



Town Council
Tuesday, June 23, 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 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.*

1. Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/27216253253560?p=MpMTgSPCCimZIL0ETh>

Meeting ID: 272 162 532 535 60

Passcode: LF6nG63F

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Dial in by phone

[+1 469-770-0416,,72412152#](#) United States, Kaufman

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Phone conference ID: 724 121 52#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

CALL TO ORDER - 6:00 PM

ROLL CALL

CONFLICT OF INTEREST DISCLOSURE

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

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.*

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. Speak Up Reach Out Update

CONSENT AGENDA - 6:15 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.*

1. Minutes
2. Resolution 42, Series 2026 A Resolution of the Town Council of the Town of Eagle, Colorado Adopting the Town of Eagle 2026 Strategic Plan.
3. Resolution 43, Series 2026, A Resolution of the Town Council of the Town of Eagle, Colorado Reappointing Members to the Eagle Downtown Development Authority Board of Directors.

STAFF REPORTS- 6:20 *The Town Manager and department staff prepare and provide internal updates to the council.*

1. Town Manager Update

BUSINESS ITEMS - 6:25 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. Ordinance 11, Series 2026, An Ordinance of the Town of Eagle, Colorado Amending Ordinance No. 25, Series 2020 to Include Additional Properties Within the Boundaries of the Eagle Downtown Development Authority Pursuant to § C.R.S 31-25-822.
2. Ordinance 12, Series 2026, An Ordinance of the Town of Eagle, Colorado Amending Ordinance No. 25, Series 2020, Concerning the Composition of the Eagle Downtown Development Authority Board of Directors.

COUNCIL DISCUSSION AND FUTURE AGENDA ITEMS - 6:45 PM *Council will use this time to propose future agenda items, provide updates on Council Committees, and address general discussion items.*

1. Flight Days: Float Building and Fire Truck Spray
2. Strategic Plan Taglines

EXECUTIVE SESSION - 7:00

1. 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 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.
2. And further move to adjourn the regular meeting at the conclusion of the executive session.

ADJOURN - 7:30

I hereby certify that the above Notice of Meeting was posted by me in the designated location at least 24 hours prior to said meeting.



Camille Deering
Town Clerk

PUBLIC WIFI – Town of Eagle Public Wi-Fi

A woman with long blonde hair is smiling and looking to the right. She is wearing a dark jacket. The background is a scenic mountain landscape with a river and trees, overlaid with a semi-transparent orange and yellow filter. The text 'SpeakUp REACHOUT' is centered over the image. 'SpeakUp' is in blue, 'REACHOUT' is in yellow, and a hand icon is integrated into the letter 'A' in 'REACHOUT'.

SpeakUp REACHOUT

Let's Talk About Suicide

About SpeakUp ReachOut

Discussing suicide has the power to heal. We've experienced it first hand.

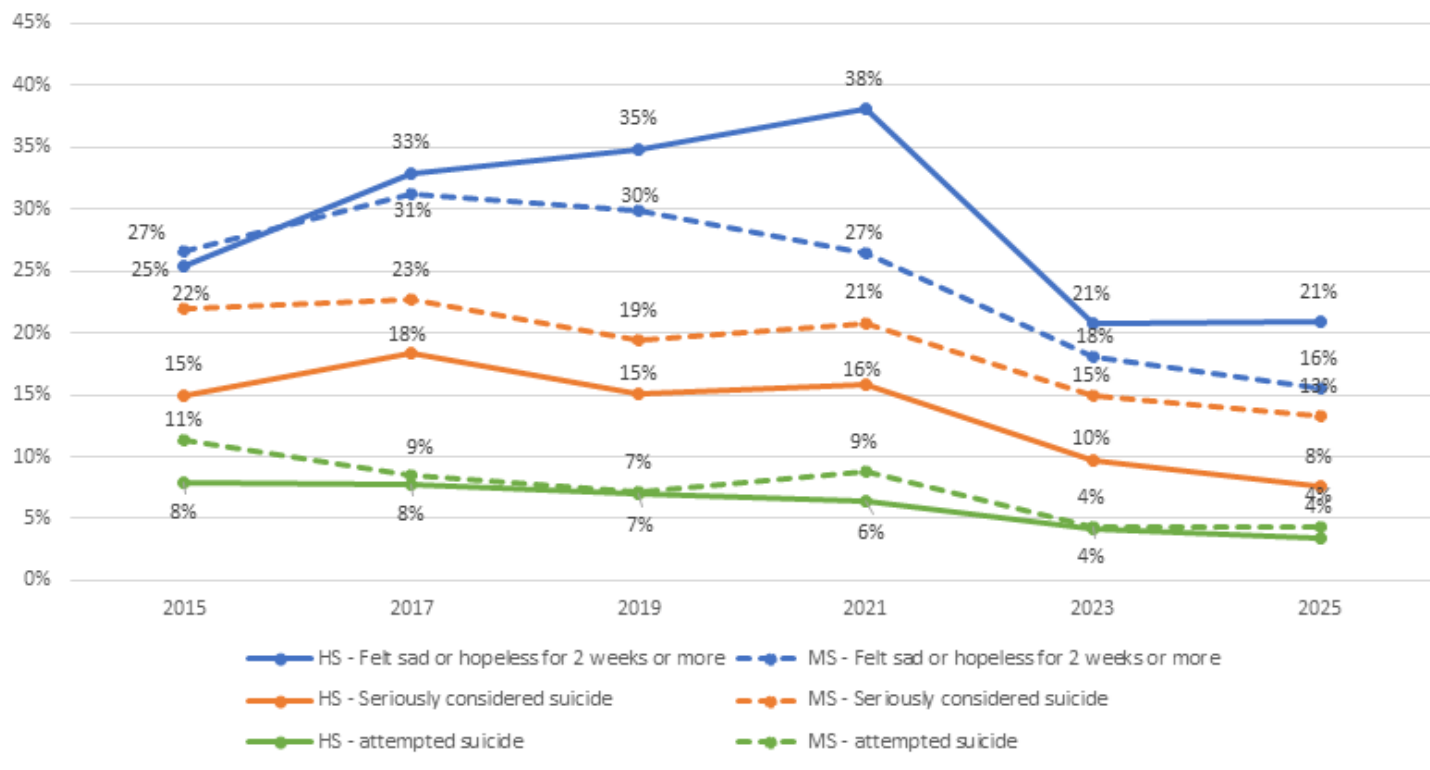
SpeakUp ReachOut reduces instances of suicide in Eagle County and helps those affected by it address their pain. Through educational programs, events, peer groups, and partnerships, we bring community members together to learn and share their unique experiences.

Suicide by the Numbers

Eagle County Statistics

Year	# of Suicides	Average Age	Male/Female	Resident
2025	6	67	5 male; 1 female	5 yes; 1 no
2024	15	44	11 male; 4 female	12 yes, 3 no
2023	13	46	12 male; 1 female	11 yes; 2 no
2022	15	48	12 male; 3 female	14 yes; 1 no
2021	9	32	7 male; 2 female	8 yes; 1 no

Mental Health and Suicide Indicators



Prevention Framework

Theory of Change

By engaging the community and partnering with schools, healthcare providers, workplaces, community organizations, identified target populations, and local leaders, and by providing education, training, outreach, and postvention support, SpeakUp ReachOut empowers individuals and the community to reduce instances of suicide and promote mental well-being across Eagle County.

Our Initiatives

- Signature Event Series
- Peer Support Groups
- Suicide Prevention Trainings
- Signs of Suicide School Programming
- Coping Skills for Resilience
- Professional Development for providers and first responders
- Lethal Means Safety
- Retrospective Fatality Analysis
- Community Response & Loss Support

Learn More About Suicide Prevention

Training with SpeakUp ReachOut

- Level 1
 - Talk Saves Lives
 - LivingWorks Start
 - VitalCog: Workplace Suicide Prevention
 - Question, Persuade, Refer (QPR) Training
 - Soul Shop for Congregations
- Level 2
 - Mental Health First Aid
 - Youth Mental Health First Aid
 - Soul Shop for Leaders
 - Spiritual First Aid
- Level 3
 - Applied Suicide Intervention Skills Training (ASIST)
 - Professional Development Opportunities

Upcoming Events

- **Laughter As Medicine** – July 2
 - Dual Language Comedy Event, co-hosted with Vail Comedy Show
- **Eye of the Survivor Storytelling Retreat** – August 8
 - Learn how to impactfully share your journey with mental health through storytelling
- **Wear Yellow Day** – September 10
 - Support suicide prevention and spread awareness in Eagle County
- **Annual Memorial Ceremony** – September 12
 - Remember, Reflect, Revitalize HOPE!
- **Día de Muertos** – November 1
 - Celebrate loved ones lost at this collaborative event

Language Matters

Choosing Compassionate and Accurate Language

- Died of/by Suicide vs. Committed suicide
- Suicide v. Successful attempt
- Suicide Attempt vs. Unsuccessful attempt
- Describe behavior vs. manipulative/attention seeking
- Describe behavior vs. suicide gesture/cry for help
- Diagnosed with vs. they're Borderline/Schizophrenic
- Working with vs. dealing with suicidal patient

Colorado Firearm Safety Laws



Reducing risk, preventing harm, saving lives.

- **Safe storage is required** to prevent unauthorized access, especially by children.
- **Firearms in vehicles** must be locked and kept out of sight.
- **Lost or stolen firearms** must be reported to law enforcement within 5 days.
- **Extreme Risk Protection Orders** (ERPOs) allow temporary firearm removal in high-risk situations.
- **Background checks** are required for most firearm transfers in Colorado.

Firearms and Suicide



Gun Owners Can Help Prevent Suicide

Any strategy that builds time between someone in suicidal crisis and a firearm will keep everyone safer.

Please consider these options:

- Get connected with a healthy support group
- Seek help from a qualified professional
- Store your firearms off-site temporarily
- Ask a friend or family member to hold the keys, or store them somewhere safe where they're not immediately available in a crisis
- Disassemble your guns and entrust a friend with non-regulated components

Requesting A Locking Device



Directly from SpeakUp ReachOut

- Scan the QR Code or visit:

<https://www.speakupreachout.org/firearms-safety>

Local Options (Eagle County) OR ANY Law Enforcement Agency

- Eagle County Sheriff's Office
 - Call: 970-328-8500
 - Email: info@sheriff.eagle.co.us
 - Ask about free lock pick-up
- Licensed Firearm Dealers
 - Required by Colorado law to provide a free lock with purchase/transfer



Find a Group that meets
your needs TODAY!

Peer Support

SpeakUp REACHOUT

Where to Find Us



www.speakupreachout.org



@speakupreachouteaglecounty



@speakupreachoutec



@speakupreachout



Follow. Like. Share.

SpeakUp REACHOUT

**Get
Help**

VAIL HEALTH Crisis Line

24/7 free and confidential
support for those in crisis

970-306-4673



BEHAVIORAL HEALTH
VAIL HEALTH

www.vailhealthbh.org

SpeakUpReachOut.org

SpeakUpREACHOUT

Your Support Makes a Difference



Suicide prevention programs are paid for by compassionate people like you

- 2500+ students 5th-12th grade receive suicide prevention training each year
- 97% of people are more comfortable talking about mental health and suicide after taking a training with SpeakUp Reachout
- 186 students were identified as needing support in 25/26 SY as a result of our programs.

Because of your community support, programs like this are available to everyone at no charge.



MEETING MINUTES
Town Council
Tuesday, June 9, 2026
Public Meeting Room / Eagle Town Hall
200 Broadway Eagle, CO

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

COUNCIL MEMBERS ABSENT

STAFF PRESENT

Melissa Daruna, Town Manager
Richard Peterson-Cremer, Town Attorney
Camille Deering, Town Clerk
Rachel Tand, Finance Director/Treasurer
Tom Gosiorowski, Public Works Director (Virtual)
Jessica Johnsen, Community Development Director
Jessica Lake, Senior Planner
Sydney Dynek, Planner
Kira Koppel, Sustainability Specialist
Kevin Aoki, Information Technology Manager
Nikki Davis, Economic Development & Housing Specialist
Ashley LaFleur, Communications Specialist (Virtual)

CONFLICT OF INTEREST DISCLOSURE

There were no conflicts of interest disclosed.

