



Economic Vitality Committee
Thursday, August 14, 2025, 1:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO

This agenda and the meetings can be viewed at www.Townofeagle.org.

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MEETING ACCESS

- a **This is a virtual meeting through MS Teams. The EVC will not be meeting in-person.**

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CALL TO ORDER AND ROLL CALL - 1:00 PM

APPROVAL OF MINUTES

- a Minutes dated July 10, 2025

BUSINESS & DISCUSSION ITEMS

- a Update on Community Builders and Eagle Developers' Consortium
EVC Lead: Mick, Eric
- b Update on RRC Associates
EVC Lead: Joel, Nikki
- c Update on Wayfinding Project
EVC Lead: Christina, Nikki

STAFF & OTHER UPDATES

- a Town Manager and Department Updates

FUTURE AGENDAS

- a September 2025 Agenda
 - EVC support in preparation for the Town Council Candidate Forum (October 9; 6:00 PM - 7:30 PM)
 - * Lead: Kim
 - Introduction to forming the Business Advancement Program
- b October 2025 Agenda
 - Workshop on the Business Advancement Program policy and guidelines

ADJOURN - 2:00 PM

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.



Nikki Davis
Economic Development & Housing Specialist

Call to Order: 1:00 PM

- **Roll Call:**
 - Members Present: Eric Eves, Mick Daly, Christina Hofman, Nick Sunday, Kim Fritzier, Joel Wallen, Matt Felser
 - Members Absent: Kim Goodrich
 - Town Staff: Nikki Davis, Peyton Heitzman, Larry Pardee, Melissa Daruna
 - Guests: Scott Schlosser (DDA), Bryan Woods (Council Member, DDA), Michelle Morgan (Chamber)
- **Approval of Minutes:**
 - Minutes dated April 3, 2025
 - Motion to approve by Eric, seconded by Christina. Motion carried.
 - Minutes dated April 10, 2025
 - Motion to approve by Eric, seconded by Christina. Motion carried.
 - Minutes dated April 17, 2025
 - Motion to approve by Eric, seconded by Christina. Motion carried.
- **Oath of Office:** Eric, Christina and Mick have each renewed their seats for a two-year term, serving until June 2027.
- **Vacancy on EVC:** Kelly Herzog has stepped down from the committee.
 - **Filling the Seat:** The committee discussed not rushing to fill the vacancy and encouraged members to suggest potential candidates.
 - **Bylaws and Membership:** The bylaws state that the committee should have no more than seven voting members. Currently, there are seven members, so the alternate designation does not need to be filled.
- **Chamber Update:**
 - **Business Advancement Program:** Michelle inquired about the availability of information on the Town of Eagle website and the timing for promoting the program.
 - **Administrative Manual:** Michelle offered the Chamber's Business Advocacy Committee to help review the documents when ready.
 - **Construction Project Updates:** Michelle suggested making construction project updates available to the public through the Chamber's platforms. She proposed providing a link to the Community Development section of the town's website for easy access to this information.
- **Residential Density Ordinance:** Eric recused himself from this Business Item discussion. Peyton reviewed the recent land use code amendment regarding residential density, explaining the changes and the impact on future development applications.

- **Code Amendment Background:** The code amendment was driven by House Bill 25-1093 that limits municipalities' ability to adopt density restrictions. The deadline for imposing caps was July 1, 2025, after which new regulations could be challenged.
 - **Density Limits:** The amendment introduced density limits for Commercial General East (CGE) and the Commercial Interchange (CI) districts. The limits are based on housing needs generated by new commercial uses, with a maximum density of 120% of the housing needs created.
 - **Building Footprint:** The amendment also included a maximum building footprint of 7,000 square feet for the CMU1 zone district. This was informed by average building sizes in Old Town and West Eagle and aims to regulate mass and scale while retaining community character.
 - **Employee Dwelling Units:** The amendment added new standards for employee dwelling units, including separate exterior access, deed restrictions on occupancy, and a maximum size of 1,200 square feet. Public, civic, and institutional uses are exempt from the maximum size limit.
 - **Future Changes:** The committee discussed the possibility of revisiting the ordinance in the future, especially with a new Town Council. They emphasized the need to balance density with the viability of development projects.
- **Dashboard and Mobility Data:** Nikki and Kim discussed the current state of the digital dashboard and mobility data, emphasizing the need for a more dynamic and timely system, and considering options for improvement.
 - **Current Dashboard State:** The current digital dashboard is static and requires manual data input, which is time-consuming and costly.
 - **Placer.ai:** Kim provided an overview of Placer.ai, a leading mobility data provider. Placer.ai offers real-time data and insights, which could significantly improve the Town's ability to analyze visitor patterns and economic impact.
 - **Cost Considerations:** The cost of implementing Placer.ai is estimated to be in the mid-teens to low \$20,000 range. The committee discussed the potential for partnering with larger organizations like Eagle County or Vail Health to share the cost.
 - **In-House Solutions:** Joel suggested exploring in-house solutions using existing tools like Microsoft Power BI. This approach could reduce costs and allow for greater customization and integration with other Town data.
 - **Next Steps:** The committee agreed to form a subcommittee to further explore dashboard options, including both external vendors and in-house solutions. They will also engage with the Town's IT manager to assess available resources and capabilities.

