



September 10, 2025

Dear Mayor and Members of the Erie Town Council,

On behalf of the City of Lafayette's City Council we are writing regarding statements made during your August 26, 2025, Town Council meeting concerning the City of Lafayette's alleged role in Erie's efforts to acquire a parcel of land located northwest of 119th Street and Baseline Road for open space.

At that meeting, it was stated the City of Lafayette would be "taking the lead" in pursuing a joint acquisition of the property. This statement is not accurate. The parcel is currently under contract for sale to a private party, and both it and an adjacent parcel to the south are the subject of a binding Pre-Annexation Agreement with the City. Under this agreement, the City committed to process the owners' petition for annexation in accordance with state law and to support mixed-use residential and commercial zoning for the parcels. The owners, in turn, agreed to petition for annexation to Lafayette within ten years, and the City agreed to promptly process that petition. This agreement is enforceable by both parties.

As background for the Pre-Annexation Agreement, you may be aware that, in recent years, the City of Lafayette invested nearly \$8.5 million to add more than 176 acres of open space along 119th Street and Baseline Road. These acquisitions included the Waneka Centennial Farm (purchased with Boulder County in 2019), 15 acres of Waneka's property along the Burlington Trail and Emma Street in 2020, and 23.5 acres at the former Lowe's-Waneka site. These purchases expanded the City's open space portfolio to over 1,640 acres.

During these acquisitions, the City and the Waneka family discussed the family's plans to develop the parcels northwest and southwest of 119th and Baseline. Those parcels were identified in Lafayette's pre-2021 comprehensive plan as opportunity areas for annexation and development, and are designated for mixed-use commercial and residential use in the City's 2021 Legacy Lafayette comprehensive plan. The discussions resulted in the binding Pre-Annexation Agreement, which aligns with the Global Settlement Agreement's influence area for Lafayette.

On April 1, 2025, the City Council accepted an annexation petition for the parcels and initiated the annexation process. Because the annexation process is underway and the Pre-Annexation Agreement is in effect, the City Council will not engage in discussions about alternate uses for the parcels, including their potential acquisition for open space.

We request that the Erie Town Council publicly correct the record to ensure clarity, accuracy, and transparency for your Council, your residents, and ours. It is important that any discussions your Council has about matters affecting Lafayette are based on accurate information so that we can maintain the trust of the public and continue to work together productively.

We look forward to continuing to collaborate with you on issues of mutual concern, and we appreciate your prompt attention to this matter. Please do not hesitate to reach out if you would like to discuss further.

Sincerely,

Mayor JD Mangat  
Mayor Pro Tem Brian Wong  
Councilor Tim Barnes  
Councilor David Fridland

Councilor Crystal Gallegos  
Councilor Nicole Samson  
Councilor Saul Tapia Vega

CC: Malcolm Fleming, Town Manager for the Town of Erie  
Mayor and Members of the City Council of the City of Lafayette