



BRECKENRIDGE TOWN COUNCIL WORK SESSION

Tuesday, March 22, 2016; 3:00 PM

Town Hall Auditorium

ESTIMATED TIMES: *The times indicated are intended only as a guide. They are at the discretion of the Mayor, depending on the length of the discussion, and are subject to change.*

3:00-3:30pm	I	<u>PLANNING COMMISSION DECISIONS</u>	2
3:30-4:15pm	II	<u>LEGISLATIVE REVIEW*</u>	
		Lift Ticket Tax Ordinance	15
		Marvel House Landmarking	24
		Temporary Tent Ordinance	27
		Airport Road Right-of-Way Designation	30
		Claimjumper Annexation	33
		Administrative Rules and Regulations Concerning Publication of Documents on the Town Website	38
4:15-4:45pm	III	<u>MANAGERS REPORT</u>	
		Public Projects Update	45
		Housing/Childcare Update	
		Committee Reports	51
		Financials	57
4:45-5:15pm	IV	<u>PLANNING MATTERS</u>	
		Town Project: Kingdom Park Playground (Public Hearing will take place during the evening meeting)	68
		Show Cause Hearing: Street Use Permit (Hearing will take place during evening meeting)	
		Breckenridge Ski Resort Imperial Patrol Hut Proposal	84
5:15-5:45pm	V	<u>OTHER</u>	
		Breckenridge Montessori School Request	91

Note: Public hearings are not held during Town Council Work Sessions. The public is invited to attend the Work Session and listen to the Council's discussion. However, the Council is not required to take public comments during Work Sessions. At the discretion of the Council, public comment may be allowed if time permits and, if allowed, public comment may be limited. The Town Council may make a Final Decision on any item listed on the agenda, regardless of whether it is listed as an action item. The public will be excluded from any portion of the Work Session during which an Executive Session is held. Report of the Town Manager; Report of Mayor and Council members; Scheduled Meetings and Other Matters are topics listed on the 7:30 pm Town Council Agenda. If time permits at the afternoon work session, the Mayor and Council may discuss these items.

MEMORANDUM

To: Town Council

From: Peter Grosshuesch, Director of Community Development

Date: March 16, 2016

Re: Planning Commission Decisions of the March 15, 2016, Meeting.

DECISIONS FROM THE PLANNING COMMISSION AGENDA OF March 15, 2016:

CLASS C APPLICATIONS:

- 1) Breckenridge Grand Vacations Seasonal Tent (CL) PL-2016-0040; 1979 Ski Hill Road
Install a 30-foot by 20-foot temporary tent, plus an attached segment that is 20-foot by 20-foot for use during the late spring/ early summer (April 25 – June 13). The tent will provide additional space to entertain owners with food, drinks, music and kids activities. *Approved.*
- 2) Beaver Run Summer Tent (MM) PL-2016-0027; 620 Village Road.
Install a main tent (40'x100' = 4,000 sq. ft.), a food service/kitchen tent (20'x40' = 800 sq. ft.), a main entrance tent (10'x10' = 100 sq. ft.) and a walkway/connector tent from main tent to the service/kitchen tent (10'x10' = 100 sq. ft.) for use during the summer only. The tent will provide additional space for on-site conferences and functions. This tent has been used previously with the same design and location. *Approved.*
- 3) Budzynski Shock Hill Residence (MM) PL-2016-0034; 104 Penn Lode Drive
Construct a new, single family residence with 5 bedrooms, 6.5 bathrooms, 7,205 sq. ft. of density and 8,970 sq. ft. of mass for a F.A.R. of 1:4.71. *Approved.*
- 4) Hermanson Residence (CK) PL-2016-0052; 220 Briar Rose Lane
Remove existing single family residence and construct a new single family residence with 5 bedrooms, 5 bathrooms, 5,173 sq. ft. of density and 5,949 sq. ft. of mass for a F.A.R. of 1:7.28. *Approved.*

CLASS B APPLICATIONS: None.

