



MEETING MINUTES
Town Council
Tuesday, October 28, 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 will be an in-person meeting using Teams. Please note: All participants must remain muted until they are requested to speak. This will reduce background noise disruptions to the meeting attendees. When it's your turn to speak, you will have three (3) minutes for public comment. PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on this agenda can be submitted to Camille Deering, Town Clerk, and will be included as part of the record. For technical difficulties, please email clerk@townofeagle.org and we will do our best to assist you.*

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1. _____

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CALL TO ORDER - 6:00 PM

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

ROLL CALL

COUNCIL MEMBERS PRESENT

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

COUNCIL MEMBERS ABSENT

STAFF PRESENT

Larry Pardee, Town Manager
Melissa Daruna, Assistant Town Manager
Richard Peterson-Cremer, Town Attorney
Rachel Tand, Finance Director/Treasurer
Carrie Buhlman, Police Chief
LT. Luke Causey

Tom Gosiorowski, Public Works Director
Peyton Heitzman, Community Development
Director
Lynette Horan, Human Resources Manager
Jessica Lake, Senior Planner
Molly Furtado, Special Events Manager
Sydney Dynek, Planner
Kyle Brotherton, Planner
Kira Koppel, Sustainability Specialist
Ryan Johnson, Town Engineer
Alex Smiley, Open Space & Trails Manager
Kevin Aoki, Information Technology Manager
Nikki Davis, Economic Development & Housing
Specialist

ADOPTION OF AGENDA *Opportunity for amendment or deletions to the agenda.*

Agenda approved as presented.

PUBLIC COMMENT *Citizen public comment offers an opportunity for citizens to express opinions or ask questions regarding town services, policies, or other matters of community concern, and any items that are not on the agenda. Please attempt to keep comments to three (3) minutes; time limits are established to provide efficiency in the conduct of the meeting and to allow equal opportunity for everyone wishing to speak. When appropriate, any questions by the public during public comment will be followed up on by the Town Manager and Town staff. Those who are speaking are requested to state their name and address for the record.*

Public Comment:

Chris Barbella: Provided feedback on the state of Town and development applications. He stated that he would like to see the basics done and is frustrated with the lack of response on projects.

Tim McMahon: Provided feedback that later bus routes would help with people returning to town from up valley later and would help reduce greenhouse gas emissions. He also encouraged everyone to vote.

PRESENTATIONS - 6:05 PM *Prescheduled presentations from the public are limited to 5 minutes. Invited presentations are limited to 10 minutes. Prior arrangements for presentations are made with the Town Clerk. The Council cannot appropriate funds or waive fees in response to a presentation.*

1. Eagle Valley Community Foundation
Eagle Valley Community Foundation: Presented information about the programs offered through the Foundation and show appreciation for the Council's support via the Community Grant Program.

Eagle Valley Library District: Presented information about the Library District.
2. Eagle Valley Library District, Tegan Davis

CONSENT AGENDA - 6:25 PM *Consent agenda items are routine Town business, items that have received clear direction previously from the council, final land-use file documents after the public hearing has been closed, or which do not require council deliberation.*

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

1. Minutes
2. 2026 MEAC Funding Requests Proposed Allocations

STAFF REPORTS *The Town Manager and department staff prepare and provide internal updates to the council.*

1. Town Manager Update
2. Q3 2025 Financials
Grimmer asked for clarification on the Colo Trust balance and interest rate. Finance Director Rache Tand responded.
Mayor Turnipseed expressed his appreciation for the Finance Director and team for their work on the finance reports.
3. Q3 2025 Capital Projects Report

BUSINESS ITEMS - 6:30 PM *Items and / or Public Hearings are listed under Business may be old or new and may require review or action by the council.*

1. PUBLIC HEARING: 2025 & 2026 Operating and Capital Budget Presentation
Finance Director Rachel Tand led the presentation of the updated 2026 draft budget detailing the incorporated changes requested from the last hearing and reviewing recommended staffing restructuring to help address the operating budget deficit. She also reviewed the Capital Improvements Fund and proposed 2026 Fee Schedule.

Council member Grimmer provided comment to the Council about the Town of Eagle's mil levy being low compared to other local districts and some towns. Mayor Turinipseed noted that the only district that receives less money than the Town from a mil levy is the Cemetery District. He noted that while the Town collects sales tax as well, the Town is still comparatively low for property tax (mil levy) revenue and it was something for a future Council to consider.

Council member Bodenheimier commented that she did not view this budget as doom and gloom but truly a balancing of the structure and was appreciative of the work.

