



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Agenda

Town Council

Tuesday, December 9, 2025

7:35 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

7:35 p.m.

II. Roll Call

III. Approval of the Agenda

IV. Consent Agenda

7:35-7:40 p.m.

[25-658](#)

Approval of the November 18, 2025 Town Council Meeting Minutes

Attachments:

[11-18-2025 Council Minutes](#)

[25-449](#)

A Resolution of the Town Council of the Town of Erie Approving the 2026 Amendments to the Town of Erie Standards and Specifications for Design and Construction of Public Improvements

Attachments:

[Resolution 25-205](#)

[Proposed Updates](#)

[25-632](#)

A Resolution of the Town Council of the Town of Erie Approving a Professional Services Agreement with Amilia Technologies USA Inc. for Recreation Registration Software

Attachments:

[Resolution 25-198](#)

[Agreement](#)

[25-592](#)

A Resolution of the Town Council of the Town of Erie Approving a Construction Agreement with DeFalco Construction Company for the 111th and Arapahoe Intersection Improvements

Attachments:

[Resolution 25-197](#)

[Construction Contract](#)

[25-594](#)

A Resolution of the Town Council of the Town of Erie Approving a Second

Amendment to a Services Agreement with Consor North America for the 111th and Arapahoe Intersection Improvements

Attachments: [Resolution 25-200](#)
 [Amendment](#)

[25-515](#) A Resolution of the Town Council of the Town of Erie Approving a Professional Services Agreement with H.W. Lochner, Inc. for Design Services for Erie Municipal Airport

Attachments: [Resolution 25-211](#)
 [Agreement](#)

[25-605](#) A Resolution of the Town Council of the Town of Erie Adopting Updates to the Public Records Policy

Attachments: [Resolution 25-185](#)
 [Clean Version of Policy](#)
 [Redline Version of Policy](#)

[25-595](#) A Resolution of the Town Council of the Town of Erie Approving the First Amendment to Construction Contract with Concrete Express, Inc. for the South Roundabout Project.

Attachments: [Resolution 25-208](#)
 [First Amendment](#)

[25-607](#) A Resolution of the Town Council of the Town of Erie Approving the Third Amendment to the Professional Services Agreement with Wenk & Associates, Inc. for Schofield Farm Concept Design

Attachments: [Resolution 25-188](#)
 [Third Amendment](#)

[25-623](#) A Resolution of the Town Council Approving Revisions to the Intergovernmental Agreement between the Town of Erie and St. Vrain Valley School District RE-1J for a Joint School Resource Officer Program

Attachments: [2025-26 Revised IGA](#)
 [Resolution 25-196](#)
 [SRO Original IGA](#)

[25-628](#) A Resolution of the Town Council of the Town of Erie Approving the Permanent Easement Agreement Between Anadarko E&P Onshore LLC and the Town of Erie

Attachments: [Resolution 25-199](#)
 [Anadarko Permanent Easement Agreement](#)
 [Context Maps](#)

[25-636](#) A Resolution of the Town Council of the Town of Erie Approving the Fourth

Amendment to Professional Services Agreement with Wold Architects for the Design of the Town Hall Expansion Project

Attachments: [Resolution 25-204](#)
 [Fourth Amendment](#)

[25-647](#) A Resolution of the Town Council of the Town of Erie Approving the Consent to Assignment of Development Agreement from Stratus Stonegate, LLC to KB Home Colorado, Inc.

Attachments: [Resolution No. 25-210](#)
 [Consent to Assignment with exhibit](#)
 [Recorded Copy of the Lafferty at Canyon Creek DA](#)

[25-644](#) A Resolution of the Town Council of the Town of Erie Approving a Certificate of Appropriateness to Allow Improvements to the Town Hall Bell Tower at 645 Holbrook Street

Attachments: [Resolution 25-213](#)
 [HPAB Written Findings](#)
 [Application, Narrative and Presentation Materials](#)

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

7:40-7:50 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

[25-598](#) A Resolution of the Town Council of the Town of Erie Approving the Restated Disposition and Development Agreement with the Town of Erie Urban Renewal Authority and Evergreen-County Line & Erie Parkway, L.L.C. for the Erie Town Center

Attachments: [Resolution 25-181](#)
 [Hilltop Securities URA Financing Analysis](#)
 [Erie Town Center Phase 1 Feasibility Study](#)
 [Erie Town Center Restated Disposition and Development Agreement](#)
 [Erie Town Center Phase 1 Preliminary Site Plan](#)

7:50-8:20 p.m.

