



Town Council
Tuesday, March 11, 2025
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 *This will be an in-person meeting using Teams. Please note: All participants must remain muted until they are requested to speak. This will reduce background noise disruptions to the meeting attendees. When it's your turn to speak, you will have three (3) minutes for public comment. PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on this agenda can be submitted to Camille Deering, Town Clerk, and will be included as part of the record. For technical difficulties, please email camille.deering@townofeagle.org and we will do our best to assist you.*

1. **Microsoft Teams** [Need help?](#)

[Join the meeting now](#)

Meeting ID: 267 851 210 13

Passcode: 3JL2MZ6n

Dial in by phone

[+1 469-770-0416](tel:+14697700416), [772332626#](tel:+1772332626) United States, Kaufman

[Find a local number](#)

Phone conference ID: 772 332 626#

CALL TO ORDER - 6:00 PM

ROLL CALL

ADOPTION OF AGENDA *Opportunity for amendment or deletions to the agenda.*

PUBLIC COMMENT *Citizen public comment offers an opportunity for citizens to express opinions or ask questions regarding town services, policies, or other matters of community concern, and any items that are not on the agenda. Please attempt to keep comments to three (3) minutes; time limits are established to provide efficiency in the conduct of the meeting and to allow equal opportunity for everyone wishing to speak. When appropriate, any questions by the public during public comment will be followed up on by the Town Manager and Town staff. Those who are speaking are requested to state their name and address for the record.*

PRESENTATIONS- 6:10 *Prescheduled presentations from the public are limited to 5 minutes. Invited presentations are limited to 10 minutes. Prior arrangements for presentations are made with the Town Clerk. The Council cannot appropriate funds or waive fees in response to a presentation.*

1. Vail Valley Foundation, Mike Imhoff

CONSENT AGENDA- 6:20 *Consent agenda items are routine Town business, items that have received clear direction previously from the council, final land-use file documents after the public hearing has been closed, or which do not require council deliberation.*

1. Minutes- February 25, 2025
2. Bill Pay

3. Resolution 20, Series 2025, "A Resolution of the Town Council of the Town of Eagle, Colorado, appointing Tom Gosiorowski to serve as the Town representative on the Eagle Ranch Wildlife Committee"
4. Resolution 22, Series 2025, "A Resolution of the Town Council of the Town of Eagle, Colorado Supporting a Grant Application to the Department of Local Affairs Rural Economic Development Initiative ("REDI") Program"
5. Resolution 23, Series 2025, "A Resolution of the Town Council of the Town of Eagle, Colorado, Approving A Professional Services Agreement with Walking Mountains for Energy Efficiency Rebates"

STAFF REPORTS- 6:25 *The Town Manager and department staff prepare and provide internal updates to the council.*

1. Town Manager Update
2. Department Update

BUSINESS ITEMS - 6:30 *Items and / or Public Hearings are listed under Business may be old or new and may require review or action by the council.*

1. PUBLIC HEARING: Land Use File: DR24-01 Reserve at Hockett Gulch Phase 1b and Phase 2 Major Development Permit
 - a. Resolution 19, Series 2025, "A Resolution of the Town Council of the Town of Eagle, Colorado Approving a Major Development Permit and Associated Development Agreement for Reserve at Hockett Gulch Phase 1B and Phase 2"
2. Open Space Ranger and Maintenance Specialists Position Funding Agreements Update
3. Eagle Dog Park Updates Proposal
4. Resolution 19, Series 2025, "A Resolution of The Town Council of The Town of Eagle, Colorado, To Move Jennifer Sturgeon from First Alternate to a Regular Member and Appointing One Applicant to Fill One Vacancy on the Town of Eagle Planning and Zoning Commission"

COUNCIL DISCUSSION AND FUTURE AGENDA ITEMS- 8:30 *Council will use this time to propose future agenda items, provide updates on Council Committees, and address general discussion items.*

EXECUTIVE SESSION- 8:35

1. For discussion of a personnel matter under C.R.S. Section 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 any elected official; or personnel policies that do not require the discussion of matters personal to particular employees
2. An executive session to receive legal advice from the Town attorney and special counsel pursuant to CRS 24-6-402(4)(b) and to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators pursuant CRS 24-6-402(4)(e) regarding the Eagle Meadows Annexation.
3. And further move to conclude the regular meeting upon the adjournment of the Executive Session.

ADJOURN- 9:35

I hereby certify that the above Notice of Meeting was posted by me in the designated location at least 24 hours prior to said meeting.



Camille Deering
Town Clerk

PUBLIC WIFI – Eagle Guest



EAGLE TOWN PARK

2024

SHOWDOWN TOWN

EVENT RECAP

PRESENTED BY

VVF.ORG

FREE CONCERT SERIES



Alpine Bank

2024 SHOWDOWN TOWN HIGHLIGHTS

 **7 SHOWS***
THURSDAYS
JUNE 27-AUGUST 15

 **96%**
ATTENDEES CAME TO
EAGLE SPECIFICALLY
FOR THE EVENT

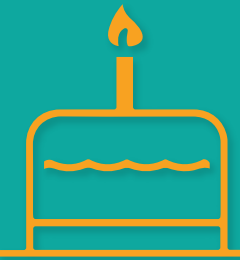
 **89%**
DIVERSION
RATE

 **3,640***
ESTIMATED TOTAL
ATTENDANCE

 **87%**
“VERY”-“EXTREMELY
LIKEY” TO RETURN

 **92**
NET PROMOTER
SCORE

 **3.8***
AVERAGE # OF
CONCERTS ATTENDED

 **52****
AVERAGE AGE OF
RESPONDENTS

 **13**
COMMUNITY
SPONSORSHIPS

 **\$67,000***
ESTIMATED REVENUE
GENERATED TO THE
TOWN OF EAGLE

*2024 NUMBERS IMPACTED BY 6/27 SHOW CANCELED DUE TO SEVERE WEATHER
**REFERS TO THE AVERAGE ADULT AGE, CHILDREN UNDER 18 ARE NOT SURVEYED OR ACCOUNTED FOR IN THIS AVERAGE.





2024 TOTAL EVENT REVENUES

\$114,946	VVF GENERAL FUND REVENUE ALLOCATION
\$50,000	TITLE SPONSOR (TOWN OF EAGLE)
\$10,000	PRESENTING SPONSOR
\$18,950	COMMUNITY SPONSORS

==TOTAL REVENUE = \$193,896==

2024 TOTAL EVENT EXPENSES

\$3780	SECURITY
\$1758	TRASH
\$7,000	TALENT (ARTIST FEES)
\$7,000	ARTIST MANAGEMENT, SHOW ADVANCE, TRANSPORTATION & BOOKING
\$15,820	SOUND
\$700	GREEN ROOM HOSPITALITY (BEER, WATER, ICE, SNACKS)
\$20,360	TOTAL MARKETING, CREATIVE & ADVERTISING
\$4250	SIGNAGE
\$1730	SALES TEAM COMMISSION
\$200,458	PROJECT LABOR

==TOTAL EXPENSE = \$277,946==

==NET CONTRIBUTION = (\$84,050)==





MEETING MINUTES
Town Council
Tuesday, February 25, 2025
Public Meeting Room / Eagle Town Hall
200 Broadway Eagle, CO

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TOWN COUNCIL MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION *This was an in-person meeting using Teams.*

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 (Virtual), Nick Sunday, Jamie
Woodworth Foral, Bryan Woods

COUNCIL MEMBERS ABSENT

None

STAFF PRESENT

Larry Pardee, Town Manager
Melissa Daruna, Assistant Town Manager
Richard Peterson-Cremer, Town Attorney
Jenny Rakow, Town Clerk
Camille Deering, Town Clerk
Jill Kane, Finance Director/Treasurer
Carrie Buhlman, Police Chief
Tom Gosiorowski, Public Works Director
Peyton Heitzman, Community Development Director
Lynette Horan, Human Resources Manager
Sydney Dynek, Planner
Kira Koppel, Sustainability Specialist
Kyle Brotherton, Planner
Ryan Goebel, IT Analyst
Kevin Aoki, Information Technology Manager
Nikki Davis, Economic Development & Housing Specialist

ADOPTION OF AGENDA

There were no changes to the agenda.

MOTION: Council Member Nick Sunday motioned to adopt the agenda as presented. The motion was seconded and Passed with a vote of 7 in favor (Kerst, Turnipseed, Bodenhemier, Grimmer, Sunday, Woodworth Foral, and Woods) and 0 opposed.

PUBLIC COMMENT

1. Chris Green, XX Church Street- inquired about construction and maintenance of Charlie Brown trail. Expressed concerns regarding safety and drainage. Requested additional attention to the pedestrian bike path at 6th and Church Street regarding safety of bikes, pedestrians and vehicles. Also requested weed control for construction scar in the cemetery tank area.

XXX from Colorado Booting, requested the council to contact state representatives regarding state law changes to parking regulations affecting private lots.

PRESENTATIONS

1. Life Saving Award, Eagle Police
Chief Carrie Buhlman presented this item. Officer Joshua Sanders was presented with a Lifesaving Award.
2. National Donate Life Month Proclamation 2025
Mayor Turnipseed read the proclamation into the record.

CONSENT AGENDA

MOTION: Council Member Ellen Bodenhemier motioned to approve the consent agenda. The motion was seconded and passed with a vote of 7 (Kerst, Turnipseed, Bodenhemier, Grimmer, Sunday, Woodworth Foral, and Woods) in favor and 0 opposed.

1. Minutes - February 11, 2025
2. Resolution 16, Series 2025 "A Resolution of the Town Council of the Town of Eagle, Colorado Supporting the Application for Grant Funding from the Colorado Department of Local Affairs"

STAFF REPORTS

Town Manager Update

Housing Update

Council Comments: Ellen Bodenheimer requested Kim Bell Williams from the Valley Home Store to attend an upcoming council meeting and requested quarterly updates on the work being done. Additional request to include locations in the report similar to Eagle Villas that are not part of the town program but still provide affordable local housing.

BUSINESS ITEMS

1. 2023 Audit Presentation, Roger Maggard, Maggard & Hood, P.C.
Roger Maggard presented this item and highlighted sections of the audit for 2023

MOTION: Council Member Nick Sunday motioned to approve the 2023 Audit report and Management Letter that will be submitted to the State. The motion was seconded and passed with a vote of 7 (Kerst, Turnipseed, Bodenhemier, Grimmer, Sunday, Woodworth Foral, and Woods) in favor and 0 opposed.

2. Energy Efficiency Rebates - 2024 Recap and 2025 Discussion

Nicki Maline of Walking Mountains gave a presentation on the 2024 rebate program.

Council Comments: discussion on costs, quality of the program, and budgeting strategy for 2026.

3. PUBLIC HEARING: Reserve at Hockett Gulch Phase 1b and Phase 2

Mayor Scott Turnipseed opened the public hearing on Land Use File DR24-01 Major Development Permit for Reserve at Hockett Gulch Phase 1b and Phase 2.

Carrie McCool, staff contract planner, presented this item.

Council Comments: discussed the options for wildlife fences recommended by CPW. Additional information was requested prior to the March 11 hearing date. Landscaping improvements were also requested.

Mallory Mooney from Norris Design presented on behalf of the applicant.

Rob McKenzie from Epoch presented on behalf of the applicant.

Council comments: requested developer and consultants to the Eagle County GIS system for wildlife mapping. Applicants were not prepared to discuss new LERP requirements for this project. The applicant provided information that CPW has been non-responsive to requests since November. Staff inquired about if contracting with a wildlife biologist as an option. After discussion staff were asked to contact or meet with CPW staff to find a compromise to the wildlife issue and be prepared to give an overview of the migration plan.

Council Member Grimmer left the meeting at 8:00 p.m.

Mayor Turnipseed opened public comment. There was no public comment

MOTION: Council Member Jamie Woodworth Foral motioned to continue the Public Hearing for Reserve at Hockett Gulch Phase 1b and Phase 2 to March 11, 2025. The motion was seconded and passed with a vote of 6 in favor (Kerst, Turnipseed, Bodenhemier, Sunday, Woodworth Foral, and Woods) and 0 opposed.

COUNCIL DISCUSSION AND FUTURE AGENDA ITEMS

Council Member Bodenhemier: requested follow up on the Haymeadow real estate transfer assessment and options for directing those funds to wildlife and for the sales tax capital improvement fund balance policy.

Council Member Woods: stated the DDA would like more input on the Capitol Street redesign and noted their grant program opens soon.

EXECUTIVE SESSION - 8:35 PM

MOTION: Mayor Scott Turnipseed motioned to enter into Executive Session to discuss the acquisition, transfer, and sale of real property interests under C.R.S Section 24-6-402(4)(a) as it relates to Old Town Hall located at 112 West Second Street. The motion was seconded and passed with a vote of 6 in favor (Kerst, Turnipseed, Bodenhemier, Sunday, Woodworth Foral, and Woods) and 0 opposed

ADJOURN - 8:45 PM

Date:

Scott Turnipseed, Mayor

Camille Deering, Town Clerk

**BILL SCHEDULE
FEBRUARY 2025**

GENERAL FUND

Town Council

Amazon	Tuition & Books	\$	714.24
Grandeas Rising Stars Sports Fund	Community Requests		1,611.00
Rocky Mountain Sport Riders Inc	Community Requests		1,667.00
Total Town Council		\$	3,992.24

General Government

CEBT	Health & Life Ins. Payable	\$	1,353.83
Rocky Mountain Reserve LLC	Health & Insurance Benefits		24.61
Standard Insurance Company	Health & Life Ins. Payable		124.95
Amazon Capital Services	Office Supplies		26.80
Chat GPT	Dues & Subscriptions		20.00
Colorado Municipal League	Dues & Subscriptions		5,644.00
Eagle River Fire Protection District	Professional Services		25,000.00
Economic & Planning Systems, Inc.	Professional Services		1,280.00
KLJ Engineering LLC	Professional Services		1,327.93
Logan Simpson	Professional Services		6,939.19
RRC Associates, Inc.	Professional Services		2,000.00
Walking Mountains Science Center	Professional Services		7,344.00
Hoffman, Parker, Wilson & Carberry PC	Legal - General		2,622.00
Total General Government		\$	53,707.31

General Administration

Eagle Ranch Housing Corp	Utility Overpayment Refund	\$	43.72
Eaton, Carl	Utility Overpayment Refund		200.16
FCP Ltd	Utility Overpayment Refund		5,538.63
Herzog, Jason	Utility Overpayment Refund		184.04
Kopriva, Rebecca	Utility Overpayment Refund		176.06
Verderber, Tom J.	Utility Overpayment Refund		69.53
Abrika Properties	Planning Deposit - General		14,374.00
CEBT	Health & Life Ins. Payable		8,586.24
Family Support Registry	Misc. Deductions Payable		146.76
Bechard, Jessica	Facility Usage Deposit Refund		1,025.00
Brush Creek Elementary School	Facility Usage Deposit Refund		375.00
Cervantes, Michelle	Facility Usage Deposit Refund		375.00
Delgado, Esmeralda	Facility Usage Deposit Refund		750.00
Diaz, Blanca	Facility Usage Deposit Refund		375.00
Eagle County Democrats	Facility Usage Deposit Refund		750.00
Farley, Scott	Facility Usage Deposit Refund		650.00
Favela, Laura	Facility Usage Deposit Refund		750.00
Georgieva, Daniela	Facility Usage Deposit Refund		750.00
Godoy, Estefania	Facility Usage Deposit Refund		650.00
Green, Brandon	Facility Usage Deposit Payable		1,025.00
Nottingham, Kim	Facility Usage Deposit Refund		750.00
Top Notch Logworks	Facility Usage Deposit Refund		375.00

General Administration (Cont.)

Vail Club 50	Facility Usage Deposit Refund	750.00
Abrika Properties	Planning & Zoning Reimbursable	1,565.50
CEBT	Health & Insurance Benefits	4.50
Rocky Mountain Reserve LLC	Health & Insurance Benefits	68.04
Standard Insurance Company	Health & Life Ins. Payable	263.78
Amazon Capital Services	Office Supplies	283.50
Employer's Council Services, Inc.	Office Supplies	220.00
Signature Signs Inc	Office Supplies	14.00
International Inst. Of Mun. Clerks	Dues & Subscriptions	195.00
Mountain Careers	Dues & Subscriptions	175.00
Trybe Property Management LLC	Employee Housing Rental Exp	2,828.44
Chase Paymentech	C.C. Transaction Fees	374.03
Xpress Bill Pay	C.C. Transaction Fees	90.92
Hoffman, Parker, Wilson & Carberry PC	Legal	877.50
Maggard & Hood, Pc	Auditing & Accounting	10,000.00
Xpress Bill Pay	Computer Support	50.00
King Soopers Customer Charges	Meeting Expense	41.63
Red Canyon Café	Meeting Expense	65.84
Government Executive Media Group	Tuition & Books	1,000.00
Cirsa	Insurance - Pavilion	801.38
Total General Administration		\$ 57,588.20

Community Development

CEBT	Health & Life Ins. Payable	\$ 9,314.30
Rocky Mountain Reserve LLC	Health & Insurance Benefits	115.81
Standard Insurance Company	Health & Life Ins. Payable	48.07
Fleet Services	Vehicle Fuel	357.45
Amazon Capital Services	Equipment (Non-Capital)	649.03
Wave Pro	Dues & Subscriptions	16.00
Baseline Engineering Corporation	Professional Services	274.50
McCool Development Solutions, LLC	Professional Services	3,437.50
Baseline Engineering Corporation	Planning Reimbursable	854.00
Economic & Planning Systems, Inc.	Planning Reimbursable	10,517.50
Garfield & Hecht, P.C.	Planning Reimbursable	2,496.00
Hoffman, Parker, Wilson & Carberry PC	Planning Reimbursable	737.50
Kipp Land Surveying LLC	Planning Reimbursable	1,750.00
LRE Water	Planning Reimbursable	4,062.25
McCool Development Solutions, LLC	Planning Reimbursable	4,946.00
Mott MacDonald	Planning Reimbursable	6,144.00
Hoffman, Parker, Wilson & Carberry PC	Legal	1,372.50
Bluebeam, Inc	Computer Support	1,760.00
King Soopers Customer Charges	Meeting Expense	24.06
J.S. Lengel And Associates Inc	Contract Services	3,500.00
Town Of Gypsum	Contract Services	467.50
Valley Home Store LLC	Contract Services	7,500.00
American Planning Association	Tuition & Books	2,355.00
Dynek, Sydney	Tuition & Books	1,680.00
Total Community Development		\$ 64,378.97

Municipal Court

CEBT	Health & Life Ins. Payable	\$	191.88
Rocky Mountain Reserve LLC	Health & Insurance Benefits		1.45
Standard Insurance Company	Health & Life Ins. Payable		990.00
Gendelman Klimas, Ltd	Legal		6.44
Total Municipal Court		\$	1,189.77

Streets

CEBT	Health & Insurance Benefits	\$	3,940.92
Rocky Mountain Reserve LLC	Health & Insurance Benefits		102.51
Standard Insurance Company	Health & Life Ins. Payable		252.67
Cintas Corporation	Office Supplies		19.86
King Soopers Customer Charges	Office Supplies		4.99
Quill Corporation	Office Supplies		76.36
Grainger	Operating Supplies		598.24
Wylaco Supply Co	Operating Supplies		52.44
Boot Barn	Uniforms		528.76
Carhartt	Uniforms		2,639.23
Tractor Supply Co	Uniforms		367.47
Trick Threads	Uniforms		198.00
Alpine Lumber Co.	Repair & Maintenance Supplies		55.29
Glenwood Springs Auto Parts Inc (Napa)	Repair & Maintenance Supplies		58.22
Gypsum Eagle Ace Hardware	Repair & Maintenance Supplies		9.59
Lawson Products	Repair & Maintenance Supplies		273.07
O.J. Watson Company, Inc.	Repair & Maintenance Supplies		1,715.51
Paint Bucket	Repair & Maintenance Supplies		78.28
Wagner Equipment Co	Repair & Maintenance Supplies		2,710.33
Wylaco Supply Co	Repair & Maintenance Supplies		1,339.62
Auto Truck Group, LLC	Vehicle Repair & Maintenance Supplies		256.65
Glenwood Springs Auto Parts Inc (Napa)	Vehicle Repair & Maintenance Supplies		262.36
Fleet Services	Vehicle Fuel		1,714.99
Holy Cross Energy	Utility Services		3,484.12
Colorado Mtn. News Media	Recruitment		229.50
KLJ Engineering LLC	Professional Services		23,178.66
Eagle County Solid Waste & Recycling	Repair & Maintenance Services		230.72
Utility Notification Center Of Colorado	Repair & Maintenance Services		63.37
Wagner Equipment Co	Repair & Maintenance Services		1,325.99
Total Streets		\$	45,767.72

Public Safety

CEBT	Health & Life Ins. Payable	\$	30,773.78
Rocky Mountain Reserve LLC	Health & Insurance Benefits		260.55
Standard Insurance Company	Health & Life Ins. Payable		968.37
Amazon Capital Services	Office Supplies		82.15
Vaughan, Madison	Office Supplies		36.98
Zazzle	Office Supplies		36.06
Amazon Capital Services	Operating Supplies		138.95
Magnum Electronics Inc	Operating Supplies		333.08

Public Safety (Cont.)

Amazon	Uniforms	112.00
Galls, LLC	Uniforms	539.99
JB T-Shirts Silkscreen & Embroidery	Uniforms	673.50
Kore Essentials	Uniforms	140.30
L.N. Curtis & Sons	Uniforms	746.86
Auto Zone, Inc	Vehicle Repair & Maintenance Supplies	33.99
Eagle County Fleet Service	Vehicle Repair & Maintenance Supplies	1,248.74
Fas-Break Auto Glass	Vehicle Repair & Maintenance Supplies	483.29
Megaohn Motorsports	Vehicle Repair & Maintenance Supplies	149.97
Fleet Services	Vehicle Fuel	3,393.79
L.N. Curtis & Sons	Equipment (Non-Capital)	1,527.00
A.L.E.R.T./S.A.M.	Dues & Subscriptions	100.00
Int'l Assoc. For Property & Evidence Inc	Dues & Subscriptions	65.00
AT&T Mobility	Utility Services	813.14
Doctors On Call	Recruitment	130.00
Indeed	Recruitment	166.97
Trustonics, LLC	Recruitment	450.00
Pristine Dry Cleaners	Professional Services	49.44
Hoffman, Parker, Wilson & Carberry PC	Legal	382.50
Eagle County Fleet Service	Repair & Maintenance Services	4,625.50
Fas-Break Auto Glass	Repair & Maintenance Services	150.00
Tyler Technologies, Inc	Computer Support	592.41
Courtyard	Travel	(18.56)
Holiday Inn	Travel	320.00
Jaime's	Travel	24.16
Scriver, Dominik	Travel	20.53
Springhill Suites	Travel	260.59
Subway	Travel	7.99
Yard House	Travel	31.36
Concerns Of Police Survivors	Tuition & Books	350.00
Intelligent Police Solutions	Tuition & Books	175.00
Axon Enterprise, Inc.	Axon Supplies & Services	38,002.64
Eagle County Animal Control	Contract Payments	6,917.00
Town Of Vail	Contract Payments	289,135.28
Transunion Risk & Alternative Data Solut	Contract Payments	109.00
Total Public Safety		\$ 384,539.30

Buildings & Grounds

CEBT	Health & Insurance Benefits	\$ 10,009.48
Rocky Mountain Reserve LLC	Health & Insurance Benefits	95.54
Standard Insurance Company	Health & Life Ins. Payable	241.49
Cintas Corporation	Office Supplies	19.85
King Soopers Customer Charges	Office Supplies	4.99
Quill Corporation	Office Supplies	76.37
Carhartt	Uniforms	2,041.99
Trick Threads	Uniforms	162.00
Alpine Lumber Co.	Repair & Maintenance Supplies	26.31
Glenwood Springs Auto Parts Inc (Napa)	Repair & Maintenance Supplies	168.21

Buildings & Grounds (Cont.)

Gypsum Eagle Ace Hardware	Repair & Maintenance Supplies	709.46
Home Depot Pro	Repair & Maintenance Supplies	2,955.85
Lawson Products	Repair & Maintenance Supplies	273.08
Mac Equipment	Repair & Maintenance Supplies	356.40
Wagner Equipment Co	Repair & Maintenance Supplies	938.66
Glenwood Springs Auto Parts Inc (Napa)	Vehicle Repair & Maintenance Supplies	339.22
Fleet Services	Vehicle Fuel	811.60
Black Hills Energy	Utility Services	6,465.96
Holy Cross Energy	Utility Services	3,445.18
Jerry-master Janitorial	Janitorial Maintenance Contracts	2,158.00
Eagle County Solid Waste & Recycling	Repair & Maintenance Services	230.72
Sno-White Linen Rental	Repair & Maintenance Services	462.42
Thompson Welding	Repair & Maintenance Services	25.00
Total Buildings & Grounds		\$ 32,017.78

Events

CEBT	Health & Life Ins. Payable	\$ 2,592.84
Rocky Mountain Reserve LLC	Health & Insurance Benefits	25.66
Standard Insurance Company	Health & Life Ins. Payable	80.51
JB T-Shirts Silkscreen & Embroidery	Uniforms	42.00
Canva	Dues & Subscriptions	29.97
SESAC Rights Management Inc	Dues & Subscriptions	610.00
King Soopers Customer Charges	Meeting Expense	30.66
Ann Lincoln Entertainment, LLC	Event Production	900.00
Madison House III, LLC	Event Production	5,000.00
Total Events		\$ 9,311.64

Engineering

CEBT	Health & Insurance Benefits	\$ 5,456.40
Rocky Mountain Reserve LLC	Health & Insurance Benefits	43.43
Standard Insurance Company	Health & Life Ins. Payable	171.40
Cintas Corporation	Office Supplies	19.85
King Soopers Customer Charges	Office Supplies	4.99
Quill Corporation	Office Supplies	41.24
Fleet Services	Vehicle Fuel	123.01
I-70 Coalition	Dues & Subscriptions	2,110.00
Hoffman, Parker, Wilson & Carberry PC	Legal	315.00
Bluebeam, Inc	Computer Support	2,310.00
Total Engineering		\$ 10,595.32

Information Technology

CEBT	Health & Life Ins. Payable	\$ 2,442.62
Rocky Mountain Reserve LLC	Health & Insurance Benefits	19.11
Standard Insurance Company	Health & Life Ins. Payable	76.50
Amazon Capital Services	Office Supplies	781.54
Century Link	Utility Services	6,089.58
Verizon Wireless, Bellevue	Utility Services	2,661.16
Aspen Wireless Technologies, Inc.	Computer Support	2,725.00

information Technology (Cont.)

Greystone Technology	Computer Support	40.00
Mammoth Networks	Computer Support	503.68
Skytide Group LLC	Computer Support	19,932.14
TEC Integration, Inc.	Computer Support	200.00
Garduno's	Meeting Expense	72.00
Slope & Hatch	Meeting Expense	77.88
Government Executive Media Group	Tuition & Books	1,000.00
Professional Document Solutions, Inc.	Contract Payments	548.95
Xerox Financial Services LLC	Contract Payments	2,759.42
Total Information Technology		\$ 39,929.58

Communications & Marketing

Rocky Mountain Reserve LLC	Health & Insurance Benefits	\$ 6.57
Mail Chimp	Dues & Subscriptions	132.00
I Design Aspen LLC	Professional Services	2,287.50
Signature Signs Inc	Media	1,309.00
What To Do	Media	1,500.00
Civic Plus	Website	8,162.41
Total Communications & Marketing		\$ 13,397.48

Sustainability

CEBT	Health & Life Ins. Payable	\$ 951.12
Rocky Mountain Reserve LLC	Health & Insurance Benefits	13.03
Standard Insurance Company	Health & Life Ins. Payable	45.19
Amazon	Operating Supplies	104.23
Total Sustainability		\$ 1,113.57

Economic Development & Housing

CEBT	Health & Life Ins. Payable	\$ 1,907.84
Rocky Mountain Reserve LLC	Health & Insurance Benefits	14.47
Standard Insurance Company	Health & Life Ins. Payable	46.89
Impact Development Fund	Dues & Subscriptions	1,500.00
Eagle Ranch Association	Employee Housing Rental Exp	350.00
Total Economic Development & Housing		\$ 3,819.20

Total GENERAL FUND**\$ 721,348.08****CAPITAL IMPROVEMENTS FUND**

Aspen Wireless Technologies, Inc.	IT Improvements	\$ 1,365.40
Tri-Phase Electric	IT Improvements	6,615.75
Eagle County Treasurer	Employee Housing Property	1,033.00
Martin/Martin Consulting Engineers	Street Replacement- Capitol St	7,474.62
KLJ Engineering LLC	Grand Avenue Improvements	10,202.92
Truckmax Isuzu	Multi Purpose Truck	186,995.00
Down Valley Tire Pros	Patrol Vehicles	3,276.72
Kustom Signals	Patrol Vehicles	5,725.50
Total CAPITAL IMPROVEMENTS		\$ 222,688.91

WASTE WATER FUND

CEBT	Health & Insurance Benefits	\$ 7,186.71
Rocky Mountain Reserve LLC	HEALTH INSURANCE - HSA/HRA	68.90
Standard Insurance Company	Health & Life Ins. Payable	255.41
Cintas Corporation	OFFICE SUPPLIES	19.85
Western Slope Supplies Inc	OFFICE SUPPLIES	10.35
Wylaco Supply Co	Operating Supplies	72.00
Grainger	Uniforms	49.92
Fleet Services	Vehicle Fuel	75.54
Browns Hill Engineering	Equipment (Non-Capital)	225.00
Federal Express Corp.	Communication & Shipping	230.75
Nextrust Inc	Communication & Shipping	298.09
Institute for Sustainable Infrastructure	Dues & Subscriptions	50.00
Black Hills Energy	Utility Services	8,994.79
Holy Cross Energy	Utility Services	10,371.04
APWA	Recruitment	150.00
Colorado Mtn. News Media	Recruitment	91.80
Indeed	Recruitment	92.13
Orange Tree Screening	Recruitment	12.36
Yourmembership.Com	Recruitment	119.60
Chase Paymentech	C.C. Transaction Fees	722.98
Xpress Bill Pay	C.C. Transaction Fees	600.10
Denali Water Solutions LLC	Sludge Disposal	8,021.66
DRC Construction Services, Inc.	Sewer Imaging	65,881.88
American Mechanical Services	Repair & Maintenance Services	525.00
Browns Hill Engineering	Repair & Maintenance Services	528.50
Eagle County Solid Waste & Recycling	Repair & Maintenance Services	(43.00)
Intermountain Systems	Repair & Maintenance Services	965.00
Utility Notification Center Of Colorado	Repair & Maintenance Services	63.38
Eagle River Water & Sanitation District	Testing & Permits	5,803.50
SGS North America Inc	Testing & Permits	2,156.93
Browns Hill Engineering	Contract Payments	2,066.20
Total WASTE WATER FUND		\$ 115,666.37

WATER FUND

CEBT	Health & Insurance Benefits	\$ 10,623.56
Rocky Mountain Reserve LLC	Health & Insurance Benefits	102.06
Standard Insurance Company	Health & Life Ins. Payable	361.78
Cintas Corporation	Office Supplies	19.85
Hach Company	Operating Supplies	1,329.20
PVS DX Inc	Operating Supplies	5,347.01
Wylaco Supply Co	Operating Supplies	72.00
Grainger	Uniforms	74.89
Ferguson Enterprises, Inc.	Repair & Maintenance Supplies	41.27
Grainger	Repair & Maintenance Supplies	290.26
Gypsum Eagle Ace Hardware	Repair & Maintenance Supplies	55.98
Two Valley Tire LLC	Vehicle Repair & Maintenance Supplies	974.78
Fleet Services	Vehicle Fuel	146.49
Ferguson Enterprises, Inc.	Meters	277.27

WATER FUND (Cont.)

