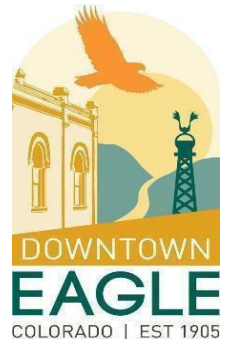


EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA)
Eagle Town Hall | 200 Broadway, Eagle, CO 81631
Castle Conference Room
Tuesday, November 18, 2025 | 1:00PM

Public WiFi – Town of Eagle WiFi

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



Meeting Access

This will be an in-person meeting with additional access via MS Teams.

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 221 097 810 795 92

Passcode: bZ3yp2fC

Dial in by phone

[+1 469-770-0416](tel:+14697700416), [84940353](tel:+184940353)# United States, Kaufman

[Find a local number](#)

Phone conference ID: 849 403 53#

1. Call to Order and Roll Call

2. Disclosure of Any Conflicts of Interest Related to Agenda Items

Pursuant to Section 31-25-819, C.R.S regarding conflict of interest, board members and employees of the DDA must disclose significant financial interest and avoid voting or participating in related matters. Violations can lead to dismissal or forfeiture of office.

3. Public Comment

Comments are welcome on items not listed on the following agenda. Public comments are limited to three (3) minutes.

4. Approval of Minutes

- a. Minutes dated September 16, 2025

5. Updates (as needed)

- a. DDA Financials – questions for Troy?
- b. EVC
- c. Eagle Chamber
- d. Town Department Update – questions for staff?
 - i. Explore Eagle Wayfinding Plan

6. Business Items

- a. 2025 Municipal Election Results
- b. DDA Vacancy Applications
 - ii. Keith Carrieri – Inner Light Juice
 - iii. Brian Burgess – Vail Valley Wellness
- c. Town Council DDA Appointee
- d. 2026 Board Administration and Staff Support

7. Future Meetings / Agenda Items

- a. Bryan Woods – Resolution, Petition for Inclusion
- b. Workshop – 2nd Street Activation

8. Adjourn – 3:00 PM

Eagle DDA Meeting | September 16, 2025

Meeting Notes Generated by AI. These notes have been checked for accuracy.

Call to Order: 1:02 PM

Roll Call:

- Members Present: Scott Schlosser, Jake Roach, Marci Leith, Greg Schroeder (Teams)
- Members Absent: Bryan Wods, Lachie Thomas
- Town Staff: Nikki Davis, Ashley LaFleur, Gram Dick, Peyton Heitzman
- Guests: Kristin Cypher (MBI), Troy Bernberg (Northland Financials), Mick Daly (EVC), Patrick Sherwood (MEAC)

Disclosure of Conflict of Interest: No conflicts of interest were disclosed or discussed.

Public Comment: No public comment.

Approval of Minutes:

- **Minutes dated August 19, 2025**
 - Motion to approve by Marci, seconded by Scott. Motion carried.

Updates:

- **DDA Financials and Property Development Updates:** Troy provided an update on DDA financials, focusing on the impact of recent property demolition and redevelopment at 301 Broadway (location of the former Everything Store). The group also discussed the timing and valuation implications for future increment revenue.
 - **Demolition and Redevelopment Timeline:** Demolition occurred at the end of June 2025. Troy explained that the timing of the certificate of occupancy (CO) for the new development will determine when increment revenue returns, potentially as late as 2027 or 2028.
 - **Details of New Development:** The current land use application for 301 Broadway is for a three-story mixed-use building with 5,349 square feet of ground floor commercial space and nine residential units. The residential units are for sale and the retail space is for lease.
 - **Valuation and Increment Revenue Implications:** Troy discussed the drop in property valuation from \$1.8 million to \$1.1 million, likely due to the lot being vacant, and explained how this affects increment calculations. He noted that market value and assessor value often differ, so he typically discounts pro forma projections by 30-40% to remain conservative.

- **Other Land Use Applications and Projects:** The group discussed other significant projects in the pipeline, including Capitol Flats and another mixed-use development at the south end of the corridor. Peyton noted that Capitol Flats is awaiting resubmission and may change density, making it too early for estimates.
 - **Legislative and Assessment Updates:** Troy reported no new state legislation affecting increment property tax collection and noted that most assessors have upgraded their software to provide separate assessed values for school districts and other local governments.
 - **Economic Vitality Committee (EVC) Updates:**
 - **Business Advancement Program and Grant Funding:** Mick updated the group on the Town's \$100,000 grant from the Rural Economic Development Initiative. This will spur the upcoming \$120,000 Business Advancement Program, which will be a town-wide initiative launching in early 2026. Nikki discussed its alignment with and replication of the previous DDA grant processes. The Town Council will be the final approving body.
 - **Program Scope and Focus Areas:** The Business Advancement Program will support established, expanding, and emerging businesses, fund site improvements, and provide stipends for workforce housing, with the EVC assisting in developing policies, guidelines, and application materials.

Business Items:

- **Wayfinding Plan Presentation and Discussion:** Kristin Cypher presented the wayfinding plan, engaging the board and staff in a detailed discussion about signage goals, character areas, illumination, and community engagement, with input on naming, design, and implementation strategies.
 - **Project Purpose and Scope:** Kristin explained that the wayfinding plan aims to improve navigation, reinforce community identity, and support economic development by designing functional and storytelling signage for Eagle, with a focus on inclusivity for all users and modes of transport.
 - **Character Areas and Naming Discussion:** Greg and Scott raised questions about distinguishing downtown from other areas like Eagle Ranch, and Kristin described the approach of using consistent town branding while highlighting unique character areas. The group discussed possible names for downtown, such as 'Downtown' or 'Old Town,' and agreed to gather further input via community survey.
 - **Signage Design, Illumination, and Implementation:** Jake asked about the importance of sign illumination, and Kristin recommended selective use of

lighting for pedestrian-oriented signs, while auto-directional signs would use retroreflective materials. She described the deliverables as a 'shovel-ready' bid set, with phased implementation and cost-conscious design.

- **Community Engagement and Feedback:** Kristin outlined plans for community engagement, including workshops during 'design week,' pop-up sessions at local businesses, and a digital survey. Marci offered to host events at Yeti's Grind on Broadway, and the group discussed leveraging local fabricators for sign production.
 - **Addressing Navigation and Economic Development Challenges:** Greg and others highlighted the need for signage to divert traffic from Grand Ave. into downtown and to make hidden destinations more visible. Kristin agreed, noting that consistent, well-placed auto-directional signs and gateways could address these issues, and discussed the legal limitations of signage on CDOT rights-of-way.
 - **Additional Participants:** Nikki introduced Ashley LaFleur as the new Communications Specialist and Patrick Sherwood as the Marketing Events Advisory Committee (MEAC) member, outlining their observational roles and involvement in the Wayfinding initiative.
- **Future Agenda Items / Remaining Meetings as Needed:**
 - **Town Council Election:** Staff confirmed that four council member seats and the mayoral seat are up for election, with new members likely seated in December.
 - **DDA Representation at Council Candidate Forum:** The group discussed the DDA contacting Michelle Morgan and Kevin Brubeck to include DDA-related questions in the October 9th Council Candidate Forum, with Mick proposing an open-ended question about the DDA's role in economic vitality.
 - **Meeting Schedule Adjustments:** The board agreed to cancel the November meeting and tentatively keep the December meeting, with the option to revisit the schedule in October.
 - **Commercial Vacancy Fee Initiative Status:** The group discussed the status of the proposed commercial vacancy fee (or penalty). The board previously approved a letter recommending a study for a commercial vacancy fee or penalty, but staff reported that the initiative is currently flagged as an Above Target budget item.

Adjourn: 2:47 PM



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

October 2025

ASSISTANT TOWN MANAGER

STAFF AND DEPARTMENT SUPPORT:

- Supported discussions on the final budget revisions across multiple departments.
- Provided personnel support for staff and HR.
- Helped coordinate security trainings conducted by LT. Causey for the Public Works team and staff at Town Hall.
- Assisted with questions and strategies for the employee housing program.
- Coordinated support and back-up while the Town Clerk is out on leave.

Park Planning Updates:

Haymeadow Trailhead Park

- Staff are working with the Haymeadow development team and Norris Design on community engagement to inform the design of this new park. A [community survey](#) was launched on October 3 and closes November 7th.
- In addition to the survey, staff and design team members attended Learn to Skate at the Eagle Pool & Ice Rink on October 9 and Trick-or-Treat Street on October 29 to solicit in-person feedback on park amenities and priorities from residents.
- Once the response data is collected, the advisory group will reconvene to review the input and help advise the next steps of design.

