



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Meeting Minutes

### Town Council

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Tuesday, December 9, 2025

7:35 PM

Council Chambers

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or Immediately Following the Urban Renewal Authority Meeting

Link to Watch or Comment Virtually: <https://bit.ly/TC2025-2ndTuesday>

#### I. Call Meeting to Order and Pledge of Allegiance

Mayor Moore called the meeting to order at 8:35 p.m.

#### II. Roll Call

**Present:** 7 - Mayor Moore, Mayor Pro Tem Bell, Council Member Pesaramelli, Council Member O'Connor, Council Member Baer, Council Member Mortellaro, and Council Member Hoback

#### III. Approval of the Agenda

**Mayor Pro Tem Bell made a motion to approve the Agenda. Council Member Mortellaro seconded the motion. The motion passed by the following vote at 8:37 p.m.**

**Ayes** 7 - Mayor Moore  
Mayor Pro Tem Bell  
Council Member Pesaramelli  
Council Member O'Connor  
Council Member Baer  
Council Member Mortellaro  
Council Member Hoback

#### IV. Consent Agenda

[25-658](#) Approval of the November 18, 2025 Town Council Meeting Minutes

**Attachments:** [11-18-2025 Council Minutes](#)

[25-449](#)

**Attachments:** [Resolution 25-205](#)  
[Proposed Updates](#)

[25-632](#)

A Resolution of the Town Council of the Town of Erie Approving a Professional Services Agreement with Amilia Technologies USA Inc. for Recreation Registration Software

**Attachments:** [Resolution 25-198](#)  
[Agreement](#)

[25-592](#) A Resolution of the Town Council of the Town of Erie Approving a Construction Agreement with DeFalco Construction Company for the 111th and Arapahoe Intersection Improvements

**Attachments:** [Resolution 25-197](#)  
[Construction Contract](#)

[25-594](#) A Resolution of the Town Council of the Town of Erie Approving a Second Amendment to a Services Agreement with Consor North America for the 111th and Arapahoe Intersection Improvements

**Attachments:** [Resolution 25-200](#)  
[Amendment](#)

[25-515](#) A Resolution of the Town Council of the Town of Erie Approving a Professional Services Agreement with H.W. Lochner, Inc. for Design Services for Erie Municipal Airport

**Attachments:** [Resolution 25-211](#)  
[Agreement](#)

[25-605](#) A Resolution of the Town Council of the Town of Erie Adopting Updates to the Public Records Policy

**Attachments:** [Resolution 25-185](#)  
[Clean Version of Policy](#)  
[Redline Version of Policy](#)

[25-595](#) A Resolution of the Town Council of the Town of Erie Approving the First Amendment to Construction Contract with Concrete Express, Inc. for the South Roundabout Project.

**Attachments:** [Resolution 25-208](#)  
[First Amendment](#)

[25-607](#) A Resolution of the Town Council of the Town of Erie Approving the Third Amendment to the Professional Services Agreement with Wenk & Associates, Inc. for Schofield Farm Concept Design

**Attachments:** [Resolution 25-188](#)  
[Third Amendment](#)

[25-623](#) A Resolution of the Town Council Approving Revisions to the

Intergovernmental Agreement between the Town of Erie and St. Vrain Valley School District RE-1J for a Joint School Resource Officer Program

**Attachments:** [2025-26 Revised IGA](#)  
[Resolution 25-196](#)  
[SRO Original IGA](#)

[25-628](#)

A Resolution of the Town Council of the Town of Erie Approving the Permanent Easement Agreement Between Anadarko E&P Onshore LLC and the Town of Erie

**Attachments:** [Resolution 25-199](#)  
[Anadarko Permanent Easement Agreement](#)  
[Context Maps](#)

[25-636](#)

A Resolution of the Town Council of the Town of Erie Approving the Fourth Amendment to Professional Services Agreement with Wold Architects for the Design of the Town Hall Expansion Project

**Attachments:** [Resolution 25-204](#)  
[Fourth Amendment](#)

[25-647](#)

A Resolution of the Town Council of the Town of Erie Approving the Consent to Assignment of Development Agreement from Stratus Stonegate, LLC to KB Home Colorado, Inc.

