

BYERS COMMUNITY SURVEY 2007

Why do you feel that way about the quality of life in Byers?

quality of life	sense of community	
1	1	Cliques and gossips, less volunteering, no cooperation or neighborliness
1	1	Drugs, crime and trash are everywhere - police are nowhere. Everywhere you look fields are gone and a modular is in its place with water wells going dry.
1	1	Just look at the town and how junkie (sic) looking it is
1	1	Lack of community involvement
1	1	Much more crime (drugs, drugs & drugs)
1	1	The type of people in the community has declined. Trailer park's (sic) are a very big supply. Drug abuse and convicts - poor class of people.
1	1	Town trying to grow to fast and listing to new comers (sic)
2	2	Being a small community I think if you have been here forever you know everyone and all is well - people are naturally friendly and always willing to help someone in need
2	2	Changes have been made, with having Byers businesses clean up there (sic) appearance - still have areas to focus on
2	2	Economic is poor but social and environmental are great. People here have always been friendly.
2	2	Health care has not improved
2	2	I have lived here since 1980; not much has changed; the Byers General Store is better; only a couple of restaurants; etc.
2	2	I moved here 2 years ago. It has been great since day one.
2	1	It's not a community just a group of individuals existing
2	1	Less neighborly
2	1	More people moving in to town, less concern about the actual community as a whole
2	1	New residents do not embrace rural lifestyle
2	1	No long term vision, "it worked 30 years ago, it will work in 30 more"
2	2	No med. service, no jobs for young, no youth activities, no rec parks
2	2	Nothing changes, same group of people run everything
2	2	People bicker too much over stupid stuff
2	1	People don't wave at each other any more and don't seem to care about your life they just want you to help them now! with no regard to your schedule!
2	1	People that move out here from the city are rude, which has upset our <u>climate</u> of caring. It isn't anything like it was.
2	2	People used to wave at everybody, they still say hi
2	2	Respones time of sherrifs dept. is slow (sic)
2	2	Some thing (sic) get worse like housing but others have improved
2	2	The community is great but there is a lot of crime still
2	1	The general reporting of news about Byers or lack thereof in the I-70 Scout
2	3	Very little growth - no opportunities. But still like the small town. Want traffic to go west. Take care of what we have and go from there.
3	2	A general respect for the rights of others
3	3	Great events center, great events, more friendly people who are communicating and having fun, beautiful new homes, superintendent and teachers are talking to me
3	1	It has grown and too many city people have moved in and don't know what it means to be in a small community
3	3	Junk cars have been removed from main intersection and one volunteer thinks enough of the community to spend her time mowing/cleaning common grassy areas
3	3	Just my observation, I have lived here all my life
3	3	Know more people - see things resolved
3	1	People have to go to Aurora or further for entertainment, etc. Nowhere to go in Byers for fun to take company.

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Why do you feel that way about the quality of life in Byers?

3	2	There is still theft
2	2	Most people stay to themselves
2	2	General attitude of people
2	1	People don't help each other, or their 2 faced (sic)
	1	Small town politics, these people are ledgens (sic) in their own minds
2	2	We have always liked the quality of life. As far as sense of community, there seems to be some groups that are more clickish than others and some of these people <u>do not</u> make life enjoyable.
1	1	More theft, more rif-raf
3	3	Because of everybody helping everybody
1	1	Many who have moved to this community have no reason to feel a bond to Byers and therefore may not support projects, businesses etc. when it is very easy to get to Aurora, Denver etc.
1	1	People do not come out for events
1	1	Good old boy network, not looking forward
2	2	It's a friendly town
2	1	People who have lived here a long time can be standoffish
2	1	People are less friendly
3	3	I am more involved in the community with fire and rescue squad
1	2	People in Byers do not seem to be friendly fo new comers
2		It goes up and down - then falls back to where it was
2	1	I do not feel the sense of community is as strong as it used to be due to the number of people that commute and do not spend a lot of time in the community
3	3	Its Byers not Littlotn (sic)
3	3	I've been here 7 years now and I know more and more people
2	2	Community still needs cleaned up, and crime seems to be more prevalant (sic)

