

Public correspondence #2

From: Miers, Tom [mailto:tmiers@ball.com]

Sent: Monday, July 06, 2009 10:21 AM

To: Council; Ageton, Suzy; cowles.bouldercouncil@gmail.com; Espinoza, Angelique; Osborne, Susan; Morzel, Lisa; Wilson, Ken; Appelbaum, Matt; Gray, Crystal

Cc: Boulder County Board of Commissioners

Subject: PLANNED HAZARDOUS MATERIALS SITE

Boulder City Council Members,

I have become aware that the City of Boulder and the County of Boulder are pursuing the purchase of the property at 6400 Arapahoe Ave on an extremely fast track without adequate public input. I understand that the purchase is for the purpose of locating a recycling facility, including hazardous waste, bio materials, and CHARM materials on the site.

I would like to express my concerns about this purchase and about the **lack of public input** (other than a very hastily arranged public meeting via a postcard with virtually no information). I would respectfully request that the purchase not go forward until the public has had an adequate chance to participate in the decision and the appropriate due diligence with respect to traffic, **environmental impact** and consistency with the surrounding neighborhoods and communities has been done.

I am also aware that the property is being purchased for \$5.45 Million which seems to be an excessive price given that the property sold for \$3.8 Million in March of 2008. The speed with which this amount of money is being spent to buy property at a premium price in the current economic climate with very little public input is very concerning and does not appear reasonable. Given that the Boulder City Council meeting minutes clearly indicate that alternatives exist on the existing 63rd street recycling site with the purchase of the additional property there, I am extremely concerned that a completely new property close to a residential community is being considered at a premium price and on such a fast track.

I respectfully request that the purchase contract **NOT** be finalized as planned on July 10 and that the public be able to participate in the required due diligence.

Sincerely,
Tom Miers
6336 Reserve Drive
Boulder, CO 80303

From: Linda Wood [mailto:lindawood86@hotmail.com]

Sent: Friday, July 03, 2009 9:06 AM

To: Boulder County Board of Commissioners
Subject: 6400 Arapahoe Recycle dump

Good Morning!

Flying low under the radar screen is the City and County's plan to spend **\$575,000 per acre** (I'm sure you have an appraisal) to relocate recycling centers so that I will be able to take my computer, concrete slabs, compost and hazardous waste and dump it at one location. Therefore, instead of dispersing traffic around the current centers, we'll just congregate on one stop on Arapahoe for the sake of convenience. Additionally, the school children that tour the Thorne Nature Center behind the proposed dump will get to enjoy seeing and smelling their community recycling program while learning about what happened to the wildlife before the new recycle dump arrived. Your bio's talked about your commitments to nature and open space, what happened?

I know the plan is to quickly (3 weeks!) buy the property and let the City annex it so that they can do the dirty work, then let the County run it. (June 9 Meeting minutes)

But in the meeting it was also stated that the original plan located the additional facilities behind the current recycle plant. The land is there.

Now I know that Mr. Toor lives in Boulder and feels the location outside the limits would be perfect, Ben lives in Lyons so out of site is probably out of mind, but Cindy this is your district, there are alternatives, please use them. As a past County Assessor you know land values. You also know that locating a recycle dump near residential housing devalues property. Can we count on re-assessing home values for our property taxes? I didn't think so.

It took 33 years of ignoring gov't issues (mostly Ron Stewart's) to finally make me aware of how some of these issues are handled.

This is not a small issue; but it is a quiet one! Please don't kneel down to the City.

From: corlund@gmail.com [mailto:corlund@gmail.com]

Sent: Monday, July 06, 2009 12:01 PM

To: Boulder County Board of Commissioners

Subject: Dump site

Hi Will,

It's been quite a while since we have talked, and I hope all is well with you. It's nice that you are still our commissioner. I left CTEK a while back and am doing different investments (including a development in Mexico), and still at the Fed, though now chairing the board of our district Fed. Time flies!

I am sorry to burden you with my following questions, but there is quite a stir going on in our neighborhood because of the "suspicious and potentially illegal" way the land is supposedly being purchased near us in the Reserve for a "dump site."

People do tend to get a little over-emotional, so before it reaches a frenzy, I thought I would ask you what the actual scoop is.

If it is a dump, I share their concern. We had a business that was a quarter mile from a dump site that was supposedly a very clean recycling center. Two men in the company, out of maybe 25 men, and a third in our building (possibly more but that's all I knew about), got testicular cancer over a 6 year period. They were all young men. The odds of that are astronomical, so I will admit I am not a fan of life near a dump.

If indeed you plan to put a dump there, then please let me know the circumstances by which the county thinks this is a good thing, especially as I would think there would be numerous alternatives. Also, there are charges that the city is buying the land for far more than it was bought for a year earlier, so I know people want to understand that. Personally, as a developer myself, I can think of several reasons, but thought I would ask as I know others want to know.

I would be happy to talk with my neighbors in the Reserve and help calm things down, but first need to know fact from fiction.

Thank you for your attention to this matter,

Lu Cordova

From: RedRoosterRacing@aol.com [mailto:RedRoosterRacing@aol.com]

Sent: Monday, July 06, 2009 4:38 PM

To: Boulder County Board of Commissioners

Subject: recycling facility / dump with 6400 Araphoe Ave purchase

Dear Boulder County Commissioners,

I have become aware that the City of Boulder and the County of Boulder are pursuing the purchase of the property at 6400 Arapahoe Ave. on an extremely fast track without adequate public input. I understand that the purchase is for the purpose of locating a recycling facility, including hazardous waste, bio materials, and CHARM materials on the site.

