



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Agenda

Town Council

Tuesday, August 12, 2025

6:30 PM

Council Chambers

[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

6:30 p.m.

II. Roll Call

III. Approval of the Agenda

IV. Consent Agenda

6:30 - 6:35 p.m.

[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 Terms and Conditions for the Sale of Power Generation System Accompanying a Purchase Order from Cummins, Inc.

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](#)**V. Public Comment On Non-Agenda and Consent Items only.**

6:30 - 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[25-437](#)

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](#)

6:45 - 6:55 p.m.

Presenter(s): Luke Bolinger, Director of Parks & Recreation

Stephanie Pitts-Nagus, Economic Development Manager

[25-368](#)

Housing Needs Assessment Requirement of SB24-174

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

6:55 - 7:40 p.m.

Presenter(s): Eric Leveridge, Housing Management Analyst

[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](#)

7:40 - 8:40 p.m.

Presenter(s): Sarah Nurmela, Planning and Development Director
Kelly Driscoll, Planning Manager

VII. Council Member Reports and Announcements

8:40 - 8:55 p.m.

VIII. Adjournment

8:55 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.)