and may actually hinder the Draco project? What about the risks to our health? Even experts admit that despite drilling very

deep, rocks can have fissures, and things could work their way up to our homes above. The water used to frack (which will be millions of gallons), according to you, is not coming from Erie - where will it be obtained and where will it go? How might it affect the groundwater and those with wells? Might it contaminate our groundwater?? Have any of you considered this?

You hired a consultant to help you get the best deal. He used to work for the company that you are about to sign a deal with. That certainly seems a conflict of interest, at least in spirit if not by law. You say that the better deal he gets for us, the more money he makes. But if there is no deal, he presumably doesn't get his millions of dollars. So there's an incentive to make a deal, not reject it. That's not evenhanded. That's not impartial or unbiased. What happened to sending out an RFP and receiving multiple bids for consultation? And worse, Matt Owens, is the former president of Extraction Oil, which was bankrupted, and former COO of Civitas, which merged with SM Energy recently. He also graduated from the Colorado School of Mines, where the mayor works. How can you be so indiscreet about who you are offering this position to?

At the study session on June 2, the deal was presented and explained. It appeared that it had been required to get competing offers for our mineral rights and that maybe that hadn't happened. Is Erie getting the best deal? This also seems like a huge breach of process -- that should perhaps require starting over and collecting bids?

Someone has suggested that our mineral rights are considered real property and, as such, can't be sold without a supermajority vote. It doesn't seem to be presented as such and a simple majority seems poised to okay it. Is it technically real property? Is a supermajority required? This is an important question that has not been addressed.

At a minimum, if we must offer our valuable mineral rights to them, why not lease them instead of selling them outright? Might not future generations regret this sale?

Our community's health and safety is important and you should feel the same. This could blow up in the future, with contamination and sickness and other problems. It can be avoided by rejecting this deal. We can get revenue in other ways -- and this doesn't even seem to be that much money. Remember that we already live with risks from the wells and mines already here. We don't need to add to that.

We urge you to show that you are open-minded and are considering the health and well-being of your neighbors by rejecting this deal AGAIN and doing the right thing for the future of Erie. If Erie truly is the best place to raise a family, you can help keep that true.

Meredyth Muth

From: Jake Beckner <jmbeckner@gmail.com>
Sent: Saturday, June 20, 2026 8:38 AM
To: Council Mail
Subject: Re: 111th and Arapahoe team update and call to action by Monday

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi town council,

I hope you find this email as outrageous as I do. The residents of Erie have spoken. Brian, thank you for voting in accordance with the residents last Tuesday with your no vote - I hope that you will vote no again on June 23rd. Please continue to listen to us. I do NOT support the sale of our mineral rights.

Thanks,
Jake Beckner
Citizen of Erie Flatiron Meadows

On Fri, Jun 19, 2026, 12:58 AM John Mortellaro <johnmort14@gmail.com> wrote:

Hi All,

I hope you enjoyed our non-winter. I loved it, but felt guilty as I knew we would pay for it with the drought and water restrictions. Also my family lives near Buffalo NY and they had a very cold very snowy winter. When I was there in Dec they got a foot and a half one afternoon. I trust that you have been getting Our Mayor's emails/ blogs on some of the big things that are going on in Erie. I last wrote in March on the N/S road connection the study to reestablishing Countyline road, between Arapahoe and Baseline. I have been proud to serve our community, I will be honest with you, it is hard to take all the heat and spend the large amount of time needed to make sure I am making the best decision for the community. I spent at least a 100 hours on Draco alone, plus the hours our team that assisted me put in, to help me make sure I had all the facts. A year and a half in, I am not slowing down as this is too important, for our community.

Topics for this email: It is a lot so skip to the ones you are most interested in, but please at least skim Draco is there is a lot of mis-information out there.

- 111th and Arapahoe
- N/S route, reestablishing Countyline road between Arapahoe and Baseline
- Most urgent: Draco operations and Erie's mineral rights really need urgent help here
- Page Property
- Arapahoe 2-26 well on Hughs Dr in Arapahoe ridge : UPDATE: Arapahoe 2-26 - Jan. 23, 2026
- Planning commission
- Communication need. We need help!

111th and Arapahoe: Congratulations June 18 2023 is when we got the 5-1 vote not to rezone the property to high density. That wouldn't have happened without this team!!!!!! Thank you!

So has happened to the property since then? There have been 2 inquiries to develop the property. 1 Monica from Thompson-Thrift, went to work for another developer, a project similar to the high density Thompson-Thrift project. The second was much better about half the number of units, small homes 960 sq-ft and small yards. On only 14 of the 19 acres, since 1 of the 3 land owners, was not in on the deal. The land owner to the south. Both developers spoke to Andrew and I. I told the first one that I would never vote for that, as it has all the same issue as Thompson-Thrift, no solutions and one of the big things is the traffic down Beacon Hill and Arapahoe. Both chose not to do an application. Of course we all know about the turn lanes that were added in early June. That was funded by Erie and LaFayette. Erie had the higher % as there was more work on the North side.

N/S route, reestablishing CLR: We had a study session a few months ago. The cost cameback at $50M for a ½ mile connection. We challenged the assessment, Cliff from our team provided similar projects and costs, so we had the data walking into the study session. After being challenged, staff work with the consultant and agreed the estimates were high, on the bridge part of it 2x too high. There are also more efficient routes, but it would require land that is available, but currently not own by the town so the more efficient route was not considered in the study. My estimate is that the road would be about $25M, still a big lift, but it would provide economic development that would bring in tax dollars and make the Airport more of a destination opportunity. It is not part of this years work plan and we agree that we need more work on this, but working with the current landowner, we agreed to make sure in the current planning we leave the opportunity for the future as we study the traffic patterns on Coal Creek Blvd as Parkdale gets built out.

Most urgent: Draco operations and Erie's mineral rights I really need urgent help:

I need to ask for help again, not one of my strong suits, I know a good leader have to be strong enough to ask for help, so I am working on that.

Here is my ask and it needs to be done by Monday morning (Lafayette folks: you may be interested, but you are not affected by this.)

Erie has a not even once in a lifetime, but a once in 100 lifetimes to get a historic deal from an oil and gas company. No matter your views on O&G, this is a major deal for Erie to get significant health and safety improvements for our town and get compensation as well. I live 500 feet from the well off of Hughs Dr in AR, and some of you live even closer, it has been a frustrating effort to get that well plugged and the contamination mitigated. I am no fan of how O&G have handled their operations, they need to do better. But we are finally in a leveraged position where we can get 17 wells like the one in AR plugged, plus access to the Draco well pad for monthly inspections, plus another $40-$50M in cash, land, revenue and well mitigation. For that we would sell our mineral rights, which without approving this deal, we will abandon those mineral rights as this is the only way to access them. To learn more I put my testimony that I gave last Tuesday at the end of this email and this link is to an article that the consultant that we hired put out this morning. Matt is the former COO of Civitas, bought by SM Energy. We hired him to negotiate for our town, as he left Civitas 3 years ago and started a business where he now negotiates for residents and businesses to get the best deal for their mineral rights from oil companies like SM, so he is now on the other side of the table with the knowledge and experience to get his clients the very best deal. (12) Erie Town Council Had a Choice: Up to $465 Million or Nothing. They Chose Nothing. | LinkedIn

If you ~~read~~ skim my testimony, it is long and Matt's article and agree we should go back and re-vote to approve please right in and let us know. I am good friends with Brian and he said he just didn't hear from many that were for this, even though he knew it was an awesome deal for Erie. I explained that is the silent majority, but he needs to hear your voices. If you don't agree, please feel free to write in and tell us that as well. We just need to hear from the public on this to make sure we are doing the right thing.

Here are the emails to send to whether you are for or against the deal:

For the entire council it is: council@erieco.gov

If you prefer not to have you name out there for the entire council to see, please send to me and Brian: boconnor@erieco.gov jmortellaro@erieco.gov

If you are for approval, you can simple write:

Dear Council Members,

I have review the proposed deal to sell Erie's mineral rights and I fully support the approval to sell our mineral writes. (you could add if you like the health and safety improvements or the land acquisition or any thing you like, but we just need to hear from you, and I am sorry that I did not ask this weeks ago, now I am actually begging for help that is why this email time stamp is way past my bedtime)

Name

I am a Erie resident

My testimony is at the end of this email: BTW Cliff is a geologist and

Page Property:

Not sure if you know what the page property is but here is an update.

One of my goals was to save the Page property and make it open space. It has amazing views of the mountains and over looks the town. It was bought with open space taxpayer dollars and ARPA a federal government grant. Same grant that purchased the Cheesman property for the 35 affordable housing. I am not against affordable housing, as always when you pull back the curtain, it is not what it seems. The plan was to do the same for the Page property. In my opinion putting a 4 story ~200 unit apartment complex on a piece of land that was half paid for with open space tax dollars, quickly negates the open space value. I walked the property and said if you put that kind of housing on it then you need to reimburse the taxpayer open space money. Well we were able to direct staff to rezone the property as open space and we will vote on that, should be this summer. A nice win!

Arapahoe 2-26 well on Hughs Dr in Arapahoe ridge : UPDATE: Arapahoe 2-26 - Jan. 23, 2026

I am sorry this has been frustrating and I will keep pushing. They have been in the process of plugging this well for almost 2 years. This is their I believe 4th attempt to remove all the contaminates. When they were doing the 3rd attempt I reached out to our Director of Environmental Services, David Frank. Great guy, very

knowledgeable and the health of our residents is critical to him. He also lives in Erie and one of my many resources when I investigated Draco and then the mineral rights. After I spoke with him, his set a meeting with the ECMC and Civitas (now SM Energy) and Civitas told the ECMC and David they agree this has taken too long and committed to getting it cleaned up. They also said they have changed their process, to suspend digging on windy days as I told them what happened this winter. Still very frustrating and each week when I see David I ask for an update. To get notification from the town on this and other topics you may be interested in sign up here. Notify Me • Erie, CO • CivicEngage

Planning commission:

3 seats on the planning commission terms were expiring so we did interviews to appoint commissioners to a new 4 year term. One commissioner who term expired was reappointed and 2 new commissioners were appointed. They are both on this email as they were both part of the 111th and Arapahoe team. With great appreciation, thank you Alex and Paul, I look forward to working with you again!

Communication need. We need help!

One of the areas we are not strong on is communication/ social media. It is not my strong point and so it always falls down on the list. I do great at researching and canvasing multiple sources so that I know I am well informed before I have to vote on a topic, and I enjoy doing that. Communication is harder for me, if you saw my English grades, I think some teachers thought maybe English was my second language, I passed the New York state regents exam in English by 1 point. On the other hand I got a 95 on the chemistry regents exam. OK it is getting late and I am rambling. My ask is do you know anyone that is good at Instagram, tic tok, X, if not you, maybe one of your kids, of someone that you worked with, that would be willing to work with us. On this mineral rights issue, the ones opposing it put out a lot of mis-information and we did not do a good job. Andrew's blog was great, but we need like 15-30 video clips, something short that gets attention and helps us get the facts out. As you can see by the length of this email, I am not got at quick, short, concise messages. If you think of someone please let me know.

Once again thank you for your support, without it this job would not be worth it!

All the very best,

John

303 956 1817 (if I don't recognize the number I let it go to voicemail, so please leave a message)

My Testimony for Town Council June 16 2026

Thank you all for attending tonight especially those who spoke

- First, can I be very clear: Draco is happening! Approved by the ECMC March of 2025 by a 4-1 vote. 26 wells, with all the concerns about air pollution, noise pollution, traffic, and health and safety concerns. The community did a great job coming together, at the middle school, the write in campaign and the 2 ECMC hearings. It was still approved. Every expert involved

in this process agrees that Draco is happening. It's not stoppable. Draco is adhering to all the state laws.

- If you are still in denial of that, it is either wishful thinking or misinformation you have been given. Please challenge your sources; I have challenged all mine, multiple times. I get it, I started out with wishful thinking, until I collected the data and information from multiple sources. I have met with 3 geologists and an ECMC petroleum engineer, as well as many others, none of whom say that we are stopping Draco, whether we approve the proposed deal or not.
- Draco is a $1.5 Billion operation, yes, billion, Civitas has been working on it for over 3 years, they have acquired the approvals, the mineral rights, and made commitments based on that. Do you believe that our 2.7% of the total minerals is going to have a significant impact on the scope of this project? No
- The most influence we MAY have is possibly impacting the path of some of the lateral bores. My rough calculations put the 26 laterals about 600 feet apart centerline to centerline, so maybe to "avoid" our minerals, they have to make some of the laterals closer together, and once they are past our minerals, they open back up to 600 feet. This would actually make the lateral bores longer. And do we really want the laterals longer? Currently at 4-5 miles. How does making the laterals longer help us?

And these laterals bores are 7500-8000 feet below us with a thick shale layer between the well bores and the surface. I find some comfort in that. I discussed this with the ECMC petroleum engineer, how this layer acts as an impermeable flexible seal.

- Let's talk about the health and safety improvements this deal will provide the town: 17 wells near homes and commercial properties in Kenosha Farms, , Erie Village, Wildrose, Erie Highlands, Colliers Hill, and Parkdale neighborhoods, plug and abandon on a timeline within 5 years. These are older wells, on top of the 22 wells Draco already committed to, but these 17 are outside of the Draco drilling area. Why is that important? Some of these wells could be operating for several decades without this deal! These are older wells and do not have any leak detection equipment, like the one near my house
- I attended a webinar a few weeks ago called Plugging the Problem: Marginal Wells in Colorado. It pointed out how challenging it is to getting marginal wells plugged. There is no incentive for O&G operators to plug these well for a variety reasons. The top priority, in this webinar, is to get 42 wells that are near schools; plugged, and there are many challenges associated with that. The webinar was hosted by Christiaan and included folks from the ECMC. With this deal, we get 17 additional wells plugged and abandoned, bringing the total plug and abandon with the Draco operation to 39. This is almost as many wells as highlighted in the webinar, but theses 39 wells will have a clear timeline, so I don't understand why there is not unilateral support for the significance health and safety gains from this deal? I live 500' from a well currently being plugged and abandoned, which has been in operation for the 25 years we have lived there. This is a big deal for my wife and I. Something to be celebrated for us and our neighbors.

- Now let's talk about monthly inspections of the well site that is not in Erie, but in unincorporated Weld County. Monthly inspections during drilling and fracking, and quarterly inspections for the entire time Draco is in production. We don't get that without this deal. And our awesome Environmental service team have the equipment and expertise to discover and report any issues at the site.
- This is an historic deal from a health and safety perspective! If you would like to learn why, please ask Christiaan for the presentation on Plugging the Problem, there is no plan for those 42 wells.
- Now, let's briefly touch on the compensation that the Town would be getting with the approval of this contract: cash, land, revenue, and well mediation. The tangible current value is equivalent to, 2X what Erie brings in in sales tax $ in a year, and more than 5X what Erie brings in in property tax $ in a year. That doesn't even take into account the potential future economic impact, which could be in the hundreds of millions of dollars.
- I think it is sad that some will not vote to approve this deal due to politics, instead of voting for what is best for the health, safety, and prosperity of our town.
- I can make a strong argument for this deal if we were only getting the 17 additional wells plugged. It's even a stronger argument for this deal that this will plug all the wells in Erie owned by SM energy, plus the monthly inspection of the well site.

When I was a kid, my Mom used to have a saying that she would tell me and my brothers:

Don't cut off your nose to spite your face

An interesting way of saying "don't harm yourself in an attempt to punish or harm someone else."

Let's not walk away from the health and safety improvements: The plugging of 17 old wells with no leak detection and access to the well pad, because we tried and failed to stop Draco

I would like to thank our staff and Alemeda Minerals for their work in this historic deal.

And apologies to Alemeda Mineral for the unwarranted scrutiny and accusations; they have been nothing but a professional and amazing partner in helping us understand the value of our minerals

Meredyth Muth

From: KRISTINA H BERMUDEZ <tinabermudez@mac.com>
Sent: Friday, June 19, 2026 3:34 PM
To: Council Mail
Subject: Please Reconsider Ordinance 028-2026: Authorizing the Sale of Minerals

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Town Council,

I am writing to request that the Council Members reconsider their vote on Ordinance 028-2026: Authorizing the Sale of Minerals.

I understand that Draco is going to happen - with or without this agreement - and it is in the best interests of the Town and its residents to APPROVE THIS DEAL!

Sincerely,

Kristina Bermudez

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

Please submit any written comments for the Town Council before **12 p.m. on June 22** for the comments to be provided in the Council materials packet.

Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Beth cohen
City/Town of Residence	Erie
Email	Bethbcohen@comcast.net
Your Comment	Mayor and Council Members, I respectfully urge you to vote against the proposed mineral rights agreement. As a current homeowner and future resident of Erie, I am deeply concerned about the long-term impact expanded oil and gas development may have on our community, property values, and quality of life. Families choose Erie because of its neighborhoods, schools, open spaces, trails, and mountain views—not because it is adjacent to industrial development. While I understand the potential financial benefits associated with this agreement, short-term revenue should not outweigh the long-term interests of residents. Home values are driven by buyer confidence, community character, environmental quality, and the perception that Erie is a desirable place to live and raise a family. Increased drilling activity, noise, truck traffic, air quality concerns, and uncertainty regarding future development can all negatively influence that perception. Erie has experienced tremendous growth because it offers a unique balance of small-town character and high quality of life. Once that character is compromised, it is difficult to restore. I encourage Council to prioritize the long-term interests of homeowners, future residents, and the environmental health of our community over near-term financial considerations. Please make the decision that best protects Erie's future, preserves property values, and maintains the qualities that have made our town such a desirable place to call home. Thank you for your consideration.

Meredyth Muth

From: Mike Boyka <mikeboyka77@gmail.com>
Sent: Monday, June 22, 2026 8:12 AM
To: Council Mail
Subject: Mineral Rights Vote

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members,

I have reviewed the proposed deal to sell Erie's mineral rights and I fully support the approval to sell our mineral writes. Although I do not support the Draco pad I understand that this drilling will happen with or without the mineral rights deal and feel our town should have some financial benefit from it.

Michael Boyka

I am a Erie resident, residing in Compass

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Brandon Smith
City/Town of Residence	Erie
Email	huntingthe808@gmail.com
Your Comment	Please move forward with the agreement to sell our mineral rights for the sake of sealing up the existing mining holes which leak harmful gasses around various neighborhoods in Erie. Old mine's improperly secured pose a health and security risk to our kids. The sealing of these old mines would be a great cost to the tax payers of Erie even if it were addressed and approved however it has never to my knowledge been on the agenda. Thanks, a concerned citizen.

Meredyth Muth

From: Emily Brecht <etbrecht@gmail.com>
Sent: Friday, June 19, 2026 6:50 PM
To: Council Mail
Subject: Matt Owens blog
Attachments: 2026-06-18_OWENS-Erie-Town-Council-Had-a-Choice_-450-Million-or-Nothing--LinkedIn.pdf

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear members of Erie Town Council--

I read a blog posted to LinkedIn by Matt Owens, the Alameda Minerals Consultant (original 6/17 attached). In it, he claims to have successfully lobbied Brian O'Connor after the meeting to change his vote. Owens also urged residents to apply pressure to Brian O'Connor to change his vote. The post has since been amended to urge residents to pressure town council as a whole.

How is it that the town's consultant is lobbying residents for his own benefit? Does Owens' blog post constitute a breach of his contract? I have read the Town's Code of Conduct Policy. While as a consultant Owens may not be held to this same standard as the Town Councilmembers, are there any clauses in his contract regarding his behavior? Is any of the information he included a breach of confidentiality?

I ask because much of what he shared in his post was new-to-me and I am pretty familiar with what has been shared to the public by town council— his $450+mil evaluation, details of various competitive offers received, allegations that the town's lawyer acted against the interests of the town by removing him from negotiations and secretly changing deal terms, etc. I am, to say the least, alarmed by these revelations, the tone of the post, and the fact that it was posted at all. In all my years as a consultant in DC (i worked on military contracts) an action like this would have been grounds for termination.

Please consider terminating his contract with the Town. How can he advocate for our town's interests when he publicly demonstrates so much disdain for us?

Prior to reading his Linked In post, I was disappointed in what appeared to be discrepancies in the hiring process for Alameda, but did not have an opinion on his capabilities. Now, I would say that his behavior is unhinged and unprofessional. The mocking AI generated graphics accompanying his post alone exhibit poor judgment.

It probably means very little for me, an outspoken skeptic of the SM energy deal, to say that now I have zero trust in Alameda. But I have zero trust in Alameda.

Please review the attached PDF of his original blog post.

He wrote: "The SM Energy agreement included the accelerated plugging and abandonment of 17 legacy wells — wells with existing methane emissions and potential leaks that sit amongst Erie's residential

areas — [...]Those 17 wells are still in the ground. They are still emitting and potentially leaking. They will remain that way indefinitely because the “No” votes said “No, thank you. We’d rather have the emissions in the air we and our kids breathe.”" He then lays SM’s emissions at the feet of the councilmembers who voted no. He calls those wells and their emissions their "legacy."

The way he talked about the health risks to the children of this town sounded like we’re in a hostage situation. It reads like he was saying “if you don’t take this deal, we will slowly kill your kids and it will be your fault.”

His post was later edited to remove all reference to the danger of the uncapped wells to our neighborhoods, Brian O’Connor, the lawyer, details of additional bids, and some of the more inflammatory language where he had disparaged councilmembers and the people who live in erie.

He removed the segment of text where he alleged that erie’s town legal counsel changed the terms of the deal without informing the town council.

Both Mayor Moore and Mayor Pro Tem Bell said in public meetings that a competitive bidprocess did not take place. Owens detailed offers from two separate competitive bidding processes.

The numbers he published regarding the town’s purported windfall with this deal do not match all the numbers shared publicly by this council. His numbers are so fantastical that it begs the question whether any of his estimates are believable.

I can only assume wiser voices prevailed upon him to make these edits.

Did any members of council advise him to edit and tone down his post?

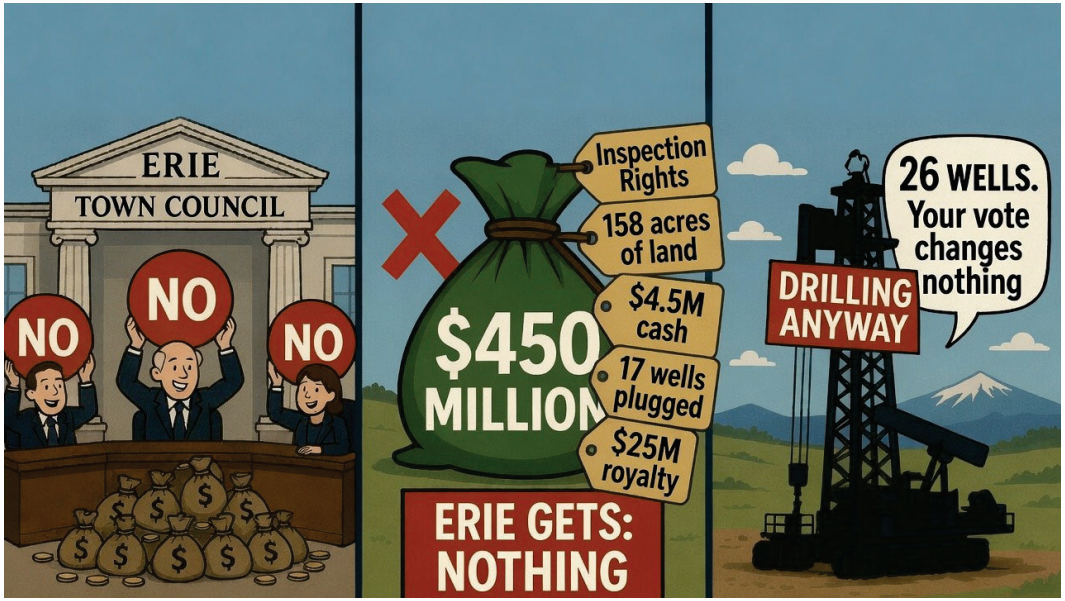
Regardless, he wrote all of those things and posted them publicly. People in Erie saw this post both before it was edited and after (it was posted on facebook yesterday and today in various groups). He has toned down the current revised blog post, but it is still inappropriate to publicly post about a client and urge the public to lobby them. Period. Plus, the damage is done. People have been swayed. Maybe that is a desirable outcome for the majority of the Town Council and I suspect that it led to more emails in favor of the SM deal and all the benefits Owens lists. But the source of their information is biased. The information included in the post has varied wildly over the last couple days. While I am glad that people are engaged with this issue, I am disappointed that the town has not swiftly stepped in to disavow his valuation and condemn his post.

Maintaining Owens as a consultant is an endorsement of his behavior and tactics. Re-voting on the deal rewards his behavior and tactics.

Thank you for your attention and time,
Emily Brecht

PDF of Post with published date 6/17/2026 attached
revised/current post here: https://www.linkedin.com/pulse/erie-town-council-had-choice-450-million-nothing-chose-matthew-owens-6yi2c/

Phone | 310-595-8736



Erie Town Council Had a Choice: $450 Million or Nothing. They Chose Nothing — and Still Didn't Stop the Drilling

Matthew Owens
Energy Executive

June 17, 2026

Imagine the State announces it is building a new highway right next to your home. It is federally funded, the route is set by regulators, and no vote you cast — no petition, no protest, no town council resolution — changes any of it. The highway will get built. That is not a hypothetical for Erie. It is exactly their current situation.

The Draco Pad — 26 wells — was approved by Colorado state regulators in March 2025. The surface pad sits in unincorporated Weld County, outside Erie's jurisdiction. The Colorado Energy and Carbon Management Commission approved the permits. The wells are coming. Erie's town Council cannot stop them. Erie's voters cannot stop them. No amount of activism can stop them. And the three council members who voted "No" on June 16th did not stop them.

Now back to our highway analogy – imagine that before the highway breaks ground, the project engineer calls you with an offer. They would like an extra six-inch strip of your property added to their right-of-way, and if you agree to include this strip of unused land, they will pay you $450 million and tear down old industrial equipment that has been rusting on your fence line for decades. If you say "No," they will simply move the boundary six inches in the other direction and proceed with construction while you receive nothing. But in any event, the highway is getting built.

The logical conclusion is so obvious that it almost seems like a trick question. Why would anyone say "No" to that offer – especially if they had a fiduciary responsibility for their constituents?

The analogy above is not hyperbole; rather, a direct parallel to what was voted on Tuesday night, June 16th, at the Erie Town Council meeting. Three members of the Erie Town Council voted "No" – they would rather receive nothing and deal with the nuisance of 26 wells than receive an unprecedented offer of monetary, environmental and health benefits.

THIS BEARS REPEATING – this vote **affected nothing** regarding the wells being drilled at Draco. The rig is coming, it will be there soon, and it will drill 26 wells. All the Town Council did was vote to **NOT accept hundreds of millions of dollars** in benefits and vote to **NOT improve the health and safety** of its citizenry.

What Was Actually On the Table?

Six months of analysis, 25 competitive bids solicited, and two bid processes produced a clear and unambiguous answer about what Erie's mineral rights are worth in this transaction. The best competing offer from any third party was approximately **$5.5 million**. Nineteen of the 25 companies approached declined to bid at all. The regulatory complexity of municipal mineral rights under the new State law made most buyers unwilling to touch it.

What SM Energy offered instead:

- **158 acres of surface land on County Line Road** — already annexed into Erie, positioned in the heart of the Town's primary growth corridor near Town Center and the Airport Economic Development Zone. SM Energy's own internal valuation: **$54.7 to $71.1 million**. Implied value from unsolicited offers received by SM Energy: **$43 million**. Commercial land comps in the immediate area: **$300,000 to $450,000 per acre**. There is no comparable parcel of this size left near Erie's Town Center. There will not be another one.
- **$4.5 million in immediate cash** at closing.
- **Production payment** tied to Draco revenues for the life of the project — up to **$25.5 million** over the life of the operation at 3% of production revenue after 2X capital cost recovery.
- **17 legacy wells plugged and abandoned**, all inside Town limits, within 3 to 5 years of closing at SM Energy's expense — approximately **$4.4 million** in environmental remediation, beyond plugging the 22 wells already required by state law.
- **Road widening and paving** for priority Erie roadways — **$1.2 million**.
- **Permanent on-site inspection rights** at the Draco Pad, despite it being outside Erie's borders.

The surface land alone, developed at rates consistent with a 2024 Erie-commissioned, independent third-party economic report, could generate an estimated **$209 to $362 million in property and sales tax revenue** for the Town over 30 years. The Mayor of Erie himself — who supported this

deal — publicly acknowledged the total value could be up to **$250 million** when including future tax revenues. Per Alameda's internal analysis, the total aggregate value of the agreement ranges from **$285 million to $465 million**.

The alternative — what Town Council has chosen — is **$2.7 to $4 million** in royalties over 30 years from already-leased acreage. That's all. And the same 26 wells still get drilled.

This was not a close call. This was not a judgment call. This was a choice between a potential $450 million windfall with associated health improvements and environmental protections, or $3-4 million and foregoing health and environmental improvements – **while the drilling proceeds regardless**.

What the Opponents Actually Won

The vocal minority who opposed this deal at the June 16th meeting believe they stopped the drilling. **They did not stop anything**. The 26 wells on the Draco Pad were approved by Colorado State regulators in March 2025. They are coming regardless of what Erie's Town Council votes on. The opponents have not stopped a single well. They have not protected a single property's value. They have not improved the air quality of a single neighborhood.

What they did accomplish: they ensured Erie receives nothing in exchange for the inconvenience of these 26 wells being drilled at Draco.

What the No Votes Actually Accomplished – The Irony

The residents who opposed the contract with SM Energy on fiscal grounds specifically voted to give up a land asset that would have helped fund Erie capital projects for a generation, plus $4.5 million in cash, plus a $20+

million-dollar royalty stream. The residents who distrust oil companies specifically voted to let SM Energy keep 158 acres of prime Erie real estate.

The cruelest irony belongs to those who voted “No” in the name of health and welfare. The SM Energy agreement included the accelerated plugging and abandonment of **17 legacy wells** — wells with existing methane emissions and potential leaks that sit amongst Erie's residential areas — on SM Energy's dime within 3 to 5 years of closing, and above and beyond the 22 wells already required by State law. Those 17 wells are still in the ground. They are still emitting and potentially leaking. They will remain that way indefinitely because the “No” votes said “No, thank you. We’d rather have the emissions in the air we and our kids breathe.” They also voted “No” to having the right to routinely inspect the Draco site for health and safety violations. Their “No” vote was the antithesis to health and welfare protection.

Voting “Yes” was the vote for protecting Erie citizens’ health and welfare. The Council members who invoked public health to justify their ”No” votes did the opposite of what they claimed. The 17 legacy wells are their legacy now.

Every stated reason to oppose the deal was directly undermined by the consequences of opposing it.

Three Council members voted to receive nothing in exchange for the inconvenience of 26 wells that are being drilled regardless. They did this based on a fundamental misunderstanding of what was at stake — and, in at least some cases, based on public comments at the meeting that were themselves based on that same misunderstanding.

That misunderstanding is now recorded in Erie's history. The only question is whether it stays there.

The Competitive Process Was Done. Twice.

One of the stated objections to this deal was that no competitive bidding process had occurred. This is factually wrong, and every Council member who voted “No” knew it.

My firm solicited bids from 25 companies over a six month sample timeline. The results were dramatically inferior to what SM Energy was offering — confirming SM's offer was not just the best available, it was in an entirely different category from anything the market would provide. The results were provided to the full Council in January and again in June. The results were virtually identical each time.

The three Council members who raised the competitive bidding argument had the documentation in hand that directly contradicted the claim. The argument was not supported by the actual facts in the Council's possession.

The $8 Million Error

After the terms were agreed to with SM Energy in March 2026, Erie's attorneys chose to exclude Alameda from negotiating the final contract language, despite the fact the Alameda team has unmatched experience in negotiating municipal oil and gas contracts. That decision had consequences.

Without our involvement, the production payment terms were changed without notification — from a tiered structure of 1% after 100% capital recovery, then 2% after 200% recovery, to a flat 2% after 200% recovery. The value to Erie dropped by approximately **$8 million**. Erie's own Environmental Services Director called the change "very, very different to the original terms" and asked Alameda what effect it had on the deal economics.

When I saw the final documents and recognized the error, I brought it directly to SM Energy and to the Mayor. Before the Tuesday, June 16th, Council meeting, we were successfully able to adjust the terms and recoup the lost $8 million. My point in telling this story is not self-congratulation. It is this: the moment expert representation was removed from the process, Erie unknowingly lost $8 million in a single draft revision. Competent advice has a dollar value. In just this one instance, it was worth $8 million.

Suffice it to say, it is highly unusual that a professional advisor would be removed from the negotiation process, and even more troubling that Town legal counsel would change economic terms without alerting anyone on Town Council or, at a minimum, requesting the calculation of what the economic consequences would be.

This Is Not Over

Tuesday's vote was 3 to 3. Council member Dan Hoback was absent. The deal did not pass — but it was not rejected by a majority. It failed by a tie.

Under the parliamentary rules that govern Erie's Town Council, **a council member who voted against a failed motion may bring a motion to reconsider at a subsequent meeting**. The next regular Town Council meeting is Tuesday, June 23, 2026. Only a council member who voted “No” on June 16th has standing to bring that motion.

One of the three “No” votes was Council Member **Brian O'Connor**. Mr. O’Connor had voted in favor of retaining Alameda Mineral Advisors to provide analysis and conduct these very negotiations — yet after hearing public testimony at the June 16th meeting from roughly 20 opponents, he changed his vote to “No”.

After the meeting, Mr. O'Connor was given the full picture directly once again: Erie was choosing between a deal with substantial health benefits and potential value of $450 million, or receiving no health benefits and approximately $3 million in value — and in both cases, **every single one of the 26 Draco wells gets drilled**. He heard it. Whether he acts on it now will be one of the most important fiscal decisions in Erie's recent history.

The 40,000+ residents of Erie who did not speak at that meeting should be reaching out to Mr. O'Connor directly. Not with anger — with information. The window has not permanently closed. But it is closing rapidly.

There is also a second path. Even without a formal motion to reconsider, a minor modification to the contract terms would allow an entirely new ordinance to be placed on a future agenda for a fresh vote. That option exists. Whether the Town's leadership has the will to pursue it is a separate question.

A Note on What This Moment Means for Colorado

Senate Bill 24-185, signed by Governor Polis in May 2024, was written specifically to give municipalities leverage in a permitting process where the leverage was historically with the oil companies. The law's advocates spent years fighting for it. It worked exactly as intended in Erie. The leverage was real. The deal was real. The value was real.

Erie was the first municipality in Colorado to use that leverage in real negotiations. The result was the largest municipal mineral rights transaction in State history by two orders of magnitude — or would have been, if the vote had passed.

Instead, the first time Colorado's landmark municipal mineral rights law was invoked, the municipality chose to receive nothing – the exact outcome they vigorously fought so hard against in the past.

What You Can Do

If you are a resident of Erie, contact Council Member Brian O'Connor before the next Town Council meeting on June 23, 2026. Ask him to bring a motion to reconsider the June 16th vote. That motion, if seconded and approved, would allow a new vote on the SM Energy agreement.

The deal that was on the table June 16th was the product of six months of expert negotiation, two competitive bid processes, and the first real use of Colorado's new municipal mineral rights law. This is a historic deal that Erie can capitalize on, but the ability to do so will disappear in a matter of weeks.

The drilling will happen anyway; nothing can stop that. The rig likely arrives in the next six to twelve months. The only thing that changed Tuesday night is that Erie will watch it happen without a dime to show for it — unless one Council member has the courage to call for a second vote.

This is fixable. For now.

Matthew Owens is the Founder and CEO of Alameda Mineral Advisors. He was retained by the Town of Erie in December 2025 to evaluate and negotiate the Town's mineral rights in connection with the Draco Pad project. Alameda's fee was contingent on deal completion.

Comments

73 · 10 comments · 6 reposts

Like Comment Share

Add a comment...

Most recent

Jason Poppenhagen • 2nd 4h
Director of Business Development @ Flowstate Solutions

Great summary article with call to action still on the table...hoping for reason to win out, but as we've seen before here...hope isn't a game plan.
I'm guilty of this myself, but not taking local elections seriously, who we put in local councils...matters more to our day to day lives than national elections...putting reasonable, intelligent, analytical people, capable o ...more

Like | Reply

Kaleb Roush • 2nd 15h
Energy Engineer & MBA | Asset Development, Strategy, and AI-Enabled Bu...

It's baffling. Cooperation is the pro-community position — it's how local governments secure real concessions, real oversight, and real dollars. The only question should have been whether the community benefits.

Like · 1 | Reply

Maxine Hecht • 3rd+ 4h
Retired at Johnson & Johnson

Very sad that the town where I own multiple properties lost all of that money and valuable property knowing the Draco pad was moving forward regardless. The flip in a council members vote was because a vocal group (known to be vocal with other political agendas) showed up in numbers. That swayed a council members vote. He felt those in favor did not speak ...more

Like · 2 | Reply · 1 reply

Howell Gwin III, CPA • 2nd 1h
Controller

Maxine Hecht Prior threats? Curious what the nature of the threats were?

A family friend of ours was Mayor of the small Southern town where I grew up when he desegregated the local college in the 1960s...a ...more

Like | Reply

Daniel Purvis • 3rd+ 17h
C3 Oilfield Services | Experienced Oil and Gas Sales Executive | Solution Fin...

Wow! Like stepping over $$ to pick up dimes...

Like | Reply

Jessica Wood • 3rd+ 1h
Consultant

Critical thinking is going the way of the Dodo. We need to overcome the NIMBY effect aka not in my back yard.

Like | Reply

Travis Vitek • 2nd 2h
Leader | Strategist | Entrepreneur | Visionary

This doesn't surprise me one bit. Great write up

Like | Reply

Howell Gwin III, CPA • 2nd 1h
Controller

Matt, that decision is baffling. Thank you for writing this article.

It seems like Erie made an expensive choice to "vote against an oil company" instead of getting the best deal for citizens.

...more

Like | Reply

Keith kauffman • 3rd+ 32m
--

When was any of the above information presented to the town? I've been following this and everything you stated above was first heard..

Like | Reply

Jeff Rice • 3rd+ 56m
Operations & Manufacturing Management | Strategic Planning | 6 Sigma B...

This is so typical of Erie. This is what they did with nine mile. State Supreme Court sided with Erie that the land was theirs. Administration at the time thought it would a nice gesture to let Lafayette have the property. Poof there goes all the tax revenue. They are simply brilliant. ...more

Like | Reply

Enjoyed this article?

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Matthew Owens

Energy Executive

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Professional Community Policies
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Marketing Solutions
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Sales Solutions
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Manage your account and privacy
Go to your Settings.

Recommendation transparency
Learn more about Recommended Content.

Select Language
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Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Full Name	Brendan McDonald
City/Town of Residence	Erie
Your Comment	I urge the council to not proceed with this decision with so much uncertainty in the air. The facts are still being discovered, and the city has not done a good job of being transparent through the process.