*Presenter(s): Julian Jacquin, Director of Economic Development & TOEURA
 Lockie Woods, URA and Development Accounting Analyst
 Sarah Nurmela, Planning & Development Director*

[25-648](#) A Resolution of the Town Council of the Town of Erie Supporting Home Rule Municipalities in Litigation Against the State of Colorado and Asserting Home Rule Authority Over Local Land Use and Zoning

Attachments: [Resolution 25-209](#)

8:20-8:25 p.m.

Presenter(s): Andrew J. Moore, Mayor[25-646](#)

PUBLIC HEARING: A Resolution of the Town Council of the Town of Erie Approving a Settlement Agreement with Stratus Redtail Ranch, LLC, to Settle Pending Litigation in Weld County District Court

Attachments: [Resolution 25-216](#)[Staff Summary Memo](#)[Settlement Agreement](#)[Revised Exhibits A-E](#)[Redtail Ranch Presentation Town Council.pdf](#)[CDPHE Redtail NAD Approval](#)[Environmental Conditions in Residential Area - Redtail Ranch - May 2025 - Final](#)[Amended Complaint](#)

8:25-9:25 p.m.

*Presenter(s): Malcolm Fleming, Town Manager**Kendra Carberry, Town Attorney*[25-649](#)

PUBLIC HEARING: A Resolution of the Town Council of the Town of Erie Providing for Supplemental Appropriations for the 2025 Budget Year

Attachments: [Resolution 25-212](#)[Schedule A](#)[2025 End of Year Supplemental Budget Memo](#)[Presentation](#)[Request Summary](#)[Request Detail](#)[2025 End of Year Capital List](#)

9:25-9:40 p.m.

*Presenter(s): Sara Hancock, Director of Finance**Cassie Bethune, Budget & Fiscal Manager*[25-656](#)

A Resolution of the Town Council of the Town of Erie Establishing and Certifying the Property Taxes for the Town of Erie, Colorado in Weld and Boulder Counties for 2025, to be collected in 2026.

Attachments: [Resolution 25-215](#)[Presentation](#)

9:40-9:50 p.m.

*Presenter(s): Sara Hancock, Director of Finance**Cassie Bethune, Budget & Fiscal Manager*[25-540](#)

Public Hearing: An Ordinance of the Town Council for the Town of Erie Amending Title 10, Chapter 13 of the Erie Municipal Code Concerning Applications for the Installation of Wireless Facilities in the Town

Attachments:[Presentation](#)[Ordinance 024-2025](#)[Planning Commission Resolution P25-14](#)[Publication Notice](#)

9:50-10:05 p.m.

*Presenter(s): Deborah Bachelder, Deputy Director of Planning & Development***25-643**

PUBLIC HEARING: A Resolution of the Town Council of the Town of Erie Approving a Site Plan for the Erie Police Station Expansion; and A Resolution of the Town Council of the Town of Erie Approving a Special Review Use for the Erie Police Station Expansion

Attachments:[Staff Report](#)[Staff Presentation](#)[Proposed Site Plan](#)[Application and Narrative](#)[Additional Application Materials 1](#)[Additional Application Materials 2](#)[DRT Comments](#)[Neighborhood Meeting Notice and Summary](#)[Public Hearing Notices](#)[PC Resolutions](#)[Resolution 25-206](#)[Resolution 25-207](#)

10:05-10:35 p.m.

*Presenter(s): Harry Brennan, Senior Planner***VII. Council Member Reports and Announcements**

10:35-10:50 p.m.

VIII. Adjournment

10:50 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.)