



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Meeting Minutes

### Town Council

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Tuesday, November 18, 2025

7:10 PM

Council Chambers

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or Immediately Following the Urban Renewal Authority Meeting

#### Special Meeting

Link to Watch or Comment Virtually: <https://bit.ly/TC-Special-or-Study-3rdTuesday>

#### I. Call Meeting to Order and Pledge of Allegiance

Mayor Moore called the meeting to order at 6:51 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

Mayor Moore asked that Item 25-246; A Resolution of the Town of Erie Town Council Adopting the Town of Erie Resilience Action Plan be removed from the agenda and added to a 2026 meeting.

**Mayor Pro Tem Bell made a motion to approve the Amended Agenda. Council Member Mortellaro seconded the motion. The motion passed by the following vote at 6:52 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

[25-578](#) Approval of the October 7, 2025 Town Council Meeting Minutes

**Attachments:** [10-07-2025 Town Council Minutes](#)

[25-621](#) Approval of the October 28, 2025 Town Council Meeting Minutes

**Attachments:** [10-28-2025 Council Minutes](#)

[25-622](#) Approval of the November 4, 2025 Town Council Special Meeting Minutes

**Attachments:** [11-04-2025 Council Special Meeting Minutes](#)

[25-583](#) A Resolution of the Town Council of the Town of Erie Approving a Second Amendment to the Construction Manager at Risk Contract with Fransen Pittman Construction for the Erie Police Department Expansion and Remodel

**Attachments:** [Resolution 25-193](#)  
[Amendment](#)

[25-587](#) A Resolution of the Town Council of the Town of Erie approving the Assignment of the Energy Performance Contract from Iconergy Ltd. to Iconergy CEG LLC

**Attachments:** [Resolution 25-192](#)  
[Contract Assignment](#)

[25-559](#) A Resolution of the Town Council of the Town of Erie Approving a Fourth Amendment to Agreement for Professional Services with Burns & McDonnell Engineering Company, Inc. for Construction Management Services for Zone 3 Weld County Road 7 Waterline Improvements

**Attachments:** [Resolution 25-186](#)  
[Fourth Amendment](#)  
[Vicinity Map](#)

[25-560](#) A Resolution of the Town Council of the Town of Erie Approving a Second Amendment to Agreement for Professional Services with Ulteig Operations, LLC for Construction Management Services for the Weld County Road 3 Bridge Replacement Improvements

**Attachments:** [Resolution 25-187](#)  
[Second Amendment](#)  
[Vicinity Map](#)

[25-599](#) A Resolution of the Town Council of the Town of Erie Approving Amendment No. 1 to Twenty-First Interim Agreement with the Northern Integrated Supply Project (NISP) Water Activity Enterprise for Participation in the Northern Integrated Supply Project

**Attachments:** [Resolution 25-183](#)  
[Amendment](#)

[25-600](#) A Resolution of the Town Council of the Town of Erie Approving the Second Amendment to the Development Agreement for Westerly Filing No. 2

**Attachments:** [Resolution 25-182](#)  
[Second Amendment to Development Agreement \(Westerly Filing No. 2\)](#)  
[Original Development Agreement \(Westerly Filing No. 2\)](#)  
[First Amendment to Development Agreement \(Westerly Filing No. 2\)](#)

[25-535](#) A Resolution of the Town Council of the Town of Erie Approving a Construction Contract with JOC Construction, LLC, for the Sunset Area Trails Phase 1 Project

**Attachments:** [Resolution 25-203](#)  
[Contract](#)

[25-246](#) A Resolution of the Town of Erie Town Council Adopting the Town of Erie Resilience Action Plan

**Attachments:** [Resilience Action Plan 2025](#)  
[Resolution 25-191](#)

[25-620](#) A Resolution of the Town Council of the Town of Erie Approving a Construction Agreement with JOC Construction, LLC for the Coal Creek Reuse Waterline Upsizing

**Attachments:** [Resolution 25-195](#)  
[Construction Contract](#)

[25-616](#) A Resolution of the Town Council of the Town of Erie Approving a Certificate of Appropriateness for the Demolition of the Siren Tower at the Old Erie Town Hall (Erie Chamber of Commerce) at 235 Wells Street

**Attachments:** [Resolution 25-194](#)  
[Application and Narrative](#)  
[HPAB Written Findings/Recommendation](#)

**Council Member Mortellaro made a motion to approve the Consent Agenda. Mayor Pro Tem Bell seconded the motion. The motion passed by the following vote at 6:56 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 opened and closed Public Comment at 6:56 p.m.