- **Economic Development Plan Implementation Updates:**
 - **Commercial Tap Fee Process:** Nikki and Tom finalized the tap fee process directions, which will be incorporated into the commercial PFI application worksheet.
 - **Business Process Overview:** The guide is near completion and will be shared with the committee for feedback. The goal is to ensure that committee members can explain the process to others effectively.
 - **Wayfinding Study:** The deadline for RFP response submissions is July 11, 2025. Additional information is forthcoming regarding the selection process.
 - **Business Advancement Program:** The next steps include finalizing the contract negotiations with DOLA, creating a press release, and establishing the program and policies. The program will then be presented to the Town Council for approval. EVC will serve as the recommending body for award allocations.
- **Vacant Property Fee:** Brian and Nikki discussed the possibility of establishing a vacant property fee or penalty for illegal commercial use, considering the impact on economic vitality and the need for legal considerations.
 - **Vacant Property Issue:** The committee discussed the issue of vacant properties, particularly on Broadway, and the negative impact on economic vitality.
 - **Legal Considerations:** The Town Attorney has been engaged to explore the legal considerations of establishing a vacant property fee or penalty. The committee discussed the need for a multifaceted approach, including both vacancy and illegal use components.
- **2026 Budget Planning:** Nikki outlined the budget planning process for 2026, discussing the allocation of funds for economic initiatives and seeking input from the committee on potential projects.
- **DDA Update:** Scott provided an update on the DDA, highlighting the success of the recent grant process and the positive impact on the community.
- **Planning Commission Vacancies:** Peyton announced upcoming vacancies on the Planning Commission and encouraged the committee to spread the word to potential applicants.
- **Q1 Sales Tax Data:** The committee reviewed the Q1 sales tax data, discussing trends and the impact on different neighborhoods and businesses.
- **Rodeo Rink and Haymeadow:** The committee discussed the updates on the rodeo rink and Haymeadow developments, highlighting the potential impact on the community.
- **Pool and Bus Service:** Nick provided updates on the pool's visitor numbers and the potential bus service to Sylvan Lake, emphasizing the positive impact on the community.

Adjourn: 3:04 PM

Follow-up tasks:

- **Dashboard Exploration:** Form a subcommittee to lead the effort in dashboard exploration and research, including demoing and potentially going out to RFP. (Joel)
- **Community Builders:** Contact Clark Anderson to explore the possibility of hiring him as a consultant to guide citizen interest groups with planning and development. (Scott, Mick)
- **Monthly Meetings:** Check the feasibility of holding monthly virtual meetings and communicate the decision to the group. (Kim, Eric)
- **Tap Fee Process:** Share the near-final draft of the tap fee directions and business process overview guide with the committee for review and feedback. (Nikki)
- **Wayfinding Study:** Share the RFP submissions for the wayfinding study with the committee and discuss the selection process at the next meeting. (Nikki)
- **Economic Initiatives:** Consider initiatives for the remaining \$25,000 in the economic initiatives budget for 2026 and discuss at the next meeting. (Nikki)
- **Candidate Forum:** Include Ordinance 04-2025 as a discussion topic during the Town Council candidate forum. (Michelle)



To: Mayor and Town Council
From: Larry Pardee, Town Manager
Date: August 12, 2025
Re: Town Manager Report

Fire Restrictions Update: Fire Conditions & Community Preparedness – Stay Alert, Stay Safe: Eagle County Emergency Management continues to monitor evolving weather patterns that are contributing to heightened wildfire risk across the region. Persistent dry conditions, strong gusty winds, and extremely low humidity levels are combining to create a volatile environment where even the slightest spark can ignite a fast-moving wildfire. Fire Weather Warnings remain in effect across much of western Colorado, including the Eagle Valley, and residents are urged to exercise extreme caution and stay vigilant.

In response to these ongoing risks, fire restrictions have been elevated throughout Eagle County. Current measures include a full ban on outdoor burning and limitations on activities such as welding or hot work unless permitted by the local fire authority. These steps are essential to reducing ignition sources and protecting both our natural environment and community safety.

Compounding the situation, smoke from nearby wildfires continues to impact local air quality, leading to periods of haze and reduced visibility. Residents, especially those with respiratory conditions, young children, or older adults, are advised to limit outdoor activity during periods of heavy smoke. As always, community members are encouraged to stay informed through trusted sources and adhere to all safety guidelines. For the latest updates on fire restrictions, air quality advisories, and preparedness tips, please visit (www.ecemergency.org), and the outline for allowed and prohibited outdoor uses at ([Stage1and2FireRestrictionsInformation2025](#)) ***It takes all of us to protect what we love. "Only YOU can prevent wildfire." Thank you.***

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 informed about developments, and contribute to the growth of our Community.

Please Be a Part of Playground History! 🪛 August 20–24 - Eagle — we're rebuilding a legacy, and we need *you* to help make it happen! From [Wednesday, August 20, through Sunday, August 24](#), we're coming together as a community to revive and reimagine the iconic Brush Creek Playground. If you've ever chased your kids across the wooden bridges, climbed the towers, or smiled at the joy this playground brings, now's your chance to give back.

We're calling on everyone – local businesses, master carpenters, weekend Do-It-Yourself (DIYers), creative minds, and helping hands of all ages. Together, we'll restore the heart of this playground — sanding, painting, replacing worn-out parts, and giving this beloved wooden wonderland the care it deserves. It's not just about tools and timber — it's about building something lasting.