Meredyth Muth

From: Gretchen Brinza <gretchenmilary@yahoo.com>
Sent: Saturday, June 20, 2026 10:11 AM
To: Council Mail
Subject: Mineral Rights--I do not support selling

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Erie Town Council,

As an Erie resident, I am writing to oppose the proposed sale of our municipal mineral rights to SM Energy.

We should not give up our community's legal leverage. Under SB24-185, our minerals cannot be force-pooled, giving us immense power to protect our neighborhoods. Selling these rights now permanently surrenders that protection just to help an oil and gas company meet its May 2028 production deadline.

Furthermore, using Alameda Mineral Advisors—a firm led by a former Civitas executive—creates a glaring conflict of interest, and plugging 17 old wells should be a standard safety requirement, not a bargaining chip for a new deal.

Sustainability is Erie's top priority. Please listen to the residents, we do NOT support the sale of the mineral rights. Further, I would like to question the policy and notice requirements as Brian O'Connor requested this new meeting with less than a week's notice. What is the minimum time required to add an agenda item that is not urgent?

Gretchen Brinza
Erie, CO Resident and Homeowner

Meredyth Muth

From: Nathan Brinza <ndbrinza@uwalumni.com>
Sent: Saturday, June 20, 2026 9:36 AM
To: Council Mail
Subject: Mineral Rights - I do not support selling

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Erie Town Council,

As an Erie resident, I am writing to oppose the proposed sale of our municipal mineral rights to SM Energy.

We should not give up our community's legal leverage. Under SB24-185, our minerals cannot be force-pooled, giving us immense power to protect our neighborhoods. Selling these rights now permanently surrenders that protection just to help an oil and gas company meet its May 2028 production deadline.

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Nathan Brinza
Erie, Colorado resident and homeowner
Sent from my iPhone
Sent from my iPad

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

Please submit any written comments for the Town Council before **12 p.m. on June 22** for the comments to be provided in the Council materials packet.

Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Brittany Jenkins
City/Town of Residence	Erie
Email	brittanylynnjenkins@gmail.com
Your Comment	Councilmembers- I am submitting this comment as a concerned resident of Erie Highlands in regards to the potential sale of Erie's mineral rights to SM Energy (formerly Civitas). I am firmly opposed to any vote or sale at this time. To be clear, I am fully aware that DRACO is moving forward and the town is now in a time-sensitive situation. That said, I am writing to urge the Town Council to refrain from approving any contract to sell Erie's mineral rights to SM Energy under the current circumstances. This decision appears to have moved forward through a no-bid process, without the level of transparency, competitive analysis, or community engagement that a decision of this magnitude deserves. The sale of public mineral rights is not a routine transaction. It has long-term implications for the town's financial future, environmental stewardship, public health, and the well-being of residents living near potential oil and gas operations. The Council has repeatedly stated that it is fulfilling its fiduciary responsibility. However, fiduciary responsibility should not mean accepting a single pathway without fully exploring alternatives. It should mean performing thorough due diligence on behalf of the community. At this point, it remains unclear whether there is truly a financial or legal risk in refusing the sale, because the town has not sufficiently demonstrated that it has investigated other options, sought outside analysis, or meaningfully evaluated the long-term consequences. I would also like to point out that it is also very troubling that the town surveyed residents about a potential hotel tax but has not sought comparable community input on the sale of mineral rights. The sale of these rights could have a far greater impact on residents' lives, particularly when oil and gas development near homes raises concerns about air quality, noise, traffic, health, property values, and overall quality of life. Before any vote is taken, I respectfully ask the Council to pause this process and take the following steps: seek additional independent valuations, disclose all potential conflicts of interest, obtain competitive bids or proposals, clearly explain the risks of refusing the sale, and provide residents with a meaningful opportunity to weigh in. The people of Erie deserve transparency, accountability, and a process that reflects the seriousness of this decision. Please do not approve this contract until the town has completed a more thorough, independent, and community-centered review.

Thank you-
Brittany Jenkins

Meredyth Muth

From: Janet Brown <janetmbrown25@gmail.com>
Sent: Monday, June 22, 2026 10:38 AM
To: Council Mail; Town Clerk; Meredyth Muth
Subject: Mineral Rights

Follow Up Flag: Follow up
Flag Status: Flagged

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Council, Town Clerk,

I respectfully request that this email be shared with the town attorney as I was unable to locate any contact information on the website.

What has changed since last Tuesday?
Rumors that Council Member O'Connor may have changed his mind.
A social media posting by Matt Owens regarding the decision to deny the sale of mineral rights by the council last week.

What has not changed:
The Attorney General is investigating the failure to follow protocol with the hiring of the consultant.
Drilling has not begun and is unlikely to begin for months.
The deal that was on the table last week, which presented as some kind of mandatory decision last week or the deal could never happen, is back on the table.
Council has made no efforts to further explain the benefits of selling mineral rights or the false deadline of 6/16 (now 6/23). If there is a deal today, there is a deal tomorrow.
No cost analysis has been performed, or if it has been performed has not been shared with the residents.
There were more than 20 resident and interested party speakers last week and only two were not opposed to selling the mineral rights.
My opposition to what appears to be the HASTY sale of mineral rights to SM without proper understanding by the public. It's not that we are not intelligent enough to understand; it's that the information is not complete and transparent.
Council has not had the opportunity to protect the open spaces, which has been noted as an oversight.
Many of the residents, myself included, believe that the council is acting behind the scenes, not being fully transparent and continuing with an agenda of their own making without considering the concerns of residents.

If this decision can be reconsidered, I would like the council to consider other decisions which had numerous speakers and observers at council meetings, including, but not limited to:
The Flag Policy
Approval of the Red Tail Ranch Project
Firing of the Town Manager

Removal of the sprinkler requirements on new builds (when that savings is not going to be passed on to the buyer, but will remain in the pockets of the developers).

Failure to take action to limit the traffic and/or financial concerns at the airport.

The social media post by Mr. Owens was in poor taste. It was unprofessional and condescending towards the residents and the council. I'm curious if it was a violation of the information shared in Executive Sessions. In any case, he has lost credibility with residents. I believe this is grounds for termination of the contract with him and his company.

I request that the council place this vote on hold until we have a better understanding of the actual terms of the agreement and a fair presentation of the short term and long term costs (financial, environmental and other) to the town. Any decision now is potentially compromised by actions taken by the AGO given that at least two members stated publicly that protocol was not followed. We have not been given an understanding of how that could impact the deal moving forward.

I also request that the contract with Mr. Owens, his company and any of his representatives be terminated immediately.

Sincerely,

Janet M. Brown
District 1
Erie, CO 80516

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Full Name	Caleb Adams
City/Town of Residence	Erie
Email	calebadams04@gmail.com
Your Comment	The Town of Erie has a duty to protect the families and residents. It does not have the right to comply with a quietly orchestrated deal that directly and indirectly endangers Erie residents, while jeopardizing property value for a temporary boost to budget funds that will not last and have lasting impacts on the real estate economy of our community. Drilling under hundreds of homes while hundreds of residents stand against it is flat out irresponsible and unacceptable. Anyone who continues to push these measures through will be voted out of office as soon as electorally possible.

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Full Name	Carol Shanahan
City/Town of Residence	Erie
Email	carolshanahan220@gmail.com
Your Comment	I DO NOT support this agreement!!!

Meredyth Muth

From: Diane Carter <dianeccarter@gmail.com>
Sent: Sunday, June 21, 2026 5:22 PM
To: Council Mail
Subject: Mineral rights

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please do not sell any mineral rights. Selling is forever, don't do it. Diand Carter

Meredyth Muth

From: JAMES AND MARSH CASTNER <striker1117@aol.com>
Sent: Friday, June 19, 2026 9:29 AM
To: Council Mail
Subject: Draco deal

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members,

Please, negotiate the best deal for the Town of Erie and then approve the Draco deal.

My only concern is that any money realized by Erie as a result of the deal, is used responsibly, for the benefit of all our legal residents, ie. reduction in local taxes/fees, infrastructure improvements/repairs, etc.

Thank You
Jim Castner
312-259-4263

Sent from my iPhone

Meredyth Muth

From: Scott Charles <scottjcharles@gmail.com>
Sent: Friday, June 19, 2026 6:27 PM
To: Council Mail
Subject: Reconsider the Mineral Rights Agreement

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor Moore and Council,

I am asking you to reconsider the June 16 vote rejecting the mineral rights agreement with SM Energy.

The town has already acknowledged that the Draco project will move forward regardless of this agreement. This vote was never about stopping drilling. It was about whether Erie would secure millions of dollars in value, additional land, long-term revenue, and enforceable environmental protections, or walk away with nothing.

The Council chose nothing.

The “no” vote did not stop a single well, delay a single permit, or change the outcome in any meaningful way. It simply forfeited benefits that would have directly served Erie residents while the project proceeds anyway.

What is most disappointing is the appearance that some members of Council were more concerned with appeasing the loudest activists in the room than protecting the long-term interests of the town. Many of those pushing hardest for a “no” vote were not offering a realistic alternative. Their objective was to oppose the project at all costs, despite knowing this vote would not stop it.

Erie deserves leaders willing to make difficult decisions based on facts, outcomes, and the interests of taxpayers. Good government requires courage, independent judgment, and a willingness to deal with reality as it exists. It does not require surrendering to pressure from a vocal minority seeking symbolic victories while the town bears the cost.

The Council had an opportunity to secure real and lasting benefits for Erie in exchange for development that is happening regardless. Instead, it walked away empty-handed.

That is not leadership. It is a costly failure of judgment, and one that should be reconsidered before the consequences become permanent.

Regards,
Scott Charles

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Full Name	Chris Sessions
City/Town of Residence	Erie, Colorado
Your Comment	I urge the Town Council to postpone any sale of Erie's mineral rights until the questions surrounding the negotiation process have been independently reviewed and resolved. Consultant Matthew Owens acknowledged that the competitive solicitation process described in his contract was not completed and stated that he had been instructed not to do so. Yet it remains unclear who authorized that change and whether it was properly approved. Several council members have themselves raised concerns about transparency and the extensive use of executive sessions. More than 100 residents have requested review by the Colorado Attorney General, and legal questions regarding procurement and contract compliance remain unresolved. Regardless of where one stands on oil and gas development, public assets should not be sold under circumstances that leave residents questioning whether the town's own procedures were followed. Mineral rights are a long-term public asset. If this agreement is truly in the best interest of Erie, it will still withstand independent scrutiny. There is no compelling reason to rush an irreversible decision before the public can be assured that the process was transparent, lawful, and worthy of the community's trust. I respectfully ask the Council to delay any sale until these concerns have been fully addressed.

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Full Name	Christiaan van Woudenberg
City/Town of Residence	Erie
Email	christiaan@ecocarto.com
Your Comment	After reviewing the proposed contract, hearing public comment and council discussion on the matter, and reading through Matt Owens' wildly inappropriate diatribe on LinkedIn, I believe his statements in this public forum should disqualify him from representing the Town of Erie in these contract negotiations. Here are some examples of falsehoods presented in his post, available at https://www.linkedin.com/pulse/erie-town-council-had-choice-450-million-nothing-chose-matthew-owens-6yi2c/ "At the meeting, Council listened to passionate public testimony from about twenty residents who unconditionally oppose fossil fuels under any circumstance. The statements were highly emotional and very impactful, but they were misplaced. [...] The question was whether or not Erie would secure meaningful benefits and compensation for its residents." Matt didn't hear the unanimous concerns raised about the abuse of executive sessions, failures to adhere to terms in the contract, and how the contract overwhelmingly favored SM Energy over the residents of Erie. This matter has been referred to the State's Attorney General's office for investigation. "Based upon Alameda's analysis, the total aggregate value of the agreement ranged up to $465 million." The $465 million figure is vastly inflated, as it includes long-term tax revenue from the full development of the parcels sold to the Town. Economic development can occur on these parcels without this deal; any prospective land developer can negotiate directly with SM Energy. 7N LLC (a subsidiary of SM Energy) only purchased these parcels to avoid issues with obtaining surface use rights to drill at Vessels Minerals, which is now impossible given the passage of SB19-181. "Plugging and abandonment of 17 legacy wells located within Town limits at SM Energy's expense, representing approximately $4.4 million in removal and remediation costs above and beyond obligations already required by State law." This is not a benefit to the Town, as SM Energy will have to pay these costs regardless of whether an agreement is reached. The 5-year timeframe does not hold the operator to any standard significantly more restrictive than COGCC/State regulations already do. A negotiator prioritizing Erie residents' health and safety would demand SM Energy plug all of these wells before a single new well at Draco

is spudded.

"Approximately $1.2 million in high-priority roadway improvements sought by the Town."

Paving this segment of CR 6 between the Draco pad and the Front Range Landfill is NOT a high priority and only serves to establish the hauling route for materials to and from the Draco pad — in particular, for drill cuttings and other waste to the Front Range Landfill. This represents only a burden to the Town, as they will have to maintain this paved road indefinitely.

"Environmental and operational inspection rights at the Draco Pad, despite the facility being located outside Town boundaries."

No meaningful inspection program can proceed under a 7-day notification requirement. Inspection at will is the bare minimum.

"[O]pportunities still exist to secure these benefits for Erie residents if Town leadership is willing to continue the discussion."

The contract is being re-introduced with no changes, despite persistent pleas from residents and the Council minority. There is no discussion here.

In his post, Matt Owens made it exceedingly clear that he values his potential $4 million compensation package above all else, and not the best interests of Erie residents.

Christiaan van Woudenberg

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Full Name	Christine Hackett (Eisenberg)
City/Town of Residence	Erie
Email	christine.chicago@gmail.com
Your Comment	There are false narratives regarding the Agreement to Sell the Town's Mineral Rights within the Draco Pad project. I'm going to outline 7 of them. Bottom line, these are significant misunderstandings that are driving the Anti-Agreement sentiment. Voting No based on these false narratives is a serious disservice to the Truth. False Narrative 1: The Town, specifically, the Mayor, is "allowing" oil & gas operator SM Energy to drill under our homes and schools to frack for oil & minerals. False. Not True. This Town Council, including the Mayor, along with the last Town Council, the Town Staff, and many, many of us residents fought hard against the Draco Pad project. We lost. The State's ECMC approved the Draco Pad project in March 2025. The Town isn't allowing this; it is being forced upon us. False Narrative 2: By voting No on the Agreement, Town Council can "delay" the project, possibly to the point of stoppage. False. Not True. The Town's Director of Environmental Services outlined 2 plausible means by which the Town's minerals can be "avoided." What wasn't stated was how or at what cost the Town can confirm this avoidance. Equally important is the fact that while the State's ECMC put a 3-year deadline on the wellhead construction in Weld County, any change from that timeline is controlled by ECMC, who already voted 4-1 against the Town's interests. False Narrative 3: You have received a Vote No letter originated by a resident in Flatiron Meadows that included at least 70 other names of neighbors who agreed to be added to the letter when they "liked" her Facebook post. This resident's Vote No stance began with a Facebook post of an AI generated analysis that falsely compares the financial gain from the sale of the Town's mineral rights against the overall health and environmental risks associated with the Entire Draco Pad operation. This is False. Not True. The sales agreement mitigates some of the health and safety risks by getting our own on-site inspections at the well head, and the closure of 17 additional well heads in Erie that are NOT required by ECMC's deal with SM Energy. Other than this deal, only ECMC can require closure of those wells. But a key fallacy in the AI analysis is the comparison of Erie's financial gain, when the primary financial winners in this Draco Pad deal are Weld County and the State of Colorado, who are getting whopping sales taxes and usage fees from the entire Draco Pad operation. It is Weld County and the state of Colorado who disregarded our Town's health, safety and environmental concerns in favor of financial gain. False Narrative 4: The Town Council, specifically the Mayor, conducted "shady,

backroom deals" to sell our Town's 2.7% mineral rights in the Draco Pad operation. False. Not True. Any negotiation on behalf of the Town is "quasi-judicial." As you know, this means the Town's staff and attorneys have to advise the Town Council in a non-public Executive Session. It is only in this non-public session that the staff, attorneys, Town consultant, and Town Council can fully discuss the Town's best negotiating tactics. This is common practice for any governing body.

False Narrative 5: The Town Council, specifically the Mayor, conducted a sole-source procurement for a consultant and this procurement was not compliant with Town Purchasing Policy. False. Not True. It is the Town Manager, in this case former Town Manager Malcolm Fleming, who has the responsibility and final authority to conduct the Town's procurement of contracts. In contrast, the Town Council votes to approve contracts, and the Mayor signs the ordinance that legalizes the contract. Neither the Town Council nor the Mayor conducts the procurement process.

False Narrative 6: The Town's hired consultant on this matter, Alameda Minerals, and specifically owner Matt Owens, has a conflict of interest in this Agreement. False. Not True. Matt Owens left Civitas after SM Energy purchased the company. He stated at the June 2, 2026 TC Study Session that he owns no stock in Civitas/SM Energy. The value of his engagement in this process is that he knows the profits and costs associated with this project. He has no incentive to give the company a better deal, and he is highly incentivized to help the Town get the best deal. This is no different than any other former employee of a company or government entity who sets up shop as a consultant. This is common industry practice.

The question is: Are there other consultants with this knowledge? Possibly in a general sense, but not specific to this project. Again, this issue is associated with the performance of the former Town Manager Malcolm Fleming. It was his responsibility to identify the Town's minerals as a resource that could be valued after we lost the ECMC vote in March 2025. It was his responsibility to immediately solicit expertise to advise the Town. Instead, by the time SM Energy proposed the purchase of the Town's minerals, we were in a time crunch and options were limited.

False Narrative 7: The Town should continue its practice to lease our minerals, not sell them. False. Not True. The leased value of a cash payment only, is far inferior to the sales value. The sales value provides health and safety benefits to the residents with the on-site inspections at the wellhead and closure of 17 additional wells, the projected $25 million in cash payments, the future sales tax revenue estimated at $50 to 200 million associated with development of 2 of the land transfers, and the utility of the 3rd land transfer to support expansion of the Town's public service center.

Again, Bottom line, these are 7 significant misunderstandings that are driving the Anti-Agreement sentiment. Voting No based on these false narratives is a serious disservice to the Truth. I urge Town Council members to rely on Truths and vote accordingly. I support a Yes vote.

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Full Name	Christine Jagher
City/Town of Residence	Erie
Your Comment	I'm joining others urging the council to hold off on this vote and sale until they've done and shared their due diligence to utilize a proper bidding process. Please ensure we are operating at the lowest risk to the community with the highest benefit and take the time to truly understand the impact to our health and wellbeing in the long term.

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Full Name	Chrystalynn (legal name IS one word)
City/Town of Residence	415 Main st Old Town Erie (32 years)
Email	chrystalynn@comcast.net
Your Comment	I am a simple citizen who is torn between the environmental impacts of Oil and Gas on climate change and the hard core reality that our current and evolving world NEEDS these resources: to cool people down in100 degree heat and warm people up during unanticipated cold. Albeit, I still think it is financially prudent to approve this agreement with the caveat that water issues will be considered. Therefore, I am happy to see Erie reconsidering this decision. If they went forward and redid the RFP for the Consultant in a more transparent manner that might help gain more citizen support although it does delay the project.... WHY I SUPPORT THE APPOVAL OF THIS AGREEMENT: SM Energy will find a way to access these resources whether or not Erie approves the agreement. Sure we will be paid for our mineral rights but eventually the wells will run dry and Erie will get nothing left in value. This agreement is complicated but my understanding of it is that Erie will get a sizeable amount of property (which they will eventually develop) at a value largely over and beyond what it is currently worth PLUS Erie will still reap 2% of the profits from the resources accessed. PLUS an extensive amount of cleanup work and abandoned well closures will be taken on. When the wells run dry Erie is left with a huge piece of property they would otherwise not be able to buy/access. This is a huge benefit to the town for decades to come. I do not see any citizen comments in support of this agreement. Have they really READ the contract and agreement or are they dwelling on a naive assessment of the issues? Maybe I am naive? Personal Disclosure:I have mineral rights attached to my property title and have benefited from payments recieved pursuant to that agreement. But the annual income has been minimal and has dropped substantially as the wells went dry. In the late 1990's when I was the chair of the first Tree Board, I remember the Town negotiating with Broomfield and Mayor Vic Smith saying "we are caught over a barrel" with Broomfield as they masterminded the huge development of their

jurisdiction and we lost out on a huge amount of property that clearly was a major financial loss to Erie that has impacted us decades later.

Our municipal budget is constrained - might this agreement assist Erie in positive development over time? Adding Open Space on the property received? Reducing the amount of rooftops we need to fund our operations?

In 30 years, or even 20, will the Draco Pad still be producing? Will this council be remembered for the impactful decision they made for the town or will they be remembered like the old wild west of 1997 and the failure of Vic Smith's legacy to have more leverage with Broomfield?

You all have a hard job-thank you for working at it.

Meredyth Muth

From: Anna Clark <amc1012000@gmail.com>
Sent: Monday, June 22, 2026 8:48 AM
To: Council Mail
Subject: Mineral Rights sale

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Mayor and Council Members,
I am unable to attend the meeting tomorrow night but I would be there to share my thoughts if I could. Please consider this email my public comment, submitted also via the online form.

I attended the meeting on June 16th when this vote occurred. I gave public comment, urging the council postpone the vote. I was not alone. I heard other residents asking, "what's the rush?" The Mayor was clear that the vote MUST happen that night, there are necessary and inevitable timelines. These are SM timelines, not ours. This deal was voted down; the public is not behind this sale. We felt heard last week. But now, Alameda Minerals is lobbying the public and the council to reconsider. This is grossly inappropriate. I remind the Council that you represent Erie. Erie has spoken, again and again. Please vote no on the sale of our Town's mineral rights.

And, Mr. Mayor, there might have been "only" 20 people speaking last week, but we are not the only ones that feel this way. We are not the die-hards, or the hold-outs. We are the residents that do not was to yield our autonomy to Oil and Gas. We say, enough.

Thank you,
Anna Clark

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Full Name	Colin Towner
City/Town of Residence	Erie
Email	colinjtowner@gmail.com
Your Comment	I live a 1/4 mile from a 12 well site. When it was drilled and fracked it impacted our quality of life meaningfully AND there was no other mitigation or financial benefit to the town when that site was drilled. I think I understand why people struggle with the Draco site. However, there are some positives from the proposed deal. Land grants to the town that save significant money that would otherwise be required to expand public facilities. A revenue stream that can help offset future costs and keep taxes down for Town residents. The ability to monitor the site and get any leaks/spills identified quickly and addressed before they cause broader damage. The oil company does not have to do any of this. Where there are many dimensions to this deal that people may think can be improved, I think it is a reasonable and fair deal for the Town. Rejecting this deal will not delay Draco significantly. I expect the oil company already has alternatives designed and ready to submit. Rejecting the deal will also strand the minerals under Town control and make them economically infeasible to extract at a later date. That means the future value is zero to the Town and the cost of future projects such as public works yard expansion are much higher. Is it perfect? No, and no deal will Be. This is a good deal for Erie and I encourage you to vote in favor of it. Thank you

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Full Name	Corinna Hammersley
City/Town of Residence	Erie
Your Comment	Thank you for taking public comments via this form. Please DO NOT sell Erie's mineral rights, not now, not ever.

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Full Name	Corinne Oertel
City/Town of Residence	Erie
Email	corinneoertel@icloud.com
Your Comment	I strongly oppose the sale of Erie's municipal mineral rights. Selling these mineral rights would be a short-term financial decision with long-term consequences for Erie residents. I am deeply concerned about the process behind this deal. A decision of this size, involving public assets and millions of dollars, should be handled with full transparency, public accountability, and a competitive process. Residents deserve to know that every option has been carefully evaluated and that public health, environmental safety, and long-term community impacts are being prioritized over a one-time payout. Oil and gas development near residential areas raises serious concerns about air quality, water safety, public health, noise, traffic, and property values. Erie should not invite more industrial activity into areas where families live, work, and go to school. Please do not reconsider or revive this sale. Erie should retain its municipal mineral rights and use every available tool to protect residents, the environment, and the long-term future of our town.

Meredyth Muth

From: Rodger Cree <rodcree@hpc-solutions.net>
Sent: Friday, June 19, 2026 7:36 PM
To: Council Mail
Subject: 028 2026

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Town Council,

I am writing to request that the Council Members reconsider their vote on Ordinance 028-2026: Authorizing the Sale of Minerals.

The council should not be voting based on who is yelling the loudest. Smart decisions have to be made. Many in this town are remaining silent because those same loud voices shout in our faces as well. It doesn't mean they are correct.

I understand that Draco is going to happen - with or without this agreement - and it is in the best interests of the Town and its residents to APPROVE THIS DEAL!

Do what is in the best interest of this town. Do your job.

Sincerely,

Rodger Cree
1228 Links Ct
Erie

Sent from my T-Mobile 5G Device
Get Outlook for Android

Meredyth Muth

From: Joe Cygan <joe@countylinelumber.com>
Sent: Friday, June 19, 2026 9:16 AM
To: Council Mail
Subject: Draco Pad

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Erie Town Council,

I am writing to ask that you reconsider the Draco well and mineral rights proposal. While I did not initially follow this issue closely, I have spent significant time researching the situation since the recent vote in order to understand the community's concerns and the details of the deal.

After consulting with trusted individuals knowledgeable in the oil and gas industry who have no stake in this proposal, I have come to believe that this agreement is in the best interest of Erie. While I understand the opposition, I am concerned that much of the resistance stems from misinformation regarding the confidential nature of the negotiations. As a business executive, I recognize that certain information cannot always be shared immediately, and I find the unauthorized leaking of privileged details to be unacceptable.

Based on my understanding of the facts:

- Public Safety: The deal includes capping abandoned wells that currently pose a health and safety risk to our community—a remedy the town has previously struggled to secure.
- Mineral Viability: Draco drilling will proceed regardless of the town's participation. By not participating, the town risks having its minerals bypassed, rendered inaccessible, and left essentially worthless.
- Economic Benefit: The proposal provides significant monetary benefits and property that could greatly aid the town’s development. Given the high tax burden in our region, these resources are vital for maintaining community services and supporting the local economy.

As a representative of a small business that has been part of this community for 39 years, I see this as a calculated risk well worth taking for the long-term benefit of Erie. I hope that a portion of the resulting revenue could be used to support local small businesses, making it more feasible for us to remain and grow within the town.

Thank you for your time and for your service to our community.

Sincerely,

Joe Cygan

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Daniel Johnson
City/Town of Residence	Erie
Email	djj1924@gmail.com
Your Comment	Please do the right thing financially for the town, which is securing our future and growth. This drilling is going to happen whether residents approve it or not let's take advantage of the financial upside.

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Full Name	Darby Vernon
City/Town of Residence	Erie
Email	darby@darbyvernon.com
Your Comment	Dear Council. I oppose the selling of minerals to SM. I'm sure you're getting a lot of written comments explaining why not selling the minerals is a smart move. But I don't really care about what's smart. I care about freedom. Sometimes, freedom means watching your neighbors do something you think is really, really stupid. The residents of Erie have made it clear that they oppose selling the mineral rights. It's our freedom to say that. The Town of Erie is ultimately a collective of its residents, and the residents have spoken. I know some people think this means giving up on millions of dollars, but that's our freedom to do so. Don't be Big Government telling us that you know better. Freedom doesn't have a price tag. Thank you, Darby

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Full Name	David Hecht
City/Town of Residence	Erie
Email	daveh1@comcast.net
Your Comment	I believe that we should accept the land and the money, I feel will greatly benefit the Erie Community. I've heard that some activists have tried to intimidate people from speaking up that are for the measure. The board should never allow this type of fascists behavior in a democratic city hall meeting. those people should be removed so everyone's voice is heard. Thank you for considering my opinion on behalf of the Erie community.

Meredyth Muth

From: John Davie <john.davie@comcast.net>
Sent: Friday, June 19, 2026 6:23 AM
To: Council Mail
Subject: Erie Mineral Rights

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members,

I have reviewed the proposed deal to sell Erie's mineral rights and I support the approval of this contract. I believe this is a very important opportunity for Erie. The health and safety improvements and the financial incentives make this deal critical for the residents of Erie. It would be irresponsible to let this opportunity pass.

John Davie

Erie resident

Sent from my iPhone

Meredyth Muth

From: Nicole Doane <natherton7@gmail.com>
Sent: Friday, June 19, 2026 4:55 PM
To: Council Mail
Subject: Reconsider Ordinance 028-2026: Authorizing the Sale of Minerals

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening all,

My name is Nicole Doane, an Erie resident since 2017.

I am writing to respectfully ask the Council to reconsider their vote on Ordinance 028-2026: Authorizing the Sale of Minerals. I would like to express my support for the Council to sell the mineral rights. I understand any Council Member who voted no on the motion can bring a motion to reconsider, at the meeting Tuesday June 23, 2026. I would ask that at least one of the no votes, Brian, Anil, or Emily motion to reconsider. I believe selling the mineral rights is in the town's best interest, as the drilling will happen no matter what, and without this agreement with SM Energy we are losing millions of dollars, that will benefit the town.

I wish I had expressed my support prior to the first vote, but due to ongoing harassment by a local resident, who previously sent a threatening card to my home, I have been reluctant to speak out publicly in any way. Several current Council Members were supported by this resident and his "group", and given the fact these emails go to all Council Members, and I have yet to see any condemnation from Dan, Emily or Anil regarding Skylar Weitzel's actions, or Sara Loflin's alleged embezzlement of nearly $70,000 from Meadowlark PTSA, I am concerned my email and sentiments will be shared with a nasty group of people who have been hell bent on terrorizing my family for years. I fear for my and my family's safety due to the repeated harassment by Skylar and his group to include Shavonne Blades(who is my neighbor), Justin Brooks and others.

I hope adding a little of my personal fear, and experiences with some of these vocal activists, helps you understand why I and I believe many others have been fairly quiet, and reluctant to put our names out there in support of these hot button topics, because we don't want the targets on our backs to get larger! I hope you can also see how strongly I must feel, to come out and make this statement to all of the Council Members, despite my fear.

Thank you all for serving the Town of Erie. I do appreciate the time and sacrifice it takes to be a public servant. Please reconsider your vote, and do the right thing for the town, what it's the town's best interest long term. The drilling is happening no matter what, and that's really what these vocal activists are upset about, and they can't stop it. So if we can't stop it, let's make the best of the situation and get as much as we can out of it. You have a fiduciary duty to do what's in the best interest of the town, whether or not a fraction of loud anti oil and gas mouthpieces are yelling at you not to.

Blessings,

Nicole Doane

Meredyth Muth

From: Shannon Dodge <smcomer1@gmail.com>
Sent: Friday, June 19, 2026 3:11 PM
To: Council Mail
Subject: Request to Reconsider the June 16 Mineral Rights Vote

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Moore and Members of the Town Council,

As a resident of Erie, I am writing to ask the Council to reconsider its June 16 vote rejecting the mineral rights agreement with SM Energy.

I did not attend Tuesday's meeting. Like many residents I spoke with, I assumed a "yes" vote was the common-sense outcome and did not think my presence was necessary. I have since watched the video, and the climate in the room was about what I expected. I also spoke with a fellow resident who attended in person and spoke in favor of the agreement. She described others in the room who supported it but stayed silent, feeling intimidated by the heckling, the tension, and the demeanor of some of those advocating for a "no." She has already reached out to councilmembers directly to describe that hostility, so this may not be the first you are hearing of it.

I raise this for a specific reason. The room on Tuesday was not a fair representation of the town, and I worry that the opinions expressed so forcefully that night may have weighed on the vote itself. If any councilmember was swayed toward a "no" by the intensity in the chamber, I would gently ask whether that pressure reflected the will of Erie as a whole or only the will of the few dozen people willing to be the loudest. Much of that anger seemed aimed at fracking and oil and gas development in general, but this vote was the wrong forum for that fight. A "no" does nothing to stop the drilling. Meanwhile, a great many residents who supported the agreement simply were not there to say so, because we assumed the decision was already settled.

That brings me to the substance. The town itself has acknowledged that the Draco project will move forward whether or not Erie sells its remaining interest. Given that the drilling is coming either way, the real question was never whether to allow it. It was whether Erie walks away with nothing or captures real value in return, and as I understand it, the agreement offered a great deal of value. It would have brought the town a substantial cash payment, a meaningful transfer of land, and an ongoing share of revenue that would have paid Erie for as long as those wells produce, potentially for decades. Just as importantly, it secured binding environmental protections, including monitoring and commitments to plug aging wells, safeguards the town has no guarantee of obtaining once it has given up its seat at the table.

That is what a "yes" vote would have meant: money, land, long-term income, and enforceable protections for residents. The "no" vote stopped not a single well from being drilled. It simply forfeited all of that and left Erie with nothing to show for development that is happening anyway.

I respectfully ask you to revisit this decision and weigh carefully what the town gives up by holding out,

with the full range of resident opinion in mind, not only the voices that were loudest on Tuesday night.

Respectfully,
Shannon Dodge

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Full Name	Donald Poole
City/Town of Residence	Erie Colorado
Email	dlpoole@gmail.com
Your Comment	You simply MUST VOTE NO. The majority of city residents DO NOT WANT THIS. This is an absolute travesty and an ecological nightmare

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Full Name	Doug Wood
City/Town of Residence	Erie
Your Comment	I hope that the members of the Erie city council have thought through their legal representation. They will be named and be personally liable if the Draco pad results in a class action lawsuit. Nobody wants this measure to pass and a Federal judge will take that into account during sentencing. Also, please understand that in the federal system their in no parole, time sentenced equals time served. I hope each member of the council has thought this through.

Meredyth Muth

From: Delaney Dreckman <delaneydreckman@gmail.com>
Sent: Sunday, June 21, 2026 12:00 AM
To: Council Mail
Subject: Ordinance 028-2026

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mayor Moore, Mayor Pro Tem, and Council Members,

I am writing to respectfully request that the Council Members reconsider their vote on Ordinance 028-2026: Authorizing the Sale of Minerals. My comments are being provided as a resident, and not as Planning Commission Vice Chair for the Town of Erie.

I also want to acknowledge that I regret not speaking during the June 16 meeting. While I attended and listened to the discussion, I did not feel the meeting environment was conducive to open dialogue from residents who supported the agreement. Repeated outbursts from the audience created an atmosphere that I felt sharing my viewpoint wasn't productive. In hindsight, I wish I had spoken anyway, and I appreciate the opportunity to share my perspective now.

Regardless of where individuals stand on oil and gas development, Erie has a responsibility to be a good steward of the assets owned by its residents. The Town's mineral interests are valuable public assets, and Council has an obligation to evaluate how those assets can best serve the community.

The Draco development has already received the approvals necessary to move forward. Based on the information presented publicly, the rejection of the mineral agreement does not stop the project from proceeding. At most, it may require adjustments to portions of the drilling plan. While reasonable people may disagree on the desirability of the project itself, it is important to recognize that the decision before Council was not whether drilling would occur, but whether Erie would receive benefits in exchange for its mineral interests.

I believe the benefits of financial compensation, important oversight, and additional productive commitments from the operator are benefits Erie cannot reject since development is moving forward regardless.

Oil and gas production remains a significant part of Colorado's economy and is particularly important in Weld County. The funds produced by oil and gas are heavily relied upon by many Colorado communities. When development occurs, local governments should seek opportunities to maximize accountability and public benefit.

It is also worth noting that horizontal drilling and hydraulic fracturing in the DJ Basin will occur thousands of feet below our groundwater aquifers. There's extensive requirements for groundwater monitoring and the well construction/casing/etc. in place. I agree continued oversight is necessary, but claims regarding damage to groundwater or residential foundations should be evaluated based on evidence.

I understand that concerns have been raised regarding the process surrounding this agreement. Transparency and public trust are important, and those concerns should be addressed. However, I encourage Council to evaluate the agreement itself on its merits. The Town's responsibility is to determine whether the proposed terms provide value, accountability, and protections for Erie residents. The controversy surrounding the process should not prevent an objective evaluation of the benefits being offered.

As someone whose family has owned a Colorado ranch for nearly 100 years, I have grown up around conversations about mineral rights, leases, and the responsibilities that come with land ownership. Our family has participated in these processes firsthand and understands both the opportunities and obligations involved. That experience has shaped my belief that when development is occurring, Colorado landowners should seek protections, oversight, and fair value for the assets they own rather than simply walking away from the opportunity.

As a resident and taxpayer, I believe Erie should approach its mineral interests with the same mindset any responsible property owner would: protecting the asset, maximizing its value, and ensuring that any development occurring within our community provides meaningful benefits to the people who live here.

Thank you,
Delaney Dreckman

Meredyth Muth

From: Amelia Dress <ameliadress@gmail.com>
Sent: Saturday, June 20, 2026 7:19 PM
To: Town Clerk
Subject: Do not sell mineral rights

Follow Up Flag: Follow up
Flag Status: Flagged

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Town Council,

I was happy to see the updated vote that the mineral rights for the Draco project would not be sold following last week's meeting. I now hear that this may be up for reconsideration with a second vote being requested.

As a long time Erie resident, who chose Erie intentionally for the many benefits it has, I'm writing to ask that the mineral rights not be sold. There is little to gain from this for the town, and it will likely hurt home values, quality of life and safety.

I know this is a difficult decision. I grew up in Colorado in an oil and gas family, so I'm familiar with all sides of this. But because of that, I also know that the drawbacks are far greater than the benefits.

Thank you,

Amelia Richardson Dress

Meredyth Muth

From: Christine Chicago <christine.chicago@gmail.com>
Sent: Monday, June 22, 2026 1:20 PM
To: Council Mail
Subject: I Support a Yes Vote on the Agreement to Sell the Town's Mineral Rights

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Moore and Council Members,

There are false narratives regarding the Agreement to Sell the Town's Mineral Rights within the Draco Pad project. I'm going to outline 7 of them. Bottom line, these are significant misunderstandings that are driving the Anti-Agreement sentiment.

Voting No based on these false narratives is a serious disservice to the Truth.

False Narrative 1: The Town, specifically, the Mayor, is "allowing" oil & gas operator SM Energy to drill under our homes and schools to frack for oil & minerals. False. Not True. This Town Council, including the Mayor, along with the last Town Council, the Town Staff, and many, many of us residents fought hard against the Draco Pad project. We lost. The State's ECMC approved the Draco Pad project in March 2025. **The Town isn't allowing this; its being forced upon us.**

False Narrative 2: By voting No on the Agreement, Town Council can "delay" the project, possibly to the point of stoppage. False. Not True. The Town's Director of Environmental Services outlined 2 plausible means by which the Town's minerals can be "avoided." What wasn't stated was **how or at what cost** the Town can confirm this avoidance. Equally important is the fact that while the State's ECMC put a 3-year deadline on the wellhead construction in Weld County, any change from that timeline is controlled by ECMC, who already voted 4-1 against the Town's interests.