FROM WEB

Why do you feel that way about the quality of life in Byers?

quality of life	sense of community	
2	2	don't fix that which is not broken.
4	4	We have only lived in this community for 7 months.
2	1	Seems like less pride in community and less community involvement.
3	3	Friendly neighbors, paved road 181, trash pick up once per week instead or twice per month, faster internet, no extra charge for long distance phone calls to Denver, improved road 185 (hope it gets paved soon).

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Comments on Byers events

- ◆ 4th of July is terrific
- ◆ A fair would be nice
- ◆ A few dedicated people do all the work!
- ◆ Awareness of boards, districts and organizations is via the I-70 Scout - really know little about them
- ◆ Better advertising
- ◆ Bigger 4th of July events, more chili dinners to get to know more people
- ◆ Car show needs work
- ◆ Christmas parade should be in afternoon or cancelled
- ◆ Do not want to see more events moved to Quint Valley. Need to remember entire community!
- ◆ Events involving community clean up and "togetherness"
- ◆ Good community interest in current activities. Would like more activities for all the family, not just the teens.
- ◆ Great involvement, need better publicity weeks in advance
- ◆ Healthy food could be added to the menus
- ◆ I always look forward to Fourth of July Parade
- ◆ I usually find out about event after they happen in the I-70 Scout
- ◆ I'd like to see them better advertised, something for the kids/teens and young adults
- ◆ Keep them local
- ◆ More activities for young children
- ◆ More advertising would help these events. The Fourth of July parade is the only one I have seen advertised.
- ◆ More events for children, seniors and disabled
- ◆ More events for kids
- ◆ Movie theatre
- ◆ Need to advise community better of upcoming events such as craft fares (sic)
- ◆ Nice job - see the community Halloween & Christmas parties - let the legions come back
- ◆ Not all the community dances have been well advertised
- ◆ Parade and associated activities seem well organized and managed
- ◆ Parade is excellent, comunity (sic) activities very good
- ◆ Quilting, arobics (sic), Weight Watchers
- ◆ Quint Valley fair brought back/board help acc. for actions with ck's and bal. in place
- ◆ Skating rink
- ◆ The Christmas parade leaves much to be desired
- ◆ The Christmas parade was a very big disappointment
- ◆ The parades are well put on, need more stuff for the kids to do
- ◆ These are wonderful events for everyone
- ◆ These events are good for the community - many thanks
- ◆ They do a good job!
- ◆ They don't compete well with other activities outside the community, not as enjoyable as we'd like
- ◆ This helps our community we do need more help with this (sic)
- ◆ Too many events moved to Quint V
- ◆ Town cleanup day/events are poorly planned and poorly run
- ◆ Town of Byers should put out a notice of events
- ◆ Very enjoyable, can see the sense of community. New Year's Eve bingo night for those who do not drink yet would like socializing at Byers American Legion. Kids could also attend.
- ◆ Very impressed with Christmas décor
- ◆ We need new ideas and more volunteers to hold more events
- ◆ Work program for teens

FROM WEB

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- ♦ Move the Arapahoe county sheriff's department to Aurora. Those assholes give tickets to my neighbors on gravel roads. If they are that bored that they have to give speeding tickets out on delolate gravel roads,let them have to deal with the gangs in Aurora instead. Actually earn their money.
- ♦ We only attended the 4th of July Parade. We are not really aware of or know what the other activities are. Newcommers to the area are at a disadvantage as this community assumes everyone has been living here for many years and know what is happening and where.
- ♦ I would like to have a rec center with a swimming pool. Or at least somewhere in Byers where we can go to exercise.

BYERS COMMUNITY SURVEY 2007

Are there programs or services the town should plan to provide?