Ferguson Enterprises, Inc.	Meter Related Items	28,600.00
Nextrust Inc	Communication & Shipping	298.09
American Water Works Association	Dues & Subscriptions	431.00
Business Radio Licensing	Dues & Subscriptions	125.00
AmeriGas	Utility Services	4,376.35
Black Hills Energy	Utility Services	213.64
Holy Cross Energy	Utility Services	8,214.19
APWA	Recruitment	225.00
Colorado Mtn. News Media	Recruitment	137.70
Indeed	Recruitment	138.20
Orange Tree Screening	Recruitment	18.54
Yourmembership.Com	Recruitment	179.40
Chase Paymentech	C.C. Transaction Fees	1,226.88
Xpress Bill Pay	C.C. Transaction Fees	836.50
Garfield & Hecht, P.C.	Legal	1,873.85
Argis Solutions, Inc.	Engineering	265.00
LRE Water	Engineering	3,686.68
Blue Monster Service LLC	Repair & Maintenance Services	135.00
Two Valley Tire LLC	Repair & Maintenance Services	358.00
Utility Notification Center Of Colorado	Repair & Maintenance Services	63.38
Eagle River Water & Sanitation District	Testing & Permits	320.00
Browns Hill Engineering	Contract Payments	8,264.80
Hach Company	Contract Payments	36,718.00
Wazee Crane LLC	Contract Payments	1,910.00
Browns Hill Engineering	Capital Expenditures	7,450.00
Ferguson Enterprises, Inc.	Capital Expenditures	11,536.14
Mott MacDonald	Tank Replacement	7,029.75
Phoenix Industries Ltd	Tank Replacement	57,453.30
Short Elliott Hendrickson, Inc.	Main Replacement/Brush Creek	8,426.87
Martin/Martin Consulting Engineers	Water Line Improvements	7,474.63
Short Elliott Hendrickson, Inc.	Water Line Improvements	5,617.92
Total WATER FUND		\$ 223,320.21

REFUSE FUND

Nextrust Inc	Communication & Shipping	\$ 298.08
Chase Paymentech	C.C. Transaction Fees	219.09
Xpress Bill Pay	C.C. Transaction Fees	272.77
Vail Honeywagon	Contract Services	1,113.00
Total REFUSE FUND		\$ 1,902.94

STORMWATER FUND

Nextrust Inc	Communication & Shipping	\$ 298.08
Chase Paymentech	C.C. Transaction Fees	21.91
Xpress Bill Pay	C.C. Transaction Fees	18.19
Total STORMWATER FUND		\$ 338.18

BROADBAND FUND

CEBT	Health & Life Ins. Payable	\$ 347.27
Rocky Mountain Reserve LLC	Health & Insurance Benefits	5.07
Standard Insurance Company	Health & Life Ins. Payable	22.83
Hoffman, Parker, Wilson & Carberry PC	Legal	202.50
Aspen Wireless Technologies, Inc.	Computer Support	6,978.00
Total BROADBAND FUND		\$ 7,555.67

SALES TAX CAPITAL IMPROVEMENTS FUND

JEV Construction Inc.	Retainage Payable	\$ 12,069.19
Dynamic Program Management, LLC	Multi-Use Rec Facilities	11,786.69
Ground Engineering Consultants	Multi-Use Rec Facilities	7,580.00
JHL Constructors Inc	Multi-Use Rec Facilities	895,928.33
Ohlson Lavoie Corporation	Multi-Use Rec Facilities	7,911.52
Wiss Janney Elstner Associates Inc	Multi-Use Rec Facilities	577.50
Total SALES TAX CAPITAL IMPROVEMENTS FUND		\$ 935,853.23

OPEN SPACE FUND

CEBT	Health & Life Ins. Payable	\$ 1,366.53
Rocky Mountain Reserve LLC	Health & Insurance Benefits	16.21
Standard Insurance Company	Health & Life Ins. Payable	67.14
Alpine Lumber Co.	Repair & Maintenance Supplies	64.94
Fleet Services	Vehicle Fuel	5.80
Vail Honeywagon	Repair & Maintenance Services	299.47
ERO Resources Corporation	Habitat & Riparian Restoration	12,445.96
Total OPEN SPACE FUND		\$ 14,266.05

DDA FUND

Downtown Colorado Inc.,	Dues & Subscriptions	\$ 1,000.00
Hoffman, Parker, Wilson & Carberry PC	Legal	787.50
Food Smith	Grant Program Expenditures	4,400.00
Total DDA FUND		\$ 6,187.50

Total	\$ 2,249,127.14
Payroll	\$ 604,798.06
Grand Total	\$ 2,853,925.20



To: Mayor Turnipseed and Town Council
From: Brian Lieberman, Open Space and Trails Manager
Date: March 11, 2025

Agenda Item: Resolution 20, Series 2025, "A Resolution of the Town Council of the Town of Eagle, Colorado, appointing Tom Gosiorowski to serve as the Town representative on the Eagle Ranch Wildlife Committee."

REQUEST: Staff requests that the Town Council appoint a representative on the Eagle Ranch Wildlife Committee for the Town of Eagle.

BACKGROUND: The Eagle Ranch Wildlife Committee was established per Sections 5.9.1 and 5.9.2 of the Declaration for Eagle Ranch. Two percent of the one percent transfer assessment in Eagle Ranch is placed into a fund for the purpose of wildlife protection within, affecting, or affected by Eagle Ranch. The purpose of the Wildlife Committee is to oversee the disbursement of these funds.

Per the Eagle Ranch Declarations, the Wildlife Committee is made up of five voting members. The Town of Eagle and Colorado Parks and Wildlife may appoint one member each to the Committee, and the Eagle Ranch Executive Board appoints the remaining three seats.

Historically, the Town's Open Space Manager/Coordinator has been appointed to this role. With Brian Lieberman leaving the role of Open Space Manager, staff requests that the Council appoint Tom Gosiorowski as the representative to the Wildlife Committee until a new Open Space Manager is hired.

The Town of Eagle has partnered with the Wildlife Committee to complete several projects including the development of the Fishing Pond and installation of the new Brush Creek interpretive signs. The Wildlife Committee has also contributed funding to several land acquisition projects, including the Abrams Creek Open Space and the Brush Creek Valley Ranch and Open Space property.

ANALYSIS: None.

COMMUNITY INPUT: None.

BUDGET/ STAFF IMPACT: None.

STRATEGIC PLAN ALIGNMENT / STANDARDS ACHIEVED: N/A.

RECOMMENDED ACTION OR PROPOSED MOTION: A Resolution of the Town Council of the Town of Eagle, Colorado, appointing Tom Gosiorowski to serve as the Town representative on the Eagle Ranch Wildlife Committee

ATTACHMENTS: Resolution 20, Series 2025.

**TOWN OF EAGLE, COLORADO RESOLUTION
NO. 20
(Series of 2025)**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE,
COLORADO APPOINTING TOM GOSIOROWSKI TO SERVE AS THE TOWN
REPRESENTATIVE ON THE EAGLE RANCH WILDLIFE COMMITTEE

WHEREAS, the Eagle Ranch Wildlife Committee was established to oversee the disbursement of funds for the purpose of wildlife protection within, affecting, or affected by Eagle Ranch; and

WHEREAS, the Town of Eagle can appoint a representative of the Town to the Wildlife Committee; and

WHEREAS, Tom Gosiorowski is determined to be best suited to represent the Town on the Wildlife Committee until a new Open Space and Trails Manager is hired.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO AS FOLLOWS:

Section 1. That Tom Gosiorowski is hereby appointed to the Eagle Ranch Wildlife Committee as the Town of Eagle representative beginning immediately and expiring upon resignation or when their replacement is named.

INTRODUCED, READ, PASSED AND ADOPTED ON March 11, 2025.

TOWN OF EAGLE, COLORADO

Scott Turnipseed, Mayor

ATTEST:

Camille Deering, Town Clerk



To: Mayor Turnipseed and Town Council

From: Nikki Davis, Economic Development & Housing Specialist

Date: March 11, 2025

Agenda Item: Resolution 22, Series 2025, “A Resolution of the Town Council of the Town of Eagle, Colorado Supporting a Grant Application to the Colorado Department of Local Affairs Rural Economic Development Initiative (“REDI”) Program”

REQUEST: The request is for Town Council to review and consider approving Resolution 22-2025 which would authorize staff to pursue the state’s REDI Grant. If awarded, staff would deploy funds toward a town-wide Business Incentive Program.

BACKGROUND: Colorado’s Department of Local Affairs (“DOLA”) administers the annual Rural Economic Development Initiative program. The REDI funds are dedicated to supporting rural communities create jobs locally and build resilient and diversified economies.

With the Council’s approval, staff will prepare and submit an application by the deadline, March 12, 2025.

ANALYSIS: In October 2023, the Town approved an Economic Development Plan to guide the Town’s economic programs, policies, and allocation of resources for the next 5 to 10 years. The three cornerstone strategies of the Plan include promoting the health of the business community, expanding both the employee and employment base, and attracting net new expenditure dollars to Eagle.

The Plan also signals the Town’s commitment to building a dynamic and successful local economy that aligns with the Strategic Plan and community aspirations. Because local resources are limited, state funds are needed. To guide the long-term and sustainable implementation of economic incentives, staff will create a policy and program guideline package for the Council’s consideration and approval.

COMMUNITY INPUT: Community input was not gathered for this matter.

BUDGET / STAFF IMPACT: Staff would pursue the maximum grant amount of \$100,000. The program requires a 20 percent local match which equates to a \$20,000 investment from the Town. Specifically, the matching funds would come from the Economic Development & Housing budget. If awarded, staff would secure a combined total program budget of \$120,000.

The initiative will require staff time to build the scope and business incentive policy, facilitate a sub-grant program, and complete quarterly reporting for DOLA.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED: This work aligns with the Strategic Plan’s objectives to Stimulate Economic Vitality and Development and Attract Visitors.

RECOMMENDED ACTION OR PROPOSED MOTION: A motion to approve or deny Resolution 22, Series 2025, "A Resolution of the Town Council of the Town of Eagle, Colorado Supporting a Grant Application to the Colorado Department of Local Affairs Rural Economic Development Initiative ("REDI") Program".

ATTACHMENTS:

1. Resolution 22, Series 2025
2. [LINK](#): REDI Grant Information Page

TOWN OF EAGLE, COLORADO
RESOLUTION NO. 22
(Series of 2025)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO
SUPPORTING A GRANT APPLICATION TO THE COLORADO DEPARTMENT OF LOCAL
AFFAIRS RURAL ECONOMIC DEVELOPMENT INITIATIVE (“REDI”) PROGRAM

WHEREAS, major objectives from the 2020 Strategic Plan include stimulating economic vitality and development, and attracting visitors; and

WHEREAS, the Town plans to apply to Rural Economic Development Initiative Grant Program through the Colorado Department of Local Affairs (“DOLA”) to establish a town-wide Business Incentive Program designed to help diversify the town of Eagle’s local economy and support an entrepreneurial ecosystem; and

WHEREAS, the application for the Rural Economic Development Initiative Grant is due March 12, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO AS FOLLOWS:

Section 1. The Town Council hereby supports the Town’s application for funds from DOLA’s Rural Economic Development Initiative Grant Program.

INTRODUCED, READ, PASSED AND ADOPTED ON MARCH 11, 2025.

TOWN OF EAGLE, COLORADO

Scott Turnipseed, Mayor

ATTEST:

Camille Deering, Town Clerk

TOWN OF EAGLE, COLORADO
RESOLUTION NO. 23
(Series of 2025)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO
APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH
WALKING MOUNTAINS FOR ENERGY EFFICIENCY REBATES.

WHEREAS, The Town Council adopted Resolution No. 56 in 2021, setting a goal to achieve net zero carbon emissions by 2030 for the Eagle community;

WHEREAS, Several rebates within the agreement's scope of work directly address strategies within the Net Zero Action Plan;

WHEREAS, The Town has worked with Walking Mountains to support its residents with energy efficiency rebates and assistance successfully for several years;

WHEREAS, The Town Council finds that it is in the best interest of the public's health, safety and welfare to approve the Agreement for Professional Services (the "Agreement") with Walking Mountains.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO AS FOLLOWS:

Section 1. The Professional Services Agreement with Walking Mountains is hereby approved in substantially the form attached hereto, subject to final approval by the Town Attorney. Upon such approval, the Mayor is authorized to execute the Agreement on behalf of the Town.

INTRODUCED, READ, PASSED AND ADOPTED ON March 11th, 2025.

TOWN OF EAGLE, COLORADO

Scott Turnipseed, Mayor

ATTEST:

Camille Deering, Town Clerk

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT FOR PROFESSIONAL SERVICES (the "Agreement") is made and entered into this _____ of March, 2025 (the "Effective Date"), by and between the Town of Eagle, a Colorado home rule municipality with an address of P.O. Box 609, Eagle, Colorado 81631 (the "Town") and Walking Mountains Science Center, a registered Nonprofit Corporation with an address of PO Box 9469, Avon, Colorado 81620 ("Contractor") (each a "Party" and collectively the "Parties").

WHEREAS, the Town requires professional services; and

WHEREAS, Contractor has held itself out to the Town as having the requisite expertise and experience to perform the required services.

NOW, THEREFORE, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

I. SCOPE OF SERVICES

A. Contractor shall furnish all labor and materials required for the complete and prompt execution and performance of all duties, obligations, and responsibilities which are described or reasonably implied from the Scope of Services set forth in **Exhibit A**, attached hereto and incorporated herein by this reference.

B. A change in the Scope of Services shall not be effective unless authorized as an amendment to this Agreement. If Contractor proceeds without such written authorization, Contractor shall be deemed to have waived any claim for additional compensation, including a claim based on the theory of unjust enrichment, quantum merit or implied contract. Except as expressly provided herein, no agent, employee, or representative of the Town is authorized to modify any term of this Agreement, either directly or implied by a course of action.

II. TERM AND TERMINATION

A. This Agreement shall commence on the Effective Date, and shall continue until Contractor completes the Scope of Services to the satisfaction of the Town, or until terminated as provided herein.

B. Either Party may terminate this Agreement upon 30 days' advance written notice. The Town shall pay Contractor for all work previously authorized and completed prior to the date of termination. If, however, Contractor has substantially or materially breached this Agreement, the Town shall have any remedy or right of set-off available at law and equity.

III. COMPENSATION

In consideration for the completion of the Scope of Services by Contractor, the Town shall pay Contractor up to \$29,000. This amount shall include all fees, costs and expenses incurred by

Contractor, and no additional amounts shall be paid by the Town for such fees, costs and expenses. Contractor may submit periodic invoices, which shall be paid by the Town within 30 days of receipt.

IV. RESPONSIBILITY

A. Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and professional licenses in good standing, required by law. The work performed by Contractor shall be in accordance with generally accepted professional practices and the level of competency presently maintained by other practicing professional firms in the same or similar type of work in the applicable community. The work and services to be performed by Contractor hereunder shall be done in compliance with applicable laws, ordinances, rules and regulations.

B. The Town's review, approval or acceptance of, or payment for any services shall not be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

C. Because the Town has hired Contractor for its professional expertise, Contractor agrees not to employ subcontractors to perform any work except as expressly set forth in the Scope of Services.

V. OWNERSHIP

Any materials, items, and work specified in the Scope of Services, and any and all related documentation and materials provided or developed by Contractor shall be exclusively owned by the Town. Contractor expressly acknowledges and agrees that all work performed under the Scope of Services constitutes "work made for hire." To the extent, if at all, that it does not constitute "work made for hire," Contractor hereby transfers, sells, and assigns to the Town all of its right, title, and interest in such work. The Town may, with respect to all or any portion of such work, use, publish, display, reproduce, distribute, destroy, alter, retouch, modify, adapt, translate, or change such work without providing notice to or receiving consent from Contractor.

VI. INDEPENDENT CONTRACTOR

Contractor is an independent contractor. Notwithstanding any other provision of this Agreement, all personnel assigned by Contractor to perform work under the terms of this Agreement shall be, and remain at all times, employees or agents of Contractor for all purposes. Contractor shall make no representation that it is a Town employee for any purposes.

VII. INSURANCE

A. Contractor agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by Contractor pursuant to this Agreement. At a minimum, Contractor shall procure and maintain,

and shall cause any subcontractor to procure and maintain, the insurance coverages listed below, with forms and insurers acceptable to the Town.

1. Workers' Compensation insurance as required by law.
2. Commercial General Liability insurance with minimum combined single limits of \$1,000,000 each occurrence and \$2,000,000 general aggregate. The policy shall be applicable to all premises and operations, and shall include coverage for bodily injury, broad form property damage, personal injury (including coverage for contractual and employee acts), blanket contractual, products, and completed operations. The policy shall contain a severability of interests provision, and shall include the Town and the Town's officers, employees, and contractors as additional insureds. No additional insured endorsement shall contain any exclusion for bodily injury or property damage arising from completed operations.
3. Professional liability insurance with minimum limits of \$1,000,000 each claim and \$2,000,000 general aggregate.

B. Such insurance shall be in addition to any other insurance requirements imposed by law. The coverages afforded under the policies shall not be cancelled, terminated or materially changed without at least 30 days' prior written notice to the Town. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Any insurance carried by the Town, its officers, its employees, or its contractors shall be excess and not contributory insurance to that provided by Contractor. Contractor shall be solely responsible for any deductible losses under any policy.

C. Contractor shall provide to the Town a certificate of insurance showing the required policies are in full force and effect. The certificate shall identify this Agreement.

VIII. INDEMNIFICATION

A. Contractor agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representative, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including attorney fees, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement if such injury, loss, or damage is caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor, or which arise out of a worker's compensation claim of any employee of Contractor or of any employee of any subcontractor of Contractor. Contractor's liability under this indemnification provision shall be to the fullest extent of, but shall not exceed, that amount represented by the degree or percentage of negligence or fault attributable to

Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor or of any subcontractor of Contractor.

B. If Contractor is providing architectural, engineering, surveying or other design services under this Agreement, the extent of Contractor's obligation to indemnify and hold harmless the Town may be determined only after Contractor's liability or fault has been determined by adjudication, alternative dispute resolution or otherwise resolved by mutual agreement between the Parties, as provided by C.R.S. § 13-50.5-102(8)(c).

IX. MISCELLANEOUS

A. *Governing Law and Venue.* This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Eagle County, Colorado.

B. *No Waiver.* Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any of the other terms or obligation of this Agreement.

C. *Integration.* This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications.

D. *Third Parties.* There are no intended third-party beneficiaries to this Agreement.

E. *Notice.* Any notice under this Agreement shall be in writing and shall be deemed sufficient when directly presented or sent prepaid, first-class United States Mail to the Party at the address set forth on the first page of this Agreement.

F. *Severability.* If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

G. *Modification.* This Agreement may only be modified upon written agreement of the Parties.

H. *Assignment.* Neither this Agreement nor any of the rights or obligations of the Parties hereto, shall be assigned by either Party without the written consent of the other.

I. *Governmental Immunity.* The Town and its officers, attorneys and employees are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

J. *Rights and Remedies.* The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

K. *Subject to Annual Appropriation.* Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

L. *Force Majeure.* No Party shall be in breach of this Agreement if such Party's failure to perform any of the duties under this Agreement is due to Force Majeure, which shall be defined as the inability to undertake or perform any of the duties under this Agreement due to acts of God, floods, storms, fires, sabotage, terrorist attack, strikes, riots, war, labor disputes, forces of nature, the authority and orders of government or pandemics.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

TOWN OF EAGLE

Scott Turnipseed, Mayor

ATTEST:

Camille Deering, Town Clerk

WALKING MOUNTAINS

Nikki Maline, Energy Programs Director

EXHIBIT A

SCOPE OF SERVICES

Contractor's Duties

During the term of this Agreement, Contractor shall perform the following duties, as directed by the Town:

- Conduct the Energy Smart Colorado program in the Town of Eagle, providing homes with flow-through funds as specified in the scope of services below.

Contractor's Deliverables

In performance of the duties described above, Contractor shall deliver the following items to the Town, during the timeframes established by the Town:

- Project management and reporting of the Energy Smart Colorado program in the Town of Eagle, Colorado
- Coordination of the Energy Smart Colorado program, providing energy assessments, energy coaching and rebates, and direct bilingual outreach to households within the Town of Eagle
- Annual energy savings report, with data on number of homes and businesses worked with and greenhouse gas (GHG) reductions; report will show Town of Eagle's specific impact

The above includes managing the entire program and all that is contained within this scope of work below, including managing the budget, reporting, data management, energy modeling, workflow of setting up and completing assessments, rebate processing, energy coaching, and more.

2025 SCOPE OF SERVICES for the TOWN OF EAGLE

Community Energy Efficiency Program

1/1/2025 through 12/31/2025

CONTACT INFORMATION

Walking Mountains
P.O. Box 9469, Avon, CO 81620
Office Phone: 970-328-8777

Contact: Nikki Maline, Energy Programs Director
Email: nikkim@walkingmountains.org
Website: www.walkingmountains.org/energy

ORGANIZATION PROFILE

The mission of Walking Mountains is to “awaken a sense of wonder and inspire environmental stewardship and sustainability through natural science education”. Walking Mountains is a community-based nonprofit 501c3 organization in Avon, Colorado that educates residents and visitors while helping businesses, individuals and local governments become more environmentally sustainable. Walking Mountains Sustainability Department’s objective is to **act as an agent of change to achieve local climate action goals and improve the social, economic, and environmental resilience of the Eagle County community**. We serve as a resource and education hub to inspire action from local to global. Through this objective our staff implement multiple strategies to educate, outreach, and provide opportunities for action. Sustainability staff work across various sectors including energy & buildings, climate action, sustainable business, and waste diversion and reduction while using a lens of equity.

The Energy Smart Colorado (ESC) program at Walking Mountains provides energy coaching, comprehensive home energy assessments (highly discounted), and rebates to businesses and homes. Through ReEnergize Eagle County a free assessment and free home improvements are available to local working households (and retirees), homeowners and renters, with a max 150% Area Median Income (AMI).

PURPOSE OF PROGRAM / PARTNERSHIP

To create a system of incentives that are specific and targeted for the Town of Eagle community in order to help locals decrease their energy burden and make living environments safer and healthier. Through participation in the Energy Smart Colorado & ReEnergize Eagle County programs, homes & business are provided education and recommendations after an in person visit, and incentives for making recommended upgrades. In addition to a reduced energy burden and a healthier living environment, homes and buildings that invest in improvements related to Energy Efficiency, Renewable Energy, and Building Electrification significantly help our community reach our local climate action plan goal of an overall 50% reduction of greenhouse gas emissions by 2030 (from a 2014 baseline). **The Town of Eagle has adopted a sustainability goal for achieving net-zero carbon emissions in the greater Eagle community by 2030.** By partnering with Walking Mountains the Town of Eagle will be able to implement a program that is accessible, available, and affordable to all homes & business.

This partnership between Walking Mountains and the Town of Eagle will specifically focus on community energy use (within homes and businesses) within the Town of Eagle. To guide the goals of this partnership we refer to the Town of Eagle’s NET ZERO ACTION PLAN. We will focus on **Electrification of Existing Buildings, Heat Pumps, Weatherization, and Energy Efficiency Education** while incorporating Equity.

Community Energy Efficiency Program:

Within the Community of the Town of Eagle, we would like to increase the participation and engagement in the already developed Energy Smart Colorado & ReEnergize Eagle County programs. Many of the assets for these programs are already in place and will be leveraged for your community, including:

- Qualified contractor network for Energy Assessments and Improvements
- Comprehensive Customer Relationship Management tool (Salesforce) for tracking program results/financials
- Stocked Inventory of Quick Fix materials (free direct installs during a home energy assessment)

Sustainable Economic and Social Development:

Over the past 10+ years throughout Eagle County, the Energy Smart Colorado program has created a “green workforce” including highly-trained contractors and Building Analysts which have all contributed to the economic growth of the community.

Public Education, Communication, and Equity:

By providing energy efficiency & electrification education to local homeowners & businesses, and developing more streamlined methods of bi-lingual communication, we will be able to increase the capacity for energy saving improvements throughout the Town of Eagle. Our 2025 Outreach will be neighborhood focused with promotion of all programs available locally to households with a maximum household income of 150% Area Median Income (AMI). The following programs provide free assessments and free home improvements: WAP (Federal Weatherization Assistance Program), CARE (Colorado’s Affordable Residential Energy program), and ReEnergize Eagle County. We will also share information to all Town of Eagle residents about rebates available through Energy Smart Colorado.

DELIVERABLES

During 2025, Walking Mountains will partner with the Town of Eagle, other local municipalities, Eagle County, and local utilities to perform the following work:

- Project management and reporting of the local Energy Smart Colorado & ReEnergize Eagle County programs
- Coordination of the Energy Smart Colorado & ReEnergize Eagle County programs, providing energy assessments, energy coaching and incentives, and direct bi-lingual outreach to households that need the most help
- Annual energy savings report, with data on number of homes and businesses worked with and greenhouse gas (GHG) reductions; report will show Town of Eagle’s specific impact

The above includes managing the entire program and all that is contained within this proposal, including managing the budget, reporting, data management, energy modeling, workflow of setting up and completing assessments, rebate processing, energy coaching, and more.

Marketing & Outreach:

Marketing & Outreach will consist of newsletter inclusions and targeted social media posts with files ready to share with Town of Eagle so they can do the same. A poster will be created, specific to the Town of Eagle, and distributed specifically at locations Town of Eagle locals frequent. In addition, if there are events that take place within the Town of Eagle that homeowners and businesses may attend, Walking Mountains would like to have a table to share information and energy education. Community outreach will focus on connecting with local working households that need assistance the most, as detailed above.

Incentive Details:

Town of Eagle – 2025 Community Specific Incentives, for homes and businesses/buildings:

- **Home Energy Assessments** - \$50 flat cost to homeowner at time of assessment, any size of home;
Community Priority homes - \$25 flat cost (*deed restricted, childcare staff, first responders, local government employees, non-profit employees, teacher/school employee, veteran/active military, or max 150% AMI*)
- **Weatherization BONUS Rebate** - up to \$500 for completing an air sealing and/or insulation upgrade
- **Heat Pump BONUS Rebate** - up to \$500 for installing a ducted or mini-split heat pump, heat pump water heater, and/or heat pump dryer
- **Induction Range BONUS Rebate** - up to \$500 for installing an electric induction range/cooktop
- **Electric Fireplace BONUS Rebate** - up to \$300 for installing an electric fireplace
- **E-lawn Care Rebate** - up to \$300 for new battery or corded electric equipment, including: electric mowers (push or riding), electric snow blowers, electric chainsaws, electric trimmers, electric pruners, electric leaf blowers, or electric power washers (*no energy assessment required for e-lawn care rebate*)
- **Automation BONUS Rebate** - up to \$1,000 for networked LED lighting controls, building automation systems, and smart electrical panels; larger projects must provide energy modeling showing potential savings
- **Electric Vehicle Purchase Rebate** - up to \$1,000 for the purchase or lease of a new or used Electric Vehicle or Plug-in EV
- **EV Charger Installation Rebates** - up to \$1,000 for installing an EV Charger- if located in a common space, must be a 2-port charger, level II or III, available to building occupants
- **Battery Storage (home/building) Rebate** - up to \$1,000 for installing storage that is connected to the electricity grid, must enroll in Holy Cross Energy's [Time of Use](#) rate OR [Power+ FLEX](#) specifically (Power+ not eligible for a rebate)
- **Solar PV Rebate** - up to \$1,000 for on-site, grid-tied Solar PV, existing buildings only (home or business)
- **ReEnergize Eagle County (max 150% AMI)** - up to \$5,000 per home to maximize work that can be done in homes within the Town of Eagle, at no cost to the resident

*Above incentives may be stacked with regular Energy Smart CO rebates, ReEnergize incentives, utility rebates, and potential state incentives. The above **will not exceed 75% of the project cost** when all incentives are combined (with the exception of ReEnergize Eagle County homes who may have up to 100% of costs covered). **Bonus rebates must meet/exceed requirements of the regular Energy Smart CO rebate program.***

BUDGET & GOALS for 2025

<i>Incentive/Hard Cost</i>	<i>Details</i>	<i>Budget</i>	<i>Estimated Annual MtCO2e reduced</i>
Home Energy Assessments	Goal of thirty (30) at \$50 homeowner co-pay or \$25 community priority co-pay, any sized of home	\$1,800	2
\$300 Rebates – <i>Electric Fireplace, E-lawn care</i>	Goal of four (4) \$300 rebates (listed above)	\$1,200	3
\$500 Rebates – Heat Pumps, Insulation, Induction	Goal of eight (8) \$500 bonus rebates (listed above)	\$4,000	15
\$1,000 Rebates – Solar PV, Batteries, Automation, EV, EV Charger	Goal of four (4) \$1,000 rebates (listed above)	\$4,000	15
ReEnergize Eagle County	Help (2) ReEnergize homes in the Town of Eagle maximize the upgrades completed	\$10,000	6
Marketing & Outreach	Hard costs for marketing, outreach and communication in order to increase participation <i>(includes marketing staff time and hard costs of ads & print)</i>	\$2,000	n/a
Program Administration	Hard costs for program management, staffing, on-going energy coaching and contractor referrals <i>includes energy coaching for homeowners and businesses, program management, contractor referrals, and communications: 2 hours avg. for each assessment x 30 assessments = 60; 2.5 hours avg. for each rebate x 16 rebates = 40; 100 hours x \$60/hour = \$6,000</i>	\$6,000 (max)	n/a
Town of Eagle Specific Incentives:		\$29,000	41 MtCO2e estimated

100 MtCO2e reduced/offset annually from all ESC incentives in Town of Eagle in 2025, estimated

The top four (4) lines are flow-through funds, and estimated amounts, in order to respond to varying community interest there can be flexibility between these lines. Assessments & Rebates are limited to the amount of total funds available at any given time. Walking Mountains will notify the Town of Eagle if we get close to running out of funds for these incentives, at which time the Town of Eagle can choose to contribute more funding, or end the special incentives for the remainder of the year. **If annual ESC funds are depleted flow-through funds remaining above may be used to pay any full ESC rebates still needing fulfilled.**

Disbursement of Funds:

At the beginning of the year, the Town of Eagle will advance Walking Mountains half of the contracted amount. Once those funds are depleted Walking Mountains will work with the Town of Eagle to determine next disbursement, based on demand of incentives/assessments, and pending projects.



To: Mayor Turnipseed and Town Council

From: Kira Koppel, Sustainability Specialist

Date: March 11th, 2025

Agenda Item: Resolution 23, Series 2025, "A Resolution of the Town Council of the Town of Eagle, Colorado, Approving a Professional Services Agreement with Walking Mountains for Energy Efficiency Rebates"

REQUEST: Staff requests the Town Council review and consider Resolution 23-2025, which would approve the Professional Services Agreement with Walking Mountains for Energy Efficiency Rebates.

BACKGROUND: During the February 25th Town Council meeting, town staff and Walking Mountains staff presented an overview of energy efficiency rebates distributed in 2024 and their impact, as well as the proposed scope of work for offering similar rebates within the Town of Eagle in 2025 with the available funding in the budget for such work: \$29,000.

