



MEETING MINUTES
Town Council
Tuesday, February 24, 2026
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 Woods called the meeting to order at 6:00 p.m.

ROLL CALL

COUNCIL MEMBERS PRESENT

Geoffrey Grimmer (Virtual), Jamie Woodworth
Foral, Bryan Woods, Gina McCrackin, Scott
Schreiner, Andrew Atkins (Virtual), Casey
Glowacki

COUNCIL MEMBERS ABSENT

STAFF PRESENT

Richard Peterson-Cremer, Town Attorney
Camille Deering, Town Clerk
Rachel Tand, Finance Director/Treasurer
Carrie Buhlman, Police Chief
Tom Gosiorowski, Public Works Director (Virtual)
Kyle Brotherton, Interim Community Director & Town Planner
Lynette Horan, Human Resources Manager
Jessica Lake, Senior Planner
Molly Furtado, Special Events Manager (Virtual)
Sydney Dynek, Planner
Ryan Johnson, Town Engineer
Kira Koppel, Sustainability Specialist
Ryan Goebel, IT Analyst
Kevin Aoki, Information Technology Manager (Virtual)
Nikki Davis, Economic Development & Housing Specialist
Ashley LaFleur, Communications Specialist (Virtual)

CONFLICT OF INTEREST DISCLOSURE

- Mayor Woods recused himself from the Consent Agenda vote that includes a resolution involving the Capitol Street Improvement Project. Mayor Wood's residence is located next to Capitol Street.
- Council Member Woodworth Foral disclosed that she is on the Mountain Tots Board of Directors and recused herself from the vote on the Mountain Tots major development permit. She also disclosed that her husband is employed by Holy Cross Energy before their presentation to Council.

- Council Member Schreiner recused himself from the vote on the Stream Gage discussion during the executive session out of caution due to the possibility of a potential or perceived conflict of interest.

ADOPTION OF AGENDA

MOTION: Council Member Jamie Woodworth Foral motioned to amend the Consent Agenda, removing Item 3, the letter of support regarding the proposed legislation related to the Berlaimont Estate development, from the consent agenda and turning it into a business item for discussion. The motion was seconded and passed with a vote of 7 in favor (Grimmer, Glowacki, McCrackin, Atkins, Woods, Woodworth Foral, Schreiner) and 0 opposed.

MOTION: Council Member Scott Schreiner motioned to approve the agenda as amended. The motion was seconded and passed with a vote of 7 in favor (Grimmer, Glowacki, McCrackin, Atkins, Woods, Woodworth Foral, Schreiner) and 0 opposed.

PUBLIC COMMENT

- Jon Christensen, 341 Wall Street- Wanted to voice his support for the Berlaimont Estates Development Legislation. He was asked by Council to wait until the item was brought forward as a business item to make his full comment.

There was no other public comment.

CONSENT AGENDA

MOTION: Council Member Scott Schreiner motioned to approve the consent agenda. The motion was seconded and passed with a vote of 6 in favor (Grimmer, Glowacki, McCrackin, Atkins, Woodworth Foral, Schreiner), 0 opposed, and 1 abstained (Woods).

1. Minutes
2. 2025 CAT Financial Lease Purchase Agreement
3. Resolution 11, Series 2026, "A Resolution of the Town Council of the Town of Eagle, Colorado, Amending the Town's 2026 Fee Schedule Pursuant to Section 2.34 of the Eagle Municipal Code to Update Water Plant Investment Fees"
4. Resolution 12, Series 2026, "A Resolution of the Town Council of the Town of Eagle, Colorado, Authorizing the Mayor to Execute the Construction Contract with 360 Civil Inc. for the Capitol Street Improvements Project."

STAFF REPORTS

1. Town Manager Update
2. Q4 2025 Unaudited Budget to Actual Report

3. Q4 2025 Sales Tax Report
The council noted a 5% year-over-year increase in sales tax, with downtown up nearly 15% and significant growth in online and retail sales.
4. 2026 Budget: Consolidated Above Target List
Rachel Tand advised that in response to strong sales tax performance, budgets could be revised mid-year to fund some of the important projects listed.

