



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Minutes

Town Council

Tuesday, February 25, 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 Moore stated that the applicant asked to pull Item 25-066; A Resolution of the Town Council of the Town of Erie Approving an amendment to the Five-Year Intergovernmental Agreement with Boulder County Community Services for Two Dedicated Co-Responders from the agenda. It will be brought back to Town Council at the next available 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 6:32 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

[25-116](#) Approval of the February 11, 2025 Town Council Meeting Minutes

Attachments: [02-11-2025 Council Minutes](#)

[25-089](#) A Resolution of the Town Council of the Town of Erie Approving a

License Agreement with the Regional Transportation District for Canyon Creek Lombardi Street Crossing

Attachments: [Resolution 25-031](#)
[License Agreement](#)

[25-090](#)

A Resolution of the Town Council of the Town of Erie Approving a License Agreement with the Regional Transportation District for Colliers Hill Weld County Road 5 Stormwater Culvert Improvements

Attachments: [License Agreement](#)
[Resolution 25-032](#)

Council Member Baer made a motion to approve the Consent Agenda. Mayor Pro Tem Bell 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

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

Mayor Moore read the Public Comment rules and opened Public Comment at 6:35 p.m.

The following spoke:

1. Dave Sullivan spoke about Grants to Community.
2. Lisa Knudsen spoke about Grants to Community.
3. Saashi Karunaweera spoke about Morgan Hill Neighborhood Park development.

With no additional speakers, Mayor Moore closed Public Comment at 6:43 p.m.

VI. General Business

[25-120](#)

Presentation of 90 Second Celebration Video

Melissa Wiley, Deputy Town Manager, introduced the item at 6:44 p.m.

[25-019](#)

A Resolution of the Town Council of the Town of Erie Approving a Nonexclusive Limited License Agreement with LightGig Communications,

LLC for Fiber Optic Network

Attachments: [Resolution 25-039](#)
[License Agreement](#)

David Pasic, Director of Public Works, presented the item at 6:48 p.m.

Philip Hartman, LightGig Communications, joined the meeting to answer questions from Town Council.

Council Member O'Connor made a motion to approve Resolution 25-039. Mayor Pro Tem Bell seconded the motion. The motion passed by the following vote at 7:00 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

[25-032](#)

A Resolution of the Town Council of the Town of Erie Approving an Agreement for Professional Services with Brothers Redevelopment, Inc.

Attachments: [Resolution 25-010](#)
[Contract with Brothers Redevelopment, Inc.](#)
[Subrecipient Agreement](#)

MJ Adams, Affordable Housing Manager, presented the item at 7:00 p.m.

Council Member O'Connor made a motion to approve Resolution 25-010. Council Member Baer seconded the motion. The motion passed by the following vote at 7:12 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

[25-033](#)

A Resolution of the Town Council of the Town of Erie Approving the Community Development Block Grant Program Home Repair Program Programmatic Agreement with Weld County and the Colorado State Historic Preservation Office

Attachments: [Resolution 25-011](#)
[CDBG Programmatic Agreement](#)

MJ Adams, Affordable Housing Manager, presented the item at 7:13 p.m.

Council Member O'Connor made a motion to approve Resolution 25-011. Mayor Pro Tem Bell seconded the motion. The motion passed by the following vote at 7:15 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

[25-066](#)

A Resolution of the Town Council of the Town of Erie Approving an amendment to the Five-Year Intergovernmental Agreement with Boulder County Community Services for Two Dedicated Co-Responders

Attachments: [Resolution 25-022](#)

[IGA Amendment](#)

[Exhibit A - Updated SOW](#)

[2024 5 Year Intergovernmental Agreement](#)

The applicant asked that this item be pulled from tonight's agenda.

[25-086](#)

A Resolution of the Town Council of the Town of Erie Approving an Amendment to the Agreement for Professional Services with Form+Works Design Group, LLC for the Schofield Farm Historic Building Rehabilitation Project

Attachments: [Resolution](#)

[First Amendment to Agreement for Professional Services](#)

[\(UNSIGNED\)](#)

[Original Professional Services Agreement](#)

[Schofield Building Cluster Concept](#)

Luke Bollinger, Director of Parks & Recreation, presented the item at 7:15 p.m.

Council Member Baer made a motion to approve Resolution 25-035. Mayor Pro Tem Bell seconded the motion. The motion passed by the following vote at 7:29 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

[25-088](#)

A Resolution of the Town Council of the Town of Erie Approving an Intergovernmental Agreement with Boulder County for Trail

Construction and Ongoing Management of the Prairie Run Connector Trails

Attachments: [Resolution](#)
[Intergovernmental Agreement](#)

Luke Bollinger, Director of Parks & Recreation, presented the item at 7:29 p.m.