ADOPTION OF AGENDA

MOTION: Council Member Scott Schreiner motioned to approve the agenda. 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

- Brenda Wyatt, 6th St and Wall- She expressed frustration that neither she nor other nearby residents of Town Park were notified about the proposed pickleball courts at the Eagle County building. She noted that studies show pickleball courts can create excessive noise in residential areas.
- Kelly Bonzer, 425 Washington Street- She expressed concerns about how the proposed pickleball courts would affect her household. She compared the situation to a recent experience with a neighbor's backyard skateboard ramp, which generated excessive noise, and worried the courts would create similar impacts.

- Tim McMahon, Avon CO- He advocated for stricter local regulations on e-bikes and e-motorcycles, suggesting mandatory helmet laws for minors and increased parental accountability. He also mentioned that Eagle County Paramedics have free Narcan at their Edwards location if anyone is in need.
- Annie Colby, Eagle- Asked the Council to invest more time and money in the museum and visitor center. The buildings have fallen into disrepair, and she would like to see the site improved and to be open more than just on weekends.

CONSENT AGENDA

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

1. Minutes
2. Bill Schedule
3. Planning & Zoning Commission Appointments
 - a. Resolution 35, Series 2026 - A Resolution of the Town Council of the Town of Eagle, Colorado, to appoint one vacancy on the Town of Eagle Planning and Zoning Commission.
 - b. Resolution 36, Series 2026 - A Resolution of the Town Council of the Town of Eagle, Colorado, to appoint one Alternate Vacancy on the Town of Eagle Planning and Zoning Commission.
 - c. Resolution 37, Series 2026 - A Resolution of the Town Council of the Town of Eagle, Colorado, to appoint a second Alternate position on the Town of Eagle Planning and Zoning Commission.
4. Resolution 40, Series 2026 - A Resolution of the Town Council of the Town of Eagle, Colorado Approving Expenditure of Funds with Tyler Technologies for Finance and Court Modules

STAFF REPORTS

1. Town Manager Update
2. Department Update

Council member Atkins would like to see discussion on a future agenda about 2nd Street parking solutions based on the number of comments the town has received on the subject.

BUSINESS ITEMS

1. Resolution 39, Series 2026, A Resolution of the Town Council of the Town of Eagle, Colorado, Approving The Contract For An Investment Grade Audit Report And Energy Performance Contracting Project For Phase 3 Of Our Work With ESG.

Council discussed and approved a contract for an investment grade audit and energy performance contracting for phase three of the town's sustainability projects, including battery storage, solar, and water meter replacement.

MOTION: Council Member Scott Schreiner motioned to approve Resolution 39, Series 2026, A Resolution of the Town Council of the Town of Eagle, Colorado, Approving the Contract for an Investment Grade Audit Report and Energy Performance Contracting Project for Phase 3 with ESG. The motion was seconded and passed with a vote of 7 in favor (Grimmer, Glowacki, McCrackin, Atkins, Woods, Woodworth Foral, Schreiner) and 0 opposed.

2. Resolution 38, Series 2026 A Resolution of the Town Council of the Town of Eagle, Colorado, Appointing a Member to the Eagle Pool and Ice Rink Capital Committee.

After discussion, Council appointed Mayor Pro Tem Jamie Woodworth Foral to the Eagle Pool and Ice Rink Capital Committee.

MOTION: Council Member Casey Glowacki motioned to approve Resolution 38, Series 2026, A Resolution of the Town Council of the Town of Eagle, Colorado, Appointing a Member to the Eagle Pool and Ice Rink Capital Committee. The motion was seconded with a vote of 7 in favor (Grimmer, Glowacki, McCrackin, Atkins, Woods, Woodworth Foral, Schreiner) and 0 opposed.

3. Resolution 41, Series 2026, A Resolution of the Town Council of the Town of Eagle, Colorado, Approving Certain Town-Owned Properties for Advancement Through the Eagle Downtown Development Authority Petition Process Pursuant to C.R.S. 31-25-822

Council discussed the pros and cons of the 23 properties identified for possible inclusion into the Downtown Development Authority. Council debated the philosophical and practical reasons for including open space parcels, ultimately agreeing that boundary expansion provides future flexibility for economic development and reinvestment, even if the parcels are not intended for immediate development. Council member Schreiner requested that parcel #6 be excluded, and the other members agreed.

Mayor Woods opened the discussion for public comment, but there was none.

MOTION: Council Member Casey Glowacki motioned to approve Resolution 41, Series 2026, A Resolution of the Town Council of the Town of Eagle, Colorado, Approving Certain Properties for Advancement Through the Eagle Downtown Development Authority Petition Process Pursuant to C.R.S. 31-25-822. The motion was seconded and passed with a vote of 7 in favor (Grimmer, Glowacki, McCrackin, Atkins, Woods, Woodworth Foral, Schreiner) and 0 opposed.

4. Resolution 42, Series 2026 A Resolution of the Town Council of the Town of Eagle, Colorado Adopting the Town of Eagle 2026 Strategic Plan.

Town Manager Melissa Daruna presented the revised strategic plan for Council review, with members discussing edits to housing objectives and the mission statement, ultimately deciding to incorporate suggested changes and revisit the mission statement in the future. The edits will be made and the Strategic Plan will be adopted by consent agenda at the next meeting on June 23rd.

5. Town Variance Standards Discussion

The Council was given a detailed review of the town's variance standards and explored potential reforms. Staff compared Eagle's regulations with neighboring communities of Glenwood Springs and Vail, identifying differences in approval criteria and the use of design variances.

Mayor Woods opened the discussion for public comment

- Rick Beveridge, 1511 Polar Star Dr- He shared his experience with variances as a 36-year resident of Eagle. He believes the variance process is too subjective and the financial hardship criteria should be eliminated. He advocated for more opportunities to discuss project concepts with the Council or Planning and Zoning Commission, which he believes would provide developers with clearer guidance on how to proceed with their projects.

Additionally, he expressed concern that portions of the town code remain outdated and that needed updates continue to be delayed.

After discussion, Council directed staff to draft ordinance amendments that:

- Eliminate financial hardship as a variance criterion.
- Establish a mix of mandatory and discretionary approval criteria.
- Expand the availability of design variances beyond subdivisions.
- Replace the current call-up process with a formal appeals process.
- Create clearer definitions and more consistent standards across all variance types.

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.*

- Mayor Pro Tem Jamie Woodworth Foral recommended that the communications team increase outreach about e-bike rules on social media.
- Council noted that Town of Eagle will follow Eagle County in implementing stage one fire restrictions.
- Council Member Glowacki proposed exploring a town-wide gift card program to encourage local spending and directed staff to add the topic to a future agenda for discussion.
- Council Member Grimmer suggested installing a water bottle refilling station at Town Hall and exploring custom highway signage for Eagle.

ADJOURN

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

Date: 6/23/2026

Bryan Woods, Mayor

Camille Deering, Town Clerk



To: Mayor Woods and Town Council
From: Melissa Daruna, Town Manager
Date: June 23, 2026
Agenda Item: Resolution 42, Series 2026 – A Resolution of the Town Council of the Town of Eagle, Colorado, Adopting the Town of Eagle 2026 Strategic Plan

REQUEST: Staff requests Town Council review and adopt the updated 2026 Strategic Plan.

BACKGROUND: The Town of Eagle’s last strategic plan concluded in 2025. In February 2026, the Town Council and Town Manager began working with Government Performance Solutions, Inc. to draft the next 5-year strategic plan.

The consultants conducted research of prior plans and community surveys, held interviews with staff and Council members, and facilitated focus groups with advisory committee representatives. This background information was then summarized and provided to the Town Council at a 2-day strategic planning retreat held on April 27 & 28. The retreat resulted in draft objectives, strategies and initiatives to comprise the next 5-year plan.

At the May 26, 2026 Town Council meeting the consulting team presented the draft strategic plan. The Council reviewed the plan and provide additional edits at the June 9 Town Council Meeting. Following additional discussion and feedback, staff revised some initiatives and timing for the final draft presented tonight.

ANALYSIS: The 2026 Strategic Plan brings greater focus and clarity to the town’s operations, funding strategies and projects over the next 5 years. With a revised mission, vision and values statement, four major objectives and just over 20 initial strategies, the plan envisions an Eagle that supports a thriving and connected community.

Staff have continued to refine the initiatives and timing throughout the plan. A few key updates provided in the last round of edits:

- A slight reduction in the number of initiatives slated to begin in 2026. Staff focused on projects that are already scheduled in this year’s workplan or are in progress. The projects that are now shifting to start in 2027 are:
 - Infrastructure grant strategy
 - Downtown density solutions
 - Full-time residential occupancy solutions
- Some 2026 initiatives were also shifted to start in Q4 rather than Q3. These include:

- Tap fee structure revisions
- Employee retention strategy
- We revised “priority-based budgeting” to reflect the desired outcomes of more priority focused budgeting without completely revising our budgeting process.
- Reordered some action items to support workflow.
- Added an initiative in the Enable Community Vitality objective to Establish a Community / Civic Brand. Initial planning is scheduled to begin in Q4 2026.
- Revised language around exploring RETA funding mechanisms and updates to housing targets in the LUDC and LERP Guidelines, as needed.

The Plan includes an accountability framework that establishes a regular cadence for internal staff tracking (monthly), reports to Town Council (quarterly) and an annual check-in where staff and Council can collectively make modifications to the initiatives and timelines. Quarterly reports will begin this year, and the first annual check-in will take place in early 2027.

The appendix of the Plan includes a list of ideas and priorities that were discussed but were placed in the “bike rack” for future consideration. Staff recommends these initiatives also be revisited during the annual check-in.

Staff believes this Plan positions the Town to make progress on economic development, housing, sustainability and community vitality while maintaining the close-knit community feel of Eagle.

Finally, staff look forward to sharing the Plan with the community. We will have initial information available at Flight Days, followed by a community meeting in July. Launching a civic branding initiative in early 2027 will also serve to keep up momentum and community engagement around the Plan.

COMMUNITY INPUT: There is no additional community input at this time.

BUDGET/STAFF IMPACT: There is no additional budget request or impact.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED: This new plan will help evolve and redefine the strategic goals for the Town.

RECOMMENDED ACTION OR PROPOSED MOTION:

- Motion to APPROVE Resolution 42, Series 2026 – A Resolution of the Town Council of the Town of Eagle, Colorado, Adopting the Town of Eagle 2026 Strategic Plan

ATTACHMENTS:

- Town of Eagle 2026 Strategic Plan
- Resolution 42, Series 2026 – A Resolution of the Town Council of the Town of Eagle, Colorado, Adopting the Town of Eagle 2026 Strategic Plan

Town of Eagle



5 Year Strategic Plan



Envisioning Futures
Custom Solutions
Beyond the Drawing Board

Contents

- Town of Eagle Strategy Map
- Roadmap and Implementation Plans
- Accountability Framework
- Next Steps
- Appendix
 - Parking Lot Ideas for Projects/Initiatives
 - Findings from Stakeholder Analysis



Document Purpose

This slide deck serves as the Town of Eagle's integrated strategic plan deliverable, bringing together the core outputs developed through the GPS-facilitated planning process.

This work was initiated following the election of new Council members and the close of the Town's prior five-year strategy. The intent was to help Council and staff establish a focused set of priorities for the next five years, align around what success looks like, and define practical action plans that support clear implementation.

The deck houses four connected deliverables:

- **Strategy Map:** The Town's strategic priorities and desired outcomes
- **Roadmap:** The sequencing and timing of major initiatives
- **Initiative Implementation Plans:** The action-level detail needed to get priority initiatives off to a strong start.
- **Accountability Framework:** The cadence and structure for monitoring progress, reporting updates, and revisiting priorities over time



Town of Eagle Strategy Map



Building the Strategic Foundation

- On day 1 of the retreat, the Town refined its mission, vision, and values to better reflect Eagle's identity, direction, and aspirations.
- This refreshed foundation now serves as the guidepost for the Town's strategic objectives and the initiatives that will advance them.
- The outcome of this early work is the **Town of Eagle Strategy Map**, a one page view of the strategy that connects the Town's purpose, priorities, and projects in a clear and actionable way.