ANALYSIS: With overall council support of the proposed scope of work, it has been included in the packet as presented at the February 25th meeting for formal approval.

COMMUNITY INPUT: None at this time.

BUDGET / STAFF IMPACT: In 2025, \$29,000 has been approved and allocated within the operating budget by way of the EEOP fund to support energy efficiency and electrification rebates via Walking Mountains. Partnering with Walking Mountains on this important strategy saves town staff time and provides continuity throughout our valley on how and where to find and access home energy rebates.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED: Addressing energy efficiency and electrification of existing homes and businesses within Eagle is a critical strategy on our journey to net zero emissions by 2030. This program aligns with the town's goal to elevate our relationship with the environment by supporting and demonstrating sustainability (Goal 4-3 of Elevate Eagle Comprehensive Plan) and with the town's strategic objective to invest in environmental and energy sustainability. It will also support further implementation of Town Council Resolution No. 56, a resolution adopting town-wide sustainability goals.

RECOMMENDED ACTION OR PROPOSED MOTION: Staff recommends that council approve Resolution 23, Series 2025, "A Resolution of the Town Council of the Town of Eagle, Colorado, Approving a Professional Services Agreement with Walking Mountains for Energy Efficiency Rebates."

ATTACHMENTS:

- Resolution 23, Series 2025
- Professional Services Agreement with Walking Mountains for Energy Efficiency Rebates



To: Mayor and Town Council
From: Larry Pardee, Town Manager
Date: March 11, 2024
Re: Town Manager Report

Administration and Organization Update:

On Wednesday, February 26, I met with Talia Haebler from Studio-South and two of her partners to walk through the Old Town Hall property. I also provided contact information for Kate McIntire from DOLA, our regional manager, about any potential grant opportunities to assist them in their quest.

On Thursday, February 27, leadership staff participated in the Top-Down, Bottom-Up Performance Management Training led by Katherine Fry from TRIAD. This session provided essential strategies to help managers navigate performance evaluations with a development-focused approach. The training emphasized shifting away from traditional, one-time performance reviews toward ongoing, structured conversations that foster employee growth. Leaders were encouraged to prioritize curiosity over judgment, utilize high-quality questions to guide discussions and leverage emotional intelligence to create a supportive and transparent environment. A key focus was introducing new check-in forms designed to enhance performance discussions by ensuring clarity, consistency, and continuous feedback. This approach makes performance evaluations collaborative and constructive, strengthening employee engagement and professional development.

Key discussion topics included techniques for managing defensiveness, recognizing and mitigating unconscious bias, and utilizing the Five Whys method to uncover employees' motivations and development needs. Leaders were encouraged to shift from directive communication to a coaching mindset—fostering inspiration rather than simply motivation. The session also underscored the importance of celebrating employee achievements, reinforcing positive behaviors, and addressing the challenges of an "us vs. them" workplace culture by promoting alignment and healthy competition. By equipping leadership with these strategies, the training aimed to create a more engaged workforce and enhance the effectiveness of performance conversations across the organization.

The Town of Eagle has embarked on the process of selecting our next Finance Director, with interviews scheduled for Thursday, March 6, and Friday, March 7. As we work to strengthen our team, we are actively recruiting to fill 11 vacancies that will enhance service delivery and operational efficiency. Five full-time positions remain open, and our hiring efforts focus on attracting candidates whose skills and values align with the Town's mission. To ensure long-term fiscal sustainability, we have temporarily paused hiring for general fund-supported positions, prioritizing strategic growth that aligns with revenue stability. This thoughtful approach underscores our commitment to building a resilient, high-performing workforce that can adapt to the evolving needs of our Community.

On Monday, March 3, Sherly Beckman and the Stolfus design team convened the Eagle Grand Avenue Corridor Design Stakeholder Working Group (SWG). This diverse group of stakeholders includes Martha Miller, Ryan Johnson, Jenna Segal, Betsy Timbers, Anne McKibbin, Kevin Sharkey, Kim Fitzler, Rebecca Ruck, Dan Brown, Shane Dickman, Anthony Powell, Meg Robie, and Bill Neumann. The session served as a key preparatory meeting for the upcoming **Grand Avenue Public and Property Owners Open House on March 26**, ensuring all stakeholders remain aligned on project developments and objectives. The Grand Avenue Multimodal Project remains a top priority as we anticipate the final selections for Round 2 of the BUILD Grant Program, expected to be announced by June 28, 2025. We remain committed to advocating for this vital infrastructure investment and will continue closely monitoring updates throughout the review process.

Economic Development:

The Town is actively collaborating with Economic & Planning Systems (EPS) to support a balanced approach to commercial and residential growth. Town staff are working with EPS to advance the Commercial Linkage Fee initiative, which seeks to create sustainable funding mechanisms for housing solutions tied to commercial expansion. Additionally, financial analyses related to potential annexations are underway, with EPS developing preliminary recommendations on infrastructure funding and revenue-sharing strategies to support long-term economic viability.

The Town is also working closely with East Eagle Partners to explore development possibilities within recently annexed properties while finalizing the annexation of Parcels A and F. These efforts are a key component of the broader vision for sustainable growth in the East Eagle Subarea. For years, the Town of Eagle has been committed to fostering a thriving, resilient community by prioritizing balanced economic development and addressing critical housing needs.

On Wednesday, February 23, I had the opportunity to tour the Old Town Hall building with Talia Haebler and two team members. Additionally, I am scheduled to meet with Jake Roch and his partners on Tuesday, March 11, to continue discussions regarding the property.

The Town of Eagle remains committed to transparency and responsible community development. To assess interest in the Old Town Hall property, the Town has proactively shared information through a public notice on its website and regular updates in the *Eagle Spirit* newsletter. These efforts have generated strong market interest, with four inquiries from real estate professionals representing potential buyers.

As part of this process, the Town is engaging the Community by making the commercial appraisal of the property publicly available and exploring opportunities supporting business growth and housing development. Per Article XII, Section 12.01 of the Town of Eagle Home Rule Charter, the Town Council can acquire, sell, exchange, or dispose of real property through an ordinance, while lease agreements are approved via resolution.

Community Engagement & Meetings: This report highlights our recent community outreach efforts and critical regional and project-specific meetings. Our top priority is to engage with stakeholders, stay abreast of developments, and contribute to our Community's growth.

The Eagle River Park Coalition is to host an Eagle River Park Users Wave meeting scheduled for Thursday, March 13, at 5:30 PM and meet at the Fire Pit location ([ERP.Users.Wave.Meeting.Flyer](#)).

The attached documents link provided ([EPA Correspondence ERSWD](#)) primarily revolve around a disagreement between the **Eagle River Stakeholders (which includes local municipalities and water authorities)** and the **U.S. Environmental Protection Agency (EPA)** regarding the exclusion of third-party water quality data from the five-year review process of the Eagle Mine Superfund Site. The Stakeholders argue that their independently collected data, which indicates water quality standard exceedances for metals like cadmium, zinc, and copper, should be included in the review process, as it provides a more comprehensive assessment of contamination impacts. They assert that excluding this data is inconsistent with scientific best practices, state regulatory methodologies, and previous EPA approaches, potentially undermining the credibility of the review and leading to flawed conclusions about the site's remediation progress.

The EPA, in response, outlines its criteria for evaluating third-party data, emphasizing the need for formalized quality assurance protocols and adherence to EPA's specific procedural requirements. While the agency does not outright reject third-party data, it requires a systematic validation process, including documented Quality Assurance Project Plans (QAPPs) and precise metadata. The EPA invites the Stakeholders to formally submit the necessary documentation to assess the data's reliability. However, the Stakeholders remain concerned that excluding their data from the upcoming review will result in an incomplete and overly optimistic assessment of water quality conditions, potentially delaying additional remediation efforts.

On Wednesday, March 5, we held the Eagle County Regional Housing meeting, where we continued refining the draft report, which we anticipate finalizing and distributing within the next week or two. At the same time, we are actively developing Eagle's action plan drafts. While DOLA's Action Plan guidelines are expected to be released in June, which may require some adjustments, we can submit the Final Report ahead of the Action Plans. This proactive approach may strengthen our applications for Prop 123 funding.

WORK SESSIONS: *To help the Town Council keep track of upcoming work sessions, below is a table of topics to discuss over the next several months. Preparing in advance is helpful since it takes planning to execute a work session. Staff will keep this table in this report and make changes as needed. The topics are subject to change:*

Date	Topic
March 4, 2025 Work Session	Affordable Housing Accelerator Project (AHAP) 2-hours
April 1, 2025 Work Session	Grand Avenue update discussion 1-hour
May 6, 2025 Work Session	Joint Long-Range Planning Discussion Council and P & Z - 2-hours
June 3, 2025	Regional Net Zero Roadmap 1-hour
July 1, 2025	
August 5, 2025	
Request for Additional Work Sessions	Topic



To: Mayor and Town Council
From: Larry Pardee, Town Manager, and Department Leads
Date: March 11, 2025
Re: Department Updates for February 2025

FEBRUARY 2025

ASSISTANT TOWN MANAGER SPECIAL PROJECTS

Pool Replacement Project

- With both pools passing their water tightness testing, the work has shifted to backfilling and prepping the site for the plumbing, pool decks and water slides. Our partners at Mountain Recreation issued a great update in their recent newsletter that can be read here: [Eagle Pool Replacement Project - Mountain Recreation](#).
- Despite some weather delays, the construction team still feels confident about meeting the project deadline.

Eagle Skate Park Design

- Staff have coordinated with Mountain Recreation and reviewed proposals from 5 design firms for design services for the future Eagle Skate Park. The review team has selected American Ramp Company (ARC) based out of Joplin, MO. ARC works across the country and beyond on skate and bike park design and construction. Their design team includes veteran designers as well as Olympic skaters. They are well-versed in working with small, close-knit mountain communities like Eagle. The design project will be kicking off in March and will include plenty of opportunities for community engagement via meetings, online surveys and site visits. The intention is to have a final design the Town and Mountain Recreation can use for cost estimates as we plan for the next budget cycle and future capital projects.
- As a reminder, the budget for the design portion of this project is \$30,000 and is being funded through the 2024 Haymaker Recreation Hub GOCO Grant award.

Psilocybin Regulation

- Staff have been working with the Interim Town Attorney to provide Town Council with an update on allowable psilocybin regulations and corresponding ordinance updates. In 2022 Colorado voters approved the decriminalization of the sale and use of psychedelic mushrooms. The following year, additional state legislation established regulations for governing natural medicine businesses. State law does not allow local governments to prohibit natural medicine business but does allow local governments to regulate certain elements of the operation of licensed facilities. These local allowable regulations are most tied to zoning.

- The Interim Town Attorney is working with staff to propose zoning ordinance updates to the Planning and Zoning Commission at an upcoming meeting. Pending P&Z's recommendation, the ordinance updates would then come before Town Council for consideration as well. Staff will provide a more detailed presentation at that time.

ECONOMIC DEVELOPMENT

February 2025

Economic Development Plan Implementation

- Commercial Linkage Nexus Study
 - Based on the January work session feedback, EPS has refined the model to reflect a 15% mitigation rate. The calculations illustrate what the mitigation rate would yield in housing units or as a fee in lieu, as well as estimated percentage of total development costs.
 - Staff are coordinating a workshop between EVC, DDA, Eagle Chamber and the Eagle Ranch Merchants Group to collect input. This will be incorporated into the next check-in with Town Council.
- East Eagle Infrastructure Financing Strategy
 - The housing element has been calibrated to 120% of estimated housing demand generated by commercial development.
 - EPS is working on an executive summary of scenarios that evaluate the use of a Benefit District, assigning risk based on a public-private partnership, and potential liabilities for each party based on development phasing.
- Staff are working with RRC Associates on renewing the service agreement for 2025 support. Items for consideration include:
 - Cost for capturing visitor mobility data during Ice Castles (December 20 – February 23).
 - Options for transitioning maintenance of the Digital Dashboard to staff in the future (i.e., web platform subscription(s), training, transitional support).
- The OEDIT Tourism Management grant application for wayfinding planning efforts is still 'In Review' status.
- Staff have identified and researched the Rural Economic Development Initiative (REDI) Grant to support a Business Incentive Program. Staff will be pursuing this grant in March. Notably, the REDI Grant was the state program that helped launch the DDA's Project Investment Program.

Economic Vitality Committee (EVC)

- The next quarterly EVC meeting is scheduled for April 10.

Downtown Development Authority (DDA)

- The DDA opened its second round of funding under the [Downtown Eagle Project Investment Program](#). Applications will be accepted March 1 – April 15. The DDA will award \$50,000 in total, with a maximum allocation of \$10,000 to selected projects. Announcements have been distributed on social media, the Town's website, the DDA's website and Vail Daily. Staff are coordinating with the DDA to walk the district and distribute flyers in-person.
- 2024 Project Investment Program grantees were notified that the DDA/Town has opened the reimbursement request portal. The deadline to file for reimbursement is May 1. Round one grantees must be able to demonstrate project completion by May 31.
- Staff and members of the DDA attended the February 4 work session regarding the Capitol Street Improvement project. At the DDA's monthly meeting, the board agreed to draft a letter to staff and the Town Council outlining their recommendations to elevate the placemaking elements along Capitol Street.

Eagle Chamber Business Advocacy Committee (ECBAC)

- The ECBAC members support local businesses by advocating for business-friendly policies, researching and sharing information on business regulations, legislative issues, education and tools through the Eagle Chamber's platforms.
- The committee will be experimenting with a Speaker Series. The initiative will highlight Eagle-based businesses/entrepreneurs and educational speakers who offer guidance on topics such as business efficiencies, financial aid and marketing. Additional information will be shared as the Speaker Series is rolled out.
- In conjunction with Community Development's efforts to create an Administrative Manual for land use applications, the ECBAC has volunteered to draft a complimentary guide on 'How to Open or Expand Your Business in Eagle'. Members of the ECBAC, EVC and staff will workshop this draft guide in late March.

HOUSING

February 2025

Affordable Housing Accelerator Project (AHAP)

- The AHAP project team convened twice in February in preparation for the March 4 joint work session with Town Council and the Planning & Zoning Commission. Project checkpoints included:
 - Legal review of the fast-track language (coined as the Eagle Express Lane) for the land use code (Title 4).
 - Planning and Public Works workshop on the draft cut sheet which are a byproduct of the land inventory analysis.
 - Review of the funding strategy and considerations that weigh financial viability and protecting long-term housing affordability.

Regional Housing Needs Assessment

- The housing partners convened once in February to workshop final data points of the report, discuss jurisdiction-specific Housing Action Plans (HAPs) and finalize board presentation dates. The draft final report (currently 111 pages) was circulated on February 21 with comments due by March 4.
- EPS is working quickly to incorporate comments so that Councils and boards receive the final report well in advance of their meeting dates. Currently, Eagle Town Council is scheduled to receive the project close-out presentation on March 25.
- All HAPs need to be incorporated into the Regional Housing Needs Assessment before it can be submitted to the Department of Local Affairs (DOLA). DOLA anticipates publishing HAP guidelines by summer 2025, however, the housing partners are motivated to complete our drafts in the next 1-2 months.

Housing Update

- A robust update on Eagle's housing environment and outlook was provided on February 25. The various topics covered included Eagle's current housing profile, deed-restricted housing inventory, progress on housing development, undertaking annual compliance through the Valley Home Store and a progress report on local housing initiatives. [Read the memo here.](#)

SUSTAINABILITY

February 2025

Funding Opportunities

- Staff worked with Energy Systems Group (formerly Yearout Energy) to apply for the [High Efficiency and Electric Heating and Appliances \(HEEHA\) Grant](#) to further the town's work on building electrification.
- Staff is investigating the [Colorado Circular Communities](#) grant opportunities to increase residential and commercial composting in Eagle.

Energy Efficiency & Electrification

- Staff is working with Public Works and ESG on an AC replacement project at Public Works, as this needs to occur before the above grant funding will be available. The quote has been approved and equipment ordered.
- Staff began the onboarding process with Brightly, Software, Inc. for our Energy Monitoring & Management System (EMS). The database will be active with all our energy and fleet information by early June. This will be an essential tool on our road to net zero town operations by 2028.
- Staff has finalized the 2025 Scope of Services with Walking Mountains to provide energy efficiency rebates to town residents. The scope of services went before council on 2/25 and will be included in the consent agenda for approval.
- The Climate Action Collaborative Buildings group will be focusing on promoting electric HVAC systems in the offseason this year, with a focus on driving more heat pump installations at times our local contractors are available to do so. This will include coordinating off-season discounts, promotion of other rebates, and deep partnerships with the local workforce. Heat pump installation is a key strategy in our [2030 NZAP](#). As co-chair of this group, sustainability staff will be helping to drive and coordinate this work.

Waste Diversion

- Staff is working with our Events Manager to incorporate electronic waste recycling into this year's Hard 2 Recycle event on May 17th, using bag fee funds.

Sustainability Advisory Committee

- All Sustainability Advisory Committee appointees have accepted their invitations: Beth Markham (Town of Vail Sustainability Manager), Gerry Lopez (Program & Scholarship Manager at My Future Pathways), Tez Hawkins (Senior Planning Project Manager at Baseline Engineering Corporation), Gina McCrackin (Climate Action Collaborative Manager), and Kate Kirkman (Eagle County Climate Programs Coordinator).
- We look forward to meeting on March 19th for introductions and orientation. The primary goal of the committee is to advise on funding recommendations for available community sustainability funding and to serve as community ambassadors for the net zero 2030 goal.

Transportation

- Several actions are underway to tackle our transportation emissions by incentivizing electric vehicles and electric vehicle charging:
 - New rebates from Holy Cross Energy: [Charge at Work - Holy Cross Energy](#) | [Charge at Home - Holy Cross Energy](#)
 - Rebates from Town of Eagle via Walking Mountains - \$1000 per EV purchase, \$1000 per EV charger
 - EV Charging Cohort – this will support multifamily properties secure funding for and install EV charging
- Staff is partnering with Walking Mountains, the Palmer Fund, and CLEER on the EV Ride & Drive, which will be held on June 1st at the Brush Creek Pavilion this year.
- Staff is supporting the Climate Action Collaborative campaign to “Break Up with Your Car” and encourage residents to leave their cars behind this summer by taking the bus, carpooling, or biking to summer events.

Other

- Staff will be co-hosting a session at the summer CML conference on net zero implementation, along with Councilman Grimmer and the City of Northglenn.
- Staff served on a panel with other sustainability professionals to discuss meaningful internship opportunities with Colorado Mountain College Integrated Sustainability program students.

SPECIAL EVENTS

February 2025

Marketing & Events Advisory Committee (MEAC)

The community request for MEAC applications, for two vacancies, was posted on February 3, 2025. The letter of interest deadline was February 28. Town received four applications. The selection meeting was March 5, 2025. Staff will request to formally appoint new MEAC members via resolution March 25, 2025.

Summer Events

- Chamber mixer planning meeting with the Chamber and Eagle Ranch Golf Club. We are teeing up something fun and informative.
- Attended DDA meeting to seek financial support for the 2nd Street closure for summer 2026.
- Planning meeting for the town's Cleanup & Hard2Recycle event and new in 2025, E-Waste. Allocated funds for E-Waste will come from the bag-fee fund.
- Flight Days Splash of Color Fun Run event turnover with Kim Fritzler. Kim was the color fun run coordinator for the past 3 years.
- Met with the new Eagle Ranch HOA Assistant Community Manager, Thera Shannon.
- Met with Lisa Reeder, Vail Valley Soccer, to discuss communication needs for the soccer tournament October 3-5, which will impact the Terrace Neighborhood.
- CO HS mountain bike races event turnover with Brian Lieberman, Tom G. and John Hutchinson. Brian will be GREATLY missed!
- Organized National Employee Appreciation Day for town staff.

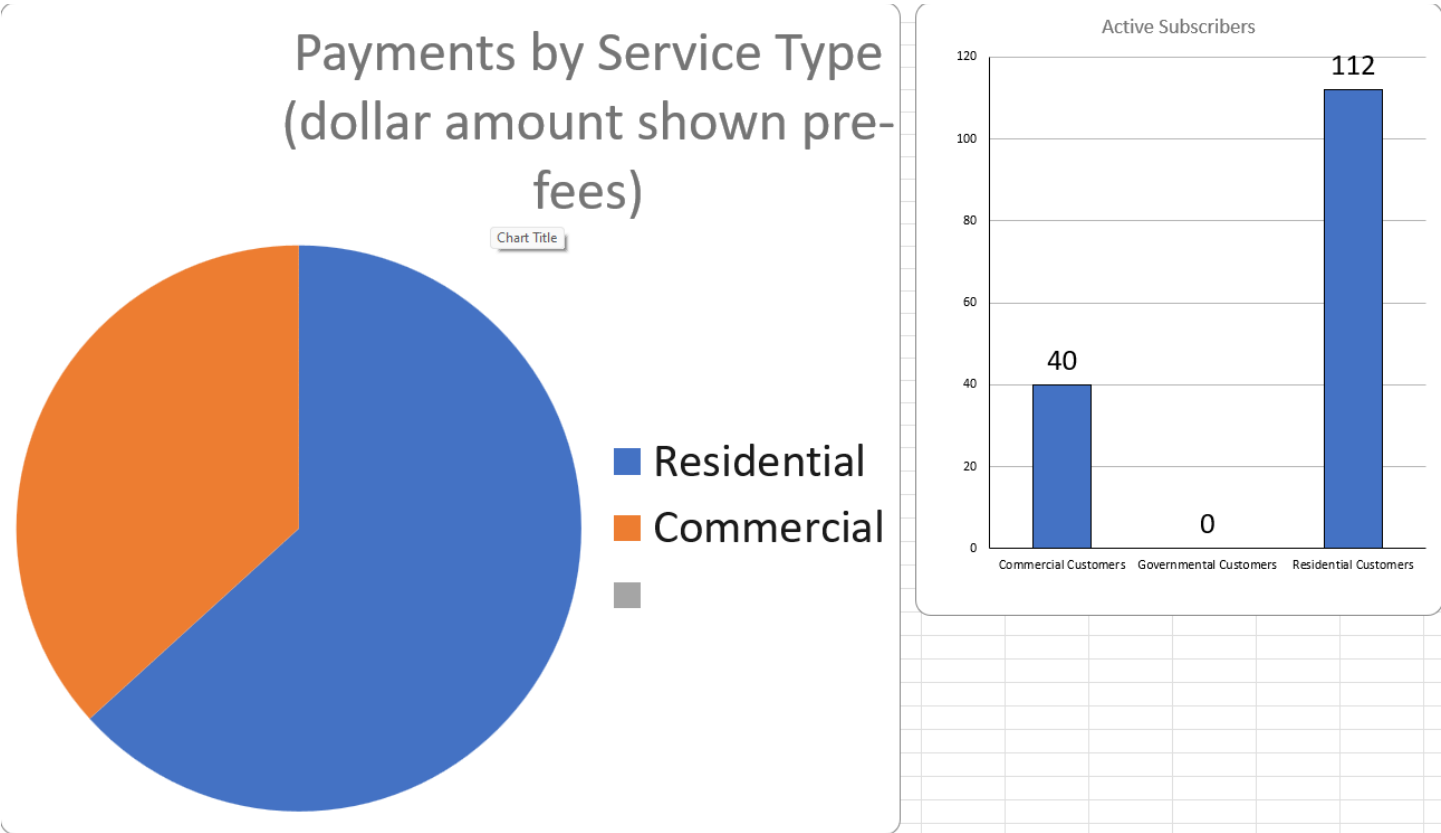
Town Marketing

- Social media posts for the closure of Ice Castles
- Social media posts for the closure of the Eagle Town Park Outdoor Ice Rink – Thank you, Eagle Ice Dads.
- Produced Eagle Today Newsletter
- Updating Eagleoutside.com with 2025 events
- Creating town's 2025 Event Calendar

INNOVATION TECHNOLOGY
February 2025

Broadband update:

- 40 business/government subscribers, 112 residential subscribers, 8 in queue
- Broadband revenue generated in January: \$10,921.41



Training:

- Security Update Training - 38 employees

Technical Operations:

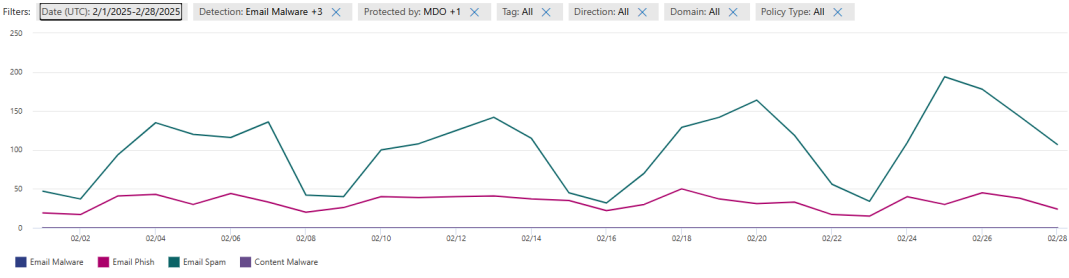
New user onboarding:

- Camille Deering - Town Clerk
- Ike Fredregill - Wastewater
- Jesus Terrazas – Police Department

Email threat protection report:

Threat protection status

The Threat protection status report provides information about threats found prior to email delivery, covering relevant detection technologies, policy types, and delivery actions. [Learn more about this report](#)

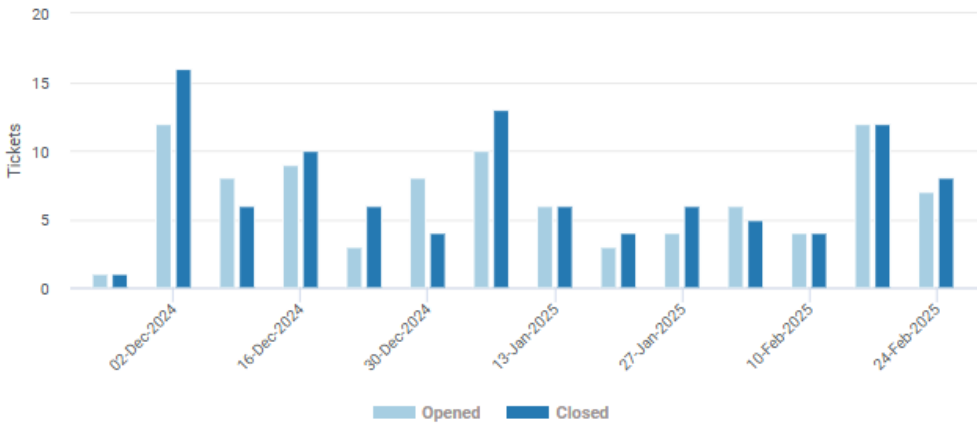


Support ticket report:

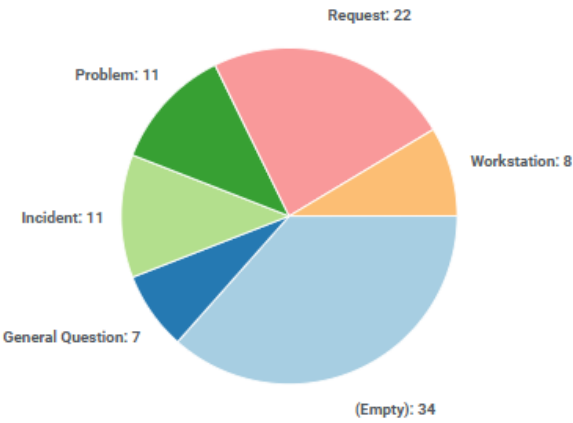
93 Tickets Opened - Previous 3 Months

101 Tickets Closed - Previous 3 Months

Tickets Opened Vs. Closed - Previous 3 Months



Tickets Opened by Type - Previous 3 Months



FINANCE DEPARTMENT

February 2025

Administration/Financial:

- **2025 Audit Preparation Update:** Finance has begun preparations for the 2025 audit, focusing on gathering required items from other departments. Given the upcoming staff transitions over the next month, we are prioritizing securing necessary information from departing individuals to ensure a smooth process.

Additionally, I am developing a comprehensive schedule of annual audit tasks and year-end journal entries, which will be assigned to staff. This initiative serves two key purposes:

1. It will provide clear documentation for my successor, ensuring continuity in the audit process.
2. It will address a significant gap in cross-training within the department, as audit preparation has historically been an area with limited staff redundancy. By delegating these tasks, we can improve cross-training and strengthen our overall audit readiness.

This structured approach will help ensure a more efficient and well-documented audit process for 2025 and into the future.

- **Pool Financing:** Below is our most recent schedule for our debt issuance for the pool, with closing scheduled for April 8th. Finance has dedicated significant time to developing and reviewing the Preliminary Official Statement with our disclosure counsel, which has been sent to the rating agency. We will bring an amendment to our original ordinance to the Council on March 25th to expand the parameters of the ordinance, ensuring we obtain the full \$9 million needed in light of current market volatility.
- **Conservation Trust Fund:** Staff completed and submitted the 2024 annual Conservation Trust Fund report to the

Date	Event	Respo
August 14	Survey & title work ordered by Town	Issuer
February 27	Draft of Preliminary Official Statement (POS) distributed	DC
February 27	Draft COP financing documents distributed	BC
March 4	Conference Call to Review POS	All
March 5	Draft #2 POS Distributed	BC
March 6	2 nd draft of documents sent to rating agency	BC/RBC
March 10	Draft rating presentation distributed	RBC/Issue
March 11	Rating presentation review	All
March 12	Conference call with rating agency	All
March 19	Receive ratings	RBC/Issue
March 20	Post POS	RBC
March 20	Send ordinance to Town for Board Packages	BC
March 25	Town meeting to adopt ordinance	Issuer
March 25	Price Certificates of Participation	RBC
March 31	Post the Final Official Statement	BC
April 2	Town to sign closing documents – No later than April 3 rd	Issuer/RB
April 8	Close the Issue	All

State.

- **Short Term Rentals (STRs):**
 - STR Active Permits – 24
 - STR New Permits - 4
 - STR Closed Permits – 0
 - STR Permits in process – 2 accounts
 - Revenue Collection:
 - January 2024: \$3,222 (compared to 2024: \$1,793 – (79.7% increase)
- **US Census:** Completed the annual survey for Local Government finances for the Town required by the US Census bureau. This survey requests local government data on all town revenue and expenditures by government function, as well as the total debt and other financial information.
- **CORA Request:** We have fulfilled a request for information regarding all budgeted amounts allocated to all Non-Governmental Organizations.
- **New Attorney Onboarding:** We have updated and provided the Town’s fund structure, including definitions and purposes for each fund, along with a legal matters list. This will help ensure a clear understanding of our financial framework and allow us to establish a strong foundation for managing billing matters effectively from the start.

