



MEETING MINUTES
Town Council
Tuesday, June 24, 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 - 6:00 PM

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
Melissa Daruna, Assistant Town Manager
Richard Peterson-Cremer, Town Attorney
Camille Deering, Town Clerk
Rachel Tand, Finance Director/Treasurer
Carrie Buhlman, Police Chief
Tom Gosiorowski, Public Works Director
Peyton Heitzman, Community Development Director
Lynette Horan, Human Resources Manager
Jessica Lake, Senior Planner
Sydney Dynek, Planner
Kyle Brotherton, Planner
Kira Koppel, Sustainability Specialist
Ryan Johnson, Town Engineer
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 approve the adoption of the agenda. The motion was seconded and passed with a vote of 7 in favor (Grimmer, Woods, Bodenhemier, Kerst, Turnipseed, Woodworth Foral, Sunday) and 0 opposed.

PUBLIC COMMENT

Mayor Turnipseed opened Public Comment for items not on tonight's agenda, there was no public comment.

PRESENTATIONS

1. Speak Up Reach Out- Kirby Lemon

CONSENT AGENDA

Council Member Woodworth Foral requested to move item #2 from the Consent Agenda to Business Items.

MOTION: Council Member Jamie Woodworth Foral motioned to approve the Consent Agenda with the removal of Item #2, Resolution 41. The motion was seconded and passed with a vote of 7 in favor (Grimmer, Woods, Bodenhemier, Kerst, Turnipseed, Woodworth Foral, Sunday) and 0 opposed.

1. Minutes
3. Resolution 44, Series 2025, A Resolution of the Town Council of the Town of Eagle, Colorado Appointing Members to the Town of Eagle Economic Vitality Committee.
4. Resolution 46, Series 2025, A Resolution of the Town Council of the Town of Eagle, Colorado Appointing a Member to the Eagle Downtown Development Authority.

STAFF REPORTS

1. Town Manager Update

BUSINESS ITEMS

2. Resolution 41, Series 2025, A Resolution of the Town Council of the Town of Eagle, Colorado, Adopting the Regional Net Zero Roadmap and Committing to Collaborative Action to Achieve Net Zero by 2030

This Item was moved from the Consent Agenda to Business Items.

The council discussed the adoption of the Net Zero Regional Road Map, with concerns raised about the feasibility, costs, and impact on the community.

MOTION: Council Member Ellen Bodenhemier motioned to approve Resolution 41, Series 2025, A Resolution of the Town Council of the Town of Eagle, Colorado, Adopting the Regional Net Zero Roadmap and Committing to Collaborative Action to Achieve Net Zero by 2030. The motion was seconded and passed with a vote of 5 in favor (Grimmer, Woods, Bodenhemier, Turnipseed, Sunday) and 2 opposed (Kerst, Woodworth Foral).

1. PUBLIC HEARING: LUDC25-02 Regulating Density in Mixed Use and Commercial Zone Districts

Community Development Director Peyton Heitzman presented this item. She presented proposed changes to the land use development code, including density limits and building footprint regulations for mixed-use and commercial zone districts. The council deliberated on various aspects, including the impact on development and existing structures.

Mayor Turnipseed opened the discussion for public comment:

- **Chris Barbella, 236 Capitol Street**- Concerned about adding more restrictions to builders. It stifles innovation and makes things more confusing. He is worried about the effects on Downtown.
- **Annie Egan, 215 Howard Street**- Building standards should be consistent between zones. All have unit per acre limitations and CMU and the other zones being discussed shouldn't be different.
- **Eric Eves ,85 W Foxglove**- The ordinance is too rushed. Flexibility in housing will be lost and development will be more expensive. He is worried about unintended consequences.
- **Diana Jenkins, Denver CO**- Land use attorney for clients that submitted written comment. She reiterated that this ordinance goes against the recommendations made by the Planning Commission and a limit on maximum building footprint should not be considered at this time.
- **Kristen Miller, 313 E 3rd St**- Looking for clarification, not restriction. She trusts Council to make good decisions and doesn't want them to rush. There are other ways to overcome the tight July 1st deadline.