False Narrative 3: You have received a Vote No letter originated by a resident in Flatiron Meadows that included at least 70 other names of neighbors who agreed to be added to the letter when they "liked" her Facebook post. This resident's Vote No stance began with a Facebook post of an AI generated analysis that falsely compares the financial gain from the sale of the Town's mineral rights against the overall health and environmental risks associated with the Entire Draco Pad operation. This is False. Not True. The sales agreement mitigates some of the health and safety risks by getting our own on-site inspections at the well head, and the closure of 17 additional well heads in Erie that are NOT required by ECMC's deal with SM Energy. Other than this deal, only ECMC can require closure of those wells. Also, the primary financial winners in this Draco Pad deal are Weld County and the State of Colorado, who are getting whopping sales taxes and

usage fees from the entire Draco Pad operation. **It is Weld County and the state of Colorado who disregarded our Town's health, safety and environmental concerns in favor of financial gain.**

False Narrative 4: The Town Council, specifically the Mayor, conducted "shady, backroom deals" to sell our Town's 2.7% mineral rights in the Draco Pad operation. False. Not True. **Any negotiation on behalf of the Town is "quasi-judicial."** As you know, this means the Town's staff and attorneys have to advise the Town Council in a non-public Executive Session. It is only in this non-public session that the staff, attorneys, Town consultant, and Town Council can fully discuss the Town's best negotiating tactics. This is common practice for any governing body.

False Narrative 5: The Town Council, specifically the Mayor, conducted a sole-source procurement for a consultant and this procurement was not compliant with Town Purchasing Policy. False. Not True. **It is the Town Manager, in this case former Town Manager Malcolm Fleming, who has the responsibility and final authority to conduct the Town's procurement of contracts.** In contrast, the Town Council votes to approve contracts, and the Mayor signs the ordinance that legalizes the contract. Neither the Town Council nor the Mayor conducts the procurement process.

False Narrative 6: The Town's hired consultant on this matter, Alameda Minerals, and specifically owner Matt Owens, has a conflict of interest in this Agreement. False. Not True. Matt Ownens left Civitas after SM Energy purchased the company. He stated at the June 2, 2026 TC Study Session that he owns no stock in Civitas/SM Energy. The value of his engagement in this process is that he knows the profits and costs associated with this project. He has no incentive to give the company a better deal, and he is highly incentivized to help the Town get the best deal. This is no different than any other former employee of a company or government entity who sets up shop as a consultant. This is common industry practice.

The question is: Are there other consultants with this knowledge? Possibly in a general sense, but not specific to this project. **Again, this issue is associated with the performance of the former Town Manager Malcolm Fleming**. It was his responsibility to identify the Town's minerals as a resource that could be valued after we lost the ECMC vote in March 2025. It was his responsibility to immediately solicit expertise to advise the Town. Instead, by the time SM Energy proposed the purchase of the Town's minerals, we were in a time crunch and options were limited.

False Narrative 7: The Town should continue its practice to lease our minerals, not sell them. False. Not True. **The leased value of a cash payment only, is far inferior to the sales value.** The sales value includes health and safety benefits to the residents with the on-site inspections at the well head and closure of 17 additional wells, the projected $25 million in cash payments, the future sales tax revenue estimated at $50 to 200 million associated with development of 2 of the land transfers, and the utility of the 3rd land transfer to support expansion of the Town's public service center.

Again, Bottom line, these are 7 significant misunderstandings that are driving the Anti-Agreement sentiment**. Voting No based on these false narratives is a serious disservice to the Truth. I urge the Town Council to rely on Truths and vote accordingly. I support a Yes vote.**

Thank you,

Christine Hackett Eisenberg

District 1 Resident since 2020

Meredyth Muth

From: Rob Eisenberg <eishockey13@gmail.com>
Sent: Friday, June 19, 2026 11:33 AM
To: Council Mail
Subject: Fix the agreement

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Town Council,

You have made the biggest mistake possible by not approving the agreement wth SM Energy.

You have given up important and highly valuable health and safety measures for the Town's residents regarding the Draco pad and hundreds of millions of dollars to help solve water issues, road issues and all kinds of growth issues that face Erie as we move forward.

Please fix this at the June 23 town council meeting by voting to approve the agreement with SM Energy.

I did not speak up at the June 16 Town Council meeting due to the vociferous and belligerent behavior of the anti-agreement crowd who were allowed to bully those in the meeting who had a different point of view.

You have a STANDARD OF CARE and a FIDUCIARY responsibility to do what is right for the Town. Please correct this mistake.

Rob Eisenberg
District 1
Resident since 2020
798 Limestone Drive, Erie CO 80516

Sent from my iPhone

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Full Name	Elisa Hurwitz
City/Town of Residence	Erie
Email	elisa.hurwitz@gmail.com
Your Comment	Dear Mayor and Members of the Erie Town Council, I am writing to urge the Town Council to vote NO on the proposed sale of our municipal mineral rights. As a community, we spent more than two years fighting to hold Civitas (now SM Energy) accountable for the Draco Pad. Our neighborhood's position has not changed: sustainability remains our number one priority, as reflected in Erie's own community surveys. We did not vote to sell our mineral rights, and we do not support this deal. I ask the Council to reject this sale based on four critical points: • We Hold the Leverage Under SB24-185: Under current Colorado law, the Town's mineral rights cannot be force-pooled. If Erie refuses to sell, SM Energy is legally required to drill around us. Selling these rights means permanently surrendering the strongest legal tool we have to protect our neighborhood. • Clear Conflict of Interest: The Town hired Alameda Mineral Advisors to negotiate this deal—a firm led by a former Civitas executive. Paying an industry insider to "represent" the community we fought so hard to protect is a severe conflict of interest. The terms of this sale were effectively designed by the very industry benefiting from them. This is extremely concerning. • Plugging Old Wells is an Obligation, Not a Bargaining Chip: The framing of plugging 17 old wells as a "benefit" or a gift to the town is misleading. Remediating these old wells is a matter of basic public safety that should have been addressed long ago—it should not be used as a bargaining chip to justify a massive new sale. Negotiating a deal of this magnitude largely in private executive sessions undermines public trust. Erie residents have shown up consistently—including the 418 residents who submitted comments during the 2A period and the 271 who went on the official public record. We are asking you to represent our health, safety, and long-term sustainability. Please vote NO on the sale of Erie's municipal mineral rights. Sincerely, Elisa Hurwitz

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Full Name	Elisabeth Fisher
City/Town of Residence	Erie
Your Comment	To the Erie Town Council, I was the second speaker at the June 16 meeting. It was almost impossible for me to gather the strength to walk up to the podium, following the gavel banging and abrupt departure of the mayor and mayor pro tem from the dais. Their words and actions cast a pall over the proceedings that lingers still. I fully understand and respect how important it is for all of us to "follow the rules", as the mayor cautioned those in attendance at that meeting. So I ask: why were the rules of procedure not followed when it came to the internal process surrounding the proposed sale of the town's mineral rights? Given that so many questions have yet to be answered about that process, and about the terms of the proposed deal, I cannot conclude that your fiduciary responsibility has been met, nor your moral responsibility, to act in the best interests of the community. Those best interests include holding on to our publicly owned mineral rights, as I expressed in my comments to you on June 16. Protecting the health and safety of Erie families should not under any circumstances be used as a bargaining chip to facilitate the expansion of oil and gas development. By doing so, you compromise that very fragile protection. As to the hastily called reconsideration of this matter, there is an ominous sense of deja vu. Some will recall a similar debacle in 2018, when the disastrous Operator Agreement with Crestone Peak Resources that had been rejected days earlier, was revisited and approved at a special meeting held on a Sunday afternoon in November. I witnessed an act of betrayal that I will never forget. I implore this Council to learn from history and not repeat it.

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Full Name	Elizabeth Gardner Hall Clark
City/Town of Residence	Erie
Email	ElizabethOGHOA@gmail.com
Your Comment	I oppose the monetization of public assets for fossil fuel extraction and selling the mineral rights to an energy company. I have extreme concerns over suburban wellbore impacts, property devaluation, public health, and environmental degradation. The town should prioritize municipal well-being over financial windfalls, selling rights effectively fast-tracks drilling beneath suburban neighborhoods. The proximity of residential neighborhoods, shopping centers, and proposed horizontal wellbores is too close to homes and schools. Retaining municipal rights gives the town more leverage to dictate terms regarding environmental monitoring and the closure of aging wells. The Town of Erie should not sell its remaining mineral rights to an Energy Company. I oppose the sale of the mineral rights to an energy company. A Very Concerned Citizen in Erie, CO Elizabeth Gardner Hall Clark

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Full Name	Erica Becker
City/Town of Residence	Erie
Email	ericajbecker@yahoo.com
Your Comment	The timing is awfully fishy and the timing is highly suspicious. Why are we requesting this with limited time for the residents to obtain further knowledge and information? I think the town should do a much better job at being 100% transparent about the factors, the players, and the reasons behind all of this. There is so much that is shroud in secrecy that the towns inhabitants do not have a clear understanding of what is happening behind the scenes. Everyone was voted into this seat by the town's people and therefore should act in prudence with our thoughts and voices in mind. If you feel like you cannot act appropriately, then you should either remove yourself or stop the vote. If you do not stop the vote, I hope that many of us can bring together with the State Attorney General, further investigation and possibly subsequent lawsuit into the mishandling of this entire issue. Your actions tonight have consequences beyond just today. Your actions tonight have consequences beyond careers today. To the Mayor and Town Council of Erie, Colorado: I am writing to formally request that the Town of Erie terminate its consulting contract with Matt Owens and Alameda Mineral Advisors. Recent events have demonstrated that Mr. Owens is deeply compromised by his past ties to Civitas Resources. Instead of acting as an objective advisor for our municipality, he has engaged in lobbying efforts on LinkedIn designed to force through a mineral rights deal that predominantly benefits his former corporate partners. During a June 2026 town council study session, Mr. Owens openly admitted that he did not follow the competitive bid solicitation process explicitly outlined in his contract with the town. Bypassing these standard procurement rules, combined with his extensive use of executive sessions for negotiations, violates the transparency and ethical standards Erie residents expect and deserve. The fact that the town’s chosen advisor previously served as the Chief Operating Officer for Civitas (which merged with SM Energy) creates a massive, inherent conflict of interest. When Erie residents are forced to rely on a consultant who pushes a deal favoring the very company he used to run, it erodes public trust in our local government.

For these reasons, I urge the Town Council to fire Matt Owens immediately and halt any further votes on the mineral rights deal until a fully transparent, objective, and competitively bid procurement process can be conducted.

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Full Name	EUGENE GEARY
City/Town of Residence	ERIE
Email	genegeary@att.net
Your Comment	I am completely in favor of the town receiving a substantial package in exchange for mineral rights.

Meredyth Muth

From: Alexis Feack <lexifeack@gmail.com>
Sent: Friday, June 19, 2026 8:07 PM
To: Council Mail
Subject: Vote on Ordinance 028-2026: Authorizing the Sale of Minerals

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Town Council,

I am writing to request that the Council Members reconsider their vote on Ordinance 028-2026: Authorizing the Sale of Minerals.

I understand that Draco is going to happen - with or without this agreement - and it is in the best interests of the Town and its residents to APPROVE THIS DEAL!

Sincerely,

Lexi Feack

Sent from my iPhone

Meredyth Muth

From: Patrick Finley <patrickjfinley@gmail.com>
Sent: Monday, June 22, 2026 10:48 AM
To: Council Mail
Subject: Erie Minerals / DRACO - Revote

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members,

I'll keep this brief.

My understanding is that SB 24-185 provided Erie with significant leverage in its negotiations with CIVI/SM. Following the June 16 vote, however, the practical result appears to be that drilling will still move forward while the Town has relinquished opportunities to secure additional concessions, protections, or benefits that may have been available through the negotiated agreement.

I believe some residents viewed a "No" vote as a means of preventing development altogether or sending a broader message regarding environmental and local control concerns. As we all know, the outcome will be very different than many expected, with the project proceeding despite the rejection of the agreement.

For that reason, **I respectfully ask that you consider bringing forward a motion to reconsider the June 16 vote** so that the Council can reevaluate the matter in light of its long-term implications for the Town.

Thank you for your service and for your consideration of this request.

Sincerely,

Patrick J. Finley

Meredyth Muth

From: danagelles@ymail.com
Sent: Friday, June 19, 2026 4:19 PM
To: Council Mail
Subject: Draco Pad

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing as an Erie resident to respectfully request that the Council reconsider the SM Energy mineral rights agreement at the June 23 meeting.

My concern is not how individual Council members voted, but whether the June 16 vote reflected the views of the broader Erie community. A decision with significant financial, environmental, and public health implications was made after hearing from a relatively small but highly organized group of residents. While their voices deserve to be heard, they do not represent all 40,000+ Erie residents, many of whom were unaware of what was actually being decided.

The key fact is that the 26 wells planned for the Draco Pad will be drilled regardless of the Town's decision. The project has already been approved and permitted by the state. The question before Council was not whether drilling would occur, but whether Erie would receive substantial financial benefits, enhanced protections, and additional safeguards while it does.

I believe many residents did not understand that distinction. Had the broader community been fully informed that this vote could not stop the project, but could affect the benefits and protections Erie receives, the public discussion may have been very different.

I respectfully urge any Council member with the ability to do so under Council rules to bring forward a motion for reconsideration on June 23. If that meeting represents the final opportunity to revisit this agreement, Erie residents deserve the chance for a broader and more informed public conversation before that window closes.

Thank you for your service and consideration.

Sincerely,

Dana Gelles

Meredyth Muth

From: Amy Gillette <agillette7613@gmail.com>
Sent: Friday, June 19, 2026 7:22 PM
To: Council Mail
Subject: Mineral rights

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Town Council,

I am writing to request that the Council Members reconsider their vote on Ordinance 028-2026: Authorizing the Sale of Minerals.

I understand that Draco is going to happen - with or without this agreement - and it is in the best interests of the Town and its residents to APPROVE THIS DEAL!

Sincerely,

Amy Gillette

Meredyth Muth

From: laura ann guy <lauraannguy@gmail.com>
Sent: Saturday, June 20, 2026 12:19 PM
To: Council Mail
Subject: Re: Please Vote NO

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello.

I am disappointed to learn that this item is scheduled to be reconsidered.

My initial email sent on the 10th still stands.

Add to that concern the timing of this revote: three days from when the Town announced it on their FB page. That does not give residents much time, does it?

Finally what about the State A.G. agreeing to look into this process? What about that?

Laura Guy
Erie, Colorado

On Wed, Jun 10, 2026 at 8:38 AM laura ann guy <lauraannguy@gmail.com> wrote:

> Dear Councilmembers- Please vote NO to selling the Town of Erie's mineral rights to SM Energy. I live in Brennan by the Lake (Canyon Creek PD) and am directly affected by this decision. Even if this were not happening in my neighborhood, I would stand against prioritizing short term profits over the long term health of this town's residents. Your role is to represent us, the people of Erie-- and we say NO.
>
> Our health matters. Our environment matters. Our neighborhood matters. Additionally, Thomas Reservoir open space is a treasure that should be protected from future drilling.
>
> This is a personal matter to me as I have fragile health. Fracking jeopardizes all of us and our well-being.
>
> Thank you,
>
> Laura Guy
> 648 Brennan Circle
> Erie, CO 80516

Meredyth Muth

From: Erica Hake <erica_vail@yahoo.com>
Sent: Friday, June 19, 2026 3:46 PM
To: Council Mail
Subject: Vote YES to sell our Mineral Rights

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Council Members,

I have reviewed the proposed deal to sell Erie's mineral rights and I support a motion to reconsider the Vote on the Agreement when the full Council is in session on June 23, 2026. I urge you to Vote YES on the Agreement.

Thank you,

Erica Hake
1032 Limestone Dr
Erie, CO 80516
Erica_vail@yahoo.com
303-478-7966

Meredyth Muth

From: Monte Hartman <monte.hartman@gmail.com>
Sent: Friday, June 19, 2026 4:03 PM
To: Council Mail
Subject: Please Reconsider Ordinance 028-2026: Authorizing the Sale of Minerals

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Town Council,

I am writing to request that the Council Members reconsider their vote on Ordinance 028-2026: Authorizing the Sale of Minerals.

I understand that Draco is going to happen - with or without this agreement - and it is in the best interests of the Town and its residents to APPROVE THIS DEAL!

Respectfully,

Monte

Monte Hartman
1467 Akers Ct,
Erie, CO 80516

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

Please submit any written comments for the Town Council before **12 p.m. on June 22** for the comments to be provided in the Council materials packet.

Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Heather Alden
City/Town of Residence	Erie
Email	heather.alden76@gmail.com
Your Comment	Comment summary: The Town of Erie should reject any sale or lease of municipal mineral rights to SM Energy or Civitas Resources for the Draco project. Selling these rights compromises our community's leverage, contradicts our public health goals, and ignores the strong consensus among residents who oppose expanding neighborhood fracking. Subject: Strongly Oppose the Sale/Lease of Municipal Mineral Rights (Draco Project) Dear Mayor Moore and Members of the Town Council, I am writing to strongly urge the Town Council to vote against any proposed agreement to sell or lease Erie's mineral rights to SM Energy (or Civitas Resources) for the Draco Pad project. Approving this sale severely undermines the spirit of Colorado State Law (SB 24-185), which explicitly protects local governments from force pooling. By holding onto our mineral assets, the town retains its legal leverage to force developers to adjust drilling plans away from our homes, schools, and neighborhoods. Selling or leasing these rights only facilitates a massive 26-well industrial project that extends horizontal drilling directly beneath our community.While I understand the deal includes financial incentives and promises of well-closure, we cannot trade the health and safety of Erie's residents for short-term royalties. The long-term risks of air and water pollution, as well as the industrialization of our rural and residential spaces, far outweigh the monetary gains. Furthermore, the lack of transparency surrounding the negotiation process and the involvement of former industry executives as consultants deeply concerns me. I urge the Town Council to listen to the overwhelming pushback from the community, stand firm against corporate pressure, and protect our municipal mineral rights.Thank you for your time and for your commitment to protecting Erie's residents. Sincerely, Heather Alden

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Full Name	Heather Alden
City/Town of Residence	Erie
Email	heather.alden76@gmail.com
Your Comment	To the Mayor and Town Council of Erie, Colorado: I am writing to formally request that the Town of Erie terminate its consulting contract with Matt Owens and Alameda Mineral Advisors. Recent events have demonstrated that Mr. Owens is deeply compromised by his past ties to Civitas Resources. Instead of acting as an objective advisor for our municipality, he has engaged in lobbying efforts on LinkedIn designed to force through a mineral rights deal that predominantly benefits his former corporate partners. During a June 2026 town council study session, Mr. Owens openly admitted that he did not follow the competitive bid solicitation process explicitly outlined in his contract with the town. Bypassing these standard procurement rules, combined with his extensive use of executive sessions for negotiations, violates the transparency and ethical standards Erie residents expect and deserve. The fact that the town's chosen advisor previously served as the Chief Operating Officer for Civitas (which merged with SM Energy) creates a massive, inherent conflict of interest. When Erie residents are forced to rely on a consultant who pushes a deal favoring the very company he used to run, it erodes public trust in our local government. For these reasons, I urge the Town Council to fire Matt Owens immediately and halt any further votes on the mineral rights deal until a fully transparent, objective, and competitively bid procurement process can be conducted. Heather Alden 795 Dakota Lane

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Full Name	Heather Brooks MD
City/Town of Residence	Erie
Email	glbglb@hotmail.com
Your Comment	As a physician, and Endocrinologist aware of the impact on Environmental Chemicals have Endocrine Disrupting effects - and contamination of water by fracking -- and Erie Resident concerned for the health / safety of our City of Erie -- I am against the sale of mineral rights and the Draco Drilling Project. SB 24-185 protects the Town's ability to collect royalties and refuse forced pooling. THE BIDDING PROCESS IS QUESTIONABLE - The Town's own contract with Alameda Mineral Advisors required competitive bids from multiple companies with comparative analyses. At the June 2 study session, Council Member Hoback directly challenged the consultant asking how he actually solicited bids — and Owens responded by describing work he performed before he was even hired by the Town. That's not what the contract required. CONFLICT OF INTEREST - The Town hired Alameda Mineral Advisors — a firm led by Owens, a former Civitas executive — to negotiate this deal which is a conflict of interest THE WELL PLUGGING IS NOT A GIFT - The Council is framing the plugging of 17 old wells as a community benefit. Those wells should have been addressed as a condition of safety long ago — not used as a bargaining chip to sweeten a mineral sale. THE FINANCIAL URGENCY ARGUMENT DOESN'T HOLD UP - Mayor Moore has argued Erie's infrastructure needs require this revenue. But reporting by Yellow Scene found Erie's capital reserves and projected revenues appear stronger than his characterization suggested. The financial emergency framing is not supported by the Town's own numbers. THE COMMUNITY ALREADY SAID NO … REPEATEDLY - During the fight against Draco, 418 Erie residents submitted public comments; 271 went on the written record; 41 residents spoke at the 511 hearing. At the April 21 public meeting, residents said no 16 to 5. On June 16, the vote was 3-3 and the deal failed — with O'Connor, Anil Pesaramelli, and Emily Baer voting against, with O'Connor breaking Moore's bloc. Hoback was absent. Now the deal is being brought back with Hoback returning, most probably giving Moore the votes he needs with the undoubted pressure O'Connor has received by going against Moore. Sustainability ranked as the #1 priority in Erie's own community surveys. That community did not vote to sell its mineral rights.

THIS WAS NEGOTIATED IN PRIVATE - This deal was largely negotiated in executive sessions, out of public view. The Council knows where residents stand.

WE KNOW WHO WE'RE DEALING WITH - The council members pushing this deal ran as a slate with Moore in 2025 election. They attended the 511 hearing at Erie Middle School — where 41 of your neighbors stood up and spoke — and not one of them said a word. Yellow Scene reported that the Moore's position was that oil and gas is "just fine" and no further town regulation was needed. Moore worked for Chevron for 12 years so this is no surprise. It is widely believed that O'Connor is only asking for the reconsideration because if the immense pressure he is feeling by opposing Moore.

Civitas/SM Energy has not been a good community partner. They should not get a free pass now just because the name on the door changed.

Prioritze the health and wellness of the city of Erie to keep it one of the best communities to live in!

Respectfully,
Heather Brooks, MD

Meredyth Muth

From: Maxine Hecht <maxine.hecht@gmail.com>
Sent: Friday, June 19, 2026 4:19 PM
To: Council Mail
Subject: reconsider their vote on Ordinance 028-2026:

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Town Council,

I am writing to request that the Council Members reconsider their vote on Ordinance 028-2026: Authorizing the Sale of Minerals.

I understand that Draco is going to happen - with or without this agreement - and it is in the best interests of the Town and its residents to APPROVE THIS DEAL!

Sincerely,
Maxine Hecht

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Full Name	Hether Kimling
City/Town of Residence	Erie
Your Comment	Erie Town Council: First off, thank you to Council Member O'Connor's request for Ordinance No. 028-2026 on the sale of mineral rights to be reconsidered. I also want to thank the rest of the council members for their work, time and attention to this matter. I personally found out about this issue for the first time on Monday, June 15, via a neighborhood private Facebook group post. The post was from a community neighbor, in part, encouraging people to go to Town Hall before the meeting to sway the council to vote "no", if we didn't want our mineral rights to be sold. I have been an Erie citizen since 2012: I moved here with my two young boys (at the time) after a divorce- because I could afford to rent a condo here. Back then, Erie was a lot smaller than it is now, but even back then, there were still debates about oil and gas. I was surprised to realize in the 14 years I've lived here; I didn't know much about selling mineral rights, and why would Erie do that? The social media post made it sound like this was a rushed decision, done in secrecy, laws had been violated, and now the CO State Attorney General was looking into it. I haven't been a big Erie political person, and there have been council members I've agreed with and disagreed with over the years, but I think that was a bit of stretch, implying that the Town Council had engaged in illegal activity. I asked a few questions on it, in the private neighborhood group, and got some "replies" on it, but not real answers that were satisfying in that this vote should be a solid "no." It seemed more like personal feelings, emotions, and political bias, rather than facts. That prompted me to dig deeper. In the week since, I've done my own research, I've asked questions, and read a variety of information from different sources on mineral rights sales, and the situation Erie is faced with by selling mineral rights. After doing my research and educating myself on this, as much as I could in the past week, I think it is only logical and the best scenario for Erie to sell mineral rights as stated in Ordinance No. 028-2026: please vote YES. I don't take this lightly: I genuinely care about Erie. I raised my boys here. They are both Erie Middle and Erie High School graduates. My eldest son, who is 22 now, is considering a career in law enforcement and said he would consider applying at some point in Erie. I'm an elected official with a Metro District for my community in Erie. I started a business in Erie and bought my first home in Erie. My partner is a very successful Boulder County restaurateur and is considering starting a business

in Erie. After my divorce, Erie became my community and where I planted roots, and so did my children. That is a testament to our community. Residents WANT to stay here. Our grown children WANT to stay in Erie and put down their own roots. Businesses WANT to invest in Erie. We have entrusted our council- entrusted all of you- to make sure we can. I would not be taking the time to voice my opinion, if I thought a “YES” vote was bad for Erie.

On the contrary, I believe a “no” vote, will harm Erie and take our town in the wrong direction. What happens when the next generation won’t build roots here? What happens when retired people and people approaching retirement in the next 10-15 years (me) decide to leave? What happens when new businesses do not want to invest in Erie anymore? Erie will not be the town we all know and love today, and choose to live in. A “no” vote ensures there is no funding from the sale of the mineral rights, and there is no oversight or control into the drilling project that is already approved by the State. Council MUST vote “YES.” It’s the only rational vote.

I have always been concerned with the oil and gas drilling near homes and schools but also realize that is a part of the landscape in Colorado. When I was able to purchase my home in 2019, it was because prices were lower in Erie. I now have a home- an asset, that I can pass down to my children, and build generational wealth for the opportunities Erie provides. A “YES” vote ensures there will be funding from this ordinance, to help Erie continue to grow smartly, widen roads (an issue I’ve always thought needed much action on,) and most importantly, allow the drilling that is going to happen anyway, to be done safely and to properly cap and close the wells in a reasonable time.

When the tragedy happened in Firestone in 2017, that affected all of us profoundly. We all knew that could have been any home in this area. Erie has the chance to make sure these wells are closed and capped properly and timely with a “YES” vote. Even if a home doesn’t explode, how safe is our water and soil, if these wells are leaking? How do we know they are leaking? How is leasing the mineral rights going to get these wells capped safely and quickly? I've not seen anything from leasing that this will happen. It's only from the sale, that Erie can demand the wells be capped and closed as soon as possible.

Arapahoe Ridge has had a well leak, and my understanding it has taken years and is still in the process of being cleaned up. How safe is it to plant a garden, or have your kids or pets playing in the grass? How many more wells are leaking, and where is the action on the part of the operators to get these wells closed? People will not move to Erie and invest in Erie if they think their land might not be safe, and the soil is contaminated. Many other residents would move out, and new businesses will not invest if the population of Erie shrinks.

Even if there was no money to speak of from this deal, this would and should be the priority: Keeping Erie families and residents safe. The fact you can get the wells closed and capped safely, is a huge point. The money is just a bonus. I trust with a “YES” vote, the Council will make sure the wells are closed as fast as possible.

With the water issues Erie is facing the money could maybe be used to secure more water, and from a safer source. Without a “YES” vote, Erie is potentially stuck with the water arrangements they have, and if there is no water, there is no people, no business, no growth, and the Town will die. Money from this will give Erie water options, as just one example. Why would we not want to give Erie as many options as possible?

I could write a lot more, but I want to keep this as short as possible, as I know you have many other materials to read. Please consider my opinion and vote “YES” on Ordinance No. 028-2026 Tuesday, June 23, 2026. This ensures that my Town, my boys’ Town, and Our Town, continues to grow in the right direction, and has the funding to do so, despite the drilling that will happen. It’s a chance for Erie to gain a

lot, and work with oil and gas, in turn ensuring residents now, and in the future of a safe, and economically liable community.

Thank you for your time and consideration.

Sincerely,

Heather Kimling

Meredyth Muth

From: Eli <eli.hunt0709@gmail.com>
Sent: Friday, June 19, 2026 10:01 PM
To: Council Mail
Subject: Draco Pad Mineral Rights

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Town Council,

I am a resident of Erie and have grown along side it since I was very young. I understand the town quite well. Beyond just the functions of the town, I understand the needs of the town. This is why I write now, requesting that the Council Members reconsider their vote on Ordinance 028-2026, which authorized the Sale of Minerals on the Draco Pad.

I understand that the mineral rights will be given away regardless of the decision of the council and that it would then be in the best interest of the town to gain much needed profit to fund the commercial future of the town. I ask that during the next town meeting, the vote be changed and the Mineral Rights be sold.

I understand more about the functions of a functional government than most. Please reconsider, your friend and actual citizen of Erie,

-Elijah Hunt

Meredyth Muth

From: Wendy Hunt <rockabette@gmail.com>
Sent: Sunday, June 21, 2026 7:35 PM
To: Council Mail
Subject: Sale of Mineral Rights

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members,

I have reviewed the proposed deal to sell Erie's mineral rights, and I fully support the approval to sell our mineral rights. I do agree that O&G operations in the past need to do better. I am hoping this deal will position the town to secure our rights to cap and mitigate the 17 wells that can be closed. I believe that by not approving this deal, we are waiving our right to access what our community needs. I want to thank many of you who have had conversations on behalf of our community and have sought clarity in this regard.

I think it would be prudent to revisit this deal and secure access for monthly health and safety inspections. I also believe that if we do not seek compensation, we would lose out on the sales tax offset and what that could mean for our town's revenue and prosperity.

Wendy Hunt

I am an Erie resident

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Full Name	Ingrid Julyk
City/Town of Residence	Erie
Your Comment	Dear Mayor and Members of the Erie Town Council, I am writing to urge the Town Council to vote NO on the proposed sale of our municipal mineral rights. As a community, we spent more than two years fighting to hold Civitas (now SM Energy) accountable for the Draco Pad. Our neighborhood's position has not changed: sustainability remains our number one priority, as reflected in Erie's own community surveys. We did not vote to sell our mineral rights, and we do not support this deal. I ask the Council to reject this sale based on four critical points: • We Hold the Leverage Under SB24-185: Under current Colorado law, the Town's mineral rights cannot be force-pooled. If Erie refuses to sell, SM Energy is legally required to drill around us. Selling these rights means permanently surrendering the strongest legal tool we have to protect our neighborhood. • Clear Conflict of Interest: The Town hired Alameda Mineral Advisors to negotiate this deal—a firm led by a former Civitas executive. Paying an industry insider to "represent" the community we fought so hard to protect is a severe conflict of interest. The terms of this sale were effectively designed by the very industry benefiting from them. This is extremely concerning. • Plugging Old Wells is an Obligation, Not a Bargaining Chip: The framing of plugging 17 old wells as a "benefit" or a gift to the town is misleading. Remediating these old wells is a matter of basic public safety that should have been addressed long ago—it should not be used as a bargaining chip to justify a massive new sale. Negotiating a deal of this magnitude largely in private executive sessions undermines public trust. Erie residents have shown up consistently—including the 418 residents who submitted comments during the 2A period and the 271 who went on the official public record. We are asking you to represent our health, safety, and long-term sustainability. Please vote NO on the sale of Erie's municipal mineral rights. Sincerely, Ingrid Julyk Sundance Circle

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Full Name	Jacob Beckner
City/Town of Residence	Erie
Email	jmbeckner@gmail.com
Your Comment	Hi Town Council, I find this re-vote to be completely unprofessional and a waste of city resources. You already voted on this and it was a no vote. The citizens of Erie have showed up in force expressing that we do not want to sell our mineral rights. Please continue to listen to the residents and vote no on selling our mineral rights. Thanks, Jake

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Full Name	Jacob Beckner
City/Town of Residence	Erie
Email	jmbeckner@gmail.com
Your Comment	Additionally - doubling down on this vote while under investigation by the attorney general is a suspicious and concerning choice. I hope you choose wisely and take into consideration the liability this may expose you to if you choose to vote yes. Please vote no on selling our mineral rights.

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Full Name	JAMES D BRIARS
City/Town of Residence	Erie
Email	jbriars@gmail.com
Your Comment	I am opposed to the sale of Erie's mineral rights. The citizens have not had sufficient time to review and understand the details and ramifications of the agreement to sell their minerals. I believe this is being rushed through due to pressures imposed by SM Energy and Extraction Oil and Gas. This is an example of powerful corporations attempting to manipulate our town through financial incentives that have marginal long term benefits. Although this seems enticing the town will continue to prosper without the sale of their mineral rights. The idea that resources should be exploited as quickly as possible leaving nothing for future generations is a bankrupt philosophy. I do appreciate the efforts of the Council and the hard work put in even though I disagree with the proposed sale. I hope those on both sides of this and the many issues facing Erie come to understand that we all want the best for Erie. Kind Regards, James Briars

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Full Name	Janet Brown
City/Town of Residence	Erie
Email	janetmbrown25@gmail.com
Your Comment	to Council, townclerk, mmuth, Town Clerk, I respectfully request that this email be shared with the town attorney as I was unable to locate any contact information on the website. What has changed since last Tuesday? Rumors that Council Member O'Connor may have changed his mind. A social media posting by Matt Owens regarding the decision to deny the sale of mineral rights by the council last week. What has not changed: The Attorney General is investigating the failure to follow protocol with the hiring of the consultant. Drilling has not begun and is unlikely to begin for months. The deal that was on the table last week, which presented as some kind of mandatory decision last week or the deal could never happen, is back on the table. Council has made no efforts to further explain the benefits of selling mineral rights or the false deadline of 6/16 (now 6/23). If there is a deal today, there is a deal tomorrow. No cost analysis has been performed, or if it has been performed has not been shared with the residents. There were more than 20 resident and interested party speakers last week and only two were not opposed to selling the mineral rights. My opposition to what appears to be the HASTY sale of mineral rights to SM without proper understanding by the public. It's not that we are not intelligent enough to understand; it's that the information is not complete and transparent. Council has not had the opportunity to protect the open spaces, which has been noted as an oversight. Many of the residents, myself included, believe that the council is acting behind the scenes, not being fully transparent and continuing with an agenda of their own making without considering the concerns of residents. If this decision can be reconsidered, I would like the council to consider other decisions which had numerous speakers and observers at council meetings, including, but not limited to: The Flag Policy Approval of the Red Tail Ranch Project Firing of the Town Manager Removal of the sprinkler requirements on new builds (when that savings is not

going to be passed on to the buyer, but will remain in the pockets of the developers).
Failure to take action to limit the traffic and/or financial concerns at the airport.

The social media post by Mr. Owens was in poor taste. It was unprofessional and condescending towards the residents and the council. I'm curious if it was a violation of the information shared in Executive Sessions. In any case, he has lost credibility with residents. I believe this is grounds for termination of the contract with him and his company.

I request that the council place this vote on hold until we have a better understanding of the actual terms of the agreement and a fair presentation of the short term and long term costs (financial, environmental and other) to the town. Any decision now is potentially compromised by actions taken by the AGO given that at least two members stated publicly that protocol was not followed. We have not been given an understanding of how that could impact the deal moving forward.

I also request that the contract with Mr. Owens, his company and any of his representatives be terminated immediately.

Sincerely,

Janet M. Brown
District 1
Erie, CO 80516

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Full Name	Jeanette Hamilton
City/Town of Residence	Erie
Your Comment	I am in favor of signing this agreement for the following reasons: 1) Safety a) The agreement stipulates that 17 additional wells would be plugged and abandoned. The estimated cost of this averages about $255k per well, wish would be paid for by SM Energy. The agreement states that this would commence during the next five years. b) Erie would be able conduct inspections at the well-head site. We are currently unable to do this given the well head is in unincorporated Weld County. 2) Property. The agreement stipulates that Erie would receive 3 parcels of land totaling 150 acres. Two of these properties could be used for commercial and retail development. Some of this property could be used to build additional public works facilities and other amenities for our community. 3) Revenue a) $4.5 million payout for the minerals b) 3% of revenues generated by sale of minerals. This is estimated to be about $24 million over the life of this project. c) Sales tax that could be generated from additional retail and commercial development on the land transfer.

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Full Name	Jennifer Hanan
City/Town of Residence	Erie
Email	louisvillejenn@gmail.com
Your Comment	Dear Brian, We have been following this closely. I'm an HOA board member. Currently the President, serving my third term. We were so inspired to see that you decided to put the brakes on selling our mineral rights until we can have a process that people feel is fair. I hope you will reconsider voting for this. I have heard so much opposition to how this is being handled and I think it will divide our community for a long time if it moves forward in this manner. Best wishes, Jennifer Hanan

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

Please submit any written comments for the Town Council before **12 p.m. on June 22** for the comments to be provided in the Council materials packet.

Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Jill Goodwin-Helgerson
City/Town of Residence	Erie
Email	jillsgoodwin@yahoo.com
Your Comment	Please don't allow a company and a consultant, who bully residents of Erie in the public sphere to force you into this agreement. Matthew Owens wrote a one-side article on LinkedIn stating he wanted his allies to force Brian O'Connor to reopen this for a vote. And then while stating he was open to dialogue due to his concerns for Erie residents, blocked any of us who dared ask questions. In my case, my comment asking him to speak to the community on Facebook where the citizens with questions were prompted several comments, and ended with Owens asking me to message him with any concerns. I was then promptly blocked and yet he left my comment for his allies to attack me in the public sphere where I have no ability to protect myself. This is not okay behavior. What he said publicly about Erie and Brian are not okay behavior. Is this really who you want to be in business with? And, because I owned my mineral rights, I know you have options for Draco. I can point you in the direction of a lawyer you can work with that can help you negotiate the best possible lease that will gain you money, and keep your rights for future projects. While I believe selling is shortsighted, if that is your choice, please hear me that there are so many other opportunities on the table. You have all of the power. Not Matthew Owens. He needs you more than you need him.

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Full Name	Jill Mitchell
City/Town of Residence	Erie
Your Comment	Dear Mayor and Members of the Erie Town Council, I live in Erie, and I am writing to urge the Town Council to vote NO on the proposed sale of our municipal mineral rights. This push for a sudden repeat vote after you heard the concerns of a vast majority of your town constituents is more than suspect. The conflict of interest in the negotiation of this deal and the lack of attention to constituents' concerns in opposition to this deal is more than apparent. I request that the council honor the the voices of the vast majority of your constituents as represented at last week's meeting and vote NO on the proposed sale. I am strongly opposed to giving any additional leverage to oil and gas drilling under our neighborhoods. The deal as represented appears to offer some limited benefits to the town, but not enough to begin to compensate for the potential damage. This is a town that many of us have come to raise our children. The negotiated deal and sale of the towns mineral rights, sets a very dangerous precedent and does not come close to compensating or establishing the protections necessary to ameliorate or protect the immediate and long-term health and welfare of our community, and especially our children. Please vote NO on the sale of Erie's municipal mineral rights. Sincerely, Jill Mitchell

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Full Name	Jon Munro
City/Town of Residence	Erie
Email	munrojkm@gmail.com
Your Comment	I support selling the town's mineral rights.

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

Please submit any written comments for the Town Council before **12 p.m. on June 22** for the comments to be provided in the Council materials packet.

Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Jonathan Gallagher
City/Town of Residence	Erie
Email	jgallagher@smokerfriendly.com
Your Comment	Please vote yes. The site will be drilled regardless of Erie's decision, and the town will be significantly better off by agreeing to the deal.

Meredyth Muth

From: Nicole Jordan <n.jordan1983@gmail.com>
Sent: Friday, June 19, 2026 4:10 PM
To: Council Mail
Subject: Draco

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Town Council,

I am writing to request that the Council Members reconsider their vote on Ordinance 028-2026: Authorizing the Sale of Minerals.

I understand that Draco is going to happen - with or without this agreement - and it is in the best interests of the Town and its residents to APPROVE THIS DEAL!

Sincerely,

Nicole Jordan, representing my vested interest in Erie.

Meredyth Muth

From: Josh <joshhunt75@gmail.com>
Sent: Friday, June 19, 2026 10:16 PM
To: Council Mail
Subject: Sale of Town's Minerals

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Town Council,

I am writing to respectfully request that the Council reconsider its vote on Ordinance 028-2026, Authorizing the Sale of Minerals.

While I understand that the Draco project is expected to move forward regardless of this agreement, I believe approving this deal is in the best interest of the Town and its residents. This agreement provides an opportunity for the Town to secure benefits and maintain a stronger position as the project moves ahead.

For these reasons, I encourage the Council to revisit its decision and approve the agreement.

Thank you for your time and consideration.

Sincerely,

Josh

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

Please submit any written comments for the Town Council before **12 p.m. on June 22** for the comments to be provided in the Council materials packet.

Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Julie Hicks
City/Town of Residence	Erie
Your Comment	Dear Town of Erie Officials, I am writing to strongly oppose the sale of the Town's mineral rights and any action that would facilitate the Draco drilling project moving forward beneath or near residential neighborhoods. As a resident and stakeholder in our community, I am deeply concerned about the potential impacts that expanded oil and gas development could have on the health, safety, and quality of life of Erie residents. Drilling operations in close proximity to neighborhoods raise legitimate concerns regarding air quality, noise, traffic, emissions, and other environmental and public health risks. Families should not have to worry about industrial drilling activity occurring beneath or adjacent to the communities where they live, work, and raise their children. I am also concerned about the potential effect on residential property values. Many homeowners have made significant investments in Erie because of its strong neighborhoods, schools, and quality of life. Allowing additional drilling activity associated with the Draco project could negatively affect home values and marketability, creating long-term consequences for residents while providing limited benefits to the community. Selling the Town's mineral rights would remove an important tool for local control and could make it more difficult to influence future development decisions. Once these rights are sold, the Town may lose leverage to protect residents from projects that are inconsistent with community priorities and expectations. I urge the Town Board to reject the sale of the mineral rights and take all available measures to prevent the Draco drilling project from advancing under or near residential neighborhoods. The health, safety, property values, and overall well-being of Erie residents should remain the highest priority. Please include my comments in the public record as opposition to both the sale of the Town's mineral rights and the advancement of the Draco drilling project. Thank you for your consideration.

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

Please submit any written comments for the Town Council before **12 p.m. on June 22** for the comments to be provided in the Council materials packet.

Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Julie Sparks
City/Town of Residence	Erie
Email	julie.sparks@gmail.com
Your Comment	I strongly oppose the sale of Erie's municipal mineral rights for the SM Energy/Civitas Draco pad. A decision of this size, involving public assets and millions of dollars, should be handled with full transparency, public accountability, and a competitive process. Residents deserve to know every option has been carefully evaluated and that public health, environmental safety, and long-term community impacts are being prioritized over a one-time payout. Oil and gas development near residential areas raises serious concerns about air quality, water safety, public health, noise, traffic, and property values. Please do not reconsider or revive this sale. Erie should retain its municipal mineral rights and use every available tool to protect residents, the environment, and the long-term future of our town. I did not purchase property in Erie for my family only to allow the land under our feet to be drilled and contaminated, and the health and wellbeing of my children to be put at risk with drilling under our home and their school. As councilmembers whose job is to represent the interests of the residents of Erie, you should be protecting the land we live on, not allowing corporate oil and gas interests to rape our natural resources and sell them overseas for their own profit.

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Justin Allen
City/Town of Residence	Erie
Your Comment	Please do not sell the towns mineral rights, there is no good that will come of a corporation being able to drill for oil and gas in the town.

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Justin Hunt
City/Town of Residence	Erie
Your Comment	Subject: Please Vote YES on the Draco Project Proposal Dear Erie Town Council Members, I'm a longtime Erie resident writing to urge you to vote YES on the Draco project agreement. This deal brings real, tangible benefits to our town: valuable land worth around $13.6 million, $4.5 million in cash upfront, a share of future revenues, and strong monitoring and oversight during drilling. It also gets 17 more old wells plugged and abandoned much faster than they otherwise would be. Since the drilling looks like it's moving forward either way, it makes sense to secure the best possible package for Erie—more land, more money, and more control—rather than walking away with less. I appreciate the tough decisions you have to make, but I believe this is a smart, practical move for our community. Thank you for your service and for considering my input. Best regards, Justin Hunt Erie Resident

Meredyth Muth

From: Janice Schlickman <janice.schlickman@gmail.com>
Sent: Monday, June 22, 2026 6:54 AM
To: Council Mail
Subject: Please!

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

For all the facts that have been stated ad nauseum, I am opposed to the sale of mineral rights to SM at this time ,

As public servants, you must oppose it, too.

Hear the majority of your constituents. Attend to the facts. Vote with your conscience and brain.

Please vote no.

Enough is enough.

Let's move on together from this.

Sincerely,

Janice Kravitz-Schlickman

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Krishnamurthy Sriramesh
City/Town of Residence	Erie
Email	Ksriramesh@yahoo.com
Your Comment	Dear Mayor and Members of the Erie Town Council, I am writing to urge the Town Council to vote NO on the proposed sale of our municipal mineral rights. As a community, we spent more than two years fighting to hold Civitas (now SM Energy) accountable for the Draco Pad. Our neighborhood's position has not changed: sustainability remains our number one priority, as reflected in Erie's own community surveys. We did not vote to sell our mineral rights, and we do not support this deal. I ask the Council to reject this sale based on four critical points: 1. We Hold the Leverage Under SB24-185: Under current Colorado law, the Town's mineral rights cannot be force-pooled. If Erie refuses to sell, SM Energy is legally required to drill around us. Selling these rights means permanently surrendering the strongest legal tool we have to protect our neighborhood. 2. Clear Conflict of Interest: The Town hired Alameda Mineral Advisors to negotiate this deal—a firm led by a former Civitas executive. Paying an industry insider to "represent" the community we fought so hard to protect is a severe conflict of interest. The terms of this sale were effectively designed by the very industry benefiting from them. This is extremely concerning. 3. Plugging Old Wells is an Obligation, Not a Bargaining Chip: The framing of plugging 17 old wells as a "benefit" or a gift to the town is misleading. Remediating these old wells is a matter of basic public safety that should have been addressed long ago—it should not be used as a bargaining chip to justify a massive new sale. Negotiating a deal of this magnitude largely in private executive sessions undermines public trust. Erie residents have shown up consistently—including the 418 residents who submitted comments during the 2A period and the 271 who went on the official public record. We are asking you to represent our health, safety, and long-term sustainability. Please vote NO on the sale of Erie's municipal mineral rights.

Sincerely,

Dr. Krishnamurthy Sriramesh

Meredyth Muth

From: Larisza Krista <larisza.krista@gmail.com>
Sent: Monday, June 22, 2026 1:05 AM
To: Council Mail
Subject: Mineral rights sale - letter from the residents

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Members of the Erie Town Council,

I am writing to urge the Town Council to vote NO on the proposed sale of Erie's municipal mineral rights. **This letter is submitted on behalf of myself and the 227 Erie residents listed below, all of whom oppose this sale.**

Last week the Council heard testimony from residents who have invested their lives in this community. The Council listened, and the sale failed on a 3–3 vote. We also know that the absent council member (Mr. Hoback) was against the sale. The outcome reflected the will of the people who showed up, who submitted comments, and who have been engaged on this issue for more than two years. One week later, the vote has been resurrected. We have been given 1 business day notice that a re-vote will take place. Our residents had barely drawn a breath of relief and now we have 1 business day to resubmit comments, prepare testimony, and restate a position this Council heard clearly seven days ago.

I ask the Council to reject this sale based on the following critical points:

1. **Erie's Mineral Rights Are Not Symbolic—They Are the Town's Strongest Tool.** Under SB24-185, signed by Governor Polis on May 22, 2024, Erie's unleased mineral interests cannot be force-pooled. If Erie refuses to sell, SM Energy is legally required to avoid the Town's unleased mineral interests. The Town's own presentation to Council on June 2, 2026 confirmed this in plain language: "The unleased portions MUST be avoided unless leased or voluntarily pooled." This is the Town's own legal assessment, presented to you by Town staff. Selling these rights means permanently surrendering the strongest legal tool Erie has to protect its residents from drilling beneath their homes. The claim that "drilling will happen regardless" is misleading. The Town's minerals sit directly in the path of a significant number of planned laterals. Without these mineral rights, SM Energy cannot drill through those zones.

2. **The Deal's Value Has Been Significantly Overstated.** The headline figure of $465 million includes speculative future property and sales tax revenues from undeveloped land—projections that depend on decades of assumptions, not contractual commitments from SM Energy. The Mayor publicly acknowledged that the immediately quantifiable value is closer to $44 million. Other Town estimates put it at $17 million over 20 years. Meanwhile, the alternative—retaining the mineral rights—preserves Erie's royalty interests and, critically, preserves the Town's legal authority to prevent drilling through its mineral zones. That authority has value that cannot be reduced to a dollar figure, because it protects residents' health, safety, and property values on an ongoing basis.

3. **Clear and Documented Conflict of Interest.** The Town retained Alameda Mineral Advisors to negotiate this deal—a firm led by a former Civitas executive. Paying an industry insider to "represent" the very community that fought Civitas for two years is a severe conflict of interest. The terms of this transaction were effectively shaped by the industry that benefits from them. Furthermore, Alameda's fee is contingent on the deal closing. Their CEO is not a neutral advisor—he does not get paid unless this sale is approved. Following the June 16 vote, the Alameda CEO publicly stated on LinkedIn that he lobbied for a re-vote. That post was subsequently edited. Many Erie residents read the original statement and can attest to its contents. When the person brokering a deal has a direct financial stake in the outcome and is actively lobbying elected officials after a failed vote, residents are entitled to question whose interests are being served.

4. **Plugging Legacy Wells Is a Safety Obligation, Not a Bargaining Chip.** The framing of plugging 17 old wells as a "benefit" or a gift to the Town is misleading. Remediating aging and orphaned wells is a matter of basic public safety that should have been addressed long ago. It is an industry obligation—not a concession that justifies a massive new mineral rights sale.

5. **The Process Has Undermined Public Trust.** Negotiating a deal of this magnitude largely in private executive sessions, retaining consultants with undisclosed industry ties, and rushing a re-vote within seven days of a failed motion—all of this erodes the public's confidence that this process is being conducted in their interest.

6. **Erie Is Thriving Without This Deal.** Our Town is thriving. Our property values have sky-rocketed. Downtown Erie has become a destination. Our school, the new restaurants, and businesses have transformed this town—all without oil and gas involvement. Erie is attractive to young professional families precisely because of what it is today. This deal puts that identity and that growth trajectory at risk. Residents have told this Council they will consider leaving if drilling proceeds under their homes. The economic damage from declining property values and departing families could far exceed whatever speculative benefits this transaction promises.

The community has spoken clearly and consistently. 418 Erie residents submitted comments during the 2A period. 271 went on the official public record. The June 16 meeting filled the council chamber. Hundreds of residents have expressed opposition on social media, a letter have been filed with the Attorney General. **This letter alone carries the names of 227 residents who are asking you to vote NO.** This level of sustained community engagement is extraordinary for a town of Erie's size, and it points in one direction.

We are not asking for anything unreasonable. We are asking our elected officials to listen to the residents they represent, to protect the legal leverage the State of Colorado gave this Town, and to reject a deal that primarily benefits the operator and its paid intermediary. A NO vote is not a rejection of economic opportunity. It is a decision to protect the Town's most valuable assets—its families. Please vote NO on the sale of Erie's municipal mineral rights.

Sincerely,

Dr. Larisza Krista
Erie resident

Co-signed by the following Erie residents:

Nate Brinza
Amanda Loosemore

Justin Brooks
Meredith Canode
Sarah Hamilton
Sait Oskay
Carly Kramer
Andrea Lewis
Sulaiman West Sayyid
Laura Oakley
Samantha Boldt
Crystal George
Chelsea Campbell
Irina Kadhim
Kairos Joie
Craig Fiasco
Aaron Wood
Suzzette Kraus
Christina Pisano
Sharleen Bakeman
Wanluck Amornvivat
Lauren Bleu
Tracy Durland
Lisa Rupert Grotstein
David Whitten
Amber Bailey Paterno
Tricia Burns
Kimberly Hardwicke
Heather Alden
Paco Tam
Dawn Whalen
Veronica Drew
Steve Nelson
Shana Kongmun
Sherri Murphy Karstetter
Lindsay Wright Ward
Selena Maranjian
Erin Krownapple
Nancy McIntosh
Kate A Trifiletti
Kaitlyn Jones
Amy Atwood-Wherry
James Keller
Eric Lillard
Kaycee Headrick
Cathy Jarnagin
Maria Hughes
Sara Amodio
Laura Brecht
Kierstin Matzke Stock
Christopher Oliveri
Andrea Walton Livesay
Keara Roethke

Kelly McKee
Erin Jeffries
Kendra Seymour
Dan Irlbeck
Leslie Hilbert
Lisa Powell Lowrey
Annie Wirth
DeWayne Drummond
Tiffany Lawrence
Linda Hall
David Hamilton
Colleen Miller
Patti Hochgesang
Lauren Breck Evertz
Annette Oakley
Pete Luke
Jean Lewis
Shavonne Blades
Tresa Tuttle Lewis
Leigha Burns
Jenni O'Neil Frank
Kristin Dolezal
Aaron McClelland
Jason Staple
John Farris
Bee Jenkins
Steven MacDougall
Holly Rohloff Strate
Jennifer Morrison
Sheryl French Radetsky
Patti Hallock
Stacy Fritz Vearil
Brad Jerome
Sandra Tobin
Guilherme Paes
Tim Fries
Nancy Bradfield
Kinloch Dunlap IV
Kristy Mitchell
Debra Mccloskey
Peter Jaumann
Sara Singleton
Jordan Neumeyer
John McAllister
Melanie Reece
Becky Sibley Lesser
Sarah Cox
Michelle Schultz
Sunshine Phillips
Stephanie Spofford Vogel
Austin Cito

Ann Cohrs
Tara Forster
Sharon Scott
Kim Molinelli
Cheryl Mills
Alyssa McLean
David Ciplet
Christopher Clack
Ashley Denault
Jeff Palenik
Becca Sher
Jorge Palma
Katie Fennel
Allison Scott
Meghan Prince
Gabrielle Wiersma
Tiffany Harriger
Chad Fraser Taylor
Taryn Wood
Dave Mason
Leslie Steinbeck Blanchet
Marie Williams
Jacinta Yeung
Shannon Smith Dye
Nicole Stoltenberg
Tiia Norsym
Laura Snyder
Nikki Barnes
Reno Smith
Stefani Sarvadi
Zac Giammarrusco
Michele Lee
Hannah Prismon
Kristie Fitser Hamilton
Don Poole
Christina Melcher Bolton
Ingrid Julyk
Satish Iyer
Nickie Osetek Freeburg
Kristine Molinary
Sucheta Mujumdar
April Johnson Archer
Heather Brooks
CharLee Racine
Ryan Murphy
Sean Kelly
Andrea Adelman
Michelle Hardman
Doug Wood
Amanda Jade
Reina Carlita

Jason Smith
Alessandra Lior
Julie Sparks
Janet Epresi
Krishnamurthy Sriramesh
Rajbir Athwal
Meg Innes Duckwall
Ashlane Hale
Amy Giammarrusco
Sonia Sirota Dobinsky
Angela Passalacqua-Rauscher
Charli Fant
Sarah Blake
Mary Rose Donahue
Melissa Von Essen
Dana Laursen
Steven Bradley
Jerome Stanislaus
Jill Mitchell
Austin Logan
Shannon Beckner
Sacha Rosen McClymont
Corinna Hammersley
Katherine Olliff
Julie Hicks
Nancy Beck
John Beck
Zech Dike
Elisa Hurwitz
Karen Heidorn
Jo-Ann Marques
Terry Cardonell Houchin
Vanessa Roberts
Nita Mehta-Chettiar
Daneen Angwin
Nimita-Raj Raulji
Kari Kupfner
Molly Beck
Carol Leitch Fries
Cynthia Fraser Taylor
Stephanie Shepherd
Rick Christie
Parker Sullivan
Dinesh Periyasamy
Jodi Berry
Kartik Cherukumudi
Siera Sky
Caleb Adams
John Krownapple
Tom Amodio
Mike Fargo

Tristen Fargo
Jason Campbell
Tim Dolezal
Meghan Anderson Schneider
Andrew David Schneider
Wendy Nelson
Charles Mitchell
Kristyn Mitchell
Gardenia Willoughby
Keri Beard
Jim Oakley
Stefanie Esposito
Sam Esposito
Rebeccah Doherty
Mark Doherty
Lior Spitzer
Sara Andrews
Anne Sparkman
Yoav Daube
Deborah Cameron
Jeff Cameron

Meredyth Muth

From: Rick Krucher <rkrucher@outlook.com>
Sent: Friday, June 19, 2026 3:19 PM
To: Council Mail
Subject: Mineral Rights Agreement

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members,

I now understand the proposed deal to sell Erie's mineral rights, and I support a motion to reconsider the Vote on the Agreement when the full Council is in session on June 23, 2026.

I urge you to Vote YES on the Agreement.

Thank you.

Richard Krucher

1292 Gypsum Way

Erie, CO 80516

Meredyth Muth

From: Heidi Landry <heidi.landry@gmail.com>
Sent: Friday, June 19, 2026 3:04 PM
To: Council Mail
Subject: Erie mineral rights

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members,
I have reviewed the proposed deal to sell Erie's mineral rights and I support a motion to reconsider the Vote on the Agreement when the full Council is in session on June 23, 2026. I urge you to Vote YES on the Agreement.

Heidi Landry

821 Limestone Dr

District 1 Resident

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

Please submit any written comments for the Town Council before **12 p.m. on June 22** for the comments to be provided in the Council materials packet.

Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Larisza Krista
City/Town of Residence	Erie
Email	larisza.krista@gmail.com
Your Comment	Dear Mayor and Members of the Erie Town Council, I am writing to urge the Town Council to vote NO on the proposed sale of our municipal mineral rights. Again. As a community, we spent more than two years fighting to hold Civitas (now SM Energy) accountable for the Draco Pad. Our neighborhood's position has not changed: sustainability remains our number one priority, as reflected in Erie's own community surveys. We did not vote to sell our mineral rights, and we do not support this deal. I ask the Council to reject this sale based on four critical points: • We Hold the Leverage Under SB24-185: Under current Colorado law, the Town's mineral rights cannot be force-pooled. If Erie refuses to sell, SM Energy is legally required to drill around us. Selling these rights means permanently surrendering the strongest legal tool we have to protect our neighborhood. • Clear Conflict of Interest: The Town hired Alameda Mineral Advisors to negotiate this deal—a firm led by a former Civitas executive. Paying an industry insider to "represent" the community we fought so hard to protect is a severe conflict of interest. The terms of this sale were effectively designed by the very industry benefiting from them. This is extremely concerning. • Plugging Old Wells is an Obligation, Not a Bargaining Chip: The framing of plugging 17 old wells as a "benefit" or a gift to the town is misleading. Remediating these old wells is a matter of basic public safety that should have been addressed long ago—it should not be used as a bargaining chip to justify a massive new sale. Negotiating a deal of this magnitude largely in private executive sessions undermines public trust. Erie residents have shown up consistently—including the 418 residents who submitted comments during the 2A period and the 271 who went on the official public record. We are asking you to represent our health, safety, and long-term sustainability. Please vote NO on the sale of Erie's municipal mineral rights. Sincerely, Larisza Krista

Meredyth Muth

From: Denette@laufmanns.com
Sent: Saturday, June 20, 2026 7:01 AM
To: Council Mail
Subject: The Erie Mineral Rights Vote

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members,

I have reviewed the proposed deal to sell Erie's mineral rights and I support a motion to reconsider the Vote on the Agreement when the full Council is in session on June 23, 2026. This agreement is clearly in the best interest of Erie, and I urge you to Vote YES on the Agreement.

Denette Laufmann

District 1 Resident

Sent from my iPhone

Meredyth Muth

From: Particia Leef <patricialeef2@gmail.com>
Sent: Monday, June 22, 2026 9:24 AM
To: Council Mail
Subject: Draco vote

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

All,
I support this agreement.

Meredyth Muth

From: Paul Leef <paul.leef.aia@gmail.com>
Sent: Monday, June 22, 2026 8:09 AM
To: Council Mail
Subject: Draco Vote
Attachments: Logo (2).jpg; Logo (2).jpg

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Town Mayor and Councilors,

I am an environmentalist, *and* I support the agreement with Draco. As a LEED (Leadership in Energy and Environmental Design) Accredited Professional, I am disappointed that the State regulators approved this project.

However, we lost that fight, and now we need to make the best of it. With our declining capital funds, a vote against this agreement is now a vote *against bike paths, recreation centers, parks and affordable housing*.

Yes, this is a hard choice, but I urge you to faithfully represent what is best for our community and **vote in support of this agreement**.

Paul M. Leef, AIA, LEEDtm AP
Principal
LEEF Consulting Group

paul.leef.aia@gmail.com
303.885.8352

Meredyth Muth

From: markliebetrau@comcast.net
Sent: Monday, June 22, 2026 12:11 PM
To: Council Mail
Subject: Draco

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members,

I have reviewed the proposed deal to sell Erie's mineral rights and I support a motion to reconsider the Vote on the Agreement when the full Council is in session on June 23, 2026. I urge you to Vote YES on the Agreement.

Mark Liebetrau
2333 Block Court
Erie, CO 80516

Meredyth Muth

From: christopher lyons <lyonspride85@gmail.com>
Sent: Friday, June 19, 2026 2:51 PM
To: Council Mail
Subject: Please Reconsider Ordinance 028-2026: Authorizing the Sale of Minerals

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Town Council,

I am writing to request that the Council Members reconsider their vote on Ordinance 028-2026: Authorizing the Sale of Minerals.

I understand that Draco is going to happen - with or without this agreement - and it is in the best interests of the Town and its residents to APPROVE THIS DEAL!

Sincerely,

Christopher Lyons
Sent from my iPhone

Meredyth Muth

From: Dan Maloit <fdmaloit@gmail.com>
Sent: Friday, June 19, 2026 3:25 PM
To: Council Mail
Subject: Regarding the Mineral Rights Vote

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Council,

I appreciate your time reading this, despite an initial vote already having occurred. I felt no need to send a message sooner, as a yes vote appeared to be the obvious choice to any rational person.

The council should reconsider its position on the mineral rights negotiation. The Draco Pad is happening regardless of whether Erie receives compensation or oversight. Arguing against Draco has become a social event for a vocal and violent minority in this town. This does not mean that their views should hold the town hostage.

For the council to abandon a long series of negotiations is foolish. There is nothing intelligent about cutting one's own nose to spite their face, as the council has done here.

Gaining access for oversight, new property for the town, and a source of significant funding for the foreseeable future to appease a few activists who seem to wallow in their own misery is foolhardy.

If there is an opportunity for the council to revisit the agreement regarding mineral rights, it should do so.

Given the threat I have previously received from a supporter of Councilmen Hoback, Baer, and Pesaremelli, I would appreciate those councilmen exercise discretion before choosing to screenshot this email and share it with their friends, despite the obvious fact they should not be doing so without a CORA request.

Regards,

Dan Maloit

Meredyth Muth

From: tmfselena@aol.com
Sent: Monday, June 22, 2026 11:04 AM
To: Council Mail
Subject: environmental disaster possibility

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council --

I have written to you before, expressing my wish that you reject the deal with SM Energy.

I have offered lots of reasons before. Here's a new one:

The company does not have a good safety record:

Visit this page:

goodjobsfirst.org

It took a while to load for me, so maybe be patient.

You'll see more than 120 violations.

As the company drills under our homes and reservoirs, what are the chances they'll commit more violations? Far from nothing, I'd think.

Look at their total penalties: $11 million -- an average of about $88,000 per violation. That's nothing to the company. So they're not exactly motivated to be safe.

Cleaning up big messes, which are certainly possible, is costly. Who will pay? We will, if we suffer contaminated groundwater or air. Will the company fix things? Quickly? Completely? Will it declare bankruptcy and move on to other deals?

We will not forget who approved this deal.

Please don't roll the dice with our health and home values and community finances.

Just because Erie hasn't had a financial disaster yet does not mean it won't happen -- and it's your job to protect Erie.

Thank you for your consideration,

Selena Maranjian, Erie voter

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

Please submit any written comments for the Town Council before **12 p.m. on June 22** for the comments to be provided in the Council materials packet.

Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Mark Bakeman
City/Town of Residence	ERIE
Email	markbakeman@gmail.com
Your Comment	There was nothing objective about the Town discussion of mineral rights. As time goes on, we find more and more about what was done in back rooms by a few of the council members, who worked on a deal with a shady consultant and then presented it to us (the people). What was presented was only part of the story and nothing was said of the downside of this deal. This lack of transparency is consistent with other Town issues that pop up: the church site "swap," water issues, airport redevelopment, etc. Town Council: don't wrap things up in a bow and then present to us and expect us to rejoice. We are not dunderheads and can participate on issues from the beginning of the discussion. We don't want your presents; we want to be heard and to be part of the process. Feeding us information at the last minute and voting in executive session excludes our voices. For these reasons, I do not support selling Erie mineral rights.

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Full Name	Matthew Ott
City/Town of Residence	Erie
Email	matt.ott3@gmail.com
Your Comment	To the Erie Town Council, My name is Matt Ott. I am a recently retired oil and gas executive, and I live here in Erie with my wife and two children. I mention my employment status in order to calm any fears that I may somehow gain from my opinions here. I am no longer involved in the oil and gas industry, and despite spending most of my career in Colorado, I have never worked for a company that had oil and gas operations in Colorado. I personally seek to gain nothing from the Draco pad development and/or what the Town decides to do with its unleased mineral interests in the Draco drilling spacing unit (“DSU”) (the “Minerals”). I have no affiliation with SM Energy or any of the parties involved. I do not hold or seek to hold any political office, etc., etc. I went to college and played baseball with Matt Owens, the principal of the Town’s consultant Alameda Mineral Advisors. We have not seen or spoken to one another since we graduated in 2008. Up to now, I have been following the Draco pad and the Minerals in the project from the sidelines, but after last week's vote on selling the Minerals, I felt I could no longer stay quiet. I have extensive knowledge of the oil and gas industry, and I have nothing to gain or lose based on the outcome (besides what any other Town of Erie resident would gain or lose) so, hopefully the Council will take my opinions here for what they are - the unbiased opinions of an industry expert, but also a Town of Erie resident. My family and I live in the Rex Ranch at Flatirons Meadows neighborhood which will be smack dab in the center of the new Draco pad drilling project. I graduated from the Colorado School of Mines in 2008 with a Bachelor of Science degree in Petroleum Engineering. After college, I went to work for an oil and gas operator based out of Carpinteria, California between Ventura and Santa Barbara. That company had oil and gas wells on offshore platforms in the Santa Barbara channel, as well as onshore assets on the beach in Ventura, and in downtown Beverly Hills which shared a wall with Beverly Hills High School. I was responsible for engineering well work to drill and complete new wells as well as to work on wells once they were on production in some of the most environmentally sensitive, regulated, and politically heated conditions in the United States. After that, I went to work for an operator based out of Denver with oil and gas operations in North Dakota. I spent more than 9 years at that company. When we sold the company a couple months ago, I was the President, which meant I had my hand in every aspect of the company. From operations (engineering the drilling, completions, and workovers of wells, surface facilities, pipelines, etc.), to Land (leasing and buy outs of Mineral Interests, pooling of the same, surface and mineral landowner relations), to reservoir engineering (economics of the oil and gas in our leased and/or owned

mineral interests), to acquisitions and divestitures (buying and selling of companies and assets amongst other oil companies). We drilled and fracture stimulated horizontal wells very similarly to what SM Energy is proposing to do from the Draco pad. I am very aware of the risks associated with drilling and fracture stimulating horizontal wells.

I am not very active on social media, but I have been on it enough over the last several months to understand that the Town is very passionate and divided about the Draco pad development and now, more specifically, what to do with the Minerals. I can empathize with our community when it comes to oil and gas development in our neighborhoods. The industry has received a bad rap over the years - some of it warranted, some of it not. And then when you are talking about having that same industry develop in and amongst our houses, schools, parks, etc., I understand why people would push back on new oil and gas wells. At the same time, I have seen first-hand how safe and effective drilling and completion operations have become. Additionally, it is my opinion, based on the facts, that new wells will be drilled from the Draco pad regardless of what the Town does with its Minerals. The Minerals are a small (roughly 2.8%) part of the total ~3,951-acre Draco DSU and situated in the DSU such that in the most conservative case, SM Energy could drill some of the wells shorter and stop them before they get to our Minerals. This is not a good thing for us. The surface impacts of the Draco pad and wells will still be felt, but the Town will receive no monetary compensation for our Minerals. Shortening the wells will have next to no impact on the safety and environmental impacts of the project, and our Minerals will be stranded until/unless someone drills more wells to access them which will only add to the surface and environmental impacts. In addition to losing out on the monetary proceeds of selling or Minerals or leasing them and having them be developed, we lose out on other real, tangible benefits that are currently on the table with the SM proposal.

The plugging and abandonment ("P&A") of 17 additional wells amongst our community is a huge win for our community. Again, the new Draco wells will be drilled, so taking those off the table is not an option. Knowing that, we should try to get as many of these old wells P&A'd as possible. In full transparency, I was supportive of the Draco pad development for the simple fact that you are getting 26 new wells that are all consolidated on one pad, with new equipment, state-of-the-art monitoring and safety systems, and will be extremely valuable to the operator. And in exchange, they are going to have to P&A 22 old wells that are spread across our community. A lot of times these are single well pads, so you are talking about potentially 22 pads spread around us vs. having 1 pad with 26 new wells. Typically, these old wells do not make much oil and gas anymore and are equipped with older equipment which is more prone to leaking, and because they were drilled prior to our setback laws going into effect, they are in much closer proximity to homes, schools, and parks than a new well can be. When it comes to the discussion of property values of homes near oil and gas wells, I do not doubt that home values are affected when a well is visible. So why not get rid of the 22 wells that SM is required to with the Draco pad development plus another 17 that they are offering with this proposal for our Minerals? It is hard to put monetary value on the additional 17 P&A wells, but the other components of SM's offer are easier to conceptualize.
SM's offer to purchase the Town's leased and unleased minerals breaks down to the below:

- $4,500,000 upfront cash payment

- 3% production payment after a 2x capital recovery – I have not personally modeled what this could be worth, and it is highly dependent on the oil price you assume out in the future. The 2x capital recovery is on a well-by-well basis which is a good thing. This just means that if SM spent a lot more capital on a well or two and/or had worse production from a handful of wells, it wouldn't drag down the other good wells. Alameda is saying this could be worth $25,500,000. They are qualified to evaluate this type of structure. I would be happy to review their work and/or generate my own estimate if the Town desires.

- 158 acres of surface land in the Town of Erie – using the independent appraisal of $13,575,000. Potentially higher value once this is developed

- Road widening and paving on County Road 6 – I am not qualified to put a value on this

- Permanent on-site inspection rights at the Draco pad. This is a good thing for the Town to have that they would not normally get. While there are already a lot of safety and environmental regulations in place, it never hurts to be able to do inspections yourself.

- The P&A of an additional 17 older wells in addition to the 22 that SM has to P&A per the ECMC as discussed above. It is hard to put a value on this as getting rid of these 39 older wells has numerous benefits.

All in all, the total value being offered by SM is around $45,000,000 and the next best offer we received was for $5,502,500 and did not include the P&A of the additional 17 wells, the road widening, or the permanent inspection rights. Even if the 3% production payment never kicks in, we are still receiving 3x more value from SM than the next highest bidder offered.

In summary, the Draco wells are going to get drilled regardless of what the Town decides to do with its Minerals. Any potential changes to the wells due to the Town holding out on their unleased Minerals will have a minimal effect on the health, environment, and safety of the project, and we will lose out on millions of dollars of benefits that we could have received by monetizing our Minerals including the expedited P&A of an additional 17 old wells. It is my strong opinion we should take the offer on the table from SM Energy.

Thank you for your time and consideration.

Matt Ott

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Full Name	Maureen Hallacy
City/Town of Residence	Erie
Your Comment	Dear Mayor and Members of the Erie Town Council, I am writing to urge the Town Council to vote NO on the proposed sale of our municipal mineral rights. As a community, we spent more than two years fighting to hold Civitas (now SM Energy) accountable for the Draco Pad. Our neighborhood's position has not changed: sustainability remains our number one priority, as reflected in Erie's own community surveys. We did not vote to sell our mineral rights, and we do not support this deal. I ask the Council to reject this sale based on four critical points: • We Hold the Leverage Under SB24-185: Under current Colorado law, the Town's mineral rights cannot be force-pooled. If Erie refuses to sell, SM Energy is legally required to drill around us. Selling these rights means permanently surrendering the strongest legal tool we have to protect our neighborhood. • Clear Conflict of Interest: The Town hired Alameda Mineral Advisors to negotiate this deal—a firm led by a former Civitas executive. Paying an industry insider to "represent" the community we fought so hard to protect is a severe conflict of interest. The terms of this sale were effectively designed by the very industry benefiting from them. This is extremely concerning. • Plugging Old Wells is an Obligation, Not a Bargaining Chip: The framing of plugging 17 old wells as a "benefit" or a gift to the town is misleading. Remediating these old wells is a matter of basic public safety that should have been addressed long ago—it should not be used as a bargaining chip to justify a massive new sale. Negotiating a deal of this magnitude largely in private executive sessions undermines public trust. Erie residents have shown up consistently—including the 418 residents who submitted comments during the 2A period and the 271 who went on the official public record. We are asking you to represent our health, safety, and long-term sustainability. Please vote NO on the sale of Erie's municipal mineral rights. Sincerely, Maureen Hallacy

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Full Name	Maxine Hecht
City/Town of Residence	ERIE
Email	maxinehecht@gmail.com
Your Comment	About six months ago, I was actively participating in social media discussions and engaging with people on both sides of various political discussions. As time went on, I had a sense that things were headed in a direction that I did not want to be a part of. I did not know for sure if anything would happen. I could see the tone of the conversations deteriorating. What had once been thoughtful discussions with mutual respect increasingly became filled with misinformation, personal attacks, distorted statements, and attempts to twist people's words. I decided to stop posting altogether. I continued to follow local politics from the sidelines, reading posts but choosing not to engage. During that time, it also became increasingly apparent who was driving much of the coordinated misinformation effort. Others may call it information; I viewed much of it as misinformation. It was also becoming clear that the source of much of this activity was losing credibility and support. Then, out of the blue, I am being asked if I had received something unusual in the mail. I assume I was contacted because I had been a visible participant in local discussions. Fortunately, I was not among the recipients. My guess is that because I had stopped engaging publicly several weeks earlier, I was not targeted. As more details emerged, I learned about the threatening letters and the significant impact they had on recipients and their families. That reinforced my decision to stay away from certain social media pages and discussions. I still participate in what I consider safe community forums, but there is a very specific faction that I choose to avoid. That is one of the primary reasons I did not submit public comments or actively campaign for a "yes" vote regarding compensation for Erie's mineral resources. I did, however, watch the council meeting online and participated in several private conversations on the topic. When the "no" vote was announced, I was genuinely shocked. I struggled to understand why we would reject compensation for activity that was going to occur regardless of the outcome. It is important to note that I am not a fan of oil and gas development. Having grown up on the East Coast, this was not an issue I had exposure to. However, I have come to accept that oil and gas remains a reality in Colorado and in Erie. At the same time, I would never support a decision that I believed would negatively impact my family's health, safety, or property. For me, the "yes" vote from council seemed like common sense. Based on what I knew at the time, I believed there was already significant support for the agreement. Most importantly, knowing that approximately 20 homeowners had received threatening letters, had been doxxed, and may have experienced other forms of

harassment that I am not aware of, I chose to sit back and observe. I suspect many others made the same decision. I also suspect there are still residents today who remain silent because they fear becoming targets themselves. I would like to attend the upcoming meeting in person, and I am still considering it. For the above reasons, I may choose to dial in remotely. At some point, however, we cannot allow fear and intimidation to dictate public participation.

I also want to note that I did make multiple attempts in various groups and forums to learn why the ‘no’ side felt that way. The LinkedIn post was only one of many places that I used to try to educate myself. I am smart enough to know the source of the LinkedIn article has potential to gain. I am also smart enough to know what parts of the article communicated some easy to read useful information. The author of the article gave me (and others) his email so we could converse. The ‘no’ side refused any intelligent discussions. If there had been even one compelling reason to believe a different course of action would better protect Erie, the beautiful place I call home, I would have changed my position without hesitation. I have yet to get an intelligent response. Below is just one Facebook exchange. I have redacted their name.
My questions that I posted on Facebook in a closed group: Can you please explain why you say nope? I am learning and willing to hear your opinion. My only goal is what is best for the town my family and I live in. I believe the offer to properly close (I think the number is 17 wells) is a huge benefit. One well already leaked in Arapahoe Ridge. We can prevent that by properly closing. The cost is $250,000 per well. Who is going to pay to do that and when. We are not going to stop the drilling. They will go around our minerals. That makes our minerals worthless. Please feel free to correct me in my understanding.

This was their response to my question: I don’t have the time or energy to go through every one of your points to correct you when you are sourcing your information from propaganda. Come back when you have facts and not trash.

This was my response to their comment:
Ok. Translation is you do not have a good answer. I will keep asking questions to learn. Why would I want to have a decision made that is not in the best interest of Erie? I have two properties in Erie. Why would I want to risk that? I am retired. I do not have time to fix mistakes if my properties take a beating. Why would I want a decision that is not a good outcome for where my family and I live? I stand by I am learning and willing to change my opinion based on facts.

This was their response to my question: I’m not reading that crap is my answer. I don’t read propaganda with lies in the title. Why would you want to base your understanding on this consultant’s LinkedIn article is the better question.

When I posted in a ‘safe’ place my shock at the ‘no’ vote, the comment was made that I should have made my voice known. I explained the reasons why I opted to remain quiet. I knew others remained quiet for the same reasons. We now know that is the tactic (fear and intimidation) that the ‘no’ side wanted to impose.
I am writing all of this to explain why I and others did not initially voice our opinions. I would like to see this vote pass with a ‘YES’ vote so that Erie residents can get the benefits that we will other wise lose. Voting ‘no’ does not stop or change anything. They will drill and just go around our minerals. We get the same impacts without the compensation.