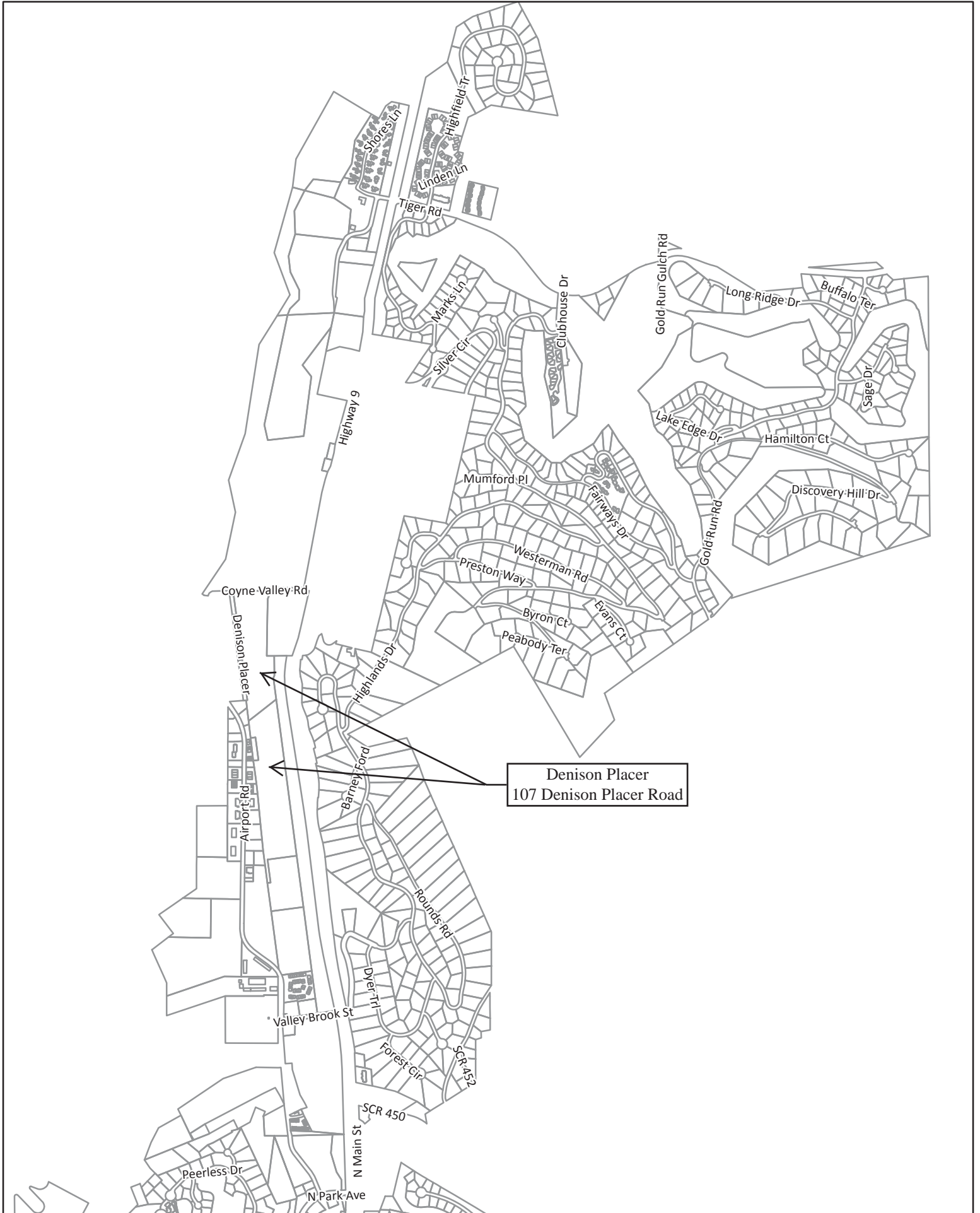
CLASS A APPLICATIONS:

- 1) Lincoln Park Filing No. 2 Subdivision (MM) PL-2016-0032; Bridge Street / Stables Road
Subdivide a portion of Lots 1 and 2, Block 6, Lincoln Park at the Wellington Neighborhood into 21 salable lots per the approved Lincoln Park at the Wellington Master Plan. *Continued to a future meeting.*

TOWN PROJECT HEARINGS:

- 1) Kingdom Park Playground (CL) PL-2016-0040; 880 Airport Road
Construct a public playground on the south side of and adjacent to the existing Kingdom Park pavilion, and north of the existing skate park. The design features approximately 1,000 sq. ft. of poured rubber ground surface and 3,000 sq. ft. of wood fiber ground surface, climbing rocks, play and climbing structures, slides, swings, benches, accessible play elements, and landscaping. *Approved.*

OTHER: None.

