



MEETING MINUTES
Town Council
Tuesday, May 13, 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 was an in-person meeting using Teams.*

CALL TO ORDER

ROLL CALL

COUNCIL MEMBERS PRESENT

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

COUNCIL MEMBERS ABSENT

STAFF PRESENT

Larry Pardee, Town Manager
Richard Peterson-Cremer, Town Attorney
Camille Deering, Town Clerk
Jill Kane, Finance Director/Treasurer
Carrie Buhlman, Police Chief
Peyton Heitzman, Community Development Director
Jessica Lake, Senior Planner
Sydney Dynek, Planner
Kyle Brotherton, Planner
Tez Hawkins, Planner
Kira Koppel, Sustainability Specialist
Ryan Johnson, Town Engineer
Ryan Goebel, IT Analyst
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. The motion was seconded and passed with a vote of 7 in favor (Kerst, Turnipseed, Bodenhemier, Grimmer, Sunday, Woodworth Foral, Woods) and 0 opposed.

PUBLIC COMMENT

- Tim McMahon, Avon resident- Expressed the need to eliminate the Tampon tax and asked Council to contribute funds for an ice rink
- Andrea Arnhold, 142 Pinion Lane- Representing the hockey community, asked Council contribute funds for an ice rink to replace Dobson
- Gary Hill, 431 Golden Eagle- Suggested banning e-bikes on sidewalks. Issues with e-bikes have gotten worse.
- Scott Sherwood, Eagle Resident- Shared experience with e-bikes and supports legislation regulating e-bikes
- Debbie Murphy, Virtual- Asked when there will be pickleball courts built in Eagle
- Rick Arnhold, 142 Pinion Lane- Asked Council to contribute funds for an ice rink
- Jeremy Gross, 39 Greenhorn- Asked Council to contribute funds to an ice rink. An ice rink will have a positive economic impact.
- Jordan Cox, Unknown Address- Expressed how important hockey is to him and the community. Asked Council to contribute funds for an ice rink.

PRESENTATIONS

1. Tobacco Control Policies, Eagle County Department of Health

CONSENT AGENDA

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

1. Minutes
2. Bill Pay
3. Budget Request for Disposal of Stockpiled E-Waste from Prior Hard2Recycle Event
4. Resolution 27, Series of 2025, A Resolution of the Town Council of the Town Of Eagle, Colorado Approving the Agreement Between Owner and Construction Manager at Risk with Myers and Sons Construction, LLC for Wastewater Treatment Plant Improvements – TIN
5. Resolution 33, Series 2025, A Resolution of the Town Council of the Town of Eagle Colorado Appointing Members to the Eagle Ranch Housing Corporation.
6. Resolution 36, Series 2025 A Resolution of the Town Council of the Town of Eagle, Colorado, Adopting the 2025 Eagle County Hazard Mitigation Plan
7. Resolution 38, Series 2025 A Resolution of the Town Council of the Town of Eagle, Colorado, Appointing Richard Peterson-Cremer as Town Attorney of the Town of Eagle, Colorado.

- Resolution 39, Series 2025 A Resolution of the Town Council of the Town of Eagle Colorado, Approving a License Agreement with Eagle County for Access to Brush Creek Ranch and open Space to Facilitate the Construction of a New Water Transmission Main.
- 8.

STAFF REPORTS

1. Town Manager Update
2. Department Update
Congratulated chief on her leadership and on Eagles designation as top 10 safest towns in Colorado

BUSINESS ITEMS

1. Telecommunications Tower Application through Eagle County
Peyton Heitzman presented this item, showing Council the proposed location for the telecommunications tower. Council would like to see a draft of a formal letter to the county expressing their concerns about the tower's height, location, and potential visual impact on the town.
2. PUBLIC HEARING: SS24-02 Capitol Flats Subdivision Sketch Plan
Tez Hawkins, an on-call planner for the Town of Eagle, presented this item. Hawkins gave an overview of the Capital Flats Subdivision development plan, highlighting the proposed development of 171 units and the need for various applications and approvals. Allison Perry with Vail Land Company gave a presentation giving an overview of the goals of the project and provided a more in-depth look at the architecture and design. Greg Schrader with McDowell Engineering presented a traffic impact study of the area surrounding the proposed development.

Public Comment:

- Annie, Howard St- The Capitol Flats project is welcomed, but it is too dense and needs more green space. Advocated for removing a building to lower density and create green space.
- Kate Lacey, 108 Howard St- Would like a fence around the demolition area to keep kids safe. expressed concerns about the feasibility of the underground garage, emergency vehicle access, and the large density of the project.
- Chuck Weber, 328 Capitol St- The project is too big and dense and he has not seen any meaningful change to the plans after several previous committee meetings. He also feels there is also no reason to vacate the alley.
- Shawn Bruckman, 421 Capital St- Supports mindful development but has concerns about density and lack of green space. Supports removing a building to add green space, specifically a community garden.
- Jack Albertson, 327 Howard St- Concerned about the impacts to traffic, parking, and the quality of life around the development area
- Dawn Koenig, 328 Capitol St- Project exceeds building height and lot coverage codes, and is too dense. There needs to be clarity around measuring building height.
- Krista Miller, 313 E 3rd St- Most of the previous comments are that the development is too big or too dense. Town should define density for CMU1 zone. She is tired of the density "dance" with developers.
- Allen A. 243 Howard St- The project is way too big for the lot it's on.
- Scott Sherwood, 9081 Brush Creek Rd- Expressed concerns about density, the character of the building, traffic, and the water impacts of the development.
- Gregory Rogers, 427 Howard St- The housing will not bring vitality to downtown. More businesses and restaurants are needed rather than housing developments.