Footnote

Mission defines the Town's purpose today.

Vision describes the future it seeks to create.

Values define the principles that guide decisions, behavior, and service delivery.



Town of Eagle - Strategy Map



Values

- **Stewardship** - *Caring for our resources, places, and future.*
- **Collaboration** - *Working together inclusively and in service of each other.*
- **Adventure** - *Embracing possibility, action, and the mountain spirit.*
- **Legacy** - *Honoring our roots while building for generations to come.*
- **Efficiency** – *Delivering fiscally responsible results with focus and clarity.*



Roadmap and Implementation Plans



From Strategic Direction to Strategic Action

On day 2 of the retreat, Council shifted from strategic direction to strategic action, brainstorming and prioritizing the initiatives most critical to advancing the Town's aspirations.

Through this work, the four strategic objective areas took shape:

- Invest in Economic Development
- Enable Community Vitality
- Maintain and Modernize Critical Infrastructure
- Improve Town Operations

Following prioritization, Council worked in teams to develop implementation plans for each of the 20 priority initiatives, translating strategic intent into early action steps, ownership, and timing considerations.

The outputs of day 2 are captured in the **Strategy Roadmap** and **Initiative Implementation Plans** that follow, providing a practical bridge from the Town's strategy map to execution.



Town of Eagle Strategy Roadmap by Objective Area

Initiative	Q3 2026	Q4 2026	Q1 2027	Q2 2027	Q3 2027	Q4 2027	Q1 2028	Q2 2028	Q3 2028	Q4 2028	2029+
Determine Solution to Increase Density in the Downtown Core											
Incentivize Commercial Property Activation											
Explore Tap Fee Structure & Incentives											
Create Community Housing Solutions & Incentives											
Market the Town Broadband (Thor Line)											
Establish a Community / Civic Brand											
Expand Affordable Housing for Residents											
Assess Incentives for Full-Time Residential Occupancy for Housing											
Revise Eagle River Corridor Plan											
Establish Event Cost Recovery & Staffing Support											
Advance Downtown Lodging Development											
Plan and Phase Grand Avenue Improvements											
Strengthen Infrastructure Grant Strategy											
Plan Facility Renewal & Infrastructure Funding											
Advance First & Last Mile Transportation Options											
Expand Waste Diversion & Recycling Requirements											
Assess Public Safety Infrastructure											
Evaluate Street and Frontage Impact Funding strategies											
Refocus Annual Budgeting on Strategic Plan Priorities											
Resource TylerTech and Process Improvement Implementation											
Build and Implement an Employee Retention Strategy											

Town of Eagle Strategy Roadmap Sequenced

Initiative	Q3 2026	Q4 2026	Q1 2027	Q2 2027	Q3 2027	Q4 2027	Q1 2028	Q2 2028	Q3 2028	Q4 2028	2029+
Refocus Annual Budgeting on Strategic Plan Priorities											
Market the Town Broadband (Thor Line)											
Establish Event Cost Recovery & Staffing Support											
Plan Facility Renewal & Infrastructure Funding											
Establish a Community / Civic Brand											
Explore Tap Fee Structure & Incentives											
Build and Implement an Employee Retention Strategy											
Plan and Phase Grand Avenue Improvements											
Incentivize Commercial Property Activation											
Advance First & Last Mile Transportation Options											
Resource TylerTech and Process Improvement Implementation											
Expand Waste Diversion & Recycling Requirements											
Determine Solution to Increase Density in the Downtown Core											
Assess Incentives for Full-time Residential Occupancy for Housing											
Expand Affordable Housing for Residents											
Strengthen Infrastructure Grant Strategy											
Create Community Housing Solutions & Incentives											
Assess Public Safety Infrastructure											
Evaluate Street and Frontage Impact Funding Strategies											
Revise Eagle River Corridor Plan											
Advance Downtown Lodging Development											

Invest in Economic Development

Implementation Plans



Determine Solution to Increase Density in the Downtown Core

Objective & Action	Owner	ETA
Staff and Planning & Zoning will review and propose revision of OTR density and acre cap requirements.	Community Development and Planning & Zoning	Q1 2027*
Staff and Planning & Zoning revise CMU-1, Broadway, and OTR zoning standards, including setbacks, height, step-backs, and lot coverage.	Community Development and Planning & Zoning	Q2 2027
Staff assess the feasibility of reducing minimum parking requirements in the CMU-1, Broadway, and OTR zones.	Community Development and Planning & Zoning	Q3 2027
Planning & Zoning recommends ordinances to implement parking requirement reforms.	Planning & Zoning Committee	Q4 2027

** Staff aim to begin this process in early 2027 which coincides with the Tyler Technology implementation. The Tyler Technology implementation will be top priority. Code amendments may be shifted to ensure the Tyler launch is successful.*



Incentivize Commercial Property Activation

Objective & Action	Owner	ETA
DDA prioritizes grants for vacant commercial spaces.	DDA	Q4 2026
Staff recommend commercial occupancy incentives or vacancy strategies to Town Council.	Economic Development & Finance	Q2 2027
Staff and Planning & Zoning draft more specific criteria for commercial utilization.	Community Development and Planning & Zoning	Q3 2027
Identify existing Town policy barriers to commercial reactivation.	DDA & Economic Development	Q3 2027
Increase code enforcement related to commercial vacancies.	Building Official & Police Department	Q4 2027



Explore Tap Fee Structure & Incentives

Objective & Action	Owner	ETA
Explore how similar jurisdictions have structured this approach.	Town Manager, Finance & Public Works	Q4 2026
Staff recommend a proposed model to Town Council.	Finance & Public Works	Q1 2027
Draft the ordinance and fee schedule.	Finance & Legal	Q2 2027
Conduct public outreach on the new structure.	Communications & Marketing	Q2/3 2027



Create Community Housing Solutions & Incentives

Objective & Action	Owner	ETA
Explore a voluntary 2% RETA on all sales, including first sales, of new residential for-sale development in exchange for a reduction in LERP requirements. Feasibility and appropriate RETA reductions to LERP requirements can be determined through a pro forma process to ensure future housing outcomes are still being met.	Finance, Community Development & Housing	Q2 2027
Evaluate opportunities to subsidize LERP price-capped units through reduced parking requirements, lower tap fees, and reduced impact fees tied to the price-capped units.	Finance, Community Development & Housing	Q4 2027
Establish policies to support LERP price-capped subsidies.	Housing, Town Manager	Q1 2028



Market the Town Broadband (Thor Line)

Objective & Action	Owner	ETA
Develop 1-to-3-year plan to recruit new customers.	IT	Q4 2026
Establish business incentives for new businesses or businesses moving to the downtown cores.	IT & Economic Development	Q4 2026
Update the fee schedule as needed.	Finance & IT	Q4 2026
Market the service to prospective businesses and residential customers.	Communications	Q4 2026
Track installations and profitability.	Finance & IT	Q 3 2026 (ongoing)



Enable Community Vitality

Implementation Plans



Establish a Community / Civic Brand

Objective & Action	Owner	ETA
Develop a civic brand initiative map and include in the 2027 budget.	Town Manager	Q4 2026
Engage with community stakeholder groups including the EVC, MEAC, DDA, Chamber and others to assign roles and expectations for the initiative.	Town Manger, Marketing & Events, Economic Development	Q1 2027
Begin community engagement series on establishing the brand.	Town Manger, Marketing & Events, Economic Development & Communications	Q3 2027
Propose, review and revise the civic brand with the community. Finalize and prepare for launch the following year.	Town Manger, Marketing & Events, Economic Development & Communications	Q 4 2027



Expand Affordable Housing for Residents

Objective & Action	Owner	ETA
Establish a dedicated housing fund, if needed.	Finance & Housing	Q1 2027
Explore dedicated revenue sources, including 50% of RETA from Haymeadow and Red Mountain Ranch. Also explore General Fund transfers, similar to Open Space, and land banking.	Finance, Housing & Council	Q2 2027
Once funding is secured, partner with community organizations on housing assistance programs in exchange for price-capped deed restricted units, including mortgage buy-downs.	Housing	Q4 2027
Explore appropriate resident occupancy and price-capped ratios / percentages along with exemption requirements within the LERP guidelines to ensure future housing needs are being met; update Title 4 of the LUDC and LERP Guidelines as necessary.	Town Manager	Q1 2028
Collaborate with HOAs to amend PUDs to allow ADUs as a use by right.	Town Attorney	Q2 2028

Revise Eagle River Corridor Plan

Objective & Action	Owner	ETA
Identify partners and contacts for the fairgrounds, Eagle County, private property owners and community partners.	Town Manager	Q1 2028
Review the existing plan for feasibility under current conditions.	DDA, Public Works & Community Development	Q2 2028
Engage a consultant to assist with the plan revision, as needed.	Town Manager, Community Development	Q2 2028
Conduct public engagement to inform a new vision. Include CPW and BLM as constituents.	Community Development	Q3 2028
Draft an updated plan with County, partner and landowner input.	Community Development	Q3 2028
Adopt the updated plan through Town Council.	Council	Q4 2028



Establish Event Cost Recovery & Staffing Support

Objective & Action	Owner	ETA
Identify potential events and the Town support required.	Events	Q3 2026
Estimate required staff support hours by role.	Events, Public Works & Police Department	Q3 2026
Establish a budget for Town event support.	Events, Finance & Council	Q4 2026
Invoice event organizers and collect reimbursement for additional events outside of budgeted support.	Finance & Events	2027 +



Advance Downtown Lodging Development

Objective & Action	Owner	ETA
Identify appropriate parcels for downtown lodging development.	DDA & Economic Development	Q1 2029
Evaluate ideal development scenarios for the identified parcels.	Economic Development, Public Works, Community Development & DDA	Q2 2029
Update Chapter 4 and the LUDC to enable lodging development.	Community Development	Q4 2029
Engage lodging developers to recruit a development partner. (Refer to Canon City model)	Economic Development	2030 +



Maintain & Modernize Critical Infrastructure Implementation Plans



Plan and Phase Grand Avenue Improvements

Objective & Action	Owner	ETA
Evaluate closing 2nd Street to create a pedestrian and / or creative district. Hold conversations with business owners to determine outcomes and participation in successful activation of the site.	DDA	Q4 2026
Negotiate the Brush Creek right of way.	Town Manager & Public Works	Q1 2027
Hire a funding strategy consultant to estimate costs, and assess feasibility for the Grand Ave. project.	Town Manager & Public Works	Q2 2027
Evaluate and right-size the Grand Ave. scope of work based on the funding strategy.	Public Works	Q4 2027
Complete Phase 1 of Grand Ave. construction.	Public Works	Q1 2029



Strengthen Infrastructure Grant Strategy

Objective & Action	Owner	ETA
Evaluate the effectiveness of the current grant writer beyond transportation focused grants.	Assistant Town Manager, Finance & Public Works	Q1 2027
Issue an RFP for comprehensive grant writing support, including consideration of long-term sustainability strategies, as needed.	Assistant Town Manager & Finance	Q2 2027
Prioritize grant eligible projects and develop a Town grant strategy.	Assistant Town Manager & Finance	Q4 2027



Plan Facility Renewal & Infrastructure Funding

Objective & Action	Owner	ETA
Build funding for this effort into the 2027 budget. Consider Phase 3 of EPC to plan for modernization of certain community infrastructure elements.	Town Manager & Finance	Q3/Q4 2026
Issue an RFP for consultant support to develop a facility maintenance plan.	Public Works & Community Development	Q1 2027
Begin maintenance planning and budgeting for current facilities.	Public Works & Finance	Q2 2027
Develop the facilities plan, bring it to Council, and determine the next steps for a needs assessment.	Public Works	Q4 2027
Evaluate Ballot Initiative for Infrastructure Funding		
Initiate a capital study to evaluate a potential ballot measure for infrastructure modernization.	Town Manager, Sustainability & Finance	<i>Needs Confirmation</i>
Identify 1 to 2 specific infrastructure investments for potential funding.	Public Works & Finance	<i>Needs Confirmation</i>
Conduct stakeholder engagement on the proposed funding approach.	Town Manager, Assistant Town Manager, Communications	<i>Needs Confirmation</i>
Conduct public polling.	Town Manager	<i>Needs Confirmation</i>
Engage bond counsel, Council, and financial analyst.	Finance	<i>Needs Confirmation</i>