Payroll/HR:

- **Workers Compensation Audit** - Submitted all information for 2024 workers compensation audit and will be finalized in March.
- **Position changes in payroll**
 - 1 New Hire –
 - Town Clerk
 - WW Plant Operator – D License
 - Police Officer
 - No Terminations in February

Training:

- 2025 Development Plan Rollout (Manager and Employee trainings)
- Cyber Security – Lunch ‘n’ Learn
- Workers Comp Audit – Training by Network Insurance our Broker
- Stampi – A/P Demo
- Naviline – ERP Demo

Accounts Payable:

ACCOUNTS PAYABLE: INVOICES PAID								
	2020	2021	2022	2023	2024	2025	VARIANCE FROM PY	
JANUARY	205	230	249	285	280	307	27	10%
FEBRUARY	237	217	254	212	278	306	28	10%
YEAR TO DATE	442	447	503	497	558	613	55	10%

Utilities:

- **January 2025:**
 - Property Transfers – 10 (YTD – 21)
 - New Account Set Up – 0 (YTD – 2)
 - Utility Red Tags – 16 (2025 monthly Average 40)
 - Water Shut Offs – 0 (2025 monthly Average 0.5)

• **Water Usage and Budget v. Actual:**

Water Usage (In Thousands)									
MONTH	2020	2021	2022	2023	2024	PRIOR 5 YR AVG	2025	CHANGE OVER AVERAGE	
JANUARY	17,925	16,564	16,602	15,660	15,813	16,513	17,900	1,387	8%
FEBRUARY	15,981	15,538	14,503	18,016	16,630	16,134	15,400	(734)	-5%
TOTAL YTD	33,906	32,102	31,105	33,676	32,443	32,646	33,300	654	2%

Water usage in February 2025 is down 5% compared to the prior five-year average, although still up 2% for January and February combined. Revenue from water sales currently stands at 12.83% of the budget for in-town sales and 13.04% for out-of-town sales, both slightly above February 2024 levels (11.21% for in-town and 12.15% for out-of-town). Although water rates increased by 3% in 2025, the Town budgeted for only a 1.25% increase in fee collections, due to the sales being dependent on usage.

Town Council Department

Budget to Actual:

TOWN OF EAGLE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOWN COUNCIL					
10-49-110 SALARIES & WAGES	3,800.00	7,600.00	45,600.00	38,000.00	16.7
10-49-142 WORKERS COMPENSATION	.00	.00	56.00	56.00	.0
10-49-143 HEALTH & INSURANCE BENEFITS	.00	.00	168.00	168.00	.0
10-49-144 FICA - EMPLOYER'S	290.70	581.40	3,488.00	2,906.60	16.7
10-49-225 UNIFORMS	.00	.00	500.00	500.00	.0
10-49-320 LEGAL NOTICES	.00	.00	500.00	500.00	.0
10-49-347 PROFESSIONAL SERVICES	.00	.00	7,000.00	7,000.00	.0
10-49-371 TRAVEL EXPENSE	.00	.00	5,250.00	5,250.00	.0
10-49-372 MEETING EXPENSE	.00	.00	7,500.00	7,500.00	.0
10-49-380 TUITION & BOOKS	714.24	714.24	4,000.00	3,285.76	17.9
10-49-450 SPECIAL COUNCIL FUNDING	.00	.00	5,000.00	5,000.00	.0
10-49-510 INSURANCE	.00	.00	125.00	125.00	.0
10-49-915 COMMUNITY REQUESTS	3,278.00	33,177.00	50,000.00	16,823.00	66.4
TOTAL TOWN COUNCIL	8,082.94	42,072.64	129,187.00	87,114.36	32.6

HUMAN RESOURCES

February 2025

New Hire Onboarding & Orientation

- 2 New Hires: Deering & Terrazas

Recruitment &

Open positions (10)

- Permit Technician, checking references
- Finance Director, scheduling in person interviews
- IT Analyst I, conducting phone screenings
- Open Space Ranger, conducting phone screenings

Advertising

- Admin Technician II – Community and Development
- Building Inspector
- Street Maintenance Tech I, II
- Water Operator (2)
- Wastewater Operator

Safety & Risk Management

- 4 Work Comp claims open
- 8 Open CIRSA GL-Property Damage claims

Other:

- Conducted training for managers and supervisors on new development plan 2/6
- Conducted training for employees on new development plan 2/19
- Conducted training for managers and supervisors with Katherine Fry from Triad 2/27 on providing feedback to employees
- Stakeholders had a second HRIS demo with Tyler Tech
- Scheduled second HRIS Paycom demo for Finance team in March

COMMUNITY DEVELOPMENT

February 2025

Planning

LONG RANGE PLANNING

- **LONG RANGE PLANNING**

ReCode Eagle – The Land Use and Development Code (LUDC) – [link to code](#)

- Staff is working with legal to update Chapter 4.17 of the LUDC to streamline processes and procedures for land use applications. The relatively new LUDC is considered a dynamic document that will continue to evolve as we identify areas for improvement through implementation. While ongoing refinements are necessary, the adoption of the current LUDC was a significant step forward in achieving the vision of the Comprehensive Plan. Here are just a few examples of these achievements:
 - Sustainability, resilience and hazard standards in Chapter 4.14 to protect our natural environment and local wildlife.
 - Water-wise landscape standards and limitations on unnecessary turf.
 - Outdoor lighting standards that uphold dark sky principles.
 - New zone districts tailored to unique areas of town, including the mixed-use zone districts and commercial general/interchange zone districts serving the east side of town.
 - Increased density and reduced setbacks to support infill development in residential areas of town.
 - Enhanced Local Employee Residency Program (LERP), with other regulations to encourage the development of affordable housing throughout the community.

Staff acknowledges that the LUDC is a continuously improving document. Staff anticipates bringing amendments forward to clarify text and refine standards to the Town Council multiple times a years.

WUI Code

- Staff are actively engaged in the County-wide Wildland Urban Interface (WUI) Code update process, led by the Eagle County Wildfire Collaborative. This initiative involves collaboration with jurisdictions throughout the Valley to create a WUI Code that caters to our local needs.
- The WUI Code will support increasing the community's resiliency to wildfires by regulating exterior building materials to ensure they are fire resistant, enacting landscaping guidelines such as the Fire Free 5 that ensure there is not flammable material within 5 feet of the structure, and by ensuring landscaping standards support water-wise, native vegetation that is not highly flammable.
- After the WUI Code's adoption by the state legislature in July of 2025, municipalities will need to adopt the provisions by January 1, 2026. These provisions will be split into amendments to the Town's adopted International Building Codes (IBC) and the Town's Land Use and Development Code (LUDC).
 - Staff anticipates there will be outreach on these efforts this spring, staff will ensure Council is updated on the timing of this outreach when the dates are finalized.
- The group held a meeting on February 20th to discuss fire resistant landscape standards that recognize the unique ecosystems and values of the towns throughout the valley.
- The next meeting is scheduled for 3/20/2025 at 12:30pm. In-person attendance is at the Eagle County offices on Broadway.

EVTA 10 Year Transit Plan

- Staff are actively engaged in the Technical Advisory Committee (TAC) for EVTA's 10 Year Transit Plan. The TAC is made up of local community staff representatives and their primary role is to provide

technical guidance to the plan, make recommendations to the EVTA Board, communicate with Town Managers and other key influencers in each community.

- A second round of Community Outreach will be conducted mid-March or early April, and the public will be asked to provide feedback on route alternatives for the Valley Route, Highway 6 Route, and Minturn/Redcliff Route. Outreach will primarily include several focus group sessions, outreach boards at the Vail Transportation Center and an online survey.

Long Range Planning Work Session

- The May 6th Town Council work session will be focused on the Town's long-range plans. This conversation will serve to prioritize updates of the Town's long range planning documents to ensure they remain current and aligned with the community's vision and values.

Administrative Manual

- Staff has been continuing to work on an administrative manual to clearly communicate land use processes to the public. Staff will be posting resources as they're completed, e.g. how the use permit process works, on the Town's website. As this project continues staff will be engaging stakeholder groups like the EVC for feedback to ensure this manual is user friendly and is meeting the community need.

LAND USE APPLICATIONS IN PROGRESS

For more information and to access project documents, visit the Town's [Active Land Use Applications Page](#).

- Eagle Meadows Annexation No. 1 and No.2
 - An application to annex and zone parcel no. 193927300040 (Parcel A) to Resource (R) and parcel no. 193927400041 (Parcel F) to Rural Residential 2 (RR2).
- Reserve at Hockett Gulch – Major Development Plan (Phase 1B and 2) and PUD Amendment
 - Request will run concurrently with PUDA24-01
 - Round 3 referral ended December 6, 2024
 - Planning Commission Public Hearing – January 7, 2025 (continued to February 4, 2025, continued to February 18, 2025)
 - Town Council Public Hearing – February 25, 2025 (continued to March 11, 2025)
- Haymeadow Neighborhood A1 Preliminary Plan Update and Filing 2 Final Plat
 - An application to update the 2014 Preliminary Plan and to subdivide Neighborhood A1 of the development into 47 single-family residential lots, 4 duplex lots, two multi-family residential development parcels, a 1.6-acre childcare site, three open space tracts, and extend the public right of way of Sylvan Lake Road, Ouzel Lane, and Mt. Hope Circle.
 - Round 1 referral ended January 13, 2025, application re-submittal expected for week of 2/10/25.
 - The application is currently in the 2nd round of review, staff is working with the applicant to determine hearing dates.
- Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation
 - A Subdivision Sketch Plan and Public ROW Alley Vacation application with the intent to construct five three-story residential buildings containing a total of 171 condominium and LERP/affordable housing units, a subsurface/underground parking garage, and associated utility relocations. The intended development will require a public process through a Subdivision Sketch Plan and vacation of Public ROW [current applications]. Future applications include a Rezoning of 123 & 137 Howard Street from Old Town Residential (OTR) to Commercial Mixed-Use 1 (CMU-1), a building height variance, a Lot Consolidation Plat, a Condominium Subdivision Final Plat, and a Major Development Permit.
 - Referral period ended 2/3/25, comments are due to the applicant by 2/10/25.
 - Planning Commission Public Hearing- April 1, 2025
- Red Mountain Ranch, Parcel 1

- Has submitted Preliminary Plan Review and Major Development Plan applications; currently out for referral and review, with first round of comments due April 18, 2025.
- ANB Bank
 - An application for a minor development permit to construct an ANB Bank facility on the currently vacant north side of the old Burger King site has been submitted. Application is currently out on referral, referral period ending 3/21/2025.
- 446 Broadway
 - A minor development application for a new mixed-use development has been submitted. Currently undergoing completeness review.
- 1215 Chambers Avenue
 - Applications for a lot line adjustment and a Major Development Permit have been submitted, but are not yet complete.
- Henry Annexation
 - Annexation, rezoning, and minor subdivision submitted for 220 E. Sixth St. Currently under review.
- North Broadway – Annexation and Zoning/Rezoning
 - The Applicant withdrew their annexation and zone/rezone request to CMU2.
 - A new annexation and zone/rezoning request is anticipated. However, the applicant is still determining the desired zoning designation for the property. The timing of the formal resubmittal is unknown.
- ReCode Adjustments (3rd Amendment)
 - Joint work session with Town Council and Planning Commission occurred on December 3rd.
 - Public Hearing dates have not yet been scheduled.

NOTABLE UPDATES

- On March 6th demolition permits were issued for 217 E Second Street and 123 Howard Street. While these properties are part of the Capitol Flats project, these permits are separate from the land use application. There are no provisions in Title 4 that would prevent a property owner from obtaining and demolishing an existing structure on their property prior to any formal land use approval.
- We are excited to welcome Kasie Hill to the department as our new Permit Technician. Her first day is March 17th.
- Staff has met with members of the community on development proposals ranging from small administrative permits to larger development, subdivision, and annexation applications. Pre-application meetings in 2025:
 - January - 2
 - February - 3
- Community Development provides Spanish translation services. These services are utilized by Court, Administration, IT, Building, etc. We have provided **10 points of contact**, this includes walk-ins, phone calls, and transfers from other departments, bilingual support for meetings and translating for our Municipal Court.
- Staff is composing a “RFP” for new Software.
- Staff plans on applying for the Local Planning Capacity Grant program to assist with funding planning and permitting software.
- Denise Cardoza, Com Dev Administrator and Ted Taggart, Building Inspector have resigned with their last day being March 14th, 2025. We will miss them dearly and wish them the best with their future endeavors.
- We are advertising for an Administrative Technician II and a Building Inspector II. Due to turnover in the Inspector position, the Town will use a third party to perform building permit inspections starting March 17th until the position is filled. Staff anticipates services to continue without interruption during this transition.

Administrative Approvals (Encroachment Permits, Sign Permits,)

- Currently reviewing 0 Sign Permits.
 - 0 Sign Permits have been approved and issued so far this year.
 - 0 encroachment permits have been approved and issued this year.

UPCOMING ANTICIPATED APPLICATIONS (early 2025)

Address	Application Type
Haymeadow	Subdivision Final Plat Amendment Filing 1 – amend street names
Haymeadow	Minor PUD Amendment

MAJOR CONSTRUCTION PROJECTS

Business Name	Location	Status
Hockett Gulch Apts.	16186 Hwy 6	TCO issued for all 6 buildings
Haymeadow	91 Mountain Hope Circle	TCO's good until Feb 1
Habitat for Humanity	3 rd Street	TCOs complete.
Slope and Hatch	115 East Second St Unit 1	TCO – full opening
Stone Concepts of Colorado	85 Marmot Ln	Permit pending.
Eagle County BMX	1700 Bull Pasture Rd	Permits released
Eagle Pool	1700 Bull Pasture Rd	Inspections progressing
Alpine Lumber Shed	111 Chambers	TCO for shed building – landscaping required

Building

The figures below show general activity levels not broken down by permit type (building, electrical, plumbing, mechanical, etc.)

TYPE OF WORK PERFORMED	EOY 2023	EOY 2024	YTD 2025
Inspections (n/i Planning, Public Works)	1,885	1944	148
Permits Processed	411	334	47

- Staff currently engaged in a Regional Net Zero [Building] Cohort with other municipalities in both the Eagle Valley and Roaring Fork Valley. One meeting left.
- Recent updates to our permitting software, Community Core, now allow for contractors to upload registration documents for renewals and new accounts. This allows for enhanced service delivery by reducing staff processing of documents via email

P&Z and Council Meeting Schedule

March 2025
March 4 th (Work Session) PZ/TC Work Session on Affordable Housing Accelerator Project (AHAP)
March 4 th (Planning Commission) Cancelled
March 11 th (Town Council) Reserve at Hockett Gulch PUD Amendment and Major Development Permit (Phase 1b and 2)
March 18 th (Planning Commission) Training
March 25 th (Town Council) Haymeadow Public Improvements Agreement
April 2025
April 1 st (Work Session) TC Work Session on Grand Avenue Corridor
April 1 st (Planning Commission) - Capitol Flats Subdivision Sketch Plan <i>Haymeadow Neighborhood A1 Preliminary Plan Update and Filing 2 Final Plat (tentative)</i>
April 8 th (Town Council)
April 15 th (Planning Commission)
April 22 nd (Town Council) <i>Haymeadow Neighborhood A1 Preliminary Plan Update and Filing 2 Final Plat (tentative)</i>
May 2025
May 6 th (Work Session) PZ/TC Work Session on Long Range Planning Priorities
May 6 th (Planning Commission)
May 13 th (Town Council) Capitol Flats Subdivision Sketch Plan
May 20 th (Planning Commission)
May 27 th (Town Council)

Upcoming Hearings in an alternative format.

2025 Land Use Projects

Project Timelines

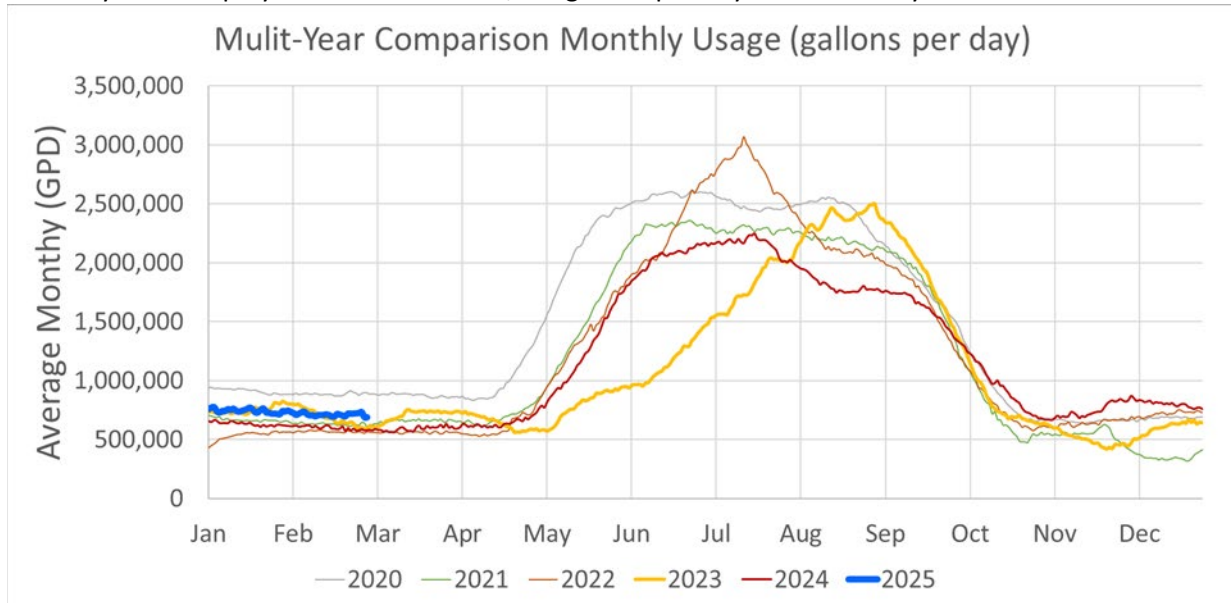
Projects	January		February		March		April		May	
	P2	TC	P2	TC	P2	TC	P2	TC	P2	TC
Reserve at Hockett Gulch										
Phase 1B and 2 - MDP and Minor PUD Amendment 2										
Referral (3-week third round of referral ending December 6th)										
Planning Commission Public Hearing - Jan 7th, Feb. 4th, Feb. 18th										
Town Council Public Hearing - Jan. 28, 2025 - Feb. 25, 2025										
Phase 1A Development Agreement 1										
Town Council Consent Agenda										
Haymeadow										
Public Improvements Agreement										
Referral Review										
Town Council Consent Agenda										
Preliminary Plan/Final Plat										
Referral Review										
Public Notice										
Planning Commission Public Hearing										
Town Council Public Hearing										
Barle Meadows										
Referral Review										
Council Executive Session										
Annexation Acceptance - TBD										
Planning Commission Public Hearing - TBD										
Town Council Public Hearing - TBD										
Capitol Flats - Sketch Subdivision App and ROW vacation										
Referral Review										
Planning Commission Public Hearing										
Town Council Public Hearing										
Red Mountain Ranch, Parcel 1 - Preliminary Plan & Major Dev Permit										
Referral Review										
Planning Commission Public Hearing										
Town Council Public Hearing										
220 E Sixth St - Annexation and Subdivision										
Referral Review										
Annexation Acceptance - TBD										
Planning Commission Public Hearing										
Town Council Public Hearing										
446 Broadway - Minor Dev Permit										
Referral Review										
Planning Commission Public Hearing										
Town Council Public Hearing										
ANB Bank- Minor Dev Permit										
Referral Review										
Planning Commission Public Hearing										
Town Council Public Hearing										

PUBLIC WORKS

February 2025

Water (Stephan Wilson, Utilities Manager)

- Production: Weekly water production has remained near 0.69 million gallons per day (MGD) for the month of February. This is up by around 15% or 100,000 gallons per day from February 2024.

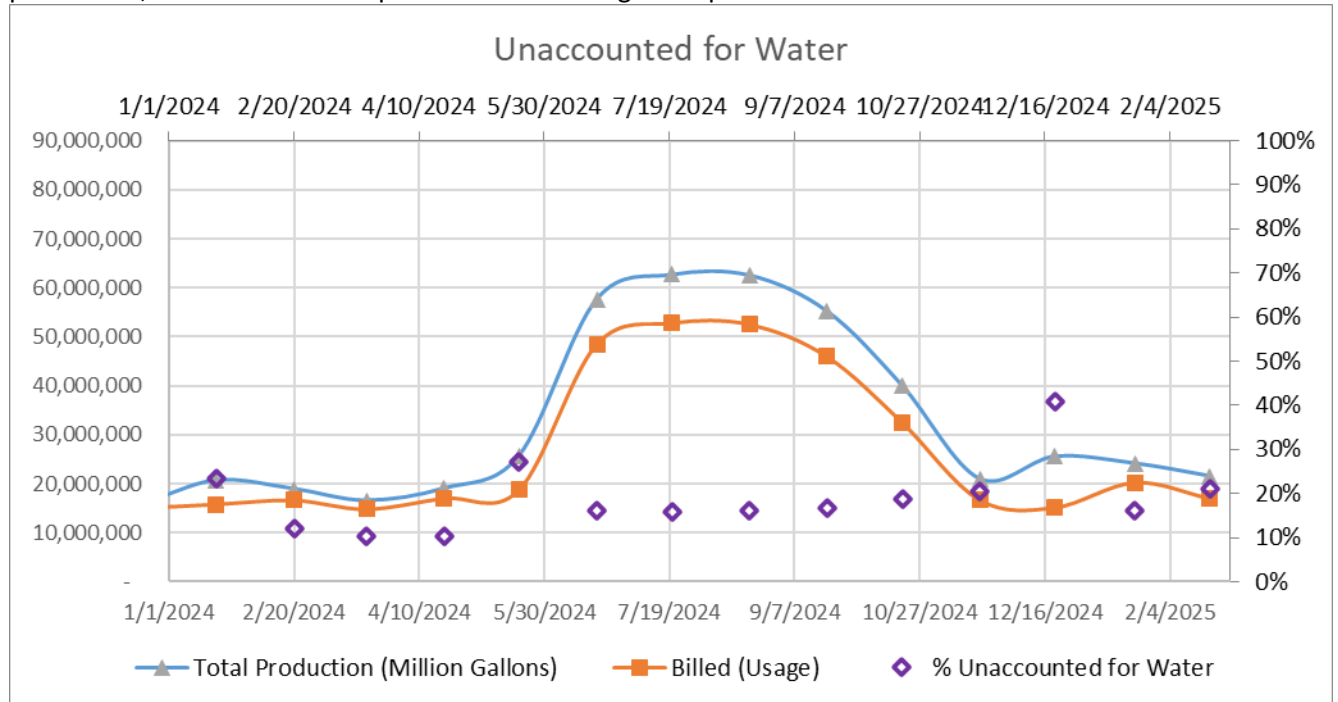


- Lower Eby Creek Tank Rehabilitation: Following the 2 MG tank rehabilitation and recoating completed in 2024 the Lower Eby Creek tank is scheduled for recoating and rehabilitation in 2025. A Design Build Contract, Scope, Fee, and Resolution for the project are currently being prepared. These documents should be appearing in one of the next Council Packets. Design documents are currently being prepared for submission to the CDPHE-WQCD and Eagle County in preparation for spring construction.
- Cemetery Tank: The contractor has been working on the installation of a new HDPE pipe that will serve the water storage tank. Intermittent rock bands encountered during excavation have generally slowed excavation and required the use of rock hammers. The trench excavation and pipeline installation is anticipated to be completed in the next 2 weeks.



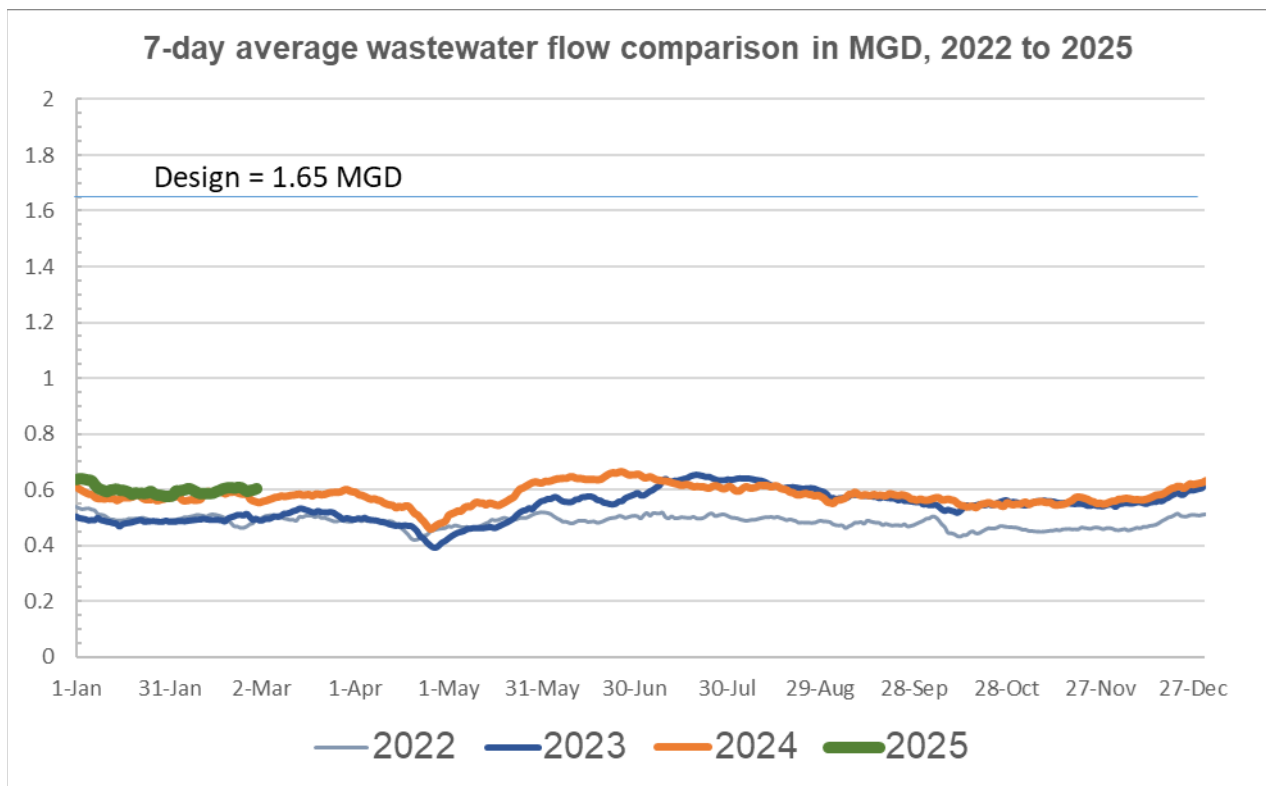
- East Eagle Tank: The 30% design package has been prepared and submitted to the Town for review. The CMAR documents – RFQ package have been prepared and submitted to the Town for review.

- **Fire Hydrant Repairs:** In 2024 Town Staff identified 16 fire hydrants in need of repair to remain in service through the winter. Currently only two hydrants remain out of service due to back ordered parts not being received.
- **Production vs Billing:** For February unaccounted for water was at 21%. Total production was around 100,000 gallons per day higher than last year over the same time period. It is unclear what is causing the jump in production, but the increase equates to around 75 gallons per minute of water either lost or unaccounted for.



Wastewater (Stephan Wilson, Utilities Manager)

- **Flows:** Weekly wastewater flows have trended at 0.6 MGD for January and February remaining relatively consistent with flows from 2024. This is reflective of Eagle having a very stable population through the winter months.



- Wastewater Treatment Facility (WWTF) improvements: The CMAR request for proposals and CMAR Contract documents are currently being drafted and should be issued to the prequalified contractors in the next few weeks. Following receipt of the proposals staff will work to award a contract for the wastewater treatment plant design finalization and construction. A draft of 30% design documents has been submitted to and reviewed by the Town for equipment upgrades. Survey work is being scheduled to further the site and drainage design for the new chemical building. This building will house supplemental chemical feeds for carbon (Micro-C) and 30% sodium hydroxide (caustic soda) required for Total Inorganic Nitrogen (TIN) removal.
- Collection System: 2025 Collection system requests for quotes have been released. The quotes are due back March 13 for 2025, 2026, 2027, and 2028 collection system work.
- The Town received a second public notice for permit modification No. 1(v2). This public notice version of the Town's permit included new unexpected features of temperature limits and an associated compliance schedule.

OPEN SPACE & TRAILS

February 2025

(Brian Lieberman, Open Space & Trails Manager)

- Ranger Program

Staff continue to work with several funding partners to finalize agreements to support the ranger program. Staff will continue working with the funding partners and keep the Council updated.

- Brush and Hernage Creek Restoration Projects

ERO Resources has completed the design work for this restoration project. They will propose the design to Town staff later in March. If staff does not have any concerns with the project, ERO will begin the permitting stage. ERO hopes to start project implementation this spring and complete it by fall 2025.

- E-bikes

In February, OSRAC recommended that Town staff handle community engagement and reviews to consider permitting class one pedal assist e-bikes on non-motorized trails (already open to bikes) within town open space. The review will happen in tandem with an analysis on BLM lands. The reviews are preliminary scheduled to begin in the summer of 2025. Additional information can be found in the February 2025 OSRAC packet at this link:

<https://eagleco.portal.civicclerk.com/event/2240/files/agenda/4250>.

- Trails Proposal

The Hardscrabble Trails Coalition (HTC) presented a proposal for new trails, trail reroutes, and trail decommissioning to OSRAC at the March meeting. Additional information and the full proposal can be viewed in the OSRAC packet at this link: <https://eagleco.portal.civicclerk.com/event/2241/files/agenda/4281>.

The trail proposals are largely based on the Town's 2022 Open Space and Trails Master Plan

(<https://www.townofeagle.org/402/2022-Open-Space-and-Trails-Plan>.) However, some of the trial proposals do vary slightly, and some further definitions have been provided.

Some of the proposed trails and trail reroutes are on Town open space properties. Town staff have asked OSRAC to strongly consider the trails on town owned land, and the trail proposals that deviate from the Master Plan.

HTC will engage with OSRAC again before making a recommendation on how to proceed to the Town Council later this spring.

- Vegetation Project

Staff are working with the Eagle Ranch Wildlife Committee, Ground Up, and the Eagle County Conservation District on developing a standardized seed mix for TOE Open Space properties. At a future date, the partners would also like to set up a study to monitor the effectiveness of the seed mix in combination with the Ground Up's compost tea.

- Spring Trail Planning

Town staff are working to develop a trail maintenance plan for the summer. Staff will provide an update to OSRAC at a future meeting and will also keep the Council updated.

- Winter Closure Monitoring and Respect the Wild Messaging

Staff are again partnering with the Hardscrabble Trails Coalition (HTC) and the Vail Valley Mountain Trails Alliance (VVMTA) to collect data on trail use, monitor seasonal closures, and distribute messages about respectful recreation during the 24/25 winter. The Town, VVMTA, and HTC are posting messages about respecting the wild during the winter. Increased signage has also been posted at open trailheads.



**DO
NOT
DISTURB**

**RESPECT
THE WILD**

Visit
www.RespectTheWild.com
to learn more.

Everyone loves a good nap. When deer, elk, and bighorn sheep aren't searching for food, they bed down in safe spaces to rest and preserve calories. A dog off a leash or a human getting a bit too close can spook an animal out of its warm bed, requiring them to use valuable energy and make them vulnerable to the elements.

