



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Agenda

Town Council

Tuesday, May 27, 2025

6:30 PM

Council Chambers

[Link to Watch or Comment Virtually: https://bit.ly/TC2025-4thTuesday](https://bit.ly/TC2025-4thTuesday)

I. Call Meeting to Order and Pledge of Allegiance

6:30 p.m.

II. Roll Call

III. Approval of the Agenda

IV. Consent Agenda

6:30-6:35 p.m.

[25-325](#)

Approval of the May 6, 2025 Special Meeting Minutes

Attachments:

[05-06-2025 Special Meeting Minutes](#)

[25-132](#)

Approval of the May 13, 2025 Town Council Meeting Minutes

Attachments:

[05-13-2025 Council Minutes](#)

[25-350](#)

National Gun Violence Awareness Day Proclamation; Sponsored by Mayor Moore

Attachments:

[Proclamation](#)

[25-275](#)

A Resolution of the Town Council of the Town of Erie Approving a Construction Contract with Asphalt Specialties Co. Inc. for the 2025 Street Maintenance Phase 1

Attachments:

[Resolution 25-086](#)

[Contract](#)

[25-276](#)

A Resolution of the Town Council of the Town of Erie Approving a Construction Contract with Asphalt Specialties Co. Inc. for the 2025 Street Maintenance Phase 2

Attachments:

[Resolution 25-087](#)

[Contract](#)

[25-323](#)

A Resolution of the Town Council of the Town of Erie Approving the First Amendment to the Development Agreement for Canyon Creek Filing No. 7

Attachments:[Resolution No. 25-091](#)[First Amendment to Development Agreement for Canyon Creek Filing No. 7](#)[Original recorded Development Agreement Canyon Creek Filing No. 7](#)**25-324**

A Resolution of the Town Council of the Town of Erie Approving the First Amendment to the Development Agreement for Canyon Creek Filing No. 8

Attachments:[Resolution No. 25-092](#)[First Amendment to Development Agreement for Canyon Creek Filing No. 8](#)[Original recorded Development Agreement Canyon Creek Filing No. 8](#)**25-319**

A Resolution of the Town Council of the Town of Erie Accepting Dedications as shown on the Lindow Minor Subdivision Plat

Attachments:[Resolution 25-089](#)[Minor Subdivision Plat](#)**25-315**

An Ordinance of the Town Council of the Town of Erie Adopting Updates to the Purchasing Policy

Attachments:[Ordinance 015-2025](#)[Updated Purchasing Policy](#)[ToE Purchasing Policy-Revised April 2024](#)**V. Public Comment On Non-Agenda and Consent Items only.**

6:35-6:45 p.m.

(This agenda item provides the public an opportunity to discuss items that are not on the agenda or consent agenda items only. The Town Council is not prepared to decide on matters brought up at this time, but if warranted, will place them on a future agenda.)

VI. General Business**25-046**

PUBLIC HEARING: 1) An Ordinance of the Town Council of the Town of Erie Approving the Parkdale North PD Amendment; and 2) A Resolution of the Town Council of the Town of Erie Approving the Parkdale North Preliminary Plat No. 4

Attachments:

[Staff Report](#)
[Staff Presentation](#)
[Applicant Presentation](#)
[Letter from BVSD](#)
[Comments from Director of Parks and Recreation](#)
[Overall Parkdale Parks and Open Space Exhibit](#)
[Parkdale North PD Amendment](#)
[Parkdale Preliminary Plat No.4](#)
[Application and Narrative](#)
[Additional Application Materials](#)
[Additional Application Materials 2](#)
[Additional Application Materials 3](#)
[Additional Application Materials 4](#)
[Combined DRT Comments](#)
[Planning Commission 12-18_24 Meeting Minutes](#)
[PC Resolutions](#)
[Neighborhood Meeting Summary](#)
[Public Hearing Notices](#)
[Ordinance 005-2025](#)
[Resolution 25-018](#)
[Parkdale Public Comment Received as of 5/9/25](#)

6:45-7:45 p.m.

Presenter(s): Harry Brennan, Senior Planner

25-036

Presentation by Erie Four Corners Business Improvement District (BID) and Consideration of An Ordinance of the Town Council of the Town of Erie Filling One Vacancy on the Board of Directors of the Four Corners Business Improvement District

Attachments:

[Ordinance 02-2025](#)
[Request from Four Corners BID Board of Directors](#)
[Qualifications of New BID Board Member Walter Pounds](#)
[Qualifications of Existing BID Board Members](#)
[Erie Four Corners BID Presentation](#)

7:45-8:00 p.m.

*Presenter(s): Julian Jacquin, Director of Economic Development & TOEURA
Malcolm Fleming, Town Manager
David Starnes, Erie Four Corners LLC
Walter Pounds, Erie Four Corners LLC
CJ Kirst, Erie Four Corners LLC*

25-291

A Resolution of the Town Council of the Town of Erie Approving an Amendment to Professional Services Agreement with Dig Studio for the

Village at Coal Creek Planning Services

Attachments:[Resolution 25-093](#)[Amendment to Dig Studio Professional Services Agreement](#)[Original Dig Studio Professional Services Agreement](#)

8:00-8:05 p.m.

Presenter(s): Aly Burkhalter, Senior Planner[25-351](#)

Town of Erie, City of Lafayette, and Tebo Properties Land Purchase and Sale Agreements:

1. A Resolution of the Town Council of the Town of Erie Approving a Purchase and Sale Agreement with the City of Lafayette
2. A Resolution of the Town Council of the Town of Erie Approving a Purchase and Sale Agreement with Tebo Partnership LLLP

Attachments:[Resolution 25-105; Lafayette PSA-R052325](#)[Resolution 25-104; Tebo PSA-R052325](#)[Lafayette PSA-A052325](#)[Tebo PSA-A052325](#)[Presentation-Tebo-Lafayette-Erie](#)

8:05-8:20 p.m.

Presenter(s): Patrick Hammer, Deputy Town Manager[25-314](#)

A Resolution of the Town Council of the Town of Erie Approving the Town of Erie Economic Incentives Policy

Attachments:[Resolution 25-083](#)[Town of Erie Economic Incentives Policy](#)[Economic Incentives Policy Presentation](#)

8:20-8:40 p.m.

*Presenter(s): Jack Hill, Business Development Specialist
Julian Jacquin, Economic Development Director***VII. Staff Reports***Information Only*[25-346](#)

Planning & Development Monthly Report - April 2025

Attachments:[Monthly Report - April 2025](#)[25-153](#)

Environmental Services Staff Report for April 2025

Attachments:[Staff Report](#)**VIII. Council Member Reports and Announcements**

8:40-8:55 p.m.

IX. Executive Session

[25-352](#)

EXECUTIVE SESSION: To consider personnel matters, pursuant to C.R.S. § 24-6-402(4)(f) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees, and 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)(e), concerning the Town Manager's evaluation and contract.

8:55-9:25 p.m.

X. Adjournment

9:25 p.m.

(The Town Council's Goal is that all meetings be adjourned by 10:30pm. An agenda check will be conducted at or about 10:00 p.m., and no later than at the end of the first item finished after 10:00 p.m. Items not completed prior to adjournment will generally be taken up at the next regular meeting.)