- ◆ Access to health care for seniors and disabled, home health services
- ◆ Allow new/different/cheaper housing developments in town like Strasburg has
- ◆ An "Historical Byers" center/museum
- ◆ Anticipating water and sewer needs for the future. Infrastructure.
- ◆ Arapahoe County already has services in place that need to be improved and/or provided to the east end of the county without either increased taxes or cutting back. The eastern end should not be discriminated against!
- ◆ Better road maintenance (sic)
- ◆ Better roads, paving rural roads
- ◆ Building the new Byers general store could stimulate the economy out there
- ◆ Byers is in a prime location (1/2 between Limon and Denver). Bring in a truck stop, fast food, and bigger businesses such as Walmart etc.
- ◆ Drinking water is bad
- ◆ Education - more time and effort (sic) to the basics
- ◆ Equestrian center at Quint Valley - indoor arena for public use
- ◆ Family recreation center with pool
- ◆ First and foremost should be incorporation of Byers. From that all the other issues of concern, such as appearance, police/fire services, sense of community/pride, would be addressed.
- ◆ Four-way stop on Hiway 40E and 36 W, accidents have occurred several times
- ◆ Get streets paved. Have Building and Zoning end east of Bennett Kiowa Road.
- ◆ Have property owners clean up non running vehicles and trash
- ◆ Help and recognize the two women who spent countless hours cleaning up the town
- ◆ Impact or development fees - water, fire, roads etc. Apply for grants - water, fire, roads, parks & rec.

- ◆ Improve local roads
- ◆ Job opportunities for disabled individuals
- ◆ Keep Arapahoe County out
- ◆ Like all gov. unit you are only interested in adding or raising (sic) taxes
- ◆ Make efforts to let new residents aware of programs and community services in the area (sic)
- ◆ Make rescue svcs. funded by taxes
- ◆ Maybe get a rec center. It would help with kids having places to go and would economically be a benefit to the town.
- ◆ More businesses, which should not increase taxes
- ◆ More local medical care, transportation of elderly and disabled to Medicaid appts., ensure services, access for seniors and/or disabled
- ◆ More trails/open space/parks
- ◆ Motel, business park, improve water and sanitation
- ◆ Move the park downtown and open that area for new business construction, so that it can look like a town

- ◆ Natural gas availability outside city proper; develop more homes in local area
- ◆ Open up a Wal-mart
- ◆ Organized and realistic development
- ◆ Paid firefighters and rescue
- ◆ Promote rural character and heritage of the entire Byers area
- ◆ Promote the craft fair and parade and maybe consider having it a different weekend than Strasburg's
- ◆ Rec center with pool
- ◆ Recreation center with amenities that will work for all ages. Don't make it a large daycare center but a place where classes and activities are available.
- ◆ Recreation facilities for the children. They have nothing here. They need something to do. So they don't end up in horrible accidents. They need a place to gather.
- ◆ Recreation for teens

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Are there programs or services the town should plan to provide?

- ♦ Recreation for youth
- ♦ Removal of old abandon (sic) buildings - the land is much more valuable than shacks - this would increase property values and improve quality of town
- ♦ Remove the ugly negative signs in the parking lot at the north of the tracks - what an angry statement to visitors! I would prefer the impromptu sales lot!
- ♦ School - more money for the teachers! We need to keep the good ones here! Softball, gymnastics, youth center - the kids that are not athletes have to have another outlet.
- ♦ Shouldn't have to raise taxes to have a police presence closer than Gun Club road and Quincy on a Friday night - 45 minutes away is not acceptable. There is more than enough tax money collected off this half of county now.
- ♦ Squandering public funds will always be out of control perhaps form an ethics ways and means committee?
- ♦ Streets and drainage, town street (sic) look like crap. No curb and gutters, poor rain drainage.
- ♦ Teen work program, post ratings of the local dining in the I-70 Scout
- ♦ The town should incorporate
- ♦ The trailer park is an eye sore and a detriment not as a trailer park but how it is maintained and represented as a slum. Low cost housing needs not look like a dump.
- ♦ The train scheduling and overpass thing is extremely important to improving accesability for people and emergency vehicles. Otherwise we all will suffer the consequences sooner or later. We need traffic flow. (sic)
- ♦ We do not need any increased taxes or any cutting back, the east end of Arapahoe should have the same as the west end
- ♦ We need more opportunity for work in this area