TOWN CLERK

February 2025

[Ask the Town](#)

- Pet registration inquiry
- Information requested about bilingual pay incentive for job applicants

Records Requests

2020	2021	2022	2023	2024	2025
16	30	41	29	58	7

**Various Town Departments respond to Records Requests*

Licensing

- 2025 Business License New & Renewals – 177 licenses issued
- 2025 Tobacco License Renewal – 7 of 7 renewed
- Liquor License Authority & Administrative Approvals
 - El Sazon – Temporary license extended to May 5
 - Sweet Water Liquor- Renewal in progress
 - Ti Amo- Renewal in progress
 - Pickup's Pizza- Renewal in progress

Training/Meetings

1. February 4- Town Council Work Session
2. February 11 – Town Council Meeting
3. February 18- New Town Clerk started
4. February 25 – Town Council Meeting

POLICE DEPARTMENT

February 2025

2025 February Calls for Service: 1,060 2024 February Calls for Service: 957

2025 Jan-Feb Calls for Service: 1,949 2024 Jan-Feb Calls for Service: 1,987

DEPARTMENT ANNOUNCEMENTS:

New Officer:

Welcome Chuy! The newest officer to join the Eagle Police Department team. Officer Jesus “Chuy” Terrazas, was sworn in by Chief of Police, Carrie Buhlman on Wednesday, February 26th. Chuy was born and raised in Eagle County. He is excited for his new role with EPD and giving back to the community that helped shape who he is today.



Life Saving Award:

Chief Buhlman presented Officer Joshua Sanders with a Lifesaving Award for his swift actions in saving an individual's life during a medical emergency on September 18th, 2024. Officer Sanders responded to a call at the Green Tree Suites, where an individual was unconscious and not breathing. He quickly grabbed his AED, sprinted up multiple flights of stairs, and began lifesaving measures, including delivering a shock and performing CPR. Officer Sanders directed family members to help move the individual to the floor, applied the AED, and performed CPR for two minutes until the individual took a breath. He then administered Narcan and gathered vital information for incoming medics and fire teams. The individual was transported to the hospital and later walked out with no lasting aftereffects. EMS and fire personnel credited Officer Sanders' swift actions and clear thinking for the full recovery, leading to his recognition with the Lifesaving Award.



Eagle PD/ SOU Training:

The Eagle Police Department, in collaboration with the Special Operations Unit (SOU), recently conducted training exercises in several buildings on the 100 block of Howard Street. These properties, slated for demolition, were generously donated as training sites for our department and the SOU team.

The SOU team was established 16 years ago as a cross-agency collaboration, with operators from the Eagle County Sheriff's Office, Avon Police Department, Vail Police Department, and Eagle Police Department. The team also includes SWAT paramedics from Eagle County Paramedic Services, a negotiations unit composed of law enforcement officers, and support staff responsible for operating vehicles and technology.

Additionally, the team is equipped with specialized resources such as armored vehicles, drones, robots, a medical ambulance, and a mobile negotiations center. The SOU team is a vital asset to our first responders and all of Eagle County community members.

Currently, the team consists of 22 personnel and Eagle PD has one officer serving on the team. However, we aim to increase our participation to enhance our officers' skills and further contribute to the team's overall success.

While adding members comes at a financial cost, investing in this specialized training and expertise is critical to ensuring the safety and readiness of our department and the community we serve.



PD All Staff Meeting:

All EPD staff gathered for a department meeting to hear updates from Chief Buhlman and discuss upcoming goals for the Police Department. Thank you to [El Sazón Mexican Cuisine](#) for donating dinner to the team for our staff meeting, we appreciate your generosity!

**NOTABLE CALLS:****Interstate Closure Due to Semi:**

Eagle Officers responded to assist Colorado State Patrol and Eagle County Sheriff's Office on the interstate after a semi-truck crashed and was blocking the left lane on a blind corner. Our officers assisted with traffic control to slow down approaching vehicles and further assisted with a full closure of the interstate when a tow truck arrived to remove the wrecked semi-truck.

Incidents like this, especially in the light of the recent accident where a local [tow truck driver was injured while responding to an accident](#), serves as a critical reminder to the community the Slow Down and Move Over for any stopped vehicle on the side of the road (it's also the law).

Accident/ DUI:

A resident called in after observing a vehicle hit a parked car, concerned that the driver was going to leave the scene. Officers responded and found that the driver was showing signs of intoxication. The driver consented to Standard Field Sobriety Testing and did not perform as a sober person would. The driver was charged with DUI and careless driving. Thanks to the resident that observed this and reported it directly to dispatch.

Suspicious Occurrence:

Sgt. Rich responded to a local hotel after receiving a call that bags with linens covered in blood were found outside the building under a window to a hotel room. After careful investigation, the bags were determined to be game bags with deer or elk meat in them. The bags were passed along to DOW for investigation of possible poaching.



To: Mayor Turnipseed and Town Council

From: Peyton Heitzman, Community Development Director, Community Development
Carrie McCool, Eagle Contract Planner

Date: March 11, 2025

Agenda Item: Land Use File: DR24-01 Reserve at Hockett Gulch Phase 1B and Phase 2 Major Development Permit
Resolution 21, Series 2025, "A Resolution of the Town Council of the Town of Eagle, Colorado Approving a Major Development Permit and Associated Development Agreement for Reserve at Hockett Gulch Phase 1B and Phase 2

REQUEST:

Major Development Permit approval to construct 255 multifamily units, 28 townhome rental units, a clubhouse, and maintenance building and associated Development Agreement.

INTRODUCTION:

The proposed development permit for the last two phases (Phase 1B and 2) of Reserve at Hockett Gulch includes the remaining portions of planning areas HD/PUD-2 and HD/PUD-3 of the Reserve at Hockett Gulch Planned Unit Development (PUD), which was approved in 2019. The development plan proposes the construction of 283 rental units, consisting of 255 multifamily units across six buildings and 28 townhome units within four buildings. This final phase of the Reserve at Hockett Gulch also includes a clubhouse, maintenance building, and approximately 2 acres of common open space and amenities. Forty-five percent (45%) of the proposed units are subject to a deed restriction requiring local residency. Site access is provided via two entrances off Mt. Powell Road, which connects to Highway 6 and Sylvan Lake Road. Internal site circulation is facilitated through private drives.

BACKGROUND:

The application was heard before the Planning and Zoning Commission on January 7, 2025. During the meeting, the public hearing for this project was continued to February 4, 2025, to allow the applicant more time to demonstrate conformance with the Land Use and Development Code and the PUD Guide. The February 4th public hearing was continued to February 18th to allow staff adequate time to address project compliance.

The staff report from the February 18th Planning and Zoning Commission public hearing can be found here ([LINK](#)). The Commission's discussions focused on key topics, including wildlife impact mitigation, compliance with exterior appearance standards, parking considerations, and the evaluation of how January 7th Planning and Zoning Commission feedback had been incorporated into the current plan set. Additionally, the

Commission reviewed the applicant team's requested modifications to the recommended conditions of approval.

The Commission ultimately recommended approval of the application with 16 conditions, striking four, modifying one, and maintaining the remaining 15. An overview of the Commission's issues of discussion and how those discussions resulted in changes to the recommended conditions of approval was included in the February 25th Town Council staff report found here ([LINK](#)).

On February 28th, the applicant submitted a partial resubmittal package that included a revised Wildlife Conservation Plan, narrative to Colorado Parks and Wildlife, revised Development Plan Map, Landscape Plan, Parking Phasing Plan, building elevations, and Exhibit A – easements.

ANALYSIS:

Wildlife

The revised Wildlife Conservation Plan remains largely unchanged, except for the addition of implementation, maintenance, and monitoring plans for the wildlife use buffer area and vegetative fencing.

The key components of the proposed wildlife impact migration strategy center upon the creation and maintenance of the wildlife use buffer area along the western boundary of the property and future wildlife fencing along Grand Avenue. Since the potential adverse impact stems from the proposed development and implementation of a future wildlife fence beyond the project site would require significant staff time, town funds, and coordination with multiple property owners, staff collaborated with the Developer to establish a lump sum contribution for wildlife impact mitigation and protection. This monetary compensation to the Town, outlined in the Development Agreement, would be used for wildlife mitigation and protection efforts at the town's sole discretion.

Sylvan Lake Road Landscape Buffer

Town Council raised concerns about the effectiveness of the Sylvan Lake Road landscape buffer that was installed during the first development phase (Phase 1A) of the Reserve at Hockett Gulch project. Upon review of the approved Landscape Plan for Phase 1A, there was substantial landscaping on the town-owned tract to be installed and maintained by the Developer. Staff approved an amendment to the Landscape Plan in May of 2023 wherein the landscape plant materials were reduced. Based on feedback at the February 25th public hearing, the Developer had agreed to enhance the Sylvan Lake Road landscape buffer. The new Development Agreement sets forth parameters to increase the required landscape buffer along this segment of the roadway adjacent to the Eagle Medical Center and the Founders neighborhood located on the opposite side of Sylvan Lake Road as outlined the Reserve at Hockett Gulch PUD Guide.

LERP

The Developer has considered the Council's request to comply with the town's current Local Employee Residency Program (LERP) policy but determined that, given the financial commitments for school land dedication and wildlife mitigation and protection, additional contributions were not feasible.

Recommended Planning Commission Conditions of Approval

The February 28th resubmittal substantially addressed the Planning Commission's recommended conditions of approval; however, there are some corrections required related to project phasing, lighting, easements, additional hardscaping on both sides of the end unit townhomes, screening of ground-mounted mechanical equipment and electrical and other utility boxes and facilities and overall consistent representation of

information throughout the major development permit plan set that need to be addressed. These revisions are technical in nature and the Developer has agreed to make them as directed by staff prior to building permit application. These changes are required through a condition of approval in Resolution 21, Series 2025.

Development Agreement

The Development Agreement represents the first amendment to the Reserve at Hockett Gulch to include all phases (Phases 1A, 1B, and 2) of the development. Staff has provided the following overview of the key Developer's obligations below.

Wildlife: The agreement requires that the Developer pay \$294,000 for the Town to use for wildlife mitigation and protection at the Town's sole discretion.

Public Improvements: Exhibit D provides a list of all public improvements that will serve the development. The Applicant will be responsible for the construction of these improvements. The Development Agreement requires that the public improvements be constructed to Town standards and secured by a performance guarantee. Upon completion, the Town will withhold a warranty for 2 years to ensure the improvements function as intended, with the Developer responsible for remedying any issues during that period. As-built drawings must also be provided for Town records.

Raw Water Irrigation: The Development Agreement requires the developer to design and construct an outdoor irrigation system using raw, non-potable water. Using raw water instead of potable water qualifies the Developer for a 25% raw water irrigation credit, reducing the overall PIF fee. This approach also lowers energy consumption by eliminating the need for water treatment. A similar requirement was included in the Phase 1a Development Agreement. However, the language states that if the system cannot be legally installed, the town will recover the raw water credit included in the PIF fees.

Trailhead Restroom: The Development Agreement requires a payment of \$75,659.98 to the Town on or before April 15, 2025. This payment releases the developer's obligation to construct a vault toilet system.

Local Employee Residency Program (LERP): Per the Annexation and Development Agreement, the Developer is required to deed restrict 45% of the overall units. These deed restrictions do not cap unit prices but limit occupancy to local employees.

Fees: The project is required to pay all applicable fees, including the Town's impact fees for streets and fire, with the fire impact fees passed through to the Fire District. Unique to this development are the Grand Avenue Improvement Fee and the West Eagle Recapture Fee, which reimburses Eagle Ranch, LLC for prior improvements benefiting this development.

The Developer is required to pay \$206,975 as cash-in-lieu of conveyance of school lands in accordance with Code § 4.13.080.D within sixty (60) days of the effective date of the Development Agreement.

The Town PIF fees will be paid at building permit application, and the development will benefit from a housing credit that was established through the Annexation and Development Agreement.

Sylvan Lake Road Landscape Buffer: The Development Agreement requires enhanced landscaping within the town-owned tract along Sylvan Lake Road. Additionally, the Developer is required to maintain all landscape

and irrigation improvements installed by the Developer within the town-owned tract in perpetuity. These improvements are listed on Exhibit C-1.

COMMUNITY INPUT:

Staff have not received any letters of public comment as of March 6, 2025. Letters received after this time will be gathered and entered into the public record at the hearing.

BUDGET:

No impact to the budget.

STRATEGIC PLAN ALIGNMENT/STANDARD ACHIEVED:

A detailed analysis of the project against the Town's standards can be found in the January 7, 2025, Planning Commission staff report here ([LINK](#)), coupled with the information provided in this report. Once the condition of approval is addressed, the application would support the following Council objectives:

- **Major Objective 8: Invest in Environmental and Energy Sustainability.** The application reflects a focus on sustaining natural resources by incorporating green practices in the residential development by including all electric heating and appliances within units, a raw water irrigation system, on-site electric vehicle charging stations in compliance with the Colorado Model Electric Ready and Solar Ready Code and a parking plan in compliance with the Town adopted amendments to the 2021 International Energy Conservation Code.
- **Major Objective 9: Diversity the Attainable Housing Stock.** The application creates the opportunity for a diverse, attainable housing stock by providing 255 multi-family rental units, and 28 townhome units with a total of 128 deed restricted units to the housing market.

RECOMMENDED ACTION OR PROPOSED MOTION:

Move to approve Resolution 21, Series 2025 of the Town Council of the Town of Eagle, Colorado approving a Major Development and Associated Development Agreement for Reserve at Hockett Gulch Phase 1B and Phase 2.

ATTACHMENTS:

1. Resolution 21, Series 2025, "A Resolution of the Town Council of the Town of Eagle, Colorado Approving a Major Development Permit and Associated Development Agreement for Reserve at Hockett Gulch Phase 1B and Phase 2
2. First Amendment to the Reserve at Hockett Gulch Development Agreement

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (the "First Amendment") is entered into and made effective as of the ____ day of _____, 2025 (the "Effective Date"), by and among the Town of Eagle, a Colorado home rule municipality with an address of P.O. Box 609, Eagle, CO 81631 (the "Town"), and Hockett Gulch I, LLC, a Delaware limited liability company with an address of c/o Epoch Properties, Inc., 359 Carolina Avenue, Winter Park, FL 32789 ("HGI") (each a "Party" and collectively the "Parties").

WHEREAS, on September 24, 2022, the Town and Epoch GCH Hockett Gulch Holdings LLC, a Colorado limited liability company ("Epoch") entered into a Development Agreement (the "DA"), which was recorded with Eagle County Clerk and Recorder on October 27, 2022 at Reception No. 202217039;

WHEREAS, on October 25, 2022, Epoch assigned to HGI all obligations, covenants, promises and requirements under the DA; and

WHEREAS, the Parties now wish to amend the DA as further set forth herein.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Hockett Gulch II, LLC, a Delaware limited liability company with an address of c/o Epoch Properties, Inc., 359 Carolina Avenue, Winter Park, FL 32789 ("HGII"), is hereby added as a Party to the DA. For purposes of the DA, HGI and HGII shall be collectively referred to as Developer. HGI and HGII shall be jointly and severally liable for all obligations of Developer under the DA. All notices to Developer under the DA shall be sent to both HGI and HGII.
2. **Exhibits C and D** of the DA are hereby replaced with **Exhibits C-1 and D-1**, attached hereto and incorporated herein by this reference, and all references to Exhibits C and D in the DA shall instead refer to Exhibits C-1 and D-1.
3. Section 2 of the DA is hereby deleted in its entirety and replaced with the following:

SECTION 2 –DEVELOPER'S OBLIGATIONS

2.1 **General.** Developer shall, at its own expense, design, construct and install all public improvements necessary for the Development, including without limitation streets, alleys, curbs, gutters, sidewalks, landscaping, irrigation, fencing, street lights, water, wastewater, storm sewer and drainage facilities, and trails and park improvements (collectively the "Improvements"). A list of the required Improvements is set forth in **Exhibit C-1**, attached hereto and incorporated herein by this reference. Also included in **Exhibit C-1** are the estimated costs of the Improvements (the "Estimated Costs") and the various deadlines for completion of the Improvements. Omission of any necessary

Improvement from **Exhibit C-1** does not relieve Developer from responsibility for furnishing, installing or constructing such Improvement. Developer shall comply with the Phasing Plan set forth in **Exhibit D-1**, attached hereto and incorporated herein by this reference.

2.2 Improvements Required for MDP.

a. *Parking.* All parking spaces identified on the Phase 1a MDP for Phase 1a have been constructed as shown on **Exhibit D-1**. Up to 76 spaces from Phase 1a may be used to fulfill the parking requirements for Phase 1b.

b. *Wildlife Mitigation and Protection.* On or before May 15, 2025, Developer shall pay \$294,000 to the Town for wildlife mitigation and protection measures related to the Development, which measures shall be at the Town's sole discretion.

c. *Additional Improvements.* Prior to the issuance of any certificate of occupancy for any structure within Phase 1a, the following improvements shall be installed pursuant to the Phase 1a Plans: site landscaping and sleeving, on-site irrigation (spray, drip, etc.); lighting; open space; all park and landscape improvements; and the Sylvan Lake Road landscape buffer on the Town-owned tract, Parcel Number 2109-081-05-001 Reception Number 718009.

d. *Fire protection.* Prior to the issuance of any building permits for any structure within a subsequent Phase, the following Improvements shall be installed in such Phase pursuant to the Plans for such Phase: the Improvements for fire suppression, temporary access and temporary storm water mitigation in accordance with the Plans, all as sufficient to comply with applicable law and requirements of the Greater Eagle Fire Protection District.

2.3 Improvements Required.

a. *Deadlines.* The deadlines for the completion of the Improvements are outlined on **Exhibit C-1**, with the Completion Month shown on **Exhibit C-1** being the number of months after the Effective Date of the First Amendment.

b. *Raw Water Irrigation System.*

i. Unless Developer is legally prohibited from doing so and provides evidence thereof to the reasonable satisfaction of the Town, Developer shall install, maintain, operate, repair and replace a raw water irrigation system, including the diversion structure, pump station and raw water transmission main line from the pump station to the Development (the "Raw Water Irrigation System") to provide non-potable water for irrigation of permanently irrigated landscaped areas in the Development. Ownership and responsibility for this Raw Water Irrigation System shall belong to Developer, its successors and assigns. If more than one party

succeeds to Developer, the parties shall ensure that they continue this operation, maintenance repair and replacement.

ii. The Town will grant a revocable license to Developer for installation of the Raw Water Irrigation System across property owned or controlled by the Town. The Town will also lease back to Developer, pursuant to a separate written agreement in form and substance reasonably satisfactory to the Parties (the "Water Rights Lease"), the water rights necessary to operate the raw water irrigation system.

iii. Within 30 days of the date of written notice from the Town to Developer that the final decree is entered in Case No. 24CW3023 by the Court in and for Water Division No. 5 approving the point in diversion, Developer shall provide the Town with copies of recorded easements from the Medical Center and any other parties reasonably required to permit the installation and maintenance of the pump station, pipeline, and any other elements of the Raw Water Irrigation System. If necessary, the Town shall obtain approval from the Army Corps of Engineers to construct the diversion in the location shown in the Raw Water Irrigation System construction plans issued by Wright Water Engineering on November 27, 2023, and Developer shall reasonably cooperate with the Town, as needed, in seeking such approval.

iv. The Raw Water Irrigation System shall be designed and built to provide enough water and the appropriate water pressure to irrigate permanent landscape areas in Phase 1a, Phase 1b and Phase 2. All underground irrigation lines installed in Town rights-of-way or Town easements shall be locatable, registered with CO 811 program, and meet Colorado 811 requirements.

v. The Raw Water Irrigation System shall be installed, approved by the Town, and operational within 12 months of the later of the Town's execution of the Water Rights Lease, or the date which the Town provides written notice to Developer that a final decree is entered in Case No. 24CW3023, District Court in and for Water Division No. 5. At this deadline, the irrigation system for the Property shall be disconnected from the Town's municipal water system (see below). If approval from the water court is not received by December 31, 2025, and the Town and Developer mutually agree in writing to abandon the requirement for construction of the Raw Water Irrigation System, Developer will no longer be obligated to build the raw water irrigation system due to a lack of legal approval to build the system, the irrigation system for the property shall not be disconnected, and Developer shall reimburse the Town for any Raw Water Irrigation plant investment fee credits received.

vi. Upon the installation of the Raw Water Irrigation System, the irrigation system for the Property shall be disconnected, which shall be confirmed by the Town, from the Town's municipal water system.

vii. Developer has deposited \$50,000 with the Town to fund the Town's Water Court legal costs to relocate the point of diversion for the Town's interest in Ditch No. 3 to accommodate the pump station as filed in Case No. 24CW3023, District Court in and for Water Division No. 5 (the "Water Court Action"). At Developer's request, the Town shall deliver to Developer a statement of all actual, out-of-pocket legal costs paid by the Town to third parties in connection with the Water Court Action, including without limitation the Town's third-party attorneys and engineering consultants. Any portion of the \$50,000 deposit not actually expended by the Town on the Town's consulting third-party legal and engineering costs in connection with the Water Court Action shall promptly be remitted to Developer. In the event the prosecution of Case No. 24CW3023 requires third-party attorneys and engineering costs in excess of \$50,000, the Town will provide such invoices to the Developer and Developer shall pay the same within 14 days of receipt.

viii. Until the Raw Water Irrigation System becomes operational, Developer shall connect the irrigation system for the Development to the Town's municipal (potable) water system and shall pay the then-applicable water service rates for the same. If the Parties are legally prohibited from constructing the pump station at the desired location and infrastructure for the Raw Water Irrigation System from that point, the Town will allow Developer to maintain its connection to the Town's potable water system for irrigation; however, Developer shall repay the Raw Water Irrigation Credit described below within 90 days of such legal determination.

2.4 Trailhead Restroom. On or before April 15, 2025, Developer shall pay the Town \$75,659.98, based upon the submitted cost estimate provided by Shaw Construction. The payment releases the obligation of Developer to construct a vault toilet system, and the Town shall release the associated Performance Guarantee within 7 days of receipt of payment from Developer.

2.6 Applicable Law. Developer shall at all times comply with all applicable law, including all federal, state and local statutes, regulations, ordinances, decrees and rules relating to the emission, discharge, release or threatened release of a hazardous material into the air, surface water, groundwater or land, the manufacturing, processing, use, generation, treatment, storage, disposal, transportation, handling, removal, remediation or investigation of a hazardous material, and the protection of human health and safety, including without limitation the following, as amended: the Comprehensive Environmental Response, Compensation and Liability Act; the Hazardous Materials Transportation Act; the Resource Conservation and Recovery Act; the Toxic Substances Control Act; the Clean Water Act; the Clean Air Act; the Occupational Safety and Health Act; the Solid Waste Disposal Act; the Davis Bacon Act; the Copeland Act; the Contract Work Hours and Safety Standards Act; the Byrd Anti-Lobbying Amendment; the Housing and Community Development Act; and the Energy Policy and Conservation Act.

4. Section 3 of the DA is hereby deleted in its entirety and replaced with the following:

SECTION 3 – WATER AND WASTEWATER

3.1 Potable Water System Improvements and Service.

a. Developer, at its sole cost and expense, in accordance with the Code, shall design, purchase and install all elements of the on-site potable water system to fully service the Development in accordance with all Code requirements and any designs or drawings approved by the Town. Upon Initial Acceptance of the potable water system and full payment of any applicable plant investment fees and utility connection charges at the then applicable rate set forth in the Code for each Phase, the Town shall provide municipal treated water service to that Phase of the Development. The plant investment fee shall be fully paid for each building permit, in accordance with the fee schedule in effect at that time.

b. Code § 12.16.060 currently allows for a raw water irrigation credit toward the equivalent residential units ("EQR") calculation for residential units for assessing the water plant investment fees. The current raw water irrigation credit in the Code is at a rate of 0.25 EQR per 2,500 square feet of permanently irrigated landscaped area, not to exceed 25% of the total EQR (the "Raw Water Irrigation Credit"). The Raw Water Irrigation Credit shall be available for the Development if the raw water irrigation system is not legally prohibited from construction and Developer is either in the process of constructing such system or applying for the necessary permits to do so. Such credit shall be calculated based upon this formula, regardless of any future Code changes, and the applicable water plant investment fees shall be paid at the time building permits are obtained based upon the permanently irrigated landscaped area associated with that building permit. For example, if a building permit is issued for 100 multi-family units, under Code § 12.16.060, this would yield a credit calculated upon a total of 50,000 square feet of permanently irrigated landscaped area – 100 units x 500 square feet of irrigation allowed per unit, which would result in a credit of up to 20 EQR. The amount of permanently irrigated landscaped area must be adequately shown to the building department at the time of permit to support the Raw Water Irrigation Credit. If Developer determines that it is not legally feasible to construct the raw water irrigation system, this Raw Water Irrigation Credit will not be available to Developer, and the Town shall be entitled to draw on the "PIF Letter of Credit" as listed on C-1 in the event Developer fails to reimburse the Town for the Raw Water Irrigation Credit.

c. The Town has agreed to a 50% reduction in water plant investment fees for each local employee residence in the Development (the "Housing Credit"). The Parties hereby agree that the Housing Credit will apply to all for-sale and for-rent local employee residences in the Development that meet the criteria set forth in Section 7. Notwithstanding the foregoing, the Housing Credit shall be capped at 22.5% of the total for-rent local employee residences located within the Development.

3.3 Wastewater Collection System Improvements. Developer, at its sole cost and expense, shall design, purchase, and install all elements of the wastewater collection system located on the Property to fully service the Development in accordance with the Code and the Plans.

3.4 Wastewater Service. Upon Initial Acceptance of any wastewater collection system Improvements and full payment of all applicable plant investment fees for each Phase, the Town agrees to provide wastewater treatment and collection service to that Phase. Developer shall pay all applicable wastewater plant investment fees for each building permit for the Development, in accordance with the fee schedule set in the Code at that time.

5. Section 5.1 of the DA is hereby deleted in its entirety and replaced with the following:

5.1 General. To secure the construction and installation of the Improvements described on Exhibit C-1 for each Phase, Developer shall furnish the Town with a performance guarantee for each Phase in compliance with the Code and approved by the Town (the "Performance Guarantee"). Developer shall provide the executed Performance Guarantee prior to commencing work on the applicable Phase of the Development.

6. Section 5.6 of the DA is hereby deleted in its entirety and replaced with the following:

5.6 Deferred Installation of Landscaping. If any landscaping or revegetation within a Phase remains uncompleted because of weather conditions, then, prior to issuance of any certificates of occupancy in any Phase, Developer shall ensure that the Performance Guarantee associated with the landscaping or revegetation of such Phase remains in place, and the Performance Guarantee shall not be released until all planting materials and revegetation shown on the Plans are installed and accepted and the irrigation is installed and functional in compliance with the Plans. The Town shall have the right to draw on the Performance Guarantee for any landscaping, revegetation, or irrigation Improvements that are not installed during the next season in which weather permits installation. Any costs incurred by the Town in excess of the funds provided by the Performance Guarantee shall be payable by Developer within 30 days after receipt of invoices. If Developer fails to pay such amounts, the same may be recovered by the Town by any lawful means, including certification to the County Treasurer for collection in the same manner as real estate taxes.

7. The DA is amended by the addition of a new Section 6.3, to read as follows:

6.3. Sylvan Lake Road Landscaped Buffer. Developer shall maintain all landscape and irrigation Improvements installed by Developer within the Town-owned tract, Parcel Number 2109-081-05-001 Reception Number 718009, until such maintenance obligation is transferred to an HOA, with the Town's prior approval.

8. The DA is amended by the addition of a new Section 10. 14, to read as follows:

10.14. School Land Dedication. On or before May 15, 2025, Developer shall pay \$206,975 to the Town as cash-in-lieu of conveyance of school lands in accordance with Code § 4.13.080.D.

9. Except as expressly modified in this First Amendment, the DA shall remain in full force and effect as written.

IN WITNESS WHEREOF, the Parties have executed this First Amendment as of the Effective Date.

TOWN OF EAGLE, COLORADO

Scott Turnipseed, Mayor

ATTEST:

Camille Deering, Town Clerk

DEVELOPER

HOCKETT GULCH I, LLC, a Delaware limited liability company

By: _____
Name: Allyson Chiappa
Title: Authorized Signatory

STATE OF FLORIDA)
)ss.
COUNTY OF ORANGE)

Subscribed and sworn to before me this ____ day of _____, 2025, by Allyson Chiappa as Authorized Signatory of Hockett Gulch I, LLC, a Delaware limited liability company,

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: _____

Notary Public

EXHIBIT C-1
Improvements

Exhibit C (Amended 2/13/25)

Phase 1a

		Draw 1	Draw 2	Draw 3					
Item	Price	Amount After		Completion Month**	Phased (Y/N) ***	LOC Release Amount (less 10% warranty reserve)		Warranty Reserve Start	
		10% Warranty Reserve	10% Warranty Reserve			Additional Holdback	Remaining Amount Held	Date	Comments
Sylvan Lake Road Widening	\$ 259,600	\$ 285,560	\$ 285,560	12	N	\$ 259,600	\$ 25,960	10/2/23	Complete
Highway 6 Turn Lane	\$ 273,791	\$ 301,170	\$ 301,170	12	N	\$ 273,791	\$ 27,379	10/2/23	Complete
Storm - Pipe/Drain	\$ 537,386	\$ 591,125	\$ 591,125	12	N	\$ 537,386	\$ 53,739	10/2/23	Complete
Storm - Inlets, Vault, Riprap, Culverts	\$ 476,259	\$ 523,885	\$ 523,885	12	N	\$ 476,259	\$ 47,626	10/2/23	Complete
Main Water Lines *	\$ 1,360,978	\$ 1,497,076	\$ 1,497,076	12	N	\$ 1,360,978	\$ 136,098	10/2/23	Complete (approved by town for permits)
Sewer Main Lines	\$ 388,392	\$ 427,231	\$ 427,231	12	N	\$ 388,392	\$ 38,839	10/2/23	Complete
ER OS-1, OS-2, the Lawn, the Slope, Aspen Grove, the Spine, Perimeter Walking Loop, Other Site Soil, Basecourse, Grading , Reveg	\$ 314,890	\$ 346,378	\$ 346,378	12	Y	\$ 314,890	\$ 31,489	11/19/24	Complete
Roads, Curb & Gutter, Sidewalks	\$ 1,636,301	\$ 1,799,931	\$ 1,799,931	24	Y	\$ 1,636,301	\$ 163,630	7/23/24	Complete
Storm - Manholes	\$ 53,928	\$ 59,321	\$ 59,321	24	Y	\$ 53,928	\$ 5,393	7/23/24	Complete
Trailhead Parking Lot, Fencing	\$ 76,490	\$ 84,139	\$ 84,139	24	N	\$ 76,490	\$ 7,649	10/2/23	Complete
Trailhead Restroom (Flushless)	\$ 55,825	\$ 61,408	\$ 61,408	24	N	\$ 61,408	\$ (0)	TBD	Owner paying these funds to Town
Light Poles	\$ 315,000	\$ 346,500	\$ 346,500	24	Y	\$ 315,000	\$ 31,500	7/23/24	Complete
Traffic Control, Erosion & Sediment Control	\$ 131,150	\$ 144,265	\$ 144,265	24	Y	\$ 131,150	\$ 13,115	11/19/24	Complete
Irrigation (not incld. in landscaping bid)	\$ 83,351	\$ 91,686	\$ 91,686	24	N	\$ 83,351	\$ 8,335	11/19/24	Complete
Landscaping, Sleeving	\$ 670,230	\$ 737,253	\$ 737,253	24	Y	\$ 670,230	\$ 128,499	11/19/24	Complete (but owner hoding back additional 10% warranty reserve plus landscape recommended completion amounts)
Total Improvements	\$ 6,633,570	\$ 7,296,927	\$ 7,296,927						
Draw #1 (Completed)						\$ 3,372,896	\$ 3,924,032		
Draw #2 (Completed)						\$ 2,005,229	\$ 1,918,803		
Draw #3 (Requested)						\$ 1,261,028	\$ 1,261,028		
Less Landscape Reserve Holdback (and addt'l)						\$ (128,499)	\$ (128,499)		
Draw #3 (Net Requested)						\$ 1,132,529	\$ 786,273		

* Includes 16" DIP

** Developer may request partial releases of the LOC or collateralization. In order to achieve a partial release, the entire line item must be complete, the minimum release amount must be \$500,000 or greater, and the Developer may only request a maximum of four (4) partial releases. The 10% warranty amount will be held back from the partial release for a two year period as described in the Development Agreement.