## VI. General Business

[25-610](#) PUBLIC HEARING: A Resolution of the Town Council of the Town of Erie Adopting the 2026 Budget

**Attachments:** [2026 Proposed Budget Memo - 2nd Hearing](#)  
[2026 Budget Presentation](#)  
[2026 Proposed Budget Book](#)  
[Resolution 25-190 and Schedule A](#)

Mayor Moore opened the Public Hearing at 6:56 p.m.

Sara Hancock, Finance Director, and Cassie Bethune, Budget & Fiscal Manager, presented the item at 6:57 p.m.

With no speakers in-person or online virtually, Mayor Moore closed the Public Comment portion of the Public Hearing at 7:04 p.m.

**Council Member Hoback made a motion to approve Resolution 25-190. Council Member Mortellaro seconded the motion. The motion passed by the following vote at 7:10 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

[25-603](#) A Resolution of the of the Town Council of the Town of Erie Adopting the Town's Fee Schedule for 2026

**Attachments:** [Fee Schedule and Resolution 25-189](#)

Sara Hancock, Finance Director, presented the item at 7:10 p.m.

Council Member O'Connor asked that the Commercial/Business License Late Fees portion of the Fee Schedule be removed at this time. Staff will

be looking at neighboring municipalities to understand their late fees associated with Commercial/Business licenses. The Fee Schedule may be brought back to Town Council in 2026 should the need arise.

**Council Member O'Connor made a motion to approve Resolution 25-189 and the amended Fee Schedule. Council Member Pesaramelli seconded the motion. The motion passed by the following vote at 7:26 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

[25-549](#) Village at Coal Creek: Concept Plan Options

**Attachments:** [2025-11-18 Town Council - VCC Concept Plan Options updated 11-06-2025](#)  
[Precedent Study](#)

Aly Burkhalter, Senior Planner, and DIG Studio (Consultant) presented the item at 7:40 p.m. After discussion, Mayor Moore asked for a thumbs up or thumbs down on whether the Parks & Open Space facility should be located at the Village at Coal Creek with a thumbs up meaning they wished to continue looking at placing the P&OS facility at the VCC.

Thumbs Up: Councilmember Pesaramelli

Thumbs Down: Mayor Moore  
Mayor Pro Tem Bell  
Councilmember O'Connor  
Councilmember Baer  
Councilmember Mortellaro  
Councilmember Hoback

## VIII. Council Member Reports and Announcements

Council Members spoke about Food Drive, Parks & Recreation staff donations, thanks those who attended Community Coffee, Thank You to Luke Bolengin for the Veteran's Day event, Cultural Caravan performance, Happy Thanksgiving to all, December 5th Parade of Lights, and Historic Preservation Advisory Board approved adding windows going around the Bell Tower at Town Hall.

## IX. Executive Session

**Mayor Pro Tem Bell made a motion to go into Executive Session. Council**

Member O'Connor seconded the motion. The motion passed by the following vote at 9:17 p.m.

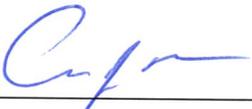
Mayor Moore indicated the meeting would adjourn at the end of the Executive Session.

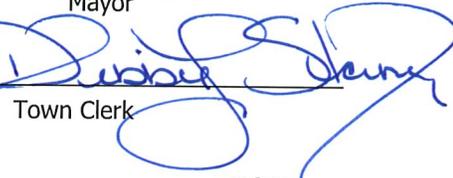
- Ayes 7 - Mayor Moore
- Mayor Pro Tem Bell
- Council Member Pesaramelli
- Council Member O'Connor
- Council Member Baer
- Council Member Mortellaro
- Council Member Hoback

25-637

EXECUTIVE SESSION: (1) 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); and to consider the purchase, acquisition, lease, transfer or sale of real, personal or other property, pursuant to C.R.S. § 24-6-402(4)(a); for which a topic cannot be disclosed without compromising the purpose of the executive session; and (2) to hold a conference with the Town Attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b), 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), all regarding the Town Center DDA

X. Adjournment

Approved   
Mayor

Attest   
Town Clerk

