TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Minutes

Town Council

Tuesday, August 12, 2025 | **6:30 PM** | **Council Chambers**

Link to Watch or Comment Virtually: https://bit.ly/TC2025-2ndTuesday

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: 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 Pro Tem Bell made a motion to approve the Agenda. Council Member Mortellaro seconded the motion. The motion passed by the following vote at 6:31 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

25-137 Approval of the July 22, 2025 Town Council Meeting Minutes

Attachments: 07-22-2025 Council Minutes

25-455 Approval of July 29, 2025 Town Council Special Meeting Minutes

Attachments: 07-29-2025 Council Special Meeting Minutes

25-367 **A** Resolution of the Town Council of the Town of Erie Approving the Assignment of the Town of Erie 2025 Private Activity Bond Allocation to the Colorado Housing and Finance Authority

Attachments: Resolution 25-131
Assignment of Allocation
Request from BCHA
Town of Erie Private Activity Bond Allocation Notice Letter

25-414 A Resolution of the Town Council of the Town of Erie Approving the Third Amendment to Disposition and Development Agreement with Evergreen-County Line & Erie Parkway, L.L.C. for the Erie Town Center

Attachments: Resolution 25-135
Third Amendment to the DDA
Existing DDA

25-427 An Ordinance of the Town Council of the Town of Erie Accepting the Transfer of Real Property from Morgan Hill Metropolitan District No. 3 to the Town and Approving the Associated Special Warranty Deed

Attachments: Ordinance 027-2025
Deed

25-432 A Resolution of the Town Council of the Town of Erie Approving the Purchase of Mobile Generator from Cummins for Mobile Bypass System

Attachments: Resolution 25-139
Agreement Amendment
Cummins Purchase Agreement

25-417 A Resolution of the Town Council of the Town of Erie Approving an Amendment to the Construction Contract with Territory Unlimited, Inc. for the Erie Commons Irrigation Pond Improvements

Attachments: Resolution 25-137
Erie Commons Irrigation Pond Amendment

25-422 A Resolution of the Town Council of the Town of Erie Approving the Second Amendment to the Development Agreement for Westerly Filing No. 1

Attachments: Resolution 25-134
Second Amendment to Development Agreement (Westerly Filing No. 1)
First Amendment to Development Agreement (Westerly Filing No. 1)
Original Development Agreement (Westerly Filing No. 1)

25-408 A Resolution of the Town Council of the Town of Erie Approving the Engagement Letter and Legal Services Agreement with the Law Firm of

Lyons Gaddis for Water Legal Matters

Attachments: Resolution 25-129
Introduction and File Transfer Request Letter
Engagement Letter

25-457 A Resolution of the Town Council of the Town of Erie Appointing Alex Wicks to the Historic Preservation Advisory Board.

Attachments: Resolution 25-141
Alex Wicks Application

25-425 A Resolution of the Town Council of the Town of Erie Approving the First Amendment to the Construction Contract with JOC Construction for the Kenosha Farms Culvert Replacement

Attachments: Resolution 25-140
Kenosha Farms Culvert Amendment

Mayor Pro Tem Bell made a motion to approve the Consent Agenda. Council Member Mortellaro seconded the motion. The motion passed by the following vote at 6:33 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 read the Public Comment rules and opened Public Comment at 6:34 p.m.

The following spoke:
1. Samantha Haggstrom signed up to speak but did not appear.
2. Pamela Teixeira spoke about the airport noise.
3. Leshan Jain spoke about an invitation to join Raksha Bandhan.
4. Melita Pierce spoke about the construction contract on Erie Makerspace (25-437).
5. David Bickford spoke about the construction contract on Erie Makerspace (25-437).

With no additional speakers in person or online virtually, Mayor Moore closed Public Comment at 8:46 p.m.

VI. General Business

25-437 A Resolution of the Town Council of the Town of Erie Approving a Construction Contract with JOC Construction for the Construction of the Erie Makerspace

Attachments: Resolution 25-136

Construction Contract

Luke Bolinger, Director of Parks & Recreation, and Julian Jacquin, Director of Economic Development & TOEURA, presented the item at 6:48 p.m.

