

**TOWN OF EAGLE, COLORADO  
ORDINANCE NO. 15  
(SERIES OF 2025)**

**AN ORDINANCE OF THE TOWN OF EAGLE, COLORADO, AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 91 MT. HOPE CIRCLE, UNITS A102 AND C102 IN EAGLE, COLORADO, APPROVING THE PURCHASE AND SALE AGREEMENT FOR THE PROPERTY, AUTHORIZING THE MAYOR AND TOWN MANAGER TO SIGN DOCUMENTS ON BEHALF OF THE TOWN THAT ARE NECESSARY TO FACILITATE THE PURCHASE 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 purchase real property and may enter into such contracts as necessary, convenient or appropriate; and

**WHEREAS**, 7 Hermit Condos, LLC, a Colorado limited liability company (“Owner”) is the owner of two Local Employee Residency Program units (A102 and C102) located at 91 Mt. Hope Circle in Eagle, Colorado (the “Units”); and

**WHEREAS**, the Town’s opportunity to purchase the Units arose in connection with the settlement of disputed claims by and between the Town and Abrika Properties, LLC, a Florida limited liability company (“Abrika”) concerning Section 10.2 of the Annexation and Development Agreement for the Haymeadow PUD, as recorded on May 30, 2014, at Reception No. 201408816 (the “ADA”); and **WHEREAS**, acquiring the Units would provide tangible solutions for the Town’s employee housing needs, particularly for single and two-person households with affordability challenges tied to single incomes; and

**WHEREAS**, the Council has determined that it is in the best interest of the Town to acquire the Units; and

**WHEREAS**, the Town has negotiated a draft Purchase and Sale Agreement with the Owner to acquire the Units (the “Contract”). Such Contract is attached hereto as Exhibit 1, and incorporated herein by reference; and

**WHEREAS**, the Council has determined that the adoption of this ordinance is necessary and proper to provide for the safety, health, prosperity and order of the Town.

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

**SECTION 1**

The Council hereby approves the purchase of the Property pursuant to the terms of the Contract attached hereto as Exhibit 1.

**SECTION 2**

The Council hereby authorizes the Mayor and Town Manager to sign all documents on behalf of the Town that are necessary to facilitate the purchase of the Property.

**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**

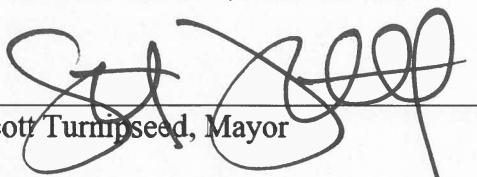
If any section, subsection, clause, phrase or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections thereof to any person or 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 November 12, 2025.

TOWN OF EAGLE, COLORADO

  
\_\_\_\_\_  
Scott Turnipseed, Mayor

ATTEST:

  
\_\_\_\_\_  
Melissa Durana, Acting Town Clerk

**Exhibit 1**  
Purchase and Sale Agreement  
(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 15, SERIES 2025 "AN ORDINANCE OF THE TOWN OF EAGLE, COLORADO, AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 91 MT. HOPE CIRCLE, UNITS A102 AND C102 IN EAGLE, COLORADO, APPROVING THE PURCHASE AND SALE AGREEMENT FOR THE PROPERTY, AUTHORIZING THE MAYOR AND TOWN MANAGER TO SIGN DOCUMENTS ON BEHALF OF THE TOWN THAT ARE NECESSARY TO FACILITATE THE PURCHASE OF THE PROPERTY." on the Town of Eagle's website, [www.townofeagle.org](http://www.townofeagle.org), on the 14<sup>th</sup> day of November, 2025.

Witness my hand and seal this 14th day of November 2025.



Melissa Daruna,  
AdingTown Clerk



Ordinance Effective Date:

November 24, 2025