**Attachments:** [Resolution No. 25-210](#)  
[Consent to Assignment with exhibit](#)  
[Recorded Copy of the Lafferty at Canyon Creek DA](#)

[25-644](#)

A Resolution of the Town Council of the Town of Erie Approving a Certificate of Appropriateness to Allow Improvements to the Town Hall Bell Tower at 645 Holbrook Street

**Attachments:** [Resolution 25-213](#)  
[HPAB Written Findings](#)  
[Application, Narrative and Presentation Materials](#)

**Mayor Pro Tem Bell made a motion to approve the Consent Agenda. Council Member Mortellaro seconded the motion. The motion passed by the following vote at 8:41 p.m.**

**Ayes** 7 - Mayor Moore  
 Mayor Pro Tem Bell  
 Council Member Pesaramelli  
 Council Member O'Connor  
 Council Member Baer  
 Council Member Mortellaro  
 Council Member Hoback

## V. Public Comment On Non-Agenda and Consent Items only.

Mayor Moore read the Public Comment rules and opened Public Comment at 8:41 p.m.

The following spoke:

1. Christine Emerson signed up to speak but did not appear.

With no additional speakers in person or online virtually, Mayor Moore closed Public Comment at 8:42 p.m.

## VI. General Business

### [25-598](#)

A Resolution of the Town Council of the Town of Erie Approving the Restated Disposition and Development Agreement with the Town of Erie Urban Renewal Authority and Evergreen-County Line & Erie Parkway, L.L.C. for the Erie Town Center

**Attachments:** [Resolution 25-181](#)

[Hilltop Securities URA Financing Analysis](#)

[Erie Town Center Phase 1 Feasibility Study](#)

[Erie Town Center Restated Disposition and Development Agreement](#)

[Erie Town Center Phase 1 Preliminary Site Plan](#)

Mayor Moore deferred anyone looking for discussion on this one to take a look at the Urban Renewal Authority Meeting held earlier this evening as this item was fully covered and questions were answered.

**Council Member O'Connor made a motion to approve Resolution 25-181. Mayor Pro Tem Bell seconded the motion. The motion passed by the following vote at 8:43 p.m.**

**Ayes** 7 - Mayor Moore  
 Mayor Pro Tem Bell  
 Council Member Pesaramelli  
 Council Member O'Connor  
 Council Member Baer  
 Council Member Mortellaro  
 Council Member Hoback

### [25-648](#)

A Resolution of the Town Council of the Town of Erie Supporting Home Rule Municipalities in Litigation Against the State of Colorado and

Asserting Home Rule Authority Over Local Land Use and Zoning

**Attachments:** [Resolution 25-209](#)

Mayor Moore introduced this item at 7:44 p.m. and answered questions.

**Mayor Pro Tem Bell made a motion to approve Resolution 25-209. Council Member Mortellaro seconded the motion. The motion passed by the following vote at 8:48 p.m.**

- Ayes** 5 - Mayor Moore  
 Mayor Pro Tem Bell  
 Council Member O'Connor  
 Council Member Mortellaro  
 Council Member Hoback

- Nayes** 2 - Council Member Pesaramelli  
 Council Member Baer

[25-646](#)

PUBLIC HEARING: A Resolution of the Town Council of the Town of Erie Approving a Settlement Agreement with Stratus Redtail Ranch, LLC, to Settle Pending Litigation in Weld County District Court

**Attachments:** [Resolution 25-216](#)

[Staff Summary Memo](#)

[Settlement Agreement](#)

[Revised Exhibits A-E](#)

[Redtail Ranch Presentation Town Council.pdf](#)

[CDPHE Redtail NAD Approval](#)

[Environmental Conditions in Residential Area - Redtail Ranch - May 2025 - Final](#)

[Amended Complaint](#)

Mayor Moore opened the Public Hearing at 7:53 p.m.

**Councilmember O'Connor made a motion to continue this item to December 16, 2025. Council Member Mortellaro seconded the motion. The motion passed by the following vote at 9:05 p.m.**

- Ayes** 4 - Mayor Moore  
 Mayor Pro Tem Bell  
 Council Member O'Connor  
 Council Member Mortellaro

- Nayes** 3 - Council Member Pesaramelli  
 Council Member Baer  
 Council Member Hoback

[25-649](#)

PUBLIC HEARING: A Resolution of the Town Council of the Town of Erie Providing for Supplemental Appropriations for the 2025 Budget Year

**Attachments:** [Resolution 25-212](#)  
[Schedule A](#)  
[2025 End of Year Supplemental Budget Memo](#)  
[Presentation](#)  
[Request Summary](#)  
[Request Detail](#)  
[2025 End of Year Capital List](#)

Mayor Moore opened the Public Hearing at 9:08 p.m.

Sara Hancock, Director of Finance, and Cassie Bethune, Budget & Fiscal Manager, presented the item at 9:09 p.m.

With no speakers in person or online virtually, Mayor Moore closed the Public Comment portion of the Public Hearing at 9:14 p.m.

