



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Agenda

Town Council

Tuesday, July 8, 2025

7:45 PM

Council Chambers

or Immediately Following the Urban Renewal Authority Meeting

[Link to Watch or Comment Virtually: https://bit.ly/TC2025-2ndTuesday](https://bit.ly/TC2025-2ndTuesday)

I. Call Meeting to Order and Pledge of Allegiance

7:45 p.m.

II. Roll Call

III. Approval of the Agenda

IV. Consent Agenda

7:45-7:50 p.m.

[25-135](#)

Approval of the June 24, 2025 Town Council Meeting Minutes

Attachments:

[06-24-2025 Council Minutes](#)

[25-379](#)

A Resolution of the Town Council of the Town of Erie Approving the First Amendment to the Construction Manager At-Risk (CMAR) Contract with ECI Site Construction Management, Inc. for the Schofield Farm Site Improvements Project

Attachments:

[Resolution 25-127](#)

[First Amendment to Construction Manager at Risk Contract Schofield Farm Open Space Improvements Construction Manager Schofield Farm Concept Design](#)

[25-385](#)

A Resolution of the Town Council of the Town of Erie Approving a Professional Services Agreement with Alfred Benesch & Co. for Construction Management of the Old Town - Colliers Hill Pedestrian Bridge Project

Attachments:

[Resolution 25-111](#)

[Agreement](#)

[25-404](#)

An Ordinance of the Town Council of the Town of Erie Approving a Purchase and Sale Agreement with St. Luke Orthodox Church for the South Roundabout Project and Authorizing the Related Purchase of Real

Property

Attachments: [Ordinance 019-2025](#)
[Agreement](#)

[25-386](#) A Resolution of the Town Council of the Town of Erie Approving a Construction Contract with Concrete Express, Inc. d/b/a CEI for Construction of the Old Town - Colliers Hill Pedestrian Bridge

Attachments: [Resolution 25-112](#)
[Agreement](#)
[Vicinity map](#)

[25-415](#) Approval of Townwide Special Topic Survey

Attachments: [Council Final Draft](#)

[25-407](#) A Resolution of the Town Council of the Town of Erie Approving an Agreement for Professional Services with DJ&A for the Arapahoe Road Feasibility Study

Attachments: [Resolution 25-126](#)
[Agreement](#)

[25-413](#) An Ordinance of the Town Council of the Town of Erie Approving a Purchase and Sale Agreement with Tebo Partnership LLLP and Authorizing the Related Transfer of Property to Tebo Partnership LLLP

Attachments: [Ordinance 020-2025](#)
[psa for erie 3 acres buyer signed 6-30-25](#)

[25-412](#) An Ordinance of the Town Council of the Town of Erie Authorizing the Purchase of Property from the City of Lafayette

Attachments: [Ordinance 021-2025](#)
[Purchase and Sale Agreement](#)

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

7:50-8:00 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

[25-371](#) Disability Pride Month Proclamation; Sponsored by Council Member Baer

Attachments: [Proclamation](#)

8:00-8:05 p.m.

[25-409](#)

A Resolution of the Town Council of the Town of Erie Approving a First Amendment to the Tax Increment Revenue Agreement with the Town of Erie Urban Renewal Authority for the Erie Town Center Urban Renewal Plan

Attachments:

[Resolution 25-128](#)
[First Amendment to Town of Erie TIF Agreement](#)
[Existing TIF Agreement - Town of Erie](#)
[Erie Town Center Phase 1 Feasibility Study](#)

8:05-8:10 p.m.

Presenter(s): *Julian Jacquin, Director of Economic Development & TOEURA*
Malcolm Fleming, Town Manager/TOEURA Executive Director

[25-284](#)

PUBLIC HEARING: A Resolution of the Town Council of the Town of Erie Approving the Erie Town Center Urban Renewal Plan, Finding that the Erie Town Center Urban Renewal Area is a Blighted Area, Designating Such Area as appropriate for an Urban Renewal Project pursuant to the Erie Town Center Urban Renewal Plan, and Finding that the Clearance, Rehabilitation, Conservation, Development, Redevelopment or a Combination thereof of Such Area is Necessary in the Interest of the Public Health, Safety, Morals and Welfare of the Citizens of the Town

Attachments:

[Resolution 25-125](#)
[Erie Town Center URA Conditions Survey 12.04.2024](#)
[Erie Town Center URA Urban Renewal Plan 11.25.2024](#)
[Erie Town Center URA Impact Report 11.24.2024](#)
[Notice of Public Hearing - Colorado Hometown Weekly 6.4.2025](#)
[Erie Planning Commission Resolution 4.16.2025](#)
[TIF Agreement - Town of Erie](#)
[TIF Agreement - Boulder County](#)
[TIF Agreement - St. Vrain Valley School District](#)
[TIF Agreement - Mountain View Fire Protection District](#)
[TIF Agreement - High Plains Library District](#)
[TIF Agreement - Northern Colorado Water Conservancy District](#)
[TIF Agreement - Mile High Flood District](#)
[Staff Presentation](#)

8:10-8:40 p.m.

Presenter(s): *Julian Jacquin, Director of Economic Development & TOEURA*
Malcolm Fleming, Town Manager/TOEURA Executive Director

[25-403](#)

PUBLIC HEARING: A Resolution of the Town Council of the Town of Erie Approving a Site Plan, Special Review Use, and Development Agreement for the Mountain View Fire Rescue Fire Station #15, and Accepting Dedications as Shown on the Flatiron Meadows Filing No. 14 Minor Subdivision Plat

Attachments: [Resolution 25-121](#)
[Staff Report](#)
[Staff Presentation](#)
[Applicant Presentation](#)
[Proposed Site Plan](#)
[Minor Subdivision Plat](#)
[Operations Plan](#)
[Development Agreement MVFR](#)
[Application and Narrative](#)
[Additional Application Materials](#)
[Additional Application Materials 2](#)
[Neighborhood Meeting Summary](#)
[DRT Comments](#)
[Public Hearing Notice](#)
[PC Resolutions](#)

8:40-9:25 p.m.

Presenter(s): Harry Brennan, Senior Planner

VII. Council Member Reports and Announcements

9:25-9:40 p.m.

VIII. Executive Session

[25-419](#)

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, concerning the Town Manager's evaluation.

9:40-10:10 p.m.

IX. Adjournment

10:10 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.)