ECONOMIC DEVELOPMENT

October 2025

Explore Eagle: Wayfinding Study and Implementation Plan - www.townofeagle.org/WayfindingPlan

- The [Preliminary Design Community Survey](#) is available until November 16!
- Stop by Eagle Town Hall, 200 Broadway, to see the design renderings in person, Monday-Friday, 9am-5pm.
- The project team has developed two preliminary design options. We are creating a new family of signs that will make it easier to explore Eagle – whether you're finding a trail, local shop, or your next favorite event. Cast a vote on your preferred design option, mark your favorite destinations, and provide general comments that will improve the preliminary concepts.
- Staff hosted pop-up outreach events during Trick-or-Treat Street and again on November 6 in coordination with the E-Bike Survey Open House at the Brush Creek Pavilion.

The Future of Old Town Hall

- Staff finalized negotiations with Develop Eagle LLC for the sale of the Town-owned Old Town Hall property at 112 West 2nd Street. The Town Council authorized the sale through Ordinance 12-2025, and staff have since coordinated the execution of the Purchase and Sale Agreement, title review, and closing preparations. The agreement includes defined redevelopment milestones and provisions that ensure the project remains consistent with the Town’s Land Use and Development Code and downtown vision. Closing is anticipated in late November.
- The transfer supports the Town’s long-term vision for a thriving downtown by encouraging private reinvestment, broadening the local tax base, and helping advance the Downtown Development Authority’s (DDA’s) goals for catalytic redevelopment. It also reinforces Eagle’s sense of place by reactivating a unique downtown property, contributing to a vibrant town center.

HOUSING

October 2025

Affordable Housing Accelerator Project (AHAP)

- The Town of Eagle achieved a major milestone in advancing local affordable housing initiatives with the adoption of the [Affordable Housing Accelerator Project \(AHAP\)](#). Funded through a grant from the Colorado Department of Local Affairs (DOLA) and developed in partnership with planning consultants Logan Simpson, the AHAP delivers a suite of new tools designed to make affordable housing more feasible and more predictable in Eagle. The development and planning tools include:
 1. **A Fast-Track Development Review Process - “Eagle Express Lane”:** An amendment to the Land Use and Development Code establishing a 90-day fast-track review process for projects that dedicate at least 50% of its units as affordable, consistent with Proposition 123 affordability standards.
 2. **Land Inventory Analysis:** A non-binding report which identifies and maps five potential sites areas that could support future affordable housing development in Eagle.
 3. **Funding Strategy:** De-mystifies how affordable housing projects are financed and includes examples of how to structure costs and manage risk.

Housing for our Region’s Future

- Habitat for Humanity Vail Valley
 - The project team, led by Civic Canopy, has kicked off a new effort to create shared housing solutions for the Eagle River Valley. Over the next 12–18 months, the project will bring together community members, local governments, and housing partners, and the development community to identify solutions and build long-term alignment around our region’s housing needs. Staff will serve on the project’s Core Team to ensure Eagle’s voice and priorities are represented as part of this countywide collaboration.
- Eagle County Regional Housing Solutions
 - [Eagle County and Government Performance Solutions \(GPS\)](#) have launched a parallel effort focused on aligning housing strategies, funding tools, and governance models across local jurisdictions. This process builds on the [2025 Regional Housing Needs Analysis](#) and will help identify opportunities for greater coordination and impact valley wide. Staff will participate in the upcoming stakeholder workshop to ensure Eagle’s ongoing initiatives are represented in regional planning.

SUSTAINABILITY

October 2025

Energy Efficiency & Electrification

- After further discussions with staff, surrounding the budget, and with ESG, the scope of the building electrification project is set to include the following and will be presented with the final budget at the 11/12 meeting.
 - Full electrification of Town Hall (replace 3 gas-fired rooftop units with heat pumps, replace water heater with heat pump water heater)
 - Full electrification of the Brush Creek Pavilion (replace existing HVAC equipment with heat pump, replace water heater with heat pump water heater)
 - Replace Brush Creek Studio hot water heater with heat pump water heater
 - Weatherization & building envelope improvements at Town Hall, Brush Creek Pavilion, Brush Creek Studio, Public Works Building, Info Center
 - Add small solar array at Public Works building
- All \$29,000 allocated to [Energy Efficiency Rebates](#) administered by Walking Mountains have been expended. Funds were used for the following:
 - 37 home energy assessments
 - 4 electric lawn care rebates
 - 20 heat pump/insulation/induction stove rebates
 - 5 solar PV/battery storage/building automation/EV purchase/EV charger installation rebates
 - 2 ReEnergize homes (\$5000 of free energy upgrades in income-qualified residential homes)

IMPACT Accelerator Regional Grant Application

- [The regional IMPACT Accelerator Grant](#) Letter of Intent will be submitted on 11/10 by lead applicant Aspen. This will support implementation of Step B of the [Regional Net Zero Roadmap](#) across Eagle and Pitkin Counties by including ample resources for staff training, community education, home energy rebate funding, and possible development incentives. We should know by January if our cohort is invited to apply for the full grant.

Waste

- Staff has been working with Vail Honeywagon to explore options to reach an end state of weekly compost and recycling pickup, and every-other-week trash pickup, which will be discussed at tonight's meeting.

Transportation

- The Fleet ZERO award from the Colorado Energy Office for fleet EV charging stations was declined due to the need for further coordination among staff and for a longer-term vision for fleet electrification and charging. This will be achieved after the completion of the fleet electrification plan.

Greenhouse Gas Inventory Update

- Staff has completed onboarding and training for the new ClearPath 2.0 product from ICLEI and is compiling the data that will be inputted for our internal operations inventory.

Mountain Towns 2030 Conference Highlights

- The Mountain Towns 2030 Conference in Breckenridge was inspiring as always. This year, we had 5 staff attend and 1 council member attend. Topics ranged from the transition to 100% clean energy, electrifying fleets (including PD), battery storage, geothermal energy networks, heat pump incentives, advancing climate action in challenging political environments, net zero multifamily housing in climate zone 7, all-electric building codes, and Eagle County's decarbonization plan.

SPECIAL EVENTS

October 2025

- The town did not host any town-produced events in October.
- Town liaison for October events; Vail Valley Soccer Tournament, Pumpkin Patch, Community Garden, Trick or Treat Street, CO Roots.
- Event preparation for November events includes BCES Cornhole Flannel Fest, BCES Turkey Trot.
- Planning meeting with Kim Fritzler for Trick or Treat Street.
- Weekly meetings with Ashley LaFleur, new Communications Specialist.
- Facilitated the 2026 MEAC Event Funding applications, presentations, and review process.
- Staff memo for Town Council to approve MEAC recommended funding allocations.
- Managed the 2026 Community Grant Program Funding applications, Community Grant Program spreadsheet for Town Council.
- Staff will present Community Grant Program Funding allocations to Town Council on November 12.
- Marketing responsibilities include; daily updates to townofeagle.org and eagleoutside.com, updating Hwy 6 sign, Instagram.
- Employee Engagement included; Preschool Halloween parade at Town Hall, Town of Eagle employee newsletter, planning employee holiday party.



COMMUNICATIONS

- Social media posts in English and Spanish;
 - Brush Creek Transmission Main Project
 - Community Impact Award Nominations
 - Brush Creek Playground Opening
 - Town of Eagle Election Signs
 - Street Sweeping
 - Community-Led Wayfinding Plan
 - Candidate Forum Livestream Link

- Indigenous Peoples' Day
- Oct. 14th Council Meeting
- E-Bike Survey Open House
- Trick-or-Treat Street
- Eby Creek Tank Rehabilitation
- Eagle Valley Elementary 3rd Grade Visit
- Oct. 28th Council Meeting
- Wildlife Awareness
- Haymeadow Trailhead Park Design
- St. Mary's Town Hall Visit
- Wayfinding Preliminary Designs
- Emails sent to staff when we post to social media
- Produced Materials for E-Bike Survey Open House
- Updates to townofeagle.org and Hwy 6 sign
- Produced Eagle Today Newsletter
- Attended Community Engagement Events: Haymeadow Trailhead Park Survey at Pool & Ice Rink, Eagle Chamber Council Candidate Forum, Eagle Chamber Ribbon Cutting at ServiceMaster, Avon Polar Plunge, Trick-or-Treat Street

INNOVATION TECHNOLOGY

October 2025

Projects:

Broadband update:

- 38 business/government subscribers, 124 residential subscribers, 9 new signups in October
- Broadband revenue generated last month: \$12,900.09

Technical Operations:

Onboarding report:

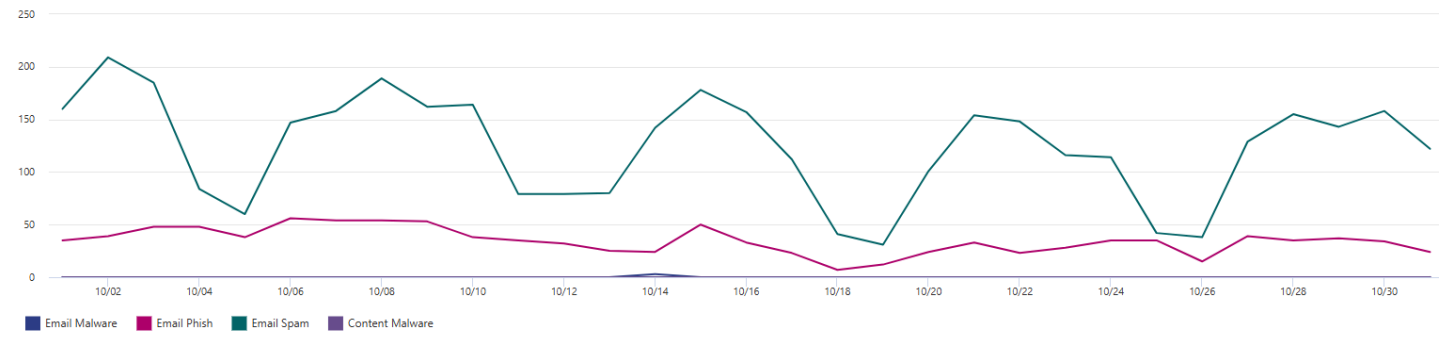
- Edie Lengel

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](#)

Filters: Date (UTC): 10/1/2025-10/31/2025 Detection: Email Malware +3 X Protected by: MDO +1 X Tag: All X Direction: All X Domain: All X Policy Type: All X



FINANCE DEPARTMENT

October 2025

Administration/Financial:

- **Paycom**
 - The Finance team has invested many hours over the past five months setting up and validating data to allow us to “go live” with Paycom payroll processing in October. We are excited for this next step toward greater efficiency and accuracy.
- **2026 Budget**
 - Important Council Dates
 - 11/12 TC: Budget Final Public Hearing / Adoption
 - 12/9 TC: Certification of 2025 Mill Levy
- **Pool Financing**
 - Certificate of Participation (COP) funds for the pool project are being held in a separate Town of Eagle account specifically for the pool financing. We have completed twelve total project expense draws, totaling \$8,763,810. Including interest earned on the account, the current remaining debt proceeds are \$289,711.
- **Debt Service**
 - CWRDPA 2011 Wastewater Loan Debt Service Payment (Final payment 2031).
- **Internal Water Fund Loan to Broadband**
 - No transfers have occurred to date.
- **Short Term Rentals (STRs)**
 - STR Active Permits: 25
 - STR New Permits from Prior Period: 0
 - STR Closed Permits since Prior Period: 3
 - STR Permits in Process: 0
 - Revenue Collection:
 - Sep 2025: \$2,108 (compared to 2024: \$2,717, 22% decrease YOY)
 - YTD 2025: \$22,651 (compared to 2024 YTD: \$18,938, 20% increase YOY)

Training Attended:

- Ongoing Paycom training
- CGFOA Uniform Guidance & Single Audit Training, Cybersecurity Training (Rachel)
- COLOTRUST Public Funds Webinar (Rachel)

Accounts Payable:

ACCOUNTS PAYABLE: INVOICES PAID								
MONTH	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%
MARCH	234	247	243	264	390	293	(97)	-25%
APRIL	137	214	331	259	300	407	107	36%
MAY	162	260	269	388	314	331	17	5%
JUNE	221	400	398	290	309	290	(19)	-6%
JULY	314	239	329	310	386	325	(61)	-16%
AUGUST	241	243	255	312	470	309	(161)	-34%
SEPTEMBER	92	218	222	330	344	342	(2)	-1%
OCTOBER	371	234	301	304	349	458	109	31%
TOTAL YTD	2,214	2,502	2,851	2,954	3,420	3,368	(52)	-2%

Utilities:

- Property Transfers: 15 (YTD: 113)
- New Accounts Set Up: 3 (YTD: 24)
- Utility Red Tags: 24 (2025 Monthly Average: 22)
- Water Shut Offs: 0 (2025 Monthly Average: 0.4)

Water Usage and Budget vs. Actual

Water usage is down 14% compared to the prior five-year average for October. Water restrictions were implemented in August. YTD 2025 is flat compared to the prior five-year average for the same period.

Revenue from water sales currently stands at 92% of the annual budget for in-town sales (versus 89% prior YTD) and 95% of the annual budget for out-of-town sales (versus 85% at prior YTD). 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.

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%
MARCH	15,501	16,099	16,436	13,615	14,814	15,293	14,403	(890)	-6%
APRIL	15,578	17,443	14,988	15,071	16,935	16,003	16,595	592	4%
MAY	34,006	23,775	24,859	17,773	18,715	23,826	26,994	3,168	13%
JUNE	61,463	60,403	51,373	42,130	48,409	52,756	49,898	(2,858)	-5%
JULY	59,749	54,926	54,700	56,705	52,778	55,772	64,513	8,741	16%
AUGUST	68,047	58,490	54,510	61,978	52,501	59,105	60,723	1,618	3%
SEPTEMBER	58,173	57,272	56,490	48,778	45,961	53,335	46,816	(6,519)	-12%
OCTOBER	31,460	28,172	28,272	29,872	32,556	30,066	25,910	(4,156)	-14%
TOTAL YTD	377,883	348,682	332,733	319,598	315,112	338,802	339,152	350	0%

Town Council Department Budget to Actual:

TOWN OF EAGLE EXPENDITURES WITH COMPARISON TO BUDGET FOR THE 10 MONTHS ENDING OCTOBER 31, 2025					
GENERAL FUND					
	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TOWN COUNCIL</u>					
10-49-110 SALARIES & WAGES	3,300.00	36,500.00	45,000.00	9,100.00	80.0
10-49-142 WORKERS COMPENSATION	.00	66.56	36.00	(30.56)	184.9
10-49-143 HEALTH & INSURANCE BENEFITS	.00	.00	188.00	188.00	.0
10-49-144 FICA - EMPLOYER'S	252.45	2,792.25	3,488.00	695.75	80.1
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	560.00	5,170.00	4,610.00	10.8
10-49-372 MEETING EXPENSE	227.92	1,389.31	5,500.00	4,110.69	25.3
10-49-380 TUITION & BOOKS	.00	766.90	4,000.00	3,233.10	19.2
10-49-450 SPECIAL COUNCIL FUNDING	.00	.00	5,000.00	5,000.00	.0
10-49-510 INSURANCE	.00	204.33	205.00	.67	99.7
10-49-915 COMMUNITY REQUESTS	4,484.00	42,148.00	50,000.00	7,852.00	84.3
TOTAL TOWN COUNCIL	8,264.37	84,427.35	127,167.00	42,739.65	66.4

HUMAN RESOURCES

October 2025

Recruitment – 29 positions open-including 4 Seasonal Rehires, 22 positions filled since January 2025

- Active Recruitment, 3 open positions
 - 2 Street Maintenance Techs, pending candidates and interview availability
 - Building Official – Re advertising and screening candidates, Eddie W. serving in a part-time capacity
- Positions on Hold (4 on hold):
 - Water Operator
 - Utility Engineer – on hold per department
 - Buildings and Grounds Tech, on hold per department

- Project Engineer – on hold per department

New Hires and Onboarding:

- Sean Matheson – W/WW operator started 10/14
- Edie Lengel – HR Generalist Part time started 10/27

Safety & Risk Management

- 5 Work Comp claims open
- 6 CIRSA GL-Property Damage Claims open

HRIS (Human Resource Information System):

- Go-live date occurred 10/18, pay date of 10/07.

Other:

- Benefits Administration:
 - Conducted Annual Employee Benefits Open Enrollment meetings 10/09, processing 2026 employee changes
 - Audited Benefits ER Contributions for Life & Disability now included on paystubs
- Spanish Interpretation and Translation, approximately 3 hours (20 written translations)

COMMUNITY DEVELOPMENT

October 2025

Planning

LONG RANGE PLANNING

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

- Staff are reviewing and editing Chapter 4.17 Administration and Procedures to provide clarity to land use processes, correct omissions, resolve inconsistencies, and modify Section headings and references to be more searchable.
- 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 the staff's review, which is underway. Staff plan to present draft text to the Planning Commission and Town Council in the coming months with the goal of adopting a revised chapter early next year.
- Staff are also preparing two miscellaneous Code Amendments to rectify small errors, omissions, and inconsistencies for adoption this 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.
- Staff applied for and were granted free technical assistance from Headwaters Economics to navigate the State Resilience Code adoption process. Staff will be meeting monthly with a cohort

of peer communities and with a consultant from Headwaters to discuss the Town's specific needs in this process over the next 6 months.

- Experts from the Eagle County Wildfire Collaborative will be presenting about this Code process at the September 2nd Planning Commission and at the December 9 Town Council meeting in advance of a joint work session on January 6. At this work session staff will be seeking direction on how decision makers would like this Code update to look for Eagle.
 - The Collaborative is also planning to meet with HOAs and other communities, in addition to Town staff, in advance of the January work session.

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 – Application Withdrawn

- 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).
- Public hearing schedule: Planning Commission will consider the zoning request on October 21 and the public hearing for annexation and zoning will take place October 28.

Haymeadow Design Guidelines Update

- Staff is reviewing the application for completeness.

