

TOWN OF EAGLE, COLORADO  
ORDINANCE NO. 12  
(SERIES OF 2025)

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO, AUTHORIZING THE SALE OF TOWN OWNED PROPERTY LOCATED AT 112 WEST 2<sup>ND</sup> STREET IN EAGLE, COLORADO, APPROVING THE PURCHASE AND SALE AGREEMENT FOR THE PROPERTY AND AUTHORIZING THE TOWN MANAGER TO SIGN DOCUMENTS ON BEHALF OF THE TOWN THAT ARE NECESSARY TO CONSUMMATE THE SALE OF THE PROPERTY.

WHEREAS, the Town Council ("Council") of the Town of Eagle ("Town") has the power pursuant to C.R.S. § 31-15-103 to make and publish ordinances for carrying into effect certain powers and duties that are necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the morals, order, comfort and convenience of the Town and the inhabitants thereof; and

WHEREAS, the Council has the power pursuant to C.R.S. §§ 31-15-101(d) and 31-15-713(1)(b) to sell and dispose of, by ordinance, real property owned by the Town and not used or held for any governmental purpose; and

WHEREAS, Section 1.04(2) of the Town's Home Rule Charter ("Charter") grants the Town full the right to own, possess, and hold all property, real and personal; and

WHEREAS, pursuant to Section 1.04(7) of the Charter, the Council has the power to dispose of real property and may enter into such contracts as necessary, convenient or appropriate; and

WHEREAS, pursuant to Section 12.01 of the Charter the, Council my by ordinance purchase, sell, exchange, or dispose of any interest in real property; and

WHEREAS, the Town is the owner of real property located at 112 West 2<sup>nd</sup> Street, Eagle, Colorado ("Property"), the Property has a legal description as follows:

Subdivision: EAGLE Block: 25 Lot: 1 AND:- Lot: 2 W 571/2' OF  
BK-0114 PG-0129 WD 02-07-30  
BK-0212 PG-0842 WD 05-21-68  
BK-0252 PG-0255 QCD 01-27-77  
BK-0264 PG-0439 QCD 01-05-78

and;

WHEREAS, the Town Council has determined that it is in the best interest of the Town to sell the Property; and

WHEREAS, the Town has negotiated a Contract to Buy and Sell Real Estate for the Property (the "Contract") with the Buyer, Develop Eagle, LLC, dated October 28, 2025. Such Contract is attached hereto as Exhibit A, and incorporated herein by reference; and

WHEREAS, the Town and the Buyer intend to memorialize the Letter of Intent dated October 2, 2025 attached to the Contract as Exhibit 1 in a Pre-Development Agreement; and

WHEREAS, the Council has reviewed the Contract and has determined that it is in the best interest of the Town to sell the Property.

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

**SECTION 1.** The Council hereby approves the sale of the Property pursuant to the terms of the Contract to Buy and Sell Real Estate, attached hereto as Exhibit A.

**SECTION 2.** The Council hereby authorizes the Town Manager to sign all documents on behalf of the Town that are necessary to consummate the sale of the Property, including but not limited to deeds, closing documents, and the Pre-Development Agreement.

INTRODUCED AS AN ORDINANCE, READ, MOVED, AND ORDERED PUBLISHED ON 10/28/ 2025.

TOWN OF EAGLE, COLORADO

  
Scott Turnipseed, Mayor

ATTEST:

  
\_\_\_\_\_  
Camille Deering, Town Clerk  
Melissa Daruna, Assistant Town Manager

Exhibit A  
Contract to Buy and Sell Real Estate  
(See Attached)

## **PROOF OF PUBLICATION**

STATE OF COLORADO )  
 )  
COUNTY OF EAGLE )

I, Melissa Daruna, Assistant Town Manager and Acting Town Clerk for the Town of Eagle, do solemnly swear and affirm that I published in full a true and correct copy of ORDINANCE 12, SERIES 2025 "AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO, AUTHORIZING THE SALE OF TOWN OWNED PROPERTY LOCATED AT 112 WEST 2<sup>ND</sup> STREET IN EAGLE, COLORADO APPROVING THE PURCHASE AND SALE AGREEMENT FOR THE PROPERTY AND AUTHORIZING THE TOWN MANAGER TO SIGN DOCUMENTS ON BEHALF OF THE TOWN THAT ARE NECESSARY TO CONSUMMATE THE SALE OF THE PROPERTY" on the Town of Eagle's website, [www.townofeagle.org](http://www.townofeagle.org), on the 30<sup>th</sup> day of October, 2025.

Witness my hand and seal this 30th day of October 2025.



Melissa Daruna,  
AdingTown Clerk



Ordinance Effective Date:

November 8, 2025