I commend and sincerely thank Brian for stepping forward and asking Council to take another look at a decision that has the potential to shape Erie's future for decades.
As a homeowner, I do not want to see property values negatively impacted. I do not want to see health consequences resulting from oil and gas development. Those concerns matter deeply to me. That said, the reasons I supported a "yes" vote then and still do today come down to four key areas: health, safety, oversight, and compensation. My rationale for hoping for a 'yes' vote is outlined below:
Health and Safety: Timely closure and abandonment of both legacy and future wells

is important. Without an agreement, there is no certainty regarding how long these wells may remain in operation or inactive status, along with the associated risks that could come with them.
Oversight: A negotiated agreement provides Erie with visibility and oversight regarding operations. I would rather have the Town informed, engaged, and able to monitor what is happening than have limited influence over activities that will occur regardless.
Compensation: If oil and gas activity is going to take place regardless of the vote, why leave compensation on the table? Those funds could be used to benefit Erie residents and address community priorities.
For those reasons, I believe a "yes" vote is the most practical and responsible path forward.

I want to again commend Brian for stepping up and listening to the community.

Sincerely,
Maxine Hecht

Meredyth Muth

From: Amanda Personal Gmail <amandamcnallypr@gmail.com>
Sent: Monday, June 22, 2026 7:21 AM
To: Council Mail
Subject: Mineral Rights Vote

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members,

I have reviewed the proposed deal to sell Erie's mineral rights and I fully support the approval to sell our mineral writes. Although I do not support the Draco pad I understand that this drilling will happen with or without the mineral rights deal and feel our town should have some financial benefit from it.

Amanda McNally

I am a Erie resident, residing in Compass

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Full Name	Melissa Larson
City/Town of Residence	Erie
Email	missyhlarson@gmail.com
Your Comment	I strongly oppose the sale of Erie's municipal mineral rights for the SM Energy/Civitas Draco pad. A decision of this size, involving public assets and millions of dollars, should be handled with full transparency, public accountability, and a competitive process. Residents deserve to know every option has been carefully evaluated and that public health, environmental safety, and long-term community impacts are being prioritized over a one-time payout. Oil and gas development near residential areas raises serious concerns about air quality, water safety, public health, noise, traffic, and property values. Please do not reconsider or revive this sale. Erie should retain its municipal mineral rights and use every available tool to protect residents, the environment, and the long-term future of our town.

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Full Name	Melora Gaber
City/Town of Residence	Erie
Email	rzman51@comcast.net
Your Comment	I second the notion that the "process to this point has been conducted under a dark shadow of misinformation, deception and secrecy. Town residents deserve better." So due process of Erie rules for this engagement are ignored. Now it comes down to pressuring one council member to change their mind ? This falls back on the mayor in the shady way it was handled from the beginning. I am advocating for the Attorney General to look into this

Written Comment - Town of Erie Mineral Right - June 16 Council Meeting

Please submit any written comments for the Town Council before **12 p.m. on Friday. June 12** for the comments to be provided in the Council materials packet.

Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Meredith Canode
City/Town of Residence	Erie
Your Comment	If we sell mineral rights, it can make it easier for Data Centers to go in. It removes the risk of conflicts with future oil, gas, or mining operations. Developers require total control over a site's physical footprint and legal environment. Selling your mineral rights—or negotiating surface use waivers—creates a much smoother pathway for data centers. Given that other areas of Weld County are getting data centers, and Erie is partially in Weld County, *anything* that could make that easier to happen needs to be stopped. We would have no control of something like that going in.

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Full Name	Meredith Canode
City/Town of Residence	Erie
Your Comment	I am extremely disappointed that the council has decided to ignore the will of the people, and proceed forward with a revote despite overwhelming objections to selling mineral rights. The public sentiment was clear. The public does not support the process that went forward to come to this deal, nor does it support the deal itself. There was, at the very least, the optics of impropriety. This is why the Attorney General is reviewing. I urge you to heed the original vote, or vote no. At the very least, this needs to be slowed down, not rushed through. Education of the public needs to be done to get more support. Thank you.

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Full Name	Meredith Canode
City/Town of Residence	Erie
Your Comment	Dear Council Members, I'm writing to share concerns that have come up in the wake of the recent vote and the public discussion surrounding it. Following the decision, Matthew Owens posted on LinkedIn framing the outcome as a choice between "$465 million or nothing," and suggested that those who disagreed were ignoring the facts or lacking critical thinking skills. In addition, some responses from individuals within his oil and gas network dismissed residents as "activists" and "idiots" rather than engaging with the substance of community concerns, fixated on some perceived inflated payday - a number I've not heard at any council meetings. From the perspective of many in the community, this has felt dismissive and disrespectful. It raises questions about the tone of the public conversation and the professionalism of those helping shape and communicate the proposal. If he is insulting us in the town square, what is his stewardship for us behind closed doors? It doesn't sound like he cares. Residents' concerns about oil and gas development are not abstract or unfounded. People are genuinely worried about issues such as accidents, spills, air quality, explosions, health impacts, and the broader pattern of communities being asked to accept risk in exchange for some nebulous ever-changing figure of promised economic benefits. While it is entirely reasonable to debate the financial and policy tradeoffs involved, it is also important that those concerns are not minimized or dismissed. For many residents, comments such as "it's going to happen anyway" or "Erie already has oil and gas" feel especially dismissive when the proposal involves drilling near neighborhoods and schools. Mr. Owens is certainly entitled to disagree with the Council's decision. However, the tone of his public comments, the palpable disdain of Erie residents has left many residents questioning whether their perspectives were taken seriously throughout the process, whether our wellbeing was even part of the equation. It was paternalistic and dismissive. It also raises concerns given that his firm's compensation was contingent on the deal being approved, which understandably affects perceptions of objectivity. I questioned the deal on its face before, and now, sadly, I question the ethics of those involved in that process. Taken together with ongoing questions about whether the process was followed correctly for a proposal of this scale, the public response has added to concerns

about transparency and accountability. If this matter is revisited, it is likely to draw further scrutiny at the state level.

For many residents, the outcome and the surrounding discussion have been deeply discouraging. Instead of confidence in the process, there are now lingering questions about whether the Town's interests were fully and fairly represented.

Sincerely,
Meredith Canode

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Full Name	Michael J Franchitti
City/Town of Residence	Erie
Your Comment	The town should not approve the sale of mineral rights to the selected contractor due to multiple factors including: - Pending Attorney General investigation into the deal. If the county signs a contract now and must legally rescind it later the county will be in the hook for contractually obligated penalties of cancellation. - Circumvention of contract bidding procedures - Ceding control of gas and oil projects to developers that would own the mineral rights - Unrealized losses basd on future increasing value of mineral rights throughout the county - Conflicts of interest stemming from job history and potential stock investments of the CEO of the chosen contractor company. - Lack of transparency with the public leading up to the possible deal. - Private and non-transparent discussions and dealing between mayor Moore and the selected contractor in advance of letting the rest of the council know about his plans.

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

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Full Name	Michelle Hall
City/Town of Residence	Erie
Email	mrpunky98@aol.com
Your Comment	Good evening Mayor Moore and Council Members! I am writing to respectfully ask the Council to reconsider its vote on Ordinance 028-2026 — Authorizing the Sale of Minerals. I know the Draco project is going to move forward with or without this agreement. Delaying the inevitable does not mean stopping it. I believe it is in the best interests of the Town and its residents to approve this deal. This decision is bigger than politics. It really should not be about politics at all. It should be about the residents of Erie and what makes our community better/have more leverage in this particular situation. It is about being responsible stewards of the community we all love and protecting the future of the families who call this town home. Erie is built on immense resources many other communities do not have. We all know this because when we moved into Erie, most of us have had to review our housing documents with oil and gas wells around or under our communities. We cannot change that reality, but we can choose whether we will wisely manage those resources and allow the financial benefits to remain here, supporting our roads, parks, public safety, schools, infrastructure, and the quality of life that has made this town such a wonderful place to raise our children. Oil and gas wells have been around our community longer than most residents have been here. Our town faces increasing demands and limited resources as our housing growth is greater than our commercial business growth. As a council, bringing in more commercial revenue should be a priority or not building as many houses would be helpful with our limited resources - evidence with the water restrictions this Spring. Turning away revenue that could help strengthen our financial future while the development proceeds regardless is difficult to understand. This isn't about being "for" or "against" oil and gas. It is about facing reality with wisdom and making decisions with lasting value for generations. The families who live here today, and those who will call this town home tomorrow, deserve leaders who are willing to set aside politics and focus on practical solutions to protect the long-term health and prosperity of our community. My family has lived in this town since 2005. There's a reason we chose to live here and raise our families in this amazing town. Approving this agreement is showing all of our residents you have listened to the pros and cons of the measure and voted what is in the best interest of the town while setting politics aside.

I respectfully urge you to reconsider Ordinance 028-2026 and vote to approve this agreement—not for political reasons, but for the future of our town.

Respectfully,
Michelle Hall

Meredyth Muth

From: Sarahann Miller <sdmc1988@gmail.com>
Sent: Friday, June 19, 2026 7:43 PM
To: Council Mail
Subject: 028-2026

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening!

I am writing to respectfully ask the Council to reconsider its vote on Ordinance 028-2026 — Authorizing the Sale of Minerals. — I understand that the Draco project is going to move forward with or without this agreement. Given that reality, I believe it is in the best interests of the Town and its residents to approve this deal and ensure that our community receives the benefits that rightfully come from being located in an oil and gas producing region.

This decision is bigger than politics. It is bigger than party lines, campaign slogans, or ideological differences. It is about being responsible stewards of the community we all love and protecting the future of the families who call this town home.

The truth is that our geography provides resources that many communities do not have. We cannot change that reality, but we can choose whether we will wisely manage those resources and allow the financial benefits to remain here, supporting our roads, parks, public safety, schools, infrastructure, and the quality of life that has made this town such a wonderful place to raise our children.

Every family in our community is feeling the pressures of rising costs. Our town faces increasing demands and limited resources as our housing growth is greater than our commercial business growth — bringing about unstable 'table' in thinking of our economy like a four legged table and allowing for stability. Turning away revenue that could help strengthen our financial future while the development proceeds regardless is difficult to understand. If the activity is occurring, shouldn't our residents be the ones who benefit? This isn't about being "for" or "against" oil and gas. It is about facing reality with wisdom and making decisions that provide lasting value for generations now and those to come. The families who live here today, and those who will call this town home tomorrow, deserve leaders who are willing to set aside politics and focus on practical solutions that protect the long-term health and prosperity of our community. My family loves this town. There's a reason we CHOSE ERIE - We all want to preserve what makes it special. Approving this agreement is not surrendering our values—it is recognizing the reality before us and ensuring that the fruits of our community's natural resources are used to strengthen the place we cherish rather than allowing those benefits to pass us by.

I respectfully urge you to reconsider Ordinance 028-2026 and vote to approve this agreement—not for political reasons, but for the future of our town, our families, and the generations that will follow!

Respectfully,

Sarahann Miller & Family

Meredyth Muth

From: Braun Mincher <braun@braunmincher.com>
Sent: Monday, June 22, 2026 11:26 AM
To: Town Clerk; Debbie Stamp
Cc: Council Mail
Subject: CORRECTION: Resident Analysis for June 23 Council Packet — Draco Pad / Erie Mineral Rights
Attachments: ErieMineralAnalysis.pdf

Importance: High

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

CORRECTION:

Please use the newly attached PDF version of my resident analysis in place of the version I submitted earlier this morning. The attached version removes the remaining draft watermark from all pages and updates the document timestamps accordingly; the substance of the analysis is unchanged.

Apologies for any inconvenience or confusion, and thank you for ensuring this clean version is used for the June 23 meeting materials and public record.

Thank you,

Braun Mincher

From: Braun Mincher
Sent: Monday, June 22, 2026 11:07 AM
To: Townclerk@erieco.gov; Debbie Stamp <dstamp@erieco.gov>
Cc: Council Mail <council@erieco.gov>
Subject: Resident Analysis for June 23 Council Packet — Draco Pad / Erie Mineral Rights
Importance: High

Dear Town Clerk,

I am submitting the attached PDF resident-prepared analysis as written public comment regarding the Draco Pad / Erie mineral-rights agreement and the June 23 reconsideration item. Council members are copied only so they receive the same submission being provided to the Clerk for the public record.

I prepared this analysis as an Erie resident, not on behalf of any Council member, Town official, company, advocacy group, or campaign. It is intended to help organize the public record and source materials around the proposed mineral-rights agreement, including the Town's FAQ and posted materials, agreement documents, agenda materials, public comments, public reporting, and other public/sourceable information. I will also be

sharing this information online with the Erie community and will make updates to version 5.2 as additional and verifiable information is received.

Please include the attached analysis in the June 23 Town Council meeting packet, supplemental public-comment materials, or other meeting materials provided to Council, and make it available as part of the public record for the meeting to the same extent as other written public comments or submitted materials.

Because the document is lengthy (30 pages) and includes a source appendix, please let me know if there are any formatting, file-size, or submission issues that would prevent it from being included in full. I would appreciate confirmation of receipt and confirmation that it will be distributed to Council and included with the meeting materials.

Thank you,

Braun A. Mincher
2520 Cessna Drive
Erie, Colorado 80516
Office: (970) 212-7201
Email: Braun@BraunMincher.com

Independent Erie Resident Analysis

Pending Town of Erie Mineral Rights Sale
Updated: June 22, 2026 @ 11:21 am MDT

Cover Note from the Author

Dear Erie Neighbors,

I prepared the attached analysis as a fellow Erie resident trying to better understand the proposed Draco Pad mineral-rights agreement and the issues surrounding the June 16 Town Council vote.

Before that vote, I had admittedly not studied the issue in depth. Like many residents, I had seen pieces of the discussion online, heard strong opinions on both sides, and understood that the topic was important to our community. After the initial vote failed 3–3 and the public discussion intensified, I decided to take a deeper look for myself.

My goal was not to begin with a predetermined conclusion. My goal was to gather as much public and sourceable information as I could find, separate facts from speculation and growing online noise, and understand the issue in a more complete way. That included comprehensively reviewing numerous official Town materials, agreement documents, council records, meeting videos, public comments, public reporting, social-media discussion, regulatory background, and other sourceable materials. In total, my independent analysis considers approximately 70 public and sourceable materials, with the full source list included in the accompanying appendix. As part of this process, I also used AI-assisted tools to review and organize a broad set of visible public social-media comments as of June 20, 2026 into themes so they could be proactively addressed in the analysis.

I used a custom AI-assisted research platform to help research, organize, compare, summarize, and test the public source materials, but the authorship, judgment, and responsibility for sharing this document are mine. I asked the tools to neutrally consider arguments on both sides, identify recurring public concerns, flag uncertainties, and distinguish what the public record supports from what remains unresolved. **The purpose was not to create one-sided advocacy material.** It was to create a clearer, more complete public-facing analysis than what can usually be pieced together from meeting clips, social-media posts, comments, and headlines.

I debated whether to share this publicly. I originally prepared it for my own understanding. But after reviewing voluminous source materials and seeing the amount of growing confusion, competing claims, speculation, and personal criticism circulating online, I concluded that sharing the analysis may serve a useful public purpose.

This document is written for residents who, like me, want to understand the complex issues before reaching a final view. **It is not intended to persuade anyone who has already reached a fixed conclusion, and it is not meant to replace anyone's own judgment.** It is also not intended to replace Town materials, legal advice, engineering analysis, environmental review, or Council's own deliberation. It is simply one Erie resident's effort to organize the public record in a fair, balanced, and useful way. I hope that you will take the time to read it thoroughly, as I have invested considerable time, effort, and expense in preparing it.

I welcome factual corrections, missing source documents, or constructive feedback. If I missed a public document, misunderstood a contract term, or failed to consider a reliable source, please email it to me with enough detail that I can review it. I do not intend this document to become another forum for online argument, personal attacks, or partisan-style debate. Accordingly, I will not respond to uncivil, abusive, or purely argumentative messages. My purpose here is to help improve the factual record. If reliable additional sources warrant clarification or correction, I will continue updating the analysis with new information.

To support that effort, I have organized the source materials into a custom AI-assisted research workspace so I can query the many documents and resources I have collected and organized and try to answer factual questions based on the public record. I am happy to receive good-faith factual questions or corrections. I will not engage with uncivil, abusive, or purely argumentative responses.

I am not writing on behalf of any organization, campaign, company, or elected official, and I am not running for office. I am an Erie resident raising a family here, trying to understand a very complicated issue that affects our community. I offer this analysis in that spirit.

Respectfully,

Braun Mincher
Erie, Colorado
Braun@BraunMincher.com

Draco Pad & Erie Mineral Rights Matter – Public Cover Note

1-Page Analysis Summary — *What to Know Before June 23*

Forwardable, public-facing | V5.2 | June 22, 2026 @ 11:21 am MDT | SUBJECT TO CHANGE

This one-page note summarizes a longer, fully sourced public analysis. It relies only on public and sourceable materials — official Town records, the agreement and exchange-contract documents, the Town FAQ, public reporting, and public comments. It is not legal advice, and it does not predict how any council member will vote.

The decision in one paragraph

Draco is already state-approved and sits outside Erie in unincorporated Weld County, so the June 16 vote was not "Draco or no Draco." It was whether Erie should exchange certain *subsurface* Town mineral rights for a negotiated package, which includes the receipt of *surface* real estate. On June 20 the Town announced the matter will be reconsidered on June 23 under Rule 7.4(f), at the request of a prior "no" voter. The same documents remain on the table.

What the agreement includes

- About 158.471 acres of land and $4.5M cash at closing (~$18.075M defined at-closing value).
- A 3% production payment after 200% payout, well-by-well — contingent, projected around $25.5M nominal (~$43.6M nominal direct value combined, before any potential discounting).
- Additional well plugging-and-abandonment, Town inspection access, and surface control of the parcels; County Road 6 paving is also reflected in the agreement but appears to have been secured through the initial Draco process rather than created solely by the mineral-rights exchange.

What to keep in perspective

- The "up to $465M" figure is a financially interested consultant's advocacy number — not direct Town value. Use the tiers above.
- A "no" vote keeps Erie's mineral leverage and existing leased royalties, but the public record does not show it stops the approved Draco development ((or the drilling of the 26 already-approved lateral wells under parts of the Town); the Town says "avoid our minerals" is untested and SM may drill around or abandon some minerals (Erie's share ≈ 2.7% of the total Draco project).
- Approval would start a contractual diligence window (50 days + a possible 15) in which either side may walk away — not an immediate, unconditional close.

Legitimate open questions the Town should answer

- How Alameda was selected and its prior Civitas/Extraction ties were managed; how its capped 7.5% contingent fee works, including that $4.5M is a maximum cap rather than necessarily an automatic upfront payment (an illustrative at-closing fee would be about $1.356M on the ~$18.075M at-closing value); and what the market-testing/bid file shows. The Town FAQ includes a June 10 market-testing table, and Owens' public account says 25 firms were solicited, 19 declined, and the top third-party offer was about $5.5M.
- What "avoid Town minerals" means in practice; how lease alternatives compare on a risk-adjusted basis; and land risks (floodplain, pending environmental review, a disclosed condemnation issue).

How to participate

Written comments are due by noon on June 22 for the Council packet, and public comment will be taken at the June 23 meeting (sign-up link). Hard questions about process, conflicts, and value deserve answers; unsupported claims of bribery or secret payments are not supported by the record and risk obscuring the real issues. Town sources: erieco.gov/2657/Draco-Well and the Draco FAQ at erieco.gov/m/faq?cat=103.

Draco Pad and Erie Mineral Rights – *Subject to Update*

Public Analysis – Prepared by Braun Mincher, Erie Resident

Forwardable, public-facing analysis | ***V5.2*** | *June 22, 2026 @ 11:21 am MDT*

An independent, AI-assisted analysis drawing only on public and sourceable materials: official Town of Erie records and notices, meeting videos, the Draco agreement and exchange-contract documents, agenda and packet materials, public comments, public reporting, the Town FAQ, author-provided screenshots and an AI-assisted review of public social-media discussion. It equally presents arguments on both sides on the public record.

Primary Town information sources

Town of Erie Draco Well / Mineral Rights page (background, maps, timeline, documents, and participation links): https://www.erieco.gov/2657/Draco-Well

Town of Erie Draco Well Pad & Mineral Rights FAQ: https://erieco.gov/m/faq?cat=103

Town of Erie News Flash, "Town Mineral Rights to be Reconsidered – June 23": https://www.erieco.gov/m/newsflash/home/detail/3132

Plain-language bottom line

The June 16 vote was not simply "Draco or no Draco." Draco already has state approval and sits outside Erie in unincorporated Weld County, beyond the Town's siting jurisdiction. ***The real question is whether Erie is better protected by converting its unleased municipal mineral position into a negotiated package of cash, land, a contingent revenue interest, surface control, well-plugging commitments, and inspection access — or by rejecting the agreement and accepting uncertainty about what practical protection was actually gained.***

On June 20, 2026, the Town officially announced that the matter will be reconsidered on June 23. On the public record, a properly noticed reconsideration is defensible. If the same agreement remains available, approving it appears likely to be in Erie's practical best interest compared with rejecting it and accepting uncertainty about what protection was gained. This is a conclusion about the public record, not a prediction that any individual member will vote a particular way.

June 22 update: what changed since V4.2

This version updates the June 19 analysis (V4.2) to reflect official actions and new source materials dated June 20, 2026. The agreement terms themselves did not change; the public record around them did.

What changed	Source-based detail
Reconsideration is now official	The Town issued an official News Flash announcing that Council Member Brian O'Connor requested reconsideration of the June 16 mineral-rights vote under Rule 7.4(f), and that Council will take public comment, deliberate, and may take a new vote on June 23.
The June 16 vote failed 3–3	The Town confirms the prior vote failed on a 3–3 tie. Under the Rules of Order, a tie defeats the motion.

What changed	Source-based detail
The same documents remain on the table	The Town states the agreement and mineral-rights exchange documents remain unchanged from what Council considered on June 16.
Public participation window	Written comments are due by noon on June 22, 2026 for inclusion in the Council packet; public comment will also be taken at the meeting.
New / emerging area of law	The Town frames this as a new area of law following Colorado's municipal forced-pooling changes (SB24-185).
Posted agenda caveat	The June 23 agenda/packet currently in the project record appears to have been printed June 18 and may not yet show the reconsideration item. The official Town News Flash — not the currently posted agenda — is the source for the reconsideration announcement.

Independent public reporting (Broomfield Enterprise / Daily Camera, Julia King, *"Erie Town Council could reverse its vote on deal tied to Draco oil and gas project,"* published and updated June 20, 2026) likewise reports the reconsideration, notes a Town spokesperson's statement that Council is considering the same agreement and contract, situates the controversy and an Attorney General complaint, and includes a Council Member Hoback statement critical of the process. Where that reporting's economic figures differ from the updated Town and agreement documents, the agreement documents control here.

Source basis and methodology

This analysis considered more than 70 public and sourceable materials. It draws on public and sourceable materials: the Town of Erie Draco Well page and Draco FAQ (a PDF snapshot is used alongside the live page because the live page can change), the June 2 study-session presentation, the Agreement Regarding Draco Pad (Version 2 with the amended 3% production payment) and its redline, the Contract to Exchange Real Property and Mineral Rights, the Alameda Mineral Advisors Agreement for Professional Services and Scope of Work, the Town's purchasing policies, the official Rules of Order (Resolution 23-149), Town notices, meeting videos and council records, ECMC materials, written public comments, and public reporting. Contract terms are summarized from the listed documents and should be confirmed against the originals before final public reliance.

This analysis is an AI-assisted review of public and sourceable documents and of user-provided screenshots of public social-media discussion. It is not a live social-media scrape or export, though such comments have been summarized through June 20, 2026. Social-media posts and public comments are used to identify recurring themes, questions, and concerns — not as proof that every claim made by a commenter is true, and not as polling. Because it is not practical to answer every comment individually, recurring themes are grouped and addressed against the public record. Private communications are not used or cited anywhere in this analysis.

Specifically, the public-feedback review considered: written public comments from June 3–11 and June 12–15; Council Member Hoback's June 16 written comments; author-provided screenshots and summarized analyses of public Facebook discussion (updated June 20); an AI-assisted analysis of the comment thread on Matt Owens' LinkedIn article (updated June 20); and Town FAQ materials, contracts, agenda materials, ECMC materials, and public reporting.

This document is not legal advice, a title opinion, an engineering opinion, or a valuation report. Procedure, notice, and reconsideration mechanics should be confirmed by the Town Attorney and/or the Town Clerk. Throughout, it

distinguishes what the public record establishes from what remains uncertain, using "appears," "projected/contingent," and "should be confirmed" where that distinction matters. Primary public records, agreements, and Town/regulatory materials control over advocacy posts, articles, or social-media comments.

Executive summary

The best public-facing frame is not "Draco or no Draco." The Draco Pad was already approved by the Colorado Energy and Carbon Management Commission (ECMC), is located in unincorporated Weld County (just outside of Erie's jurisdiction), and includes laterals roughly 7,000–8,000 feet below the surface of Erie. The June 16 vote concerned a different question: whether Erie should exchange certain Town *subsurface* mineral rights for a negotiated mitigation-and-compensation package, including approximately 158 acres of Town-appraised surface real estate. The no vote appears to preserve Erie's municipal-mineral leverage, but the public record does not establish that it stops Draco.

The strongest reason to reconsider. The no vote may have caused Erie to decline substantial defined consideration, a contingent revenue stream, surface-control benefits, additional well-plugging obligations, and inspection access, while the broader Draco project is expected to proceed in modified form. County Road 6 paving should be treated separately because it appears to have been secured through the initial Draco process and is also reflected in the proposed agreement.

The strongest reason to hesitate. The process and trust concerns are real. Residents raised legitimate questions about timing, executive sessions, the Alameda engagement, market testing, the contingent fee, valuation rhetoric, lease-versus-sale alternatives, SB24-185 leverage, health and safety, land risk, and whether the agreement constrains future Town action. These deserve clear public answers, not dismissal.

The cleanest valuation frame. Do not rely on the "up to $465M" advocacy headline. Use tiers: defined at-closing value (about $18.075M), a contingent production payment (about $25.5M nominal, projected over 25-30 years), hard-to-price public benefits, and speculative long-term development/tax upside.

The pivotal unresolved issue. What "avoid Town minerals" means in practice remains the central uncertainty. The Town FAQ states this has not been tested and that SM Energy may drill around Town minerals or abandon some minerals.

On reconsideration specifically. The official Rules of Order (Rule 7.4(f)) expressly permit reconsideration, and a prior no voter requested it. That does not make any future outcome predetermined. It does materially change expectations: if the prior yes votes hold, approval becomes a realistic — perhaps likely — outcome. The Town Attorney and/or Clerk control the exact notice, agenda, and ordinance mechanics.

What "no deal" is not. A no-deal outcome is not literally "Erie gets nothing." The Town would continue to receive royalties from its already-leased mineral interests, and the ECMC/Town conditions secured through the initial Draco process would remain in place. The accurate point is narrower: no deal forfeits the negotiated new package — the roughly 158-acre land transfer, $4.5M cash at closing, the 3% post-payout production interest, agreement-specific inspection access, the additional P&A commitments, and the surface-control benefit.

One-page summary

Topic	Summary
What June 16 was	A failed 3–3 vote on Ordinance 028-2026, a proposed mineral/property exchange and related Draco Pad agreement. It was not a vote on whether ECMC should approve Draco; that approval already existed.

Topic	Summary
What the no vote did	It did not approve the agreement. The Town FAQ states that if Erie does not sell and pool its minerals, SM Energy would be required to drill around them — but the Town's own materials acknowledge that the legal and practical meaning of "must be avoided" has not been tested.
What's being reconsidered	On June 20, the Town announced reconsideration under Rule 7.4(f), requested by Council Member O'Connor (a prior no voter). The same agreement and exchange documents remain unchanged; Council may vote June 23 after public comment.
What the agreement included	Roughly 158.471 acres of land, $4.5M cash at closing, a 3% production payment after 200% payout (well-by-well), additional plugging-and-abandonment obligations, and contractual Town inspection access at the Draco Pad. County Road 6 paving is also reflected in the agreement, but the Town FAQ separately identifies it as a benefit secured through the initial Draco process.
What the direct value looks like	Using Town figures, defined at-closing consideration is about $18.075M ($4.5M cash plus $13.575M appraised land). The 3% production payment is contingent and projected around $25.5M nominal — together roughly $43.6M nominal direct value before any potential discounting.
What should not be overstated	The $46.2M–$208.9M 30-year tax/development projection in the Town FAQ is speculative. Advocacy figures in the "up to $465M" range should not be presented as direct Town value; they come from a financially interested consultant.
What residents raised	Process and transparency, executive sessions, Alameda/procurement, market testing, SB24-185 leverage, lease versus sale, health/safety/air/water, property values, valuation/NPV, land risk, well cleanup, default risk, public-vote demands, and whether the Town's future voice would be constrained.
How to proceed	A reconsideration should be used to build a cleaner public record — clarifying deal availability, process/procedure, valuation tiers, the Alameda fee and market testing, the anti-objection clause, inspection limits, and no-deal consequences — not as a rubber stamp.

Key facts by confidence level

The following separates what the public record establishes from what remains genuinely uncertain. It is hard to treat the 3–3 vote as a fully informed final resolution while the most important item — the real effect of avoiding Town minerals — sits in the "uncertain" row.

Confidence	Finding	Why it matters
High	Draco was approved by ECMC and sits outside Erie's siting jurisdiction.	The Council decision is about mitigation and value capture, not initial project approval.

Confidence	Finding	Why it matters
High	Town minerals in the deal are roughly 2.7% of Draco production.	This is Erie's share of the project; it limits the likely project-wide effect of a no vote, though the exact avoidance effect is uncertain.
High	The operative agreement states a 3% production payment after 200% payout, well-by-well — not the earlier 2%.	Any analysis still using 2% is stale. 2.7% is Erie's production share; 3% is the post-payout revenue interest the deal pays Erie.
High	The exchange contract includes $4.5M in Additional Funds and 158.471 acres.	These are the defined at-closing components if the transaction closes.
High	The agreement allows Town inspections but confers no new regulatory, siting, or enforcement authority.	Inspection is practical oversight, not a stop-work power. However, any findings may be reported to the proper authorities for enforcement.
High	The exchange contract provides a 50-day inspection period, extendable once by 15 days, with either-party termination rights.	A yes vote would not have meant immediate, unconditional closing.
High	The anti-objection/termination clause applies to formal Town action; individual personal-capacity objection and Town police powers are preserved.	It is a deal-protection/unwind mechanism, not a personal gag order.
High	Rule 7.4(f) permits reconsideration by a member who voted on the prevailing side, subject to Town Attorney/Clerk implementation mechanics.	A prior no voter is in the eligible category; the tie made "no" the prevailing side.
Medium	The same agreement appears to remain on the table based on the Town's June 20 notice.	Final availability and the willingness of SM/7N/Extraction should be confirmed.
Medium	Exact ordinance, agenda, public-hearing, and notice mechanics remain for the Town Attorney and Clerk.	These are implementation details, not obstacles to reconsideration in principle.
Uncertain	The exact physical and economic effect of avoiding Town minerals.	This is the single most important unresolved question in the whole decision.
Uncertain	Whether Alameda's market-testing obligation was fully performed, validly excused, or later satisfied.	A documentation/transparency question, addressable by public explanation.
Uncertain	Exact timing and treatment of Alameda fee invoicing/payment for future production payments, future ad valorem taxes,	Affects net-of-fee proceeds; the Town should confirm publicly.

Confidence	Finding	Why it matters
	P&A/remediation value, and other contingent value sources.	

Reconsideration under Rule 7.4(f)

The official Town of Erie Rules of Order, adopted by Resolution 23-149, govern this procedure, and the source set now includes the official rule text rather than a paraphrase.

- **Rule 6.7 — tie vote.** In case of a tie vote on any motion, the motion is considered defeated. The June 16 ordinance therefore failed on its 3–3 tie.
- **Rule 7.4(f) — motion to reconsider.** Any action taken by Council may be reconsidered. The motion must be made at the same meeting at which the action occurred, or at the next following regular or special meeting, by a Council member who voted on the prevailing side and who states that in the motion.

Because the ordinance failed on a tie, the "no" side was the prevailing side for reconsideration purposes. A prior "no" voter — including Council Member O'Connor — is therefore in the procedural category eligible to request reconsideration, and the Town's announcement reflects that he did. A member who was absent would not be in that category.

Reconsideration in these circumstances is neither illegitimate nor extraordinary. The Rules exist precisely to allow Council to revisit an action at the same or the next meeting. The narrow caveat is mechanical, not existential: the Town Attorney and Town Clerk determine the exact notice, agenda placement, public-comment process, and any ordinance/public-hearing requirements that apply to a reconsidered ordinance.

If reconsideration is not procedurally clean, a revised or new ordinance may be cleaner — especially if any term is clarified, amended, or restated and SM/7N remains willing to transact.

Why this matters

A reconsideration request by a prior no voter does not predetermine the result, and no future vote should be stated as a settled outcome. But it materially changes expectations: if the prior yes votes hold, approval on June 23 becomes a realistic and perhaps likely outcome. The honest framing is "realistic/likely if prior yes votes hold," not "guaranteed," and not "merely symbolic."

"Nothing changed in a week — why reconsider now?"

Some residents ask why the matter is back so soon when the deal terms have not changed. The agreement terms may be the same, but the public record is not:

- Reconsideration is now officially noticed under an express rule (7.4(f)), requested by a prior no voter.
- Additional public comment is being solicited, with a written-comment deadline of noon June 22 and live comment June 23.
- The Alameda engagement, the contingent fee, and the market-testing/bid questions are now being debated more openly, and the Town FAQ's June 10 market-testing table and updated documents provide source material that was less prominent before June 16.

- Council has an opportunity to correct or clarify the public record on valuation tiers, “avoid Town minerals,” the anti-objection clause, and the due-diligence window.

Reconsideration is best framed as a way to build a cleaner public record on a transparent, noticed agenda — not as a back-room reversal or a rubber stamp.

“Why isn’t this put to a public vote?”

A recurring request is that residents be allowed to vote directly on whether to sell the Town’s mineral rights. This is an understandable reaction to a high-stakes, controversial issue, and it reflects a genuine desire for direct say.

On the public record, the immediate matter appears to be a Council contract/property/mineral-rights decision placed on a noticed Council agenda. Public participation in that process occurs through public notice, written and in-person public comment, Council deliberation, a recorded vote, public records, and ordinary electoral accountability. Whether a ballot measure, referendum, initiative, or other direct-vote mechanism is legally available for this specific decision, whether it could be conducted in a timely way, and whether it is compatible with the agreement’s timeline are questions that would require Town Attorney and Clerk confirmation. This analysis does not assert that a public vote is impossible — only that its availability and timing are legal questions the Town should answer rather than ones that can be assumed either way.

Valuation: a tiered, defensible framework

The cleanest way to avoid both understating and overstating the deal is to separate value into tiers by certainty. The headline nominal figure, the present value, and the speculative tax projection are not the same thing.

Value tier	Public-facing treatment
Tier 1 — Defined at-closing consideration (~$18.075M)	$4.5M cash (the “Additional Funds” delivered at closing under the exchange contract) plus 158.471 acres of *surface* real estate the Town appraised in 2026 at $13.575M. Total: about $18.075M in defined consideration if the transaction closes, before any production stream, P&A, inspection, surface-control value, or transaction costs.
Tier 2 — Contingent production payment (~$25.5M nominal, projected)	A 3% production payment after 200% payout, well-by-well (confirmed in the amended agreement, replacing the earlier 2%). Town discussion projects this stream around $25.5M nominal over the life of the wells. It is contingent, not guaranteed: it depends on production volumes, commodity prices, payout timing, post-production costs, and the operator’s working-interest share.
Direct nominal value (~$43.6M)	Tier 1 plus Tier 2 is roughly $43.6M in nominal direct value before discounting and transaction costs. Present value is materially lower because the production stream arrives over many years and only after 200% payout.
Tier 3 — Hard-to-price but real benefits	Surface control of roughly 158 surface acres moving from an operator affiliate to the Town; additional plugging-and-abandonment commitments on legacy wells (timing approval-contingent); and contractual Town inspection access at the Draco Pad. County Road 6 paving is discussed separately because the Town FAQ lists it as an

Value tier	Public-facing treatment
	initial Draco-process benefit, while the proposed agreement also reflects a contractual operator commitment for that work.
Tier 4 — Speculative upside (not deal value)	The Town FAQ's $46.2M–$208.9M 30-year tax/development projection for the land is speculative and depends on highest-and-best-use buildout assumptions. Advocacy figures in the "up to $465M" range should not be presented as direct Town value; they originate with a financially interested consultant and rest on assumptions the Town's own defensible figures do not adopt.

Recommended valuation sentence

About $18.075M defined at-closing consideration, plus a contingent 3% production payment projected around $25.5M nominal — together roughly $43.6M nominal direct value before any discounting — plus hard-to-price benefits such as surface control, additional P&A, and inspection access. The 30-year tax range and any "up to $465M" figure are separate, speculative, and should not be folded into deal value. *Reasonable people can disagree about present value and risk-adjusted value.*

Illustrative present-value note

Nominal totals overstate present value because the production stream arrives over many years and only after 200% payout. A nominal mid-$20M stream paid over 10–20 years discounts to a meaningfully lower present value at any realistic discount rate. These are illustrations to separate headline nominal value from present value, not operator forecasts.

The decision: deal versus no deal

The policy question is best stated this way: Should Erie preserve its municipal mineral leverage and accept uncertainty about how much that changes Draco, or convert that leverage into a negotiated package of land, cash, contingent revenue, inspection access, additional P&A commitments, and surface-control benefits?

Issue	If approved / closed	If no agreement
Draco project	Still proceeds under existing ECMC approval; the agreement does not create the project.	Likely proceeds with redesign/avoidance around Town minerals; exact impact uncertain.
Mineral rights	Town conveys oil-and-gas rights from the surface to the bottom of the Codell formation (including the Carlile member) within the relevant area, retaining deeper formations.	Town retains unleased municipal minerals and anti-pooling leverage.
Cash / land	$4.5M cash plus 158.471 acres appraised at $13.575M, subject to closing.	No negotiated cash or land transfer.

Issue	If approved / closed	If no agreement
Production stream	3% after 200% payout, contingent on production, prices, costs, and timing.	No new 3% production payment; any existing leased royalties remain as-is.
Surface control	Town controls the three parcels; the 7N deed limits reserved-mineral surface access to existing wells/facilities.	Operator affiliate keeps ordinary surface ownership/control of those parcels absent another transaction.
Well plugging	Additional contractual P&A commitments and timelines, subject to approvals.	ECMC-required plugging remains; additional negotiated P&A timing is not within Erie's control.
Inspection	Contractual access for a Town inspector under notice/frequency limits.	No special contractual inspection access at the Weld County pad.
Process / trust	Requires public explanation of Alameda, market testing, valuation, and the anti-objection clause.	Avoids the sale now but leaves unresolved what practical protection Erie actually gained.

