



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Minutes

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>

I. Call Meeting to Order and Pledge of Allegiance

Mayor Moore called the meeting to order at 7:52 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

Councilmember Baer asked that Item 25-415; Approval of the Townwide Special Topic Survey, be moved from Consent to General Business.

Mayor Pro Tem Bell made a motion to approve the amended Agenda. Council Member Baer seconded the motion. The motion passed by the following vote at 7:55 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

[25-135](#) 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 Site Improvements \(PR-24-10\)](#)
[Town of Erie Schofield Farm Open Space Improvements Construction Manager At Risk Contract \(PR-24-10\)](#)
[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](#)

[25-407](#)

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](#)

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 7:57 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 7:59 p.m.

The following spoke:

1. Bette Williams noted Lafayette's decision to ban fireworks in that City and urges the Council to pass a similar ban in Erie in the interest of public health, safety, and welfare of the citizens of the Town.
2. Lew Miller spoke about paint reclamation and peach sales for the Rotary Club.

Mayor Moore closed Public Comment at 8:05 p.m.

VI. General Business

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

Attachments: [Proclamation](#)

Councilmember Baer read the proclamation at 8:06 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](#)

Julian Jacquin, Director of Economic Development & TOEURA, presented the item at 8:10 p.m.

Mayor Pro Tem Bell made a motion to approve Resolution 25-128. Council Member Mortellaro seconded the motion. The motion passed by the following vote at 8:13 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

[25-284](#)

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](#)

Mayor Moore opened the Public Hearing at 8:13 p.m.

Julian Jacquin, Director of Economic Development & TOEURA, presented the item at 8:14 p.m.

With no speakers in house or online virtually, Mayor Moore closed the

Public Comment portion of the Public Hearing at 8:24 p.m.

Council Member Hoback made a motion to approve Resolution 25-125. Mayor Pro Tem Bell seconded the motion. The motion passed by the following vote at 8:33 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

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](#)

Harry Brennan, Senior Planner, presented the item at 8:34 p.m.

Dan Tran, Wember Inc. (on behalf of MVFR), and Kiley Baham, OZ Architects, spoke for the applicant.

Mayor Moore opened the Public Hearing at 8:55 p.m.

With no speakers in house or online virtually, Mayor Moore closed the Public Comment portion of the Public Hearing at 8:55 p.m.

Council Member Pesaramelli made a motion to approve Resolution 25-121. Council Member Mortellaro seconded the motion. The motion passed by the following vote at 9:08 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

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

Attachments: [Council Final Draft](#)

This item was moved from the Consent Agenda to the General Business Agenda by Council Member Baer.

Mayor Pro Tem Bell made a motion to move forward with the Townwide Special Topic Survey. Council Member Mortellaro seconded the motion. The motion passed by the following vote at 9:20 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 various items including the Successful Gardening Tour, Erie's Buzzing for Gardens, Colorado Sparkler Girls softball game, the upcoming Erie Historical Society meet and greet, the NW Rail Mission Possible event at the Longmont Museum, the Regional Transportation Plan update at DRCOG, the Balloon Launch scheduled for this weekend, and the July 19th paint recycling event. CML will begin sending out their newsletter virtually and stop sending the printed version. Mayor Moore apologized to Council Member Pesaramelli regarding his actions at the last meeting. Several councilmembers recently visited the Cheesman property. Members noted the July 3rd fireworks display was wonderful. Members noted the CML Conference was very good and all members are encouraged to attend next year.

VIII. Executive Session

Mayor Pro Tem Bell made a motion to go into Executive Session. Council Member O'Connor seconded the motion. The motion was approved by the following vote at 9:43 p.m.

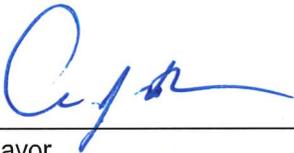
Mayor Moore indicated that the meeting would adjourn at the end of Executive Session.

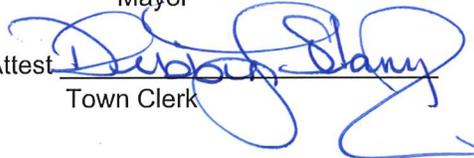
- Ayes 7 - Mayor Moore
Mayor Pro Tem Bell
Council Member Pesaramelli
Council Member O'Connor
Council Member Baer
Council Member Mortellaro
Council Member Hoback

25-419

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.

IX. Adjournment

Approved 
Mayor

Attest 
Town Clerk