Mayor Pro Tem Bell made a motion to approve Resolution 25-033. Council Member O'Connor seconded the motion. The motion passed by the following vote at 7:35 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

[25-068](#)

A Resolution of the Town Council of the Town of Erie Approving a Sublease Agreement with Ryno Retail, LLC d/b/a Plum Creek Garden Market for 130 Wells Street

Attachments: [Resolution 25-023](#)
[Sublease Agreement](#)

Jack Hill, Business Development Specialist, presented the item at 7:36 p.m.

Council Member Mortellaro made a motion to approve Resolution 25-023. Council Member O'Connor seconded the motion. The motion passed by the following vote at 7:37 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

[25-096](#)

A Resolution of the Town Council of the Town of Erie Approving a Development Agreement and Accepting Dedications as shown on the Final Plat for the Erie Highlands Filing 18 Subdivision

Attachments: [Resolution 25-038](#)
[Development Agreement](#)
[Erie Highlands Filing 18 Final Plat](#)

Harry Brennan, Senior Planner, presented the item at 7:38 p.m.

David Frank, Director of Environmental Services, was on hand to answer questions.

Council Member Mortellaro made a motion to approve Resolution 25-038. Mayor Pro Tem Bell seconded the motion. The motion passed by the following vote at 7:46 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

[25-039](#)

PUBLIC HEARING ON: (1) A Resolution of the Town Council of the Town of Erie Making Certain Findings of Fact Regarding the Proposed Annexation to the Town of the Real Property Known as the Erie West Annexation, and (2) A Resolution of the Town Council of the Town of Erie Approving an Annexation Agreement for the Lindow Property

Attachments: [Staff Report](#)
[Staff Presentation](#)
[Resolution No. 25-019 \(Findings of Fact\)](#)
[Resolution No. 25-017 \(Agreement\)](#)
[Annexation Agreement](#)
[Annexation Maps](#)
[Annexation Impact Report](#)
[Public Notices](#)
[Public Comment Received as of 2/11/25](#)

Mayor Moore opened the public hearing at 7:47 p.m.

Harry Brennan, Senior Planner, presented the item at 7:47 p.m.

Sarah Nurmela, Director of Planning & Development, and Kelly Driscoll, Planning Manager, joined the meeting to answer questions if necessary.

The following spoke:

1. Lisa Langer
2. Bob Jensen
3. Kendra Carberry

Mayor Moore closed the public hearing at 8:16 p.m.

Mayor Pro Tem Bell made a motion to approve Resolution 25-019. Council Member O'Connor seconded the motion. The motion passed by the following

vote at 8:17 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

Mayor Pro Tem Bell made a motion to approve Resolution 25-019. Council Member O'Connor seconded the motion. The motion passed by the following vote at 8:18 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

[25-114](#) Erie Town Center Overview

Attachments: [Staff Presentation](#)
[2024 Colorado Real Estate Journal Article](#)

Julian Jacquin, Director of Economic Development, and Sarah Nurmela, Director of Planning & Development, presented the item at 8:27 p.m.

[25-113](#) A Resolution of the Town Council of the Town of Erie Approving a Conditional Tax Increment Revenue Agreement for the Erie Town Center Urban Renewal Plan

Attachments: [Resolution 25-044](#)
[TIF Agreement](#)
[Erie Town Center URA Impact Report](#)
[Staff Presentation](#)

Julian Jacquin, Director of Economic Development, and Sarah Nurmela, Director of Planning & Development, presented the item at 9:20 p.m.

Tyler Carlson, Evergreen Development, joined the meeting to provide additional information and be available to answer questions.

Mayor Pro Tem Bell made a motion to approve Resolution 25-044. Council Member Mortellaro seconded the motion. The motion passed by the following vote at 9:59 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

[25-093](#) Public Works Bi-Monthly Report

Attachments: [Public Works Report](#)

[25-099](#) Planning & Development Monthly Report - January 2025

Attachments: [Planning & Development Monthly Report - January 2025](#)

[25-072](#) Environmental Services Monthly Report - January 2025

Attachments: [Staff Report - Jan 2025](#)

VIII. Council Member Reports and Announcements

Council Members spoke about Jacob Slavin, Team USA & Olympic Team, who is the first Erie home town resident to become a professional sports player, HPAB is researching having its own Historic District as well as relocating the RR depot, Tree Board has 4 applicants for 2 positions, how Town Council and Sr. Staff's joint meeting was very informational., Council Member Baer held/attended a coffee with town residents where many shared stories and town history, several Police Department members will be participating in the Polar Plunge to benefit Special Olympics, and the public was encouraged to come out for upcoming study sessions on March 4th, March 13th, and March 18th.

IX. Executive Session

Mayor Pro Tem Bell made a motion to go into Executive Session. Council Member Baer seconded the motion. The motion passed by the following vote at 9:11 p.m.

Mayor Moore announced that the meeting would adjourn at the end of 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

[25-145](#)

Executive Session: 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), for which a topic cannot be disclosed without compromising the purpose of the executive session.

X. Adjournment

Approved _____
Mayor

Attest _____
Town Clerk