



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Minutes

Town Council

Tuesday, May 27, 2025

6:30 PM

Council Chambers

Link to Watch or Comment Virtually: <https://bit.ly/TC2025-4thTuesday>

I. Call Meeting to Order and Pledge of Allegiance

Mayor Moore called the meeting to order at 6:30 p.m.

II. Roll Call

Present: 6 - Mayor Moore, Mayor Pro Tem Bell, Council Member Pesaramelli, Council Member O'Connor, Council Member Baer, and Council Member Mortellaro

Absent: 1 - Council Member Hoback

III. Approval of the Agenda

Mayor Pro Tem Bell made a motion to approve the Agenda. Council Member O'Connor seconded the motion. The motion passed by the following vote at 6:32 p.m.

Ayes 6 - Mayor Moore
Mayor Pro Tem Bell
Council Member Pesaramelli
Council Member O'Connor
Council Member Baer
Council Member Mortellaro

Absent 1 - Council Member Hoback

IV. Consent Agenda

[25-325](#) Approval of the May 6, 2025 Special Meeting Minutes

Attachments: [05-06-2025 Special Meeting Minutes](#)

[25-132](#) Approval of the May 13, 2025 Town Council Meeting Minutes

Attachments: [05-13-2025 Council Minutes](#)

[25-350](#) National Gun Violence Awareness Day Proclamation; Sponsored by Mayor Moore

Attachments: [Proclamation](#)

[25-275](#) A Resolution of the Town Council of the Town of Erie Approving a Construction Contract with Asphalt Specialties Co. Inc. for the 2025 Street Maintenance Phase 1

Attachments: [Resolution 25-086](#)
[Contract](#)

[25-276](#) A Resolution of the Town Council of the Town of Erie Approving a Construction Contract with Asphalt Specialties Co. Inc. for the 2025 Street Maintenance Phase 2

Attachments: [Resolution 25-087](#)
[Contract](#)

[25-323](#) A Resolution of the Town Council of the Town of Erie Approving the First Amendment to the Development Agreement for Canyon Creek Filing No. 7

Attachments: [Resolution No. 25-091](#)
[First Amendment to Development Agreement for Canyon Creek Filing No. 7](#)
[Original recorded Development Agreement Canyon Creek Filing No. 7](#)

[25-324](#) A Resolution of the Town Council of the Town of Erie Approving the First Amendment to the Development Agreement for Canyon Creek Filing No. 8

Attachments: [Resolution No. 25-092](#)
[First Amendment to Development Agreement for Canyon Creek Filing No. 8](#)
[Original recorded Development Agreement Canyon Creek Filing No. 8](#)

[25-319](#) A Resolution of the Town Council of the Town of Erie Accepting Dedications as shown on the Lindow Minor Subdivision Plat

Attachments: [Resolution 25-089](#)
[Minor Subdivision Plat](#)

[25-315](#) An Ordinance of the Town Council of the Town of Erie Adopting Updates to the Purchasing Policy

Attachments: [Ordinance 015-2025](#)
[Updated Purchasing Policy](#)
[ToE Purchasing Policy-Revised April 2024](#)

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 6:33 p.m.

Ayes 6 - Mayor Moore
Mayor Pro Tem Bell
Council Member Pesaramelli
Council Member O'Connor
Council Member Baer
Council Member Mortellaro

Absent 1 - 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 6:34 p.m.

The following spoke:

1. Briana Brown spoke about Compass Park.

With no additional speakers in-person or online virtually, the Mayor closed Public Comment at 6:38 p.m.

VI. General Business

[25-046](#)

PUBLIC HEARING: 1) An Ordinance of the Town Council of the Town of Erie Approving the Parkdale North PD Amendment; and 2) A Resolution of the Town Council of the Town of Erie Approving the Parkdale North Preliminary Plat No. 4

Attachments: [Staff Report](#)
[Staff Presentation](#)
[Applicant Presentation](#)
[Letter from BVSD](#)
[Comments from Director of Parks and Recreation](#)
[Overall Parkdale Parks and Open Space Exhibit](#)
[Parkdale North PD Amendment](#)
[Parkdale Preliminary Plat No.4](#)
[Application and Narrative](#)
[Additional Application Materials](#)
[Additional Application Materials 2](#)
[Additional Application Materials 3](#)
[Additional Application Materials 4](#)
[Combined DRT Comments](#)
[Planning Commission 12-18_24 Meeting Minutes](#)
[PC Resolutions](#)
[Neighborhood Meeting Summary](#)
[Public Hearing Notices](#)
[Ordinance 005-2025](#)
[Resolution 25-018](#)
[Parkdale Public Comment Received as of 5/9/25](#)

Mayor Moore opened the Public Hearing at 6:40 p.m.

Harry Brennan, Senior Planner, presented the item at 6:41 p.m.

John Prestwich, PCS Group, presented at 6:54 p.m.

Chris Elliott, PCS Group, offered some final thoughts at 7:13 p.m.

The following spoke:

1. Nell Ganle signed up to speak but did not show.
2. Thomas Wendorff
3. Roxana Cazan
4. Charlie Menke
5. Samuel Badger

With no additional speakers in-person or online virtually, Mayor Moore closed the Public Hearing at 8:35 p.m.

Council Member Baer made a motion to approve Ordinance 005-2025. Council Member Mortellaro seconded the motion. The motion passed by the following vote at 8:47 p.m.

Ayes 6 - Mayor Moore
Mayor Pro Tem Bell
Council Member Pesaramelli
Council Member O'Connor
Council Member Baer
Council Member Mortellaro

Absent 1 - Council Member Hoback

Council Member Pesaramelli made a motion to approve Resolution 25-018. Council Member Mortellaro seconded the motion. The motion passed by the following vote at 8:47 p.m.