Council Member Pesaramelli made a motion to approve Resolution 25-136; Approving a Construction Contract with JOC Construction for the Construction of the Erie Makerspace. Council Member Baer seconded the motion. The motion passed by the following vote at 7:03 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

25-368 Housing Needs Assessment Requirement of SB24-174

Attachments: Staff Report

DRCOG Regional Housing Needs Assessment

SB24-174 Signed Act

Staff Presentation

Eric Leverage, Housing Management Analyst, presented the item at 7:06 p.m.

Mayor Moore asked Council Members to submit comments to staff to discuss at a future meeting. Once reviewed by Council, those comments will be given to DRCOG.

25-214 PUBLIC HEARING: An Ordinance of the Town Council of the Town of Erie Amending Chapters 6 and 7 of Title 10 of the Erie Municipal Code Removing Alternative Standards for Affordable Housing Projects

Attachments: Ordinance No. 023-2025
PC Resolution No P25-07
Staff Report
Staff Presentation
Planning Commission Meeting Minutes May 7
Planning Commission Meeting Minutes June 18
Public Comment to Planning Commission June 18
Draft Planning Commission Meeting Minutes July 2
Notice

Mayor Moore opened the Public Hearing at 7:41 p.m.

Sarah Nurmela, Planning and Development Director, and Kelly Driscoll, Planning Manager, presented the item at 7:42 p.m.

The following spoke:
1. Janet Brown
2. Bob Braudes
3. Ed Guignon
4. Ben Hemphill
5. Cliff Zwart

Mayor Moore closed the Public Comment portion of the Public Hearing at 8:04 p.m.

Council Member Mortellaro made a motion to approve Ordinance 023-2025; Amending Chapters 6 and 7 of Title 10 of the Erie Municipal Code Removing Alternative Standards for Affordable Housing Projects. Mayor Pro Tem Bell seconded the motion. The motion passed by the following vote at 8:33 p.m.

Ayes 4 - Mayor Moore
Mayor Pro Tem Bell
Council Member O'Connor
Council Member Mortellaro

Nayes 3 - Council Member Pesaramelli
Council Member Baer
Council Member Hoback

VII. Council Member Reports and Announcements

Council Members spoke about the following issues.

Mayor Pro Tem Bell spoke about flight patterns at the airport. Once a plane is in the air, it is not in Erie, it is in airspace, and there are limitations as to what the Town can do. FlightAware.com is a great website to view where flights are coming from and their flight patterns. Please be aware the the airport's Air Fare is on September 7th.

Council Member O'Connor spoke about attending the Erie Sustainability Advisory Board Charrette held earlier in the day. Please check out all the current rebate programs at www.erieco.gov.

Council Member Pesaramelli had nothing to share.

Council Member Hoback mentioned that he will be at the "Coffee with Residents" inside Starbucks @ 9-mile on Saturday at 9:00 a.m.

Council Member Mortellaro stated that the survey results will be discussed at next Tuesday's Special Meeting. He also mentioned the Being Better Neighbors (BBN) is putting on multiple events at Erie Fest and that there is a groundbreaking at Firestation #15 on August 21st at 9:00 a.m.

Council Member Baer talked about the CML Baseball League has begun with games being on Thursday nights. She also mentioned that at DRCOG there was an update from Xcel mentioning 45 billion in improvements with 25 billion coming to Colorado. She also had an interview with the Sustainability Resiliance Team and suggested that other Council Members sign up to do the same.

Mayor Moore spoke about attending the Erie Sustainability Advisory Board Charrette earlier today. He also mentioned that Erie Fest is going to be awesome and reminded everyone that the survey results will be discussed at next week's meeting. He will also be joining Council Member Hoback on Saturday, at Starbucks for Coffee with Residents.

VIII. Adjournment

Mayor Moore adjourned the meeting at 8:54 p.m.

Approved _____
Mayor

Attest _____
Town Clerk