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

1. Holy Cross Energy Presentation & Discussion
Brian Hannegan, CEO and president of Holy Cross Energy, presented on the utility company's clean energy progress, current and future capacity to serve Eagle's electrification goals, rate structures, and strategies for smart electrification. Council members inquired about how customers could monitor and manage their peak usage, how population growth will affect their infrastructure, and the return on investment for public EV charging stations. Brian explained that customers are currently able to analyze their usage, HCE infrastructure is more than capable of handling future growth, and EV chargers should be viewed as a public service rather than a way to make a profit.
2. Town Manager Appointment Process
Richard Peterson Creamer, the Town Attorney, guided the council through the legal requirements and steps for appointing a new Town Manager, with Lynette Horan providing salary and job description details
 - a. Appoint Search Committee
MOTION: Council Member Scott Schreiner motioned to appoint the Town Council as a search committee for the Town Manager position pursuant to CRS 24-6-402(3.5). The motion was seconded and passed with a vote of 7 in favor (Grimmer, Glowacki, McCrackin, Atkins, Woods, Woodworth Foral, Schreiner) and 0 opposed.
 - b. Approve Position Description and Salary Range
Lynette Horan presented data on comparable town manager salaries and recommended the posted range, suggesting a six-month review after hiring; the council agreed to the range and the practice of a six-month performance and salary review.

MOTION: Council Member Geoffrey Grimmer motioned to approve the job description and salary range included in the packet. The motion was seconded and passed with a vote of 7 in favor (Grimmer, Glowacki, McCrackin, Atkins, Woods, Woodworth Foral, Schreiner) and 0 opposed.
 - c. Decide on Position Selection Process
The council discussed whether to post the position internally, externally, or use a recruiter, considering cost, candidate quality, and speed; after deliberation, they opted for an internal posting only, citing qualified internal candidates and the desire to move quickly.
MOTION: Council Member Jamie Woodworth Foral motioned to post the Town Manager position internally. The motion was seconded and passed with a vote of 7 in favor (Grimmer, Glowacki, McCrackin, Atkins, Woods, Woodworth Foral, Schreiner) and 0 opposed.
 - d. Decide on Application and Hiring Timeline
The council set the internal posting period to close on March 13, 2026, with a goal to select a candidate by April 14, 2026, allowing time for interviews and contract negotiations, and discussed statutory requirements for posting and decision periods.

MOTION: Council Member Jamie Woodworth Foral motioned to set a deadline for applications of

Friday, March 13th, 2026, and a goal to make a selection by April 14th, 2026. The motion was seconded and passed with a vote of 7 in favor (Grimmer, Glowacki, McCrackin, Atkins, Woods, Woodworth Foral, Schreiner) and 0 opposed.

3. PUBLIC HEARING: CONTINUE LUDC26-01 Amendment to the Land Use and Development Code - Miscellaneous Updates to March 10, 2026
MOTION: Council Member Gina McCrackin motioned to continue file LUDC 26-01: A LUDC text amendment to resolve inconsistencies, provide clarity, and correct omissions for several items in the Land Use and Development Code to the March 10th, 2026 Town Council meeting. The motion was seconded and passed with a vote of 7 in favor (Grimmer, Gloawcki, McCrackin, Atkins, Woods, Woodworth Foral, Schreiner) and 0 opposed.
4. PUBLIC HEARING: CONTINUE PP25-01 / DR25-01 Red Mountain Ranch Parcel 1, Preliminary Plan Review and Major Development Permit
MOTION: Council Member Jamie Woodworth Foral motioned to continue files DR25-01 and PP25-01 and major development permit and preliminary plat approval for the construction of 66 total housing units to the March 24th, 2026 Town Council meeting. The motion was seconded and passed with a vote of 7 in favor (Grimmer, Gloawcki, McCrackin, Atkins, Woods, Woodworth Foral, Schreiner) and 0 opposed.
5. PUBLIC HEARING: DR25-07 Mountain Tots Preschool Major Development Permit
Sydney Dynek presented the proposed 7,050 square foot preschool facility, explaining that it met land use code requirements, comprehensive plan goals, and had received a positive recommendation from the Planning Commission.

Mayor Woods opened the discussion for public comment:
 - Molly Lee and Kelly Lee- Attend Mountain Tots Preschool and they and their mother are excited for the new preschool and the effect it will have on the community.
 - Cassidy Brooks, 80 Stoney Creek, Gypsum- Shared that she had to delay moving to Eagle County by almost a year because she could not find childcare. She asked Council to allow Mountain Tots to open this new facility to help other families move to the area and become full members of the community.
Council members discussed EV charging requirements and the effects of drop-off and pick-up times in the area, ultimately expressing strong support for the project.