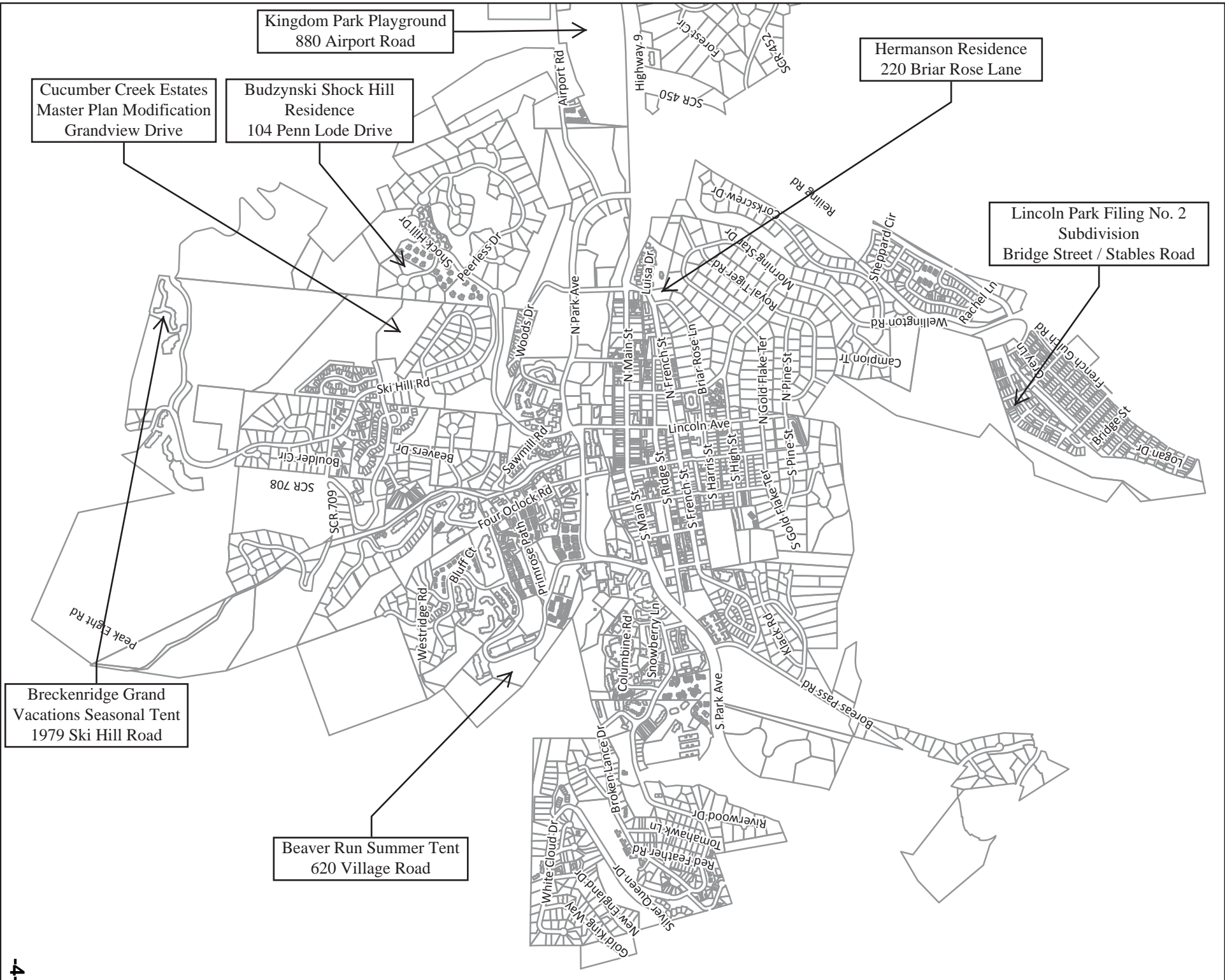


Denison Placer
107 Denison Placer Road



printed 1/13/2016
Town of Breckenridge and Summit County governments
assume no responsibility for the accuracy of the data, and
use of the product for any purpose is at user's sole risk.

Breckenridge North



Breckenridge South

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 Town of Breckenridge and Summit County governments
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 use of the product for any purpose is at user's sole risk.



PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

ROLL CALL

Ron Schuman Dan Schroder Gretchen Dudney
Christie Mathews-Leidal Mike Giller Dave Pringle
Wendy Wolfe, Town Council Liaison
Mr. Lamb was absent.

APPROVAL OF MINUTES

Mr. Schuman: On page 6, when I recused myself from the meeting, it says “the applicant / owner for the AT&T Gold Creek Condominiums.” Please change to “the Manager / Owner of Gold Creek Condominiums.” With no other changes, the March 1, 2016, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

Ms. Puester added the topic of Worker’s Compensation Policy to Other Matters at the end of the meeting. With no other changes, the March 15, 2016, Planning Commission Agenda was approved as presented.

CONSENT CALENDAR ITEMS:

- 1) Breckenridge Grand Vacations Seasonal Tent (CK) PL-2016-0040, 1979 Ski Hill Road
- 2) Beaver Run Summer Tent (MM) PL-2016-0027, 620 Village Road
- 3) Budzynski Shock Hill Residence (MM) PL-2016-0034, 104 Penn Lode Drive
- 4) Hermanson Residence (CK) PL-2016-0052, 220 Briar Rose Lane

With no requests for call up, the Consent Calendar was approved as presented.

TOWN COUNCIL REPORT:

Ms. Wolfe:

- A couple things to report. Lift ticket tax ordinance following up on 2A vote. Rules and procedure for Breckenridge only lift ticket. Close to having ordinance finalized. A lot of procedural work goes along with what we already passed.
- Interesting discussion on marijuana ordinance. Applicant who had a medical marijuana license is interested in trying to convert into retail license. At first it seemed easy thing to do and reasonable, but when we looked into it more and realized we had a moratorium that ends in May and whether it will remain or if new applicants will be allowed to apply; by allowing this applicant to get a retail license there could be unintended consequences. The applicant could sell at an inflated value. Evening session Mayor Warner asked if anyone was willing to make a motion to allow the applicant to get license, motion failed. Next time marijuana will be visited will be in May with new Council, which could encompass this request.
- The other thing discussed at length is that the ski area came to us requesting extended hours on gondola. We got into a lengthy discussion. We talked about leverage and other things including the paving of the south gondola lot. We would consider those extended hours; however, there is always concern with environmental impact with Cucumber Gulch. The ball is back in the ski area’s court to come back and finalize. We expect to have a new agreement regarding extended gondola hours. Gondola is a great ski area transportation system. It certainly should not be at the expense of our preserve in Cucumber Gulch. Anytime we can get more people out of cars and lighten up the use of Ski Hill Road that is a plus. Who would rather have a pleasant ride into town and not have to look for that elusive parking space? All those things in the works.
- One more announcement: Given that I am a candidate for the upcoming election, I will not be in attendance on April 5th, election night. Thank you all for serving on the Commission and it has been a

pleasure.