It is more than a renovation — it's a celebration of community spirit. A chance to get a little dirty, do a lot of good, and leave a mark that will bring laughter and memories to future generations.

Mark your calendars. Rally your crew. Join the movement – Details on how to volunteer are coming soon — but for now, save the date, spread the word, and get ready to be a part of something truly special. Our link to sign up: [Yes, You - Please Sign Up Now!](#) - ***Let's show what Team Eagle Spirit is made of!***

Heads Up, Eagle — It's Bear 🐻 Season – With summer in full swing, our wild neighbors are on the move — and that includes the local bears. Just recently, one was spotted wandering near Brush Creek Park and Founders Avenue after finding an unsecured trash can. It's a powerful reminder: when we're careless with trash, we're inviting wildlife into our neighborhoods — and that's not safe for them or us.

Let's keep Eagle wild *and* safe by taking simple but essential steps. Always store trash in bear-resistant containers or keep it secured indoors until pickup day. Don't leave pet food or food scraps outside, and remember — bird feeders are bear magnets too.

If you encounter a bear, give it plenty of space. Never approach, feed, or try to scare it off. Keep pets leashed and children close. And if you see a bear behaving aggressively or becoming too comfortable around people, call Colorado Parks and Wildlife right away at 970-947-2920. Together, we can protect our wildlife, our safety, and the incredible natural setting we all love. Let's stay Bear 🐻 Aware, Eagle!

On Wednesday, August 6, the Regional Housing Action Plan (HAP) continues to advance as communities across Eagle County shift from planning into action. Each jurisdiction is finalizing its draft HAP to align with updated guidance from the Colorado Department of Local Affairs (DOLA), ensuring eligibility for future state funding. During our meeting, the regional team explained that after meeting the DOLA representatives, they walked through the remaining complexities and data requirements still needed to complete the submittals. Some elements still require clarification, classification, and refinement before the final submission.

Town of Eagle staff remain actively engaged in this multi-jurisdictional effort, working closely with partners to address outstanding items and ensure our plan reflects both local priorities and regional goals. We will continue to meet and collaborate in the coming weeks to finalize these materials for public hearings and formal submission to DOLA later this summer.

Administration and Organization Update:

Grand Avenue Project – The 2026 **BUILD (Better Utilizing Investments to Leverage Development)** grant program has been reinstated by the Trump Administration, replacing the former RAISE program and returning the federal focus to traditional infrastructure investment. With \$1.5 billion in nationwide funding available, the BUILD program presents a critical opportunity for the Town of Eagle to pursue transformative support for the Grand Avenue Multimodal Corridor Project.

Unlike recent federal programs that prioritize climate, equity, and labor outcomes, the revised BUILD program focuses on core infrastructure goals, specifically, safety improvements, congestion reduction, economic impact, and project readiness. Awards of up to \$25 million per project will be available to eligible applicants, including local governments like Eagle. The U.S. Department of Transportation is expected to release the official Notice of Funding Opportunity (NOFO) this fall, with applications likely due within 60–90 days of the announcement.

To be competitive, our application will need to demonstrate clear and measurable infrastructure benefits—such as improved safety, reduced travel times, and enhanced multimodal connectivity. Equally important will be our ability to highlight the regional economic value of the project and secure strong Community and stakeholder support. With these criteria in mind, staff are preparing to refine our benefit-cost analysis, engage regional partners, and elevate the Grand Avenue project as a top priority in the upcoming federal grant cycle.

Making a Splash This Summer! – The Eagle Pool has been the place to be this season, drawing in families, lap swimmers, and sunseekers alike. Since opening day, we've welcomed over **17,500 visitors**, averaging nearly 300 guests per day. Our busiest day so far, Saturday, June 14, when 562 people dove into the fun—proof that when the sun's out, so is the Community.

These numbers reflect more than just pool passes—they show how much our residents and visitors value quality outdoor spaces and opportunities to connect, cool off, and stay active. The energy at the pool this summer has been vibrant, and we're excited to keep the momentum going through the rest of the season.

Building the Future, One Great Teammate at a Time - There's strong momentum behind the scenes at the Town of Eagle as we continue building a high-performing, people-first organization. Since the beginning of 2025, we've welcomed 16 new hires across the organization — each one bringing fresh skills, perspectives, and a shared commitment to public service. From day one, we prioritize thoughtful onboarding and a supportive workplace culture to ensure every new team member feels connected, empowered, and ready to contribute to Eagle's success.

Recruitment efforts remain in full swing as we actively seek to fill several key roles that keep our Community running smoothly. Interviews are currently underway for the **Chief Building Official** and **Communications Specialist** positions, while recruitment continues for a Street Maintenance Technician, Police Records & Information Technician, and Utility Engineer. With new job postings added this month and applicant screening and background checks in progress, these efforts reflect our ongoing investment in building a collaborative, capable, and resilient workforce — one that reflects Eagle's values and is ready to meet the future head-on.

Registration Now Open: 2025 Mountain Towns 2030 Climate Summit – Breckenridge, CO - Join us in Breckenridge this fall for what promises to be the most impactful **MT2030 Climate Summit** yet! Set for **October 7–8, 2025**, this dynamic two-day event brings together local leaders, climate experts, and changemakers from across the region to accelerate bold, collaborative climate action.

This year's summit features an inspiring lineup of speakers — including renowned climate activist Bill McKibben — alongside hands-on, peer-led workshops and valuable networking opportunities. Whether you're deep into implementation or just launching your climate strategy, this is your chance to learn, connect, and leave energized for the work ahead.

