



MEETING MINUTES
Town Council
Tuesday, October 14, 2025
Public Meeting Room / Eagle Town Hall
200 Broadway Eagle, CO

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

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

CALL TO ORDER

Mayor Turnipseed called the meeting to order at 6:00 p.m.

ROLL CALL

COUNCIL MEMBERS PRESENT

Mikel Kerst, Scott Turnipseed, Ellen Bodenhemier,
Geoffrey Grimmer(virtual), Jamie Woodworth
Foral, Bryan Woods

COUNCIL MEMBERS ABSENT

STAFF PRESENT

Larry Pardee, Town Manager
Melissa Daruna, Assistant Town Manager
Richard Peterson-Cremer, Town Attorney
Camille Deering, Town Clerk
Rachel Tand, Finance Director/Treasurer
Carrie Buhlman, Police Chief
Tom Gosiorowski, Public Works Director
Peyton Heitzman, Community Development Director
Lynette Horan, Human Resources Manager
Sydney Dynek, Planner
Kyle Brotherton, Planner
Kira Koppel, Sustainability Specialist
Kevin Aoki, Information Technology Manager
Ashley LaFleur, Communication Specialist

ADOPTION OF AGENDA

PUBLIC COMMENT

David Dantis- Addressed the Council regarding the challenges he has faced developing property at 263 Sawatch. He expressed hardships working with Town staff on zoning restrictions, the lack of code enforcement on a neighboring property, and also referenced a \$200,000 loss in 2008 from a rejected PUD approval.

CONSENT AGENDA

MOTION: Council Member Bryan Woods motioned to approve the consent agenda. The motion was seconded and passed with a vote of 6 in favor (Grimmer, Woods, Bodenhemier, Kerst, Turnipseed, Woodworth Foral) and 0 opposed.

1. Minutes- Town Council Meeting 9.23.2025
2. Bill Schedule
3. Resolution 66, Series 2025 - A Resolution of the Town Council of the Town of Eagle, Colorado, Appointing Tommy Jack "TJ" Davis Jr. to the Eagle County Housing and Development Authority (ECHDA) Advisory Committee
4. Resolution 67, Series 2025, A Resolution by the Town Council of the Town of Eagle, Colorado, Granting Two Non-Exclusive Utility Easements to Holy Cross Energy for Installation of Electrical Infrastructure to Serve the Haymeadow Development

STAFF REPORTS

1. Town Manager Update
2. Department Update
Woodworth Foral personally thanked Eagle Police and their school resource officer for welcoming the new Vail Valley Unbound school in Eagle Ranch and conducting a security check on their building.

BUSINESS ITEMS

1. PUBLIC HEARING: 2025 & 2026 Budget Presentation
Finance Director Rachel Tand led the presentation of the revised 2025 and proposed 2026 budgets, detailing changes in compensation, fund transfers, capital improvements, and strategies to address the projected operating loss, with Council providing direction on community requests and planning priorities.

Council member Woodworth Foral suggested reducing the allocated community requests to \$25,000 and will consider eliminating it in 2027. Mayor Turnipseed advocated for prioritizing the West Eagle area plan update. He also asked questions about the feasibility of Nogal Park improvements happening in 2026. Assistant Town Manager Melissa Daruna assured Council that the allocated funding for the Nogal Park playground in 2026 is sufficient to begin improvements.

Council member Bodenhemier asked about the dog park fencing funding that was approved in 2025. Those funds had been reallocated to another project and Rachel suggested that funds could be taken from excess fund balance to complete the dog park fencing in 2026. Council instructed staff to review the project, clear up any outstanding hurdles, and aim to complete the project in 2026.

Turnipseed opened the floor for public comment at 6:35 PM. There was no public comment.

- Resolution 65, Series 2025, A Resolution of the Town Council of Eagle, Colorado Accepting a Petition for Annexation of One Parcel of Land Located in Unincorporated Eagle County and Setting a Public Hearing on the Annexation (Henry Annexation, 220 East 6th Street).
- 2.

MOTION: Council Member Geoffrey Grimmer motioned to approve Resolution 65, Series 2025 "A Resolution of the Town Council of Eagle, Colorado, Accepting a Petition for Annexation of One Parcel of Land Located in Unincorporated Eagle County and Setting a Public Hearing on the Annexation. The motion was seconded and passed with a vote of 6 in favor (Grimmer, Woods, Bodenheimier, Kerst, Turnipseed, Woodworth Foral) and 0 opposed.

3. Develop Eagle LLC, Revised Proposal for Old Town Hall

Develop Eagle LLC presented a revised proposal for Old Town Hall addressing Council's previous requests. Develop Eagle LLC lowered the entitlement commencement date to three years and construction commencement to five years, aligning with council's requests, and added a clarity section for alternative plans if the hotel is not feasible. The goal is to have the purchase and sale agreement finalized by October 28th for council action by November 12th. No formal motion is required at this time.

4. Fee in Lieu of School Land Dedication

Community Development Director Peyton Heitzman presented this item seeking direction from Council establishing a per-acre fee for the cash-in-lieu payment for school land dedication. Peyton explained methods that have been used in the past to determine a market rate. Council discussed the lack of code requirements for update frequency, with the last update in 2017 costing about \$4,000, and expressed interest in regular updates to avoid undervaluing land. Council would like to receive a recommendation from the school before making a determination.

COUNCIL DISCUSSION AND FUTURE AGENDA ITEMS

Council Member Brian Woods updated the Council on the extension of fare free youth service by CORE Transit.

Mayor Turnipseed attended the Night of Excellence and congratulated the Eagle police officers who received awards. He also expressed his thanks and admiration for Town staff after recent public comments had affected staff morale.

EXECUTIVE SESSION - 7:25 PM

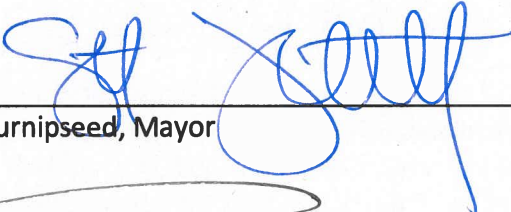
MOTION: Council Member Scott Turnipseed motioned to enter into Executive Session at 6:53 PM pursuant to C.R.S. §24-6-402(4)(a), 4(b), and 4(e) to consider the purchase, acquisition, lease, transfer or sale of any real, personal or other property interest; to receive legal advice from the Town Attorney on specific legal questions; and to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations and instruct negotiators relating to the exchange of real property interests for the settlement of potential legal claims and to conclude the regular meeting upon the adjournment of the Executive Session. The motion was seconded and passed with a vote of 6 in favor (Grimmer, Woods, Bodenheimier, Kerst, Turnipseed, Woodworth Foral) and 0 opposed.

An Executive Session pursuant to C.R.S. §24-6-402(4)(a), 4(b), and 4(e) to consider the purchase, acquisition, lease, transfer or sale of any real, personal or other property interest; to receive legal advice from the Town

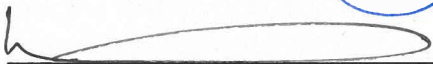
1. Attorney on specific legal questions; and to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations and instruct negotiators relating to the exchange of real property interests for the settlement of potential legal claims.
2. Conclude the regular meeting upon the adjournment of the Executive Session.

ADJOURN - 7:11 PM

Date: 10/28/2025



Scott Turnipseed, Mayor



Camille Deering, Town Clerk

Melissa Daruna, Assistant Town Manager