- (Ms. Dudney: What about the Peaks trail not being done until 2018?) The idea is hopefully it will lighten up the use elsewhere. They have to approve it and they have a plan for doing that. I don't know where it comes down. (Mr. Kulick: It has to stay on grade and has to stay above the alpine slide. The ski area built a flow trail. We built one parallel next to Timber trail. This will be the piece in between. We don't want people on bikes where we have to create a dismount zone. All parties have been in agreement that it will be a good solution. It just means we have to start it further back.)

WORKSESSIONS:

1) Denison Placer (JP)

Ms. Puester presented. The Planning Commission reviewed the two Denison Placer projects as a work session item on October 20, 2015 and on February 2, 2016 as a preliminary hearing. At the preliminary hearing a Commissioner voiced the desire for additional time to review the project before the final hearing, which is schedule for April 5th. Specifically the architecture as there were multiple building types proposed, and it is a pretty large project. Staff arranged a Planning Commission site visit (earlier this afternoon) and tonight's work session to focus on the architecture to allow more time for review.

The Denison Placer development consists of two phases. Phase 1 is the Low Income Tax Credit (LITC) project and contains 66 workforce rental townhome and apartment units (43 single family equivalents) in fifteen buildings, a neighborhood community center including manager office and associated parking on approximately 4.5 acres. Phase 2 consists of 30 workforce rental apartment units (13 single family equivalents) in three buildings on approximately 1.05 acres. Phase 1 has a Community Building and six building types (Two are type A, two are type B1, four are type B2, three are type C, two are type D and two are type E with three stories; eight 2 bedrooms each). Phase 2 has two building types (two are type F1 with 6 studios and 4 one bedrooms; one is type F2 with 8 studios, 2 one bedrooms with balconies, and 31 storage lockers).

I wanted to talk about a few things that apply to all the buildings first and then delve further into the individual unique aspects on the buildings. Over the entirety of this land use district, we have a 35' height max mean height. These buildings are all below that. Ranges 24'3" to 32'6" for all buildings in phase 1 and in phase 2 is 33'11" to 34'-11". Even if you measure to the ridge versus the mean, they are below 35'. We Highway 9 is running on east side, and then you have the river and where the parcel starts, Airport Road to the west. To reduce the appearance from the highway, the road design is angled to help break the appearance of buildings from the highway as well as provide solar gain. Remember that this is 5.5 acres of a 28 acres developable parcel and this is the first two phases. There will be several more phases on this 28 acre parcel to the south with different building types and massing. Flora Dora Drive and Denison Placer Road will be more of a formal streetscape. There is articulated color, fenestrations, and varying roof forms, all providing more of a pedestrian scale at street level. Materials are common among the buildings types. Corrugated metal wainscot, vertical and horizontal fiber cement siding. Colors are richer, earth tone colors. In front of you is a modified unit plan layout. There will be some mirrored building plan facades. As this is a work session, I will have Coburn Architects run through this building by building, give you staff thoughts on individual buildings and speak up if you have questions or comments as we do.

Three trash enclosures are located on Phase 1 and one in Phase 2. The enclosures are 17 feet tall, cementitious siding, asphalt shingle gable roof and corrugated metal shed roof over the man door. The architecture is consistent with the rest of the development being proposed.

Staff has no major concerns with the architecture and wanted to give the Planning Commission additional time with the review of this aspect of the project. Two identified questions posed to the Commission:

1. Did the Commission find that Building Type B2 right elevation needs additional articulation?

2. Did the Commission find that a color change for two of the four Building Type B2s should be made to ensure there is not excessive similarity?

Staff would like to hear from the Commission if there are any comments.

Commissioner Questions / Comments:

Mr. Giller: Nice massing. When I look at storage, I think there is more room for development. Bike wash, etc. Some question about internal lighting with skylights. Probably isn't the light you would need in storage place, seems expensive.

Ms. Dudney: Those are good comments.

