



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Minutes

Board of Trustees

Tuesday, January 25, 2022

6:30 PM

via virtual meeting only

<https://bit.ly/0125BOT>

I. Call Meeting to Order and Pledge of Allegiance

Mayor Carroll called the meeting to order at 6:31 p.m.

II. Roll Call

Trustee Brooks joined the meeting at 6:40 p.m.

Present: 6 - Trustee van Woudenberg
Trustee Bell
Trustee Harrison
Mayor Carroll
Mayor Pro Tem Haid
Trustee Brooks

Absent: 1 - Trustee Loflin

III. Approval of Agenda

Trustee van Woudenberg made a motion to approve the agenda. Mayor Pro Tem Haid seconded the motion. The motion passed by the following vote at 6:32 p.m.

Ayes 5 - Trustee van Woudenberg
Trustee Bell
Trustee Harrison
Mayor Carroll
Mayor Pro Tem Haid

Absent 2 - Trustee Loflin
Trustee Brooks

IV. Update from U.S. Congressman, Joe Neguse

Mayor Carroll introduced U.S. Congressman Joe Neguse at 6:33 p.m.

V. Executive Session

Mayor Pro Tem Haid made a motion to go into Executive Session. Trustee van Woudenberg seconded the motion. The motion passed by the following vote at 6:45 p.m.

Ayes 6 - Trustee van Woudenberg
Trustee Bell
Trustee Harrison
Mayor Carroll
Mayor Pro Tem Haid
Trustee Brooks

Absent 1 - Trustee Loflin

22-46

Executive Session 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), concerning the Regency property.

VI. Consent Agenda

For the record, if any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to go into the executive session occurred during the executive session, or that any action occurred during the executive session in violation of the Open Meetings Law, I would ask that you state your concerns for the record.

Hearing none, Mayor Carroll moved to the next agenda item.

22-44

Approval of the January 11, 2022 Board of Trustees Regular Meeting Minutes

Attachments: [January 11, 2022 BOT Meeting Minutes](#)

22-12

An Ordinance of the Board of Trustees of the Town of Erie, Colorado Vacating the Area of Wells Street Within Coal Creek Park

Attachments: [1. Ordinance No. 01-2022](#)
[2. Application and Narrative](#)
[3. Other Applicant Materials](#)
[4. Vicinity Map](#)

22-18

A Resolution of the Board of Trustees of the Town of Erie Consenting to the Mayor's Appointment of Meosha Brooks to the Town of Erie Urban Renewal Authority

Attachments: [Resolution 22-07](#)

22-36

A Resolution of the Board of Trustees of the Town of Erie to Apply for an Annually Renewable Perpetual Water Contract for the Right to Use Colorado Big Thompson Project Water and for Cancellation of Temporary

Use Permit

Attachments: [Resolution 22-18](#)
[Application - Annual Renewable Perpetual Water Contract](#)
[Cancellation of Temp Use Permit](#)

[22-39](#)

A Resolution of the Board of Trustees of the Town of Erie Approving a General Services Agreement with Kebaya Coaching and Consulting, Inc. to Develop and Implement a DEI-Centered Curriculum

Attachments: [Resolution 22-19](#)
[Agreement](#)
[Kebaya Consulting Proposal of Services](#)

[22-31](#)

A Resolution of the Board of Trustees of the Town of Erie Approving Change Order No. 2 to the Professional Services Agreement with Wenk Associates for the Coal Creek Park Final Construction Documents

Attachments: [Resolution 22-15](#)
[Professional Services Agreement](#)
[Change Order No. 2](#)

Trustee Harrison made a motion to approve the Consent Agenda. Trustee Brooks seconded the motion. The motion passed by the following vote at 7:06 p.m.

Ayes - 6

Trustee van Woudenberg
Trustee Bell
Trustee Harrison
Mayor Carroll
Mayor Pro Tem Haid
Trustee Brooks

Absent - 1

Trustee Loflin

VII. Public Comment and Non-Agenda Items

The Mayor read the Public Comment rules and opened Public Comment at 7:08 p.m. with the following speakers:

1. Claire Scott spoke about affordable housing.
2. Annmarie Jensen spoke about affordable housing.
3. Kay Pratt spoke about affordable housing.

With no other speakers, Public Comment closed at 7:17 p.m.

VIII. General Business[22-40](#)

Black History Month Proclamation

Attachments: [Proclamation](#)

Trustee Brooks read the Proclamation at 7:18 p.m.
Sandy Abendroth, Chair of the DEI Advisory Board spoke in support.

22-50

A Resolution of the Board of Trustees of the Town of Erie Approving a Purchase and Sale Agreement with Regency Realty Group, Inc., for the Purchase of Approximately 19.41 Acres of Vacant Land in the Erie Town Center Area

Attachments: [Regency PSA-R012122](#)

[Regency PSA-A012022](#)

Malcolm Fleming, Town Administrator, presented this item at 7:22 p.m.

Trustee van Woudenberg made a motion to approve the resolution. Trustee Harrison seconded the motion. The motion passed by the following vote at 7:35 p.m.

Ayes 6 - Trustee van Woudenberg
Trustee Bell
Trustee Harrison
Mayor Carroll
Mayor Pro Tem Haid
Trustee Brooks

Absent 1 - Trustee Loflin

22-49

PUBLIC HEARING: A Resolution of the Board of Trustees of the Town of Erie Approving the Third Amended and Restated Service Plan for Sunset Parks Metropolitan District

Attachments: [Resolution 22-22](#)

[Sunset Parks - 3rd Amended Restated Service Plan - 08202021](#)

[Sunset Parks - 3rd Amended Restated Service Plan - resubmission 08202021 - redline](#)

[Sunset Parks MD Letter](#)

[Affidavit of Publication - Third Amended Restated Service Plan - 2021](#)

[Sunset Park MD - Cert of Mailing - 12.21.21 3mile radius - notarized](#)

[Sunset Park MD - Cert of Mailing 12.21.2021 Prop Owners - notarized](#)

The Public Hearing opened at 7:36 p.m.