Advance First & Last Mile Transportation Options

Objective & Action	Owner	ETA
Gather local market data on successful transportation approaches.	Sustainability	Q4 2026
Reach out to peer towns to understand their models and lessons learned.	Sustainability	Q1 2027
Host presentations with Town Council and working sessions with the community on vendor and service options and locations to address first and last mile transportation needs.	Sustainability	Q3 2027
Launch selected transportation solutions.	Sustainability, Public Works, Community Development, Communications	Q1 2028 (rides beginning in Spring 2028)



Expand Waste Diversion & Recycling Requirements

Objective & Action	Owner	ETA
Build a complete understanding of State producer responsibility requirements and refund program.	Sustainability	Q4 2026
Meet with the Town of Avon and Town of Vail to understand their requirements and approaches.	Sustainability	Q1 2027
Draft Town-wide recycling requirements for HOAs, multifamily housing, and commercial properties.	Sustainability & Legal	Q2 2027
Research requirements and options for multifamily housing composting.	Sustainability	Q1 2028



Assess Public Safety Infrastructure

Objective & Action	Owner	ETA
Build funding for additional facility and department growth planning into the 2028 budget.	Town Manager, Police Department & Finance	Q3/Q4 2027
Assess the feasibility of investing in public safety infrastructure following budget review and update facility needs assessment accordingly.	Town Manager, Police Department & Finance	Q1 2028



Improve Town Operations Implementation Plans



Assess Incentives for Full-Time Residential Occupancy

Objective & Action	Owner	ETA
Join CAST. (Budget membership in 2027)	Council & Town Manager	Q1 2027
Engage State representatives on potential State support for vacancy solutions.	Council	Q1 2027
Conduct a review of residential vacancy solutions, including where they have and have not been successful.	Town Manager, Town Attorney & Housing	Q2 2027
Evaluate whether an RHA could serve as a vehicle for vacancy solutions.	Town Manager & Housing	Q2 2027
Assess legal feasibility, including constitutional, equal protection, taxation authority, and uniformity issues.	Town Attorney	Q3 2027
Issue an RFP for consultant support related to a potential ballot question.	Town Manager & Housing	Q4 2027



Evaluate Street and Frontage Impact Funding

Objective & Action	Owner	ETA
Explore funding options and General Improvement District structures.	Town Attorney & Public Works	Q1 2028
Conduct a nexus study on comparable policies and options, potentially as part of the facility needs assessment.	Public Works & Finance	Q2 2028
Establish the necessary districts or policy to implement a funding strategy.	Town Manager & Town Attorney	2029
Adopt new funding strategies or fee schedules as needed.	Town Council	2029



Refocus Annual Budgeting on Strategic Plan Priorities

Objective & Action	Owner	ETA
Revise budget documents and tracking tools.	Finance	Q3 2026
Work with staff evaluate budgeting approaches and refocus resources on desired outcomes for each year.	Finance & Town Manager	Q3 2026
Establish an annual cycle for setting priorities for the next budget.	Finance	Q4 2026
Hold a budget work session before staff begin developing their budget workbooks in subsequent years.	Finance & Council	Q2 2027



Resource TylerTech and Process Improvement Implementation

Objective & Action	Owner	ETA
Use DOLA funding to add staff capacity for system migration and workflow setup.	Community Development, IT, & Consultant	Q4 2026
Evaluate current processes and eliminate unnecessary steps before implementation.	Community Development, Public Works, Finance, Housing & IT	Q1 2027
Create workflows, automations, and AI-enabled tools.	Community Development, Public Works & IT	Q2 2027
Go live with the new system and processes.	Community Development, Public Works, Housing, Finance & IT	Q4 2027



Build and Implement an Employee Retention Strategy

Objective & Action	Owner	ETA
Conduct an employee satisfaction survey and identify key retention needs.	Town Manager & HR	Q4 2026
Establish outcomes and tangible KPIs to track the success of the retention strategy.	Town Manager & HR	Q1 2027
Evaluate pay and benefits ahead of the 2027 or 2028 budget cycle.	HR & Department Leads	Q3 2026 Q2 2027
Explore internship and partnership opportunities to strengthen the talent pipeline.	HR	Q2 2027
Build appropriate pay and benefit adjustments into the 2028 budget cycle.	Town Manager & HR	Q3 2027
Promote pay, culture, and benefits to potential recruits, and evaluate where contract roles could be converted to non-contract positions.	HR & Marketing	Q1 2028



Accountability Framework



Town of Eagle Strategic Plan Accountability Framework

At the close of the retreat, Council developed a strategic plan accountability framework to support disciplined implementation and sustained alignment. The framework defines how progress will be monitored, how updates will flow to Council, and when the Town will formally revisit priorities, resource needs, and opportunities to pivot.

Monthly

- Project teams meet monthly to review progress, remove barriers, and confirm next steps.
- Town Manager debriefs with teams to maintain alignment, accountability, and implementation momentum.

Quarterly

- Staff provide quarterly written updates to Council through the existing reporting structure.
- Updates use a stoplight format to show status, progress, risks, and any Council support needed.

Annually

- Council and staff hold an annual work session to assess progress, revisit priorities, and identify pivots.
- First check-in occurs in January 2027.
- Future sessions move to late Q1 or early Q2 to inform budget decisions.
- Beginning in 2028, this becomes a one-day March or April retreat.

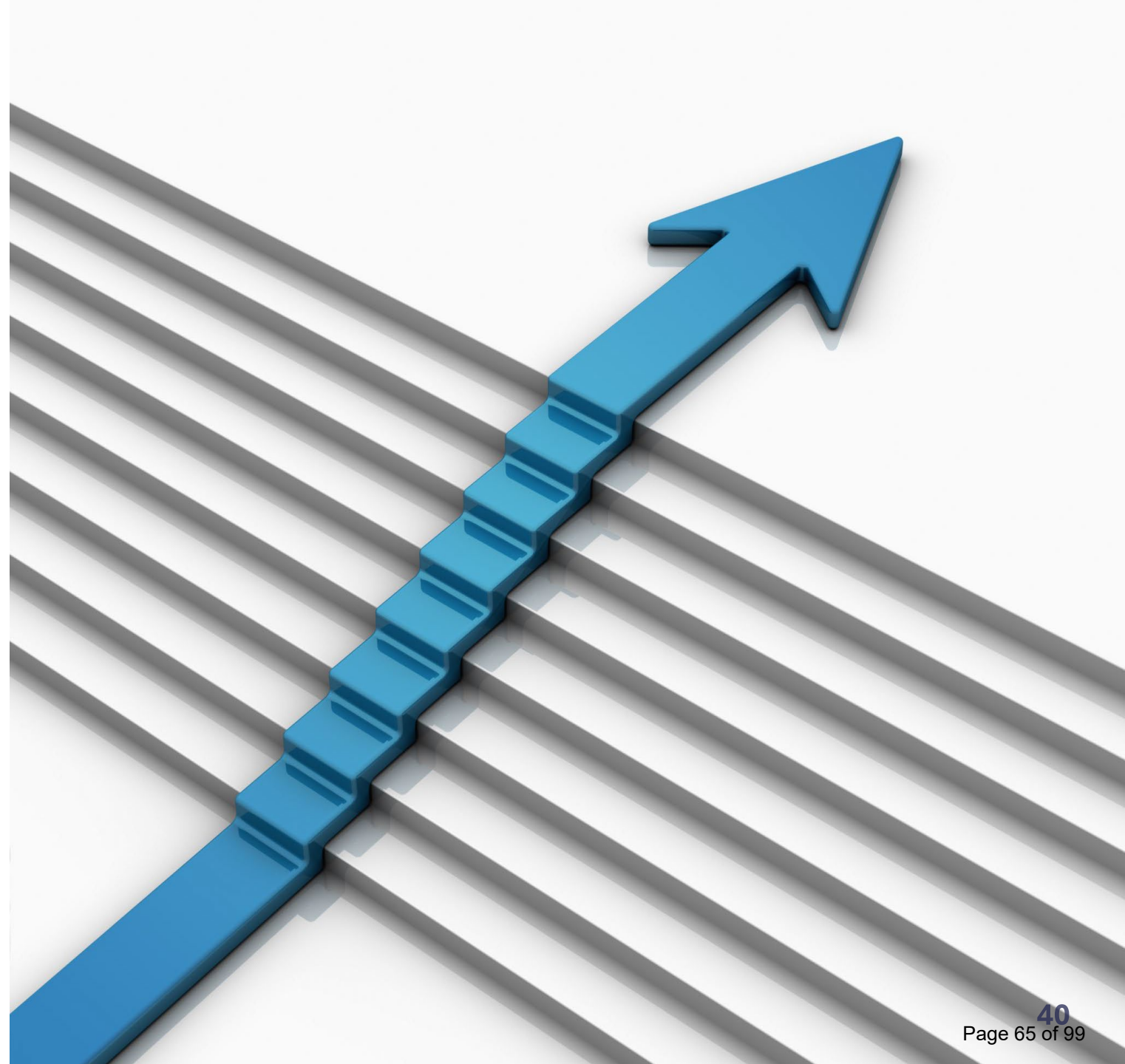


Next Steps



Next Steps

- **May 26 - Review with Council -** Confirm final priorities, language, and direction.
- **Develop SMART goals -** Define/refine specific outcomes and measures for each initiative.
- **Socialize with staff -** Share the “why,” priorities, and how staff will contribute.
- **Begin implementation -** Launch priority initiatives and manage progress through the accountability framework.



Thank you!

Government Performance Solutions, Inc.

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Agustin Leone	agustin@governmentperformance.us	720.291.1338



Appendix



Parking Lot – Ideas for Initiatives that Were Not Prioritized

Branding/Communications

- *Engage the community to support defining ToEs brand (1 vote)*
- *“Give a darn” (6 votes)*
- Communicate infrastructure needs to public as Capitol St. finishes

Budgeting

- *Cut unnecessary spending (1 vote)*

Infrastructure

- *Street/sidewalk pavement project (2 votes)*
- Explore building a new grocery store

Transportation

- In Town circulator
- Micro-transit solutions

Housing

- Consider participation in Regional Housing Authority

Workforce Housing

- *Expand current path to ownership programs (4 votes)*
- *Determine workforce housing unit need (3 votes)*
- Explore PPPs for workforce housing
- Invest in non-town owned properties
- Partner on grant opportunities
- Housing ombudsperson

Committees

- *Address overlapping/redundant committees – EVC and MEAC (2 votes)*

Lean/QI

- Create a Lean program for town operations

IT

- Invest in cleaning up our Data/IT infrastructure



Parking Lot – Ideas for Initiatives that Were Not Prioritized

Sustainability

- *Responsible land management – Xeric scaping, eliminating toxins from open spaces, ground water monitors (3 votes)*
- *All electronic building code policy (1 vote)*
- Internal decarbonization
- Explore ROI of geothermal energy

Recreation & Tourism

- *Capitalize on trail system (1 vote)*
- *Align events with anticipated increased of visitors to the area– hunting season, anglers, off-road vehicle enthusiasts (1 vote)*
- More events to the River Park

Economic Development

- *Establish a creative arts district (3 votes)*
- *Split CMU zone district (3 votes)*



Recent Changes Shaping Eagle's Future

- **Expanded Scope:** Home Rule Charter allowed Town to broaden its service obligations including broadband, open space, and sustainability programming.
- **Regulatory Burden:** State mandates (SB 215, HB 1250, wildfire resiliency codes) have added unfunded compliance workloads across Public Safety and Community Development.
- **Land Use Reform:** New Land Use Development Code (“Recode”) adopted — a positive step, but requires refinement. Permitting processes remains slow and developer-unfriendly, leading to lost business to neighboring communities.
- **Fiscal Slowdown:** Budget revenue growth is now running at ~5%, down from 15% in prior periods, increasing structural fiscal pressure across all departments.
- **New Leadership Alignment:** New council elected in 2025 with greater alignment on infill development and economic vitality priorities, signaling a more cohesive strategic direction.
- **Service Complexity:** Growing demand for services while revenue growth has plateaued.