Mr. Peter Weber, Coburn Architecture: One of the things we have done is increase the size of overhangs since last meeting at your suggestion. Also moved meters on the side between buildings, not next to street. Building has not a lot of color variation. (Ms. Puester: Staff thought there was relief provided in building front façade on type A. There is a pedestrian arcade that wraps the corner, mixture of roof forms. The side elevations have smaller windows because it faces another building and where there are bathrooms and bedroom headwalls.) I want to point out a window thing. We changed the windows. We had small square windows. Most logical way to do this with bedroom design. We kept the others the way they were. Either way works for us but we like them high. (Mr. Pringle: I want to be clear: view southbound from Flora Dora Drive; is this the building we see. Is that the front elevation?) Correct, the way we have the streets set up, that view is really the front of house. Backside faces the parking. (Mr. Pringle: The backside looks bleak. It will be a formal entry?) From our perspective, the front side is the public side. (Mr. Pringle: I like what you have done to the front. Back side needs work.) We haven't made much modification. (Ms. Puester: Are you talking about the entry way?) (Mr. Pringle: You really want to make a warm and inviting entryway. In my opinion, it needs to be spruced up. It needs to have more relief in the back. We want to be careful with cost, but we want to have buildings that look good over time and that we are proud of.) This one has the least detail. (Ms. Christie: Is there any way to add columns to the rear?) We can take the comments, and go back to our client.

Ms. Laurie Best, Long Range Planner III: Our re-submittal deadline for the final hearing is Friday. In terms of what we can do, I am not sure of how many changes we have time for as we are going to final April 5th. We are interested in hearing the comments, and then we can go back and reevaluate. We have a year before we are going to build this to figure out pricing, design. (Mr. Schroder: It is good to know that we have year. I have a question about the front. Is there going to be any landscaping to delineate entry ways and units?) (Ms. Puester: You have trees lining Flora Dora and Denison Placer Road, in front yards of units, between buildings as well as fenced back yard areas similar to Valleybrook fences. There are small landscaping areas in parking lots. Landscaping buffering from property lines. Park planned which is separate from this project.) Everyone has their own walkway to their entry. (Mr. Schroder: That really helps me.) (Mr. Schuman: Let's go back to the buildings and we can make comments after.)

Mr. Pete Weber, Coburn Architecture: Building B1 has more articulation on back side. (Ms. Puester: Both of the elevations that face the highway step down to one story. (Mr. Giller: Are these backyards fenced?) Yes. (Ms. Puester: Staff liked pedestrian scale and stepping down the roof. Broken up massing.) (Mr. Schroder: Staff gave us a question about the color scheme between B1 and B2?) (Ms. Puester: B2 had the color question. The right elevation is pretty flat and unarticulated on B2. That is what you are going to see as you come around the corner of Flora Dora Drive. So that is one of the issues we had, the other was more color schemes needed as there are four B2 types.) (Mr. Schroder: Maybe it is the same conversation the other way as you driving down Flora Dora drive north one day.) (Ms. Puester: When you look at B2 right elevation, Xcel is going to require that these meters are covered. The issue could be solved by having the shed roof extend. One thing I wanted to point out on Building C was that the designers have decreased the ridgeline to under 50' so no negative points. This addresses Gretchen's concern from the preliminary hearing.) (Mr. Schroder: Is that hard to change that length?) (Mr. Mosher: Could I add something? In the front elevation, it

was similar to Building B; the back, is it the same plane where the material changes?) No, there is a plane change there. We try to keep our siding where there is a plane change. (Mr. Pringle: Is there any way to pull those gables out at the entries?) We have the same floor plan in these units. In some of those instances we have a flatter rear elevation. (Mr. Pringle: If we spend more time on the front end, we have to look at these for a long time. My issue is on the back doorway. Could it have more relief?) There are two D Buildings. They are both on corners. (Ms. Puester: These are the longest building types. The floor plans are arranged for townhomes, but that shorter end is what you are going to see as you drive in; they are turned sideways which breaks it up more. Great breakup of that building for the side view which is a primary view from Flora Dora.) (Ms. Dudney: I think this is a good example of what Ms. Leidal was saying. You guys have to make the decision based on your budget. Front entry way looks nice on D as well. If there was any way to have columns elsewhere, that would look really nice also. Don't you want it to look nice?) Yes, I do. (Mr. Giller: I would screen with trees.) (Mr. Pringle: How far are those buildings from each other?) It varies. (Mr. Pringle: It looks tight.) (Ms. Puester: They are about 20 feet eave to eave at the pinch point.) (Mr. Pringle: It seems like that would need some relief. That is really tight, don't you think? It seems like there should be better separation between those two buildings.) (Ms. Dudney: Why? For privacy?) (Ms. Puester: They are taking negative points for setback.) (Mr. Pringle: I think they should. I think it would be better if there was more relief. Could the other building flip flop with the parking lot?) We thought it would be more beneficial to have more green space between the units rather than parking.

This is the E Building. (Ms. Puester: These are the only 3 story buildings in this phase. Four sided architecture. Balconies, pedestrian arcades. Landscape plan shows that there is a lot of buffering at the property lines. They have developed some seating areas that you can't really see here. The south side building, there are the storage lockers for these units and the one building has bump out on first floor plan to accommodate this. Other building does not.) (Ms. Dudney: Overflow parking for Rock Pile elevated or on grade? I seem to remember going up a ramp and that it is higher than Airport Road.) (Mr. Schuman: I have walked up there before. It meets grade.) We are meeting grade at the property line.

This is the F1 Building. We increased the overhang, and added some mechanical space. It resulted in this little change here. (Ms. Dudney: I like how that breaks up that elevation.)