Malcolm Fleming, Town Administrator, presented the item at 7:37 p.m.

James A. Mann, Consultant from UMB, John Chaney, Lennar Homes' Representative, Brian Connolly, Attorney for the Applicant and Steve Foley, Applicant, were on hand to answer questions.

The Mayor stated the Public Hearing rules and the following persons

spoke:

1. Claire Scott
2. John Henderson

With no further speakers, the Public Hearing closed at 7:53 p.m.

Trustee Bell made a motion to approve the resolution. Trustee Brooks seconded the motion. The motion passed by the following vote at 7:58 p.m.

Ayes 6 - Trustee van Woudenberg
Trustee Bell
Trustee Harrison
Mayor Carroll
Mayor Pro Tem Haid
Trustee Brooks

Absent 1 - Trustee Loflin

21-529

A Resolution of the Board of Trustees of the Town of Erie Approving a Consent to Assignment of the Development Agreement for Sunset Filing No. 1

Attachments: [Resolution No. 22-17](#)

[Town Consent to Assignment](#)

Shannon Moeller, Senior Planner, presented the item at 7:59 p.m.

Trustee Bell made a motion to approve the resolution. Trustee Brooks seconded the motion. The motion passed by the following vote at 8:00 p.m.

Ayes 6 - Trustee van Woudenberg
Trustee Bell
Trustee Harrison
Mayor Carroll
Mayor Pro Tem Haid
Trustee Brooks

Absent 1 - Trustee Loflin

22-10

PUBLIC HEARING: A Resolution of the Board of Trustees of the Town of Erie Approving the Erie Junction Preliminary Plat

Attachments: [Resolution 22-03](#)
[Staff Report](#)
[PC Resolution No. P21-26](#)
[Erie Junction Preliminary Plat & Landscaping Plan](#)
[Application and Narrative](#)
[Applicant Materials](#)
[Applicant Materials II](#)
[Civil Plans](#)
[Referral Comments](#)
[Neighborhood Meeting Summary](#)
[Notifications](#)
[Staff Presentation](#)
[Applicant Presentation](#)
[Comments received for Erie Junction 22-10 from Town Clerk](#)

The Public Hearing opened at 8:00 p.m.

Chris LaRue, Senior Planner, presented the item at 8:00 p.m.
David Pasic, Town Engineer, was also on hand to answer questions.
Nick Jacobs, Applicant, presented information regarding the development at 8:09 p.m.

The Mayor stated the Public Hearing rules and the following persons spoke:

1. Liz Fisher
2. Tracy Colburn

With no further speakers, the Public Hearing closed at 8:57 p.m.

Mayor Pro Tem Haid made a motion to approve the resolution. Trustee Harrison seconded the motion. The motion passed by the following vote at 9:07 p.m.

Ayes 6 - Trustee van Woudenberg
Trustee Bell
Trustee Harrison
Mayor Carroll
Mayor Pro Tem Haid
Trustee Brooks

Absent 1 - Trustee Loflin

21-537 Erie Chamber of Commerce - 2022 Action Plan Presentation

Attachments: [Erie Chamber Presentation](#)

Julian Jacquin, Economic Development Director, provided opening

remarks at 9:15 p.m.

Pat Vero, Executive Director of the Erie Chamber of Commerce, Ellen Miller, Chamber President, Bill Jones, Chamber Board of Directors, and Adam Ingersoll, Chamber Treasurer provided a presentation regarding the Chamber's 2022 Action Plan.

The Board's direction was to that staff gather more information and return at a later date.

22-47 Inclusionary Housing Update

Attachments: [Staff Report](#)

[DRAFT Town of Erie Housing Needs Assessment RFQ](#)

[Expanding Access to Diverse Housing for Our Community A Boulder County Regional Partnership Report](#)

[Example Ordinance: Boulder Inclusionary Housing Ordinance](#)

[Example Ordinance: Louisville Inclusionary Housing Ordinance](#)

[Example Ordinance: Vail Inclusionary Housing Ordinance](#)

[Inclusionary Housing Creating and Maintaining Equitable Communities - Lincoln Institute
IH Presentation](#)

Paul Glasgow, AICP, Interim Director of Planning & Development, presented the item at 10:16 p.m.

IX. Staff Reports

22-42 Planning & Development Monthly Report

Attachments: [Planning & Development Monthly Report - January](#)

22-41 Planning and Development Metrics Tracking Bi-Annual Report

Attachments: [1. Metrics Tracking Bi-Annual Report](#)

22-35 Public Works Monthly Report

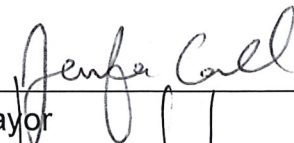
Attachments: [Monthly Report](#)

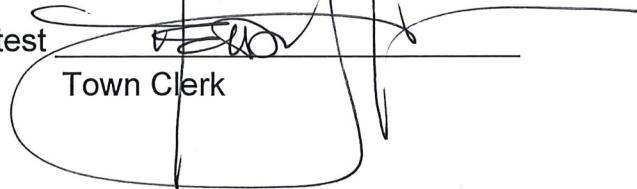
X. Board Member Reports and Announcements

Board members spoke about National GSA Day, Board and Commission recruitment and Mayor Pro Tem Haid announced his decision not to seek re-election.

XI. Adjournment

Mayor Carroll adjourned the meeting at 11:18 p.m.

Approved 
Mayor

Attest 
Town Clerk