



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Meeting Minutes

### Town Council

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Tuesday, August 12, 2025

6:30 PM

Council Chambers

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**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 6:30 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 6:31 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

[25-137](#) Approval of the July 22, 2025 Town Council Meeting Minutes

**Attachments:** [07-22-2025 Council Minutes](#)

[25-455](#) Approval of July 29, 2025 Town Council Special Meeting Minutes

**Attachments:** [07-29-2025 Council Special Meeting Minutes](#)

[25-367](#) **A Resolution of the Town Council of the Town of Erie Approving the Assignment of the Town of Erie 2025 Private Activity Bond Allocation to the Colorado Housing and Finance Authority**

**Attachments:** [Resolution 25-131](#)  
[Assignment of Allocation](#)  
[Request from BCHA](#)  
[Town of Erie Private Activity Bond Allocation Notice Letter](#)

[25-414](#) A Resolution of the Town Council of the Town of Erie Approving the Third Amendment to Disposition and Development Agreement with Evergreen-County Line & Erie Parkway, L.L.C. for the Erie Town Center

**Attachments:** [Resolution 25-135](#)  
[Third Amendment to the DDA](#)  
[Existing DDA](#)

[25-427](#) An Ordinance of the Town Council of the Town of Erie Accepting the Transfer of Real Property from Morgan Hill Metropolitan District No. 3 to the Town and Approving the Associated Special Warranty Deed

**Attachments:** [Ordinance 027-2025](#)  
[Deed](#)

[25-432](#) A Resolution of the Town Council of the Town of Erie Approving the Purchase of Mobile Generator from Cummins for Mobile Bypass System

**Attachments:** [Resolution 25-139](#)  
[Agreement Amendment](#)  
[Cummins Purchase Agreement](#)

[25-417](#) A Resolution of the Town Council of the Town of Erie Approving an Amendment to the Construction Contract with Territory Unlimited, Inc. for the Erie Commons Irrigation Pond Improvements

**Attachments:** [Resolution 25-137](#)  
[Erie Commons Irrigation Pond Amendment](#)

[25-422](#) A Resolution of the Town Council of the Town of Erie Approving the Second Amendment to the Development Agreement for Westerly Filing No. 1

**Attachments:** [Resolution 25-134](#)  
[Second Amendment to Development Agreement \(Westerly Filing No. 1\)](#)  
[First Amendment to Development Agreement \(Westerly Filing No. 1\)](#)  
[Original Development Agreement \(Westerly Filing No. 1\)](#)

[25-408](#) A Resolution of the Town Council of the Town of Erie Approving the Engagement Letter and Legal Services Agreement with the Law Firm of

Lyons Gaddis for Water Legal Matters

**Attachments:** [Resolution 25-129](#)  
[Introduction and File Transfer Request Letter](#)  
[Engagement Letter](#)

[25-457](#)

A Resolution of the Town Council of the Town of Erie Appointing Alex Wicks to the Historic Preservation Advisory Board.

**Attachments:** [Resolution 25-141](#)  
[Alex Wicks Application](#)

[25-425](#)

A Resolution of the Town Council of the Town of Erie Approving the First Amendment to the Construction Contract with JOC Construction for the Kenosha Farms Culvert Replacement

**Attachments:** [Resolution 25-140](#)  
[Kenosha Farms Culvert Amendment](#)

**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 6:33 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 6:34 p.m.

The following spoke:

1. Samantha Haggstrom signed up to speak but did not appear.
2. Pamela Teixeira spoke about the airport noise.
3. Leshan Jain spoke about an invitation to join Raksha Bandhan.
4. Melita Pierce spoke about the construction contract on Erie Makerspace (25-437).
5. David Bickford spoke about the construction contract on Erie Makerspace (25-437).

With no additional speakers in person or online virtually, Mayor Moore closed Public Comment at 8:46 p.m.