FROM WEB

- ♦ Opening lines of communication, not just assuming that people know what is going on around town, providing a place "to belong" and allowing a sence of ownership within the community will increase the quality of life and encourage members of the community to "stay with" the area as opposed to seeking seeking to do business, go to school and socialize elsewhere.
- ♦ Yes we need a recreation center so we can go somewhere to exercise. A swimming pool would be nice. And events for seniors.

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What suggestions do you have for the Road and Bridges shop site?

- ♦ A fire/rescue building on south side of railroad tracks because trains block rescue efforts and somebody is going to die waiting on rescue and sue the county for millions
- ♦ Any extra fire equipment
- ♦ Arapahoe County dirt and gravel roads are poorly maintained. I recommend maintaining some graders in the Byers area.
- ♦ Car repair shop
- ♦ Community building
- ♦ Community center
- ♦ Community center for events
- ♦ County police station
- ♦ County services building - lic. plates, driver's license etc.
- ♦ Demolition and re-use of space - old buildings not worth saving
- ♦ Discounted storage for non-profit organizations (i.e., holiday pole decorations)
- ♦ Fire dept. substation on the south side of tracks
- ♦ Have some equipment (sic) left here in Byers
- ♦ Hiway patrol and sherrif station (sic)
- ♦ How about a community center or a micro brewery and restaurant
- ♦ I wish R & B would keep it to park county vehicles in the winter
- ♦ Keep some county equipment
- ♦ Keep some road and bridge things here
- ♦ Keep the location for other Arapahoe County offices or depts.
- ♦ Put it up to sell by seld bid (sic)
- ♦ Recreation center and programs for adults
- ♦ Recycle facility similar to Broomfield County
- ♦ Residential lots
- ♦ Second firehouse for equipment when train is in town
- ♦ Sell for private business
- ♦ Sell it. Why is it being move? (sic) We have to CALL to get a maintainer on our gravel road. Now, when it should be maintained weekly. Called in Oct. to get potholes filled - got filled in Dec.
- ♦ Sell to individual for workshop - business incentive for body shop mechanic
- ♦ Someone that would take care of it, have pride in it. The school has no pride in anything they have.
- ♦ Stock pile road materials for maintenance
- ♦ Trair it down (sic)
- ♦ Vehicle maintenance trade school

FROM WEB

- ♦ none
- ♦ Rec Center

BYERS COMMUNITY SURVEY 2007

Has growth been well or poorly managed? (other)

- ◆ All I know is growth would be good
- ◆ County takes too long to OK and heavy handed
- ◆ Has been orderly, should mostly be left up to individuals
- ◆ Hate the suburban developments made in town - Byers' attraction is as the last true ag town in commuting distance to Denver
- ◆ Haven't witnessed any management
- ◆ Limited by water
- ◆ Strict building regulations are nonexistent out here, yet we must pay for a waiver to build here. Arapahoe County is unfair to those in small towns esp. Byers
- ◆ To (sic) many new houses
- ◆ What growth?