Don't wait — early registration rates are available through July 11! Be sure also to reserve your discounted lodging at **Hotel Alpenrock**, our official Summit basecamp steps from the main venue at the Riverwalk Center.

Register & Book Lodging for the 2025 Climate Summit

Economic Development:

Fostering Innovation Through Academic Partnerships – In a concluded collaboration with CU Denver Summer Studio, the Town of Eagle had the pleasure of engaging with a talented group of emerging planners to explore Eagle's economic development strategies, growth management practices, and the importance of aligning development with community values. This partnership provided a dynamic platform for creative thinking around opportunities such as downtown revitalization, enhanced entry corridors, and potential improvements to the visitor information center site. These thoughtful contributions not only enriched student learning but also offered the Town valuable insights and fresh perspectives to help shape a more resilient and inclusive future. We sincerely thank the CU Denver students and faculty for their outstanding work and meaningful engagement—it is genuinely appreciated.

East Eagle Annexation: Planning Growth with Purpose – The Town of Eagle continues to advance a strategic and collaborative annexation process for Parcels A and F in East Eagle. Recent conversations with property owners have evolved beyond boundary considerations to embrace shared goals such as sustainable water solutions, enhanced gateway aesthetics, resilient infrastructure, and a thoughtful mix of land uses aligned with Eagle's long-term vision. With guidance from Town Council, legal advisors, and key stakeholders, we are shaping a framework that balances deliberate growth with community benefit. The next phase focuses on sketch plan implementation and key technical steps, including a traffic study to determine feasible development before interchange construction, and a market-based phasing plan to guide infrastructure and vertical buildout. Parallel efforts will address water and sewer capacity, define public financing responsibilities, and update the metropolitan district service plan to reflect expanded development needs.

WORK SESSIONS: To help the Town Council stay informed about upcoming work sessions, the following table outlines topics to be discussed over the next several months. Preparing in advance is helpful, as it allows for effective planning and execution of a work session. Staff will maintain this table in the report and make any necessary adjustments. The topics are subject to change:

| Date | Topic |
|--|--|
| <i>August 5, 2025 Work Session</i> | <i>Affordable Housing Express Lane 1.5 hours</i> |
| September 2, 2025 Work Session | Budget Work Session 2 hours |
| October 7, 2025 Work Session | Fire Resiliency (WUI) code 2-hrs |
| November 4, Work Session - <i>Election Day</i> | |
| December 2, Work Session | |



To: Mayor and Town Council
From: Larry Pardee, Town Manager, and Department Leads
Date: August 12, 2025
Re: Department Updates for July 2025

July 2025

ASSISTANT TOWN MANAGER SPECIAL PROJECTS

Pool Replacement Project

- As the construction project nears the end of closeout, the attendance at the pool remains high. We continue to receive positive community feedback.
- One area for improvement next year is providing more shade. Staff at Mountain Recreation are exploring the options.
- We aim to have final project budget information available for Council once the pool has closed for the season.

Eagle Skate Park Design

- The initial park concepts are now available online. [View them here.](#)
- Staff and the American Ramp Company debriefed the public meeting and additional feedback received. The American Ramp Company is preparing final designs that will incorporate a phased approach to construction. This will allow the Town to plan for building the park as funding is identified and becomes available.

Brush Creek Playground Rebuild

- **SAVE THE DATE: Brush Creek Playground Rebuild – Wednesday, August 20 – Sunday, August 24.**
Calling all builders, aspiring builders and Eagle families who love our wooden park! In August, the Town will be leading a rebuild of the Brush Creek Playground. The rebuild will replace failing equipment, revamp the wood surfaces and give this beloved wooden playground a much-needed update. The structures and playground layout will remain the same, and some amenities will be updated and replaced to meet safety standards. Wherever possible, the structure will remain wood, which requires a lot of hands and help to prep, cut, stain, and install.

[Learn more and sign up to volunteer here!](#)

ECONOMIC DEVELOPMENT

July 2025

Wayfinding Study and Implementation Plan

- Staff issued a Request for Proposals (RFP) on June 13 to solicit bids from qualified vendors, with the application window closing on July 11. Six firms submitted proposals: Destination by Design, Guide Studio, KMA Design, Michael Baker International, Osaki Creative Group, and Tangram Design. After a thorough review, staff selected Michael Baker International for their clear and visionary approach, alignment with the project budget, and strong in-state presence. Their deep experience working with mountain communities like Eagle was a key factor in the decision. Staff are now coordinating the project kickoff and drafting a professional services agreement.

Economic Vitality Committee (EVC)

- The EVC convened on July 10 for their quarterly meeting. Key discussion topics included the recently adopted Ordinance 04-2025, which establishes residential density limits in commercial areas; the development of policies and guidelines to support the launch of the Business Advancement Program (“BAP” funded by the REDI grant); and initiatives to consider for the 2026 budget. To help advance the BAP, the Committee has requested additional meetings in August and September to ensure timely input and momentum between the quarterly sessions.