F2 Building is similar but different. Has storage for all of the F Buildings in phase 2. (Mr. Schuman: What corner is Mr. Pringle most concerned about?) It does step back. (Mr. Schroder: I was thinking about solar access, so it doesn't look like it would be in the shade all the time.) (Ms. Puester: There is 6 feet of difference.) (Mr. Pringle: I have to say that the porches add so much more interest. I generally like these buildings but I don't know if I like the back 3 story element portion that is just flat. I don't know if there was anything more that can be done. If there was an objection, it would be on that side.) (Ms. Dudney: I think it looks pretty good.) (Ms. Leidal: What is the garage door material on the community building?) Not sure yet. We have some views of our overall site model. We put this image in the slideshow to show the variation. At any point in the project, you would be hard pressed to find the same building type. (Pete Weber, Coburn presented a 3D slideshow.)

(Mr. Giller: It would have been nice to see the community room open to the Oxbow park.) Where we landed was that we would rather have people living next to the park. (Ms. Best: We wanted to have a formal entry way and the community center helps set that.) (Mr. Giller: I think the Oxbow Park could be a key element to the design. The addition of the small tot lot park next to the community room helps though.)

Ms. Puester: Have to ask this question, any code issues here that you think warrants negative points?

Commissioner Questions / Comments:

Ms. Dudney: I am impressed. This is well thought out. I would love to see some additional design detail. It is a matter of finances. Bringing gables down, columns to the ground could be good, but it

- looks better than ok to me especially for what it is.
- Mr. Pringle: I think the massing looks good. When we start looking at the sizes of the porches and the eaves, any way we can put depth into those planes, bringing down corner columns on porches. It looks like you are going to have a lot of water shedding onto the backsides. That might be a problem over the long term. I think where you have introduced the decks, it really does emphasize my point by adding more relief. I think the community building is the most interesting. I like that architecture. When we talk Breck vernacular, it is hard to imagine. I think some look barn-like and I wonder if that is what we want to see. I think the project is on its way, and I would like to see it come back.
- Mr. Schroder: I don't have much more to say other than it meets those two code items regarding height and architecture.
- Ms. Leidal: I like the variety of the buildings. I would like to see 4 sided architecture. Building B2, those entries face the street. Maybe those entries could be defined better, especially since it is facing Flora Dora Drive.
- Mr. Giller: The 7 different buildings work well. Diagonal orientation works well as a site layout. I think some of what Mr. Pringle and Ms. Leidal mentioned is that these are tall buildings, but these buildings could use more anchor or base to solidify them. I think that the community center next to Oxbow Park could have been a better option, but all in all I think this is well on its way to being a good project.
- Mr. Pringle: I know we have budget constraints. Put in top notch windows in bedrooms. Beds underneath windows can be cold. Would like to see you add some of what we discussed and see it again.
- Mr. Schuman: I worry about ice and water at front entries with short gables. I don't know if you are going to have solar panels. Oxbow Park parking; it seems like only 5 spots and should be more but know it's a different project just may impact this one. (Mr. Truckey: We are scheduled for a final hearing next month, due to LITC deadline, we won't be taking this to another preliminary. You have seen this at 2 work sessions and 1 preliminary now.) (Ms. Best: CHFA needs to look at financing in early May. We wouldn't go vertical until spring in 2017. I value all your comments and think we have ample time to vet these questions and address design issues. I appreciate design comments. We would like to make sure you are happy with this before it gets built.)

Mr. Lee Edwards, Architect: This is not the approach and what we want to see coming into the valley, we being me. (Mr. Schuman: Mr. Edwards, we have finished our comments at this work session and please send us a letter before the next meeting and we can go over it.)

PRELIMINARY HEARINGS:

1. Cucumber Creek Estates Master Plan Modification (CK) PL-2016-0017, Grandview Drive
Mr. Kulick presented an application to create a master plan for a 9.24 acre property to provide for the development of 6, approximately ½ acre, single-family lots, 5 clustered single-family lots and 12 duplex residences. Application is unique, a combination of reviewing a development agreement, purchase contract for adjacent open space, as well as town code. Mr. Kulick reviewed the history of the application and the vested property rights. Currently the site has 22 SFEs; the master plan proposes to utilize all 22 of those SFEs and potentially one additional SFE to be transferred to the site.

Commissioner Questions / Comments:

- Mr. Schroder: What are the lots to the top of the plan? (Mr. Kulick: Those are in Shock Hill.) (An owner of one of the properties made his presence known.)
- Ms. Dudney: So the Nordic lodge doesn't show on this? (Mr. Kulick: No but it is here.)
- Mr. Schroder: Where do the current trails lie? (Mr. Kulick: There are a variety of trails on site, but none of them are platted. There are easements that ring the property. 15' on either side of the property line between the concerned property and Penn Lode. There are a lot of loops. Has been leased

for a dollar a year as long as it is not developed. Those are not platted. Drainage and retention facilities are platted in the Gulch when the 23 acres was purchased by the Town.