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New growth should be encouraged in specific areas such as:

- ◆ Affordable housing
- ◆ All of Byers - not just selected areas!
- ◆ All of Byers north and south
- ◆ All parts, especially east of town
- ◆ Along Highway 36
- ◆ Area around Byers General Store
- ◆ Around the town
- ◆ Around town/commercial as well
- ◆ Build a downtown
- ◆ Business district
- ◆ Businesses, senior housing, churches
- ◆ Businesses; housing for all types and income - especially low
- ◆ Downtown Byers
- ◆ East of Byers
- ◆ Housing developments
- ◆ Hwys 36 & 40
- ◆ I-70 & 36
- ◆ I-70 & 36
- ◆ I-70 corridor
- ◆ I-70/36 business district
- ◆ In town by BGS
- ◆ Jobs - shopping
- ◆ Keep residential separate from business/industrial
- ◆ Limit and regulate density
- ◆ Main Street
- ◆ Main Street, town area
- ◆ North of Byers
- ◆ North of the grocery store
- ◆ Recreation facility for children all ages
- ◆ Retail business
- ◆ Retail, services (auto, personal, vet, doctors, etc.)
- ◆ Service oriented businesses
- ◆ Small business growth - jobs
- ◆ Town houses or multi family apartments

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Comments on growth and development issues

- ♦ A stage needs to be set to keep our talented youth here. Commercial opportunities will help the foundation.
- ♦ Byers does NOT have the tax base to incorporate
- ♦ Byers does not have the tax base to incorporate at this time. We would face higher taxes and lose some county services.
- ♦ Byers is an inexpensive place to live because it is unattractive. Attracting quality residence (sic) and a better commercial base would allow more tax base and yet keep it relatively inexpensive.
- ♦ Byers needs new growth to keep the graduates here
- ♦ CR 181 - 2 houses are \$500,000+ while others have no windows and are falling apart. There should be economic equitable development. (sic)
- ♦ Deertrail come to mind?
- ♦ Developers should be held accountable for there (sic) developments. They survey the property grade a dirt road & enforce no requirements as to how it will be maintained or upkept.
- ♦ Growth has drained ground water, increased crime, brought trash to ditches, and broiught a flood of poorly built houses filled with people who don't care about community, only there (sic) own needs, and ruined small town, I am a 5th generation resident and have much blood and tears invested in area on both sides of family whom (sic) paid taxes here for over 100 years.
- ♦ Growth is a good thing as long as it is aimed in the right direction. People will be more willing to pay for the right kind of developments. They can see what needs to be done; but you have to help it happen!

- ♦ I love Byers but am embarrassed by the trash and lack of pride in the appearance of the community. 2 times I needed to call 911 and have a LONG discussion about Adams County vs. Arapahoe County limits - glad I'm still alive.
- ♦ I moved out here for the small town life and to be rid of the city and the troubles that fester there
- ♦ I would like to see Byers remain as rural as possible
- ♦ Incorporaiton is for the birds! We do not need incorporation!
- ♦ Incorporating the town of Byers would move us away from that real country livin - that so many move here for
- ♦ Incorporation would only create additional costs and overhead with very little change to town
- ♦ It might be a good idea to control growth here and not let a bunch of city folks try to tell us what is best for us
- ♦ Keep it rural! Control growth and density!
- ♦ Keep rules and control in our town!
- ♦ Less government control over growth and development. Allow free enterprise to work. Best results in the long term.
- ♦ Limit and regulate housing densities, keep rural small town sense of community, incorporate (?) not sure benefits outweigh risks and costs
- ♦ Look what happened in Watkins!!
- ♦ Look what happened to Watkins when they decided to incorporate and the problems Deertrail is having. Now Byers has police protection and road service without any cost.
- ♦ Need health care! Limon and Strasburg health care should combine in Byers! May(?) Farms is an example of a resident truly interested in investing in Byers - follow their lead!
- ♦ Need more eating palces for people to get jobs, and a truck stop open all night
- ♦ Planning and zoning would be expediated (sic)
- ♦ Services provided by county are far and few between
- ♦ Some areas are ugly (railroad house) = make a 'park' parallel to RR for jogging, bikes etc. Junkyard area is eyesore.
- ♦ Stop the city will grow, but keep the big city crim and police stuff in the big city. We don't need more dictators keep them to the west. (sic)
- ♦ There seems to be a lot of problems when small towns in eastern Co. have incorporated. Latest example, Watkins.