Downtown Development Authority (DDA)

- Board member Marci Leith introduced the group to *Eagle Rising*, a new women-owned business collective emerging in Downtown Eagle. The group is in its early stages, currently meeting informally to explore shared business resources and ways to enhance coordinated events and marketing efforts. We discussed the potential for *Eagle Rising* to assume leadership of the dormant Downtown Business Alliance (DBA), a 501(c)(3) nonprofit that could serve as a partner organization to the DDA. As a next step, staff met with members of *Eagle Rising* to explore this opportunity in more detail, beginning with efforts to re-establish a DBA board and assume control of the DBA’s existing bank account to support initial operations.
- Board members Jake Roach and Scott Schlosser met with students from the CU Denver Summer Studio to introduce the Eagle DDA and provide background on its mission, priorities, and recent accomplishments. This engagement helped inform the students’ work on a Downtown Revitalization Plan, which explored strategies to enhance vibrancy, connectivity, and economic vitality in Downtown Eagle.

Eagle Chamber Business Advocacy Committee

- The Eagle Chamber Business Advocacy Committee held its monthly meeting. The group discussed ongoing committee member recruitment, with interest expressed by Mark Eaton and consideration from Amy Pates. Two prior invitees, Tara Novak and Jennifer Filipowski, are unable to commit at this time due to capacity constraints. Both are involved in forming *Eagle Rising*. Additional agenda items included exploring delivery options for the upcoming Members’ Survey, potential collaboration opportunities with Elevar, and continued discussion on how best to support businesses in Downtown Eagle.

HOUSING

July 2025

LERP Annual Compliance

- Staff mailed 46 educational letters to deed-restricted homeowners, including two letters addressed to property managers at The Pike and The Overlook apartment communities. Following the mailing, staff have responded to several calls and emails from homeowners seeking clarification on enforcement provisions or requesting assistance in navigating the terms of their deed restriction.

Housing Action Plan

- Staff attended an educational webinar hosted by the Colorado Department of Local Affairs (DOLA) focused on guidance for preparing a Housing Action Plan (HAP). The HAP represents the second phase of the state's planning framework, following the completion of the Regional Housing Needs Assessment (RHNA). Data and findings from the RHNA will serve as a foundational input for developing Eagle's local HAP. Housing Action Plans are also a key requirement under Senate Bill 24-174, which mandates that participating jurisdictions adopt a HAP in order to access certain state housing resources and demonstrate alignment with regional housing goals. The webinar provided insight into DOLA's expectations for HAP content, alignment with state objectives, and examples of eligible strategies and actions that can be tailored to local needs.
- Ongoing coordination for the HAPs is being led by the same regional housing partners who collaborated on the RHNA. Early discussions are underway to explore additional funding options to retain Economic & Planning Systems (EPS) as a consultant, ensuring continuity in technical guidance and analysis. Staff are also weighing the benefits of preparing jurisdiction-specific HAPs versus pursuing a more regional, collaborative approach. These conversations include considerations around scope, capacity, and what a realistic timeline might look like for developing and completing the HAPs.

SUSTAINABILITY

July 2025

Energy Efficiency & Electrification

- Building electrification planning continues. Site walks were conducted on July 30-31st, and subcontractor bids should be received by project manager ESG in the next two weeks. Town staff will review their proposals to support selection. The 60% Investment Grade Audit should be complete in August, and the 90% IGA is on target for September, which will be accompanied by a council presentation.
- Our Energy Management System ([Energy Manager by Brightly](#)) is now complete! It includes monthly energy data from all town buildings, fleet fuel use, emissions data, and a public facing dashboard we can publish on the website. Having these numbers at the ready means staff can proceed with conducting our GHG inventory for town operations.
- Staff is supporting a regional application to the Colorado Energy Office for [Impact Accelerator](#) grant funds, facilitated by CORE (Community Office for Resource Efficiency). Our application supports further implementation of the Regional Net Zero Code Roadmap and enhanced incentives for early adopters (via things like energy efficiency rebates). Participating communities at this time include Town of Vail, Town of Avon, Town of Minturn, Town of Basalt, City of Aspen, Snowmass Village, Eagle County, and Pitkin County.
- Staff attended a kickoff meeting for the Code Grant that CORE (referenced above) and Walking Mountains received from the Colorado Energy Office. This grant will support local government staff and workforce with our current energy code enforcement and to provide further resources in implementing the Net Zero Code Roadmap. Major grant activities are included below:

- Energy code training & workforce development
- Regional training series on the 2021 or 2024 IECC
- Energy Code Inspection trainings
- Exterior Energy Offset Program (EEOP) training
- BPI Building Analyst Technician Certifications
- Development & hosting of energy code resources, such as plan review & plan submittal checklists for the 2021 IECC & 2024 IECC, technical resources for the EEOP, educational and compliance resources for code-required building energy audits, educational messaging toward adoption & implementation of energy codes in alignment with the Net Zero Roadmap (net zero roadmap cost analysis & case studies, consultations with communities).

Waste

- Staff is working with the Eagle Chamber & Apex to provide recycling and compost collection during the chamber's Biztoberfest event.

Sustainability Advisory Committee

- The [Sustainability Advisory Committee \(SAC\)](#) will be reviewing applications for community sustainability funding at their August 13th meeting. in service of the net zero by 2030 goal. The group will vote on final funding recommendations, which will be brought to Council for approval at the August 26th Council meeting.
- Staff attended the Palmer Fund's Transportation Sector Discussion on 7/21. The next discussion focuses on waste and will be held on 8/18 at 6 pm at Color Coffee.

Green Team

- The Green Team is planning a fall all-staff event to provide an opportunity for employees to connect and remain engaged in sustainability.