I would like to express my concerns about this purchase and about the lack of public input (other than a very hastily arranged public meeting via a postcard with virtually no information). I would respectfully request that the purchase not go forward until the public has had an adequate chance to participate in the decision and the appropriate due diligence with respect to traffic, environmental impact and consistency with the surrounding neighborhoods and communities has been done.

I am also aware that the property is being purchased for \$5.45 Million which seems to be an excessive price given that the property sold for \$3.9 Million in March of 2008. The speed with which this amount of money is being spent to buy property at a premium price in the current economic climate with very little public input is very concerning and does

not appear reasonable. Given that the Boulder City Council meeting minutes clearly indicate that alternatives exist on the existing 63rd street recycling site with the purchase of the additional property there, I am extremely concerned that a completely new property close to a residential community is being considered at a premium price and on such a fast track.

I respectfully request that the purchase contract NOT be finalized as planned on July 10 and that the public be able to participate in the required due diligence.

Sincerely,
Guy F. Ruse

1252 Pintail Circle
Boulder CO 80303

From: Kit Beall [mailto:kbeall@yahoo.com]

Sent: Monday, July 06, 2009 4:24 PM

To: Boulder County Board of Commissioners

Cc: kbeall@yahoo.com; Dara Beall

Subject: URGENT: Purchase of 6400 Arapahoe Avenue

Importance: High

Dear Boulder County Commissioners:

My wife and I have recently become aware that the City of Boulder and the County of Boulder are pursuing the purchase of the property at 6400 Arapahoe Ave. on an extremely fast track without adequate public input. I understand that the purchase is for the purpose of locating a recycling facility, including hazardous waste, bio materials, and CHARM materials on the site. I do not support moving forward with this purchase in the interest of the health and safety of my family and my neighbors.

I am extremely concerned about the lack of transparency and public input (other than a very hastily arranged public meeting via a postcard with virtually no information). I would respectfully request that the purchase not go forward until the public has had an adequate chance to participate in the decision and the appropriate due diligence with respect to traffic, environmental impact and consistency with the surrounding neighborhoods and communities has been done. Quite candidly, I am very disappointed in the approach the City and County have taken with this proposed purchase; I receive more information on a proposed residential renovation than in this major, potentially hazardous public project.

I am also aware that the property is being purchased for \$5.45 Million which seems to be an excessive price given that the property sold for \$3.8 Million in March of 2008. The speed with which this amount of money is being spent to buy property at a premium price in the current economic climate with very little public input is very concerning and does not appear reasonable. Given that the Boulder City Council meeting minutes clearly indicate that alternatives exist on the existing 63rd street recycling site with the purchase

of the additional property there, I am extremely concerned that a completely new property close to a residential community is being considered at a premium price and on such a fast track.

I must respectfully request that the purchase contract NOT be finalized as planned on July 10 and that the public be able to participate in the required due diligence.

Sincerely,

James & Dara Beall
6222 Songbird Circle
Boulder, CO 80303

From: Beth Rauch [mailto:etrauch@comcast.net]

Sent: Monday, July 06, 2009 3:16 PM

To: Council; Ageton, Suzy; cowles.bouldercouncil@gmail.com; Espinoza, Angelique; Morzel, Lisa; Osborne, Susan; Wilson, Ken; Appelbaum, Matt; Gray, Crystal; Boulder County Board of Commissioners; Boulder County Board of Commissioners

Subject: Land Purchase at 6400 Arapahoe Ave.

Boulder City Council, Boulder County Commisioners:

I have become aware that the City of Boulder and the County of Boulder are pursuing the purchase of the property at 6400 Arapahoe Ave. on an extremely fast track without adequate public input. I understand that the purchase is for the purpose of locating a recycling facility, including hazardous waste, bio materials, and CHARM materials on the site.

I would like to express my great concern about this purchase and about the virtually total lack of public input (other than a very hastily arranged public meeting via a postcard with virtually no information). The public, and near neighbors in particular, should certainly have been given an adequate opportunity to participate in the decision. It does not appear that appropriate due diligence with respect to traffic, environmental impact and consistency with the surrounding neighborhoods and communities has been done.

I am also aware that the property is being purchased for \$5.45 Million which seems to be an excessive price given that the property sold for \$3.9 Million in March of 2008. The speed with which this amount of money is being spent to buy property at a premium price in the current economic climate with very little public input is unreasonable. **It appears to be a behind the scenes attempt of a tennis club development group, who were unable to come up with sufficient private development money for their project, to sell their land for far more than they paid a year ago, in hopes of achieving their goal of sufficient money to proceed with their project at another location, at the expense of the taxpayers, another form of taxation without representation.**

Given that the Boulder City Council meeting minutes clearly indicate that alternatives exist on the existing 63rd street recycling site with the purchase of the additional property there, I am very opposed to a completely new property close to a residential community being considered at a premium price and on such a fast track.

I believe that the purchase contract should NOT be finalized as planned on July 10 and that the public be able to participate in the required due diligence.

Elizabeth Rauch
6073 Reserve Drive
Boulder, CO 80303