MEETING MINUTES
Town Council
Tuesday, June 11, 2024
Public Meeting Room / Eagle Town Hall
200 Broadway Eagle, CO

This agenda and the meetings can be viewed at www.Townofeagle.org.
Times listed are approximate and are subject to change.

TOWN COUNCIL MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

1. This was an in-person meeting with Teams access.

CALL TO ORDER - 6:00 PM

Mayor Turnipseed called the meeting to order at 6:00 p.m.

ROLL CALL

COUNCIL MEMBERS PRESENT

Mikel Kerst, Scott Turnipseed, Ellen Bodenhemier, Geoffrey Grimmer, Jamie Woodworth Foral, Bryan Woods

COUNCIL MEMBERS ABSENT

Nick Sunday

STAFF PRESENT

Larry Pardee, Town Manager
Melissa Daruna, Assistant Town Manager
Matt Mire, Town Attorney
Jenny Rakow, Town Clerk
Jill Kane, Finance Director/Treasurer
Tom Gosiorowski, Public Works Director
Peyton Heitzman, Community Development director Lynette Horan, Human Resources Manager
Jessica Lake, Planner
Molly Furtado, Special Events Manager
Cliff Simonton, Community Development
Sydney Dynek, Planner
Jamie Wilson, Communications & Marketing Specialist
Kira Koppel, Sustainability Specialist
Brian Lieberman, Open Space & Trails Manager
Ryan Goebel, IT Analyst
Carrie Buhlman, Police Chief
Nikki Davis, Economic Development & Housing Specialist
Ryan Johnson, Town Engineer
Stephan Wilson, Utilities Manager

ADOPTION OF AGENDA

MOTION: Council Member Bryan Woods motioned to adopt the agenda as presented. The motion was seconded and passed with a vote of 6 in favor (Kerst, Turnipseed, Bodenhemier, Grimmer, Woodworth Foral, and Woods) and 0 opposed.

PUBLIC COMMENT

Timothy Haley 755 Bull Run. Encouraged the council to support the East Eagle opportunity and down valley ice option.

Mike Earl 544 Howard Street. Asked the council about a tree preservation plan for the Howard Street Project to protect legacy trees to ensure they are taken care of during that project.

CONSENT AGENDA

MOTION: Council Member Mikel Kerst motioned to approve the consent agenda. The motion was seconded and passed with a vote of 6 in favor (Kerst, Turnipseed, Bodenhemier, Grimmer, Woodworth Foral, and Woods) and 0 opposed.

1. Minutes - May 28, 2024

2. Bill Pay - May 2024

3. Resolution 41, Series 2024 "Approving SEHDB Contract for the UBWTP 2 Million Gallon Tank and Lower Eby Creek Tank Rehab and Recoating in 2024 and 2025"

STAFF REPORTS

1. Town Manager Update

   Larry Pardee, Town Manager, stated he is working with Eagle County on the the transfer of River Park property to the town.

   Thanked Council Member Woods for being a tour guide in Fraser on the DDA tour.

   Stated the East Eagle Study will be presented at the next meeting.

2. Department Update

   Council comments: congratulations to Peyton Heitzman on her promotion. Inquiry and discussion on the decrease in short-term rental revenue. Confirmation the town received the electrification planning funds grant. Request to address weeds at the art wall.

BUSINESS ITEMS

1. PUBLIC HEARING: File LUDC24-01: Text amendment to the Land Use and Development Code

   Peyton Heitzman Community Development Director presented this item.

   Council comments: requested further discussion on minimum lot area and some analysis. Requested staff to review turf area as it correlates to uses, i.e. child care is required to have specific surfaces. Further discussion to remove items 1-4 in the Ordinance and references to minimum lot areas.

   a. Ordinance 05, Series 2024 "An Ordinance of the Town Council of the Town of Eagle, Colorado Amending Chapters 4, 5, 11, 14, 17 and 20 of Title 4 of the Eagle Municipal Code Related to Development Standards and Processes"

   MOTION: Council Member Bryan Woods motioned to approve Ordinance 05, Series 2024 "An Ordinance of the Town Council of the Town of Eagle, Colorado Amending Chapters 4, 5, 11, 14, 17, and 20 of Title 4 of the Eagle Municipal Code Related to Development Standards and Processes" with amendments to include removing minimum square footage by reference and adjustments to sections 1-4 of the Ordinance. The motion was seconded and passed with a vote of 6 in favor (Kerst, Turnipseed, Bodenhemier, Grimmer, Woodworth Foral, and Woods) and 0 opposed.

2. Amendments to the Haymeadow Annexation and Development Agreement

   Jessica Lake, Planner, presented this item.

   Michael Hood and Brandon Cohen from Abrika were present.

   Council comments: discussion regarding quotes for construction management and on obtaining additional quotes for consideration by staff. Timeline discussion took place about inflation and rising costs. Emphasis on realistic costs to complete this project with offsets. Concern regarding this being handed over to the town to complete with current projects already budgeted. Road completion is a priority and historically it was integral in the project being originally approved. Staff will evaluate current capacity and may need to reprioritize to include a project of this scope. Concern with the delay of the Haymeadow project to create this situation and asking taxpayers to cover the costs of a developer obligation. The recent community survey strongly indicated constituents want the town to address current infrastructure and not start new projects.