Transportation

- Staff submitted an application to the Fleet ZERO grant program in mid-July to fund EV charging stations at Public Works and Town Hall for fleet use. We anticipate hearing back in September.
- Sustainability staff is working with Water/Wastewater staff to claim a direct payment for the F150 Lightning they have purchased. It's scheduled to arrive in September before the tax credit expires (Sept. 30, 2025).

Other

- The Climate Action Collaborative is in the midst of hiring a new manager. At the last stakeholder meeting, the group considered adding a Land Use section of the [Climate Action Plan](#) in the most recent plan update to provide support to local governments in implementing climate-related policies.
- Staff worked to submit a draft operating budget to finance, as well as requested uses of a partial balance of the bag fee fund and exterior energy offset program funds.

MARKETING & EVENTS

July 2025

Events

- Town's July 4th Kids Bike Parade! Love our small town USA!
- Town's Youth Whitewater Safety Event; eighteen youth attended the session led by Alpine Kayak. Kids learn basic river safety with on- land and in-river education.
- Town liaison for July events; BMX State Race, Never Summer Adventure Race, Showdown Town, Yoga everywhere
- Event preparation for August events includes Tube-A-Palooza, National Night Out, and Community Table.
- Coordination with Vail Valley Unbound on upcoming Children's Business Fair, AUG 10 street closure.
- Budget Meetings; Events, Info Center, IT
- B&G Maintenance Request submitted for rebuild of Info Center stairs and railing
- Planning meeting with Colorado High School Cycling League, Tom G, and Alex Smiley.
- Created registration for the Town's Community Table, AUG 24. Managing eighty table reservations. Expecting 640 people to attend.
- MEAC Agenda for AUG includes cancellation of ARTwalk Fall Festival in September. EagleARTS is requesting to reallocate funds from Fall Festival to Holiday Festival in December.

Marketing/Communications

- Communication outreach, including social media posts; Weekly events in Eagle, July 4th Kids Bike Parade, Admin offices closed for Holiday, Youth Whitewater Safety, Stage 1 Fire Restriction, Red Flag Warning, Stage 2 Fire Restriction, Sustainability & Sweets, Eagle bike park pavilion party, Tube-A-Palooza, Adam Palmer Sustainability Fund Transportation Discussion, Community Table, Eagle County Fair & Rodeo, PnZ Vacancy, CU Denver Studio Presentation, National Night Out, Brush Creek Park Rebuild, weekly Showdown Town, and weekly updates on the Sylvan Lake Road Improvement Project.
- Daily updates to websites; townofeagle.org and eagleoutside.com
- The new Hwy 6 sign was installed. Learning SM Infinity software.
- Produced Eagle Today Newsletter
- Produced Town of Eagle employee newsletter
- Stay Connected! @eagleoutside has roughly 4,270 followers and 30K views in the last 30 days.

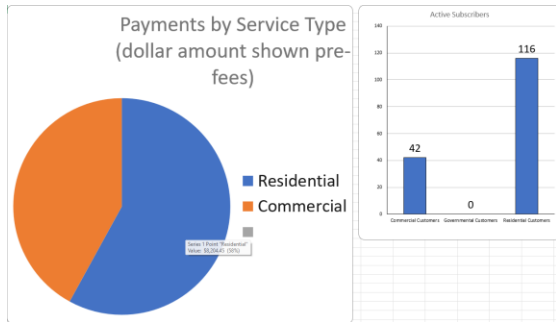
INNOVATION TECHNOLOGY

July 2025

Projects:

Broadband update:

- 42 business/government subscribers, 116 residential subscribers, 2 in queue
- Broadband revenue generated last month: \$11,404



Technical Operations:

Staff Training

- IT Staff attended the ESRI conference-The ESRI User Conference is one of the largest gatherings of GIS professionals, experts, and innovators worldwide. This event will focus on the latest advancements in geospatial technology, data science, and spatial analytics, providing attendees with valuable insights into the future of GIS.
- Staff training:

Email threat protection report:

FINANCE DEPARTMENT

July 2025

Administration/Financial:

- **2026 Budget**
 - The budget process has been rolled out, and most department operating submissions have been received. We will be finalizing the draft budget in August.
 - We are projecting a **flat budget (0% operating increase)** except for payroll and mandatory/contractual costs.
 - Important Council Dates
 - 9/9 prior to TC: Operating Budget Work Session
 - 9/9 TC: Employee Comp Plan / Insurance & Benefits Presentation by HR
 - 9/23 prior to TC: CIP Budget Work Session
 - 10/14 TC: Budget Public Hearing
 - 10/28 TC: Budget Public Hearing
 - 11/12 TC: Budget Final Public Hearing / Adoption
- **2024 Audit**
 - The 2024 audit is complete with an unmodified opinion. The audit was filed timely with the Office of the State Auditor, the Federal Audit Clearinghouse, and the Municipal Securities Rulemaking Board.

COMMUNITY DEVELOPMENT

July 2025

Planning

LONG RANGE PLANNING

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

- Chapter 4.17 Status Update: staff have completed a full review of the chapter and provided input to legal counsel on updates needed to improve the administration of the LUDC. Legal has since returned a revised draft for staff’s review, which is underway. Staff plan to present draft text to the Planning Commission and Town Council for feedback in late summer/early fall with the goal of adopting the revised chapter before the end of the year.