What's Working — Strengths Across All Sources

Community & Place

- **Sense of place:** Eagle's small-town character, mountain culture, historic buildings, and old town identity are irreplaceable assets cited by nearly every participant
- **Outdoor recreation:** World-class trail systems, Eagle River, Sylvan Lake, mountain bike network, Brush Creek sports complex, and the 40-acre rec campus (pool/ice rink) define Eagle's appeal
- **Community events:** Thursday Night Music, Xmas on Broadway, Rodeo Rink, Mushroom Festival, block party, and Flight Days are community anchors with strong attendance
- **Family-oriented:** Bikeable safe routes to schools, low vacancy rate, few STRs, and a community of mainly year-round local residents
- **Recreation campus:** 40-acre rec campus with pool and ice rink; Eagle County fairgrounds; greenway system; airport proximity
- **Major employers:** Eagle County School District, Eagle County Government, and Vail Health provide economic stability and anchor the local workforce



Organization & Leadership

- **Staff quality:** 'We're good at hiring excellent staff. Our people are our best asset' — expertise, positive team culture, and empowered decision-making cited repeatedly
- **New leadership alignment:** New pro-responsible growth Town Council, new Town Manager, and new Community Development Director seen as a promising reset
- **Collaborative culture:** Flat leadership model; collaborative council-staff relationships; staff deeply invested in community outcomes
- **Advisory committees:** EVC, DDA, OSRAC, MEAC and P&Z provide deep community expertise and serve as bridges between community and Town Hall
- **Partnerships:** Strong interagency and regional partnerships; nonprofit collaborations; robust grant-writing track record
- **Training commitment:** Emphasis on continuing education, leadership development, and professional growth consistently protected even in tight budget seasons

What's Getting in the Way — Challenges Across All

Operations & Process

- **Permitting challenges:** The development and permitting process is the single most cited obstacle — slow, siloed, unpredictable, with no clear 'path to yes.' Need more coordination between ComDev, PW, and Building Dept.
- **Technology gaps:** Lack of land use permitting software creates inefficiency; online forms outdated; technology seen as a cost center rather than value-add
- **Communication silos:** Departments seem to operate in silos; no central resource-sharing platform; information flow breaks down between staff levels and across teams
- **Competing priorities:** Workplans routinely disrupted with new work by Q2; state mandates compete with core work; priorities 'seem to change on a whim'
- **Recode needs refinement:** 2023 Land Use Code adapted from front-range suburban models; density standards, tap fees and building separation need Eagle-specific fixes
- **Vision creep:** Without clear strategic pillars, leadership energy fragments; new capital projects created without maintenance funding plans



People, Housing & Fiscal

- **Staff retention:** Cannot compete financially with Vail, Avon, Sheriff, and State Patrol; exiting staff say they cannot afford to live here; housing insecurity across departments
- **Broadway vacancy:** Downtown storefronts sitting empty for years; absentee owners; high business turnover; no walkable vibrancy; railroad access challenges
- **Limited budget:** 'The bank account doesn't support the dream'; budget cuts and staff cuts for 2026; limited reliable/continuous revenue sources
- **Deferred maintenance:** PW deferring ~\$600K in maintenance; roads, water pipes, and police equipment past replacement cycles
- **PD facility needs:** Police Dept. space significantly undersized for industry standard; no funded facility plan
- **High cost of entry:** Water tap fees ~8x actual cost; upfront business costs unsustainable; impact fees mandated at permit rather than actual impact

What's Getting in the Way — Challenges Across All Sources

Council/Leadership

- **Permitting is the top concern:** Long process times; siloed depts.; need "path-to-yes" culture
- **Staffing gap:** Eagle PD; Building Official, ComDev Director, and street tech positions chronically vacant due to housing/pay
- **Budget plateau:** Revenue growth slowed from ~15% to ~5%; payroll and insurance costs rising faster
- **Land use code:** Recode adapted from front-range suburban models; density standards, tap fees, and building separation need Eagle-specific fixes
- **Grand Avenue gap:** 'Grand is not happening' without enormous federal grant; ~\$65M project with no viable local funding path

Staff

- **Vision creep:** conflicting values (growth vs. small town); aversion to change; 'attitude of being Good Enough' dominate over creative solutions
- **Prioritization lacking:** priorities 'seem to change on a whim'
- **Staff retention/ Turnover rate:** cannot compete \$ with other valley municipalities; exiting staff say they cannot afford to live here; line level staff and middle management is a revolving door; budget cuts and staff cuts for 2026
- **Communication:** between departments; no central resource-sharing space; flow breaks down between staff levels
- **Technology:** seen as cost center not value-add; lack of land use permitting software; online forms outdated
- **Limited budget:** and limited reliable revenue; 'the bank account doesn't support the dream'
- **New capital projects:** created without maintenance funding plans; building new infrastructure without operational budget

Stakeholders

- **Broadway is 'dead':** absentee owners, business turnover, no walkable vibrancy; railroad access challenges
- **Permitting:** need culture of 'Get to Yes'; bogged down in box-checking; need faster and true customer service with private sector
- **Housing affordability:** rising non-local/investment ownership; LERP AMI too low; water tap fees 8x actual cost
- **Low tax dollars:** constrain all ambitions; not enough sales-tax-generating entities in town
- **Old culture:** losing key staff if it doesn't improve; referendum vote against approved development scares off outside investment
- **No unique identity:** to differentiate; lack of parking; small not vibrant walkable downtown
- **Sustainability:** commitment worthy but can work against workforce housing and much-needed development
- **Initial cost of entry** for businesses often unsustainable — 'need to let capitalism lead and not fees'



Where We Might Invest- Opportunities Across All Sources

Economic & Downtown Vitality

- **Permitting reform:** Streamline ComDev with TylerTech (launching 2027), process redesign, pre-application roundtables, and a 'path to yes' culture — the highest-leverage near-term action
- **Infill downtown core:** Grow within existing infrastructure footprint; Broadway step-back variance; infill creates sales tax, housing, and vibrancy
- **10-acre Broadway-River parcel:** 10 acres between Broadway and River Park can become a world-class event center for arts, music, and events that bring people to Eagle
- **Sports tourism:** Sports tourism as a sales tax driver; Eagle's outdoor assets can attract regional destination visitors, running/biking races, and signature events
- **Small business ecosystem:** Reduce upfront costs/fees; Business Advancement Program expanding; DDA grants; Eagle Rising grassroots business network gaining momentum
- **East Eagle development:** East Eagle for sports complex, rec campus, or workforce housing — Eagle's best opportunity to compete with Gypsum; water tank at 25% design


Housing, Infrastructure & Partnerships

- **Workforce housing:** West Eagle county-owned land identified; vacancy solution discussion underway; LERP/deed-restriction programs need scaling; Miller Ranch 2.0 partnership potential
- **Regional transit:** CoreTransit expansion to include more Eagle stops (and potentially Gypsum); Eagle as future regional transit center location
- **Broadband asset:** Municipal broadband generating steady installs; internal loan policy (Water-to-Broadband) is a creative financing model worth replicating
- **Placer.ai & data:** Full deployment of Placer.ai mobility data: quarterly reports to Council, sales tax correlation by district, marketing/branding support
- **Climate & sustainability ROI:** Shift from aspirational mandates to highest-ROI sustainability actions: solar expansion, composting, heat pumps, efficiency upgrades
- **Priority-based budgeting:** Align budget with values rather than equal cuts across departments; staff strongly want a priority-based framework going into each budget cycle



Where We Might Invest- Opportunities Across All Sources

Council/Leadership

- **TylerTech rollout:** Agreement signed; 18-month implementation through 2027 will transform permitting, planning, and building
- **Broadway-River connection:** Connect Broadway to Eagle River; 10-acre parcel as world-class event center; hotel/restaurant center of gravity on river
- **East Eagle:** Sports complex, rec campus, or workforce housing on East Eagle site — Eagle's only opportunity to compete with Gypsum
- **Infill downtown:** Existing infrastructure; council aligned; Broadway step-back removal approved — 'a major breakthrough' for downtown vitality
- **Workforce housing tools:** West Eagle county land; LERP/deed restriction scaling; vacancy solution; CAHA/RHA regional partnership; Miller Ranch 2.0
- **Outdoor economy:** Sports tourism; signature outdoor events; trail destination marketing;  Sullivan State Park leverage; EGE airport growth

Staff

- **Priority-based budgeting:** Align funding with values, not equal cuts across departments — have a priority-based guide going into budget
- **Cross-dept. collaboration:** Streets + Water/WW, IT + Water/WW, Town Hall + PW
- **Stop-doing analysis:** 'more staff and more funding is not always the answer'
- **Technology & process:** Admin process improvements; LUDC Chapters 4.17 and 4.09 need major updates; lean into tech to modernize
- **Economic partnerships:** Town partnership programs: tax/rent support, permitting support to drive economic growth
- **Community survey:** Survey residents; broaden engagement beyond 'gov-adjacent' groups (HOAs, churches, outside DDA)
- **Communications:** Multi-lingual communications plan (English, Spanish, ASL); improve wayfinding; continued branding focus
- **Grand Avenue support:** Champion Grand Avenue through all phases; ensure roles between citizens, staff, and council

Stakeholders

- **Recreational & event center:** River Park (surfing, concerts, food trucks), running/biking races, sports tourism, Rodeo Rink stays
- **10-acre Broadway-River parcel:** 10 acres Broadway and River Park: potential world-class center for arts, music, and events
- **East & West Eagle:** East Eagle for sports complex or rec campus (not just housing); West Eagle county-owned land for workforce housing — revisit with new Council and TM
- **Downtown infill & redevelopment:** Eagle's core for walkable vibrant downtown; connect river to town; activate parks for events
- **Placer.ai & sales tax goal:** Full Placer.ai deployment: ST correlation by district; set aggressive 10%/year ST growth goal
- **Regional partnerships:** Mountain Recreation partnership (40-acre rec campus, EC Fairground); Vail Health/VVF on Miller Ranch
- **Trust = success:** Build trust public sector & private sector — actual partnerships (developer building workforce housing) or relationships

What Could Go Wrong — Risks Across All Sources

Fiscal & Competitive Risks

- **Gypsum sales tax threat:** Gypsum's new interchange, potential grocery store, and growing commercial base pose an existential threat to Eagle's sales tax base — estimated ~\$1M annual exposure
- **Revenue concentration:** Over-reliance on a small number of retail anchors; limited reliable/continuous revenue sources; revenue growth slowed from ~15% to ~5%
- **Federal funding exposure:** Grand Avenue (~\$65M), wildfire resiliency codes, SB 215/HB 1250 all carry unfunded compliance costs; current environment adds uncertainty
- **Deferred maintenance tipping point:** PW deferring ~\$600K/year; roads, water pipes, police equipment, and PD facility—compounding costs and liability
- **Policy unintended consequences:** Tobacco ban cost ~\$300K/year; fire codes expensive to implement; sustainability mandates can work against workforce housing investment
- **Tourism/resort volatility:** Vail cut \$5M after a bad ski season; resort-adjacent economies create sales tax cyclicalities Eagle doesn't fully control



Organizational & Environmental Risks

- **Talent loss:** experienced officers, building officials, ComDev staff, and engineers gone to higher-paying agencies, degrades service delivery and institutional knowledge
- **Wildfire & climate:** Long-term aridification, WUI regulations, and fire code requirements adding real costs; wildfire risk to community safety, property, and infrastructure
- **Vision drift:** Without 3–5 clear strategic pillars, priorities fragment; 'indecision' and NIMBY voices can delay meaningful progress for years
- **Council-staff cohesion:** keeping up strategic momentum and staff morale
- **Culture erosion:** If compensation, facilities, and workloads remain stagnant, the collaborative culture cited as Eagle's top strength will erode
- **Referendum risk:** A referendum vote against an approved land use development 'scares off outside funding' — risk aversion and political exposure