Haymeadow RMF-4A/5 Major Development Permit

- Application is out on referral with agency comments due on November 20th.

Red Mountain Ranch, Parcel 1

- Has submitted Preliminary Plan Review and Major Development Plan applications; applicant has resubmitted and staff is working through the second round of review and referrals.

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 October 22.

Henry Annexation

- Annexation, rezoning, and minor subdivision submitted for 220 E. Sixth St. Zoning application to be heard at Planning and Zoning on November 18 for a recommendation to Town Council, and Town Council to have a public hearing on the item on December 9.

New Electric, 629 Sawatch Road – Minor Development Permit

- Application was resubmitted the week of 8.25; referral comments were due on November 7 and have been sent to the applicant.

301 Broadway – Minor Development Permit

- Application is out on referral with the referral period ending October 23, 2025.

481 Whiting- Staff Review (Minor Subdivision)

- Application has been deemed complete and is out on first round of referral with comments due on November 12, 2025.

Mountain Tots Preschool- Major Development Permit

- Application is out on referral with the referral period ending November 28, 2025.

Bluffs PUD Amendment

- Application is out on referral with the referral period ending December 5, 2025.

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

- Currently reviewing 1 Sign Permit, 0 Encroachment Permit, and 1 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

- Software: Staff have selected a software solution and anticipate initiating the project before the end of the year.

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
 - August -2
 - September – 1
 - October - 1
- Eddie Wilson, our former Chief Building Official, continues to provide limited support 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 Resubdivision of RMF-3 in Filing 1

TRAINING/CONFERENCES:

- 2021 IECC residential and commercial overview, and overview of regional energy code amendments.
- Mountain Towns 2030 Regional Forum: Code Readiness for Colorado Mountain Communities.
- Rocky Mountain Leadership Program

MAJOR CONSTRUCTION PROJECTS

Business Name	Location	Status
Hockett Gulch Phase II	16186 Hwy 6	Building permits issued for building 6, 7, 8, 9, 10 and Clubhouse

Haymeadow	91 Mountain Hope Circle	Building permit issued for 4 single family – 3 Single family in review – 3 Townhouses w/ 2 in review and 1 w/ permit issuance after fees
Habitat for Humanity	3 rd Street	TCOs complete – looking for CO's
Stone Concepts of Colorado	85 Marmot Ln	Permit issued
Eagle County BMX	1700 Bull Pasture Rd	Permits expired?
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	1357
Permits Processed	411	334	359

P&Z and Council Meeting Schedule

October 2025
October 7 th (Planning Commission) <ul style="list-style-type: none"> Wayfinding Presentation
October 14 th (Town Council) <ul style="list-style-type: none"> Henry Annexation Petition Acceptance Fee in Lieu of School Land Dedication
October 21 st (Planning Commission) <ul style="list-style-type: none"> Eagle Meadows Annexation LUDC25-05 Miscellaneous Amendments to the Land Use and Development Code
October 28 th (Town Council) <ul style="list-style-type: none"> Eagle Meadows Annexation Affordable Housing Accelerator Project (AHAP)
November 2025
November 4 th (Planning Commission) <ul style="list-style-type: none"> (Continued to 11/18)- LUDC25-06 Misc. #2 Amendment to the Land Use and Development Code Training
November 12 th (Town Council) <ul style="list-style-type: none"> LUDC25-05 Miscellaneous Amendments to the Land Use and Development Code
November 18 th (Planning Commission) <ul style="list-style-type: none"> LUDC25-06 Misc. #2 Amendment to the Land Use and Development Code Work Session/Discussion: Chapter 4.08 – Major PUD Amendment Process / Chapter 4.11 – Landscaping Standards for Turf in alignment with SB24-005 / Chapter 4.20 Definitions & Measurements – clarify building height
November 25 th (Town Council) - cancelled
December 2025
December 2 nd (Planning Commission) <ul style="list-style-type: none">
December 9 th (Town Council) <ul style="list-style-type: none"> LUDC25-06 Misc. #2 Amendment to the Land Use and Development Code

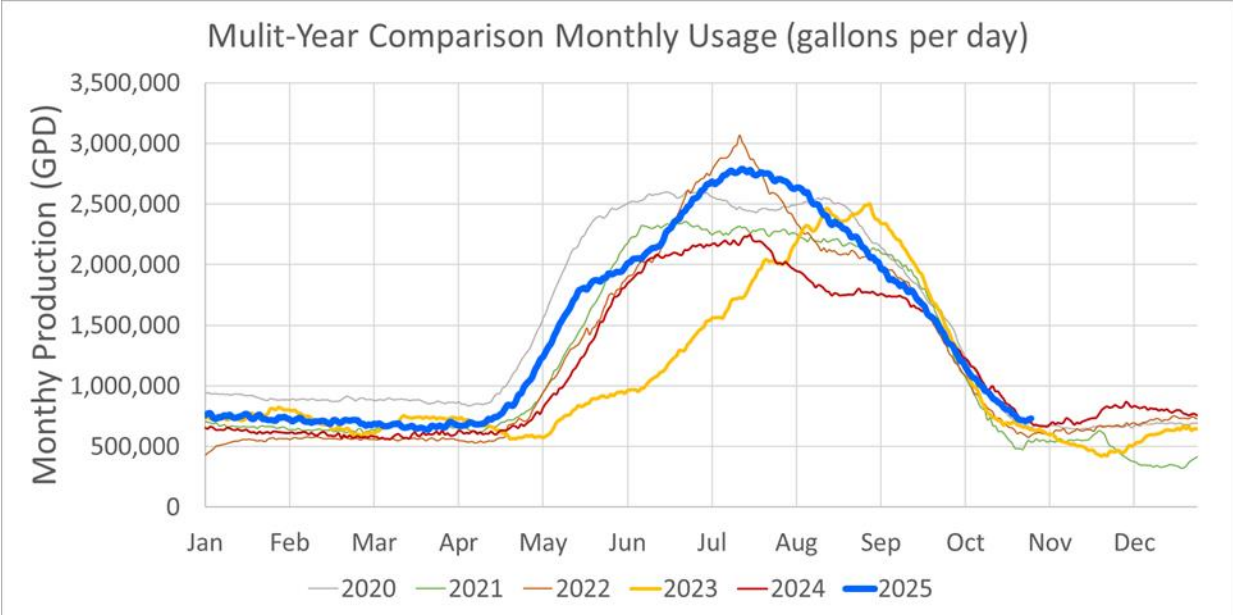
<ul style="list-style-type: none"> • Presentation for Chapter 4.08 – Major PUD Amendment Process / Chapter 4.11 – Landscaping Standards for Turf in alignment with SB24-005 / Chapter 4.20 Definitions & Measurements – clarify building height • Presentation for Eagle County Wildfire Collaborative
December 16 th (Planning Commission)
•
December 23 rd (Town Council) - cancelled

PUBLIC WORKS

October 2025

Water (Stephan Wilson, Utilities Manager)

- Production: Weekly water production has decreased to 7.3 million gallons per day (MGD) through the month of October. The peak production for July 2025 was 0.6 MGD higher than 2024 however fall production has now aligned with the 5 previous years.



Brush Creek is currently flowing between 20 and 25 CFS through Town (11 to 15 MGD).

- Lower Eby Creek Booster Pump Station Replacement: The Lower Eby Creek Tank has been removed from service for recoating and repairs. The tank structural repairs and coating were completed in August. The tank will be placed back in service once the new booster pump station and associated piping have been constructed in November. Currently staff are working with the design engineer and contractor to finalize Eagle County permits and remobilize the project. The new booster pump station is scheduled for a November delivery.
- Cemetery Tank: The contractor (Phoenix) completed the installation of the tank floor rebar mats and poured the floor on October 21. The tank floor was conducted in a single pour with 15 trucks. The initial breaks have returned with a strength of over 4,000 psi. The tank shell has been manufactured and is currently being shipped to Eagle.



- **Brush Creek Transmission Main Replacement:** The contractor (Gould) completed the fusing of 5,000 linear feet of new 24-inch HDPE waterline from the Old Adam's Rib Ranch HQ to Hardscrabble Rd. The current work includes continued pipe trenching and backfilling, dewatering, and final grading over completed sections.