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, formally known as the State Resilience 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.
- Recent state legislation has impacted the timeline for adoption and implementation of this Code. Staff will provide updates on this as it becomes available.
- Experts from the Eagle County Wildfire Collaborative will be presenting about this Code process at a to-be-determined Planning Commission and at the September 23 Town Council meeting in advance of a joint work session on October 7. At this work session staff will be seeking direction on how decision makers would like this Code update to look for Eagle.

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.
- The most recent meeting focused on wrapping up the 10-year Plan. Key points included the importance of frequency of service, timely transit, and serving destinations like Eagle, Edwards, Gypsum, and Avon. The plan involves three phases. The meeting also discussed operational challenges, prioritization of projects, and recommendations for enhanced safety.

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 Commercial Interchange (CI) and parcel no. 193927400041 (Parcel F) to Commercial General East (CGE).
 - The application is out for its second round of referral review.
- Haymeadow Minor PUD Amendment application
 - An application has been submitted for a minor PUD amendment to add minimum lot area standards, add multi-family bicycle parking standards, clarify streetscape standards, and correct other clerical and technical errors in the existing PUD Guide and make minor corrections to the PUD Trails Plan.
 - Staff comments were collected and sent to the applicant, who is working to update the application documents.
- Eagle Ranch Theater Building Minor Subdivision
 - Mauriello Planning Group has submitted a minor subdivision application to plat six residential condominiums in the existing Capitol Theater building at 1140 Capitol Street.
 - The applicant is collecting signatures to record the approved plat.
- Red Mountain Ranch, Parcel 1
 - Has submitted Preliminary Plan Review and Major Development Plan applications; developer's team reviewing referral comments, applicant resubmittal TBD.
- 446 Broadway
 - Has submitted a minor development permit application for a new mixed-use building. Developer's team reviewing referral comments, applicant resubmittal TBD.
- 1215 Chambers Avenue
 - Applications for a lot line adjustment and a Major Development Permit.
 - Application is complete and out for referral until August 8.
- Henry Annexation
 - Annexation, rezoning, and minor subdivision submitted for 220 E. Sixth St. Sent out for referral August 1, 2025, with a 45-day referral period.
- North Broadway – Annexation and Zoning/Rezoning
 - No meaningful action from the applicant has taken place in 2025, Dand as outlined by Section 4.17.030.G.4. of the Municipal Code, the application has been deemed abandoned. The applicant has been notified.
- New Electric, 629 Sawatch Road – Minor Development Permit
 - Application is incomplete as of 8.6.25
- 301 Broadway – Minor Development Permit
 - Staff is reviewing the application for completeness.
- 481 Whiting- Staff Review (Minor Subdivision)
 - Staff is reviewing the application for completeness.
- Mountain Tots Preschool- Major Development Permit
 - Staff is reviewing the application for completeness and awaiting a few submittal items from the applicant.

Administrative Approvals (Encroachment Permits, Sign Permits, Use Approvals)

- Currently reviewing 1 Sign Permit, 0 Encroachment Permit, and 0 Mobile Vending Permits.
 - 2 Sign Permits have been approved and issued so far this year.
 - 3 Encroachment permits have been approved and issued this year.
 - 1 Mobile Vending Permit has been approved and issued this year.

NOTABLE UPDATES

- **CU Denver Summer Studios:** Over the past 2 months, 25 master’s students at CU Denver have explored a range of planning topics relevant to the community. Their research was guided by community engagement, a review of local plans (Elevate Eagle, Strategic Plan, Open Space Plan, etc.) and demographic data, industry best practices, and case studies from other communities. Topics explored include:
 - Visitor Center Area and Museum
 - Branding, Signage, Wayfinding, and Mobility
 - Arts, Culture, and Economic Development
 - Downtown/Old Town Small Area Plan

The students presented their work to staff at Town Hall on August 1st and held an open house for the public at Town Park on August 2nd. Recordings to the presentations can be found here:

<https://eagleco.portal.civicclerk.com/event/2314/files>



Image courtesy of Eugene D. Howard

- **Software:** Staff are pleased to report significant interest in the recent RFP, with 13 proposals submitted by several qualified vendors. In the coming weeks, an interdepartmental selection committee will select the most suitable software solution for the team by evaluating proposals and demos from the top 3-4 vendors. We aim to have a vendor under contract by the end of the year to begin the 12–18-month process of software installation, configuration, and implementation. As part of this process, staff anticipates dedicating 15 – 20 hours a week to implement and test the software.

This software solution will automate previously manual workflows, consolidate software systems, enhance interdepartmental communication, offer a user-friendly public interface, and more. We are excited to see this project moving forward.

- 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
 - March- 3
 - April- 2
 - May- 1
 - June- 3
 - July- 5
- Eddie Wilson, our former Chief Building Official, has chosen to provide limited support over the next few weeks as we continue our search for the next Building Official. His continued involvement ensures a smooth transition and allows us to benefit from his extensive experience and knowledge.