*** Phased items will be completed during different stages of the development. In order for a building to receive a Certificate of Occupancy (CO), the Phased items adjacent to the particular building must be complete (other than landscaping which must either be completed prior to CO or during the next "landscaping" season if building completion is in the winter months). Buildings that are provided a CO must have appropriate roads, fire & safety access, parking, hydrants and phased Improvements.

BID TAB - EAGLE- HOCKETT GULCH PHASE 1B & 2						
Town of Eagle Adjustments						
DATE: 2/19/2025						
Public Facilities (LOC is required prior to the start of work)						
ITEM NO.	CONTRACT ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	NOTES
WATER INFRASTRUCTURE						
WATER					\$937,375.00	
1	12" DIP CL52 WATER MAIN	2362	LF	\$275.00	\$649,550.00	INCLUDES ALL TRENCHING, BEDDING PLACEMENT, FITTINGS, MEGALUGS, VALVES, THRUST BLOCKS, FLOWFILL, INSULATION AND TRACER WIRE
2	8" DIP CL52 WATER MAIN	729	LF	\$225.00	\$164,025.00	INCLUDES ALL TRENCHING, BEDDING PLACEMENT, FITTINGS, MEGALUGS, VALVES, THRUST BLOCKS, FLOWFILL, INSULATION AND TRACER WIRE
3	FIRE HYDRANT ASSEMBLY	8	EA	\$11,500.00	\$92,000.00	INCL. ALL COMPONENTS AS IDENTIFIED PER TOWN DETAIL
4	6" DIP	159	LF	\$200.00	\$31,800.00	INCLUDES ALL TRENCHING, BEDDING PLACEMENT, MEGALUGS, VALVES FITTINGS, THRUST BLOCKS, FLOWFILL, INSULATION AND TRACER WIRE
SANITARY SEWER INFRASTRUCTURE						
SANITARY					\$331,000.00	
5	MANHOLES	12	EA	\$7,850.00	\$94,200.00	4' DIA. CONCRETE MANHOLE
6	8" PVC, RESTRAINED	1184	LF	\$200.00	\$236,800.00	INCLUDES ALL TRENCHING, BEDDING PLACEMENT, JOINT RESTRAINT, FLOWFILL, INSULATION AND TRACER WIRE
TRAFFIC CONTROL, EROSION & SEDIMENTATION CONTROL						
TC, ESC					\$140,000.00	
7	TRAFFIC CONTROL SIGNAGE AND DEVICES	1	LS	\$40,000.00	\$40,000.00	
8	CONTINUAL EROSION CONTROL	1	LS	\$100,000.00	\$100,000.00	
Public Facilities Total					\$1,408,375.00	

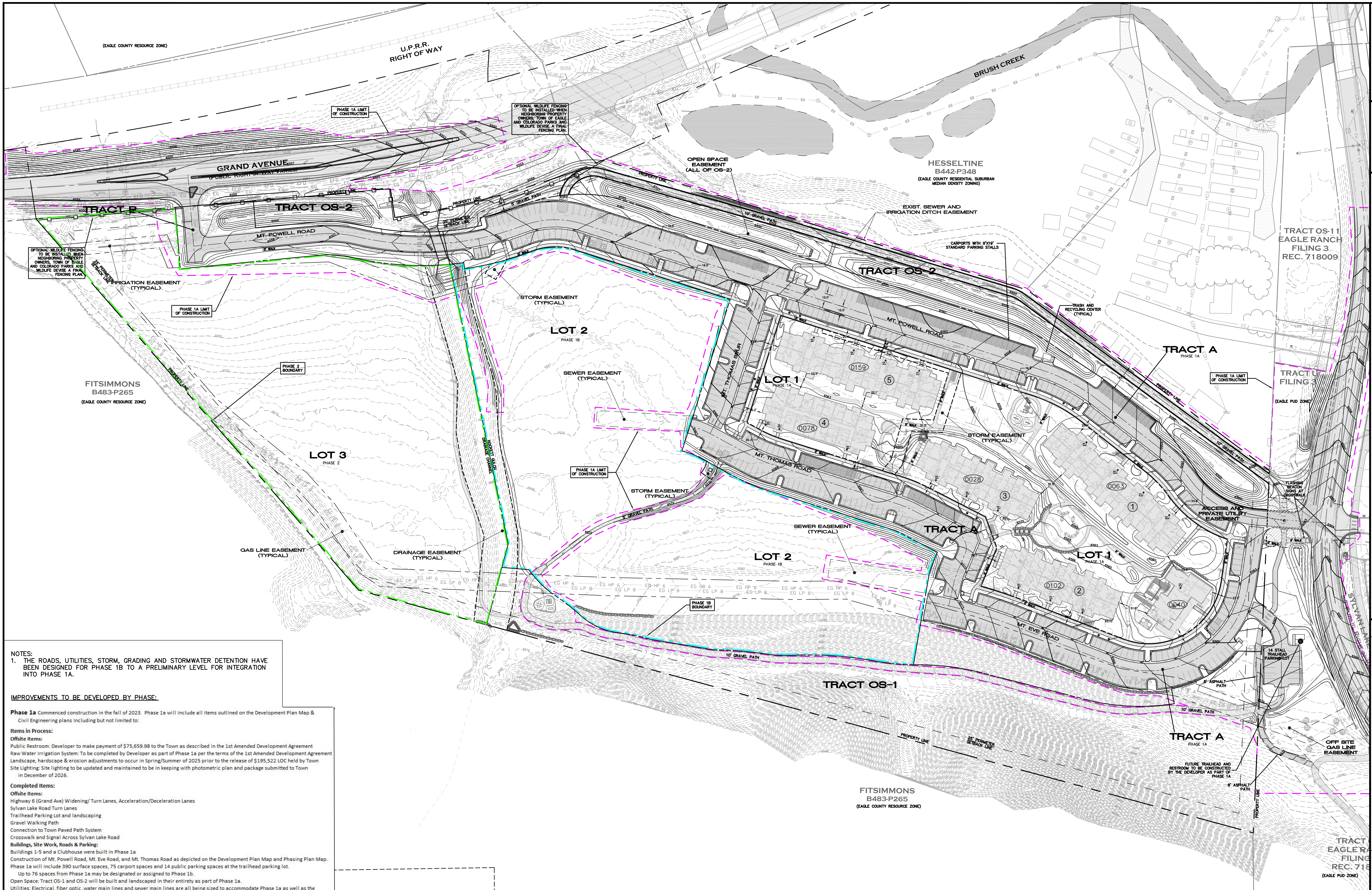
Private Facilities (LOC to be provided Prior to the start of work)						
Raw Water Pump Station						
RAW WATER IRRIGATION					\$800,000.00	
9	Raw Water Pump Station including intake and Piping	1	LS	\$800,000.00	\$800,000.00	Includes raw water system in its entirety, can e used to offset raw water irrigation credits if system can't legally be built

Private Facilities (LOC to be provided in the event a TCO is requested on any building before completion of the work items below)						
IRRIGATION						
IRRIGATION SYSTEM					\$166,985.00	
10	IRRIGATED SOD AND NATIVE GRASS	66794	SF	\$2.50	\$166,985.00	IRRIGATION MATERAIL AND PLACEMENT
STORM INFRASTRUCTURE						
STORM					\$497,390.00	
11	MANHOLES	1	EA	\$5,500.00	\$5,500.00	4' DIA. CONCRETE FLAT TOP MANHOLE
12	CONCRETE INLETS	27	EA	\$5,750.00	\$155,250.00	SINGLE, DOUBLE, TRIPLE CDOT TYPE 13 CONCRETE VALLEY INLETS, TYPE D
13	24" HDPE	240	LF	\$200.00	\$48,000.00	INCLUDES TRENCHING, PLACEMENT, GASKETS, FITTINGS, BEDDING
14	18" HDPE	562	LF	\$160.00	\$89,920.00	INCLUDES TRENCHING, PLACEMENT, GASKETS, FITTINGS, BEDDING
15	12" HDPE	1656	LF	\$120.00	\$198,720.00	INCLUDES TRENCHING, PLACEMENT, GASKETS, FITTINGS, BEDDING
LANDSCAPING REVEGETATION AND MOBILIZATION						
LS & MOB					\$842,094.00	
16	MOBILIZATION	0	LS	\$100,000.00	\$0.00	CONTRACTOR ALREADY ON-SITE
17	SOD	19023	SF	\$5.50	\$104,626.50	MATERIAL AND PLACEMENT
18	NATIVE GRASS	47771	SF	\$7.50	\$358,282.50	MATERIAL AND PLACEMENT
19	MULCH	72837	SF	\$5.00	\$364,185.00	MATERIAL AND PLACEMENT
20	SYLVAN LAKE ROAD LANDSCAPING ENHANCEMENTS	10	Trees	\$1,500.00	\$15,000.00	ALLOWANCE FOR 10 ADDITIONAL TREES ALONG SYLVAN LAKE ROAD
Private Facilities Total					\$2,306,469.00	

EXHIBIT D-1
Cost Estimates

RESERVE AT HOCKETT GULCH
EAGLE, CO

1st AMENDED P.U.D. PHASING PLAN



NOTES:
1. THE ROADS, UTILITIES, STORM, GRADING AND STORMWATER DETENTION HAVE BEEN DESIGNED FOR PHASE 1B TO A PRELIMINARY LEVEL FOR INTEGRATION INTO PHASE 1A.

IMPROVEMENTS TO BE DEVELOPED BY PHASE:

Phase 1a Commenced construction in the fall of 2023. Phase 1a will include all items outlined on the Development Plan Map & Civil Engineering plans including but not limited to:

Items in Process:

Offsite Items:
Public Restroom: Developer to make payment of \$75,659.98 to the Town as described in the 1st Amended Development Agreement
Raw Water Irrigation System: To be completed by Developer as part of Phase 1a per the terms of the 1st Amended Development Agreement
Landscape, hardscape & erosion adjustments to occur in Spring/Summer of 2025 prior to the release of \$195,522 LOC held by Town
Site Lighting: Site lighting to be updated and maintained to be in keeping with photometric plan and package submitted to Town in December of 2026.

Completed Items:

Offsite Items:
Highway 6 (Grand Ave) Widening/Turn Lanes, Acceleration/Deceleration Lanes
Sylvan Lake Road Turn Lanes
Trailhead Parking Lot and landscaping
Gravel Walking Path
Connection to Town Paved Path System
Crosswalk and Signal Across Sylvan Lake Road
Buildings, Site Work, Roads & Parking:
Buildings: 1-5 and a Clubhouse were built in Phase 1a
Construction of Mt. Powell Road, Mt. Eve Road, and Mt. Thomas Road as depicted on the Development Plan Map and Phasing Plan Map.
Phase 1a will include 390 surface spaces, 75 carport spaces and 14 public parking spaces at the trailhead parking lot.
Up to 76 spaces from Phase 1a may be designated or assigned to Phase 1b.
Open Space: Tract OS-1 and OS-2 will be built and landscaped in their entirety as part of Phase 1a.
Utilities: Electrical, fiber optic, water main lines and sewer main lines are all being sized to accommodate Phase 1a as well as the future Phase 1b and Phase 2.

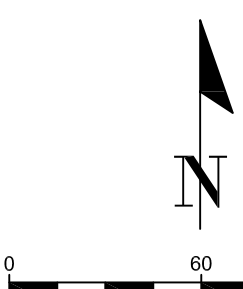
Drainage and Detention: All drainage shown on the Development Plan Map was built in Phase 1a including the detention ponds in Tract OS-2 and the Hockett Gulch Drainage Channel. A box culvert was installed under Mt. Powell Road at the northern end of the Hockett Gulch Drainage Channel to allow for drainage to flow under Mt. Powell Road and ultimately, under Highway 6.

Site Landscaping and Slewing
All park and landscape improvements below have been built in Phase 1a (with the exception of items noted as in process above):
The Lawn
The Slope
Aspen Grove
The Spine
Perimeter Walking Loop
Irrigation

LOT/TRACT	LAND USE	ACRES (SF)	PERCENT	OWNERSHIP	MAINTENANCE
LOT 1 (PHASE 1A)	RESIDENTIAL APARTMENTS	4.25 (185,190)	14.33	OWNER	OWNER
LOT 2 (PHASE 1B)	RESIDENTIAL APARTMENTS	6.93 (301,902)	23.38	OWNER	OWNER
LOT 3 (FUTURE)	RESIDENTIAL COMMERCIAL	5.96 (259,716)	20.10	OWNER	OWNER
TRACT OS-1	TOWN OPEN SPACE	3.50 (152,446)	11.80	TOWN OF EAGLE	TOWN OF EAGLE
TRACT OS-2	COMMUNITY OPEN SPACE	2.12 (92,241)	7.14	OWNER	OWNER
TRACT A (PHASE 1A)	ROADWAY, PUBLIC ACCESS EASEMENT, DRAINAGE, IRRIGATION & GENERAL UTILITIES	6.20 (270,083)	20.91	OWNER	OWNER
TRACT B (PHASE 1A)	ROADWAY, PUBLIC ACCESS EASEMENT, DRAINAGE, IRRIGATION & GENERAL UTILITIES	0.69 (30,212)	2.34	OWNER	OWNER
TOTAL		29.85	100.00		

LEGEND

PHASE 1A CONSTRUCTION LIMIT	PROPOSED ASPHALT
PHASE 1B BOUNDARY	PROPOSED CONCRETE SIDEWALK
PHASE 2 BOUNDARY	PROPOSED GRAVEL PATH
PROPERTY LINE	PROPOSED SOFT PATH
EDGE OF DRIVE	PROPOSED CARPORTS
EDGE OF ASPHALT	
DIRT ROAD/PATH	
ROUNDER WALL	
FINISH LINE	
WATER LINE	
SEWER LINE & MANHOLE	
OVERHEAD ELECTRIC	
UNDERGROUND ELECTRIC	
UNDERGROUND PHONE	
UNDERGROUND FIBER OPTIC	
GAS LINE	
ELECTRIC POLE & DUT WIRE	
ELECTRIC SPICE VALVE	
ELECTRIC 1-PHASE TRANSFORMER	
ELECTRIC WITNESS	
PHONE SPICE VALVE & PEDESTAL	
PHONE REMER, INLET, & FLARED END	
IRRIGATION PIPING & MANHOLE	



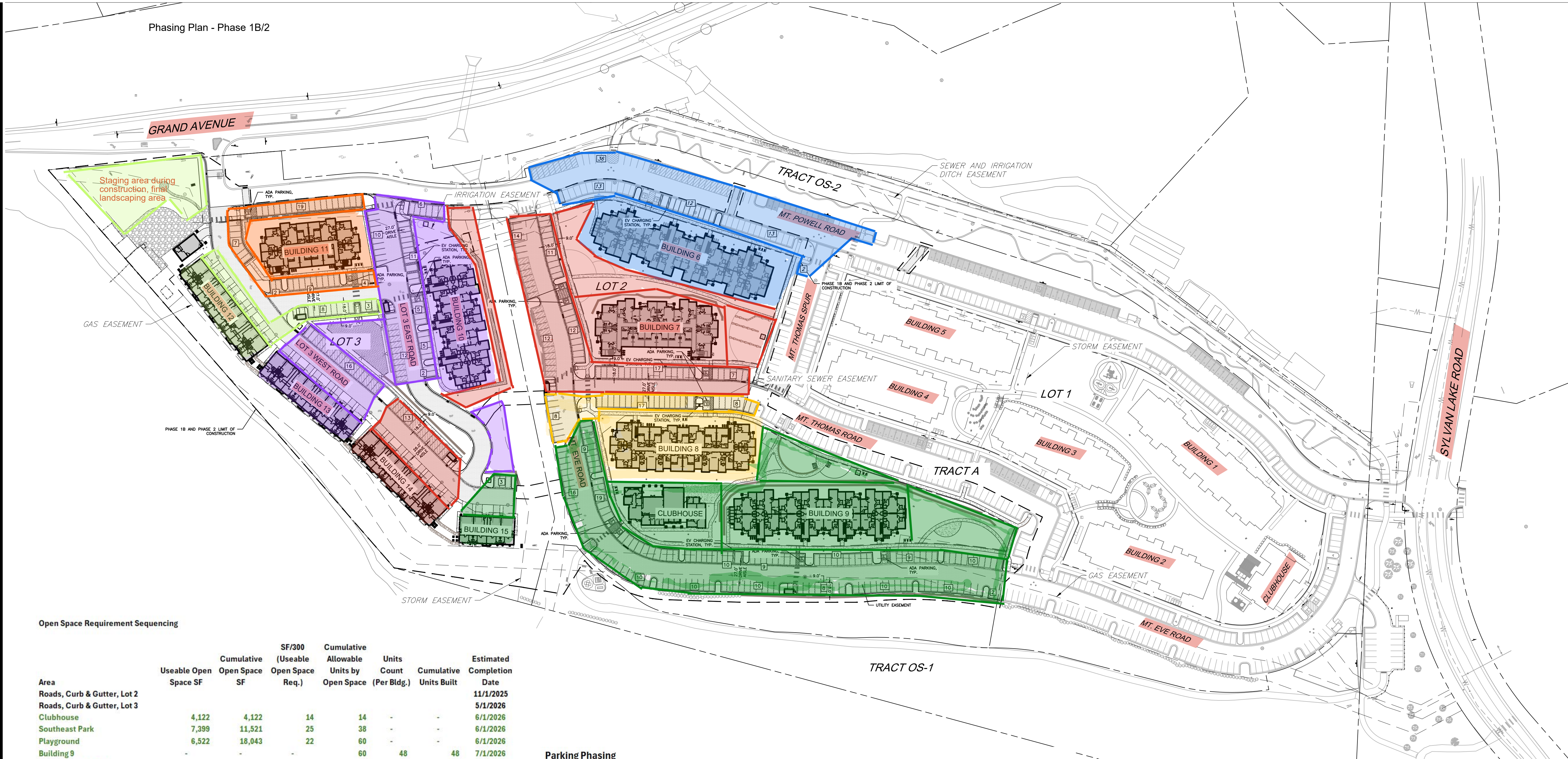
NO.	DATE	REVISIONS
2	02/07/2022	MDP RESPONSE TO COMMENTS
3	04/22/2022	MDP RESPONSE TO COMMENTS-ROUND 2
4	07/12/2022	PHASING REVISIONS
5	07/29/2022	PHASE 1B AND RAW WATER NARRATIVE REVISIONS
6	08/26/2022	LAND USE SUMMARY - PUBLIC ACCESS EASEMENT
7	09/19/2022	REVISIONS TO PHASING PLAN
8	09/19/2022	REVISIONS TO PHASING PLAN
9	02/13/2025	Development Agreement First Amendment Exhibit

DESIGNED BY	AEI
DRAWN BY	AEI
CHECKED BY	AEI
JOB NO.	1
DATE	02/09/2022

SHEET
1 OF 1

PLOT DATE: Tuesday, February 4, 2025 3:10 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civ\23-1012-Hockett Gulch\PLANS\EXHIBITS\PHASING EXHIBITS\PARKING PLAN.dwg

Phasing Plan - Phase 1B/2



Open Space Requirement Sequencing

Area	Useable Open Space SF	Cumulative Open Space SF	SF/300 (Useable Open Space Req.)	Cumulative Allowable Units by Open Space	Units Count (Per Bldg.)	Cumulative Units Built	Estimated Completion Date
Roads, Curb & Gutter, Lot 2							11/1/2025
Roads, Curb & Gutter, Lot 3							5/1/2026
Clubhouse	4,122	4,122	14	14	-	-	6/1/2026
Southeast Park	7,399	11,521	25	38	-	-	6/1/2026
Playground	6,522	18,043	22	60	-	-	6/1/2026
Building 9	-	-	-	60	48	48	7/1/2026
Townhome Bldg 15	-	-	-	60	4	52	7/1/2026
Lot 2 Perimeter Walking Loop	35,498	53,541	118	178	-	-	7/1/2026
Open Lawn Amphitheatre	3,415	56,956	11	190	-	-	7/1/2026
The Spine Extension	8,488	65,444	28	218	-	-	7/1/2026
Maintenance Building	-	-	-	218	-	-	8/1/2026
Building 8	-	-	-	218	45	97	9/1/2026
Dog Park	8,315	73,759	28	246	-	-	10/1/2026
Secluded Seating Area	6,471	80,230	22	267	-	-	10/1/2026
Building 7	-	-	-	267	42	139	10/15/2026
Gulch Overlook Trail	4,132	84,362	14	281	-	-	11/1/2026
Townhome Bldg 14/Bldg 6	-	-	-	281	56	195	12/21/2026
Townhome Bldg 13/Bldg 10	-	-	-	-	44	239	1/15/2027
Evergreen Planting Area	4,915	89,277	16	298	-	-	4/1/2027
Bldg 11/Townhome Bldg 12	-	-	-	-	44	283	4/1/2027
Total	89,277	89,277	298	298	283	283	

* Landscape Areas depicted on Landscape Plans Sheet LP-100

IMPROVEMENTS TO BE DEVELOPED BY PHASE:

PHASE 1B AND PHASE 2

PHASE 1B AND PHASE 2 ARE PROPOSED TO OCCUR CONCURRENTLY AND INCLUDE SITE IMPROVEMENTS WITHIN THE REMAINING PORTION OF LOT 2 AND LOT 3 AS SHOWN IN THE PROJECTED TIMELINE, THIS SHEET.

PHASE 1B AND PHASE 2 ALL ITEMS OUTLINED ON THE DEVELOPMENT PLAN MAP & CIVIL ENGINEERING PLANS INCLUDING BUT NOT LIMITED TO:

OFFSITE ITEMS:

NO OFFSITE ITEMS ARE INCLUDED IN THE PHASE 1B AND PHASE 2 DEVELOPMENT.

BUILDINGS, SITE WORK, ROADS & PARKING:

BUILDING 6-15, A CLUBHOUSE, AND A MAINTENANCE BUILDING WILL BE CONSTRUCTED IN PHASE 1B AND 2.

CONTINUED CONSTRUCTION OF MT. EVE ROAD, MT. THOMAS ROAD, WINTER RIDGE ROAD, MIDDLE MOUNTAIN ROAD, AND WINTER RIDGE SPUR AS DEPICTED ON THE DEVELOPMENT PLAN MAP AND PHASING PLAN MAP.

PARKING SPACES INCLUDE 427 SURFACE SPACES, 78 CARPORT SPACES, AND 36 GARAGE SPACES.

OPEN SPACE: TRACT OS-1 AND OS-2 HAVE BEEN BUILT AND LANDSCAPED IN THEIR ENTIRETY AS PART OF PHASE 1A. TRACT OS-1 HAS BEEN DEDICATED TO THE TOWN OF EAGLE AND IS MAINTAINED BY THE TOWN OF EAGLE AS DEFINED IN THE DEVELOPMENT AGREEMENT. TRACT OS-2 WILL BE MAINTAINED BY THE OWNER.

LIGHTING: LIGHTING TO BE INSTALLED AS SHOWN ON THE PHASE 1B AND 2 LIGHTING PLAN.

UTILITIES: ELECTRICAL, FIBER OPTIC, WATER MAIN LINES AND SEWER MAIN LINES ARE ALL BEING SIZED TO ACCOMMODATE PHASE 1B AND PHASE 2 AS WELL AS PHASE 1A AND PHASE 1B.

DRAINAGE AND RETENTION: ALL DRAINAGE SHOWN ON THE DEVELOPMENT PLAN MAP HAS BEEN BUILT IN PHASE 1A INCLUDING THE RETENTION PONDS IN TRACT OS-2 AND THE HOCKETT GULCH DRAINAGE CHANNEL. A BOX CULVERT HAS BEEN INSTALLED UNDER MT. POWELL ROAD AT THE NORTHERN END OF THE HOCKETT GULCH DRAINAGE CHANNEL. A LOW FLOW WATER CROSSING CULVERT WILL BE BUILT IN PHASE 1B AND PHASE 2 AT THE SOUTHERN END OF THE HOCKETT GULCH DRAINAGE CHANNEL TO ACCOMMODATE A PEDESTRIAN CROSSING.

NOTES:

- FIRE ACCESS ROADS AND HYDRANTS REQUIRED TO BE INSTALLED AND INSPECTED PRIOR TO ANY FRAMING
- LANDSCAPING IS REQUIRED TO BE COMPLETED IN BUILDING AREAS IF BUILDINGS ARE READY FOR TCO IN JULY - BY THE NEXT SUMMER
- TO ENSURE ACCESS, SAFETY AND APPROPRIATE PARKING AS BUILDINGS RECEIVE THEIR TCO
- AMENITIES AND OPEN SPACE WILL BE AVAILABLE IN KEEPING WITH CODE REQUIREMENTS AS BUILDINGS OPEN
- DATES SUBJECT TO CHANGE BASED ON WEATHER, CONTRACTOR AND MATERIAL AVAILABILITY
- EROSION CONTROL & FENCING WILL BE IN PLACE PRIOR TO GRADING WORK
- ADDITIONAL SCHEDULES MAY BE REQUIRED BY TOWN PLANNING OR BUILDING DEPARTMENTS PRIOR TO TCO SHOWING MDP COMPLIANCE

Parking Phasing

Phase 1A Dedicated Parking to 1B

Spaces 76

Clubhouse & MF Bldg #9 (152 Add'l Spaces)

Spaces Required 90

Spaces Provided 228

Clubhouse, MF Bldg #9, TH #15 (15 Add'l Spaces)

Spaces Required 102

Spaces Provided 243

Clubhouse, MF Bldg #9, #8, TH #15 (33 Add'l Spaces)

Spaces Required 182

Spaces Provided 276

Clubhouse, MF Bldg #9, #8, #7, #6, TH #15 (73 Add'l Spaces)

Spaces Required 344

Spaces Provided 349

Clubhouse, MF Bldg #9, #8, #7, #6, TH #15, #14 (33 Add'l Spaces)

Spaces Required 368

Spaces Provided 382

Clubhouse, MF Bldg #9, #8, #7, #6, TH #15, #14, #13 (36 Add'l Spaces)

Spaces Required 392

Spaces Provided 418

Clubhouse, MF Bldg #10, #9, #8, #7, #6, TH #15, #14, #13 (51 Add'l Spaces)

Spaces Required 456

Spaces Provided 469

Clubhouse, MF Bldg #10, #9, #8, #7, #6, TH #15, #14, #13, #12 (31 Add'l Spaces)

Spaces Required 480

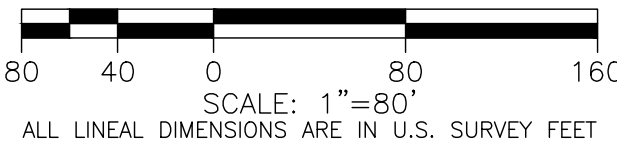
Spaces Provided 500

Clubhouse, MF Bldg #11, #10, #9, #8, #7, #6, TH #15, #14, #13, #12 (41 Add'l Spaces)

Spaces Required 537

Spaces Provided 541

Building	Clubhouse	Studio	1BR	2BR	3/4BR Apt Unit	Townhome	Total Spaces
Clubhouse	1	0	0	0	0	0	3
Building 9	0	0	18	30	0	0	87
Building 8	0	21	6	12	6	0	79.5
Building 7	0	18	6	18	0	0	72
Building 6	0	0	12	36	0	0	90
Building 10	0	0	15	21	0	0	64.5
Building 11	0	18	12	6	0	0	57
TH Building 15	0	0	0	0	0	4	12
TH Building 14	0	0	0	0	0	8	24
TH Building 13	0	0	0	0	0	8	24
TH Building 12	0	0	0	0	0	8	24
Total	1	57	69	123	6	28	537



RESERVE AT HOCKETT GULCH

PHASES 1B & 2

CIVIL CONSTRUCTION PLANS

PARKING PLAN

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M
4	4TH MDP SUBMITTAL	01/14/2025	M/M

Job Number	Project Manager	Design By	Drawn By	Principal In Charge
23.1012	DREW VERRATTI	DREW VERRATTI	MICHAEL BRENNAN	MARK LUNA

Sheet Number:

X

HOCKETT GULCH II, LLC, a Delaware limited liability company

By:

Name: Allyson Chiappa

Title: Authorized Signatory

STATE OF FLORIDA)
)ss.
COUNTY OF ORANGE)

Subscribed and sworn to before me this ____ day of _____, 2025, by Allyson Chiappa as Authorized Signatory of Hockett Gulch II, LLC, a Delaware limited liability company.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: _____

Notary Public

TOWN OF EAGLE, COLORADO
RESOLUTION NO. 21
(Series of 2025)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO
APPROVING A MAJOR DEVELOPMENT PERMIT AND ASSOCIATED AMENDMENT
DEVELOPMENT AGREEMENT FOR RESERVE AT HOCKETT GULCH

WHEREAS, Hockett Gulch I, LLC and Hockett Gulch II (collectively the "Applicant") owns the real property more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, on April 4, 2024, the Applicant filed an application for approval of a Major Development Permit to construct 255 multi-family units, 28 townhome rental units, a clubhouse, and a maintenance building (the "MDP Application");

WHEREAS, at a properly-noticed public hearing on February 18, 2025, the Planning and Zoning Commission reviewed the MDP Application, heard comments from the Applicant, Town staff and the public, and recommended that the Town Council approve the MDP Application with conditions; and

WHEREAS, at a properly-noticed public hearing on March 11, 2025, the Town Council reviewed the MDP Application and heard comments from the Applicant, Town staff and the public.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO, AS FOLLOWS:

Section 1. Findings. The Town Council finds that the MDP Application complies with all applicable provisions of the Eagle Municipal Code and that approval of the MDP Application is in the best interest of the public health, safety, and welfare.

Section 2. Decision. Based on the foregoing findings, the Town Council approves the MDP Application, subject to the condition that the Applicant make all technical corrections to the MDP documents as directed by Town staff prior to submitting a building permit application.

Section 3. Development Agreement. The First Amendment to Development Agreement is hereby approved in substantially the form attached hereto, subject to final approval by the Town Attorney. Upon such approval, the Mayor is authorized to execute the First Amendment to Development Agreement on behalf of the Town.

INTRODUCED, READ, PASSED AND ADOPTED ON MARCH 11, 2025.

TOWN OF EAGLE, COLORADO

Scott Turnipseed, Mayor

ATTEST:

Jenny Rakow, Town Clerk

EXHIBIT A

Legal Description

Parcel A:

Lot 2 and Lot 3,

Reserve at Hockett Gulch recorded October 27, 2022, at Reception No. 202217040, Eagle County, Colorado

Parcel B:

Easement for public access over and across Tract A and Tract B,

Reserve at Hockett Gulch recorded October 27, 2022, at Reception No. 202217040, Eagle County, Colorado.



To: Mayor Turnipseed and Town Council

From: Brian Lieberman, Open Space and Trails Manager; and Tom Gosiorowski, Public Works Director

Date: March 11, 2025

Agenda Item: Open Space Ranger and Maintenance Specialists Position Funding Agreements Update

REQUEST: Staff requests that the Town Council consider information from staff on conversations with the funding partners to establish the Open Space Ranger and Maintenance Specialist position. Provide direction for further discussions with the funding partners.