Mayor Moore closed the Public Hearing at 9:17 p.m.

**Council Member Pesaramelli made a motion to approve Resolution 25-212. Council Member Mortellaro, seconded the motion. The motion passed by the following vote at 9:17 p.m.**

**Ayes** 7 - Mayor Moore  
Mayor Pro Tem Bell  
Council Member Pesaramelli  
Council Member O'Connor  
Council Member Baer  
Council Member Mortellaro  
Council Member Hoback

[25-656](#)

A Resolution of the Town Council of the Town of Erie Establishing and Certifying the Property Taxes for the Town of Erie, Colorado in Weld and Boulder Counties for 2025, to be collected in 2026.

**Attachments:** [Resolution 25-215](#)  
[Presentation](#)

Sara Hancock, Director of Finance, and Cassie Bethune, Budget & Fiscal Manager, presented the item at 9:17 p.m.

**Mayor Pro Tem Bell made a motion to approve Resolution 25-215. Council Member Mortellaro seconded the motion. The motion passed by the following vote at 9:24 p.m.**

- Ayes** 7 - Mayor Moore  
Mayor Pro Tem Bell  
Council Member Pesaramelli  
Council Member O'Connor  
Council Member Baer  
Council Member Mortellaro  
Council Member Hoback

[25-540](#) Public Hearing: An Ordinance of the Town Council for the Town of Erie Amending Title 10, Chapter 13 of the Erie Municipal Code Concerning Applications for the Installation of Wireless Facilities in the Town

- Attachments:** [Presentation](#)  
[Ordinance 024-2025](#)  
[Planning Commission Resolution P25-14](#)  
[Publication Notice](#)

Mayor Moore opened the Public Hearing at 9:25 p.m.

Deborah Bacheler, Deputy Director of Planning & Development, presented the item at 9:26 p.m.

With no speakers in person or online virtually, Mayor Moore closed the Public Comment portion of the Public Hearing at 9:34 p.m.

**Council Member Mortellaro made a motion to approve Ordinance 024-2025. Council Member Baer seconded the motion. The motion passed by the following vote at 9:35 p.m.**

- Ayes** 7 - Mayor Moore  
Mayor Pro Tem Bell  
Council Member Pesaramelli  
Council Member O'Connor  
Council Member Baer  
Council Member Mortellaro  
Council Member Hoback

[25-643](#) PUBLIC HEARING: A Resolution of the Town Council of the Town of Erie Approving a Site Plan for the Erie Police Station Expansion; and A Resolution of the Town Council of the Town of Erie Approving a Special Review Use for the Erie Police Station Expansion

**Attachments:** [Staff Report](#)  
[Staff Presentation](#)  
[Proposed Site Plan](#)  
[Application and Narrative](#)  
[Additional Application Materials 1](#)  
[Additional Application Materials 2](#)  
[DRT Comments](#)  
[Neighborhood Meeting Notice and Summary](#)  
[Public Hearing Notices](#)  
[PC Resolutions](#)  
[Resolution 25-206](#)  
[Resolution 25-207](#)

Mayor Moore opened the Public Hearing at 9:35 p.m.

Harry Brennan, Senior Planner, presented the item at 9:35 p.m.

With no speakers in person or online virtually, Mayor Moore closed the Public Comment portion of the Public Hearing at 9:50 p.m.

**Council Member Baer made a motion to approve Resolution 25-206. Council Member Pesaramelli seconded the motion. The motion passed by the following vote at 9:51 p.m.**

**Ayes** 7 - Mayor Moore  
Mayor Pro Tem Bell  
Council Member Pesaramelli  
Council Member O'Connor  
Council Member Baer  
Council Member Mortellaro  
Council Member Hoback

**Council Member Baer made a motion to approve Resolution 25-207. Council Member Pesaramelli seconded the motion. The motion passed by the following vote at 9:52 p.m.**

**Ayes** 7 - Mayor Moore  
Mayor Pro Tem Bell  
Council Member Pesaramelli  
Council Member O'Connor  
Council Member Baer  
Council Member Mortellaro  
Council Member Hoback

## VII. Council Member Reports and Announcements

Council Members spoke about Parade of Lights; Consortium of Cities, the AEDAB meeting on Dec 28th discussing Airport fees; the Chamber would

like to get a State of the Town meeting scheduled; and welcomed the new Town Attorney, Breena Meng.

**VIII. Adjournment**

Mayor Moore adjourned the meeting at 9:58 p.m.

Approved \_\_\_\_\_  
Mayor

Attest \_\_\_\_\_  
Town Clerk