Proposed Success Measures — Themes Across All Sources

Economic Vitality

- Sales tax revenue growing avg. 10%/year
- % commercial space occupied on Broadway 8+ months/year
- # new businesses opened vs. closed annually
- Permitting turnaround time (application to decision)
- Building permit & inspection response times
- Opening in Gypsum = missed Eagle opportunity

Public Safety & Infrastructure

- Officer retention rate; overtime reliance trend
- PD facility plan milestones and funding progress
- CACP accreditation status maintained
- Capital improvement projects finished on time & on budget
- Deferred maintenance backlog reduction
- Water rates kept competitive to nearby entities



Housing & Workforce

- # deed-restricted/workforce units added
- Residential vacancy rate trend
- % of staff able to live within 30 miles of Eagle
- Local workforce lives AND works in Eagle (Placer.ai data)
- Employee attrition rates vs. other valley municipalities
- 100 full-time jobs created

Community & Org. Health

- Citizen satisfaction survey — community approval of services
- Community engagement: volunteer numbers and hours
- Employee satisfaction & culture survey results annually
- Parks/trails usage; event attendance and participation
- SMART goals: clear, actionable, time-bound plans
- Reduction in business turnover/closings

**TOWN OF EAGLE, COLORADO
RESOLUTION NO. 42
(Series of 2026)**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO
ADOPTING THE TOWN OF EAGLE 2026 STRATEGIC PLAN

WHEREAS, the Town of Eagle’s last 5-year strategic plan was adopted in 2020 and governed priorities through 2025;

WHEREAS, the regular election was held on November 4, 2025 and a new Town Council was established;

WHEREAS, the Town Council directed staff to begin the process of establishing a new 5-year strategic plan;

WHEREAS, after soliciting proposals from consultants, the Town Council selected Government Performance Solutions, Inc. to facilitate a strategic planning process;

WHEREAS, the Town Council held a retreat that included review of stakeholder input, prioritization of initiatives and the development of the Strategic Plan on April 27 & April 28, 2026;

WHEREAS, the Town Council reviewed a draft of the Strategic Plan at the May 26, 2026, Town Council Meeting to provide comments that staff incorporated into the document; and

WHEREAS, staff presented a revised draft to the Town Council on June 9, 2026, for review and a final draft on June 23, 2026 for adoption.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO that the Town of Eagle 2026 Strategic Plan is adopted as follows:

Section 1. The Town Council hereby adopts the Town of Eagle 2026 Strategic Plan, which is attached hereto, is hereby endorsed by the governing body.

TOWN OF EAGLE, COLORADO

Bryan Woods, Mayor

ATTEST:

Camille Deering, Town Clerk



To: Mayor Woods and Town Council
From: Nikki Davis, Economic Development & Housing Specialist
Date: June 23, 2026
Agenda Item: Resolution 43, Series 2026, A Resolution of the Town Council of the Town of Eagle, Colorado, Reappointing Members to the Eagle Downtown Development Authority Board of Directors.

REQUEST: The Eagle Downtown Development Authority (DDA) Board of Directors requests that the Town Council reappoint two existing board members to four-year terms beginning July 1, 2026. The members' current terms expire on June 30, 2026.

BACKGROUND: The terms of Marci Leith and Lachie Thomas expire on June 30, 2026. The DDA Board recommends that the Town Council reappoint both members to additional four-year terms.

Ms. Leith was first appointed to the DDA in 2021 and currently serves as the Board Secretary. She is a business representative and owner of Yeti's Grind. If reappointed, she will begin her third four-year term. Mr. Thomas was first appointed to the DDA in 2024 and is a property owner at Broadway Station. If reappointed, he will begin his second four-year term.

The DDA Board unanimously recommends both reappointments, noting that each member continues to bring valuable business and property owner perspectives that advance the Authority's strategic objectives.

ANALYSIS: At its May 19 meeting, the DDA Board confirmed that both Ms. Leith and Mr. Thomas are willing to serve another term and unanimously voted to recommend their reappointment. Upon Town Council approval, both members will serve new four-year terms ending June 30, 2030. The proposed reappointments are consistent with the DDA Rules of Procedure, the Town's establishing ordinance, and applicable Colorado law.

COMMUNITY INPUT: Community input was not gathered for this matter.

BUDGET/STAFF IMPACT: No additional impacts to the Town budget. Staff provides monthly administrative support to the DDA.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED: The DDA functions as both a self-governing body and a partner to the Town of Eagle, working to stimulate economic vitality and guide strategic community development in its district.

RECOMMENDED ACTION OR PROPOSED MOTION: A motion to approve Resolution 43, Series 2026, A Resolution of the Town Council of the Town of Eagle, Colorado Reappointing Members to the Eagle Downtown Development Authority Board of Directors.

ATTACHMENTS:

1. Resolution 43, Series 2026

TOWN OF EAGLE, COLORADO
RESOLUTION NO. 43
(Series of 2026)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO,
REAPPOINTING MEMBERS TO THE EAGLE DOWNTOWN DEVELOPMENT
AUTHORITY BOARD OF DIRECTORS

WHEREAS, Article 2 of the Rules of Procedure of the Eagle Downtown Development Authority (the "DDA") establishes the membership terms and appointment process for the DDA Board of Directors (the "DDA Board"); and

WHEREAS, the terms of Marci Leith and Lachie Thomas expire on June 30, 2026; and

WHEREAS, at its regular meeting on May 19, 2026, the DDA Board confirmed that both members are willing to serve an additional term and unanimously voted to recommend their reappointment to the Town Council; and

WHEREAS, the proposed reappointments are consistent with the DDA Rules of Procedure, the Town ordinance establishing the Eagle Downtown Development Authority, and applicable Colorado law;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO:

Section 1. Marci Leith is hereby reappointed to the Eagle Downtown Development Authority Board of Directors for a four-year term beginning July 1, 2026, and ending June 30, 2030.

Section 2. Lachie Thomas is hereby reappointed to the Eagle Downtown Development Authority Board of Directors for a four-year term beginning July 1, 2026, and ending June 30, 2030.

INTRODUCED, READ, PASSED AND ADOPTED ON JUNE 23, 2026.

TOWN OF EAGLE, COLORADO

Bryan Woods, Mayor

ATTEST:

Camille Deering, Town Clerk



To: Mayor and Town Council
From: Melissa Daruna, Interim Town Manager
Date: June 23, 2026
Re: Town Manager Report

Administration and Organization Updates

My activities over the last couple of weeks continued to focus on staff support, special project coordination, community partnerships and meeting with residents. I also worked on final edits for the strategic plan and coordinated with staff and Council members on the public rollout strategy.

My regular staff check-ins included Finance, Public Works, Economic Development & Housing, Communications, Community Development and IT. I will be reconvening our directors for more regular cross-departmental coordination as well.

I met with community partners including the Eagle Chamber to learn more about their upcoming priorities and many benefits the Town receives as a member. I met with Mountain Recreation to discuss the close out of the Eagle Pool project, progress on their master plan and feasibility study and upcoming opportunities for partnership. I had multiple meetings with various County staff to discuss housing, next steps and community engagement around the potential pickleball courts as well as some other open space related opportunities for partnership.

Finally, as you saw late last week, we have entered Stage 3 Water Restrictions. Public communication is going out via social media, e-news, the electronic sign on Highway 6, and our website.

Upcoming

- **EV Charging Code Compliance** - I met with key staff from the Building, Planning and Sustainability departments to discuss opportunities to support new development projects as they work through certain code requirements for EV Charging. We will have a complete update on the policy we plan to implement that will support compliance with our requirements and community benefit for infrastructure.
- **LUDC Code Updates** – Staff, the Town Attorney and I are working through code changes for the stepbacks in the Broadway district and the variance process and standards discussed at the last meeting. We intend for those code changes to be on the next Planning & Zoning Commission agenda on July 7 followed by the July 14 Town Council agenda.
- **Budget** – Next week will kick off the budget cycle with staff. A big thank you to our Finance team for preparing the forms and getting meetings scheduled in advance so we can stick to our budget calendar!
- **Flight Days!** – Next week we will be celebrating our awesome community at Flight Days! It is all hands on deck for float building, park prep and participating in the festivities. We are still looking for help, specifically with the parade and activities on Saturday. Please reach out to Molly if you haven't already. Thank you!

Strategic Plan

We are excited to unveil the 2026 Town of Eagle Strategic Plan at Flight Days and host a community open house to talk through details on July 7th. As a reminder, the July 7th meeting replaces our work session. We will connect with more details for the presentation. Staff are working in fun ways to engage the community as we share the vision and

goals of the plan and what it will be mean for the future of Eagle.

Active Land Use Applications - [Active Land Use Applications | Town of Eagle, CO - Official Website](#)

Work Sessions

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

WORK SESSIONS in 2026:

Date	Topic
<i>January 6</i>	<i>WUI Code Updates</i>
<i>February 3, 2026</i>	<i>Town of Eagle Organization & Operations</i>
<i>March 3, 2026</i>	<i>Advisory Committees</i>
<i>April 7, 2026</i>	<i>Development Review Process</i>
<i>May 5, 2026</i>	<i>Capital Project Prioritization</i>
<i>June 2, 2026</i>	<i>Housing</i>
July 7, 2026	2026 Strategic Plan Community Gathering
August 4, 2026	Long-Range Planning
September 1, 2026	TBD
September 15, 2026 (3:30 – 5:30 p.m.)	2027 Budget
September 29, 2026 (3:30 – 5:30 p.m.)	2027 Budget
October 6, 2026	TBD
November 3, 2026	TBD
December 1, 2026	TBD



To: Town Council
From: Kira Koppel, Sustainability Specialist
Date: June 23rd, 2026
Agenda Item: Town Manager Update (DCFC Plazas Grant Application)

The Town plans to pursue the [DCFC Plazas Grant](#) from the Colorado Energy Office, due July 10th.

Sustainability staff met with the DDA on May 19th to present electric vehicle charging in the downtown core as an economic vitality solution/booster. The DDA was supportive and recommended DC fast charging (Level 3) with effective wayfinding signage as the most effective way to bring electric vehicle drivers into the downtown core. On June 16th, the DDA passed a resolution committing \$10,000 in grant match dollars, should the Town be successful in receiving a grant award.

Based on staff calculations, we estimate the project costs and required match to be the following. Please note, the total project cost and match required depend on the type of DCFC/Level 3 charger we choose to install.

Level 3 Charger Output per port	Total Project Cost Estimate	Incentive Cap	Total Incentive (80% of project cost)	TOE Match required
180 kW	\$350,032	\$500,000	\$280,026	\$70,006
240 kW	\$536,432	\$500,000	\$429,146	\$107,286

Please note, the grant match for the higher kW output has been updated after further research after the DDA meeting last week.

Staff estimates that the town's required match will be between \$70,000 and \$107,286, roughly, depending on the type of stations (power output) we choose to install. Considering the DDA funds, if awarded, the town would then need to come up with an additional \$60,000 or \$97,286 from the capital improvements fund in order to meet the required match. Final numbers will be brought to Council during the 2027 budget planning process. Staff also wants to point out that there will be ongoing costs to the town in terms of electricity use, which can be somewhat managed through price controls for EV charging and varied pricing based on time of day/use.

ATTACHMENTS:

- Resolution 03, Series 2026, A Resolution Of The Board Of Directors Of The Eagle, Colorado, Downtown Development Authority, Committing Matching Funds For The Town's DCFC Plazas Grant Application To The Colorado Energy Office: [LINK](#)



To: Mayor Woods and Town Council
From: Nikki Davis, Economic Development & Housing Specialist
Date: June 23, 2026
Agenda Item: Ordinance 11, Series 2026, An Ordinance of the Town of Eagle, Colorado, Amending Ordinance No. 25, Series 2020 to Include Additional Properties Within the Boundaries of the Eagle Downtown Development Authority Pursuant to C.R.S § 31-25-822.

REQUEST: Staff requests the Town Council consider Ordinance 11, Series 2026, approving the Town of Eagle’s Petition for Inclusion and amending the Eagle Downtown Development Authority (DDA) boundary to include the Town-owned properties identified in Exhibits A through V under *Attachments*.

BACKGROUND: Town Council previously directed staff to evaluate eligible Town-owned properties for potential inclusion into the DDA district and subsequently approved a recommended list of properties for advancement through the statutory petition process. On June 16, the DDA Board passed Resolution 04, Series 2026 having found the Town's petition package to substantially comply with C.R.S. § 31-25-822 and recommended approval to Town Council.