BACKGROUND: The Town of Eagle budgeted funds to establish an Open Space Ranger and Maintenance Specialist position in 2025. Budgetary constraints necessitate funding assistance from three community partners: the Eagle Ranch Wildlife Committee, Eagle Ranch HOA, and the Eagle Ranch Metro District.

Town staff have been working to execute Funding Agreements and Intergovernmental Agreements with the three partners to memorize the funding commitments. Town staff met with the Eagle Ranch Wildlife Committee on February 27, 2025, and the Eagle Ranch Metro District on February 18, 2025, to discuss terms for these agreements.

The Eagle Ranch Wildlife Committee has made preliminary commitments to fund up to 48% of the position costs for three years. Staff are working with the Committee to finalize these commitments through a funding agreement. Given the funding commitment proposed by the Metro District, the Wildlife Committee's contribution is critically necessary to fund the position.

Town staff are providing an update to the Council on these meetings and request that the Council provide direction for further discussions with the funding partners.

ANALYSIS: Town staff have strong concerns about the solidity of the funding partners' commitments to fund the position for three years. Specifically, the Eagle Ranch Wildlife Committee and the Eagle Ranch HOA seem to have different expectations for the outcome and measures of success for this position than Town staff.

Further, Town staff have a sense that the Eagle Ranch Wildlife Committee and HOA may be likely to withdraw their funding if their expectations are not met within the first year. This could put the Town in a position where it no longer has adequate funding available for the continued employment of the ranger.

Staff believe that the primary causes for concern include the following:

- Amount of time devoted to ranger patrols -vs- trail and open space maintenance
- Expectations on education -vs- enforcement
- Concerns about accounting and ensuring funds are used on topics deemed appropriate by the funding partners
- Apprehensions about the Committee's desire to be included in the hiring process
- Concerns about geographic focus areas

Although staff feel some of these concerns can be mitigated, the larger apprehension is the threat that the funding partners will pull their funding if they think their interests are not satisfied.

Staff request direction from the Council for further discussions with the funding partners.

COMMUNITY INPUT: None.

BUDGET/ STAFF IMPACT: The Eagle Ranch Wildlife Committee has made preliminary commitments to fund up to 48% of the position costs for three years. Given the current revenues for the Open Space Fund, this contribution is necessary to fund the position.

The budget includes personnel costs, supplies, subscriptions, training, and other associated expenses to establish the position.

The budget below has been reduced from the original projections to account for the position starting on May 12 instead of January 1, 2025.

<u>Source of Funds</u>	<u>2025 Budget</u>	<u>Percentage</u>	<u>2026 Budget</u>	<u>Percent</u>	<u>2027 Budget</u>	<u>Percent</u>
Town of Eagle	\$91,992.48	52.00%	\$70,564.00	52.00%	\$72,072.00	52.00%
Eagle Ranch Wildlife Committee	\$54,916.13	31.04%	\$65,136.00	48.00%	\$66,528.00	48.00%
Eagle Ranch Metro District	\$30,000.00	16.96%				
Total	\$176,908.61	100.00%	\$135,700.00	100.00%	\$138,600.00	100.00%
<i>Eagle Ranch Groups Total</i>	<i>\$84,916.13</i>	<i>48.00%</i>				

STRATEGIC PLAN ALIGNMENT / STANDARDS ACHIEVED: The 2022 Open Space and Trails Master Plan recommends that the Town explore options for increasing enforcement on open space and trail properties to help balance recreational use with wildlife protection. However, the master plan also describes a strong staffing need for trail and open space maintenance and a focus on education to influence behavior.

- **OS1 – Enforcement Officer/Ranger**- Explore the inclusion of wildlife closure enforcement in Town Code Enforcement officer duties or a dedicated open space ranger.
- **AE1 – Wildlife Education**- Develop educational materials about area wildlife and their habitat, how to recreate responsibly with wildlife, and the value of seasonal wildlife closures for wildlife and residents. These materials could be shared through trailhead kiosks, the Town of Eagle website, Town social media platforms, open houses, and via partners' networks.
- **Goal 3** - Maintain existing trails and recreation assets in open space and surrounding federal lands.

RECOMMENDED ACTION OR PROPOSED MOTION: Staff requests that the Town Council consider information from staff on conversations with the funding partners to establish the Open Space Ranger and Maintenance Specialist position. Provide direction for further discussions with the funding partners.

ATTACHMENTS: The Town's 2022 Open Space and Trails Master Plan can be viewed at this link:
<https://www.townofeagle.org/402/2022-Open-Space-and-Trails-Plan>.



To: Mayor Turnipseed and Town Council
From: Brian Lieberman, Open Space and Trails Manager
Date: March 11, 2025

Agenda Item: Dog Park Improvements Proposal and Direction

REQUEST: Staff requests that the Town Council consider a proposed plan for improvements at the Eagle Dog Park. Provide any feedback or direction for the proposal.

BACKGROUND: In 2024, the Town Council budgeted \$45,000 for improvements at the Eagle Dog Park. In August 2024, staff recommended that the funding be used to engage a consulting firm that could collect community feedback and develop a conceptual design for improvements at the Dog Park.

In September, staff released an RFP for community engagement and conceptual design services. However, the Town did not receive any proposals.

Subsequently, staff have reviewed some existing comments about the Dog Park from the 2021 Elevate Eagle Comprehensive Plan, 2022 Open Space and Trails Master Plan, and 2023 Open Space Management Plan and connected with community stakeholders and partners. A common theme of this feedback is the need for a perimeter fence.

Staff have developed a preliminary proposal focused on improving fencing at the dog park, and staff seek feedback from the Council on proposed improvements.

The 2024 Dog Park improvements funding was rolled over to the 2025 budget.

ANALYSIS: Staff have proposed improvements at the Dog Park based on our understanding of the most significant needs for improvements and considering the current budget.

With the existing funding, 2.5 acres could be fenced for an off-leash area at the Eagle Dog Park. Two pedestrian gates and supporting infrastructure, such as signage and trashcans, could also be installed.

Staff believe fencing would not prohibit any future investments in the park.

COMMUNITY INPUT: Staff have reviewed existing comments about the dog park from the 2021 Elevate Eagle Comprehensive Plan, 2022 Open Space and Trails Master Plan, and 2023 Open Space Management Plan and connected with community stakeholders and partners to build this proposal.

BUDGET/ STAFF IMPACT: \$45,000 has been budgeted for improvements at the Eagle Dog Park in 2025. Below is the preliminary proposed budget for fencing and associated work. Some numbers are subject

to change based on the exact field fit. The funding for this project is from the Sales Tax Capital Improvements Fund.

Item	Unit Amount	Unit Cost	Total
Fencing (2-strand split rail installed and delivered)	1,015 Feet	\$36.45/ foot installed and delivered	\$37,000
Pedestrian Gate	2	\$300/gate	\$600
New Signage	4	\$37.50/ sign	\$150
Animal Resistant Trash cans	2	TOE provided	\$0.00
Contingency	-	10% of total	\$3,775
TOTAL	-	-	\$41,525

Staff time would include releasing an invitation to bid, managing contractors, and installing associated infrastructure such as signage and new trashcans. The new trashcans would need to be serviced, and the fence's upkeep would require some attention.

STRATEGIC PLAN ALIGNMENT / STANDARDS ACHIEVED: Action item 3.12 from the Elevate Eagle Comprehensive Plan includes the following:

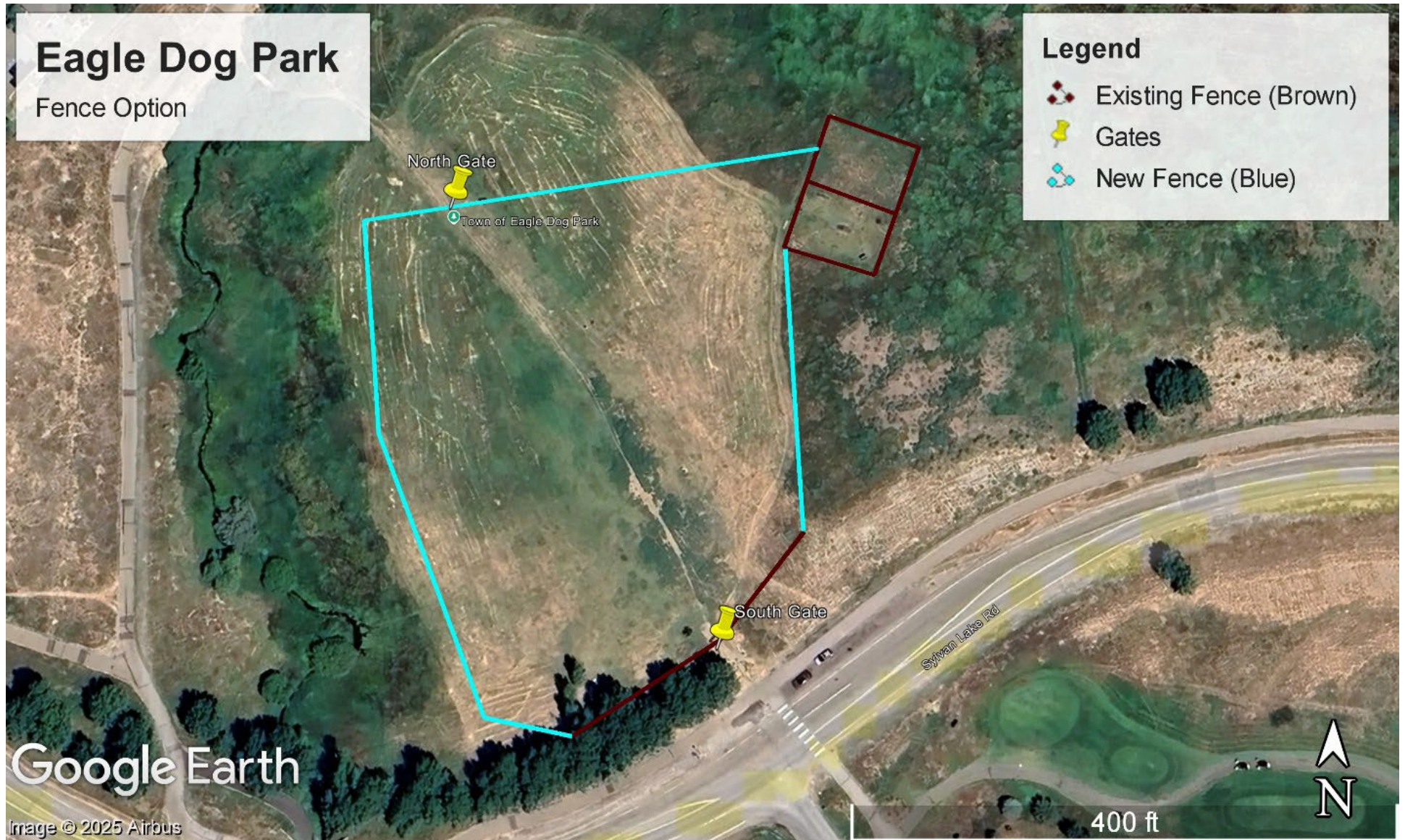
- **3.12** - *Pursue funding for park maintenance and enhancement and for the construction of new parks including dog parks.*

RECOMMENDED ACTION OR PROPOSED MOTION: Staff requests that the Town Council consider a proposed plan for improvements at the Eagle Dog Park. Provide any feedback or direction for the proposal.

ATTACHMENTS:

- Eagle Dog Park Improvements Map and Proposal

Eagle Dog Park Improvements
Fencing Proposal
March 11, 2025



Proposed Preliminary Budget Estimates

Item	Unit Amount	Unit Cost	Total
Fencing (2-strand split rail installed and delivered)	1,015 Feet	\$36.45/ foot installed and delivered	\$37,000
Pedestrian gate	2	\$300/gate	\$600
New signage	4	\$37.50/ sign	\$150
Trash cans	2	TOE provided	\$0.00
Contingency	-	10% of total	\$3,775
TOTAL	-	-	\$41,525

Proposal Details

- Size of fenced-in area: 2.5 acres
- Length of new fence: 1,015 feet
- Still have two 0.1-acre smaller fenced-in areas
- Increase weed and pest control since 2023 and will continue
- Improve drainage at the Sylvan Lake Road entrance
- Potential to use volunteers or youth corps to hand fill any old ground squirrel holes

Potential Future Needs

- Shade (additional trees or shade structure)
- Potable water for dogs and humans
- Water features for dogs
- Evaluate surface conditions/grading and consider if improvements are needed
- Parking improvements
- Potential to upgrade agility equipment



To: Mayor and Town Council
From: Denise Cardoza, Community Development Administrator
Date: March 11, 2025

Agenda Item: Resolution 19, Series 2025, "A Resolution of The Town Council of The Town of Eagle, Colorado, To Move Jennifer Sturgeon from First Alternate to a Regular Member and Appointing One Applicant to Fill One Vacancy on the Town of Eagle Planning and Zoning Commission"

REQUEST: For the Town Council to review the applications and approve for appointment one (1) Planning and Zoning Commission member and to move Jennifer Sturgeon from First Alternate to Regular Member.

BACKGROUND: One vacancy was created on December 31, 2024, due to the resignation of Laura Hartman. Four applications were received by staff from Stefan Brenner, Chad Koch, Joe Oakman and Dennis Wike. Stefan Brenner subsequently withdrew his application.

ANALYSIS: After a thorough review of the applications, Staff recommends Joseph Oakman for the Planning and Zoning Commission appointment. Joseph's experience in the construction field will bring a unique perspective that the Commission will benefit from. Currently, the Commission doesn't have anyone from the construction industry, and adding his voice will diversify the group. Joseph also serves on the Colorado State University Construction Management Professional Advisory Development Board, which will add great value to the Commission's collective knowledge.

The Planning and Zoning Commission is currently represented by three Engineers, two Architects, one Planner and one Club Director.

Joseph Oakman is a Project Manager for a construction company and has been an Eagle resident for 4 years. Joseph sees growth opportunities within the Town by investing in its downtown, river park, and leveraging its natural assets like mountain biking and Sylvan Lake. Joseph's passion is to foster a vibrant, sustainable, and inclusive community for all residents. Joseph's special interests include real estate development, walkability, urban planning, and outdoor recreation. Joseph sees an opportunity for Eagle to continue to be community oriented while tackling infrastructure issues, traffic and the current housing crisis.

Chad Koch has been an Eagle resident for 4 years and has a background in software and project management. Chad is passionate about growth while maintaining Eagle's unique character and outdoor lifestyle. His interest areas include sustainable growth, economic development, outdoor recreation, infrastructure improvements, affordable housing, environmental sustainability, and community engagement. By focusing on these areas Chad believes that Eagle can thrive as a vibrant, well-balanced community for residents, businesses, and visitors. Chad believes Eagle can overcome current challenges by careful planning, teamwork between residents and leaders, and a focus on sustainable, long-term solutions to improve life in Eagle.

Dennis Wike has been an Eagle resident for 4.5 years and has over 30 years of experience in design, engineering, construction, and facilities operation expertise. He was previously employed by the Town of Eagle from March 2020 to September 2023 as the Town Engineer. Dennis believes that Eagle has an opportunity to be a major economic driver for the full-time residents of Eagle County. Dennis is excited to make an impact on increasing the Town's infrastructure to support growth in a smart, healthy way.

COMMUNITY INPUT: The Commission vacancy has been advertised on the Town’s website, flyers have been posted around Town and on the Town’s social media account. Staff received applications from four qualified candidates seeking interest in appointment.

BUDGET / STAFF IMPACT: There is no anticipated budget impact.

STRATEGIC PLAN ALIGNMENT / STANDARDS ACHIEVED:

Approval of this request would support the implementation of the Town of the Eagle Strategic Plan, the 2021 Amended Elevate Eagle Comprehensive Plan, as well as the Land Use and Development Code section of the Town’s Municipal Code. The Planning and Zoning Commission is an integral part of Town governance. It is critical that the Commission is provided with the resources and support needed to operate without interruption as they review and recommend action on various land use regulations and applications. Filling the Commission vacancies ensures these duties will be achieved effectively.

APPOINTMENTS:

Joe Oakman to serve as a First Alternate with a term beginning March 18,2025 and expiring February 26, 2026.

The attached resolution is in draft form, pending Council decision. The final version will be presented for the Mayor’s signature following Town Council’s approval.

RECOMMENDED ACTION OR PROPOSED MOTION:

Staff Recommended Motion

I move to **APPROVE** Resolution 19, Series 2025, A Resolution of The Town Council of The Town of Eagle, Colorado, moving Jennifer Sturgeon from First Alternate to a Regular Member and appointing Joseph Oakman to fill one vacancy on the Town of Eagle Planning and Zoning Commission.

Alternative Motion

I move to **APPROVE** Resolution 19, Series 2025, A Resolution of the Town Council of the Town of Eagle, Colorado, Moving Jennifer Sturgeon from First Alternate to Regular Member and _____ as First Alternate to Fill one Vacancy on the Town of Eagle Planning and Zoning Commission.

ATTACHMENTS:

1. Resolution 19, Series 2025
2. Applicant packet

RESOLUTION NO. 19
(Series of 2025)

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO,
MOVING JENNIFER STURGEON FROM FIRST ALTERNATE TO REGULAR MEMBER
AND APPOINTING _____ TO FILL ONE VACANCY ON THE TOWN
OF EAGLE PLANNING AND ZONING COMMISSION.**

WHEREAS, one vacancy was created by Laura Hartman's resignation on December 31, 2024; and

WHEREAS, the position of a Planning and Zoning Commission member has been advertised on the Town's website, recruitment flyers and social media seeking applicants; and

WHEREAS, four applications were received in interest for the positions by, Joseph Oakman, Dennis Wike, Chad Koch and Stefan Brenner (withdrawn); and

WHEREAS, subsection (A) of Section 2.24.020 of the Eagle Municipal Code provides that the Town Planning and Zoning Commission shall consist of seven members appointed by the Town of Eagle Town Council. The term of the newly appointed member of the Commission shall expire on February 28, 2026, or until the successor takes office; and

WHEREAS, subsection (D) of Section 2.24.020 of the Eagle Municipal Code provides that if the vacancy is of a regular member, the First Alternate shall fill the remainder of the unexpired term and a new First Alternate shall be appointed by the Town Council.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO:

Section 1. That Jennifer Sturgeon is moved from First Alternate to Regular Member and _____ is hereby appointed to the Town of Eagle Planning and Zoning Commission to serve as First Alternate with the term to begin on March 18, 2025 and end on February 26, 2026.

INTRODUCED, READ, PASSED, AND ADOPTED ON MARCH 11, 2025.

TOWN OF EAGLE, COLORADO

By: _____
Scott Turnipseed, Mayor

ATTEST:

Camille Deering, Town Clerk

RESOLUTION NO. 19
(Series of 2025)

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO,
MOVING JENNIFER STURGEON FROM FIRST ALTERNATE TO REGULAR MEMBER
AND APPOINTING JOSEPH OAKMAN TO FILL ONE VACANCY ON THE TOWN OF
EAGLE PLANNING AND ZONING COMMISSION.**

WHEREAS, one vacancy was created by Laura Hartman's resignation on December 31, 2024; and

WHEREAS, the position of a Planning and Zoning Commission member has been advertised on the Town's website, recruitment flyers and social media seeking applicants; and

WHEREAS, four applications were received in interest for the positions by, Joseph Oakman, Dennis Wike, Chad Koch and Stefan Brenner (withdrawn); and

WHEREAS, subsection (A) of Section 2.24.020 of the Eagle Municipal Code provides that the Town Planning and Zoning Commission shall consist of seven members appointed by the Town of Eagle Town Council. The term of the newly appointed member of the Commission shall expire on February 28, 2026, or until the successor takes office; and

WHEREAS, subsection (D) of Section 2.24.020 of the Eagle Municipal Code provides that if the vacancy is of a regular member, the First Alternate shall fill the remainder of the unexpired term and a new First Alternate shall be appointed by the Town Council.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO:

Section 1. That Jennifer Sturgeon is moved from First Alternate to Regular Member and Joseph Oakman is hereby appointed to the Town of Eagle Planning and Zoning Commission to serve as First Alternate with the term to begin on March 18, 2025 and end on February 26, 2026.

INTRODUCED, READ, PASSED, AND ADOPTED ON MARCH 11, 2025.

TOWN OF EAGLE, COLORADO

By: _____
Scott Turnipseed, Mayor

ATTEST:

Camille Deering, Town Clerk

Denise Cardoza

From: Jenny Rakow
Sent: Tuesday, February 4, 2025 12:14 PM
To: Denise Cardoza
Subject: FW: Online Form Submittal: Town Council & Planning Commission Application - Vacancies Only
Attachments: EagleLetterOakman.pdf

See attached as well.

Jenny Rakow, CMC
Town Clerk & Municipal Court Supervisor
TOWN OF EAGLE
200 Broadway, PO Box 609, Eagle Co 81631
Phone: 970-328-9623, Fax: 970-328-5203

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, et seq.

[Book time with Jenny Rakow](#)

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, February 4, 2025 12:00 PM
To: Clerk Group <clerk@townofeagle.org>
Subject: Online Form Submittal: Town Council & Planning Commission Application - Vacancies Only

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Town Council & Planning Commission Application - Vacancies Only

Select the Town Council Planning & Zoning Commission
or Planning Commission

PERSONAL INFORMATION	
First Name	Joe
Last Name	Oakman
Address1	210 Freestone Rd Apt 209

Address2	PO BOX 6562
City	Avon
State	Colorado
Zip	81620
Email Address	joakman@ranelson.com
Contact Phone Number	9704710499
Business Address	51 Eagle Rd #2
Business Phone Number	9704710499
Occupation	Project Manager - RA Nelson

(Section Break)

TOWN COUNCIL ELIGIBILITY AFFIRMATION

By answering these questions for a Town Council vacancy, the applicant is affirming all criteria are met pursuant to the Town's Charter. Those applying for a Planning Commission vacancy are also encouraged to provide the following information.

Are you a United States Citizen?	Yes
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Are you a registered elector of the Town of Eagle?	Yes
--	-----

Have you been an Eagle resident no less than 12 consecutive months?	Yes
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Length of Residency in Eagle	4 Years
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Are you a registered voter and eligible to vote in the Colorado General Election?	Yes
---	-----

(Section Break)

EDUCATION AND HOBBIES

High School	Holy Family - Victoria, MN
College	Colorado State University
Trade or Business School	<i>Field not completed.</i>
Hobbies	Skiing, Golfing, Fishing, Camping, Music, Running, Rafting

(Section Break)

ORGANIZATION MEMBERSHIP INFORMATION

Are you or have you served on other Boards, Commissions, or Committees?	No
If yes, which	<i>Field not completed.</i>
Please list organization memberships and positions held	Colorado State University Construction Management - Professional Advisory Development Board
Please List Areas of Special Interest	Walkable communities, sustainable building, outdoor access, development, hospitality.
Why do you want to serve your community in this capacity?	I want to serve the town of Eagle in this capacity because I care about building strong towns. Towns where people and kids can bike around town and be safe, have access to the outdoors, and be able to draw people in who may not otherwise stop in a small mountain town.

(Section Break)

ADDITIONAL QUESTIONS

1. What opportunities does the Town of Eagle have?	The Town of Eagle has opportunities to grow, and not necessarily population wise, but grow as a town. The town does not have a long deep history like nearby Glenwood and Leadville which provide much of the towns charm. We need our community and others to invest in our small town, there is no reason to not be able to get simple things like camping gear in town. Look at nearby Buena Vista and all they have done to revitalize their town and river park, which draws people from all across the state. Eagle has opportunities to develop and invest in its downtown, river park, and use the mountain biking and
--	--

access to Sylvan lake to our advantage. Main street is dead, that is an opportunity in itself.

2. What challenges currently exist in the Town of Eagle?

The ever so present housing crisis, and rising cost of housing whether it is for rent or for sale. Eagle also will see a large influx of new residents, which will on cause traffic to be worse. One challenge is that you have to go 30+ minutes to reach a target or walmart, Eagle has a lot of growth to do in that aspect.

3. As a Council/Committee Member, how would you approach these challenges?

I would work with the local community and work to see what we should prioritize. Everyone's list will be different, but everyone has their own opinion on what needs to be changed and what are the most critical items to get done. More and more developers, contractors, and local companies want to invest in their own housing projects and be apart of the solution, getting local companies on board to partner in employee housing projects is a big first step in making a dent in the housing shortage.

Notarized Affidavit Required

Please note that a Town Council appointment requires that you have on a file a notarized affidavit of a Conflict of Interest form. The Town Clerk will send this to you once your application has been received.

Please include a letter of interest and resume with your submittal.

[EagleLetterOakman.pdf](#)

Email not displaying correctly? [View it in your browser.](#)

Joe Oakman

PO BOX 6562
Eagle, CO 81631
(952) 210-0850
joakman98@gmail.com

Experience

July 2023 - PRESENT

RA Nelson LLC, Vail, CO - *Project Manager*

Coordinated operations of multiple large-scale projects. Daily tasks include contract forecasting, cost estimation, subcontractor contract negotiations, and owner and subcontractor change order management. Managed all material procurement, monthly draw execution, design coordination, subcontractor coordination, RFI and submittal management, and the orchestration of coordination meetings. Involved in daily coordination and scheduling with site superintendents, and the oversight of the projects overall schedule and quality control.

- Venn Residence – 10,000 square foot custom single-family residence
 - May 2024 - Present
 - Construction cost - \$17,100,000
- Creekside Park Improvements – Beaver Creek
 - May 2024 – November 2024
 - Construction cost - \$2,200,000
- Eagle County School District employee housing – 37-unit multifamily housing
 - August 2022 – April 2024
 - Construction cost - \$17,500,000
- Knuepfer Residence - 12,000 square foot custom single-family residence
 - August 2021 - July 2023
 - Construction cost - \$14,600,000

June 2022 - July 2023

RA Nelson LLC, Vail, CO - *Assistant Project Manager*

Managed design coordination with architects and engineers, wrote subcontracts, RFI and submittal management, subcontractor change order management, contract forecasting, and orchestration of OAC meetings, invoice coding and expense reports, quality control management, and daily coordination and scheduling with site superintendents.

- Eagle County School District employee housing - Multifamily housing
 - August 2022 - Present
 - Construction cost - \$17,500,000
- Knuepfer Residence - 12,000 sq ft custom single-family residence
 - August 2021 - July 2023

- Construction cost - \$14,600,000
- Gypsum and Red Hill Elementary Modular Projects
 - May 2022 - August 2022
 - Construction cost - \$2,100,000

February 2021 - June 2022

RA Nelson LLC, Vail, CO - *Project Engineer*

- Field coordination with site superintendent, RFI and submittal management/documentation, change item management, punch list management, and orchestration of OAC meetings
 - Charter at Beaver Creek - Hotel tenant improvement
 - April 2021 - September 2021 - Construction cost - \$3,500,000
 - Poste Montane - Hotel exterior skin remodel
 - April 2021 - July 2021 - Construction cost - \$1,000,000

Skills

Project management | Estimating | Change order management | Design coordination | Leadership | Scheduling | Cost forecasting | Problem Solving | Effective communication | Risk Management | Contracts | Project closeout | CMIC | BlueBeam | AutoDesk Construction Cloud | PlanGrid

Education

August 2016 - December 2020

Colorado State University, Fort Collins, CO - *BS, Construction Management*

During my time at Colorado State University, I was involved in the AGC Sustainability team, a student advisor for club sports at the rec center, a photographer for the Collegian, and the President of the CSU club golf team.

June 2020 - August 2020

Skanska, Portland, OR – *Project Engineer Intern*

May 2019 - August 2019

Novo Construction, Menlo Park, CA – *Project Engineer Intern*

Involvement, Awards & Publications

Professional Advisory Development Board – Department of Construction Management at Colorado State University

Joe Oakman and Rodolfo Valdes-Vasquez. “Preliminary Analysis of Environmental Focus Roofing Strategies in Colorado’s Front Range Region.” 2022.

Eagle Scout, 2016 - Boy Scouts of America

Dear town of Eagle,

I am expressing my interest in the Planning and Zoning commission. With construction experience in the valley, I understand how difficult it is to build and get things done in the mountains, but I also have learned how to get it done. I have a passion for great towns in Colorado, creating a walkable and friendly environment, and access to the great outdoors. I grew to love strong towns while getting my construction management degree at CSU in Fort Collins. I moved to Eagle because of my love for outdoor recreation and the environment, and I want to create a safer, more walkable, bustling Eagle. I think it essential to have a younger mindset on this commission who truly cares about the future of this town and has a different perspective of where the world is headed.

Thank you,

Joe Oakman

RA Nelson | Project Manager

970-471-0499 (C) |

joakman@ranelson.com

51 Eagle Road #2 | P.O. Drawer 5400 | Avon, CO 81620

ranelson.com

Denise Cardoza

From: Jenny Rakow
Sent: Friday, January 31, 2025 8:15 AM
To: Denise Cardoza
Subject: Fw: Online Form Submittal: Town Council & Planning Commission Application - Vacancies Only
Attachments: Chad_Koch_Resume.pdf

For you!

Jenny Rakow, CMC

Town Clerk & Municipal Court Supervisor

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9623, Fax: 970-328-5203

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, et seq.

[Book time with Jenny Rakow](#)

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, January 31, 2025 8:06 AM
To: Clerk Group <clerk@townofeagle.org>
Subject: Online Form Submittal: Town Council & Planning Commission Application - Vacancies Only

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Town Council & Planning Commission Application - Vacancies Only

Select the Town Council Town Council (vacancies only)
or Planning Commission

PERSONAL INFORMATION

First Name Chad

Last Name Koch

Address1	74 Horton
Address2	<i>Field not completed.</i>
City	Eagle
State	CO
Zip	81631
Email Address	koch1cj@gmail.com
Contact Phone Number	9894293072
Business Address	<i>Field not completed.</i>
Business Phone Number	<i>Field not completed.</i>
Occupation	Project Management

(Section Break)

TOWN COUNCIL ELIGIBILITY AFFIRMATION

By answering these questions for a Town Council vacancy, the applicant is affirming all criteria are met pursuant to the Town's Charter. Those applying for a Planning Commission vacancy are also encouraged to provide the following information.

Are you a United States Citizen?	Yes
Are you a registered elector of the Town of Eagle?	<i>Field not completed.</i>
Have you been an Eagle resident no less than 12 consecutive months?	Yes
Length of Residency in Eagle	4 years
Are you a registered voter and eligible to vote in the Colorado General Election?	Yes

(Section Break)

EDUCATION AND HOBBIES

High School	Clare High School
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College	Michigan State University
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Trade or Business School	<i>Field not completed.</i>
--------------------------	-----------------------------

Hobbies	Biking, Golf, Camping, Pickleball, Fishing etc....
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(Section Break)

ORGANIZATION MEMBERSHIP INFORMATION

Are you or have you served on other Boards, Commissions, or Committees?	No
---	----

If yes, which	<i>Field not completed.</i>
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Please list organization memberships and positions held	<i>Field not completed.</i>
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Please List Areas of Special Interest	<i>Field not completed.</i>
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Why do you want to serve your community in this capacity?	I am eager to serve on the Town of Eagle Planning & Zoning Committee because I am deeply committed to the responsible growth and development of our community. With my background in construction, project management, and design, I understand the importance of balancing progress with preserving the character and integrity of our town. I want to contribute my expertise to ensure that future developments align with the needs of residents, support local businesses, and enhance the overall quality of life in Eagle. By participating in this committee, I hope to help shape thoughtful planning decisions that foster sustainability, accessibility, and smart growth for generations to come.
---	---

(Section Break)

ADDITIONAL QUESTIONS

1. What opportunities does the Town of Eagle have?

The Town of Eagle has several opportunities for growth and development while maintaining its unique character and outdoor lifestyle. Some key opportunities include:

Smart Growth & Development – Eagle has the opportunity to plan and manage sustainable growth, balancing residential, commercial, and recreational spaces while preserving open lands and maintaining the town's small-town charm.