Not subject to the Cucumber Gulch Overlay. One of the things that was negotiated under the development permit with Town Council years ago. Specific language for design building envelopes for large lot single family lots. I'll go more into setbacks and such. Most of large lots are on NW edge of parcel. Most of duplexes on southeastern side of lot with a couple cluster single families mixed in. Description of trail easement.

Proposed density is 23 SFEs, 1 SFE over what is currently allowed. Transfer of density would bring in 4.5%; only subject to negative points by the code if exceeded 5% over density. Square footage limitation proposed is all voluntary imposed by the applicant. Current proposal is 8,000 square feet less than current vested plan. One more unit of density proposed, but a cut of 8 or 9% in terms of area.

Staff understands there are many unique provisions associated with this application due to past Development Agreements and vesting but believes the proposed voluntary reductions in buildable square footage, increased external site buffers, reduction in building envelope square footage and change in unit types is an improvement over the currently vested subdivision. Staff would like to hear feedback from the Commission in preparation for a Final Hearing and has the following questions for the Commission:

1. Should the applicant propose 23 SFEs at the final hearing, a transfer of density would be required. Is the Commission comfortable that an additional 1 SFE of density fits on the site?
2. Was the Commission comfortable with the general elements of the site plan?
3. Was the Commission comfortable with proposed change in unit types?
4. Did the Commission have any additional comments about the proposed application?

Staff recommended that the application return for a final hearing.

Commissioner Questions / Comments:

Mr. Giller: Did you look at cul de sac dimensions?

Ms. Christie: Do they meet the absolute the side setback between the single families?

Mr. Tim Casey, Applicant: We have owned this property for 30 years. When we did the open space dedication and sale, that was sort of the impetus for the open space tax. We effectively sold the property, significantly reduced the market value and established vesting. Can we improve on what we have remaining for the next 5 years? Single family lots consume nearly the entire property vested. Our partnership gave the Town of Breckenridge the piece, which was not a requirement of agreement. That is what created the Nordic Center. This is the reason it is there, because of our partnership. We think it is a better plan, a better land use, and more consistent with what the market is looking for. Indicative of Shock Hill. Reduced size of single family units. What we have vested now is very large. We tried to come up with a better plan after 30 years of ownership. There are trails that meander all over. We lease for a dollar a year to town open space, and they have lease agreement. Interstate trail remains. Trail easement parallel to Penn Lode remains. The trails all remain through Shock Hill, owned by the Town of Breckenridge. The Daytons have long term lease that allows them to operate facility. We need to work on road crossing detail. We are going to have to find a solution, perhaps artificial material. We are going to ask the TC for an additional 10 years of vesting. (Mr. Schroder: Why now?) My partner and I are not getting any younger.

Mr. Schuman opened the hearing to public comment.

Mr. Webster, 145 Windwood Circle: (Handout given to Commissioners) Overall plan development. Where are trails moving now? My concerns are in that area- are we considering the loss of this specific area. I would ask if the Commission can take a look specifically at the vision for community character, sustainability,

resources, recreation resources, or are we locked in? Review against existing plans to see what is possible. Trails through the middle of the property where entry level training is done will be lost and there is no other area for this. One path by Penn Lode, but road crossing to move back and forth not ideal. We asked that that be looked into either from homeowner, guest, or resident perspective to be sustainable. Have all the members of the Nordic Center been notified of this proposal? If we look at the plan, there is no easement that goes down the back side to the Nordic Center. More feasible for access in both directions. At the southern end, the trees form a barrier to the neighborhood and road. Northwest side shows no trees on the plan. I would like to see more. (Last comment has been resolved.)

Mr. Paul Weller, 111 Windwood Circle, President of the Christie Heights Homeowners Association: My problem is 3 fold. The Nordic Center is a world class attraction. Drive for people to come to town. I am concerned about that facility being lost. We need a way from being to get from Nordic Center without having to loop around to west and down again. 2. This area is used a lot as an open space. Very popular area and that will be lost, though I understand the developer has the right. 3. Environmental impact: if you are worried about the gondola hours extended, you should be worried about this. Penn Lode might not be able to see this, but I am more concerned about the environmental impact on the Gulch and if this is consistent.

Mr. Peter Kalan, 118 Windwood Circle: To see it developed will take away from the natural open space but I understand the vested property rights. More density, different sense of feel than the homes backing up to Shock Hill. Other concern: proximity of Windwood Circle and traffic. Windwood Circle has a very steep slope and it gets very icy. We have to make sure we are having safe traffic management between the two developments.

Mr. Mike McDivitt, 138 Windwood Circle: Agree with Mr. Kalan.

There was no more public comment and the hearing was closed.

Commissioner Questions / Comments:

Mr. Giller: It has been well considered by Staff. This is an overall improvement in overall site plan that is vested. Would like to see cul de sac articulated or softened maybe with internal landscaping. I am comfortable with the density.

Ms. Christie: We got used to having this is our backyard. Agreements in place that we are bound by. 1. yes, 2. yes. No more comments, meets density.

Mr. Schroder: Thank you for recognizing property rights. It is hard to see change. We have become too comfortable with the area as it is. Feel for loss of beginner trail area. The owner did the Town a great service minimizing the developable area to 9 acres and letting us use the property for this long. 1. yes, 2: yes, 3: yes, 4: none.

