



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Minutes

Town Council

Tuesday, June 10, 2025

7:30 PM

Council Chambers

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 7:32 p.m.

II. Roll Call

Councilmember Hoback left the meeting at 10:19 p.m.

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 Moore moved Item 25-326; Pride Month Proclamation from the Consent Agenda to General Business. He also removed Item 25-380; Presentation of the ICSC Award off of tonight's meeting. It will be scheduled for a future meeting.

Council Member Mortellaro made a motion to approve the amended Agenda. Mayor Pro Tem Bell seconded the motion. The motion passed by the following vote at 7:32 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

[25-133](#)

Approval of the May 20, 2025 Special Town Council Meeting Minutes

Attachments: [05-20-2025 Council Special Meeting Minutes](#)

[25-375](#) Approval of the May 27, 2025 Town Council Meeting Minutes

Attachments: [05-27-2025 Council Minutes](#)

[25-327](#) Juneteenth Proclamation, Sponsored by Council Member John Mortellaro

Attachments: [Proclamation](#)

[25-326](#) Pride Month Proclamation, Sponsored by Council Member Emily Baer

Attachments: [Proclamation](#)

Mayor Moore moved this item to General Business.

[25-337](#) Pollinator Week Proclamation 2025; Sponsored by Council Member Pesaramelli

Attachments: [Proclamation](#)

[25-348](#) A Resolution of the Town Council of the Town of Erie Approving the Development Agreement for Erie Highlands Filing 17 and Accepting Dedications as shown on the Erie Highlands Filing 17 Minor Subdivision Plat

Attachments: [Resolution 25-097](#)
[Development Agreement](#)
[Erie Highlands Filing 17 Minor Subdivision Plat](#)
[Highlighted Public Improvements](#)

[25-169](#) A Resolution of the Town Council of the Town of Erie Approving a Consent to Assignment of a Development Agreement from Clayton Properties Group to TH Erie Highlands, LLC

Attachments: [Resolution 25-052](#)
[Consent to Assignment - Partially Executed](#)
[Assignment and Assumption of DA - Executed](#)
[Erie Highlands Filing 18 Development Agreement - Recorded](#)

[25-298](#) A Resolution of the Town Council of the Town of Erie Authorizing Town Staff to Apply for the Regional Transportation District's Partnership Grant

Attachments: [Resolution 25-084](#)
[2025 RTD Partnership Program](#)
[RTD Partnership Grant - Town of Erie - Application](#)
[Presentation](#)

25-344

A Resolution of the Town Council of the Town of Erie Approving a Construction Contract with JOC Construction, LLC for the Kenosha Farms Culvert Repairs

Attachments: [Resolution 25-101](#)
[Contract](#)
[Budget Change Request](#)

25-347

A Resolution of the Town Council of the Town of Erie Approving a Sixth Amendment to the Lease Agreement with Vector Air Management, LLC

Attachments: [Resolution 25-096](#)
[Sixth Amendment](#)
[Lease Agreement 12-12-2023](#)

25-338

A Resolution of the Town Council of the Town of Erie Approving a General Services Agreement with Mr. Asphalt, LLC for Asphalt Maintenance Services

Attachments: [Resolution 25-098](#)
[Agreement](#)

25-365

A Resolution of the Town Council of the Town of Erie Approving the Sixth Amendment to the Employment Agreement with Town Manager Malcolm Fleming to Increase the Compensation and Reduce the Severance

Attachments: [Resolution 25-108; Fleming 6th Amend-R060325](#)
[Fleming 6th Amend-A060525](#)
[Fleming 6th Amend-A060525 Redline](#)

Mayor Pro Tem Bell made a motion to approve the Consent Agenda. Council Member O'Connor seconded the motion. The motion was approved by the following vote at 7:34 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 7:37 p.m.

The following spoke:

1. Shannon Taylor spoke about the Morgan Hill Park.
2. Nicole Wickett spoke about transportation advocacy.
3. Briana Brown spoke about the Compass Park and safe routes.

With no additional speakers in person or online virtually, Mayor Moore closed Public Comment at 7:46 p.m.

VI. General Business

[25-380](#)

Presentation of 2025 ICSC Award for Excellence in Community Advancement

Mayor Moore removed this item from tonight's agenda. It will be scheduled for a future date.

[25-326](#)

Pride Month Proclamation, Sponsored by Council Member Emily Baer

Attachments: [Proclamation](#)

Council Member Baer read the proclamation at 7:47 p.m.

[25-295](#)

A Resolution of the Town Council of the Town of Erie Adopting the Town Neighborhood Speed Management Program

Attachments: [Resolution 25-082](#)
[Presentation June 2025](#)
[Presentation January 2024](#)

Miguel Aguilar, Principal Transportation Planner, presented the item at 7:50 p.m.

David Pasic, Director of Public Works, and John Firouzi, Transportation & Mobility Manager, joined the discussion to answer questions.

Council Member Hoback made a motion to approve Resolution 25-082 subject to staff aligning the application form on page 29 to the language in Section 6.0 that requires signatures from ten households or twenty-five percent of the households on the block.

Mayor Moore asked Council Member Hoback to accept a friendly amendment to add that at the discretion of the Town Manager any unique criteria could be considered for this program.