- John Sticking, 20 Sunset Ct- There are too many dense projects being approved in the area in general.
- Crystal Rogers, 427 Howard St- Expressed concerns about traffic in general. Infrastructure is being ignored and residents will have trouble evacuating in case of a fire or other emergency.
- David Thomas, 227 Howard St- The project only maximizes profits at the expense of the people. The project is "Audacious". A smaller project would be welcomed.
- Elise Lemon- 404 Howard St- They live in Old Town Eagle and want to preserve the character. The project developers should not receive any variances. She has concerns about residents' ability to evacuate Eagle during an emergency.

Council Comments:

Council members expressed that they appreciated the architectural design of the project and the potential to provide more for-sale units within Eagle. However, they emphasized the need to reduce the density to better align with the neighborhood and incorporate more green space. They expressed reluctance to grant variances for building height and lot coverage and believe the plan should be revised to comply with existing zoning and development standards.

3. PUBLIC HEARING: PFP24-01 Haymeadow 5th Amendment to Filing 1, Neighborhood A1 Preliminary Plan Update, and Filing 2 Final Plat

Council member Jamie Woodworth Foral recused herself from this item due to conflicts and exited the meeting.

Jessica Lake presented this item, highlighting the proposed changes and asking Council to approve Resolution 34.

Public Comment:

- Carrie Fisher- Expressed concerns about the wildlife impact of the Haymeadow development.
- Becky W- Supported the childcare parcel, expressing the great need in the community for more childcare options.

a. Resolution 34, Series 2025, A Resolution of the Town Council of the Town of Eagle, Colorado Approving an Amended Final Plat, known as the Haymeadow Filing 1, Fifth Amendment, an Update to the 2014 Neighborhood A1 Preliminary Plan, and a Major Subdivision Final Plat, Known as the Haymeadow Filing 2 Final Plat

MOTION: Council Member Nick Sunday motioned to approve Resolution 34, Series 2025, A Resolution of the Town Council of the Town of Eagle, Colorado Approving an Amended Final Plat, known as the Haymeadow Filing 1, Fifth Amendment, an Update to the 2014 Neighborhood A1 Preliminary Plan, and a Major Subdivision Final Plat, Known as the Haymeadow Filing 2 Final Plat. The motion was seconded and passed with a vote of 6 in favor (Kerst, Turnipseed, Bodenhemier, Grimmer, Sunday, Woods) and 0 opposed.

4. Resolution 35, Series 2025, A Resolution of the Town Council of the Town of Eagle, Colorado Approving the Seventh Amendment to the Annexation and Development Agreement for the Haymeadow Property

MOTION: Council Member Bryan Woods motioned to approve Resolution 35, Series 2025, A Resolution of the Town Council of the Town of Eagle, Colorado Approving the Seventh Amendment to the Annexation and Development Agreement for the Haymeadow Property. The motion was seconded and passed with a vote of 6 in favor (Kerst, Turnipseed, Bodenhemier, Grimmer, Sunday, Woods) and 0 opposed.

5. Resolution 37, Series 2025, A Resolution of the Town Council of the Town of Eagle, Colorado Approving a Subdivision Improvements Agreement for the Haymeadow Filing 2 Final Plat

MOTION: Council Member Geoffrey Grimmer motioned to approve Resolution 37, Series 2025, A Resolution of the Town Council of the Town of Eagle, Colorado Approving a Subdivision Improvements Agreement for the Haymeadow Filing 2 Final Plat. The motion was seconded and passed with a vote of 6 in favor (Kerst, Turnipseed, Bodenhemier, Grimmer, Sunday, Woods) and 0 opposed.

COUNCIL DISCUSSION AND FUTURE AGENDA ITEMS

Council would like to investigate and draft a proposal to ban flavored tobacco products. They would also like an update on landscaping at the Pike apartments due to the continued presence of weeds and dead trees seen on the property. The issue has been discussed previously and they do not want the matter forgotten.

ADJOURN 8:45 PM

MOTION: Council Member Geoffrey Grimmer motioned to adjourn. The motion was seconded and passed with a vote of 6 in favor (Kerst, Turnipseed, Bodenhemier, Grimmer, Sunday, Woods) and 0 opposed.

Date:
5/27/2025



Scott Turnipseed, Mayor

Camille Deering, Town Clerk