MOTION: Council Member Gina McCrackin motioned to approve file numbers DR25-07 Resolution 10, Series 2026, based on the conditions of approval, recommended findings of fact and conclusions of law contained in the staff report and testimony provided. The motion was seconded and passed with a vote of 6 in favor (Grimmer, Glowacki, McCrackin, Atkins, Woods, Schreiner), 0 opposed, and 1 abstained (Woodworth Foral).
6. State Resilience Code - Wildland Urban Interface (WUI) Code Discussion
Sydney Dynek presented this item. She updated council on the status of the Wildland Urban Interface code and the need for further council and community input. Additional meetings with council and committee members are being scheduled. She outlined upcoming public hearing dates. The item will be introduced to the Planning and Zoning Commission on March 17th, the first reading of the building code will be on March 24th, and the decisions on the landscaping and building code will be on April 14th.

Council acknowledged that the biggest obstacle is the lack of clear information on the financial and insurance impacts of the WUI code. They will need more expert insight before moving forward.

7. Resolution 14, Series 2026 "A Resolution of the Town Council of the Town of Eagle, Colorado, Authorizing the Signing of an Amendment to the License Agreement with Eagle County for Temporary Access to Brush Creek Ranch and Open Space for the Construction of the New Water Transmission Main."

Ryan Johnson presented this item. He gave a summary of the original agreement and explained the need for the amendment. There has been back-and-forth negotiations with Eagle County to reach an agreement. There is a provision to add fencing along the western edge of a trench for revegetation purposes. Staff recommends the resolution be passed as written.

MOTION: Council Member Geoffrey Grimmer motioned to approve Resolution 14, Series 2026, a resolution of the Town Council of the Town of Eagle, Colorado, Authorizing the signing of an amendment to the license agreement for access to Brush Creek Open Space for the construction of a new water transmission main. The motion was seconded and passed with a vote of 7 (Grimmer, Glowacki, McCrackin, Atkins, Woods, Woodworth Foral, Schreiner) in favor and 0 opposed.

8. Letter of Support Regarding Proposed Legislation Related to the Berlaimont Estates Development

Moved from the Consent Agenda to Business Items. Nikki Davis presented this item and explained that Senator Michael Bennet's office requested the letter, which expresses support for proposed legislation affecting the Berlaimont Estates development

Mayor Woods opened the discussion for public comment:
Jon Christensen left the meeting before the item was introduced.

- Kathy Chandler-Henry, 220 6th Street- Supported signing the letter citing staffing and funding concerns for the Forest Service and impacts on wildlife.

Council members debated whether it was appropriate for the town to take a position. Woodworth Foral and Atkins preferred individual advocacy over the Council expressing an opinion, given that the legislation does not directly affect the Town of Eagle. Other council members argued the town should support legislation that fits the town's values and issues involving wildlife and ecology raised in the legislation could affect Eagle in the future.

MOTION: Council Member Geoffrey Grimmer motioned to approve the letter of support regarding proposed legislation related to the Berlaimont Estates development. The motion was seconded and passed with a vote of 5 in favor (Grimmer, Glowacki, McCrackin, Woods, Schreiner) and 2 opposed (Woodworth Foral, Atkins).

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

Council Member Gina McCrackin notified Council that the Eagle River Coalition is hosting a stakeholder session at Moes BBQ on March 25th, 2026 from 6:00-8:00 p.m.

Council Member Jamie Woodworth Foral notified Council of the MEAC Movers and Shakers event on March 2nd, 2026 from 4:00 – 6:00 p.m. at Town Hall.

EXECUTIVE SESSION -

Executive Session was entered at 7:49 p.m. and ended at 8:51 p.m. Council member Schreiner exited the meeting due to a disclosed conflict of interest.

MOTION: Mayor Bryan Woods motioned to enter into 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 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 acquisition of a commercial property in the downtown area; and for a conference with the Town Attorney for purposes of receiving legal advice on specific legal questions under C.R.S Section 24-6-402(4)(b) more specifically relating to the installation of a stream gage in the Brush Creek Valley Ranch Open Space. The motion was seconded and passed with a vote of 7 in favor (Grimmer, Glowacki, McCrackin, Atkins, Woods, Woodworth Foral, Schreiner) 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 acquisition of a commercial property in the downtown area.

For a conference with the Town Attorney for purposes of receiving legal advice on specific legal questions under

2. C.R.S Section 24-6-402(4)(b) more specifically relating to the installation of a stream gage in the Brush Creek Valley Ranch Open Space.

BUSINESS ITEMS CONT

1. Direction or action on any items subject to executive session

No further direction was given

ADJOURN -

MOTION: Council Member Gina McCrackin motioned to adjourn. The motion was seconded and passed with a vote of 6 in favor (Grimmer, Glowacki, McCrackin, Atkins, Woods, Woodworth Foral) and 0 opposed.

Date: 3/10/2026



Bryan Woods, Mayor

Camille Deering, Town Clerk