Council Member Hoback accepted the amendment. Mayor Pro Tem Bell seconded the motion. The motion passed by the following vote at 8:32 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

[25-294](#)

A Resolution of the Town Council of the Town of Erie Approving the State of Colorado Subaward Agreement for Erie Flex Ride

Attachments: [Resolution 25-081](#)
[CDOT Subaward Agreement 5307](#)
[Presentation](#)

Miguel Aguilar, Principal Transportation Manager, presented the item at 8:32 p.m.

Mayor Pro Tem Bell made a motion to Continue this item to the June 24, 2025 Council Meeting. Council Member O'Connor seconded the motion. The motion passed by the following vote at 9:31 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

[25-218](#)

A Resolution of the Town Council of the Town of Erie Approving an Intergovernmental Agreement with Weld County for Home Water Audit Services

Attachments: [Resolution 25-090](#)
[Weld County Water Assess IGA](#)

Dylan King, Sustainability and Water Conservation Specialist, and Eryka Thorley, Sustainability Manager, presented the item at 9:32 p.m.

Council Member Pesaramelli made a motion to approve Resolution 25-090. Council Member Mortellaro seconded the motion. The motion passed by the following vote at 9:39 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

[25-339](#)

A Resolution of the Town Council of the Town of Erie Approving an

Agreement for Transfer of Federal Entitlement Funds from the Erie Municipal Airport to the Fremont County Airport

Attachments: [Resolution 25-094](#)
[Transfer Agreement](#)

David Pasic, Public Works Director, presented the item at 9:40 p.m.

Council Member Hoback made a motion to approve Resolution 25-094. Council Member Mortellaro seconded the motion. The motion passed by the following vote at 9:42 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

25-349

1. A Resolution of the Town Council of the Town of Erie Approving a Site Plan Agreement for Village Cooperative of Erie; and 2. A Resolution of the Town Council of the Town of Erie Approving a Permanent Easement Agreement with Village Cooperative of Erie

Attachments: [Resolution 25-099](#)
[Resolution 25-100](#)
[Site Plan Agreement](#)
[Permanent Easement Agreement](#)

Harry Brennan, Senior Planner, presented the item at 9:43 p.m.

Mayor Pro Tem Bell made a motion to approve Resolution 25-099. Council Member O'Connor seconded the motion. The motion passed by the following vote at 9:47 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 O'Connor made a motion to approve Resolution 25-100. Mayor Pro Tem Bell seconded the motion. The motion passed by the following vote at 9:48 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

25-335

Public Hearing: An Ordinance of the Town Council of the Town of Erie Amending Title 10 of the Erie Municipal Code Regarding Accessory Dwelling Units, Assembly Uses, and Minimum Parking

Attachments: [Ordinance No. 018-2025](#)

[PC Resolution No. P25-05](#)

[Staff Report](#)

[Staff Presentation](#)

[HB24-1152](#)

[HB24-1304](#)

[Publication Notice](#)

Mayor Moore opened the Public Hearing at 9:49 p.m.

Sarah Nurmela, Planning & Development Director, and Chris LaRue, Principal Planner, presented the item at 9:49 p.m.

With no speakers in person or online virtually, Mayor Moore closed the Public Comment portion of the Public Hearing at 9:59 p.m.

Council Member O'Connor made a motion to approve Ordinance 018-2025. Council Member Baer seconded the motion. The motion passed by the following vote at 10:24 p.m.

Ayes 5 - Mayor Moore
 Mayor Pro Tem Bell
 Council Member Pesaramelli
 Council Member O'Connor
 Council Member Baer

Nayes 1 - Council Member Mortellaro

Absent 1 - Council Member Hoback

VII. Council Member Reports and Announcements

Council Members spoke about taking part in the water tour today saying the it was very informative, the PRIDE Celebration was well attended and is a great community event, and heartfelt feelings are going out to all the Boulder community members who went through or witnessed last weekend's attack.

VIII. Executive Session

Mayor Pro Tem Bell made a motion to go into Executive Session. Council Member Baer seconded the motion. The motion passed by the following vote at 10:27 p.m.

The meeting will adjourn at the end of the Executive Session.

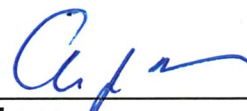
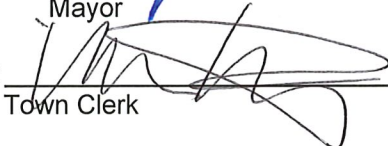
Ayes 6 - Mayor Moore
Mayor Pro Tem Bell
Council Member Pesaramelli
Council Member O'Connor
Council Member Baer
Council Member Mortellaro

Absent 1 - Council Member Hoback

25-389

EXECUTIVE SESSION: (1) To determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(c); and to consider the purchase, acquisition, lease, transfer or sale of real, personal or other property, pursuant to C.R.S. § 24-6-402(4)(a); all regarding the Erie Town Center; and (2) To hold a conference with the Town Attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b); to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(c); and to consider the purchase, acquisition, lease, transfer or sale of real, personal or other property, pursuant to C.R.S. § 24-6-402(4)(a); all regarding the purchase and sale agreement with Tebo Properties LLC.

IX. Adjournment

Approved 
Mayor
Attest 
Deputy Town Clerk