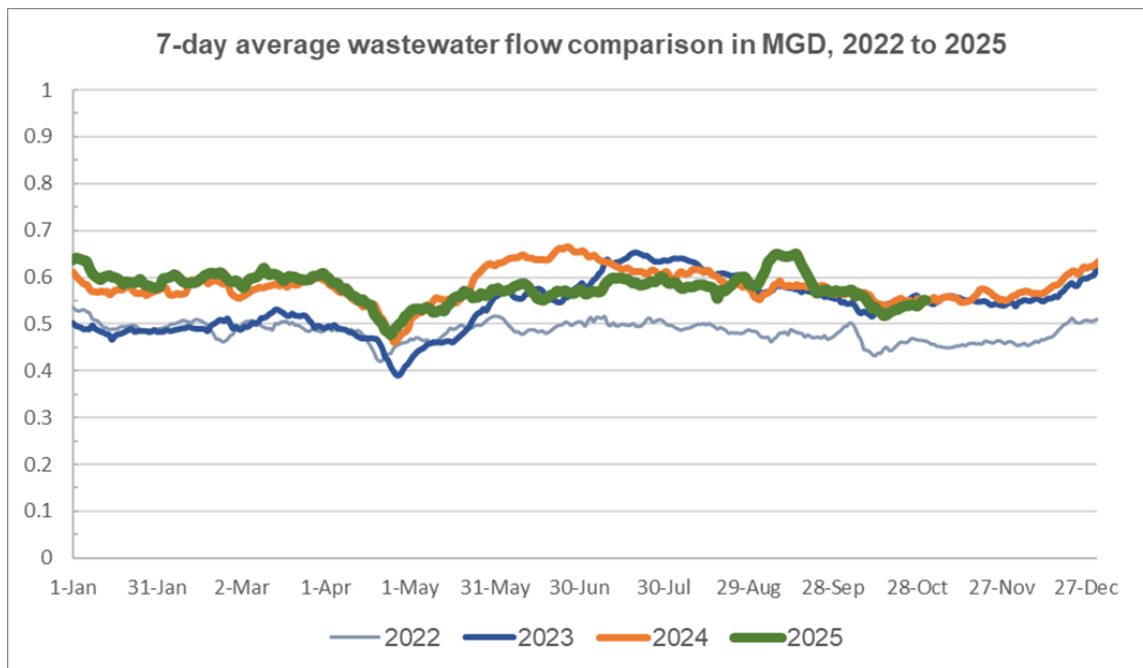
- **Plant Maintenance:** Water operators have completed exterior maintenance at the Upper Basin Water Treatment Plant (UBWTP) in preparation for winter. Below: Ike, Philip, Sean cleaning the trough from the drying beds to the recycle ponds.



- **Fire Hydrant Painting and Maintenance:** Sam and Sean have been working to repaint and maintain fire hydrants in the Town while afternoon temperatures are still favorable. Areas of focus have included the following: Downtown, the Bull Pasture, Village Homes, Lower Eagle Ranch, the Terrace, and Montgomery Cir neighborhoods.



- **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.
- **Flows:** Weekly wastewater flows have trended at 0.55 MGD for October, remaining identical to back to school flows from previous years. Between 2022 and 2023, the flow totaling programming logic was changed, resulting in 2022 flows appearing lower than other later years. The plant is currently running at 33% of the design capacity of 1.65 MGD.



- **Wastewater Treatment Facility (WWTF) improvements:** The wastewater improvement project is moving forward. Phase 1 of the design is progressing to 90% design which includes long lead time equipment for blowers, pumps, and electrical equipment. Phase 2 will be for the new building that will house supplemental chemical feeds for Alum, carbon (Micro-C) and 30% sodium hydroxide (caustic soda) required for Total Inorganic Nitrogen (TIN) and Total Phosphorus (TP) removal is currently progressing to 60% design. Initial cost estimates have been received for Phase-1 and Phase-2.
- **Collection System:** DRC and Town staff completed the annual collection system maintenance in the last week of October. Jim (Engineer II) has been working with a paving contractor to repair manhole lids identified as issues and others that are routinely caught by plows during snow removal.



- The Town received a second public notice for permit modification No. 1(v2). This Town is currently collaborating with the Division to resolve the existing modification requests and pending permit renewal.

OPEN SPACE & TRAILS (Alex Smiley, Open Space and Trails Manager)

October 2025

- Rocky Mountain Youth Corps
 - A team of Rocky Mountain Youth Corp crew members was in town October 6-10. This fun and enthusiastic crew helped:
 - ♣ Reseed and control weeds on ~3,200' of disturbed area along the firebreaks south of town
 - ♣ Removed weeds and reseeded over 5 acres of disturbed grassland along the Crusher Trail by Brush Creek
 - ♣ Assisted the restoration crews in Hernage Creek by harvesting willows.
 - This project was supported through a grant from the Colorado Youth Corps Association and Great Outdoors Colorado. Eagle received a grant for two weeks of work with Rocky Mountain Youth Corps. This grant is valued at \$22,095.02.
 - Additionally, parts of this project were funded through a National Fish and Wildlife Foundation grant. Those funds were used for supplies for the reseeded efforts.
- Hernage Creek Restoration
 - Contractors installed over 20 structures in Hernage Creek in an effort to primarily reduce erosion, but also improve water quality, and to benefit plant health and diversity.
 - Work was performed by AloTerra Restoration, with oversight from OTAK and REO Resources over the course of three weeks in October.
 - The work is looking great and is ready for a high spring runoff to start making positive changes in the drainage!

- o In the scope of work was also planting cottonwoods along brush creek, but due to a high stress drought year, this work has been postponed to the spring.
- E-bike assessment
 - o The public survey regarding the public perception of allowing e-bikes on natural surface trails around town continues to see great participation.
 - ♣ As of this writing, over 650 participants have engaged with the survey.
 - o As part of our info gathering effort, the town is hosting an Open House on Thursday, November 6th at the Brush Creek pavilion 4-6pm.
- Fall Volunteer Opportunities
 - o As the season winds down and the wildlife closure approaches, the town is partnering with VVMTA to plan some last-minute projects to help prepare for the winter. Please follow the links and sign up if interested!
 - ♣ Tuesday Nov 11th – Repairing the cattle grate at the junction of Lov Connector and 3rd Gulch Trails [Town of Eagle - Lov Connector](#)
 - ♣ Friday Nov 14th – Removing old barbed wire from Open Space property near Turniphead Trail [Town of Eagle - Lov Connector](#)

POLICE DEPARTMENT

October 2025

2025 October Calls for Service: 1,589
 2025 Jan-Oct Calls for Service: 13,104

2024 October Calls for Service: 975
 2024 Jan-Oct Calls for Service: 9,755

DEPARTMENT ANNOUNCEMENTS:

POLAR PLUNGE: Eagle PD and Town Staff participated in the Annual Polar Plunge held at Nottingham Lake in Avon. Your Eagle Police Department team raised close to \$2000 in support of Special Olympics Colorado and was recognized for most funds raised by participating teams in this year’s event. Thank you to everyone who supported this year’s event!



TRICK-OR-TREAT STREET: We had a spooktacular time at Trick or Treat Street with a special visit from Thing One and Thing Two. This popular annual event allows us a chance to interact with the community, hand out swag, and make meaningful connections.



EVHS TRACK MEET: Eagle PD, along with Gypsum Fire and Eagle County Paramedic Services, got to participate in the “send-off” of the EVHS Track Team as they left for the state track meet. Go EVHS Devils!

SPECIAL OLYMPICS CONFERENCE: Sgt. Westering had the incredible opportunity to attend the Special Olympics International Conference in Minneapolis from October 16–19. It was an inspiring week surrounded by leaders, athletes, and volunteers from around the world all united by one mission: to create a more inclusive world through sport and compassion.

Hearing directly from athletes and learning new ways to support programs like the Law Enforcement Torch Run reminded him why this movement is so special. Every story, every handshake, and every idea shared was filled with purpose and passion. Sgt. Westering is bringing back new energy, new ideas, and a stronger commitment to continue supporting Special Olympics Colorado and our incredible athletes.



TOWN STAFF TRAINING: Lt. Causey conducted active threat trainings with town staff. This training empowers staff to feel secure in their surroundings at work and in the community while being able to identify early warning signs of concerning behavior. Following the initial training, Lt. Causey will be dedicating time to each department for follow-up training in their workspaces.

If you see something, say something!

DRONE PROJECT UPDATE: We have taken delivery on one drone. Currently, we have two certified drone pilots within the department with the goal of sending more staff to obtain their drone pilots' licenses. During a recent visit from local elementary students, Code Enforcement Officer Delp demonstrated the versatility of our drone for indoor use.



WILDLIFE ORDINANCE REMINDER: Ordinance 8.14

As part of our shared responsibility to coexist safely with local wildlife and reduce human-wildlife interactions. We'd like to remind the community of two important guidelines:

1. Curb Time Compliance

Trash containers may only be placed at the curb between 6:00 AM and 7:00 PM on the day of pickup. Leaving them out earlier or later increases the risk of attracting wildlife into our neighborhoods.

2. No Overfilled Containers

Containers that are overfilled are considered not properly latched and are not in compliance with Ordinance 8.14. This creates easy access for animals and can lead to dangerous encounters or scattered trash.

We appreciate everyone doing their part to keep Eagle clean, safe, and respectful of the wildlife we share our community with.



UPCOMING EVENTS:

FAITH AND BLUE: Eagle Police Department and Vail Police Department would like to invite the community to join us for the next Faith and Blue event of 2025 warmly hosted by Grace Fellowship Church at 525 McGregor Drive #A in Gypsum.