Brandon Cohen from Abrika provided a brief history and explanation for the request for amendments. Discussion on staff interpretation of completion and effect on releasing of performance guarantees. Tom Gosiorowski provided staff perspective on determining completion to protect the town and the future homeowners at Haymeadow. Staff stated reducing thresholds is not recommended. Matt Mire Town Attorney and Larry Pardee Town Manager agreed with the staff's statements regarding performance guarantees and how they are being determined for releases.

Council comments: discussion on disagreements with amendments and how to direct staff to continue. The consensus was to direct staff to continue negotiations with the applicant.

3. DISCUSSION: Subdivision Sketch Plan for Red Mountain Ranch Planning Areas 1 and 2
Jessica Lake Planner presented this item.

Applicant Rocky Cortina developer of the project was also present and gave a brief presentation.

Council comments: inquiry on wildlife management plan requirements, applicant stated the PUD addresses wildlife with density reductions to the east of the property. The consensus was the project sketch plan was well done.

4. Eagle River Park Coalition Funding Request Proposal.
Larry Pardee Town Manager presented this item.

Lachie Thomas, representative was also present for this item.

Council comments: supportive of this proposal but the community survey did not. This proposal may be worth doing more investigation. The recent community survey theme was to take care of what we already have. The group's request was to continue to make improvements at the River Park as part of a step process. Overall the council supports the costs of the studies and would like to see two to compare alternatives.

5. Acquisition of 530 Founders Avenue, #B202
Larry Pardee Town Manager and Nikkie Davis Economic Development & Housing Specialist presented this item. Staff thanked the Eagle Ranch Housing Corporation for the opportunity to work together to secure this housing amenity for the town.

Nikki Davis stated staff will present the deed restriction at the next meeting. Currently, we are scheduled to close on June 27th.

Council comments: inquiry if council members who are also on the Eagle Ranch Housing Corporation board needed to recuse themselves. Matt Mire Town Attorney stated there is not a conflict.

a. Ordinance 06, Series 2024 "An Ordinance of the Town Council of the Town of Eagle, Colorado Authorizing the Purchase of the Real Property Located at 530 Founders Avenue, B202, and Approving the Associated Contract to Buy and Sell Real Estate"
MOTION: Council Member Bryan Woods motioned to approve Ordinance 06, Series 2024 "An Ordinance of the Town Council of the Town of Eagle, Colorado Authorizing the Purchase of the Real Property Located at 530

Founders Avenue, B202, and Approving the Associated Contract to Buy and Sell Real Estate". The motion was seconded and passed with a vote of 6 in favor (Kerst, Turnipseed, Bodenhemier, Grimmer, Woodworth Foral, and Woods) and 0 opposed.

6. Sales Tax Capital Improvement Fund Survey and Project Prioritization
Jill Kane Finance Director presented this item. This is a staff reprioritization using the recent survey results for discussion.

Council comments: thanked staff for the report, it was very helpful, and agreed with the prioritization overall with more discussion.

Larry Pardee stated staff will put $500K for Brush Creek Park back into the budget to fix it this year.

Council comments: discussion on some of the items on the list and where they came from. Staff indicated some items have been carried forward from discussions many years ago. Items marked in red were proposed to be removed. The council discussed how to determine what items to keep on the list. River Park improvements remain in the five-year plan. The council requested staff to prioritize current assets and address funding challenges with focus on community commitments and ballot language.

COUNCIL DISCUSSION AND FUTURE AGENDA ITEMS

Council Member Ellen Bodenhemier – OSRAC has focused on Haymaker Trail adjustments for the High School Races. Continue to have discussions on the Ranger position and the dog park, which resides in open space.

Council Member Bryan Woods – after meeting with the Avon DDA would like Eagle to consider their structure as to how Eagle could be doing this. Concern with code enforcement and citations for parking RVs and boats on private property not in an HOA. Would like to reconsider outside storage rules in Town.

Council Member Geoff Grimmer – stated the bike park is packed and is a great amenity. Shared a NWCCOG survey earlier on tourist and resident economy for council consideration. Attending the geothermal climate and clean energy investment conference tomorrow in Park City.

Council Member Jamie Woodworth Foral – shared the Flight Days volunteer list and asked the council to help with this event if they can.

Mayor Scott Turnipseed - stated the bike park is a huge hit.

EXECUTIVE SESSION - 8:35 PM

MOTION: Council Member Scott Turnipseed motioned to enter into Executive Session pursuant to C.R.S. § 24-6-402(4)(b) to hold a conference with the Town's attorney to receive legal advice on specific legal questions on the topics of regulation of short-term rentals and taxes, and, additionally, pursuant to C.R.S. § 24-6-402(4)(f) to consider personnel matters as it relates to the Town Manager Review. As this executive session involves a personnel matter, the employee involved has been given an opportunity to require that this discussion be conducted in public, and the employee has indicated that they wish for this discussion to occur in private. The council further moves to conclude the regular meeting upon the adjournment of the executive session. The motion was seconded and passed with a vote of 6 in favor (Kerst, Turnipseed, Bodenhemier, Grimmer, Woodworth Foral, and Woods) and 0 opposed.

ADJOURN - 9:30 PM

Date:

Scott Turnipseed, Mayor

Jenny Rakow, CMC Town Clerk