SB24-185, no forced pooling, and whether a no vote stops or changes Draco

This is one of the strongest no-side arguments and is treated here seriously. Colorado's municipal no-forced-pooling protections give a town real leverage: its unleased minerals generally cannot be pooled into a project without consent, so an operator may have to avoid them.

- The leverage is real and important. It is the reason SM Energy was at the table at all and a fair answer to "why would SM pay if Erie's minerals don't matter?"
- The Town FAQ states that the legal meaning of "must be avoided" has not been tested, and that SM Energy may drill around the Town's minerals or abandon some minerals if no deal is reached.
- The Town's minerals in this agreement are roughly 2.7% of Draco production — a real but limited share of the project.
- The current public record does not establish that a no vote stops Draco and the lateral drilling of wells under Erie and Boulder Counties. It may require redesign or avoidance, cause delay, reduce certain recoverable minerals, or affect project economics. The extent is genuinely uncertain.

The core question

The question is not "does SB24-185 matter?" — it does. The question is whether retaining roughly 2.7% of unleased municipal minerals produces more practical protection and value for Erie than converting that leverage into the negotiated package. A more nuanced no-side argument — that retaining minerals may not stop Draco but could delay, complicate, reduce, or alter project economics — is legitimate, and its real-world magnitude is exactly what the Town should help quantify.

Existing leases and what a no vote actually changes

Erie's mineral interests in the Draco area are not all in the same legal posture. The Town FAQ distinguishes already-leased minerals from the unleased minerals being considered in the current transaction.

- Some Town mineral interests are already leased to various entities — about 80 acres, valued around $1.8M — and already-leased areas are not available for sale in the proposed transaction.
- In some cases, leased minerals may have been secured by SM Energy through transfer from a prior lessee, but the record should not be overstated as showing that all leased Town minerals are held by SM.
- The proposed transaction concerns unleased Town mineral interests in the Draco area, which the Town says represent roughly 2.7% of Draco production.
- If no sale occurs, Erie would continue receiving royalties from currently leased interests, while unleased interests must be avoided unless later leased or voluntarily pooled.

> This is not a binary decision about whether oil and gas production can exist in the Draco area. Some Town minerals are already leased and capable of production. The present transaction concerns an *unleased* municipal mineral position and the broader public-value package.

Lease versus sale

The Town FAQ states that Erie is not currently pursuing a lease arrangement and that previously received lease offers were reviewed and declined. The FAQ also frames the proposed transaction as far broader than a mineral lease, evaluated using the net present value of the Town's resources, while noting Council could still return to leasing.

Leasing preserves ownership and may appeal to residents who do not want to part with the asset permanently. But the public record should compare lease offers to the entire SM/7N package — and, cash, the contingent production payment, additional P&A, inspection access, and surface control, cash, the contingent production payment, additional P&A, inspection access, road work, and surface control — not only to mineral-sale cash. The Town's own June 10 market-testing table shows the best lease/royalty alternative (about $13.2M in combined value) and the best mineral-only purchase offer (about $5.5M) were materially smaller and structurally different from the SM/7N package.

Two clarifications the Town should provide: why the prior lease/royalty offers were declined, and how lease value compares to the package on a risk-adjusted, present-value basis rather than on nominal headline figures.

Alameda Mineral Advisors: selection, scope, fee, and market testing

This is a central public-trust issue and is handled here precisely, separating three distinct questions. The entity should be named accurately: Alameda Mineral Advisors, LLC, with Matt Owens as principal. His prior operator-side history with Extraction/Civitas-related entities creates at least an appearance issue because the proposed counterparties include 7N, Extraction, and SM Energy. At the same time, the public record also supports a practical reason the Town may have viewed Alameda as a specialized advisor rather than a commodity vendor: the work involved Draco-specific mineral ownership, lease, valuation, market, operator, and transaction-structure issues, and Alameda's agreement recites that the Town required professional services and that Alameda had the requisite expertise and experience to perform them.

1. How Alameda was selected

Alameda appears to have been engaged to provide professional, consulting, and financial advisory services. The Town's purchasing framework sets solicitation thresholds (for example, formal competitive bidding for larger procurements) but also recognizes professional-services and sole-source paths; the April 2025 purchasing policy is the version most likely relevant to the December 2025 engagement. On the public record, **an RFP/RFQ *may* be used for professional services but is not necessarily legally required for every such engagement.**

> **Precise framing**
>
> The public record does not establish that Alameda was "illegally no-bid," and this analysis does not assert that. The April 2025 purchasing policy most likely applicable to the December 2025 engagement did not require formal competitive bidding for professional services. That does not end the public-trust question: the Town should still explain how Alameda was selected, whether the engagement was documented as professional services, sole source, preferred vendor, or another approval path, how the contingent-fee structure was approved, and how the prior operator-side relationship was disclosed and managed. But absent a specific legal authority or missing approval requirement, the current source record supports treating this as a transparency/documentation issue — not, by itself, a reason to reject the broader SM/7N package.

Procurement versus market testing — two separate questions

The strongest framing is more precise than "illegal no-RFP." Professional services may not have required formal competitive bidding under the purchasing framework in effect at the time, depending on how the Town classified and documented the engagement. But that is separate from a second question: whether Alameda then performed, was validly excused from, or later satisfied the competitive market-testing and bid-solicitation work contemplated by its own scope. Keeping the two questions separate — whether the Town competitively procured Alameda, and whether Alameda then marketed or tested the mineral transaction — keeps the public-trust inquiry accurate without overstating it as a deal-killing defect.

2. What Alameda's scope required

Alameda's contracted Scope of Services (Exhibit A) expressly contemplated more than valuation. Its duties included:

- reviewing title and giving an opinion on the Town's mineral ownership, leasehold interests, and royalty percentages in the Draco Plan Area;
- determining current lease bonuses, royalty rates, and non-monetary terms in the local market;
- projecting future cash flows and present values under various royalty scenarios;
- conducting a competitive bidding process to secure optimal lease proposals; and,
- soliciting bids for the sale of Town-owned mineral rights and property, with comparative analyses of upfront proceeds versus projected cash flows.

Because competitive lease/sale market testing was part of Alameda's own contracted scope, the key question is whether that work was performed, waived, superseded, or later satisfied — and whether the documentation is available.

3. What market testing actually occurred

Two public sources now bear on this, and together they mean the simplified claim that "no bids were ever sought" is <u>not</u> supported by the current public record:

- The Town FAQ includes a market-testing table reflecting a process completed June 10, 2026, listing mineral-purchase offers (best around $5.5M), lease/royalty alternatives (best around $13.2M in combined value), and firms that declined to bid.
- Matt Owens' LinkedIn article states that Alameda conducted two competitive marketing processes, solicited bids from 25 companies, that 19 of the 25 declined to bid, and that the highest third-party offer was approximately $5.5M. The article is Alameda's public account and is treated as advocacy, not neutral controlling fact; it also discloses that Alameda's fee was contingent on deal completion.

Legitimate questions about timing, documentation, completeness, and comparability remain: when was market testing initiated; who was contacted and what materials were they given; what did "declined to bid" mean; were lease and sale offers truly comparable to the SM/7N package; did the June 10 process satisfy Alameda's contracted scope or function as a late cure/explanation; and why was this not more prominently available before June 16? This issue is most likely curable through public explanation, audit, and document production rather than through litigation or approval delay over the procurement.

The Town FAQ's June 10 market-testing table

Alternative path	Best / maximum value shown	Note
Mineral purchase offers	~$5.5025M maximum	Mineral-only purchase, without the land, additional P&A, surface-control, and inspection components of the SM/7N package.
Lease / royalty offers	~$13.1982M maximum total value	Bonus plus royalty revenue; a different structure (lease, not sale) with different long-term control implications.
Declined to bid	n/a	The FAQ lists numerous named firms that declined to bid on the Town's minerals.

Used carefully, this table helps show that mineral-only and lease/royalty alternatives were materially different from the SM/7N package. It should not be overclaimed: it does not by itself prove every process concern was cured, and it does not eliminate the need for the underlying file if residents ask who was contacted, what was declined, and why the SM/7N package was superior or non-comparable.

Fee timing and the cap

The Town FAQ confirms that if an agreement is approved, a commission is paid to Alameda; that it will *not exceed* $4.5M; that no commission is paid if no deal is reached; that the payment is 7.5% of the Aggregate Value received by the Town up to the cap; and that any unused amount under the cap may stay in the Town's General Fund. "Aggregate Value" under Alameda's contract includes cash, real estate received (valued at the greater of appraised fair-market value or agreed value), future ad valorem taxes from production on annexed Draco-area property, one-third of qualifying plug-and-abandon/remediation expenditures not already required by existing approved OGDP conditions, and other agreed value sources.

Because the fee is 7.5% of Aggregate Value "received by the Town," capped at $4.5M, it is best described as a capped, partly contingent commission rather than an automatic $4.5M upfront payment. However, the precise timing of invoicing and payment — especially for future production payments, future ad valorem taxes, and other contingent value sources — should be publicly confirmed by the Town before residents rely on any specific net-proceeds interpretation.

How the $4.5M cap actually works

Alameda's compensation is often described publicly as a potential $4.5M fee, but the *public documents describe that as a cap*, not necessarily an automatic closing payment, or even that full amount over time. Using only the defined at-closing components — $4.5M cash plus $13.575M appraised land value — produces about $18.075M of at-closing value. A 7.5% fee on that amount would be about $1.356M for the at-closing value component, subject to the Town's confirmation of invoicing and payment timing. Future feeable value could increase the total fee, subject to the overall $4.5M cap.

Component	Amount
At-closing value	$18.075M
7.5% illustrative at-closing Alameda fee	~$1.356M
Remaining cap after illustrative at-closing fee	~$3.144M
Future Alameda fee on projected $25.5M production stream	~$1.913M
Total illustrative Alameda fee on $43.575M nominal direct package	~$3.268M
Remaining unused cap under that scenario	~$1.232M

In this illustrative scenario, combining the estimated at-closing fee of about $1.356M with a future fee of about $1.913M on the projected $25.5M nominal production stream gives an estimated total Alameda fee of roughly $3.268M on the direct $43.575M nominal package — about $1.232M below the $4.5M cap. For the remaining cap to be fully earned after the illustrative at-closing fee, the Town would need to receive about $41.925M in additional feeable value after closing ($3.144M ÷ 7.5%). Spread over time, the future production-stream fee of about $1.913M would average roughly $76,500 per year over 25 years or $63,750 per year over 30 years; earning the full remaining $3.144M cap would average roughly $125,775 per year over 25 years or $104,813 per year over 30 years.

These annualized figures are only a math illustration using cash, appraised land value, and the projected production stream; they are not a legal or accounting conclusion. Alameda's "Aggregate Value" definition is broader than just cash, land, and production payments — it may include future ad valorem taxes, certain P&A/remediation value, and other agreed value sources — so the Town should publicly confirm the precise timing of invoicing and payment and the treatment of future production payments, ad valorem tax value, P&A/remediation value, and other contingent value sources before residents rely on any specific net-proceeds interpretation.

It is not accurate to say Alameda receives "3% of the Town's 3%." The more precise statement is that Alameda would receive 7.5% of the Town's feeable value and receipts, subject to the Aggregate Value definition and the $4.5M cap7. Economically, 7.5% of a 3% Town production interest equals 0.225% of the relevant post-payout production-payment base, subject to working-interest reductions, post-production costs, timing, and the overall cap.

A capped, contingent 7.5% success fee is not facially irrational for a specialized mineral-rights transaction where the advisor is paid only if value is created and the fee is capped. That structure can align the advisor's compensation with the Town receiving value. At the same time, it also creates an advocacy incentive, which is why disclosure, documentation, and transparent explanation of the fee mechanics matter.

Agreement terms requiring accurate public explanation

Production payment (3%, after 200% payout)

The current Agreement Regarding Draco Pad provides that, upon 200% payout on a well-by-well basis, Extraction conveys to the Town a 3% undivided revenue interest in all oil, gas, and other hydrocarbons sold from each Draco Well. It is a wellbore-only revenue interest, carved out of Extraction's working interest, proportionately reduced by Extraction's working-interest share, and subject to the Town's proportionate share of reasonable, actual post-production costs. It is a contingent revenue interest, not guaranteed cash. Any analysis still using the earlier 2% figure is stale; the figures are also distinct from the 2.7% that represents Erie's share of Draco production.

Plugging and abandonment (P&A)

Two categories should be kept clearly separate. First, the baseline conditions secured through the initial Draco process: plugging and abandonment of 22 existing wells and closure of 18 associated facilities, already part of the ECMC-approved conditions. Second, the additional negotiated commitments in the proposed transaction. The Agreement's Exhibit 1 lists P&A wells as Draco P&A Wells (described in the project materials as 22 wells) and Non-Draco P&A Wells (17 wells), with County Road 6 paving shown in Exhibit 2.

The contract timing is nuanced and approval-contingent: Draco P&A operations commence within one year of commencement of the Draco APD operations; Non-Draco P&A operations begin at the first such well within three years of closing and the last within five years; and the Young 4-31 well has separate development-triggered and outside-date provisions (a Development Notice path, or January 1, 2035 in the absence of one). All P&A deadlines are expressly contingent on required approvals and operational constraints and should not be described as unconditional drop-dead dates.

The additional negotiated commitments should not be described as already guaranteed under the baseline ECMC conditions; they arise from the proposed transaction and would apply only if the agreement closes, subject to required approvals and operational constraints.

The text should not blur the baseline 22 wells and 18 facilities together with the additional 17 Non-Draco P&A wells; they are distinct categories with distinct sources and timing.

Inspection rights

The Town's designated oil-and-gas inspector may inspect Draco Pad facilities after at least seven days' advance notice, scheduled with Extraction and subject to its standard access terms, with a safety escort, and no more frequently than monthly when the pad is in drilling and production operations and quarterly when it is in production operations. If the inspector identifies conditions believed to be out of compliance with the Draco APDs or related permits, the Town may notify SM, the siting local government, and ECMC. The agreement expressly does not create new Town regulatory, siting, or enforcement authority over the pad. Inspection improves visibility; it does not make Erie the regulator of a pad in unincorporated Weld County. But it still matters: because Draco sits outside Erie's jurisdiction, the Town would not otherwise have this kind of contractual pad-access right. If the Town inspector documents a concern, the Town can use that information to notify SM, the siting local government, and ECMC — the entities with the relevant operational, enforcement, or regulatory authority. In practical terms, the inspection right gives Erie better visibility and a stronger factual basis to elevate concerns, even though Erie itself cannot directly enforce the Draco permits.

Anti-objection / termination clause

This clause is politically sensitive, but it is best understood as a deal-protection and unwind clause, not as a personal gag order. If the Town accepts the negotiated package and then, before production, takes formal Town action to oppose the approved Draco OGDP — for example, a Council vote or official action directing Town staff or another authorized party to take a position contrary to the approved Draco OGDP, including related pooling or spacing — Extraction/7N may terminate the agreement. The exchange contract then requires the bargain to unwind: the Town would convey the 7N Property back, repay the Additional Funds and any Production Payments received, and the related mineral and agreement structure would terminate. *In plain terms, the Town cannot keep the consideration while formally using the Town itself to oppose the approved project the agreement was meant to resolve*.

Nothing in the clause precludes individual residents, Town employees, or elected officials, acting in their personal capacities, from objecting to or challenging Draco. The clause applies to formal Town action, not personal speech or resident activism, and the agreement expressly preserves the Town's police powers.

Due-diligence off-ramp (the answer to "too rushed")

A major, underused answer to the "rushed" objection is that approval would not mean immediate, unconditional closing. The exchange contract (Section 5(a)) provides a 50-day inspection period, with one possible 15-day extension (up to 65 days total), during which either Exchange Party may terminate in its sole judgment and discretion, *for any reason or no reason*. During that window the Town may review title, conduct inspections and a Phase II environmental study of the 7N Property (excluding areas tied to existing infrastructure, and subject to reasonable consent), examine floodplain/subsidence/developability issues, and terminate if the results are unacceptable.

Plain statement

A yes vote would have placed the deal under contract and preserved a roughly two-month, either-party diligence-and-walk-away window — **not an immediate, unconditional close.** Paired with the operational timeline below, this is an accurate response to the "rushed" objection: passing the agreement starts a contractual diligence-and-walk-away period rather than forcing an immediate, unconditional close.

Why timing matters

The timing pressure should not be framed as a purely Town-created rush. Per the Town FAQ and ECMC materials, Draco must be completed no later than May 2028, with all reasonable efforts made to complete by October 2027. "Must be complete" includes construction, drilling, fracking, and flowback/pre-production activities; after that point the wells would only be producing.

The FAQ states this pre-production timeline stems from the agreement reached with Southern Land/Westerly to remove their objection and is now a condition of the State/ECMC permit to operate. Enforcement would fall to ECMC and the State; the FAQ says how ECMC would treat an extension request is unknown and that Erie would petition for status in any such proceedings. The timeline is therefore not solely within the Town's control.

Because the pre-production schedule is not solely within the Town's control, the timing of a Council decision can be meaningful: any delay may carry real operational and economic consequences and may affect the value SM Energy can justify paying. This should not be overstated as an automatic expiration, and it does not mean extensions are impossible.

Why this answers "why the rush?"

If Council approves a transaction in late June 2026 and the exchange then runs through a 50-day inspection period plus a possible 15-day extension, practical closing could move into roughly late August or September — leaving a relatively short runway before the October 2027 target. This is not an automatic expiration, and extensions are not impossible, but it explains why the timing is not purely a Town-created rush.

Surface-control benefit of the 158.471 acres

The land component is often treated only as a $13.575M appraisal. That understates a separate public-interest benefit: surface control. Under the exchange structure, 7N would convey three *surface* parcels (about 158.471 acres) to Erie while reserving the minerals — but the 7N deed limits surface access for those reserved minerals to the oil-and-gas wells and related facilities already located on the property.

Separately, the Town deed conveying Erie's minerals is structured for *non-surface* occupancy to develop those conveyed mineral rights, subject to existing or separate rights and to pooling/unitization caveats.

The deal would not eliminate all oil-and-gas risk, and it would not remove existing wells or infrastructure. **But it would likely make new drilling pads, rigs, staging areas, or other new surface oil-and-gas uses on those specific parcels materially less likely than if the parcels remained operator-owned.** For residents focused on health, safety, quality of life, and future surface industrialization, this is one of the strongest pro-reconsideration points in the record — and it is one the headline appraisal number alone does not capture.

Land diligence, floodplain, and downside risk

The land is a genuine asset, but it is not risk-free, and the analysis should not present it as such.

- The Town FAQ states the appraisals account for undevelopable portions, with roughly 3.4% of the properties within the floodplain.
- The FAQ states environmental assessments have not yet been completed on the parcels and would be conducted for each before any development could move forward; coal-mine subsidence evaluation is similarly noted as pending.
- The exchange contract permits the Town to conduct inspections and Phase II environmental testing during the inspection period.
- Schedule 8(b)(ii) of the exchange contract discloses that 7N received a verbal indication that Parkdale Development may pursue condemnation proceedings in connection with relocating a regional EURV detention pond on the southernmost parcel.
- Future land use would be decided later by Council through public process and would be market-dependent; the FAQ notes no dedicated/legacy fund has been directed at this time.

These items are reasons for careful diligence — which the 50+15-day window is designed to allow — not reasons to treat the land as either worthless or guaranteed.

Health, water, air, property values, and surface-damage concerns

Resident health and safety concerns are treated here as legitimate, not hysterical, even where the legal question before Council is narrower. *The point is to provide source-based responses, not absolute guarantees.*

- **Water.** The Town FAQ states Erie will not provide water to the development and that SM Energy will purchase water from other sources.
- **Air and monitoring.** Erie has an Environmental Services Department and a BoulderAIR air-quality monitoring contract. On-premises monitoring matters because, under ECMC approval, Erie has no control at the well site; the agreement's inspection access allows monitoring at the wellhead, though it confers no regulatory authority.
- **Well construction.** The FAQ describes laterals roughly 7,000–8,000 feet below the surface, with a production bore around 8.5 inches (larger near the surface), and references State casing rules intended to protect the water table.
- **Home values and foundations.** The FAQ states that many parts of Erie are already horizontally drilled, that the Town has not seen evidence of a decline in home values, and that fracking roughly 1.42 miles underground in a hole about 12 inches wide has not been shown to cause surface consequences such as cracked foundations.

How to read this

The FAQ does not establish zero risk, and individual concerns and genuine uncertainty should still be acknowledged. What the FAQ and available public context do provide are source-based responses to broad claims — for example, that Erie has not observed an area-wide home-value decline or surface-damage pattern from horizontal drilling. The honest framing distinguishes "source-based response" from "absolute guarantee." Enforceable conditions, monitoring, ECMC oversight, BoulderAIR, and inspection access matter precisely because they have limits.

Protections already secured through the initial Draco process

The proposed transaction should be viewed against conditions already secured through the initial Draco approval. Per the Town FAQ's "what did the Town receive during the initial Draco process?" content, before the proposed sale/exchange the Town already secured or supported ECMC-approved conditions, including:

- Condensed occupancy — no occupancy of residential lots within 2,000 feet of the Draco development until May 2027, to allow drilling and completion operations.
- A finite pre-production timeline, with reasonable efforts to conclude by October 2027 and an outside date around May 13, 2028.
- Continuous air-quality monitoring around the Draco Pad, with alerts and response to exceedances.
- Monitoring of six plugged-and-abandoned wells within the DSU, including soil-vapor testing and prompt response to detected issues.
- Landscaping and visual mitigation around the Draco facility.
- Traffic studies and mitigation measures.
- Paving of the County Road 6 segment connecting County Roads 5 and 7, to shorten transit and avoid additional traffic by Erie High School.
- Plugging and abandonment of 22 existing wells and closure of 18 associated facilities, with equipment removal and site reclamation, mostly in western Erie.

County Road 6 paving should therefore be treated carefully in this analysis. The Town FAQ lists paving the County Road 6 segment between County Roads 5 and 7 as a benefit secured through the initial Draco process, not solely as new consideration created by the mineral-rights exchange. The proposed Agreement Regarding Draco Pad also includes a contractual operator commitment for that paving, subject to approvals. Accordingly, this analysis treats

County Road 6 paving as an existing Draco-process condition that is also reflected in the proposed agreement, rather than as a wholly new incremental benefit of the mineral-rights transaction.

These conditions do not eliminate all resident concerns, but they show the public-benefit picture is broader than the mineral sale alone: Erie already obtained operational, environmental, traffic, and public-impact conditions, and the proposed transaction would add a separate economic, land, surface-control, and future-revenue package.

Use of proceeds and land optionality

Per the Town FAQ, cash proceeds from a sale would go to the Town's General Fund and be allocated through the annual budget process approved by Council. The money is not pre-committed to the airport, a specific road project, or any other earmark; future allocation would be a public budget decision. This responds to a recurring concern that proceeds are already spoken for.

If the transaction closes, Erie would also receive land assets that create future public-policy optionality. Possible future uses — subject to Council action, public process, legal review, planning review, site and utility analysis, environmental due diligence, and appropriate affordability covenants — could be dedicating or conveying a portion of Town-owned land for affordable or workforce housing. That would not require the Town to become the housing developer. Erie could potentially use land value as its contribution while requiring a qualified nonprofit or development partner, such as Habitat for Humanity or another qualified entity, to deliver deed-restricted housing with enforceable affordability commitments for community-serving workers and income-qualified residents. Additional open space is also a possibility. This is framed as optionality created by acquiring land, not a promise or a current deal term.

ECMC data-integrity issue: relevance and limits

Some residents have amplified an ECMC data-integrity enforcement matter involving falsified remediation/lab data and suspended penalties. Official ECMC materials confirm a broader data-integrity investigation involving multiple consultants and operators, including Civitas/legacy entities. The record currently provided does not show this issue is Draco-specific. It reinforces why enforceable conditions, monitoring, inspection rights, remediation commitments, and transparency matter; it does not, by itself, establish that rejecting the Draco agreement better protects Erie.

Hard questions versus unsupported allegations

Residents can and should ask hard questions about process, conflicts of interest, procurement, market testing, executive sessions, valuation, and public notice. Those are legitimate public-trust issues, and this analysis treats them as such throughout.

A separate category has appeared in public discussion: allegations of bribery, secret payments, corrupt personal influence, a councilmember "payoff," spouse or social-group motives, or the idea that a changed vote is itself proof of corruption. **Those are serious claims, and serious claims require evidence.**

Where the record stands

In the current source set, no documentary evidence has been provided establishing bribery or secret payments to any councilmember. Hard questions about process and conflicts deserve answers. Unsupported claims of bribery or secret payments require evidence; without it, they should not be treated as facts, and they risk obscuring the legitimate issues residents are asking Council to address —

while making neighbors more divided. This analysis does not repeat such allegations as fact and does not single out individual commenters.

New public feedback since reconsideration was announced

The themes below were identified through an AI-assisted review of public comments and screenshots of selected public Facebook and LinkedIn discussions (updated June 20), plus written Town comments. They reflect public sentiment and issue-spotting — not polling, and not proof that each underlying claim is correct. For each theme: what residents are asking, what the public record says, and what remains unresolved.

Theme	What residents are asking	What the public record says	What remains unresolved
1. Reconsideration legitimacy	Is it proper for a prior no voter to reopen the vote so soon?	Rule 7.4(f) expressly permits reconsideration at the same or next meeting by a prevailing-side voter; the tie made “no” the prevailing side.	Town Attorney/Clerk should confirm notice, agenda, and ordinance mechanics for a reconsidered ordinance.
2. Public vote / referendum	Why isn’t this decided by a vote of residents?	The matter appears to be a Council contract/property decision on a noticed agenda, with comment, deliberation, recorded vote, and electoral accountability.	Whether a referendum/ballot mechanism is legally available and timely is a question for Town counsel.
3. Alameda / Owens / fee / procurement / market testing	Was Alameda no-bid; did it actually solicit offers; should it be terminated?	Professional services may not require formal bidding; the Town FAQ includes a June 10 market-testing table; and Owens’ public account states that 25 firms were solicited, 19 declined, and the top third-party offer was about $5.5M.	Additional selection documentation, conflict management, fee timing, and the bid file’s completeness and timing should be published.
4. No forced pooling / SB24-185 / does “no” stop Draco?	Doesn’t keeping our minerals stop or shrink Draco?	Leverage is real; FAQ says “must be avoided” is untested and SM may drill around or abandon some minerals; Town share ≈ 2.7%.	The actual physical/economic effect of avoidance is the pivotal uncertainty and should be quantified as far as possible.
5. Lease vs sale	Why sell instead of lease and keep ownership?	Prior lease offers were reviewed and declined; the package is broader than a lease; best lease/royalty	Town should explain why leases were declined and compare values on a risk-

Theme	What residents are asking	What the public record says	What remains unresolved
		alternative ≈ $13.2M vs the SM/7N package.	adjusted, present-value basis.
6. Health, water, air, property, foundations, gardens, schools	Is this safe for our families, homes, and land?	FAQ: Erie provides no frack water; monitoring via BoulderAIR; laterals ~7,000–8,000 ft deep; no observed area-wide value decline or foundation damage.	Source-based responses, not zero-risk guarantees; monitoring and ECMC oversight have limits that should be acknowledged.
7. Timeline / rush / due diligence	Wasn't this rushed, and would approval lock Erie in immediately?	Exchange contract gives a 50-day inspection period + one 15-day extension, either party may terminate for any/no reason; pre-production timeline is an ECMC/State condition.	Town should explain that approval starts diligence rather than forcing an immediate, unconditional close.
8. Valuation skepticism and the $465M figure	Is the "up to $465M" number real?	That figure is consultant/advocacy framing; defensible tiers are ~$18.075M at-closing, ~$25.5M contingent, ~$43.6M nominal direct.	Present value and risk-adjusted value should be shown; the speculative tax range kept separate from deal value.
9. Unsupported bribery / corruption allegations	Was a councilmember paid off or pressured?	No documentary evidence of bribery or secret payments has been provided in the source set.	Conflict-of-interest and procurement questions are legitimate and answerable; unsupported allegations are not treated as fact.
10. Personal attacks and civility toward Council Member O'Connor	Is it fair to attack the member who reopened the vote?	Public record shows he requested reconsideration as a prior no voter; some comments object to the vitriol directed at him.	Civility supports a cleaner public process; motive speculation is not evidence.
11. Pro-reconsideration / responsible deliberation	Isn't a second, more informed look reasonable?	Reconsideration allows public comment and deliberation and can build a cleaner record; many comments frame it as thoughtful and duty-consistent.	Value depends on Council actually clarifying process, valuation, and "avoid minerals" questions.
12. What Erie gains or loses under no deal	If we say no, what do we keep and what do we give up?	Erie keeps already-leased royalties and baseline ECMC/Town conditions; it	The practical protection actually gained by a no

Theme	What residents are asking	What the public record says	What remains unresolved
		forfeits the negotiated new package (land, cash, 3% interest, added P&A, inspection, and surface control). County Road 6 paving should be treated separately because it appears to be an initial Draco-process condition also reflected in the proposed agreement.	vote remains the core open question.

Recommended public clarifications

- Confirm whether SM/7N/Extraction will still transact, and on what terms.
- Confirm the operative agreement includes the 3% production payment after 200% payout, and explain what changed from earlier (2%) versions.
- Explain what “avoid Town minerals” likely means in practice — what can be known now and what remains uncertain.
- Publish or summarize Alameda’s market-testing file: companies contacted, offers received or declined, and why the SM/7N package was superior or non-comparable.
- Explain how Alameda was selected and documented under the purchasing policy in effect at the time, and how the prior Civitas/Extraction relationship was disclosed and managed.
- Publicly confirm the Alameda fee mechanics, including timing of payment, whether contingent future value is invoiced only if/as received, and how net-of-fee proceeds are calculated.
- Explain the anti-objection clause and the preservation of individual speech and Town police powers.
- Explain the 50+15-day due-diligence window and that approval would not, by itself, eliminate the Town’s ability to terminate during diligence.
- Explain land risks: appraisals, floodplain (~3.4%), coal-mine subsidence, pending environmental assessments, the Parkdale/EURV condemnation disclosure, and any development limitations.
- Identify the P&A wells and timelines, distinguishing baseline ECMC obligations from additional negotiated obligations, and any financial assurances/bonding.
- Use a tiered valuation that distinguishes defined, contingent, hard-to-price, and speculative value, and avoid inflated headline figures.
- Feature the Town Draco Well page and FAQ conspicuously in any public materials, and continue updating them as clarifications are made.

Conclusion

Based on the current public record, a narrow, process-respecting reconsideration is defensible. The June 16 no vote did not approve the agreement and may have preserved some municipal mineral leverage, but it did not clearly stop Draco, which is expected to substantially proceed in some form under existing ECMC approval.

That does not mean the agreement is perfect, and it does not mean resident concerns should be minimized. It means the public record should not treat a 3–3 vote as a fully informed final policy resolution while the most important practical question remains unsettled: *whether Erie gained meaningful practical protection by saying no, or simply gave up the negotiated package while Draco is still expected to proceed*.

The public record now supports a stronger case for reconsideration than it did a week ago, for reasons that have nothing to do with any back-room reversal:

- Rule 7.4(f) expressly permits reconsideration, and the official rule text is now in hand.
- A prior no voter requested it, placing it squarely within the rule.
- The same agreement and exchange documents remain on the table.
- Public comment and deliberation are available, with a noon June 22 written-comment deadline and live comment June 23.
- The consequences of "no deal" remain genuinely uncertain.
- The agreement bundles defined value, contingent value, additional P&A, inspection access, and a real surface-control benefit. County Road 6 paving remains relevant, but it should be treated as an initial Draco-process condition also reflected in the proposed agreement, not as purely new incremental consideration.

Approval should not be framed as predetermined in legal terms; no future vote is settled. But with a prior no voter requesting reconsideration, approval is now a realistic and perhaps likely outcome if the prior yes votes hold. If the agreement remains available, there is a strong public case for deciding it on a clearer record — and, on that record, approving it appears likely to serve Erie's practical best interest compared with rejecting it and accepting uncertainty about what protection was actually gained.

The best path is not to argue residents were wrong to be concerned. It is to answer the concerns openly, distinguish hard value from contingent and speculative value, clarify the process and Alameda questions, and decide on a record residents can understand. If the deal is approved, the Town should keep clarifying process questions and should not treat approval as the end of public accountability. If it is not approved, the Town should explain what protections, monitoring, leverage, and alternatives remain.

Appendix A — Integrated source list

This V5.2 appendix lists approximately 70 source entries. The count includes official Town records, agreement documents, meeting materials, public comments, regulatory materials, public reporting, public and social-media context sources, and AI-assisted comment analyses. It does not include private communications or internal strategy notes.

This appendix integrates the working source list into the public analysis. It builds on the June 19, 2026 standalone source appendix (71 listed entries) and adds the new June 20 source materials incorporated in V5.2. The reconciled V5.2 count is approximately 70 because exact duplicates and placeholder entries were consolidated while distinct snapshots, public-comment analyses, and June 20 sources were retained where they served separate source functions. Primary public records, agreements, and Town/regulatory materials control over summaries, articles, advocacy materials, or social-media comments. Social-media and public-comment materials are used for themes and public concerns, not as proof that each factual claim is correct. Links may change; if a link fails, search by title, meeting date, file number, or attachment name in the Town of Erie Legistar/CivicPlus portals. Figures drawn from the Town FAQ should be rechecked against the live FAQ before public reliance, because the Town may update its answers.

A. Core Town and Council transaction materials

Town of Erie Draco Well / Mineral Rights page (primary Town source) — https://www.erieco.gov/2657/Draco-Well

Draco Well Pad & Mineral Rights FAQ (live page) — https://erieco.gov/m/faq?cat=103

Town FAQ PDF snapshot — "Frequently Asked Questions - CivicPlus.CMS.FAQ.pdf" (uploaded PDF snapshot preserving the live FAQ as of June 20, 2026; live FAQ also linked above)

Town News Flash / CivicSend — "Town Mineral Rights to be Reconsidered – June 23" — https://www.erieco.gov/m/newsflash/home/detail/3132

Town Council to Consider Mineral Rights Agreement — CivicSend notice (June 16) — https://erieco.gov/CivicSend/ViewMessage/message/292036

Ordinance No. 028-2026 (proposed exchange/Draco agreement) — https://erie.legistar.com/View.ashx?GUID=87CBA520-9907-4E67-838F-4A94BB727939&ID=15522509&M=F

File 2026-394 — Ordinance 028-2026 legislation detail — https://erie.legistar.com/LegislationDetail.aspx?GUID=B7AE07A9-D516-4473-9673-D5932C1B9C9B&ID=7808060

Contract to Exchange Real Property and Mineral Rights — https://erieco.gov/DocumentCenter/View/24499/Contract-to-Exchange-Property-and-Mineral-Rights

Agreement Regarding Draco Pad (clean amended 3% version — controlling) — https://erieco.gov/DocumentCenter/View/24500/Agreement-Regarding-Draco-Pad

Agreement Regarding Draco Pad — redline / amended production-payment redline — https://erie.legistar.com/View.ashx?GUID=687F89C3-DF8A-43BF-AC4C-8A4B281521A2&ID=15522507&M=F

Council Member Hoback comments attachment (June 16) — https://erie.legistar.com/View.ashx?GUID=032AA0E8-1944-46A5-94D9-7EE5C473712E&ID=15524661&M=F

B. Public meetings, agendas, videos, and public comments

Town of Erie Legistar meeting calendar — https://erie.legistar.com/calendar.aspx

April 21, 2026 Draco public meeting — CivicSend notice — https://erieco.gov/CivicSend/ViewMessage/message/287998

June 2, 2026 Town Council Study Session — agenda packet — https://erie.legistar.com/View.ashx?GUID=892FCB94-3BCF-4E50-8A33-E9DDADC22C48&ID=1369750&M=A

June 2, 2026 Draco presentation — final — https://erie.legistar.com/View.ashx?GUID=5D3448A9-07F9-4429-9EC9-CDDFD10CE9A0&ID=15522504&M=F

June 2, 2026 Study Session video — https://www.youtube.com/watch?v=fOfKKvwLaBo

June 16, 2026 Special Meeting — agenda — https://erie.legistar.com/View.ashx?GUID=5D6EC80F-9A53-4C1F-A0C5-4FA5D1FAA10A&ID=1422626&M=A

June 16, 2026 Special Meeting video — https://www.youtube.com/watch?v=rwglNCEaviQ

June 23, 2026 agenda and agenda packet — Town agenda packet as posted June 18, 2026 (uploaded PDF in source set; may predate the reconsideration item)

Mineral sale public comments — June 3 to June 11 — https://erie.legistar.com/View.ashx?GUID=9A355BC6-2EFE-4D60-AB99-AC334DF10FBC&ID=15524659&M=F

Mineral sale public comments — June 12 to June 15 — https://erie.legistar.com/View.ashx?GUID=AE99488F-204A-4B3E-8CF3-5BE55CBDAB9E&ID=15524660&M=F

April 21, 2026 Town Council Special Meeting video — https://www.youtube.com/watch?v=iI9L0RRiXQg

June 9, 2026 Town Council video (executive-session dispute context) — https://www.youtube.com/watch?v=Sh-xnpIjt08

C. Governance, procedure, and legal-background materials

Official Rules of Order — "Resolution No. 23-149 / Town Council Rules of Order and Procedure" (uploaded PDF; Rule 6.7 tie, Rule 7.4(f) reconsideration)

Town Council Rules of Order & Meeting Procedures (1001.2025) — https://erie.legistar.com/View.ashx?GUID=0BA291E6-D278-45A9-904F-639F2507B07B&ID=14898034&M=F

Town of Erie Home Rule Charter — https://erieco.gov/DocumentCenter/View/18769/Proposed-Home-Rule-Charter

Erie Municipal Code — Municode library — https://library.municode.com/co/erie/codes/code_of_ordinances

SB24-185 — Protections for Mineral Interest Owners / Forced Pooling — https://leg.colorado.gov/bills/sb24-185

Boulder County news release on SB24-185 — https://bouldercounty.gov/news/new-legislation-protects-county-owned-minerals/

Resolution 25-167 adopting amended Town Council Rules (Oct. 28, 2025) — https://erie.legistar.com/View.ashx?GUID=0094493E-747B-41C9-B6BC-5E916FA57F26&ID=14898032&M=F

Erie Municipal Code — Town webpage entry point — https://library.municode.com/co/erie/codes/code_of_ordinances

D. Alameda Mineral Advisors — selection, scope, and fee materials

Alameda Mineral Advisors — Mineral Valuation Representation Proposal (File 25-659) — https://erie.legistar.com/View.ashx?GUID=7E0B8DDE-FB72-4FEB-9F1B-9A42020AB064&ID=15030462&M=F

Alameda Mineral Advisors — Agreement for Professional Services and Scope of Work (File 25-659; 7.5% of Aggregate Value, capped at $4.5M) — https://erie.legistar.com/View.ashx?GUID=B02D6DBD-BDF7-4C6F-B121-A0D43B04C985&ID=15030463&M=F

Dec. 16, 2025 Town Council meeting detail — File 25-659 — https://erie.legistar.com/MeetingDetail.aspx?GUID=CCD00F37-884A-460E-A418-866D43A07107&ID=1246020

Draco FAQ — Alameda fee / conflict-of-interest answers — https://erieco.gov/m/faq?cat=103

E. Purchasing policies

April 2025 Town Purchasing Policy — "Updated Purchasing Policy.pdf" / Ordinance No. 015-2025 (uploaded PDF; version most likely relevant to the December 2025 Alameda engagement)

April 2026 Town Purchasing Policy — "Purchasing Policy.pdf" / Ordinance No. 021-2026 (uploaded PDF; later version, not to be applied retroactively unless shown relevant)

F. Regulatory, operator, and project-background materials

Colorado Energy & Carbon Management Commission (ECMC) public website — https://ecmc.state.co.us/

ECMC data-integrity investigation press release — https://ecmc.colorado.gov/press-release/state-regulatory-agency-takes-enforcement-action-following-investigation-into-the

ECMC Special Projects page — https://ecmc.colorado.gov/data-maps-reports/special-projects

Draco Pad project page — operator/community relations — https://civitascommunityrelations.com/dracopad

Colorado Sun — regulators sign off on Erie Draco drilling — https://coloradosun.com/2025/03/27/oil-and-gas-erie-draco-pad-civitas/

Boulder Weekly — Draco Pad approved (March 2025) — https://www.boulderweekly.com/news/boco-briefly/draco-pad-approved-march-26/

350 Colorado — ECMC and Draco Pad coverage — exact article URL not available in current source set (OCR-truncated); publication: 350colorado.org — exact URL to be confirmed

G. Public reporting and commentary considered

Broomfield Enterprise / Daily Camera — Julia King, "Erie Town Council could reverse its vote on deal tied to Draco oil and gas project" (June 20, 2026) — https://www.broomfieldenterprise.com/2026/06/20/erie-draco-oil-gas-vote-again/

Matt Owens LinkedIn article — "Erie Town Council Had a Choice: Up to $465 Million or Nothing. They Chose Nothing." (and its comment thread) — consultant/advocacy account — https://www.linkedin.com/pulse/erie-town-council-had-choice-450-million-nothing-chose-matthew-owens-6yi2c/

Yellow Scene — Mineral-rights deal fails as council majority breaks — https://yellowscene.com/2026/06/17/erie-mineral-rights-deal-fails-as-oconnor-breaks-from-council-majority/

Yellow Scene — Erie mineral rights deal advances largely out of public view — https://yellowscene.com/2026/03/23/erie-mineral-rights-deal-advances-largely-out-of-public-view/

Yellow Scene — Erie residents demand answers before pivotal mineral-rights vote — https://yellowscene.com/2026/06/13/erie-residents-demand-answers-before-pivotal-mineral-rights-vote/

CBS Colorado — Erie reaches tentative deal on mineral rights — https://www.cbsnews.com/colorado/news/colorado-town-council-tentative-deal-mineral-rights-oil-gas-drilling/

Colorado Hometown Weekly — Erie leaders split on mineral-rights negotiation — https://www.coloradohometownweekly.com/2026/04/22/erie-leaders-split-on-what-mineral-rights-negotiation-could-mean-for-draco-project/

Yellow Scene — Draco Well Pad proposal approved 4-1 — https://yellowscene.com/2025/03/28/draco-well-pad-proposal-approved-4-1/

Yellow Scene — Erie mineral rights hearing divides council — exact article URL not available in current source set (OCR-truncated); publication: yellowscene.com — exact URL to be confirmed

Yellow Scene — Erie Council clash after executive-session vote — exact article URL not available in current source set (OCR-truncated); publication: yellowscene.com — exact URL to be confirmed

Yellow Scene — Over 100 Erie residents sign letter to Attorney General — exact article URL not available in current source set (OCR-truncated); publication: yellowscene.com — exact URL to be confirmed

Yellow Scene — Attorney General's Office to review Erie residents' complaint — exact article URL not available in current source set (OCR-truncated); publication: yellowscene.com — exact URL to be confirmed

H. Community, advocacy, and social-media materials considered as context

Used for themes and public sentiment, not as proof of factual claims.