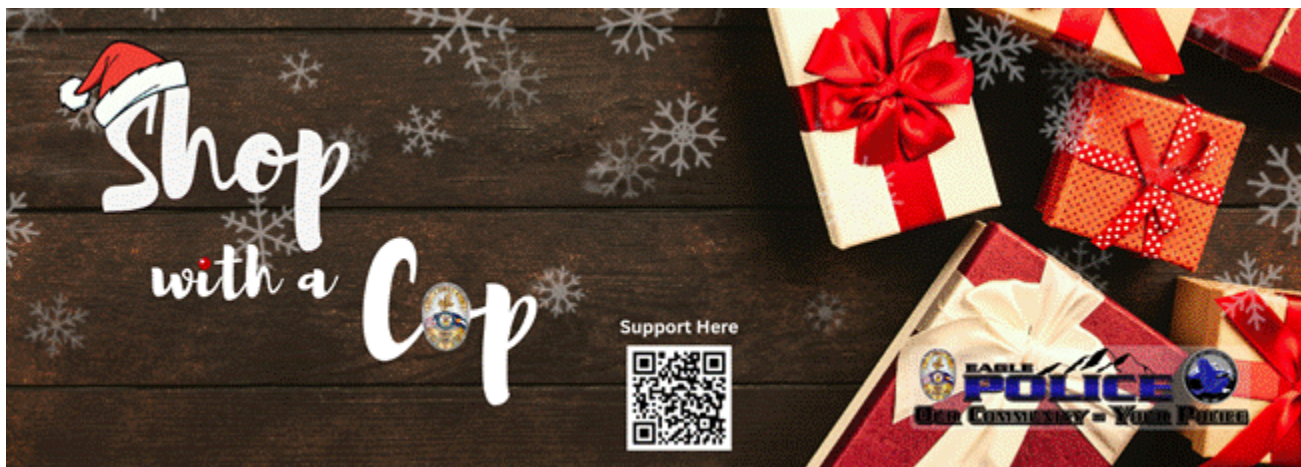
National Faith & Blue Weekend facilitates safer and stronger communities by engaging law enforcement officers and local residents through the connections of faith-based organizations. The next event takes place on Sunday, November 9th from 9:00am to 11:00am. Can't join us? Stay tuned for more upcoming Faith and Blue events!



SHOP WITH A COP: We are looking forward to Shop with a Cop scheduled for December 9, 2025. Those looking to support this incredible event can find more information on our website here: [Shop With a Cop | Town of Eagle, CO - Official Website](#).

With the support of our wonderful community, we hope to provide a local school-age child with a positive experience with an Eagle Police Officer. In December, each child selected will be paired with an officer who will spend an evening helping them Christmas shop for their family. After shopping is complete, the children will be taken to 4-Eagle Ranch where their gifts will be wrapped, and dinner will be served. Additionally, we hope to provide each family with a complete holiday meal basket.

Your Eagle Police Department staff consistently look for opportunities to give back to our wonderful community. This program was designed for that purpose – to assist less fortunate families during the holiday season.



October 2025

(Ryan Johnson, Town Engineer)

General Updates (RJ):

- Staffing: A Project Engineer Position is posted to refill
- Development review
 - Large Projects include:
 - Red Mtn Ranch
 - Haymeadow Filing 2
 - 446 Broadway
 - Capitol Flats
 - 301 Broadway
 - 629 Sawatch
- Public Works has developed an initial GIS system for the publicly owned utility systems.

Right of Way Permitting Summary (RJ):

- Active ROW Permits: 15

Public Improvements Developer Projects

- 263 Sawatch
 - Water main extension
- Haymeadow
 - Ouzel Lane Waterline.
 - SLR Extension and Sewer
 - Filing 2 Public Improvements
- Reserve at Hocket Gulch Phase 1B and 2
 - Water and sewer installation

Pavement Management

- 2025 Resurfacing Project- SLR resurfacing project is completed

Capital Improvement Projects

- Grand Avenue Corridor: The design team submitted a 60% design set for review by the Town. Technical and process meetings occur at regular intervals. Preliminary ROW lines have been received. There are several areas of conflict especially in comparison with the Devolution documents. Staff is investigating further with a Licensed Surveyor. The railroad wants to see the ROW plans before future design submittals. The railroad didn't deny the request for a roundabout at 5th Street, but it appears they prefer a signalized intersection. The public engagement process is complete.
- Capitol Street: Plans are completed to 90% design and are being reviewed by staff.
- Brush Creek Water Transmission Main & PRV: Gould Construction has begun the pipe installation. The project includes 5,600 LF of main water design and PRV upgrades. Pressure Reducing Values have been reduced from 3 to 2, saving the Town's long-term maintenance costs. Work is slated to start on September 15.
- Sylvan Lake Road: This project is complete. Additional time and effort is necessary to complete the CDOT paperwork for the grant reimbursement.
- Safe Streets of All (SS4A) Action Plan: adopted. Grant funds are currently being reimbursed.

MUNICIPAL COURT

October 2025

OCTOBER 2025

REPORT

MUNICIPAL COURT

Court Held OCTOBER 22ND

Citations Issued	Current	YTD	2024
Animal Control		2	31
Misdemeanor/Ordinance		0	8
Parking		0	65
Traffic		8	68
Total		10	172

Fines and Fees Collected	Current	YTD	2024
Total Court Costs	\$390.00		\$1,710.00
Total Fines	\$4,045.00		\$19,695.00
Total Surcharges	\$380.00		\$2,620.00
Total Third Party (Restitution)	\$-		
Total	\$4,815.00		\$24,025.00

Dispositions (Payments or Court Appearances)	Current	YTD	2024
Animal Control		1	11
Juvenile		2	3
Misdemeanor/Ordinance			1
Parking			15
Traffic		3	31
Total		6	61

Outstanding Fines and Fees at Collections	Total	Collection
Current	\$1,575.00	
1-30 Days Past Due	\$360.00	
31-60 Days Past Due	\$350.00	
61-90 Days Past Due	\$135.00	**At Collections
91-180 Days Past Due	26,727.47	**At Collections

Eagle County, Colorado - November 4, 2025 Coordination Election
 Unofficial Results - Last Updated: Thursday, November 13, 2025, 12:17:13 PM