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Comments on growth and development issues

- ◆ This would be quote a warehouse/industrial town (*if incorporated*)
- ◆ Too many of the older residents do not want change to this community but it is very much needed so the community can survive
- ◆ Too much control and NOT by the citizens
- ◆ Too much government already
- ◆ Uncontrolled and unregulated growth is worse than no growth. Special attention should be given to not changing what this community is just to grow. Large corporate businesses should not be brought in at the expense of independent business.
- ◆ Unincorporated has not provided any benefits - water not fit to drink, no pressure due to old pipes, growth limited as there's nothing to offer, little or no community pride
- ◆ We have too much government already
- ◆ Why have a corrupt government like the surrounding communities have? If it isn't broke, don't fix it!
- ◆ Would like to see open town counsel and all members of the community a vote not just elected officials

FROM WEB

- ◆ The town needs to recognize the danger in trying to totally stop development and/or control it to the point that developers will see it as an unfriendly environment.
- ◆ Keep outer parts of town 35 acre minimum for building a house.

BYERS COMMUNITY SURVEY 2007

Additional comments

- ♦ Byers needs a buffer zone so Metro Grow landfill sludge, Colorado Sanitation, and the other sewer companies are not dumping close to that many people. It's OK for you to eat it but breathing it is too much. Needs to be easier and faster to build. Need one more train crossing. People see the bank but they do not know the grocery store is there.
- ♦ I think we are doing good, I love Byers
- ♦ Concerned due to closing of gas station on Colfax and other vacant businesses

BYERS COMMUNITY SURVEY 2007

19. Where should the town focus resources for economic development?

- Employment agency/training
- Health care/home health
- Police so business doesn't worry of vandals and break-ins (sic)
- Reduce ISO rating to lower insurance cost - water and fire

21. Types of commercial development important to the community

- Big-R store or comparable
- Convention center complex, nicer landscap(ing)
- Courthouse/jail
- Dog grooming shop
- Drive-in restaurants
- Fast food, rec center, improve existing businesses
- Home health services
- Hospital
- Hunting
- Indoor pool; senior facility, assisted and full care
- McDonalds
- Medical clinic
- New small businesses
- REC CENTER**
- Recycle and trash drop offs
- Services for elderly and disabled
- Some form of entertainment
- Stapleton area-like

23. How can Byers best reach you? (other)

- Electronic bulletin board on the fire house
- High Plains News
- Notices at local businesses
- Notices at post office and local stores

25. Budget allocation (other)

Allow signage for business on hiways	\$15
Asphalt all city and county rd.	\$50
Bridge over railway	\$20
Bugs/mosquitos	\$10
Communication about what's going on	\$100
Community well fair and gatherings	\$6
Education/schools	\$20
Emergency reserves	\$15
Equestrian center	\$1
Grants for job creation	\$15
Health education	\$5
Increase water pressure	\$25
MEDICAL CLINIC	\$5
Mentoring programs for youth, programs for seniors	\$20
More activities for residents, dances for all ages	\$10
Public trans to Denver for workforce	\$10
School academics	\$20
Schools	\$10
Senior center	\$25
Street pavement	\$20
Unexpected stuff	\$5

BYERS COMMUNITY SURVEY 2007

32. Your property type (other)

Rental property
35 acre single family, barn, pasture

39. Type of employment (other)

Airline
Automotive
Design
Direct sales
Distribution
Industrial repair facility
Janitorial
Manufacturing
Marketing
Mechanic
Police
Railroad
Sales and marketing
Transportation (4)
Trucking

40. Work travel mode (other)

Company vehicle
Work van

41. Place of employment (other)

Commerce City
DIA
Fort Morgan
Fort Morgan
Golden
Parker, Castle Rock, Elizabeth
Watkins

42. Where you go for goods and services (other)

Brighton
Brighton
Centennial
Fort Morgan
Internet
Parker, Southlands
Watkins
Watkins
Westminster