**VI. General Business**[25-437](#)

A Resolution of the Town Council of the Town of Erie Approving a Construction Contract with JOC Construction for the Construction of the Erie Makerspace

**Attachments:** [Resolution 25-136](#)  
[Construction Contract](#)

Luke Bolinger, Director of Parks & Recreation, and Julian Jacquin, Director of Economic Development & TOEURA, presented the item at 6:48 p.m.

**Council Member Pesaramelli made a motion to approve Resolution 25-136; Approving a Construction Contract with JOC Construction for the Construction of the Erie Makerspace. Council Member Baer seconded the motion. The motion passed by the following vote at 7:03 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

[25-368](#)

Housing Needs Assessment Requirement of SB24-174

**Attachments:** [Staff Report](#)  
[DRCOG Regional Housing Needs Assessment](#)  
[SB24-174 Signed Act](#)  
[Staff Presentation](#)

Eric Leverage, Housing Management Analyst, presented the item at 7:06 p.m.

Mayor Moore asked Council Members to submit comments to staff to discuss at a future meeting. Once reviewed by Council, those comments will be given to DRCOG.

[25-214](#)

**PUBLIC HEARING:** An Ordinance of the Town Council of the Town of Erie Amending Chapters 6 and 7 of Title 10 of the Erie Municipal Code Removing Alternative Standards for Affordable Housing Projects

**Attachments:** [Ordinance No. 023-2025](#)  
[PC Resolution No P25-07](#)  
[Staff Report](#)  
[Staff Presentation](#)  
[Planning Commission Meeting Minutes May 7](#)  
[Planning Commission Meeting Minutes June 18](#)  
[Public Comment to Planning Commission June 18](#)  
[Draft Planning Commission Meeting Minutes July 2](#)  
[Notice](#)

Mayor Moore opened the Public Hearing at 7:41 p.m.

Sarah Nurmela, Planning and Development Director, and Kelly Driscoll, Planning Manager, presented the item at 7:42 p.m.

The following spoke:

1. Janet Brown
2. Bob Braudes
3. Ed Guignon
4. Ben Hemphill
5. Cliff Zwart

Mayor Moore closed the Public Comment portion of the Public Hearing at 8:04 p.m.

**Council Member Mortellaro made a motion to approve Ordinance 023-2025; Amending Chapters 6 and 7 of Title 10 of the Erie Municipal Code Removing Alternative Standards for Affordable Housing Projects. Mayor Pro Tem Bell seconded the motion. The motion passed by the following vote at 8:33 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

## **VII. Council Member Reports and Announcements**

Council Members spoke about the following issues.

Mayor Pro Tem Bell spoke about flight patterns at the airport. Once a plane is in the air, it is not in Erie, it is in airspace, and there are limitations as to what the Town can do. FlightAware.com is a great website to view where flights are coming from and their flight patterns. Please be aware the the airport's Air Fare is on September 7th.

Council Member O'Connor spoke about attending the Erie Sustainability Advisory Board Charrette held earlier in the day. Please check out all the current rebate programs at [www.erieco.gov](http://www.erieco.gov).

Council Member Pesaramelli had nothing to share.

Council Member Hoback mentioned that he will be at the "Coffee with Residents" inside Starbucks @ 9-mile on Saturday at 9:00 a.m.

Council Member Mortellaro stated that the survey results will be discussed at next Tuesday's Special Meeting. He also mentioned the Being Better Neighbors (BBN) is putting on multiple events at Erie Fest and that there is a groundbreaking at Firestation #15 on August 21st at 9:00 a.m.

Council Member Baer talked about the CML Baseball League has begun with games being on Thursday nights. She also mentioned that at DRCOG there was an update from Xcel mentioning 45 billion in improvements with 25 billion coming to Colorado. She also had an interview with the Sustainability Resiliance Team and suggested that other Council Members sign up to do the same.

Mayor Moore spoke about attending the Erie Sustainability Advisory Board Charrette earlier today. He also mentioned that Erie Fest is going to be awesome and reminded everyone that the survey results will be discussed at next week's meeting. He will also be joining Council Member Hoback on Saturday, at Starbucks for Coffee with Residents.

## VIII. Adjournment

Mayor Moore adjourned the meeting at 8:54 p.m.

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

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