Line #	Contest Name	Choice Name	Party Name	Total Votes	% of Votes	Registered Voters	Ballots Cast	Num Total	Num Rptg	Over Votes	Under Votes
1	Town of Eagle Mayor (1)	Bryan Woods		1522	61.95	5413	2776	1	1	0	319
2	Town of Eagle Mayor (1)	Tom Olden		935	38.05	5413	2776	1	1	0	319
3	Town of Eagle Council Member (4)	Brian Kunkel		809	8.94	5413	2776	1	1	8	2021
4	Town of Eagle Council Member (4)	Robert Dagostino		667	7.37	5413	2776	1	1	8	2021
5	Town of Eagle Council Member (4)	Scott Schreiner		1234	13.63	5413	2776	1	1	8	2021
6	Town of Eagle Council Member (4)	Tania Jordet		582	6.43	5413	2776	1	1	8	2021
7	Town of Eagle Council Member (4)	Casey Glowacki		1103	12.19	5413	2776	1	1	8	2021
8	Town of Eagle Council Member (4)	Mark Bergman		835	9.23	5413	2776	1	1	8	2021
9	Town of Eagle Council Member (4)	Scott Davison		544	6.01	5413	2776	1	1	8	2021
10	Town of Eagle Council Member (4)	Gina McCrackin		1430	15.8	5413	2776	1	1	8	2021
11	Town of Eagle Council Member (4)	Geoffrey Grimmer		1201	13.27	5413	2776	1	1	8	2021
12	Town of Eagle Council Member (4)	Todd Morrison		646	7.14	5413	2776	1	1	8	2021
13	Town of Vail Council Members - At-Large (4)	Lauren Wallace		742	14.2	3880	1820	1	1	2	2045
14	Town of Vail Council Members - At-Large (4)	Kevin R. Foley		940	17.98	3880	1820	1	1	2	2045
15	Town of Vail Council Members - At-Large (4)	Dave Tucker		738	14.12	3880	1820	1	1	2	2045
16	Town of Vail Council Members - At-Large (4)	Kim Langmaid		1054	20.16	3880	1820	1	1	2	2045
17	Town of Vail Council Members - At-Large (4)	Sam Biszantz		850	16.26	3880	1820	1	1	2	2045
18	Town of Vail Council Members - At-Large (4)	Barry Davis		903	17.28	3880	1820	1	1	2	2045
19	Roaring Fork School District RE-1 Board of Directors - District A (1)	Jodi Barr		707	32.03	5591	2644	3	3	3	434
20	Roaring Fork School District RE-1 Board of Directors - District A (1)	Tamara "Tammy" Nimmo		1500	67.97	5591	2644	3	3	3	434
21	Roaring Fork School District RE-1 Board of Directors - District E (1)	Elizabeth Taylor		601	27.85	5591	2644	3	3	0	486
22	Roaring Fork School District RE-1 Board of Directors - District E (1)	Kathryn Kuhlberg		1557	72.15	5591	2644	3	3	0	486
23	West Grand School District 1-Jt Board of Directors - 4 year term (4)	Fletcher Flanigan		3	25	21	10	1	1	0	28
24	West Grand School District 1-Jt Board of Directors - 4 year term (4)	Katy (Kathryn) Hanson		1	8.33	21	10	1	1	0	28
25	West Grand School District 1-Jt Board of Directors - 4 year term (4)	Scott "Bud" Esquibel		1	8.33	21	10	1	1	0	28
26	West Grand School District 1-Jt Board of Directors - 4 year term (4)	Bryan Klotz		2	16.67	21	10	1	1	0	28
27	West Grand School District 1-Jt Board of Directors - 4 year term (4)	Grover Pryor		2	16.67	21	10	1	1	0	28
28	West Grand School District 1-Jt Board of Directors - 4 year term (4)	Harold Lee Bruchez		3	25	21	10	1	1	0	28
29	West Grand School District 1-Jt Board of Directors - 2 year term (1)	Taedra Hickam		3	100	21	10	1	1	0	7
30	West Grand School District 1-Jt Board of Directors - 2 year term (1)	Sheena Darland		0	0	21	10	1	1	0	7
31	Colorado Mountain College Board of Trustees - District 1 (1)	Markey Butler		7788	100	36182	15516	9	9	0	7728
32	Colorado Mountain College Board of Trustees - District 3 (1)	Elizabeth Sass		7683	100	36182	15516	9	9	0	7833
33	Colorado Mountain College Board of Trustees - District 7 (1)	Nico Brown		7742	100	36182	15516	9	9	0	7774
34	Colorado Mountain College Board of Trustees - At-Large (2)	Beth Helmke		6706	48.88	36182	15516	9	9	0	17314
35	Colorado Mountain College Board of Trustees - At-Large (2)	Magda King		7012	51.12	36182	15516	9	9	0	17314
36	Confluence Early Childhood Development Service District Board of Directors - District 4 (1)	Jason Schraub		516	35.49	5591	2644	3	3	4	1186
37	Confluence Early Childhood Development Service District Board of Directors - District 4 (1)	Carolynne Kraemer		938	64.51	5591	2644	3	3	4	1186
38	Proposition LL (STATUTORY) (1)	Yes/For	Y	10334	69.1	36203	15526	10	10	3	568
39	Proposition LL (STATUTORY) (1)	No/Against	N	4621	30.9	36203	15526	10	10	3	568
40	Proposition MM (STATUTORY) (1)	Yes/For	Y	8956	58.93	36203	15526	10	10	0	328
41	Proposition MM (STATUTORY) (1)	No/Against	N	6242	41.07	36203	15526	10	10	0	328
42	Eagle County Ballot Issue 1A (1)	Yes/For	Y	4139	50.5	20677	8372	5	5	1	175
43	Eagle County Ballot Issue 1A (1)	No/Against	N	4057	49.5	20677	8372	5	5	1	175
44	Town of Vail Ballot Issue 2A (1)	Yes/For	Y	881	49.03	3880	1820	1	1	0	23
45	Town of Vail Ballot Issue 2A (1)	No/Against	N	916	50.97	3880	1820	1	1	0	23
46	Town of Basalt Ballot Issue 3A (1)	Yes/For	Y	707	65.52	2157	1106	1	1	0	27
47	Town of Basalt Ballot Issue 3A (1)	No/Against	N	372	34.48	2157	1106	1	1	0	27
48	Eagle River Water And Sanitation District Ballot Issue 6A (1)	Yes/For	Y	5321	70.11	16571	7823	4	4	0	234
49	Eagle River Water And Sanitation District Ballot Issue 6A (1)	No/Against	N	2268	29.89	16571	7823	4	4	0	234
50	Confluence Early Childhood Development Service District Ballot Issue 7A (1)	Yes/For	Y	1698	66.35	5591	2644	3	3	0	85
51	Confluence Early Childhood Development Service District Ballot Issue 7A (1)	No/Against	N	861	33.65	5591	2644	3	3	0	85
52	Basalt Regional Library District Ballot Issue 7B (1)	Yes/For	Y	2023	78.32	5580	2639	2	2	1	55
53	Basalt Regional Library District Ballot Issue 7B (1)	No/Against	N	560	21.68	5580	2639	2	2	1	55
54	Colorado Mountain College Ballot Issue 7C (1)	Yes/For	Y	10700	71.8	36182	15516	9	9	1	613
55	Colorado Mountain College Ballot Issue 7C (1)	No/Against	N	4202	28.2	36182	15516	9	9	1	613

Online Form Submittal: Commission & Committee Application Form

From noreply@civicplus.com <noreply@civicplus.com>

Date Fri 10/3/2025 11:38 AM

To Clerk Group <clerk@townofeagle.org>; Nikki Davis <nikki.davis@townofeagle.org>

CAUTION: This email is from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Commission & Committee Application Form

Select the Council, Commission, or Committee applying for

Downtown Development Authority

PERSONAL INFORMATION

First Name	Brian
Last Name	Burgess
Address1	404 Broadway
Address2	<i>Field not completed.</i>
City	Eagle
State	CO
Zip	81631
Email Address	brian.burgess9@gmail.com
Contact Phone Number	989-529-3160
Business Address	<i>Field not completed.</i>
Business Phone Number	<i>Field not completed.</i>
Occupation	Property Management and Financial Professional

(Section Break)

COMMITTEE INFORMATION:

Economic Vitality Committee: Meetings are held quarterly, with additional ad hoc sessions convened at the discretion of the EVC Chair.

Marketing & Events Advisory Committee: Monthly meetings are typically held on the first Wednesday at 9:00 a.m.

Open Space and Recreation Advisory Committee: Monthly meetings are typically held on the first Tuesday at 9:00am.

Downtown Development Authority: Monthly meetings are typically held on the third Tuesday at 1:00pm.

Grand Avenue Stakeholder Committee: Meeting dates to be announced.

Town Council, Commission or Committee meetings are held in-person at Eagle Town Hall, 200 Broadway, with a secondary virtual option.

(Section Break)

ORGANIZATION MEMBERSHIP INFORMATION

Are you or have you served on other Boards, Commissions, or Committees? Yes

If yes, which I've managed multiple HOAs and served on HOA boards across Vail, Beaver Creek, BG, Arrowhead etc.

Please list organization memberships and positions held *Field not completed.*

Please List Areas of Special Interest *Field not completed.*

(Section Break)

ADDITIONAL QUESTIONS

What opportunities does the Town of Eagle have? Eagle is widely viewed as a charming town (I'd argue one of two true towns in our area including Minturn). Much like the rest of the valley, home values have been on the rise post covid and we now have a mix of locals workers and wealthier second homeowners (Eagle Ranch and Frost Creek). We are also seeing significant developments underway adding to the population of both groups. A huge opportunity for this town is to develop sustainable businesses in both downtown Eagle and Eagle Ranch and foster community events and activities. Over time, with proven consistency from businesses and the town alike, the locals will soon flock to downtown to work and/or spend money instead of traveling to Edwards, Avon and Vail for similar experiences

What challenges currently exist in the Town of Eagle?	One big picture challenge that exists is the proposed project to create an interstate exit that eliminate all EGE travelers from driving through Eagle. Also, candidly, the town of Eagle has a bit of a reputation as a place that isn't overly friendly to business development due to various administrative hurdles and costs.
As a Committee Member, how would you approach these challenges?	As I do in most of these situations, I would aim to better understand the why behind various processes and also aim to understand the role, responsibility and authority of the DDA. I generally can offer common business sense solutions that fit within the framework of the rules of the game, so to speak.
Are you a resident of Eagle or do you own real property, own a business or work for an Eagle owned business?	Yes
Please attach a cover letter or experience information	Brian Burgess 10-3-2025.pdf

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BRIAN BURGESS

PO Box 7361
Avon, CO 81620

(989) 529-3160 (cell)
brian.burgess9@gmail.com

OBJECTIVE

To utilize the skills I've developed as a property management professional and financial business leader to serve on the Downtown Development Authority for Eagle, CO.

PROFESSIONAL EXPERIENCE

Senior Director of Operations, East West Hospitality

August 2025-Present

- Oversee all aspects of the business operations at multiple HOA's including the Charter at Beaver Creek, Borders Lodge, The Aspens at Beaver Creek, Ridgepoint Townhomes, Frontgate at Avon, The Ascent and Mountain Star. My responsibilities include oversight of various GMs and PMs and a staff of approximately 200 employees. In addition to maintaining board and employee relationships, I also oversee a rental management portfolio in excess of \$12m per year as well as a steakhouse and spa at the Charter.