The Council overall felt this issue was not rushed due to multiple past conversations on the subject. This is the last chance to impose limits and make any needed adjustments later. Several amendments were made to the proposed ordinance, including removing the parking space requirement for employee dwelling units, increasing the maximum size for employee dwelling units to 1200 square feet, and maintaining a 7000 square foot building footprint maximum for the commercial mixed-use one zone district.

- a. Ordinance 4, Series 2025, An Ordinance of the Town Council of the Town of Eagle, Colorado Amending the Land Use and Development Code in Title 4 of the Eagle Municipal Code Related to Residential Density Restrictions.

MOTION: Council Member Ellen Bodenhemier motioned to approve Ordinance 4, Series 2025, An Emergency Ordinance of the Town Council of the Town of Eagle, Colorado Amending the Land Use and Development Code in Title 4 of the Eagle Municipal Code Related to Residential Density Restrictions including all the redlines presented by staff. The motion was seconded and passed with a vote of 5 in favor (Grimmer, Woods, Bodenhemier, Kerst, Turnipseed) and 2 opposed (Woodworth Foral, Sunday).

2. Resolution 45, Series 2025, A Resolution of the Town Council of the Town of Eagle, Colorado, Adopting the Town of Eagle Safe Streets for All (SS4A) Comprehensive Safety Action Plan.

Ryan Johnson presented this item. He introduced Sarah Brooks from KLJ Engineering and Ian Butler-Severson. They presented the Safe Streets for All comprehensive safety action plan, detailing public engagement, project prioritization, and policy strategies.

MOTION: Council Member Ellen Bodenhemier motioned to approve Resolution 45, Series 2025, A Resolution of the Town Council of the Town of Eagle, Colorado, Adopting the Town of Eagle Safe Streets for All (SS4A) Comprehensive Safety Action Plan. The motion was seconded and passed with a vote of 7 in favor and 0 opposed.

3. Eagle County Conservation District - Beyond Lawn Recap for 2024 & 2025 Outlook

Laura Bohannon and Allegra Waterman Snow provided an update on the Beyond Lawn program, highlighting its success in promoting water conservation through landscape and irrigation evaluations, turf replacement rebates, and workshops. They requested to write a letter of support for the Eagle County Conservation District's grant application to the Colorado Water Conservation Board. The Council supported the letter.

COUNCIL DISCUSSION AND FUTURE AGENDA ITEMS

Council Member Grimmer would like to see a resolution in the near future raising the stipend for the next incoming Council due to rising inflation. Mayor Turnipseed would like the resolution to tie the stipend to CPI so it will rise automatically.

The Town Attorney would like the opportunity to conduct an investigation into a Planning Commission chair's apparent conflict of interest and bring back factual findings and a recommendation on how to handle the situation.

Council Member Woods would like to continue the discussion with Community Development on civic EDU's.

EXECUTIVE SESSION

MOTION: Council Member Bryan Woods motioned to enter into Executive Session to receive legal advice concerning the purchase and acquisition of real property, and determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators relating to acquisition of a property for open space in the Brush Creek Valley in the Town of Eagle; 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; and 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. The meeting will adjourn after the Executive Session discussion. The motion was seconded and passed with a vote of 7 (Grimmer, Woods, Bodenhemier, Kerst, Turnipseed, Woodworth Foral, Sunday) in favor and 0 opposed.

An executive session pursuant to §24-6-402(4)(b), §24-6-402(4)(a), and §24-6-402(4)(e), C.R.S., for a conference with the Town Attorney to receive legal advice concerning the purchase and acquisition of real property, and

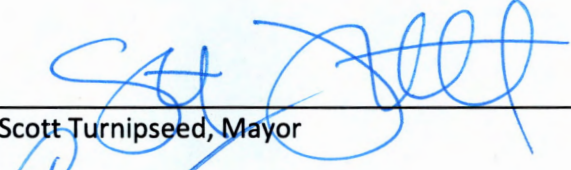
1. determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators relating to acquisition of a property for open space in the Brush Creek Valley in the Town of Eagle.

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. 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.

ADJOURN

Date: 7/8/2025



Scott Turnipseed, Mayor



Camille Deering, Town Clerk