Erie Protectors — ECMC approves Draco OGDP — https://erieprotectors.com/2025/03/ecmc-approves-draco-ogdp/

Erie Protectors — ECMC data-falsification penalty article — https://erieprotectors.com/2026/06/ecmc-sets-aside-7-7-million-in-penalties-over-falsified-spill-data/

Colorado Rising — ECMC approves Draco Project — https://corising.org/2025/03/26/erie-draco-ecmc-approval/

Town of Erie official Facebook — posts and reconsideration announcement — https://www.facebook.com/townoferiecolorado/

Erie Protectors — Draco DSU map — https://erieprotectors.com/maps/draco/

Town of Erie Instagram — June 2 public meeting notice — https://www.instagram.com/townoferiecolorado/

Reddit r/ErieCO — Erie mineral-rights discussion threads — https://www.reddit.com/r/ErieCO/

Erie Colorado (Moderated) Facebook discussion screenshots — author-provided public screenshots; theme/sentiment only

I. AI-assisted comment analyses and user-provided working files considered

Used for themes and sentiment, not as proof of factual claims; no private communications are included.

Updated LinkedIn Comment Analysis — Matt Owens article (June 20, 2026) — author-provided analysis of the public LinkedIn comment thread

Updated Erie Draco Facebook Comment Analysis (June 20, 2026) — author-provided analysis of public Facebook discussion screenshots

Mineral Sale Public Comments — June 3–11 and June 12–15 — Town public-comment PDFs

Council Member Hoback comments — June 16 — Town/Council public comments

Prior public analysis V4.2 — June 19, 2026 — base for this version

June 19, 2026 standalone Source Appendix (71 listed entries) — baseline source list reconciled into this appendix

Materials intentionally not treated as independent public source citations

Private communications are not cited or relied on anywhere in this analysis. Draft strategy notes and internal AI work product are not independent facts; they are synthesis derived from source materials. News articles, advocacy posts, public comments, and social-media discussions are used for context, framing, and public-sentiment analysis unless the factual point is independently confirmed in primary records. This source list should be updated as additional official records, meeting videos, signed agreements, final minutes, or ECMC records become available. Please email any additional and verifiable source references to Braun@BraunMincher.com.

June 22, 2026 | V5.2 — public-facing analysis. Not legal advice; procedure to be confirmed by Town counsel and/or the Town Clerk.

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

Please submit any written comments for the Town Council before **12 p.m. on June 22** for the comments to be provided in the Council materials packet.

Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Molly Sabatino
City/Town of Residence	Erie
Email	molly.sabatino7@gmail.com
Your Comment	Please do not sell our mineral rights.

Meredyth Muth

From: Charlyn Morrison <cellison25@yahoo.com>
Sent: Friday, June 19, 2026 3:58 PM
To: Council Mail
Subject: Draco

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Town Council,

I am writing to request that the Council Members reconsider their vote on Ordinance 028-2026: Authorizing the Sale of Minerals.

I understand that Draco is going to happen - with or without this agreement - and it is in the best interests of the Town and its residents to APPROVE THIS DEAL!

Sincerely,

Charlyn Morrison

Meredyth Muth

From: Tim <tjmueller99@comcast.net>
Sent: Sunday, June 21, 2026 8:42 AM
To: Council Mail
Subject: Erie Mineral Rights

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members,

I have reviewed the proposed deal to sell Erie's mineral rights and I fully support the approval to sell our mineral rights.

Respectfully,
Tim Mueller
Resident of Erie
Sent from my iPhone

Meredyth Muth

From: John M <johnmund@gmail.com>
Sent: Friday, June 19, 2026 6:18 PM
To: Council Mail
Subject: Draco well and Erie's mineral rights

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members,

I have reviewed the proposed deal to sell Erie’s mineral rights and I fully support the approval to sell them.

Let’s not leave significant funds on the table as a pointless protest

John Mund

1896 Southard St

Erie, CO 80516

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

Please submit any written comments for the Town Council before **12 p.m. on June 22** for the comments to be provided in the Council materials packet.

Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	N Tollefson
City/Town of Residence	Erie
Your Comment	I strongly oppose the sale of Erie's municipal mineral rights for the SM Energy/Civitas Draco pad. A decision of this size, involving public assets and millions of dollars, should be handled with full transparency, public accountability, and a competitive process. Residents deserve to know every option has been carefully evaluated and that public health, environmental safety, and long-term community impacts are being prioritized over a one-time payout. Oil and gas development near residential areas raises serious concerns about air quality, water safety, public health, noise, traffic, and property values. Please do not reconsider or revive this sale. Erie should retain its municipal mineral rights and use every available tool to protect residents, the environment, and the long-term future of our town.

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

Please submit any written comments for the Town Council before **12 p.m. on June 22** for the comments to be provided in the Council materials packet.

Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Nancy Shannon
City/Town of Residence	Erie
Email	njs.mi.usa@gmail.com
Your Comment	I think leasing the mineral rights is the best option. But since our only choice is to sell or do nothing, I support selling mineral rights because the project is going to happen regardless of what we do at this point.

Meredyth Muth

From: kelly geiger <kellygeiger88@gmail.com>
Sent: Sunday, June 21, 2026 7:32 AM
To: Council Mail
Subject: Draco

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Council,

I'm happy to have seen the official communication that Draco is being reconsidered.

I want to be absolutely clear that my hope is this agreement passes and we can be compensated for drilling that will happen anyway, we can have oversight over operations which we otherwise wouldn't have, and we receive some plugging of wells, which we otherwise wouldn't have.

Bringing this topic up again is brave. You received some feedback previously not to pass this. The elephant in the room of Erie is the well known fact that many people feel intimidated to speak their opinion if it deviates from an extremist left wing view.

We are blessed in this town with individuals who support the campaign of Emily, Anil, and Dan who send death threats, write media hit pieces, and voraciously attack their opponents lives through work complaints and social media to suppress altering opinions in this town.

We know they collaborate with Dan, Anil, and Emily and we know that the three of you collude to conduct the bidding of these groups, like preventing executive session votes.

Websters dictionary defines terrorism as:

the systematic use of terror especially as a means of coercion

terror is further defined as

a state of intense or overwhelming fear

Both of these conditions are met by the groups that support these unscrupulous people.

I remember a time In the USA when the line in the sand was drawn.

We Don’t Negotiate With Terrorists.

Hopefully you do too.

Kelly Newhouse

Meredyth Muth

From: malachi o'neill <23oneill@protonmail.com>
Sent: Monday, June 22, 2026 10:24 AM
To: Council Mail; Anil Pesaramelli; John Mortellaro; Dan Hoback; Brandon Bell; Emily Baer; Brian O'Connor; Andrew J. Moore
Subject: SM Energy/Draco

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Erie Town Council -

Please take the SM Energy deal.
We could use those funds to secure open space and continue to create Erie into the beautiful area we all want it to be.

I am not alone, representing many family and friends who feel the same way.

Thank you very much.

Malachi

O'Neill
720.314.0595

Sent with Proton Mail secure email.

Meredyth Muth

From: Jennifer Ott <jennyott4@gmail.com>
Sent: Monday, June 22, 2026 11:33 AM
To: Anil Pesaramelli; Emily Baer; Council Mail
Cc: John Mortellaro; Brandon Bell; Dan Hoback; Andrew J. Moore; Brian O'Connor
Subject: Ordinance 028-2026 - Council Vote – the Sale of Town Minerals

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Anil and Emily,

I realize things have not gone how we would have preferred with this agreement for the Draco pad, however, it is your fiduciary responsibility to do what's best for the Town of Erie at this time. What is best is to move forward with the selling of the Town of Erie mineral rights. This way the Town can profit over activities that are going to happen no matter what and we can have more oversight, which means things will be done more safely and more wells will get plugged and abandoned. I understand how difficult this can be. There's a lot of fear mongering out there, and people are thinking with feelings and not facts. The fact is these wells will be drilled and it's your fiduciary responsibility to do what's in the best interest of the Town of Erie. It is not in the Town of Erie's best interest to hold our minerals hostage. I strongly encourage you to please vote yes on this as it will make your names go down in history as helping boost Erie for many years to come. Doing nothing and getting nothing will put a black mark on your time of service here in the Town of Erie. Voting yes and setting our Town up for success financially and for safety with these additional checks at the wellsite and additional wells getting plugged and abandoned will be taken very seriously and appreciatively. I realize we do not like how we got to the situation we are in, but unfortunately, it is what it is and is in the past, but you can help the future look brighter please support this.

Please stop listening to irrational people that do not understand oil and gas and are being vocal based off fear and not facts. You are both very smart individuals who can look at the facts and understand that the town council needs to move forward with the sale. I appreciate your time and trust you will make the right decision for our Town moving forward and will not use this as a publicity stunt for political gain.
Even though it is scary to speak out in support of the Draco pad, in the past I have spoken up at the Colorado Energy & Carbon Management Commission meeting at Erie Middle School and virtually during a Town Council meeting. Unfortunately, I am unable to attend the meeting on Tuesday night but please let my voice be heard. I sincerely hope all Councilmembers will vote yes.

I am glad this is being reconsidered by the Town Council. Thank you for making Erie an even better place to live.

Sincerely,
Your Neighbor, Jennifer Ott

Meredyth Muth

From: Matt Ott <matt.ott3@gmail.com>
Sent: Monday, June 22, 2026 11:01 AM
To: Council Mail
Cc: Andrew J. Moore; Brian O'Connor; Emily Baer; Anil Pesaramelli; Dan Hoback; Brandon Bell; John Mortellaro
Subject: Erie's Mineral Interest in the Draco DSU

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Erie Town Council,

My name is Matt Ott. I am a recently retired oil and gas executive, and I live here in Erie with my wife and two children. I mention my employment status in order to calm any fears that I may somehow gain from my opinions here. I am no longer involved in the oil and gas industry, and despite spending most of my career in Colorado, I have never worked for a company that had oil and gas operations in Colorado. I personally seek to gain nothing from the Draco pad development and/or what the Town decides to do with its unleased mineral interests in the Draco drilling spacing unit ("DSU") (the "Minerals"). I have no affiliation with SM Energy or any of the parties involved. I do not hold or seek to hold any political office, etc., etc. I went to college and played baseball with Matt Owens, the principal of the Town's consultant Alameda Mineral Advisors. We have not seen or spoken to one another since we graduated in 2008. Up to now, I have been following the Draco pad and the Minerals in the project from the sidelines, but after last week's vote on selling the Minerals, I felt I could no longer stay quiet. I have extensive knowledge of the oil and gas industry, and I have nothing to gain or lose based on the outcome (besides what any other Town of Erie resident would gain or lose) so, hopefully the Council will take my opinions here for what they are - the unbiased opinions of an industry expert, but also a Town of Erie resident.

My family and I live in the Rex Ranch at Flatirons Meadows neighborhood which will be smack dab in the center of the new Draco pad drilling project. I graduated from the Colorado School of Mines in 2008 with a Bachelor of Science degree in Petroleum Engineering. After college, I went to work for an oil and gas operator based out of Carpinteria, California between Ventura and Santa Barbara. That company had oil and gas wells on offshore platforms in the Santa Barbara channel, as well as onshore assets on the beach in Ventura, and in downtown Beverly Hills which shared a wall with Beverly Hills High School. I was responsible for engineering well work to drill and complete new wells as well as to work on wells once they were on production in some of the most environmentally sensitive, regulated, and politically heated conditions in the United States. After that, I went to work for an operator based out of Denver with oil and gas operations in North Dakota. I spent more than 9 years at that company. When we sold the company a couple months ago, I was the President, which meant I had my hand in every aspect of the company. From operations (engineering the drilling, completions, and workovers of wells, surface facilities, pipelines, etc.), to Land (leasing and buy outs of Mineral Interests, pooling of the same, surface and mineral landowner relations), to reservoir engineering (economics of the oil and gas in our leased and/or owned mineral interests), to acquisitions and divestitures (buying and selling of companies and assets amongst other oil companies). We drilled and fracture stimulated horizontal wells very similarly to what SM Energy is proposing to do from the Draco pad. I am very aware of the risks associated with drilling and fracture stimulating horizontal wells.

I am not very active on social media, but I have been on it enough over the last several months to understand that the Town is very passionate and divided about the Draco pad development and now, more specifically, what to do with the Minerals. I can empathize with our community when it comes to oil and gas development in our neighborhoods. The industry has received a bad rap over the years - some of it warranted, some of it not. And then when you are talking about having that same industry develop in and amongst our houses, schools, parks, etc., I understand why people would push back on new oil and gas wells. At the same time, I have seen first-hand how safe and effective drilling and completion operations have become. Additionally, it is my opinion, based on the facts, that new wells will be drilled from the Draco pad regardless of what the Town does with its Minerals. The Minerals are a small (roughly 2.8%) part of the total ~3,951-acre Draco DSU and situated in the DSU such that in the most conservative case, SM Energy could drill some of the wells shorter and stop them before they get to our Minerals. This is not a good thing for us. The surface impacts of the Draco pad and wells will still be felt, but the Town will receive no monetary compensation for our Minerals. Shortening the wells will have next to no impact on the safety and environmental impacts of the project, and our Minerals will be stranded until/unless someone drills more wells to access them which will only add to the surface and environmental impacts. In addition to losing out on the monetary proceeds of selling or Minerals or leasing them and having them be developed, we lose out on other real, tangible benefits that are currently on the table with the SM proposal.

The plugging and abandonment ("P&A") of 17 additional wells amongst our community is a huge win for our community. Again, the new Draco wells will be drilled, so taking those off the table is not an option. Knowing that, we should try to get as many of these old wells P&A'd as possible. In full transparency, I was supportive of the Draco pad development for the simple fact that you are getting 26 new wells that are all consolidated on one pad, with new equipment, state-of-the-art monitoring and safety systems, and will be extremely valuable to the operator. And in exchange, they are going to have to P&A 22 old wells that are spread across our community. A lot of times these are single well pads, so you are talking about potentially 22 pads spread around us vs. having 1 pad with 26 new wells. Typically, these old wells do not make much oil and gas anymore and are equipped with older equipment which is more prone to leaking, and because they were drilled prior to our setback laws going into effect, they are in much closer proximity to homes, schools, and parks than a new well can be. When it comes to the discussion of property values of homes near oil and gas wells, I do not doubt that home values are affected when a well is visible. So why not get rid of the 22 wells that SM is required to with the Draco pad development plus another 17 that they are offering with this proposal for our Minerals? It is hard to put monetary value on the additional 17 P&A wells, but the other components of SM's offer are easier to conceptualize.

SM's offer to purchase the Town's leased and unleased minerals breaks down to the below:

- $4,500,000 upfront cash payment
- 3% production payment after a 2x capital recovery – I have not personally modeled what this could be worth, and it is highly dependent on the oil price you assume out in the future. The 2x capital recovery is on a well-by-well basis which is a good thing. This just means that if SM spent a lot more capital on a well or two and/or had worse production from a handful of wells, it wouldn't drag down the other good wells. Alameda is saying this could be worth $25,500,000. They are qualified to evaluate this type of structure. I would be happy to review their work and/or generate my own estimate if the Town desires.
- 158 acres of surface land in the Town of Erie – using the independent appraisal of $13,575,000. Potentially higher value once this is developed

- Road widening and paving on County Road 6 – I am not qualified to put a value on this
- Permanent on-site inspection rights at the Draco pad. This is a good thing for the Town to have that they would not normally get. While there are already a lot of safety and environmental regulations in place, it never hurts to be able to do inspections yourself.
- The P&A of an additional 17 older wells in addition to the 22 that SM has to P&A per the ECMC as discussed above. It is hard to put a value on this as getting rid of these 39 older wells has numerous benefits.

All in all, the total value being offered by SM is around $45,000,000 and the next best offer we received was for $5,502,500 and did not include the P&A of the additional 17 wells, the road widening, or the permanent inspection rights. Even if the 3% production payment never kicks in, we are still receiving 3x more value from SM than the next highest bidder offered.

In summary, the Draco wells are going to get drilled regardless of what the Town decides to do with its Minerals. Any potential changes to the wells due to the Town holding out on their unleased Minerals will have a minimal effect on the health, environment, and safety of the project, and we will lose out on millions of dollars of benefits that we could have received by monetizing our Minerals including the expedited P&A of an additional 17 old wells. It is my strong opinion we should take the offer on the table from SM Energy.

Thank you for your time and consideration.

Matt Ott

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

Please submit any written comments for the Town Council before **12 p.m. on June 22** for the comments to be provided in the Council materials packet.

Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Pamela Bachman-Reynaud
City/Town of Residence	Erie
Your Comment	We are suffering already from toxicity left from oil spills in the land and air, we are continually getting notices failed cleanups and to keep our windows closed due to pollution from the clean ups. Selling our mineral rights is giving free rein to an oil company to pollute even more of our land with no concern to the health affects of is residents and future generations. This is horrifying to think about what future health conditions and illnesses will come from this. We don’t want you to sell the oil companies anymore rights to destroy our environment for any amount of money. Enough Is Enough!

Meredyth Muth

From: parkesplace@ca.rr.com
Sent: Monday, June 22, 2026 12:00 PM
To: Council Mail
Subject: Reconsider Ordinance 028-2026 Authorizing Sale of Minerals - Supporter

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Town Council,

I am writing in support of revisiting and voting again to accept or re-negotiate, if possible, the deal to authorize the sale or lease of mineral rights in the quadrants of the proposal.

I understand that the DRACO pad is a done deal and going forward regardless. Not accepting a deal to sale or lease the Town's mineral rights will not stop DRACO.

By not accepting a deal with SM Energy for the properties and sale or lease of the mineral rights will only cause the Town to lose out on abandonment of 17 wells and loss of minerals. SM Energy will drill other areas surrounding the Town's minerals and essentially drain them with the Town getting ZERO. The Town will also lose the ability to oversee the environmental monitoring associated with DRACO.

Please reconsider the subject Ordinance 028-2026.

Thank you,
Sandra Parkes

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

Please submit any written comments for the Town Council before **12 p.m. on June 22** for the comments to be provided in the Council materials packet.

Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Patti Hallock
City/Town of Residence	Erie, CO
Email	patti_hal@yahoo.com
Your Comment	Dear Mayor and Council Members, I am writing ahead of Tuesday's vote because I do not believe Erie has had anything close to the level of public discussion this decision deserves. This is not a routine contract or a minor procedural matter. It is a decision about whether the Town should permanently give up a public asset under a deal that has been promoted through headline numbers, incomplete summaries, and a process that many residents are only now beginning to understand. I strongly object to the repeated implication that the majority of Erie residents are on one side of this issue or the other. Most people in Erie are not even aware of the details. Many have not had the time or opportunity to review what is actually being proposed, what the long-term tradeoffs are, or why a permanent conveyance is being treated as though it is the only reasonable option. That alone should give Council pause. Not enough has been shared publicly in a way that allows residents to evaluate this fairly. This is exactly the kind of issue that requires more transparency, more daylight, and more time, not less. The public deserves a full accounting of the alternatives, including why a lease, a competitive process, or a slower public review was not pursued more openly before bringing this back for another vote. I am also deeply concerned about the appearance of conflict in the way this has unfolded. When people who stood to benefit financially from this deal are also among its most aggressive public advocates, residents have every right to question whether the process has been as objective and transparent as it should be. Even if everything was technically permissible, that does not resolve the issue of public trust. On a decision this significant, Erie should be holding itself to a higher standard than "technically allowed." If this asset is truly as valuable as some claim, then the answer is not to rush a vote after a split decision. The answer is to slow down, follow a clearly transparent process, adhere to expectations around competitive scrutiny and disclosure, and give the public confidence that Erie is not being steered into a one-path outcome without full visibility. I believe a special ballot should be seriously considered before the Town

permanently conveys something of this significance. If this deal is truly in Erie's long-term best interest, then it should be able to withstand broader public review and a more formal public decision-making process.

I understand the argument that Draco may proceed regardless. That is not a reason to move faster. It is a reason to be more careful. If Erie is going to make a permanent decision about public assets under a new legal framework, it should do so in a way that earns public confidence, not strains it.

Please do not treat this as a simple vote on a financial package. This is a long-term public stewardship question, and the residents of Erie have not been given enough information or enough time to weigh in meaningfully.

I urge you to delay this vote, expand the public process, and consider a path that includes full transparency, competitive scrutiny, and potentially a special ballot before any permanent transfer of public mineral rights is approved.

Rushing this through after a split vote does not build trust. It erodes it.

Sincerely,

Patti Hallock

Meredyth Muth

From: Jeff P <jeff.percell@gmail.com>
Sent: Sunday, June 21, 2026 10:19 AM
To: Council Mail
Subject: Mineral Rights Agreement -- Vote Yes

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Town Council,

I thank you for reconsidering the decision on the mineral rights agreement. I was quite surprised to see it had originally failed to pass and the town stood to not gain from imminent drilling that would take place. I appreciate the transparency around this decision and all the information that has been shared. I would encourage a vote in favor of this agreement based on the fiscal responsibility considerations as well as the increased safety measures and acceleration of cleaning up and removing old wells, tanks & pipelines that will take place with an affirmative vote.

Regards,
Jeff Percell
Erie, CO

Written Comment - Town of Erie Mineral Right - June 16 Council Meeting

Please submit any written comments for the Town Council before **12 p.m. on Friday. June 12** for the comments to be provided in the Council materials packet.

Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Pete Hakanson
City/Town of Residence	Erie
Email	hakanson.pete@yahoo.com
Your Comment	Besides the insanity of skirting the rules and using another county to drill horizontally to access gas against the residents own free will. Of course Weld county is going to approve it since they have no skin in the game. Talk about failing the good neighbors policy. What if the policy that protects river pollution changes and Boulder county starts dumping waste into the rivers that flow into Weld county? Doesn't hurt Boulder county but would certainly hurt Weld. The upside, $4.5 million dollars isn't worth the risk of the unknown, considering all the vertical wells that have already been drilled. The town of Erie pulls in more than $137 million in revenue and projected upwards of $300 plus million. Property taxes in 2025 are projected to be $5.1M and sales taxes alone were $17.6M. The possibility of getting an additional $4.5M doesn't seem worth the risk to health and safety.

Meredyth Muth

From: Travis Pinz <travis.pinz@yahoo.com>
Sent: Friday, June 19, 2026 4:48 PM
To: Council Mail
Subject: Draco

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Town Council,

I am writing to request that the Council Members reconsider their vote on Ordinance 028-2026: Authorizing the Sale of Minerals.

I understand that Draco is going to happen - with or without this agreement - and it is in the best interests of the Town and its residents to APPROVE THIS DEAL!

Sincerely,

Travis Pinz

Sent from my iPhone

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

Please submit any written comments for the Town Council before **12 p.m. on June 22** for the comments to be provided in the Council materials packet.

Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Preston Osborn
City/Town of Residence	Erie
Your Comment	Hello, From the publicly available information, it doesn't appear that due diligence was followed in obtaining a bid for the mineral rights of Erie. While I am generally against selling the mineral rights, I would be accepting of a sale if I knew the process had the best interests for the town of Erie and would provide lasting benefits to the residents. It is understood the bidding process either didn't seek or receive other bids. It is troubling to learn the consultant leading the process is a former employee of the sole bidder and still has financial stake in the bidding company. Considering the mineral rights are an asset of the town, the process must be more transparent with a competitive bidding process to make sure the town is receiving the biggest benefit possible. I stand against the current bid and sale and push for the proper processes to be followed.

Meredyth Muth

From: Celina Reyes <celinalael@gmail.com>
Sent: Saturday, June 20, 2026 8:28 AM
To: Council Mail
Subject: Draco

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council,

Consider approving this deal for the town of Erie to benefit. Seems silly to give this away if it's going to go through. Wholeheartedly not in favor but for goodness sake's— don't give away the cow with the milk!

Please reconsider.

- Celina

Meredyth Muth

From: Mary Romano <homes@maryromano.com>
Sent: Sunday, June 21, 2026 6:54 PM
To: Council Mail
Subject: Draco well proposal

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members,

I've recently moved back to Erie after approx 11 years away. I was deeply disappointed to hear about this fracking project. It's still unclear how it was approved despite the community pushback at the time. In any case, since this is a "done deal" it is critical that the Town of Erie secure the best possible agreement moving forward. Especially when it comes to plugging the old wells. I remember the terrible 2017 explosion in Firestone that killed 2 residents due to severed gas lines Anadarko failed to seal properly.

It's incumbent upon our Town Council to consider the safety, resident concerns, and property values of its residents. As such, I support a motion to reconsider the Vote on the Agreement when the full Council is in session on June 23, 2026. I urge you to Vote YES on the Agreement.

Thank you....
Mary Romano
1381 Siltstone St

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

Please submit any written comments for the Town Council before **12 p.m. on June 22** for the comments to be provided in the Council materials packet.

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Full Name	Ronda Grassi
City/Town of Residence	Erie
Email	ronda@cadcoinc.com
Your Comment	I support this vote for making the deal so the Town gets some financial benefit. After the failed vote, I asked Council member Anil Pesaramelli if there was a plan moving forward. I thought the, No Vote side needed something or has some idea to move forward. He said there is, "No Plan". I don't understand why this vote shouldn't happen. We know they have the right to drill. Let's get something and have a cooperative relationship moving forward.

Meredyth Muth

From: Michael Rowe <mrowe@lmhco.com>
Sent: Friday, June 19, 2026 10:37 AM
To: Council Mail
Subject: The Majority of Erie Wasn't in That Room — Please Reconsider

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Erie Town Council,

I am writing as a resident of Erie to respectfully but firmly request that the Council bring the SM Energy mineral rights agreement back for reconsideration at the June 23rd meeting.

I want to be direct: I believe the June 16th vote did not reflect the will of Erie's residents, not because of how anyone voted, but because the vast majority of this town's 40,000+ residents were never meaningfully engaged on a decision of this magnitude. What the Council heard that evening was passionate testimony from a small, organized group whose views on fossil fuels are well established and uncompromising. That is their right. But those voices do not speak for the whole community, and a decision with consequences this significant deserved a far broader public conversation before a vote was taken.

The facts here are not in dispute:

The 26 wells at the Draco Pad will be drilled regardless of any action Erie takes. The Colorado Energy and Carbon Management Commission approved the project and the permits are issued. The Council's vote on June 16th did not stop a single well from being drilled. What it determined, and what I believe most Erie residents do not yet understand, is whether our town receives the extreme amount of financial, environmental, and public health benefits while that drilling occurs.

That is not a close call. And I am confident that if the broader Erie community had been aware of what was actually on the table, and what was not on the table, namely the ability to stop the project, the public response would have looked very different.

I am not asking the Council to dismiss the concerns of residents who oppose fossil fuel development. Those concerns are legitimate and their advocacy is part of a healthy democracy. But this vote was not about whether drilling occurs. It was about whether Erie receives meaningful compensation and protection while it does. Conflating those two questions was not fair to this community.

I urge any Council member who voted against the agreement on June 16th to exercise their standing under Council parliamentary rules to bring a motion for reconsideration on June 23rd. If SM Energy's regulatory timeline makes that meeting the last available opportunity, then the stakes are clear. Erie residents deserve the chance to be heard.fully and broadly,before this window closes permanently.

Thank you for your service to this community and for your consideration of this request.

Respectfully,
Michael Rowe
81 Pebble Brook Court,

Erie, CO 80516

Meredyth Muth

From: I Climb <iclimb1957@gmail.com>
Sent: Monday, June 22, 2026 7:43 AM
To: Council Mail
Subject: Mineral Rights

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members,
I have reviewed the proposed deal to sell Erie's mineral rights and I support a motion to reconsider the Vote on the Agreement when the full Council is in session on June 23, 2026. I urge you to Vote YES on the Agreement.

Robert Ruzich

2418 Flats St, Erie, CO 80516

In omnia paratus . . . obsisto et resito

Bob Ruzich

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

Please submit any written comments for the Town Council before **12 p.m. on June 22** for the comments to be provided in the Council materials packet.

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Full Name	Ryan Zielinski
City/Town of Residence	Erie
Email	zielinski.ryan@gmail.com
Your Comment	The 3/3 vote last week made sense due to the lack of transparency which is currently under investigation by the attorney general. Mr. O'Connor specifically said "he agreed with residents who argued they still lacked sufficient information to make an informed decision about the proposed agreement. His comments signaled growing skepticism about moving forward without additional transparency, creating uncertainty about the vote's outcome." (https://yellowscene.com/2026/06/17/erie-mineral-rights-deal-fails-as-oconnor-breaks-from-council-majority/) The question becomes, what happened in the last three days that has improved this transparency? Did the Attorney General magically say "Nope, no issues here, totally above board" or did Moore and SM pressure O'Connor in some way to change his mind? Mr. Owens specifically stated that he did not solicit additional bids in a town session, which shows that this indeed violated the contract and had SPECIFICALLY been instructed not to do so. (https://yellowscene.com/2026/06/13/erie-residents-demand-answers-before-pivotal-mineral-rights-vote/) This to me states that the investigation by the AG has merit and that Mayor Moore's position on this (and the absurd email from a rambling John Mortellaro with little to no substance and lack of proofreading) is completely in the wrong and hidden behind closed doors. As someone that voted for Moore and Mortellaro, I am regretful of those votes due to how they have handled this situation. Transparency is key, and the "2.7%" mineral loss to SM, based on all available information, seems incorrect. Those corridors block 12 lines from fulfilling their capacity and are not easy to get around. There is a better deal to be had. Bringing the exact same unrevised contract back to the dais just one week later, with no added environmental protections, no continuous air monitoring, and no increased neighborhood safety buffers is completely absurd. Worse, using a procedural loophole to force a rematch the exact week a vocal opponent returns from an excused absence proves this is a coordinated ambush rather than a transparent democratic process. Since the vote, there has been no additional information other than "we want to vote again". This has not increased transparency. If there is information that the public is missing that contradicts the research that I have done, this MUST be shared with residents before another vote so that we can be informed, rather than swayed by advocacy groups and poor communication from the town. Until that transparency exists and the AG determines that this was on the up and up, I urge O'Connor to stick with is no vote as well as the rest of the council to vote no.

Meredyth Muth

From: Andrew Sawusch for Erie <erie@andrewsawusch.com>
Sent: Saturday, June 20, 2026 11:23 PM
To: Council Mail
Subject: Reconsider and Approve Ordinance 028-2026 Authorizing the Sale of Minerals

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor Moore, Mayor Pro Tem Bell, and Council Members,

This is not easy for me to discuss, but it needs to be told— and it directly relates to the current battle regarding the sale of Town minerals. Specifically, why there has only been one voice heard from residents to date, and why residents are consistently afraid to come forward to voice their opinions.

As a resident since 2016, a former Council Member, the current Planning Commission Chair, and someone who has campaigned for Town elected office multiple times, I understand that there are some individuals who support me and some who never will. It's "small-town politics" and everyone is entitled to their own opinions — I get it and I respect it. For the overwhelming majority of interactions, everyone in Town has always been courteous, respectful, and civil, regardless of whether we are in agreement.

During the fall of last year, 20 or so current and former residents — including myself — were targeted by an individual solely because they saw us, in various ways, as outspoken individuals. We received unmarked "sympathy cards" in the mail which included a powdery substance, an empty wrapper of Gushers fruit snacks, and an implied death threat on a typed piece of paper. After a coordinated FBI, Erie PD, and United States Postal Inspector investigation, the individual was identified, and the list of targets was obtained — a list my name was interestingly left off of. The individual was not charged because it was not deemed a "direct threat," but the effect it had on me and the others was real. It caused a very real sense of fear and concern for both my and my family's health and safety.

Many of the individuals who received one of these cards filed for restraining orders. As a Public Official for the Town, and because the individual could easily find me every other Wednesday night at Town Hall for a Planning Commission meeting, I was fortunate enough to have the Town Attorney's office file for a Temporary Restraining Order on my behalf. That order was later extended through a Stipulated Agreement outlining specific conditions that the individual must abide by, which remain in effect to this day.

The individual who committed these vile, abhorrent acts was, up until at least last fall, known to be instrumental in helping coordinate a specific group in Town. Beyond that, they were an advocate and supporter for some of our currently elected officials — including canvassing on their behalf during the November 2024 election.

The group this individual was a part of is the exact same group of individuals that has been largely organizing—and has been the most vocal — in the current fight opposing the mineral sales agreement.

You are either with them, or you are nothing at all. And if you are against them — no matter if you are an onlooker, a resident, or someone who has served the Town for years — they're coming for you.

While I will be the first to admit that there are individuals from both sides of the political aisle who can be and are outspoken, this group of individuals in particular has proven to be dangerous. The story of those 20 residents and myself is, unfortunately, just one of many that have occurred within the Town, albeit to a level of severity most have not experienced.

I know from too many firsthand conversations to count that many residents in this Town are scared to provide their opinions, to put themselves out there, and to voice their concerns. The browbeating that we all witness on social media and in public directed at unsuspecting victims has moved some to become mere onlookers — afraid to speak our minds — especially when the topic of "oil and gas" is involved.

So you might ask, why am I finally telling you my story — my truth? When a sitting Council Member publicly states on the record that they have only been hearing from one side, while the other side remains silent out of fear, it becomes time to say "enough is enough."

When only those from one side of an issue come out to speak, and those with the opposing view are too worried about reprisal, retribution, or even bodily harm, this caustic, cancerous, vitriolic, and virulent attitude shows it is negatively affecting the future and governance of our Town.

I absolutely commend Council Member O'Connor for making what must have been a difficult decision to reconsider his vote, bringing the mineral sale agreement item back to the Council for consideration. We as residents can only ask our elected officials to think before they vote on our behalf. It takes absolute courage for an elected official to question their vote and ask, "did we make the right decision?" after the fact — and then stand up and say, "let's make sure." This is especially true when the group of individuals leading the opposition has proven to be toxic for this community time and time again.

Please hear the voice from the community that was unfortunately not willing to previously stand with you due to our lack of courage, unlike what Council Member O'Connor has shown:

No matter if this agreement is or is not accepted, Draco is still occurring. Using our mineral estate as a blockade against the operator will only harm the residents, the Town, and our community's future. Minerals should not be used in a game of chicken with the operator — a game that will undoubtedly be unsuccessful. While this agreement is being treated as an oil and gas issue by those who oppose it, it is really a question of three things: Do we or don't we receive compensation and considerations for something that is guaranteed to occur? Do we or don't we force the operator to provide us with direct oversight at the location, which we would otherwise not have? Do we or don't we make the community safer and healthier for residents by having the operator plug and abandon wells that are both inside AND outside of the Draco proposed plan area?

In my opinion, the only option is to vote "yes"!

Respectfully,

Andrew Sawusch

Meredyth Muth

From: Kate Schlosser <kate.schlos@gmail.com>
Sent: Thursday, June 18, 2026 8:11 PM
To: Council Mail
Subject: Draco Pad

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Erie Council,
I'm greatly concerned about the lack of oversight we will have by voting down the draco pad deal.