UPCOMING ANTICIPATED APPLICATIONS

- Haymeadow Design Guidelines Update – Staff Review
- Haymeadow RMF 4 + 5 – Major Development Permit
- Bluffs Minor PUD Amendment-

MAJOR CONSTRUCTION PROJECTS

| Business Name | Location | Status |
|-----------------------------------|-------------------------|--|
| Hockett Gulch Apts. | 16186 Hwy 6 | Permanent CO’s have been issued for all 6 buildings |
| Hockett Gulch Phase II | 16186 Hwy 6 | Building permit issuance is imminent for one (1) multifamily building at 222 Mount Eve |
| Haymeadow | 91 Mountain Hope Circle | Building permit issuance is imminent for one (1) detached single-family dwelling at 22 Red Peak Rd |
| Habitat for Humanity | 3 rd Street | TCOs complete. |
| Stone Concepts of Colorado | 85 Marmot Ln | Permit issuance pending soon. |
| Eagle County BMX | 1700 Bull Pasture Rd | Permits released |
| Eagle Pool | 1700 Bull Pasture Rd | TCO issued on 5/27 |
| Alpine Lumber Shed | 111 Chambers | TCO for shed building – final landscaping inspection required before issuance of CO. |
| 1200 Capitol Project | 1200 Capitol St | Building permit issued and construction underway. |

Building

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

| TYPE OF WORK PERFORMED | EOY 2023 | EOY 2024 | YTD 2025 |
|---|-----------------|-----------------|-----------------|
| Inspections (n/i Planning, Public Works) | 1,885 | 1944 | 856 |
| Permits Processed | 411 | 334 | 243 |

P&Z and Council Meeting Schedule

| |
|---|
| August 2025 |
| August 5 th (Work Session and Planning Commission) <ul style="list-style-type: none">• AHAP Fast-Track Joint Work Session with P&Z and Council• Planning Commission – CANCELLED |
| August 12 th (Town Council) <ul style="list-style-type: none">• |
| August 19 th (Planning Commission) <ul style="list-style-type: none">• Discussion/feedback on edits to Chapter 4.17 Administration and Procedures |
| August 26 th (Town Council) <ul style="list-style-type: none">• (Tentative) Acceptance of Annexation for Eagle Meadows |
| September 2025 |
| September 2 nd (Planning Commission) |
| September 9 th (Town Council) <ul style="list-style-type: none">• |
| September 16 th (Planning Commission) <ul style="list-style-type: none">• AHAP Express Lane• (Tentative) Eagle Meadows Annexation |
| September 23 rd (Town Council) |

| 2025 Land Use Projects | | Timeline | | | | | | | | | | | |
|---|--------|----------|----|----|-----------|----|----|----|---------|----|----|----|--|
| Projects | August | | | | September | | | | October | | | | |
| | PZ | TC | PZ | TC | PZ | TC | PZ | TC | PZ | TC | PZ | TC | |
| Haymeadow | | | | | | | | | | | | | |
| Minor PUD Amendment | | | | | | | | | | | | | |
| Administrative Review Period | | | | | | | | | | | | | |
| Administrative Decision | | | | | | | | | | | | | |
| Update to Design Guidelines | | | | | | | | | | | | | |
| Administrative Review Period | | | | | | | | | | | | | |
| Administrative Decision | | | | | | | | | | | | | |
| Mountain Tots Major Development Permit | | | | | | | | | | | | | |
| Referral Review | | | | | | | | | | | | | |
| Planning Commission Public Hearing | | | | | | | | | | | | | |
| Town Council Public Hearing | | | | | | | | | | | | | |
| ER Theater | | | | | | | | | | | | | |
| Administrative Review / Referral | | | | | | | | | | | | | |
| Administrative Decision | | | | | | | | | | | | | |
| 1215 Chambers Avenue - Major Dev Permit and Sub. | | | | | | | | | | | | | |
| Referral Review | | | | | | | | | | | | | |
| Planning Commission Public Hearing | | | | | | | | | | | | | |
| Town Council Public Hearing | | | | | | | | | | | | | |
| Eagle Meadows | | | | | | | | | | | | | |
| Referral Review | | | | | | | | | | | | | |
| Council Executive Session | | | | | | | | | | | | | |
| Annexation Acceptance - Tentative | | | | | | | | | | | | | |
| Planning Commission Public Hearing - Tentative | | | | | | | | | | | | | |
| Town Council Public Hearing - Tentative | | | | | | | | | | | | | |
| 220 E Sixth St - Annexation and Subdivision | | | | | | | | | | | | | |
| Referral Review | | | | | | | | | | | | | |
| Annexation Acceptance - TBD | | | | | | | | | | | | | |
| Planning Commission Public Hearing | | | | | | | | | | | | | |
| Town Council Public Hearing | | | | | | | | | | | | | |
| LUDC25-03 AHAP Eagle Express Lane | | | | | | | | | | | | | |
| Referral/Planning Review | | | | | | | | | | | | | |
| Joint Work Session | | | | | | | | | | | | | |
| Planning Commission Public Hearing | | | | | | | | | | | | | |
| Town Council Public Hearing | | | | | | | | | | | | | |
| LUDC25-04 Chapter 4.17 Repeal and Replace | | | | | | | | | | | | | |
| Referral/Planning Review | | | | | | | | | | | | | |
| Joint Work Session | | | | | | | | | | | | | |
| Planning Commission Public Hearing | | | | | | | | | | | | | |
| Town Council Public Hearing | | | | | | | | | | | | | |
| LUDC25-05 WUI Code | | | | | | | | | | | | | |
| Referral/Planning Review | | | | | | | | | | | | | |
| Joint Work Session | | | | | | | | | | | | | |
| Planning Commission Public Hearing | | | | | | | | | | | | | |
| Town Council Public Hearing | | | | | | | | | | | | | |

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