Ayes 6 - Mayor Moore
Mayor Pro Tem Bell
Council Member Pesaramelli
Council Member O'Connor
Council Member Baer
Council Member Mortellaro

Absent 1 - Council Member Hoback

[25-036](#)

Presentation by Erie Four Corners Business Improvement District (BID) and Consideration of An Ordinance of the Town Council of the Town of Erie Filling One Vacancy on the Board of Directors of the Four Corners Business Improvement District

Attachments: [Ordinance 02-2025](#)
[Request from Four Corners BID Board of Directors](#)
[Qualifications of New BID Board Member Walter Pounds](#)
[Qualifications of Existing BID Board Members](#)
[Erie Four Corners BID Presentation](#)

Julian Jacquin, Director of Economic Development & TOEURA, introduced the item at 8:59 p.m.

David Starnes, Walter Pounds, and CJ Kirst, Erie Four Corners LLC, presented the item at 9:01 p.m.

Council Member Baer made a motion to approve Ordinance 02-2025. Mayor Pro Tem Bell seconded the motion. The motion passed by the following vote at 9:13 p.m.

Ayes 6 - Mayor Moore
Mayor Pro Tem Bell
Council Member Pesaramelli
Council Member O'Connor
Council Member Baer
Council Member Mortellaro

Absent 1 - Council Member Hoback

[25-291](#)

A Resolution of the Town Council of the Town of Erie Approving an Amendment to Professional Services Agreement with Dig Studio for the Village at Coal Creek Planning Services

Attachments: [Resolution 25-093](#)
[Amendment to Dig Studio Professional Services Agreement](#)
[Original Dig Studio Professional Services Agreement](#)

Aly Burkhalter, Senior Planner, presented the item at 9:15 p.m.

Council Member Mortellaro made a motion to approve Resolution 25-093. Council Member Pesaramelli seconded the motion. The motion passed by the following vote at 9:17 p.m.

Ayes 6 - Mayor Moore
Mayor Pro Tem Bell
Council Member Pesaramelli
Council Member O'Connor
Council Member Baer
Council Member Mortellaro

Absent 1 - Council Member Hoback

[25-351](#)

Town of Erie, City of Lafayette, and Tebo Properties Land Purchase and Sale Agreements:

1. A Resolution of the Town Council of the Town of Erie Approving a Purchase and Sale Agreement with the City of Lafayette
2. A Resolution of the Town Council of the Town of Erie Approving a Purchase and Sale Agreement with Tebo Partnership LLLP

Attachments: [Resolution 25-105; Lafayette PSA-R052325](#)
[Resolution 25-104; Tebo PSA-R052325](#)
[Lafayette PSA-A052325](#)
[Tebo PSA-A052325](#)
[Presentation-Tebo-Lafayette-Erie](#)

Patrick Hammer, Deputy Town Manager, presented the item at 9:18 p.m.

Mayor Pro Tem Bell made a motion to approve Resolution 25-104. Council Member Mortellaro seconded the motion. The motion passed by the following vote at 9:38 p.m.

Ayes 6 - Mayor Moore
Mayor Pro Tem Bell
Council Member Pesaramelli
Council Member O'Connor
Council Member Baer
Council Member Mortellaro

Absent 1 - Council Member Hoback

Council Member Mortellaro made a motion to approve Resolution 25-105. Council Member O'Connor seconded the motion. The motion passed by the following vote at 9:39 p.m.

Ayes 6 - Mayor Moore
Mayor Pro Tem Bell
Council Member Pesaramelli
Council Member O'Connor
Council Member Baer
Council Member Mortellaro

Absent 1 - Council Member Hoback

[25-314](#) A Resolution of the Town Council of the Town of Erie Approving the Town of Erie Economic Incentives Policy

Attachments: [Resolution 25-083](#)
[Town of Erie Economic Incentives Policy](#)
[Economic Incentives Policy Presentation](#)

Jack Hill, Business Development Specialist, and Julian Jacquin, Economic Development Director, presented the item at 9:41 p.m.

Council Member Mortellaro made a motion to approve Resolution 25-083. Mayor Pro Tem Bell seconded the motion. The motion passed by the following vote at 9:58 p.m.

Ayes 6 - Mayor Moore
Mayor Pro Tem Bell
Council Member Pesaramelli
Council Member O'Connor
Council Member Baer
Council Member Mortellaro

Absent 1 - Council Member Hoback

VII. Staff Reports

[25-346](#) Planning & Development Monthly Report - April 2025

Attachments: [Monthly Report - April 2025](#)

[25-153](#) Environmental Services Staff Report for April 2025

Attachments: [Staff Report](#)

VIII. Council Member Reports and Announcements

Council Members congratulated all the high school seniors who graduated this past weekend, spoke about 2025 ICSC in Las Vegas, Memorial Day Service at Mount Pleasant Cemetery sponsored by Boy

Scout Troop 62, great job at the Town Fair last weekend, Erie Pride 12-4 at Coal Creek Park on Sunday June 1st, Foothills Dog Park 800 Cherry Avenue in Boulder allows walking your dog off leash, and Farmer's Market every Thursday.

IX. Executive Session

[25-352](#)

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, 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), concerning the Town Manager's evaluation and contract.

Mayor Pro Tem Bell made a motion to go into Executive Session. Council Member Mortellaro seconded the motion. The motion passed by the following vote at 10:18 p.m.

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

Ayes 6 - Mayor Moore
Mayor Pro Tem Bell
Council Member Pesaramelli
Council Member O'Connor
Council Member Baer
Council Member Mortellaro

Absent 1 - Council Member Hoback

X. Adjournment

Approved _____
Mayor

Attest _____
Town Clerk