I ask that you please revisit this issue and vote to confirm the deal.

Kate Schlosser, PMP®, CSM, ITIL v4 Foundation
ph. 303.641.9466
kate.schlos@gmail.com
www.linkedin.com/in/katefrasure

Meredyth Muth

From: Steve Schlosser <steve.schlos@gmail.com>
Sent: Thursday, June 18, 2026 5:23 PM
To: Council Mail
Subject: Revisiting Draco

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Erie council,
I would like to request a revisit of the drilling Draco pad vote. It's my opinion that information wasn't explained well and that resident feedback was captured by a disinformation committee set on tanking the deal for their own political aspirations.

If we don't revisit this,
Erie will suffer financially and have no control over health and environmental inspections. It's imperative we revisit and call another vote to give council members a chance to change their mind.

Steve Schlosser

Meredyth Muth

From: Steve Schlosser <steve.schlos@gmail.com>
Sent: Sunday, June 21, 2026 7:17 AM
To: Council Mail
Subject: Draco

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Council,
I'm happy to have seen the official communication that Draco is being reconsidered.

I want to be absolutely clear that my hope is this agreement passes and we can be compensated for drilling that will happen anyway, we can have oversight over operations which we otherwise wouldn't have, and we receive some plugging of wells, which we otherwise wouldn't have.

Bringing this topic up again is brave. You received some feedback previously not to pass this. The elephant in the room of Erie is the well known fact that many people feel intimidated to speak their opinion if it deviates from an extremist left wing view.

We are blessed in this town with individuals who support the campaign of Emily, Anil, and Dan who send death threats, write media hit pieces, and voraciously attack their opponents lives through work complaints and social media to suppress altering opinions in this town.
We know they collaborate with Dan, Anil, and Emily and we know that the three of you collude to conduct the bidding of these groups, like preventing executive session votes.

Websters dictionary defines *terrorism* as:

a state of intense or overwhelming fear

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

Please submit any written comments for the Town Council before **12 p.m. on June 22** for the comments to be provided in the Council materials packet.

Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Scott Adams
City/Town of Residence	Erie
Your Comment	This project is going to happen whether we want it to or not, so the best course of action is to seek just compensation for the mineral rights. The money earned will go a long ways towards delivering infrastructure projects that the town needs. I don't understand the vehement disagreement with utilizing oil and gas to fund public infrastructure. Colorado has depended on oil and gas for many years to fund public infrastructure and provide low energy costs for its residents. The best way to guarantee the future of Erie is funded, and reduce our dependence on imported fossil fuels is to approve the sale of the mineral rights so we can have oversight of the operations.

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Full Name	Selena Maranjian
City/Town of Residence	Erie
Email	tmfselena@aol.com
Your Comment	Dear Council -- I have written to you before, expressing my wish that you reject the deal with SM Energy. I have offered lots of reasons before. Here's a new one: The company does not have a good safety record: Visit this page: https://violationtracker.goodjobsfirst.org/?parent=sm-energy It took a while to load for me, so maybe be patient. You'll see more than 120 violations. As the company drills under our homes and reservoirs, what are the chances they'll commit more violations? Far from nothing, I'd think. Look at their total penalties: $11 million -- an average of about $88,000 per violation. That's nothing to the company. So they're not exactly motivated to be safe. Cleaning up big messes, which are certainly possible, is costly. Who will pay? We will, if we suffer contaminated groundwater or air. Will the company fix things? Quickly? Completely? Will it declare bankruptcy and move on to other deals? We will not forget who approved this deal. Please don't roll the dice with our health and home values and community finances. Just because Erie hasn't had a financial disaster yet does not mean it won't happen -- and it's your job to protect Erie. Thank you for your consideration, Selena Maranjian, Erie voter

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Full Name	Shannon Beckner
City/Town of Residence	Erie
Your Comment	I encourage you to continue to vote no. The agreement itself has not changed, and many residents have expressed concerns or opposition. If plugging aging wells and environmental stewardship are priorities, those responsibilities should be addressed because they are necessary and not as part of a trade-off requiring the sale of the Town's mineral rights. Above all, I ask that you respect and uphold the clear sentiment being expressed by many members of the public, who are asking that this agreement not move forward at this time.

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Full Name	Shannon Dodge
City/Town of Residence	Erie
Your Comment	Dear Mayor Moore and Members of the Town Council, I am an Erie resident writing in support of the mineral rights agreement, and I am grateful it is being reconsidered. I want to begin by acknowledging the residents who oppose it. Their concerns about oil and gas development and fracking are heartfelt and I don't dismiss them. But I would gently point out that this vote does not decide whether drilling happens. The agreement itself notes that the Draco development plan has already been approved by the state and that the window to legally challenge that approval has passed. This is not a vote for or against fracking. It is a decision about whether Erie benefits from development that has already been approved. And the benefits are real. Through the exchange, the town receives roughly 158 acres of land and a production payment on each well. The agreement also secures concrete protections for our community: the plugging and reclamation of several aging wells on defined deadlines, the paving of a stretch of County Road 6 before drilling begins, and the right of a town-designated oil and gas inspector to inspect the pad and report any non-compliance to the state's Energy and Carbon Management Commission. The agreement also preserves the town's authority to regulate, inspect, and enforce its local rules as it otherwise would. That is the part of the case against the agreement that I find hardest to follow. If the worry is the impacts of oil and gas, these protections are exactly what one would want in place. Rejecting the agreement does not change whether the project is approved. It only strips out the safeguards and oversight that come with it, and leaves those aging wells unplugged. To be clear, I am asking you to vote yes on this agreement. That does not mean it has to be the last word on protecting residents — the town keeps its full authority to regulate and protect the community going forward, which this agreement expressly preserves. The outcome I would regret is the town walking away from the table entirely and ending up with the development but none of the benefits or protections it secures. I hope my voice, and that of the many residents who support this agreement but are not in the room, is counted in your deliberations. Thank you for reconsidering, and for your service to Erie.

Respectfully,
Shannon Dodge

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Full Name	Sharleen Bakeman
City/Town of Residence	Erie
Your Comment	I strongly oppose the sale of Erie's municipal mineral rights for the SM Energy/Civitas Draco pad. A decision of this size, involving public assets and millions of dollars, should be handled with full transparency, public accountability, and a competitive process. We have not seen that transparency. The public that elected you is in the dark. Town of Erie Residents deserve to know every option that has been carefully evaluated and that public health, environmental safety, and long-term community impacts are prioritized, instead of a one-time payout to a sole-source consultant with serious conflicts of interest. I mean, come on! Oil and gas development near residential areas raises extremely serious concerns about air quality, water safety, public health, noise, traffic, and property values. Please do not reconsider or revive this sale. Erie should retain its municipal mineral rights and use every available tool to protect residents, the environment, and the long-term future of our town. Now and in the future, we as residents expect our elected Town Council to share with us the work that you are doing. MOST of the deliberations about this effort were completely held in secret, with a pre-selected, sole-sourced, and unvetted consultant in Matthew Owens who has serious conflicts of interest in this particular case, as well as a horrible track record in oil and gas — and we don't buy the "privileged/executive session" rule because you also didn't share it with half of the Council. You know this is wrong. This is poor form at best and not following Colorado's Sunshine Laws and Open Records and Open Meeting Laws at worst. You want to be another Dacono? How embarrassing for us. I'm talking to the Council and Brian O'Connor in particular — Leave the vote as it stood on June 16, 2026. We are also exhausted with repeated surveys in an effort to get what one or two of the council wants. But at least now we know why the Mayor was pushing for a water park at the end of airport runways over and over for the last couple of years. We have to wonder what was going on even then. Shape up; do your jobs, or we will it hesitate to recall you.

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Full Name	Shashank Shekhar
City/Town of Residence	Erie
Your Comment	I urge the council to vote against selling our mineral rights. I do not wish to see any more drilling below or near my house and community (Flatiron Meadows).

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Full Name	Steve Ernst
City/Town of Residence	Erie
Email	steve.ernst@me.com
Your Comment	I again strongly encourage the Town Council to NOT sell Erie's mineral rights to Extraction Inc. The long term health and safety benefits of minimizing the impact of DRACO on the citizens of Erie for many years to come fully offsets any funding assets Erie might gain from those mineral rights. The Town Council knows full well there are many other ways to secure funding for Town projects. DRACO should never have been approved, and we must now do anything we can to minimize and hopefully fully rectify potential health and safety impacts of DRACO.

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Full Name	Steve Semmer
City/Town of Residence	Erie
Email	srsemmer@gmail.com
Your Comment	I am against the sale of Erie mineral rights to the Draco project. I believe it is not in the best interest of todays residence and future residences of Erie. In addition I have serious concern on how Alameda Mineral Advisors were hired. The citizens of Erie have a right to know how this came about. Based my research there appears to have been no Request for Proposal process implemented. Why has the council refused to provide Eire residence on the procedure that was used. What is more disturbing is that Mathew Owens, CEO of Alameda Mineral Advisors, until recently was the chief operating officer of Civitas. This alone should have been a conflict of interest and should have pushed the town council to implement an RFP process. Thank you, Steve Semmer

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Full Name	steven schlosser
City/Town of Residence	Erie
Email	steve.schlos@gmail.com
Your Comment	I would ask the town staff to vote yes on this measure. We have seen the collusion and lies from Emily, Dan, and Anil refusing to listen to legal attorneys and propping up disinformation about oil and gas just as before with Red Tail Ranch. With that development, they were willing to spend nearly 20M of taxpayers dollars to fight a development agreement we knew they couldn't win. Now they would like to make our mineral rights, which are only 3% of the Draco Development, worthless in exchange for more disinformation. "What about my health? What about my property values?" We've been drilling O&G for a century, when's the last time somebody in Colorado's property value went down? Regarding Health, All 3 opponents of this measure are overweight slobs. Now we care about health? I'm sure we do. There are no actual scientific studies linking drilling to negative health outcomes as it is done today with modern technology. Please Approve this measure

Meredyth Muth

From: Dana Colorado <olddancer71@pm.me>
Sent: Monday, June 22, 2026 9:00 AM
To: Council Mail
Subject: Mineral Rights Sale

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live in Erie, Boulder County, 990 Stanley Ct. Purchased my home in 2015.
I prefer a no vote on the proposed sale. At the least, delay the vote until more due diligence is done to follow up on and/or properly address, in a transparent and objective public manner, the many concerns and suggestions you heard at the meeting last week as well as from communications from Erie residents directly to Council over the recent weeks through phone calls and emails.
I am fully aware that the Draco project will move forward regardless.
Sincerely,
Dana Strong

Sent with Proton Mail secure email.

Meredyth Muth

From: astutsman1@aol.com
Sent: Monday, June 22, 2026 10:05 AM
To: Council Mail
Subject: Please vote NO on selling the mineral rights

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,
I am a resident of Erie, and watched the special meeting last week.
I was thrilled when the Council voted the sale of mineral rights down, only to find out there will be another vote.
I listened carefully to all the comments last week, and found them compelling, including:

- Matt Owens' $450mil valuation is inflated (per Mayor Moore's blog the optimistic cash-equivalent value ~$43.575mil over many years. Including the imagined economic value of the land once hypothetically it has been developed as true cash value doesn't make sense.
- no risk analysis was done on the SM Energy sale
- there is no analysis of the potential benefits of turning it down
- maintaining our town's autonomy from SM energy is valuable
- keeping our town's budget unentangled with O&G is valuable
- signing the SM Energy deal will bind the town from taking formal action against Draco should the need arise (Baer, 6/16/2026 meeting)
- secrecy around the deal itself kept the location of Erie's minerals hidden from residents when SMEnergy had those maps for over a year
- We don't know if there are risks associated with fracking under Thomas Reservoir which is a potential drinking water storage area for Erie
- the consultant lobbied the public to support a deal that will personally net him up to $4.5million.
- the mayor has conceded that the entire process requires investigation via an internal audit (Moore, 6/16/2026 meeting).
- questions whether the hiring of the consultant violated the town's charter remain
- both the mayor and mayor pro tem said that the consultant did not conduct a competitive bid process before landing on the SM deal.
- the citizens of Erie should be allowed to vote on this very important issue
- the Erie budget is balanced, so why the rush?

It seems this situation was handled in a very "back-room" way and I believe the process should have been much more transparent and that the citizens of Erie should be your first concern.

Thank you for your consideration.
Abbe Stutsman

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Full Name	Sucheta Gangwal
City/Town of Residence	Erie
Email	suchetam@hotmail.com
Your Comment	Dear Mayor Moore and Members of the Town Council, I am writing to express my strong opposition to both the proposed sale of the Town's mineral rights to SM Energy and the troubling procedural effort to force a reconsideration vote on a matter that has already failed. On June 16, this body voted 3-3, and the deal rightfully failed. Bringing this transaction back for a re-vote just days later undermines the democratic process, ignores the explicit priorities of Erie residents, and permanently strips our community of its remaining legal leverage. I urge the Council to reject this sale.

Meredyth Muth

From: Blake Tarver <blake.tarver.btec@gmail.com>
Sent: Friday, June 19, 2026 11:00 AM
To: Council Mail
Subject: Request to Reconsider the Draco Mineral Rights Vote

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Moore and Members of the Erie Town Council,

I am writing as an Erie resident and Colliers Hill homeowner to respectfully ask the Council to reconsider its recent vote regarding the Draco mineral rights agreement.

I did not previously contact the Council, attend meetings, or participate in public comment regarding this issue. Like many residents, I assumed that those negotiating on behalf of the Town had thoroughly evaluated the proposal and that support for the agreement was already being adequately represented. After reviewing additional information following the vote, I now feel compelled to speak up.

It appears that public input played a significant role in the outcome of this decision. If that is the case, I believe it is important for the Council to hear from residents like myself who support the agreement but were not actively engaged before the vote occurred. Silence should not be interpreted as opposition.

As a resident of Colliers Hill, I will be directly affected by the outcome of this project. While I understand and respect that reasonable people can disagree on this issue, I believe the Council has an obligation to carefully evaluate the practical consequences of its decision.

The more I have learned about the proposed agreement, the more concerned I have become about the consequences of rejecting it. My understanding is that the agreement would have provided Erie with significant financial benefits, additional inspection rights, the plugging of legacy wells, land transfers, and other concessions negotiated specifically for the benefit of our community.

What concerns me most is the possibility that the Draco project may still move forward despite the vote. If that is the case, Erie may ultimately experience many of the same impacts while foregoing substantial benefits that were available through the agreement. As a resident and taxpayer, I struggle to understand how that outcome serves the best interests of the Town.

I fully appreciate that some residents have concerns regarding the project and that questions have been raised about the negotiation process. Those concerns deserve to be addressed openly and transparently. However, I do not believe that walking away from a potentially valuable agreement is necessarily the best solution. If additional review is needed, I would encourage the Council to continue discussions, seek clarification where necessary, and pursue the strongest possible agreement rather than abandoning the opportunity altogether.

At a minimum, I hope the Council will carefully evaluate whether Erie is truly in a better position today than it was prior to the vote. If the project proceeds regardless, then residents deserve a clear explanation of what Erie gained by rejecting the agreement and how retaining the mineral rights will produce a better outcome for our community.

I respectfully ask the Council to reconsider this decision, reopen discussions if possible, and continue pursuing an agreement that protects Erie while securing meaningful benefits for its residents. If the agreement can be improved, then improve it. If additional transparency is needed, then provide it. But I do not believe Erie should walk away from an opportunity of this magnitude without exhausting every reasonable path forward.

Thank you for your service to our community and for taking the time to consider my perspective.

Sincerely,

Blake Tarver
Colliers Hill Resident
Erie, Colorado

Meredyth Muth

From: JOHN TAYLOR <jhtaylor42@comcast.net>
Sent: Friday, June 19, 2026 8:40 AM
To: Council Mail
Subject: fracking

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please vote "NO" on the proposal for selling fracking rights under the town of Erie. To me it seems to be a very ill-advised action for numerous reasons. At the very least, it should be put to a general vote of all property owners in the affected area.

John Taylor
637 Brennan Cir.
Erie, CO 80516

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Full Name	Terence Bull
City/Town of Residence	Erie, District 3
Your Comment	Dear Mayor Moore and Town of Erie Council Members, I have read previous public comments, watched videoed comments from the 6/16/2026 Town Council meeting, reviewed the related published documents, and done some independent research. This is a complicated issue, and I have appreciated Mayor Moore's efforts to explain the various aspects of the issue as well as the testimony of some of the council members. I also found Mr. Matthew Owen's comments posted on his LinkedIn site to be informative as I weighed the pros and cons of the proposed agreement with SM Energy and its partners. After full consideration of all this information, I firmly believe that Mayor Moore and the other council members have done their due diligence in examining the related issues and exploring the various options available to negotiate the best deal possible with SM Energy. I therefore offer my FULL Support for Town of Erie Ordinance No. 028-2026 and urge all Town Council Members to vote YEA on 6/23/2026. I'm sure many of the opponents to 028-2026 are well intentioned, but the reality is that the Draco Pad Drilling Project and the associated horizontal drilling and fracking has been approved by the Colorado ECMC despite the Town of Erie's objections and subsequent appeals. Those operations are happening underneath much of Erie one way or another, whether Erie Residents like it or not. Opponents have done a very good job of organizing and communicating their opposition to the Town Council through Facebook postings, written comments and verbal comments at Town Council meetings. However, I'm not sure that their assertions of there exists "overwhelming opposition" or a "groundswell of opposition" is accurate. I feel that there are many Erie Residents much like my wife and I who had not fully understood the level of opposition to the proposed settlement with SM Energy. We read Mayor Moore's comments and felt like he and the Town Council were working in our best interest and so no need to vociferously voice our support for the proposed ordinance. Is there a "silent majority" in favor of the settlement? I don't know, but I think opponents have overestimated their numbers and have just done a better job speaking up. Some have argued that Erie can exert leverage on SM Energy by denying access to Erie's Mineral Rights. Given the relatively small percentage that Erie's Mineral Rights are in relation to the full scope of the Draco Pad project, I find their arguments naive and wishful thinking. From what I have read, SM Energy will simply modify their drilling plan to bypass those small mineral rights fields. Where is the perceived leverage? Why would SM Energy waste more time and energy to renegotiate with the Town of Erie for such a small percentage? The Town of Erie has exhausted all legal means to stop the Draco Pad project. Erie has no effective means to exert leverage over SM Energy. Some opponents have argued that the Mayor and Town Council did not obtain bids from other producers for Erie's Mineral Rights. According to Matthew Owens,

Alameda Mineral Advisors did in fact conduct "two competitive marketing processes, solicited bids from 25 companies, and analyzed the value of Erie's position under Colorado's new municipal mineral rights framework. The results were clear. Nineteen of the twenty-five companies approached declined to bid at all. The highest third-party offer received was approximately $5.5 million." A $5.5 million offer that did not include all of the other enhancements that the settlement with SM Energy offers; Land, 3% production royalties, Plugging & Abandonment of numerous legacy well heads within our community (we have one just down the hill from our house), and periodic Draco Pad Inspections by Town of Erie representatives.

Some opponents have argued that Mayor Moore and the Town Council have not lived up to their Fiduciary Responsibilities to the town and its residents. I don't believe that assertion holds water when all of the facts are examined in a calm and informed manner. I do not believe property values are going to plunge if Erie approves the settlement with SM Energy. I don't believe selling our Mineral Rights is going to imperil the health of generations to come. Draco Pad is happening one way or another, and I see the provision for representatives of the Town of Erie to have access to the Draco Pad site to conduct periodic safety and compliance inspections is a HUGE benefit to the health and vitality of our community given the realities of the situation. Yes, Erie's inspectors have no binding authority, however those findings can be reported to County and State oversight authorities who can ensure SM Energy is operating with safety and health guidelines.

Should the Town Council ultimately vote against Ordinance 028-2026, I believe they are making a very big financial mistake, bowing to a vocal, impassioned minority. Sure, Erie will retain its Mineral Rights, but to what end? Alameda Mineral Advisors shopped those rights around to 25 companies and only six of them even submitted a bid; for much less money. If Erie never sells the Mineral Rights, that may be a noble cause in the eyes of some, but that is "tilting at windmills" and ignoring the reality of the situation.

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Full Name	Thomas Hallin
City/Town of Residence	Erie
Email	tghallin@gmail.com
Your Comment	As I understand it, the Draco Pad drilling will occur with or without the town taking any action. If the town takes no action, the drilling will bypass the town mineral rights area and the town will get nothing, just keep its rights for the future. If this agreement is approved, the town gets land, gets some of the future oil revenue, gets some say in how the drilling proceeds to protect our citizens. What the town gives up is mineral rights for oil that will probably be never extracted without this agreement. It sounds like the town council has made a good deal, since the drilling will proceed with or without this agreement.

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Full Name	Tim Larsen
City/Town of Residence	Erie
Email	tim@tclarsen.com
Your Comment	Please clarify the total money that Erie will receive. The city information indicates $3-4 million and the value of the land (about $17 Million). Other Facebook and other reports indicate $430 million. This is a big difference. We need full and open disclosure of the value.

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Full Name	Tim Larsen
City/Town of Residence	Erie
Email	tim@tclarsen.com
Your Comment	Wil the any trustee commit to a vote to ensure that any funds are spent for improving the lives of the current residents rather than pay for infrastructure and water for future residents?

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Full Name	Tim Larsen
City/Town of Residence	Erie
Email	tim@tclarsen.com
Your Comment	Will the Trustees establish a legacy trust with all funds from this action that will only allow use of 4 to 5 percent of the trust fund to be used for improvement projects which is governed by a board including both trustees and regular citizens?

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Full Name	Tim Larsen
City/Town of Residence	Erie
Email	tim@tclarsen.com
Your Comment	The online Q&A indicates Erie will receive $4.5 M. Meanwhile we owe the contractor up to $4.7 million. Does that mean we will receive no immediate net cash from this deal and just wait to sell the property and annual royalty payments after the drilling is done?

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Full Name	Tyler Zierdt
City/Town of Residence	Erie
Your Comment	What steps will the council take in order to ensure a competitive bidding process is used to find the right consultants and get the town the best possible deal on any transactions?

Meredyth Muth

From: Laura Verrips <lsverrips@yahoo.com>
Sent: Sunday, June 21, 2026 12:36 PM
To: Council Mail
Subject: Ordinance 028-2026: Authorizing the Sale of Minerals

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Erie Town Council,

I would appreciate a more clear communication on what you are potentially re-voting for on the Ordinance 028-2026: Authorizing the Sale of Minerals. (I also agree with the re-vote!) Bullet points and a chart would be GREAT to explain what the heck is going on. I've seen so many posts on both sides and none of it truly paints a clear picture of all of the details. Please help explain better to the Town of Erie residents what a yes vote means and what a no vote means, all the way down to who gets what money. There is so much "he said/she said" that it's hard to tell "what's real and true".

IF there is no way to stop the drilling I would hope that the Town Council would want to get SOMETHING for "allowing" the additional drilling under our Town. Meaning a YES vote.

This is not just a "I have to be against O&G no matter what" it's "How can the Town get what is owed to them if we can't stop the drilling."

Thank you to Brian for the reconsideration of this vote. I appreciate your courage as I know this has not been easy on you.

Laura Verrips

Sent from my iPhone

Meredyth Muth

From: Katelyn Vickland <katelyn.vickland@icloud.com>
Sent: Saturday, June 20, 2026 2:28 PM
To: Council Mail
Subject: Vote YES for mineral rights agreement

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Erie Council Members,

I have reviewed the proposed deal to sell Erie's mineral rights and I urge you to vote YES on the Agreement on June 23.

Regards,
Katelyn Vickland
789 Limestone Dr

Meredyth Muth

From: Kris Vickland <kris.vickland@icloud.com>
Sent: Saturday, June 20, 2026 9:32 AM
To: Council Mail
Subject: Vote YES for mineral rights agreement

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Erie Council Members,

I have reviewed the proposed deal to sell Erie's mineral rights and I urge you to vote YES on the Agreement on June 23.

Regards,
Kristofer Vickland
789 Limestone Dr

Meredyth Muth

From: Home Comcast <aka2722@comcast.net>
Sent: Sunday, June 21, 2026 9:49 PM
To: Council Mail
Subject: Erie's Mineral Rights Request

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Moore and Members of the Erie Town Council,

I am writing as a resident who cares deeply about the integrity of our local government and the long-term wellbeing of our community. The recent proposal to sell the Town of Erie's mineral rights for the Draco project and the way the process unfolded has raised serious concerns about transparency, public trust, and procedural fairness.

According to public reporting, the town was approached by Civitas (now merged with SM Energy) and brought on a consultant who previously served as Civitas' COO to develop a plan for selling Erie's mineral rights. That plan was the only option ever presented to the public or the council. Residents have repeatedly asked why no alternative proposals were solicited, why the timeline appeared rushed, and why so much of the discussion occurred in executive session rather than in open public dialogue. If this is inaccurate, please educate us on why this is the optics.

These concerns are not minor and seem to be an ongoing theme whether residents can trust that decisions are being made independently, transparently, and in the best interest of the community rather than in alignment with a single operator's preferred outcome.

The 3–3 vote shows just how divided the council itself was and how strongly residents spoke out. Many asked for more time, more information, and the possibility of a public vote.

Given all of this, I respectfully request the following:

• A clear explanation of the process that led to only one proposal being considered, and why no competitive or alternative options were pursued.
• A public accounting of the role of the consultant, including how conflicts of interest were evaluated and mitigated.
• A commitment to greater transparency, including limiting the use of executive sessions for matters that directly impact residents' health, environment, and property.
• A clear statement of how the council plans to rebuild trust, especially given that multiple council members acknowledged that trust has been damaged.
• An explanation of why the council appeared prepared to reconsider the proposal after it failed, and what criteria would justify bringing it back for discussion.

I believe support can be rendered, if a transparent, inclusive and communicated process is prioritized. This is especially important on issues as consequential as oil and gas development near our community. I urge the council to take these concerns seriously and to demonstrate a renewed commitment to open governance.

Thank you for your time and for your service to our town.

Sincerely,
Kelly Wagner-Grull
720-425-0555

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

Please submit any written comments for the Town Council before **12 p.m. on June 22** for the comments to be provided in the Council materials packet.

Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Walter Meier
City/Town of Residence	Erie
Email	waltmeier@earthlink.net
Your Comment	Based on what the options are, it seems to be in the best interest to accept the deal. But, I don't have any trust that this was the best deal that could have been negotiated. This has been botched by Mayor Moore and the Council. There should have been much more communication, much earlier on to inform the public and build support on a very contentious subject for many residents. Mayor Pro Temp Bell has railed against "miscommunication" on this matter, but miscommunication arises when there isn't communication and that is on Bell, Mayor Moore, and other members of the council. The communication that has occurred has been provided with limited time to digest and discuss and has been provided arrogantly in an "on-high" manner: we (the council) know better than you (residents), so we'll make the decision and you don't need to think about it. One example of this has been Mayor Moore's insistence that having Matt Owens negotiate the contract was a good thing because he knows SM. Mayor Moore has discounted concerns about a conflict of interest by saying he (Moore) is a good business person, thus we should trust them. I'm not a business person, but even I can see through that. Either Mayor Moore is actually not a good business person or he thinks the residents are gullible and he doesn't need to do the work to convince them. We're paying up to $4.5 million to Mr. Owens for negotiating the deal and Erie stands to get millions of dollars in revenue. Why not spend a few thousand or tens of thousands of dollars to hire an independent auditor to review the agreement and the contract with Mr. Owens? In any event, this seems like a fait accompli, so there isn't much I can say. I hope though that Mayor Moore, Mayor Pro Temp Bell, and the Council overall has learned a lesson: you work for the residents of Eries, so then, *work* for the residents of Erie. Don't think you can take the easy way and not engage the citizens. You have lost the trust of me and many residents through the heavy-handed governance, lack of cooperation by the majority with the minority members of the council, and lack of transparency with the residents.

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

Please submit any written comments for the Town Council before **12 p.m. on June 22** for the comments to be provided in the Council materials packet.

Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Walter Meier
City/Town of Residence	Erie
Email	waltmeier@earthlink.net
Your Comment	Just after I submitted my previous comment, I saw this event. It seems like it may be good for town staff and council join this webinar by the National Academies on Wednesday: Technologies and Practices for Plugging and Remediating Orphaned and Abandoned Oil and Gas Wells Public Report Release Webinar https://events.nationalacademies.org/46949

Meredyth Muth

From: Dee Walters <ddeew@comcast.net>
Sent: Sunday, June 21, 2026 3:41 PM
To: Council Mail
Subject: Draco Offer Feedback

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please do not listen to the noise. Yes, the Board messed up big time by not following proper procedures in hiring the consultant and citizens are rightly upset by that. But you still have a fiduciary responsibility to the town.

Even though my property will receive income from my mineral rights, I would gladly forego that income IF it would kill the project. If the council has a reasonable basis to believe that the project will be killed completely by refusing to sell town owned rights, then vote NO again.

HOWEVER, if the Draco project will proceed anyway, you better have a really good reason that you can explain to the voters for why you gave away the opportunity for the town to receive $20+million plus an opportunity to protect residents from the negative effects of the drilling operation.

Dee Walters
2467 Gorce Ct.
ddeew@comcast.net
303-827-9671

Meredyth Muth

From: Candace Aragon <aragon.candace@gmail.com>
Sent: Friday, June 19, 2026 8:05 AM
To: Council Mail
Subject: Review Sale of Mineral Rights

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members,

I have reviewed the proposed agreement to sell Erie's mineral rights, and I strongly support moving forward with the sale. I respectfully urge you to reconsider the decision, review the proposal again, and hold a new vote.

I believe selling these mineral rights is in the best long-term interest of our town and will help position Erie for a stronger future. I encourage you to consider the broader benefits this opportunity may provide for our community and residents.

Thank you for your time and consideration.

Kind regards,

Candace Whitehouse

Resident of Erie

Meredyth Muth

From: Erin Winegar <erinmariewinegar@gmail.com>
Sent: Friday, June 19, 2026 5:29 PM
To: Council Mail
Subject: Please reconsider!

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Town Council,

I am writing to request that the Council Members reconsider their vote on Ordinance 028-2026: Authorizing the Sale of Minerals.

I understand that Draco is going to happen - with or without this agreement - and it is in the best interests of the Town and its residents to APPROVE THIS DEAL!

Sincerely,

Erin Winegar

Written Comment - Town of Erie Mineral Rights - June 23 Council Meeting

Please submit any written comments for the Town Council before **12 p.m. on June 22** for the comments to be provided in the Council materials packet.

Residents can also provide comment in person or online for the meeting. Attend in person at 645 Holbrook Street in Council Chambers (capacity is limited) or participate online at www.erieco.gov/CouncilMeeting.

Full Name	Zac Giammarrusco
City/Town of Residence	Erie
Email	zacgiammarrusco@gmail.com
Your Comment	Dear Mayor and Members of the Erie Town Council, I am writing to urge the Town Council to vote NO on the proposed sale of our municipal mineral rights. As a community, we spent more than two years fighting to hold Civitas (now SM Energy) accountable for the Draco Pad. Our neighborhood's position has not changed: sustainability remains our number one priority, as reflected in Erie's own community surveys. We did not vote to sell our mineral rights, and we do not support this deal. I ask the Council to reject this sale based on four critical points: • We Hold the Leverage Under SB24-185: Under current Colorado law, the Town's mineral rights cannot be force-pooled. If Erie refuses to sell, SM Energy is legally required to drill around us. Selling these rights means permanently surrendering the strongest legal tool we have to protect our neighborhood. • Clear Conflict of Interest: The Town hired Alameda Mineral Advisors to negotiate this deal—a firm led by a former Civitas executive. Paying an industry insider to "represent" the community we fought so hard to protect is a severe conflict of interest. The terms of this sale were effectively designed by the very industry benefiting from them. This is extremely concerning. • Plugging Old Wells is an Obligation, Not a Bargaining Chip: The framing of plugging 17 old wells as a "benefit" or a gift to the town is misleading. Remediating these old wells is a matter of basic public safety that should have been addressed long ago—it should not be used as a bargaining chip to justify a massive new sale. Negotiating a deal of this magnitude largely in private executive sessions undermines public trust. Erie residents have shown up consistently—including the 418 residents who submitted comments during the 2A period and the 271 who went on the official public record. We are asking you to represent our health, safety, and long-term sustainability. Please vote NO on the sale of Erie's municipal mineral rights. Sincerely, Zac Giammarrusco

Meredyth Muth

From: Ryan Zielinski <zielinski.ryan@gmail.com>
Sent: Saturday, June 20, 2026 10:12 AM
To: Council Mail
Subject: Erie Mineral Rights Re-Vote

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Erie Town Council,

The 3/3 vote last week made sense due to the lack of transparency which is currently under investigation by the attorney general. Mr. O'Connor specifically said "he agreed with residents who argued they still lacked sufficient information to make an informed decision about the proposed agreement. His comments signaled growing skepticism about moving forward without additional transparency, creating uncertainty about the vote's outcome." (https://yellowscene.com/2026/06/17/erie-mineral-rights-deal-fails-as-oconnor-breaks-from-council-majority/)

The question becomes, what happened in the last three days that has improved this transparency? Did the Attorney General magically say "Nope, no issues here, totally above board" or did O'Connor get pressured in some way to change his mind and will be voting "yes" with no additional information to the public?

Mr. Owens specifically stated that he did not solicit additional bids in a town session, which shows that this indeed violated the contract and had SPECIFICALLY been instructed not to do so. (https://yellowscene.com/2026/06/13/erie-residents-demand-answers-before-pivotal-mineral-rights-vote/) This to me states that the investigation by the AG has merit and that Mayor Moore's position on this (and the absurd email from a rambling John Mortellaro with little to no substance and lack of proofreading) is completely in the wrong and hidden behind closed doors. As someone that voted for Moore and Mortellaro, I am regretful of those votes due to how they have handled this situation. Transparency is key, and the "2.7%" mineral loss to SM, based on all available information, seems incorrect. Those corridors block 12 lines from fulfilling their capacity and are not easy to get around. There is a better deal to be had.

Bringing the exact same unrevised contract back to the dais just one week later with no added environmental protections, no continuous air monitoring, and no increased neighborhood safety buffers is completely absurd.

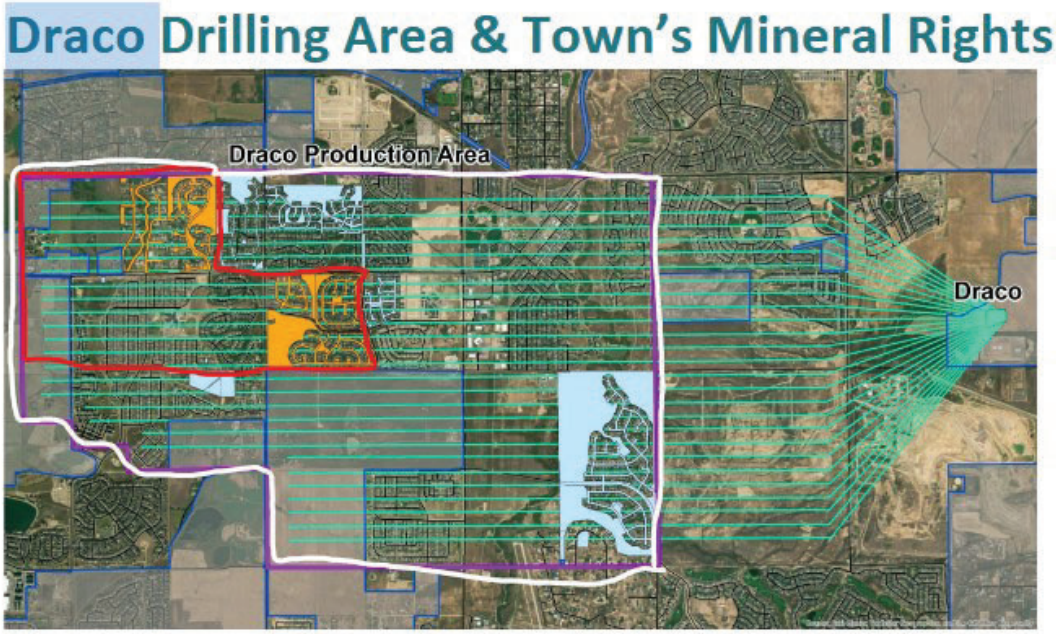
Since the vote, there has been no additional information other than "we want to vote again". This has not increased transparency. If there is information that the public is missing that contradicts the research that I have done, this MUST be shared with residents before another vote so that we can be informed, rather than swayed by advocacy groups and poor communication from the town. Until that transparency exists and the AG determines that this was on the up and up, I urge O'Connor to stick with his no vote as well as the rest of the council to vote no until there is both more transparency and a better deal.

Due to my understanding of how this drilling works and how the law states that they cannot drill through our "small 2.7%", they would be losing out on 20-30% of the overall mineral volume behind this corridor. The red area is what they would have issues drilling into due to the inability to drill through our minerals. This is a massive number compared to the "just 2.7%" that has been told to us by the town. I am willing to hear that I am wrong, but I would need transparency and for engineering facts to be shared. Additionally, the longest laterals ever drilled were straight 4.57 miles with no curves or going around property/mineral lines. 4+ mile lines are relatively rare. They will not easily (or at all) be able to zig zag these lines due to the engineering difficulty and I doubt they are willing to lose out on that large of a drilling area, significantly increasing our leverage.. Make a better deal for this large, currently untappable portion if they are 'just going to drill anyway'.

What would increase transparency would be answers to the following:

The town has stated Erie's unleased minerals represent 'just 2.7%' of the total. Based on the published map, our unleased parcels appear to sit in the western-to-mid portion of the drilling corridor, in two separate clusters, with already-leased Erie minerals appearing to lie beyond them to the west. Can the town or SM Energy confirm:

1. **Do any of the planned 26 laterals require passing through, or terminating beyond, the unleased orange parcels shown on the town's own map?**
2. **If so, what is the engineering plan for reaching the leased acreage that appears to lie west of those parcels — lateral steering around the unleased zones, shortened laterals that forfeit that acreage, or some other method?**
3. **Has SM Energy provided the town with a well-by-well lateral plan showing how each of the 26 wells routes relative to Erie's specific unleased acreage? If so, will that be made public before the vote?**
4. **If the 2.7% figure refers only to surface acreage and not to the percentage of recoverable reserves or lateral footage affected, can the town clarify which figure is being cited?"**



Light blue area show already leased minerals; orange areas show unleased minerals

Thank you for reading my concerns,

Ryan Zielinski

Meredyth Muth

From: Clifford Zwart <clifford.m.zwart@gmail.com>
Sent: Monday, June 22, 2026 11:25 AM
To: Council Mail
Subject: I Support the Draco Deal

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Erie Town Council,

As a former practicing oil and gas exploration geophysicist and educated geologist, with my B.S. degree in Earth Sciences majoring in both Geophysics and Geology, I see the Draco deal in the best interest of the Town of Erie with its health and safety concessions, and financial and land benefits.

Please vote to approve the Draco deal.

--

Cliff Zwart, MS (Project Management), BS Earth Sciences (Geophysics and Geology)

Erie, Colorado