ANALYSIS: Ordinance 11, Series 2026 represents the final step in the statutory petition process. Approval will amend the DDA boundary to include the 22 properties identified in the attached petition package and authorize the Town to update the official DDA boundary map.

COMMUNITY INPUT: Public comment opportunities were provided during previous Town Council meetings (May 26 and June 9) and the DDA Board meeting (June 16). No public comment was received regarding the proposed petition.

BUDGET/STAFF IMPACT: There is no immediate budget impact associated with this action. Future redevelopment opportunities on any included properties would be evaluated independently, including consideration of associated infrastructure, maintenance, and fiscal impacts for both the Town and the DDA.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED: By supporting strategic reinvestment opportunities within and adjacent to the downtown core, the Town is positioning itself for more proactive and coordinated economic development efforts.

RECOMMENDED ACTION OR PROPOSED MOTION: A motion to approve Ordinance 11, Series 2026, amending Ordinance No. 25, Series 2020, to include additional Town-owned properties within the boundaries of the Eagle Downtown Development Authority pursuant to C.R.S. § 31-25-822.

ATTACHMENTS:

1. Ordinance 11, Series 2026
2. Town of Eagle Petition for Inclusion
3. ([LINK](#)): Petition Exhibits A-V
4. Exhibit W: DRAFT DDA Boundary Map
5. DDA Resolution 04, Series 2026

TOWN OF EAGLE, COLORADO
ORDINANCE NO. 11
(Series of 2026)

AN ORDINANCE OF THE TOWN OF EAGLE, COLORADO, AMENDING ORDINANCE NO. 25, SERIES 2020, TO INCLUDE ADDITIONAL PROPERTIES WITHIN THE BOUNDARIES OF THE EAGLE DOWNTOWN DEVELOPMENT AUTHORITY PURSUANT TO C.R.S. § 31-25-822.

WHEREAS, the Town Council of the Town of Eagle, Colorado (the “Town Council”) adopted Ordinance No. 25, Series 2020 creating the Eagle, Colorado Downtown Development Authority (the “DDA”) and established the boundaries of the Downtown Development Authority District (the “DDA District”); and

WHEREAS, by Town Council Resolution No. 44, Series 2022, the Town of Eagle adopted the DDA Amended Plan of Development, designating the Plan Area as appropriate for redevelopment; and

WHEREAS, the Town Council adopted Ordinance No. 02, Series 2026 amending the boundaries of the DDA District pursuant to C.R.S. § 31-25-822 to include additional property; and

WHEREAS, C.R.S. § 31-25-822 pertaining to DDAs provides that proceedings for inclusion of additional property within an existing DDA shall be initiated by petition to the Board of Directors (the “Board”) signed by the owner or owners in fee of each parcel of land adjacent to the existing DDA District sought to be included; and

WHEREAS, the Board received a Petition for Inclusion (the “Petition”) dated June 12, 2026, from the Town of Eagle, as fee owner of certain Town-owned properties adjacent to or capable of connection to the existing DDA District, requesting inclusion of such properties within the DDA District pursuant to C.R.S. § 31-25-822, with the petition, legal descriptions, deeds, and supporting documentation attached hereto as Exhibits A through W and incorporated herein by this reference; and

WHEREAS, on June 16, 2026, the Board approved the Petition by way of DDA Resolution 04, Series 2026; and

WHEREAS, the Town Council has determined that the Petition satisfies the requirements of C.R.S. § 31-25-822; and

WHEREAS, the Town Council further finds that approval of the Petition and amendment of the DDA District boundary is consistent with the DDA Amended Plan of Development and is in the best interests of the Town and the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO THAT :

Section 1 The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Town-owned properties identified in Exhibits A through V are hereby incorporated into the Eagle Downtown Development Authority District.

Section 3. Section 2 of Ordinance No. 25, Series 2020, is hereby repealed and reenacted to read as follows, with double underlined text added and ~~strike through language~~ deleted:

Section 2. Boundaries. The boundaries of the Authority shall be as set forth in the map attached hereto as Exhibit W ~~Ordinance No. 21, Series 2020~~. The Authority may include additional property within the boundaries of the Authority as provided in C.R.S. § 31-25-822.

*Exhibit A to Ordinance No. 21, Series 2020 is Exhibit W to this Ordinance No. 11, Series 2026.

Section 4. All ordinances heretofore passed and adopted by the Town Council of the Town of Eagle, Colorado are hereby repealed to the extent that said ordinances, or parts thereof, are in conflict herewith.

Section 5. If any section, subsection, clause, phrase, or provision of this ordinance, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void, or unconstitutional, the remaining sections, subsections thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired, or invalidated.

Section 6. This ordinance shall become effective pursuant to the Charter Section 6.03(5).

INTRODUCED AS AN ORDINANCE, READ, MOVED, AND ORDERED PUBLISHED ON JUNE 23, 2026.

TOWN OF EAGLE, COLORADO

Bryan Woods, Mayor

ATTEST:

Camille Deering, Town Clerk

**VERIFIED PETITION FOR INCLUSION OF PROPERTY INTO THE
EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA) DISTRICT**

TO: Board of Directors, Eagle Downtown Development Authority, Town of Eagle, Colorado

The undersigned Petitioners, own, as tenants in common, the following described property located within the boundaries of the Town of Eagle, in the County of Eagle, Colorado (the "Property"). The Property address is - refer to attached Exhibit A - Exhibit V.

The Petitioners hereby respectfully petition the Board of Directors (the "Board") of the Eagle Downtown Development Authority (the "DDA") pursuant to Section 31-25-822, C.R.S. for the inclusion of the Property into the Eagle DDA District ("the District"). Included in this Petition is evidence concerning title to the Property and an accurate legal description thereof. The Property is adjacent to the existing Eagle DDA District.

If the Board approves this Petition, it shall then submit the same to the Town Council of the Town of Eagle. If the Town Council approves such Petition at a regular or special meeting, it will take steps as needed to redescribe the additional property to be included Eagle DDA District. If Town Council approves the Petition, the Property shall be included within the Eagle DDA District from the effective date of the ordinance amending the DDA District plan area, and such Property shall be subject to any taxes thereafter imposed by the Town for the use and benefit of the DDA.

PETITIONER



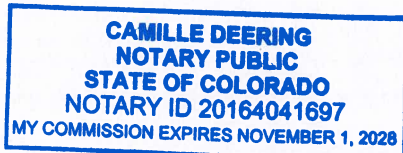
Bryan Woods, Mayor
Town of Eagle, Colorado

STATE OF COLORADO)
) ss.
COUNTY OF Eagle)

Subscribed, sworn to, and acknowledged before me this 12 day of June,
2026, by Bryan Woods.

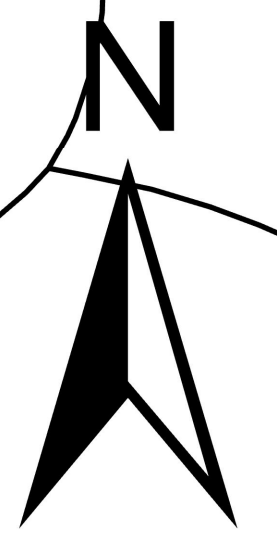
My Commission expires: 11/1/2028

(SEAL)



Notary Public

DRAFT



Legend

-  Water
-  Roads
-  Town of Eagle Boundary

DDA Boundaries

-  DDA
-  Non-DDA

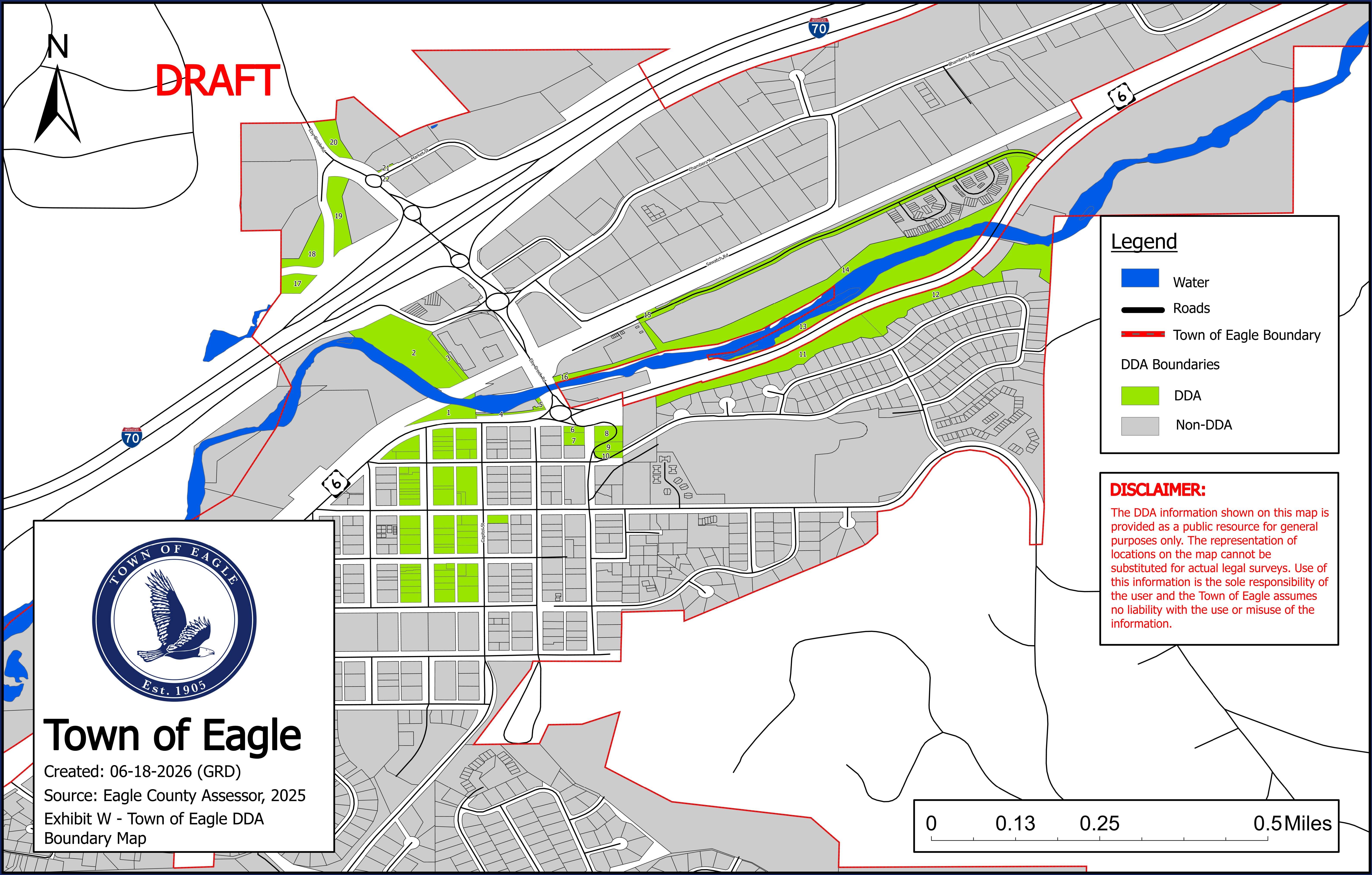
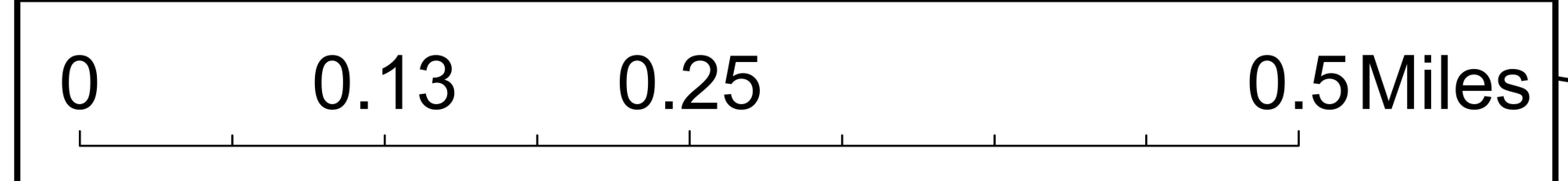
DISCLAIMER:

The DDA information shown on this map is provided as a public resource for general purposes only. The representation of locations on the map cannot be substituted for actual legal surveys. Use of this information is the sole responsibility of the user and the Town of Eagle assumes no liability with the use or misuse of the information.