Mayor Turnipseed asked if the Council wanted to consider keeping the Info Center funded considering the small amount. Council member Grimmer noted that there were very interesting ideas for the Info Center from the summer CU Student project and there are opportunities to make the Info Center and site better or potentially repurpose parts of the site to better serve the community. Council member Woods noted that the parcel that the Info Center is on may need to be reconsidered and there is an opportunity to bring back some retail sales there. The Mayor clarified that the direction to staff was to add the funding for the Info Center back into the budget for 2026.

Mayor Turnipseed next asked Rachel to clarify the deficit and what the fund balance shows. Rachel outlined the revenue adjustments made as well as the expense changes in the general fund.

Council member Grimmer asked about the grant funding the Town received in the last year and asked Manager Pardee about grant writer support and if utilizing a grant writer is still a good investment. Manager Pardee stated he believes it is still important and allows the Town the additional capacity to submit the larger grant applications.

Mayor Turnipseed opened the floor for public comment. There was no public comment.

2. Affordable Housing Accelerator Project (AHAP)

Nikki Davis and Jessica Lake presented the background on the AHAP and information about the proposed ordinance.

Woodworth Foral asked a question about the affordable housing targets. Nikki provided an update on the process and ability to submit a filing to qualify at a more applicable AMI before submitting our totals.

Public Comment:

- Tom Olden - Curious how this fast track will connect the local developers who have struggled to get projects approved.
 - Mayor clarified the 50% affordability threshold.

a. Ordinance 11, Series 2025, "An Ordinance of the Town Council of the Town of Eagle, Colorado, Amending Title 4 of the Town Code to Create a Fast-Track Review Process for Affordable Housing Projects, Adding a New Section to Chapter 4.17 of the Land Use and Development Code and Repealing and Replacing Section 13.14.030 of the Building Code."

Mayor Turnipseed Opened the floor for public comment on the issue.

- Tom Olden, resident, asked how the fast-track process envisioned in this plan was connected to other commercial development projects in the Town, specifically those that had recently not moved forward. The Mayor clarified that the fast-track process being considered this evening was specific to affordable housing.

Mayor Turnipseed closed the public comment and the Council voted to approve Ordinance 11, Series 2025.

MOTION: Council Member Woods motioned to Approve Ordinance 11, Series 2025, "An Ordinance of the Town Council of the Town of Eagle, Colorado, Amending Title 4 of the Town Code to Create a Fast-Track Review Process for Affordable Housing Projects, Adding a New Section to Chapter 4.17 of the Land Use and Development Code and Repealing and Replacing Section 13.14.030 of the Building Code. The motion was seconded and with a vote of 6 (Gimmer, Woods, Bodenhemier, Kerst, Turnipseed, Woodworth Foral) in favor and 0 opposed.

b. Resolution 68, Series 2025, "A Resolution of the Town Council of the Town of Eagle, Colorado Accepting the Land Inventory Analysis and Affordable Housing Funding Strategy Developed Through the Affordable Housing Accelerator Project."

MOTION: Council Member Woods motioned to Approve Resolution 68, Series 2025 "A Resolution of the Town Council of the Town of Eagle, Colorado Accepting the Land Inventory Analysis and Affordable Housing Funding Strategy Developed Through the Affordable Housing Accelerator Project". The motion was seconded and with a vote of 6 (Grimmer, Woods, Bodenhemier, Kerts, Turnipseed, Woodworth Foral) in favor and 0 opposed.

3. Resolution 69, Series 2025, "A Resolution of the Town Council of the Town of Eagle, Colorado, Adopting the Grand Avenue Corridor Plan as a Guidance Document to Inform Future Project Phases, Development Review, Access Management, Landscaping, and Necessary Right-of-Way Acquisition Along the Grand Avenue Corridor."

MOTION: Council Member Woods motioned to Approve Resolution 69, Series 2025 "A Resolution of the Town Council of the Town of Eagle, Colorado, Adopting the Grand Avenue Corridor Plan as a Guidance Document to Inform Future Project Phases, Development Review, Access management, Landscaping and Necessary Right-of-Way Acquisition Along the Grand Avenue Corridor." The motion was seconded and with a vote of 6 (Grimmer, Woods, Bodenhemier, Kerts, Turnipseed, Woodworth Foral) in favor and 0 opposed.

4. Approval of Old Town Hall Purchase and Sale Agreement

Nikki Davis, Economic Development Specialist presented a brief introduction to the presentation of the agreement, which has been prepared by the Town Attorney at the Town Council's request.

Ordinance 12, Series 2025, "An Ordinance of the Town Council of the Town of Eagle, Colorado, Authorizing the Sale of Town Owned Property Located at 112 West 2nd Street in Eagle, Colorado, Approving the Purchase and Sale Agreement for the Property and Authorizing the Town Manager to Sign Documents on Behalf of the Town That Are Necessary to Consummate the Sale of the Property."