Operations Controller, East West Hospitality

June 2023-August 2025

- Oversaw the accounting of East West's rental operations in Vail and Beaver Creek, leading a team of four employees who handle payroll accounting, accounts payables, cash and balance sheet reconciliations, owner statements and associated AR collections.
- Helped craft the culture of the accounting team from relatively turbulent times at the start to significantly improved employee engagement scores and much improved office morale
- Lead the organization's efforts to produce financials on a more consistent and efficient timeline. When I started we closed the books around 20-25 days after the month, now down to 12-14 days consistently.
- Worked with various software implementations including Solver, Track, Ottimate and vetting various programs for a new business intelligence software that will compile data in a meaningful way.

Appraiser, Eagle County Assessor's Office

Mar 2023-June 2023

- Worked through 2022 appeals process, which began in May 2022, for homes in multiple areas including single family residences and condos in Arrowhead, Singletree and Edwards. This was the highest volume appeals process ever for Eagle County due to the post-Covid Real Estate craze.
- Verified real estate sales for commercial and residential transactions across Eagle County
- Recorded significant classroom and experiential hours towards requirements for Colorado Licensed Appraiser Certification

Senior Property Manager, Bold Property Management Solutions

June 2020-Feb 2023

- Oversaw the management of approximately twenty homeowner associations across the Vail Valley with the support of a junior association manager
- Worked with multiple HOA board of directors to compile long term financial plans that protect their assets and fulfill quality of life priorities for the members of the associations
- Oversaw capital projects such as roof replacements, irrigation overhauls, guardrail replacements, elevator modernizations, stair replacements, etc. and guided associations through creative financing options including loans and special assessments, when needed.

- Coordinated maintenance requests with internal teams, multiple contractors and insurance companies across the Vail Valley

Owner, Vail Valley Wellness and Nova Property Management

2016-Present

- While my wife, Becky, leads the day to day operations, I support the business with long term financing strategies, staffing decisions, building maintenance and risk and insurance guidance. I also work closely with Becky on individual production evaluations of staffed acupuncturists and treatment providers.
- Vail Valley Wellness has now been featured as a Best Spa in the Vail Valley, per the Vail Daily, for five years running

Regional Director of Finance, Vail Resorts, Beaver Creek and Crested Butte

Sept 2019- June 2020

- Oversaw financial planning and analysis for hospitality and property management operations in the Beaver Creek and Crested Butte markets which included a rental pool of approximately 750 keys, a mix of hotels and condos, and 50+ HOAs
- Led operational teams through the early stages of the Covid pandemic, which included dramatic shutdown of operations, widespread furloughs, ramping back up, cash projections and forecasts based on unprecedented widespread changes
- Lead the CB operational team through a period of change including integrating into Vail Resorts as well as leading the team through organizational changes in finance, marketing and human resources
- Was an active member of hospitality senior leadership teams in both markets as well as the mountain resort leadership team in Beaver Creek.
- Developed and improved financial acumen for leaders across both resorts through customized one on one training and monthly group financial reviews.

Director of Finance, Vail Resorts, Beaver Creek

Jul 2013-Sept 2019

- Led the business through significant EBITDA growth over the course of six years and multiple operational restructures aimed at improving profitability and the guest experience while also maximizing growth opportunities for select employees.
- Sat on the Market Square HOA board, representing Vail Resorts' commercial interests
- Provided valuable business insights for two hotels in Beaver Creek, The Pines Lodge and The Osprey, as well as multiple high end residences including the Snow Cloud Lodge and St. James Place among others

Area Assistant Director of Finance, RockResorts International

Aug 2012-Jul 2013

- Assisted two directors of finance and multiple operations at The Arrabelle at Vail Square, The Lodge at Vail, The Austria Haus Hotel and the Ritz Carlton Residences, Vail

Assistant Director of Finance, The Lodge at Vail, a RockResort

Aug 2011-Aug 2012

- Prepared monthly reporting package for The Austria Haus Hotel (a managed property). Met regularly with the owners to review income statements, cash flow projections and balance sheet reconciliations

Staff Accountant, The Arrabelle at Vail Square, a RockResort

Nov 2009-Aug 2011

- Performed daily audits of multiple F&B locations, the front desk and the spa
- Trained new staff on Vail Resorts purchasing systems and cash handling procedures as well as provided department heads with monthly checkbooks to help departments maintain budgets

Accounts Payables Staff II Accountant, Vail Resorts, Inc.

May 2008-Nov 2009

- Trained new team members on processing invoices and troubleshooting within ELKE, ePro and Stratton Warren purchasing systems

Recreation Auditor, Vail Resorts, Inc.

Nov 2007-May 2008

- Completed daily revenue audits of Vail Resorts ticket offices, ski schools and F&B operations. Led continuous training of operational leaders to ensure compliance and best practice standards were met.

Payroll Manager, Grand Teton Lodge Company, Vail Resorts, Inc.

May 2007-Oct 2007

- Helped implement PeopleSoft software by first learning the system then training department heads. Helped to customize queries and functions of PeopleSoft to the unique needs of GTLC

EDUCATION

Western Michigan University, Haworth College of Business, Kalamazoo, MI

April 2007

Bachelor of Business Administration Major: Finance

Online Form Submittal: Commission & Committee Application Form

From noreply@civicplus.com <noreply@civicplus.com>

Date Wed 10/22/2025 2:39 PM

To Clerk Group <clerk@townofeagle.org>; Nikki Davis <nikki.davis@townofeagle.org>

CAUTION: This email is from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Commission & Committee Application Form

Select the Council, Commission, or Committee applying for

Downtown Development Authority

PERSONAL INFORMATION

First Name	Keith
Last Name	Carrieri
Address1	115 E 2nd St 002
Address2	<i>Field not completed.</i>
City	Eagle
State	Colorado
Zip	81631
Email Address	team@innerlightjuice.com
Contact Phone Number	9703283028
Business Address	115 E 2nd St 002
Business Phone Number	9707054188
Occupation	Owner

(Section Break)

COMMITTEE INFORMATION:

Economic Vitality Committee: Meetings are held quarterly, with additional ad hoc sessions convened at the discretion of the EVC Chair.

Marketing & Events Advisory Committee: Monthly meetings are typically held on the first Wednesday at 9:00 a.m.

Open Space and Recreation Advisory Committee: Monthly meetings are typically held on the first Tuesday at 9:00am.

Downtown Development Authority: Monthly meetings are typically held on the third Tuesday at 1:00pm.

Grand Avenue Stakeholder Committee: Meeting dates to be announced.

Town Council, Commission or Committee meetings are held in-person at Eagle Town Hall, 200 Broadway, with a secondary virtual option.

(Section Break)

ORGANIZATION MEMBERSHIP INFORMATION

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

If yes, which *Field not completed.*

Please list organization memberships and positions held *Field not completed.*

Please List Areas of Special Interest *Field not completed.*

(Section Break)

ADDITIONAL QUESTIONS

What opportunities does the Town of Eagle have? The town of Eagle has an opportunity to be such an awesome vibrant community oriented mountain town

What challenges currently exist in the Town of Eagle? Several vacant spaces on Broadway and Capitol, non-retail storefronts, lack of options for visitors. Not much draw for anyone outside Eagle.

As a Committee Member, how would you approach these challenges? Look at the challenges we face in Eagle head on from a business prospective and a life time locals perspective and come up with ways to make Eagle thrive!

Are you a resident of Eagle or do you own real property, own a business or work for an Eagle owned business? Yes

Please attach a cover letter [DDA Cover Letter.pdf](#)
or experience information

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****Keith Carrieri****

Owner, Inner Light Juice
Eagle, Colorado
team@innerlightjuice.com

October 22, 2025

****To the Selection Committee****

Eagle Downtown Development Authority
Town of Eagle, Colorado

Subject: Application for DDA Board of Directors – Term through June 2027

Dear Members of the Selection Committee,

As a lifelong resident of Eagle and the owner of Inner Light Juice in downtown Eagle, I am honored to submit my application for the vacant seat on the Eagle Downtown Development Authority Board of Directors. Having grown up here and now operating a business that thrives on community connection, I have a deep appreciation for the spirit, character, and potential of our downtown.

Since opening Inner Light Juice, my focus has been on creating a welcoming, health-centered gathering place that contributes to the vibrancy of Eagle's core. Through our partnerships with local producers, participation in downtown events, and ongoing improvements to our space, I've witnessed firsthand how thoughtful planning and collaboration can strengthen both our economy and community identity.

I am particularly passionate about the DDA's mission to foster redevelopment and enhance community character. I believe my experience as a small business owner gives me valuable insight into what local entrepreneurs need to succeed—balancing economic vitality with authenticity, sustainability, and quality of life. I would welcome the opportunity to help implement the DDA Plan of Development, ensuring our growth aligns with the values that make Eagle such a special place to live and do business.

I appreciate your consideration of my application and would be honored to serve alongside other residents and leaders dedicated to shaping the future of downtown Eagle. Please don't hesitate to contact me by email at team@innerlightjuice.com with any questions.

With gratitude and commitment,

Keith Carrieri

Owner, Inner Light Juice

Lifetime Resident, Eagle, CO