Town of Eagle

Created: 06-18-2026 (GRD)
 Source: Eagle County Assessor, 2025
 Exhibit W - Town of Eagle DDA
 Boundary Map



**TOWN OF EAGLE, COLORADO
DOWNTOWN DEVELOPMENT AUTHORITY
RESOLUTION NO. 04
(Series of 2026)**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE EAGLE, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY FINDING A PETITION FOR THE INCLUSION OF ADDITIONAL PROPERTIES INTO THE DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT TO BE COMPLIANT WITH C.R.S. 31-25-822 AND RECOMMENDING APPROVAL TO THE TOWN COUNCIL OF THE TOWN OF EAGLE

WHEREAS, the Town Council of the Town of Eagle, Colorado ("Town Council") adopted Ordinance No. 25, Series 2020 creating the Eagle, Colorado Downtown Development Authority (the "DDA") and establishing the boundaries of the Downtown Development Authority District (the "DDA District"); and

WHEREAS, by Town Council Resolution No. 44, Series 2022, the Town of Eagle adopted the Downtown Development Authority Amended Plan of Development (the "Plan") for the DDA, designating the Plan Area as appropriate for redevelopment; and

WHEREAS, C.R.S. 31-25-822 pertaining to DDAs provides that proceedings for inclusion of additional property within an existing DDA shall be initiated by petition to the Board of Directors (the "Board") signed by the owner or owners in fee of each parcel of land adjacent to the existing DDA District sought to be included; and

WHEREAS, the Board has received a Petition for Inclusion (the "Petition") from the Town of Eagle, as fee owner of the real properties identified in the Petition, requesting inclusion of such properties within the Downtown Development Authority District pursuant to C.R.S. 31-25-822; and

WHEREAS, the Petition, together with the legal descriptions, deeds, and other supporting documentation for the subject properties attached thereto as Exhibits A through V, has been submitted to the Board and is incorporated herein by this reference; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE EAGLE, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY THAT:

Section 1. The Board finds that the Petition substantially complies with the requirements of C.R.S. 31-25-822 and that inclusion of the subject properties is consistent with and will further the purposes of the Downtown Development Authority Amended Plan of Development.

Section 2. The Board hereby recommends that the Town Council of the Town of Eagle approve the Petition and adopt an ordinance amending the Downtown Development Authority District boundary to include the subject properties pursuant to C.R.S. 31-25-822.

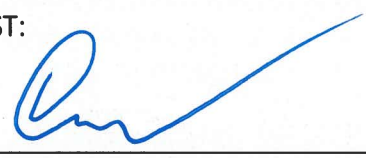
INTRODUCED, READ, PASSED AND ADOPTED ON JUNE 16, 2026.

TOWN OF EAGLE, COLORADO



Greg Schroeder, Chair
Downtown Development Authority

ATTEST:



Camille Deering, Town Clerk
Town of Eagle





To: Mayor Woods and Town Council
From: Nikki Davis, Economic Development & Housing Specialist
Date: June 23, 2026
Agenda Item: Ordinance 12, Series 2026, An Ordinance of the Town of Eagle, Colorado, Amending Ordinance No. 25, Series 2020, Concerning the Composition of the Eagle Downtown Development Authority Board of Directors.

REQUEST: Staff requests the Town Council consider Ordinance 12, Series 2026. If approved, this would amend Ordinance 25, Series 2020 and modify the composition of the Eagle Downtown Development Authority (DDA) Board of Directors (DDA Board) by authorizing the appointment of up to two alternate members.

BACKGROUND: The DDA was established in 2020 pursuant to Ordinance 25, Series 2020 and is governed by a seven-member Board of Directors appointed by the Town Council. Periodically, the DDA Board will experience challenges maintaining a consistent quorum due to member absences or vacancies. This can delay formal action on the Authority's business matters.

At its June 16 meeting, the DDA Board passed Resolution 02, Series 2026, requesting that the Town Council consider amending the board's composition, specifically, to authorize the appointment of up to two alternate members.

ANALYSIS: The proposed Ordinance 12, Series 2026 would retain the existing seven regular board member positions while authorizing the DDA Board to recommend nominations for up to two alternate members, subject to appointment by the Town Council. Alternate members would satisfy the same eligibility requirements as regular members, attend board meetings, participate in discussions, and serve as voting members only when a regular member is absent or otherwise unable to participate.

The proposed amendment is intended to improve meeting continuity, strengthen organizational capacity, and support a more consistent quorum while maintaining the DDA Board's existing governance structure. The proposed board composition remains within the limits established by C.R.S. §§ 31-25-805 and 31-25-806, which authorize downtown development authority boards consisting of not fewer than five and not more than eleven members.

If the ordinance is adopted, staff will work with the DDA Board to amend its Rules of Procedure to reflect the revised board composition and establish clear procedures for the participation and designation of alternate members.

COMMUNITY INPUT: No public comment was received on the DDA's Resolution 02, Series 2026.

BUDGET/STAFF IMPACT: No additional impacts to the Town budget. Staff provides monthly administrative support to the DDA.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED: This action supports the Town's Strategic Plan by improving the DDA's ability to maintain a consistent quorum, conduct business efficiently, and continue implementing the goals and strategies identified in its adopted Plan of Development.

RECOMMENDED ACTION OR PROPOSED MOTION: A motion to approve Ordinance 12, Series 2026, An Ordinance of the Town of Eagle, Colorado, Amending Ordinance No. 25, Series 2020, Concerning the Composition of the Eagle Downtown Development Authority Board of Directors.

ATTACHMENTS:

1. Ordinance 12, Series 2026
2. DDA Resolution 02, Series 2026

TOWN OF EAGLE, COLORADO
ORDINANCE NO. 12
(Series of 2026)

AN ORDINANCE OF THE TOWN OF EAGLE, COLORADO, AMENDING ORDINANCE NO. 25, SERIES 2020, CONCERNING THE COMPOSITION OF THE EAGLE DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

WHEREAS, the Town Council of the Town of Eagle, Colorado (the “Town Council”) adopted Ordinance No. 25, Series 2020, as subsequently amended, creating and establishing the Eagle Downtown Development Authority (the “DDA”) pursuant to Part 8 of Article 25 of Title 31, Colorado Revised Statutes; and

WHEREAS, C.R.S. § 31-25-805 provides that the affairs of a downtown development authority shall be under the supervision and control of a board of directors consisting of not fewer than five nor more than eleven members appointed by the governing body of the municipality; and

WHEREAS, C.R.S. § 31-25-806 establishes the qualifications, appointment procedures, and governance requirements applicable to members of a downtown development authority board of directors; and

WHEREAS, on June 16, 2026, the DDA Board of Directors (the “Board”) passed Resolution No. 02, Series 2026, requesting that the Town Council consider amending Ordinance No. 25, Series 2020, to modify the composition of the Board in order to improve meeting continuity, support a more consistent quorum, strengthen Board participation, and enhance the DDA’s ability to effectively carry out its responsibilities under its adopted Plan of Development and Rules of Procedure; and

WHEREAS, the Town Council finds that amending the composition of the Board to authorize the appointment of alternate members is consistent with the authority granted under C.R.S. §§ 31-25-805 and 31-25-806 and will improve the continuity of Board operations by facilitating the conduct of business when a regular member is unable to participate due to absence, illness, a conflict of interest, or other disqualification; and

WHEREAS, the Town Council finds that it is in the best interest of the Town and the public health, safety and welfare to amend the Board composition; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO THAT :

Section 1 The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Section 3 of Ordinance No. 25, Series 2020, as amended, is hereby repealed and reenacted to read as follows with double underlined text added and ~~strike through language~~ deleted:

Section 3. Board established. The Authority shall have a Board of Directors (the “Board”) comprised of ~~7~~ up to nine (9) members appointed by the Town Council,

constituted as follows:

- a. One regular member shall be a member of the Town Council, appointed to serve at the pleasure of the Town Council;
- b. Four regular members shall be property owners or residents within the designated boundaries of the Authority;
- c. Two regular members shall be property owners or residents within the designated boundaries of the Authority or business representatives within the designated boundaries of the Authority;
- d. A business shall include a for-profit business or a non-profit business, and a business representatives may be an officer or director of a corporation;
- e. No officer or employee of the Town, other than an appointee from the Town Council, shall be eligible for appointment to the Board.

The Board may recommend and the Town Council may appoint up to two (2) alternate members who shall satisfy the qualifications required by C.R.S. §§ 31-25-805 and 31-25-806 and the eligibility requirements applicable to regular members.

Alternate members are encouraged to attend all meetings of the Board and may participate in Board discussions and deliberations. In the absence, recusal, or disqualification of a regular member, an alternate member shall serve in place of the regular member for that meeting, shall be counted for purposes of establishing a quorum, and shall be entitled to vote on all matters before the Board. When all seven regular members are present and qualified to participate, alternate members shall not vote.

The Board may establish procedures governing the designation and participation of alternate members through its Rules of Procedure, provided such procedures are consistent with this Ordinance and applicable law.

Section 3. All ordinances heretofore passed and adopted by the Town Council of the Town of Eagle, Colorado are hereby repealed to the extent that said ordinances, or parts thereof, are in conflict herewith.

Section 4. If any section, subsection, clause, phrase, or provision of this ordinance, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void, or unconstitutional, the remaining sections, subsections thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired, or invalidated.

Section 5. This ordinance shall become effective pursuant to the Charter Section 6.03(5).

INTRODUCED AS AN ORDINANCE, READ, MOVED, AND ORDERED PUBLISHED ON
JUNE 23, 2026.

TOWN OF EAGLE, COLORADO

Bryan Woods, Mayor

ATTEST:

Camille Deering, Town Clerk

**TOWN OF EAGLE, COLORADO
DOWNTOWN DEVELOPMENT AUTHORITY
RESOLUTION NO. 02
(Series of 2026)**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE EAGLE, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY REQUESTING THAT THE TOWN COUNCIL CONSIDER AMENDING ORDINANCE NO. 25, SERIES 2020, RELATED TO THE COMPOSITION OF THE DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

WHEREAS, the Eagle Downtown Development Authority ("DDA") was established pursuant to Ordinance No. 25, Series 2020, to promote economic vitality, encourage reinvestment, and implement the DDA Plan of Development; and

WHEREAS, the DDA Board of Directors ("Board") currently consists of seven appointed members; and

WHEREAS, the Board has experienced challenges in maintaining a consistent quorum due to member vacancies and scheduling conflicts, which can delay consideration of important business items and impact the efficient conduct of DDA operations; and

WHEREAS, the Board finds that modifying the composition of the Board would improve meeting continuity, support a more consistent quorum, strengthen Board participation, and enhance the DDA's ability to effectively carry out its responsibilities; and

WHEREAS, the Board desires to recommend that the Town Council amend Ordinance No. 25, Series 2020, to establish a DDA Board consisting of 9 total members, comprised of 7 voting members and 2 alternate member(s), with the roles, qualifications, and authority of such members to be established by ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE EAGLE, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY THAT:

Section 1. The Board requests that the Town Council consider amending Ordinance No. 25, Series 2020, to modify the composition of the Eagle Downtown Development Authority Board of Directors to consist of 9 total members, comprised of 7 voting members and 2 alternate member(s), consistent with the limitations established by C.R.S. § 31-25-805.

Section 2. The Board finds that the requested changes would improve operational continuity, support a more consistent quorum, strengthen organizational capacity, and better position the DDA to fulfill its responsibilities under its adopted Plan of Development.

INTRODUCED, READ, PASSED AND ADOPTED ON JUNE 16, 2026.

TOWN OF EAGLE, COLORADO

Greg Schroeder, Chair
Downtown Development Authority

ATTEST:

Camille Deering, Town Clerk
Town of Eagle