Economic Development & Local Business Support – Encouraging local businesses, supporting entrepreneurship, and attracting new industries can strengthen the town's economy while maintaining a focus on sustainability and community values.

Outdoor Recreation & Tourism – With world-class trails, rivers, and outdoor amenities, Eagle can continue to enhance its reputation as a premier outdoor recreation destination, boosting tourism and local business revenue.

Infrastructure & Transportation Improvements – Investing in infrastructure, including roads, pedestrian pathways, bike lanes, and public transit, can improve mobility and accessibility while accommodating future growth.

Affordable & Workforce Housing – Expanding affordable housing options for residents and workers can help ensure a thriving, diverse community while supporting local businesses and services.

Environmental Sustainability & Renewable Energy – Eagle has the opportunity to lead in sustainability efforts by implementing green building initiatives, renewable energy projects, and conservation strategies to preserve its natural environment.

Community Engagement & Cultural Development – Strengthening community engagement through events, public spaces, and cultural programs can enhance the town's sense of community and overall quality of life.

By capitalizing on these opportunities, the Town of Eagle can continue to grow as a vibrant, well-balanced community that serves the needs of residents, businesses, and visitors alike.

2. What challenges currently exist in the Town of Eagle?

The Town of Eagle faces several challenges as it continues to grow and evolve. Some of the key challenges include:

Balancing Growth with Small-Town Character – As Eagle attracts more residents and businesses, there is a challenge in maintaining its unique charm while accommodating development in a responsible and sustainable manner.

Affordable & Workforce Housing – Like many mountain communities, Eagle struggles with the availability and affordability of housing for local workers, which can impact the workforce and local economy.

Infrastructure & Traffic Management – As the town grows, maintaining and improving roads, transportation networks, and public services is essential to ensure accessibility and efficiency while minimizing congestion.

Economic Diversification – While tourism and outdoor recreation are major economic drivers, the town faces challenges in attracting and retaining businesses that provide stable, year-round employment opportunities.

Environmental Sustainability & Water Resources – Managing water resources, mitigating wildfire risks, and preserving open space and natural habitats are ongoing concerns, especially with increasing development pressures and climate change.

Community Engagement & Representation – Ensuring that all residents, including long-time locals and newcomers, have a voice in planning and decision-making is crucial for maintaining a strong sense of community and inclusivity.

Funding & Budget Constraints – As Eagle expands, there are financial pressures to fund necessary infrastructure, public services, and community projects without overburdening taxpayers.

Addressing these challenges will require thoughtful planning, collaboration between residents and local leadership, and a commitment to sustainable, long-term solutions that enhance the quality of life in Eagle.

3. As a Council/Committee Member, how would you approach these challenges?

As a member of the Town of Eagle Planning & Zoning Committee, I would approach these challenges with a strategic, community-centered mindset focused on sustainability, smart growth, and collaboration. My approach would include:

Prioritizing Thoughtful, Sustainable Growth – I would advocate for responsible development that balances economic growth with preserving the town's character, open spaces, and

environmental resources. This includes supporting zoning policies that promote smart, mixed-use development while preventing sprawl.

Encouraging Affordable & Workforce Housing Solutions – I would support creative housing strategies, such as incentivizing affordable housing developments, exploring public-private partnerships, and updating zoning regulations to allow for more diverse housing options, ensuring that local workers can afford to live in the community they serve.

Improving Infrastructure & Transportation Planning – I would push for long-term infrastructure planning that accounts for future growth, including expanding multimodal transportation options like bike lanes, pedestrian-friendly streets, and public transit to reduce congestion and improve accessibility.

Diversifying & Strengthening the Local Economy – I would work to attract and support businesses beyond tourism and recreation, helping to create stable, year-round jobs through economic development initiatives and small business support programs.

Promoting Environmental Sustainability – I would advocate for policies that prioritize water conservation, wildfire mitigation, green building practices, and renewable energy initiatives to ensure Eagle remains a leader in environmental responsibility.

Engaging the Community in Decision-Making – I would actively seek input from residents, business owners, and other stakeholders through open forums, surveys, and outreach efforts, ensuring that diverse voices are heard and considered in policy-making.

Maximizing Funding & Resources – I would explore grant opportunities, state and federal funding, and strategic partnerships to finance key infrastructure and community projects while minimizing financial burdens on residents.

By taking a proactive and solutions-oriented approach, I would work to ensure that Eagle continues to thrive as a vibrant, well-balanced community that meets the needs of its residents, businesses, and future generations.

Notarized Affidavit Required

Please note that a Town Council appointment requires that you have on a file a notarized affidavit of a Conflict of Interest form. The Town Clerk will send this to you once your application has been received.

Please include a letter of interest and resume with your submittal. [Chad Koch Resume.pdf](#)

Email not displaying correctly? [View it in your browser.](#)

CHAD KOCH

 koch1cj@gmail.com

 9894293072

 Eagle, CO 81631

SKILLS

- **ERP & CRM Systems Expertise:**
Proficient in implementing and supporting ERP and CRM systems, including Salesforce, HubSpot, Pendo, Jira.
- **Project Management**
- **Client Relations**
- **Technical Proficiency**
- **Training & Development**
- **Teaching & Instruction**
- **Safety & Compliance**
- **Analytical Thinking**

EDUCATION

Michigan State University
Remote • Expected in 05/2025

Master of Arts: Technology Education

Central Michigan University
Mount Pleasant, MI • 12/2010

Bachelor of Science: Industrial Education

Mid Michigan Community College
Mt. Pleasant, MI • 05/2007

Associate of Applied Science: Information Technology

PROFESSIONAL SUMMARY

Dynamic professional with a proven track record at INNERGY, adept in ERP & CRM systems, and exceptional at client relations. Spearheaded major ERP software integrations and luxury millwork projects, consistently delivering tailored solutions and exceeding client expectations. Skilled in project management and fostering strong client relationships, demonstrating both technical proficiency and analytical thinking.

PROFESSIONAL EXPERIENCE

INNERGY - IMPLEMENTATION & ONBOARDING SPECIALIST

Remote • 04/2024 - 10/2024

Accelerate ERP software integration for architectural millwork clients, coordinating with cross-functional teams to ensure smooth deployment. Manage every phase of implementation, from consultation and system configuration to training and post-implementation support, ensuring tailored solutions that meet client needs.

Key Responsibilities:

- Lead ERP and CRM system implementations (e.g., HubSpot, Pendo, Jira).
- Manage approximately 30 new clients through onboarding.
- Build and maintain strong client relationships through effective communication.
- Oversee system integration, data migration, and technical training.
- Led professional and thorough orientation sessions, introducing new hires to key company information.
- Analyze business processes to develop tailored ERP solutions.

Tools: HubSpot, Jira, Miro, MS Teams, Pendo

VR Cabinetmakers - Senior Project Manager

Aspen, CO • 12/2021 - 10/2024

Skilled Senior Project Manager with extensive experience leading luxury millwork projects. Expert in coordinating with architects, designers, contractors and vendors to deliver custom woodwork for high-end homes, managing budgets, and ensuring on-time delivery.

Key Responsibilities:

- Led projects up to \$[2]M, overseeing everything from design to installation.
- Managed cross-functional teams, budgets, and high-quality material procurement.
- Maintained schedules to meet key milestones at every project phase.
- Managed budgets exceeding \$1 million while effectively controlling costs through diligent financial oversight.
- Partnered with project team members to identify and quickly address problems.
- Directed changes to project scope and cost and implemented appropriate change management processes to keep project on track.
- Consistently delivered projects on time and met strict client expectations.

Skills:

- Project Management, Custom Millwork, Budgeting, Client Relations, Quality Control

Colorado Mountain College - Adjunct Instructor Construction Trades

Leadville, CO • 05/2021 - 06/2022

- Improved student performance by defining clear goals and communicating performance metrics.
- Collaborated with department head to create dynamic, ongoing curriculum development, and instruction improvement program.
- Created and implemented course agendas, lesson plans and activities to successfully meet course objectives.
- Defined and articulated goal learning outcomes, performance metrics, and changes to improve student learning.

Denise Cardoza

From: Denise Cardoza
Sent: Wednesday, January 29, 2025 10:41 AM
To: Denise Cardoza
Subject: FW: Online Form Submittal: Town Council & Planning Commission Application - Vacancies Only
Attachments: Wike Resume-Eagle-Jan2025-5pg.pdf

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, January 28, 2025 8:38 PM
To: Clerk Group <clerk@townofeagle.org>
Subject: Online Form Submittal: Town Council & Planning Commission Application - Vacancies Only

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Town Council & Planning Commission Application - Vacancies Only

Select the Town Council Planning & Zoning Commission
or Planning Commission

PERSONAL INFORMATION

First Name	Dennis
------------	--------

Last Name	Wike
-----------	------

Address1	705 Nogal Rd
----------	--------------

Address2	Unit A6
----------	---------

City	Eagle
------	-------

State	CO
-------	----

Zip	81631
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Email Address	dennis.wike@gmail.com
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Contact Phone Number	8168074104
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Business Address	<i>Field not completed.</i>
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Business Phone Number	<i>Field not completed.</i>
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Occupation	Civil Engineer
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(Section Break)

TOWN COUNCIL ELIGIBILITY AFFIRMATION

By answering these questions for a Town Council vacancy, the applicant is affirming all criteria are met pursuant to the Town's Charter. Those applying for a Planning Commission vacancy are also encouraged to provide the following information.

Are you a United States Citizen?	Yes
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Are you a registered elector of the Town of Eagle?	Yes
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Have you been an Eagle resident no less than 12 consecutive months?	Yes
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Length of Residency in Eagle	4 years, 10 months
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Are you a registered voter and eligible to vote in the Colorado General Election?	Yes
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(Section Break)

EDUCATION AND HOBBIES

High School	Washburn Rural High School, Topeka, KS 66610
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College	,Kansas State University, Manhattan, KS
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Trade or Business School	<i>Field not completed.</i>
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Hobbies	Skiing, Hiking, Snow shoeing, 4-Wheeling, Site seeing, Art Fairs, Rodeos
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(Section Break)

ORGANIZATION MEMBERSHIP INFORMATION

Are you or have you served on other Boards, Commissions, or Committees?	No
If yes, which	When I worked as Town Engineer for Eagle I participated in most Planning & Zoning & Town Council meetings.
Please list organization memberships and positions held	<i>Field not completed.</i>
Please List Areas of Special Interest	Previously Eagle Town Engineer for almost 3.5 years, now employed in construction management
Why do you want to serve your community in this capacity?	With my unique & extensive experience as Town Engineer, construction, & development I can help Eagle & the Town Council continue its goal of quality sustainable development.

(Section Break)

ADDITIONAL QUESTIONS

1. What opportunities does the Town of Eagle have?	I can help Eagle & the Town Council continue its goal of quality sustainable development.
2. What challenges currently exist in the Town of Eagle?	With limited available land for future development the Town needs focused growth that serves the entire community.
3. As a Council/Committee Member, how would you approach these challenges?	Listening to all points of view and following the adopted plans of the Town to guide future actions.

Notarized Affidavit Required

Please note that a Town Council appointment requires that you have on a file a notarized affidavit of a Conflict of Interest form. The Town Clerk will send this to you once your application has been received.

Please include a letter of interest and resume with your submittal.	Wike Resume-Eagle-Jan2025-5pg.pdf
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Email not displaying correctly? [View it in your browser.](#)

DENNIS C. WIKE, PE, CEM, LEED-AP, REM

Delivering Sustainable Construction, Energy, Engineering, Environmental & Operations Management

705 Nogal Road, Unit A-6 (PO Box 6343), Eagle, CO 81631

Personal Cell: 816-807-4104; dennis.wike@gmail.com

REGISTRATIONS/CERTIFICATIONS

PE: Professional Engineer: Missouri (#27984), Colorado Registration in process

CEM: Certified Energy Manager: Association of Energy Engineers (#17078)

LEED-AP: Leadership in Energy and Environmental Design Accredited Professional (#10168148)

REM: Registered Environmental Manager: National Registry of Environmental Professionals (#8897)

EXPERIENCE SUMMARY

Mr. Wike has over 30 years of experience in design, engineering, construction, and facilities operation expertise leading teams in developing and implementing complex engineering solutions. The knowledge and experience he brings to projects and programs is shown in his ability to drive innovation, manage schedule and budgets, and unite the requirements of multiple stakeholders while meeting client needs. His expertise has solved complex design, construction, & operational problems in numerous industries including Heavy Civil, Utility, Infrastructure, Telecommunication and Commercial Real Estate Development; Energy Efficiency, Renewable Energy, Demand Side Management, Auditing, Alternative Financing & Contracting; Solid Waste, Hazardous Waste, Composting, Recycling, & Remediation Operations; Oil & Gas Production & Off-Shore Facilities; & Environmental Health & Safety.

As the **Eagle Town Engineer** from March 2020 thru August 2023, supervised and lead the Engineering staff, successfully worked with the Community Development Department to review and approve all development projects, building permits, and code revisions. Development projects include sketch, preliminary, final plans, plats, and inspection of public improvements. Developed, issued, and inspected all Right-of-Permits including for the Comcast buildout throughout the Town of Eagle. Managed and delivered Town approved capital improvement & operational projects on time, within budget, and of superior quality. Capital improvement projects include supervising development of plans, specifications, contract documents, inspections, and overseeing construction to ensure compliance with Town regulations, Town construction standards, and best engineering practices. Delivers effective superior customer service by preparing clear, complete, timely and accurate reports, presentations, and communication concerning Town infrastructure, street inventory, and projects to the Eagle Town Council, Eagle Planning and Zoning Commission, private developers, Eagle businesses, and the general public.

Key team member for the Town of Eagle managing the Town Right-of-way Permit program, 400-unit Reserve at Hockett Gulch development, 600+ unit Haymeadow development, Town's Outdoor Pool investigation/replacement, Hwy 6 Re-pavement project, Comcast Town-wide broadband deployment project, Thor Meet-Me-Center construction, Grand Avenue Corridor Study, Parking Fee-in-Lieu program, Eby Creek Road Art Mural project, assisting Community Development update the Town's Municipal Code and numerous other projects.

As the **Project Manager at Navitas**, an energy service company, managing the implementation of the \$3+ million Missouri School District energy service performance contract (ESPC) project. The project included energy improvements for 8 facilities. Recently concluded contract as the Expeditionary Resource Efficiency Manager for the US Army's Camp Buehring in Kuwait. Responsible for identifying, developing, and helping execute projects to reduce energy costs by over \$6 million annually, improve energy security, resilience, operations and maintenance activities while increasing resource efficiency for these mission critical facilities at this remote desert base including microgrids, power plant & solar PV optimization.

As **Project Manager for Infinite Energy Construction** at the U.S. Army Fort Leavenworth, KS managed all types of JOC Projects for the Fort. As the Resource Efficiency Manager (REM) for the U.S. Marine Corps Base at Twentynine Palms, CA, developed Energy & Water Resilience and Conservation projects for this remote U.S. Marine Corps military installation in southern California. As the Energy Manager for the U.S. Navy Support Facility – Diego Garcia, British Indian Ocean Territory (B.I.O.T.) for Centerra-Parsons Pacific, developed Energy Security, Resilience & Resource Conservation projects for this remote critical military island installation.

As the **Senior Program Manager at McKinstry**, an energy service company, he helped develop the \$13+ million Clark County School District energy service performance contract (ESPC) project. The project included energy & water improvements for 25 schools. He also led the development of the \$2.8+ million City of Henderson ESPC project of exterior lighting retrofits for all parks.

As the **Resource Efficiency Manager (REM) at US Army's Fort Bliss**, responsible for over \$4.5 million in annual cost savings & significant reductions in energy/resource consumption. Key person in the advancement of Fort Bliss' Net Zero programs, Environmental Impact Assessment (EIA) preparation, renewable energy, micro-grids, power quality, energy & water conservation programs. Identified & helped implement numerous innovative projects to increase resilience while reducing energy, water, & waste usage, developed Net Zero Integration Roadmaps, **Energy Savings Performance Contracts (ESPC)**, and high penetration intermittent renewable energy resources. Originated and developed Operations & Maintenance (O&M) optimization measures and demand reduction. Conducted base-wide Energy Audits utilizing multiple protocols and technologies. Presenter at two of AEE's national conferences, on Fort Bliss' Challenging Road to Net Zero & Pew Research's Webinar on No-Touch Assessments.

As **owner of CE3 Solutions**, performed project & program management; technical report, drawing, bid & procurements; contract & operations management; energy audits, modeling & performance contracting; sustainability, constructability & value engineering; environmental health & safety programs permitting, & groundwater monitoring; soil, asbestos, & lead remediation; regulatory negotiations; & community outreach. Included business development, client relations, profit/loss, budgeting, etc.

PROFESSIONAL EMPLOYMENT HISTORY

Construction Manager, Rocky Mountain General Contractor – Eagle, CO - Sep 2023 to Present

Town Engineer, Town of Eagle – Eagle, CO - Mar 2020 to Sept 2023

Project Manager, Navitas, Inc.-Olathe, KS, Sept 2019 to Mar 2020

Resource Efficiency Manager (REM) at US Army's Camp Buehring, Kuwait, Sain Engr.Associates - Mar 2018 to July 2019

Project Manager at Fort Leavenworth Army Base, Infinite Energy Construction –Leavenworth, KS, Aug 2017 to Mar 2018

Resource Efficiency Manager (REM) at Twentynine Palms Marine Corps Base, Redhorse –29 Palms, CA, Apr 2017 to Aug 2017

Energy Manager, Centerra-Parsons Pacific, LLC-Diego Garcia, British Indian Ocean Territories, Nov 2016 to Apr 2017

Senior Program Manager, McKinstry, Inc.-Las Vegas, NV, Sept 2015 to Oct 2016

Resource Efficiency Manager (REM) at Fort Bliss Army Base, Erica Lane Enterprises –El Paso, TX, October 2011 to Sept 2015

President, CE3 Solutions – Lees Summit, MO & El Paso, TX, September 2009 to Dec 2016

Senior Resident Engineer / Director of Construction, Tetra Tech, Inc.-Kansas City, KS, May 2005 to August 2009

Environmental Department Manager / Project Manager III, Tetra Tech, Inc.-Kansas City, KS, August 2002 to May 2005

Partner (Solid Waste), O'Bryan Nold (ON) Company – Lees Summit, MO, January 2002 to August 2002

Senior Network Facilities Manager / Senior Environmental Manager (Telecom), Sprint Corporation-OP, KS, 1995 to 2002

Environmental Manager (Solid Waste), Laidlaw Waste Systems-Roxana, IL, 1990 to 1995

PROJECT EXPERIENCE

Facility Operations Management-Government

- **Resource Efficiency Manager for US Army Fort Bliss, El Paso, TX.** 4-year assignment as subject matter expert for DPW bringing extensive past experience in water, waste, & energy design, construction, and operation, identifying potential energy, water, and waste conservation measures, developing a water & energy conservation awareness program, researching potential Net Zero solutions, & developing renewable projects. Provided acquisition support, documentation, market research, funding management, budget, and maintenance support. Originated & developed projects including demand & peak usage reduction strategies, food waste strategies, alternate landfill final closure incorporating solar & landfill gas as renewable energy, identifying rebate & tax incentives, developing benchmarking using ENERGY STAR Portfolio Manager & mock billing initiatives.
- **Energy Manager for US Navy Naval Station Norfolk.** Three month assignment for NAVFAC conducting energy audits, identifying potential ECMs, & developing renewable projects. Originated, developed & submitted other energy projects including a HVAC Coil Cleaning pilot study to develop predictive maintenance plan with significant energy savings, a window film pilot study to reduce HVAC loads, a Plug Load Reduction program, implementing sub-metering as a portion of the Naval Station Energy Awareness program, & a roof assessment/repair plan to reduce infiltration. Initiated a demand reduction initiative using Heat Pump Loops in ocean water as a renewable energy project. Worked on implementing existing energy projects including a ground-source HVAC project, solar PV project, experimental window film day-lighting project, retro-commissioning assessments for 11 buildings (1.4 million sq. ft.) & energy audits of 22 other buildings (4.4 million sq. ft.). Coordinated activities with all groups, represented Naval Station as subject matter expert on energy issues, oversaw energy auditing consultants work & developed/implemented energy awareness program.

Facility Operations Management-Commercial

- **Large-scale Commercial TIF Real Estate Development Project in Missouri.** Served as Senior Resident Engineer / Director of Construction developing a \$40 million 200+ acre tract as a public/private development. Responsible for saving over \$6 million during project execution while exceeding aesthetic beauty, Greening the project, increasing development quality, & exceeding client expectations. Responsibilities included client relations, community outreach, financial reporting, & strategic planning; peer & constructability review of all architectural & engineering designs; grading, blasting, utility relocations, bridge design & construction, roadways, buildings & other infrastructure; permit & contract document preparation; solicitation & qualification of contractors; on-site daily supervision; & regulatory communications to develop an environmental & geotechnical challenged large tract into a major commercial destination real estate Relocated electrical aboveground transmission & distribution; constructed miles of underground conduits, vaults, switch gear boxes, & transformer pads for 85-acre retail development.
- Designed/built pump & 80-foot waterfall; park; wetlands mitigation; landscaping, prairie grasses & wildflower establishment; LUST monitoring, remediation, vapor intrusion, & closures; environmental permit implementations; major utility relocations; dam construction; wick drain installations; blasting and mass excavation & placement of over 1.5 million cubic yards of rock & soil; multiple building pad constructions; large-scale rock retaining wall construction; extensive utility infrastructure relocation and installation including natural gas main and distribution loops, 20+ in. water transmission, distribution,, & service lines; & sanitary sewer interceptor & service lines; highway improvements; public roads, bridges & parking lot construction.

Facility Operations Management-Telecommunications

- **Telecommunication Broadband Wireless Facilities nationwide.** Responsible for design, construction, start-up, & commissioning of Mission Critical Facilities for telecommunication company's cell sites, head-end & data centers nation-wide.
- Mission Critical Facilities required 24x7 uninterruptible operations with emergency power generators, UPS, battery back-up, electrical distribution, grounding, instrumentation, controls, & HVAC.

Facility Operations Management-Oil and Gas / Natural Resource Exploration and Production

- **Production Onshore Facilities, Texas.** Designed, constructed, inspected, commissioned, & start-up of gas plant facilities, compressor & separator stations, drilling locations, tank batteries, and pipelines.
- **Oil Field Office Workshop Complexes, Texas.** Designed, redesigned and constructed several \$300K field offices/workshop complexes. Designed and implemented numerous cost reduction methods. Projects were completed ahead of schedule, under budget and with a quality far exceeding management's expectations.
- **Production Off-shore Facilities Design and Construction, Gulf of Mexico.** Performed and supervised design, contracting, construction, QA, & start-up of major petroleum producer's first two offshore caisson structures. Each \$500K project was completed on schedule, within budget and eliminated multi-million dollar losses if the wells had to be abandoned.

Sustainability

- **Sustainability.** Involved with renewable energy including geothermal & sustainability for 15 years. Tripled the size of the AWMA Midwest Section Annual Environmental Conference by adding Sustainability focus over the last 7 years. Developed & taught **Commercial Building Energy Efficiency & Sustainability** course at a Community College.
- **Solid Waste.** Performed solid waste audits to assist commercial & industrial facility in going zero-landfill. Designed, constructed, & implemented all types of recycling & waste management systems & waste minimization plans.
- **Energy Management.** Marketed and performed over 100 residential, commercial, & industrial energy audits, many included computer modeling & most included small performance contracting projects under multiple State of Missouri & utility-sponsored programs. One of two Energy Auditors approved by local utility to perform both Residential and Commercial & Industrial Programs. Performs certifications for ENERGY STAR program.

Solid, Hazardous Waste, & Recycling

RCRA Subtitle D Solid Waste MRF, Transfer, Compost, & Landfills, Illinois and Missouri. Responsible for directing multi-site Subtitle D solid waste material recovery facilities (MRF), transfer stations, compost facilities & landfills (includes one landfill that has radioactive wastes issues) that included siting, permitting, operation and development activities in Roxana, Belleville, Perry County (Illinois), Jefferson City, O'Fallon and Bridgeton (Missouri). Interacted with politicians, regulators and the press. Managed field construction and CQA activities. Ensured environmental health & safety (EHS), OSHA and permit compliance. Directed groundwater, gas monitoring, leachate collection, gas collection, odor control, storm water management, composting, recycling, & subsurface fire investigation programs. Optimized daily waste operations. Managed multi-discipline **DENNIS WIKE, PE, CEM,**

- technical consultants & contractors. Conducted facility & waste audits. Responsible for project budgeting, project costing, strategic planning, compliance, & construction of capital projects.
- **RCRA Subtitle D Landfill Regulation Implementation for State of Illinois.** Selected to represent Illinois solid waste industry on Illinois Environmental Protection Agency committee to write regulations to implement USEPA Subtitle D Regulations.
- **Flexible Membrane Liner (FML) Certification Program.** Selected to represent national solid waste firm in establishing certification program for the installation and inspection of flexible membrane liners for solid waste facilities. Authored numerous portions of testing program & edited others.
- **RCRA Subtitle D Landfill Regulation Implementation for Solid Waste Firm.** Wrote & implemented various company policies, procedures & programs to bring large national solid waste firm in compliance with State & Federal Subtitle D Regulations.
- **RCRA Subtitle C Hazardous Waste Landfill Engineering Services, Robstown, Texas.** Supervised design, contracting, QA and construction of a RCRA Subtitle C landfill cap, secondary containment for new ASTs, controlled truck storage facility, storm water discharge flume, cement stabilized roadways, groundwater treatment system upgrade, truck scale and monitoring well installation and repairs. Conducted an extensive financial & engineering review of previous landfill cell and cap construction. Proposed improvements resulted in \$250K construction savings and increased operating revenue of \$2M to \$3M per cell. Supervised design, contracting, QA and construction of a RCRA Subtitle C landfill cell. The \$1.7M cell was completed ahead of schedule and below budget.
- **Proposed Subtitle C Landfill and Incinerator, Pacific Northwest.** Provided technical oversight of facility and process design & RCRA permit application for a proposed commercial hazardous waste landfill, incinerator and stabilization treatment unit in the Pacific Northwest. Coordinated work of permit writers, site characterization, landfill design and incinerator design consultants. The permit application consisted of over 5,000 pages of text and 150 drawings and was submitted on schedule.
- **RCRA Subtitle C & TSCA Landfill, Treatment & Incinerator Quality Assurance Audits.** Supervised research, conducted field audits, and authored final report of multiple RCRA Subtitle C & TSCA permitted landfills, incinerators & other treatment facilities in the western US for the Bureau of Land Management.

Brownfield Program

- **Commercial, Residential and Industrial Brownfields Projects in Kansas and Missouri.** Responsible for business & client development, EPA & municipality relations; researching & writing successful Brownfield grant applications; proposal, QAP, SOW, & final report preparation as well overseeing all field activities to obtain a community-wide Brownfield grant and to conduct a Brownfield ESA for turn of the century commercial/industrial uses that are to be redeveloped into commercial & residential uses. Included groundwater, soil monitoring, ACM, LBP testing, vapor intrusion studies, & remediation designs.

Environmental, Quality, & Occupational Health and Safety

- **Environmental, Quality, & Occupational Health and Safety Plan Preparation, Missouri, Kansas, Illinois, South Dakota, Oregon, Texas, and Washington.** Wrote company environmental, quality, & occupational health and safety plans for UST and AST compliance programs to ISO Standards, ACM, LBP & other waste acceptance and exclusion plans, SPCC, SWPPP, confined space entry, emergency response, Subtitle D compliance, groundwater assessments and facility environmental, DOT and OSHA compliance audits. Managed environmental, DOT, OSHA programs and technical consultants. SME on various related issues. Provided direction and technical support for all telecommunication business units. Developed and conducted environmental compliance audits. Identified needs, developed and maintained programs, and performed program effectiveness reviews.

PROFESSIONAL AFFILIATIONS

Adjunct College Instructor- Developed & taught **Energy Efficiency & Sustainability** at Metropolitan Community College, KC, MO.
Air and Waste Management Assoc-Midwest Section, past Board Member, Annual Conference Chair, & Chapter President (2 yrs).
American Society for Testing and Materials, past Committee Member that rewrote ASTM Phase I ESA Standard
American Society of Civil Engineers, past Member
Association of Energy Engineers, current Membership chair, speaker at Annual National Conference-WEEC 2014 & EMC 2015
Built Environment Partnership, past Secretary & Board Member
Excellence in Environmental Business Network (EEBN), past Program Committee Member
National Registry of Environmental Professionals (NREP), past member
U S Green Building Council (USGBC) Central Plains & Chihuahuan Desert, past member & **Nevada Chapter,** current member
Frequent Speaker on Energy Management, Sustainability, Real Estate Development, ESA Due Diligence, SPCCs, & Net Zero Energy, Water, & Waste accomplishments/challenges at US Army Fort Bliss

CONTINUING EDUCATION (ABBREVIATED LIST)

AEE Comp 5-Day **Certified Energy Managers Training** Program; **BPI Building Analyst** Course (32-hr); AEE **Globalcon 2011**; **GovEnergy 2011**, **World Energy Engineering Congress 2012, 2013, & 2014** (Speaker on Net Zero); **LEED AP** Seminar; Midwest Section **AWMA Environmental Conference** (4 years – speaker, organized & ran conference 3 years); **Environmental Conference at The Lake** (speaker & attendee), Design of **Solid & Hazardous Waste Facilities** & Remediation; Design & Construction of **RCRA/CERCLA Final Covers**; **Hydrogeology**; **RCRA Regulations**; **ASTM Phase I & II Due Diligence**; **Spill Prevention** Control and Countermeasure Plans; **EPA Voluntary Audits** Conference; **EPA Brownfield's** Grant Preparation; Second International ASTM Symposium on **Stabilization of Hazardous, Radioactive and Mixed Wastes**; **Fly Ash Stabilization** Seminar; **Protective Coatings** for Onshore/ Offshore Environments; Protecting **Urban Soil & Water** Workshop; **Erosion Control** (Selection, Design and Install); Advanced **Erosion Control & Sediment Control** Seminar; **Sprint Sustainability Now** Seminar; **OSHA HAZWOPER** (40-hr) & Refresher (8-hr); **OSHA 510** Standards for Construction Industry (32 hr.); **OSHA 511** Standards for General Industry (32 hr.); Basic **Industrial Hygiene** (24-hr), **ACM Train-the-Trainer** (8-hr), **Occupational Safety** Engineering; **AWS/CWI Welding Inspector**; Special **Ultrasonics** Inspector; Koch-EH&S, **Hot Work & Excavation** Permit Standards; Tetra Tech **PM Training** – Level 2; & numerous other courses.

EDUCATION

BS, Civil Engineering, Kansas State University– GPA 3.73 of 4.0

Master-level Coursework, Business & Engineering, Texas A&M -Corpus Christi -GPA 4.0 of 4.0