- a. Mayor Turnipseed opened the floor for public comment on the issue. There was no public comment. The Mayor closed public comment and Council made no further comment before approving Ordinance 12, Series 2025.

MOTION: Council Member Woodworth Foral motioned to Approve Ordinance 12, Series 2025, "An Ordinance of the Town Council of the Town of Eagle, Colorado, Authorizing the Sale of Town Owned Property Located at 112 West 2nd Street in Eagle, Colorado, Approving the Purchase and Sale Agreement for the Property and Authorizing the Town Manager to Sign Documents on Behalf of the Town that are Necessary to Consummate the Sale of the Property." The motion was seconded and with a vote of 6 (Gimmer, Woods, Bodenhemier, Kerst, Turnipseed, Woodworth Foral) in favor and 0 opposed.

5. PUBLIC HEARING: Eagle Meadows Annexation No. 1 and No. 2 (File #AN24-01) (*Withdrawn by applicant*)

Mayor Turnipseed noted for the record that prior to the meeting the applicant had withdrawn this application.

- a. Resolution 70, Series 2025, "A Resolution of the Town Council of the Town of Eagle, Colorado Making Certain Findings of Fact Regarding the Proposed Annexation of Real Property Located in Unincorporated Eagle County (Eagle Meadows Annexation No. 1 And No. 2)"

- b. Resolution 71, Series 2025, "A Resolution of the Town Council of the Town of Eagle, Colorado Approving the Associated Annexation Agreement to the Eagle Meadows Annexation No. 1 And No. 2"

- c. Ordinance 13, Series 2025, "An Ordinance of the Town Council of the Town of Eagle, Colorado Annexing to the Town Certain Unincorporated Territory Located in Eagle County and Zoning the Property Commercial Interchange (Parcel A of Eagle Meadows Annexation No. 1 and No. 2)"

- d. Ordinance 14, Series 2025, "An Ordinance of the Town Council of the Town of Eagle, Colorado Annexing to the Town Certain Unincorporated Territory Located in Eagle County and Zoning the Property Commercial Interchange (Parcel F of Eagle Meadows Annexation No. 1 and No. 2)"

COUNCIL DISCUSSION AND FUTURE AGENDA ITEMS - 8:00 PM *Council will use this time to propose future agenda items, provide updates on Council Committees, and address general discussion items.*

Council member Grimmer congratulated the Town Clerk and her family. He noted that the 3rd Grader visit from Eagle Valley Elementary was a great success. He toured Hernage Gulch with Open Space Manager Alex Smiley and a team helping with the restoration project. He noted that he heard from Elevar the day prior and about their work promoting local businesses. Finally, he noted that the Adam Palmer Fund was hosting a food sector discussion at Color Coffee coming in November.

Council member Woods also noted how impressed he has been with the impact of the Elevar team. He noted that school lunch is on the ballot and seconds for students is a big deal according to the 3rd Graders at Eagle Valley Elementary. He provided a comment on bus times, stating that the last bus leaving Vail is 1:05 a.m.

Council member Bodenheimier shared an idea for the Grand Ave Grill building and asked if it could become an incubator space or if there was an opportunity to host food trucks to activate the space. She asked if we could we bring this idea to Elevar or other group.

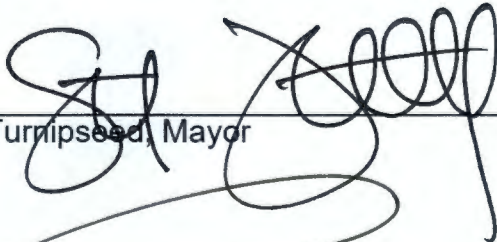
Council member Kerst noted that he would miss the next meeting. Kerst provided farewell remarks, noting that it was hard to be at the end of his service. He expressed his gratitude to the Town staff and community over his tenure of service, noting that it has been a true honor to work with everyone.

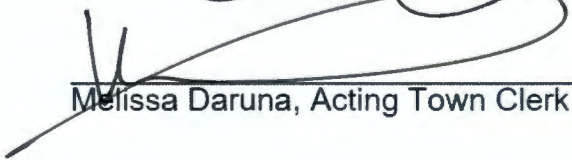
Council member Woodworth Foral stated that the Eagle Ranch Housing Corp may have a unit in the pipeline.

Mayor Turnipseed asked about the construction at the site at the round about near City Market. Staff responded that the infrastructure work underground is happening through a grading permit. Staff anticipates the building permit payment later this week. The Mayor then recognized Council member Kerst for his many years of service and dedication to the community, thanking him for all his work.

ADJOURN - 7:55 p.m.

Date: 11/12/25



Scott Turnipseed, Mayor

Melissa Daruna, Acting Town Clerk