Ms Dudney: Our only mandate is to compare the current plan that the previously vested plan. 1: yes, 2: yes. Also, I would be ok with Council deciding to vest this.

Mr. Pringle: Not a surprise, it is just a change in a town that has seen a lot of change. Remember all this going on in planning. Anyone could have seen that this would be developed eventually, plans are on file. 1: yes, 2: yes, 3: yes. Would agree with additional vesting, and mitigate cul de sac more. 4: none.

Mr. Schuman: 1: yes, 2: yes, 3: yes, 4: Nordic center may find ways to work around this. It has provided a wonderful amenity over the years.

COMBINED HEARINGS:

Mr. Schuman precluded with a call for a vote as to whether he should recuse himself for this matter as he is the HOA president but had not seen the plan before this nor does he have any financial interests here. Mr. Pringle made a motion to allow Mr. Schuman to participate and that his involvement with the Wellington is not a conflict of interest. The motion passed unanimously (6-0) with consensus from the Commission. It was

also noted for the record that Mr. Schroder is a resident of Wellington Neighborhood.

1) Lincoln Park Filing No. 2 Subdivision (MM) PL-2016-0032, Bridge Street / Stables Road
Mr. Mosher presented an application to subdivide a portion of Lots 1 and 2, Block 6, Lincoln Park at the Wellington Neighborhood into 21 lots with 24 units. Units are comprised of 18 single-family and 3 duplex homes. The Vern Johnson Memorial Park (separate Development Permit) is to be constructed as part of this phase of the Lincoln Park Master Plan.

The initial subdivision for the Wellington Neighborhood (PC#1999149) encompassed the entire 84.6-acre property (Phase 1, Phase II and Lincoln Park at the Wellington Neighborhood). All of Phase 1 and only a portion of Phase II have been developed. The Planning Commission approved the Lincoln Park at the Wellington Neighborhood Master Plan (PC#2014038) on April 28, 2015, and the Subdivision of the First Phase of Lincoln Park at the Wellington Neighborhood (PC#2014039) on July 28, 2015. The layout of this block is similar to the illustrative plan of the Lincoln Park at the Wellington Neighborhood Master Plan (7th Master Plan Amendment of Wellington Neighborhood Master Plan). Vern Jonson Memorial Park is being designed right now, as part of the Master Plan development.

The proposed lot layout, green design and landscaping follows the patterns of the Lincoln Park at the Wellington Neighborhood Master Plan. Staff welcomed any comments from the Commission regarding the information presented in this report. Staff recommended the Planning Commission approve the Lincoln Park at the Wellington Neighborhood Filing 2 Subdivision, PL-2016-0032, with the presented Findings and Conditions.

Commissioner Questions / Comments:

- Ms. Dudney: Why the phasing? What is the difference between the subdivision and the phasing? (Mr. Mosher: In this case the planned phasing described with the Lincoln Park Master Plan matches the planned Filings for each subdivision.) Is this going faster than we had expected? (Mr. Mosher: Not really but, things are moving quickly, which is a good thing.)
- Mr. Pringle: You have an application in your office for the Vern Johnson Memorial Park. What leverage do we have that it will ever get be built? (Mr. Mosher: It is tied to this phase of the Master Plan and they seem eager to get started. I don't think he is going to walk away with all the interest from the Wellington Neighborhood owners.)
- Ms. Leidal: Will they satisfy the landscaping requirements? Section 9-2-4-2-d-3 of the subdivision standards says one tree for every 10-feet of roadway in non-wooded environments. (Mr. Mosher: No. They prefer to have less. They plan on getting negative points under Policy 22/R Landscaping with a Master Plan modification that suggests one tree for every 15-feet of roadway.) (Ms. Puester read the subdivision code section regarding one tree every 10-feet of platted right of way and said we might put a condition on it being met or continue. We are looking at subdivision standards, not development code.) (Mr. Mosher: Yes, but it is the absolute policy in the Development Code and is associated with the Master Plan. The overall landscaping plan was an exhibit with the Master Plan application. We seem to have a conflict between the Development Code landscaping policy and the Subdivision Standards. These numbers and the Relative policy are in conflict.) Why can't they meet the policy? (Mr. Mosher: They did not want to have that many trees planted along the right of way so as to maintain the character of the existing neighborhood.)

Mr. Schuman opened the hearing to public comment.

Mr. Andy Podhorecki, 581 High Point Drive: Incredible amount of noise. Every morning it sounds like the 5th armored division, plus rock crushing and back-up beeping noises. Get the hours of construction changed from the 7-7 Monday through Saturday. They should start later and end sooner. Mr. O'Neil didn't have to pay

for density, got them all for free. I have been listening to this racket since 1999. I am a licensed landscape architect. Can any of this layout change (referring to Master Plan layout)? On the original plan, they have this turnaround. I propose a different plan for a portion of Phase 4. (Mr. Schuman: You can reach out to David O'Neil, because we haven't even had the last phase subdivision discussion yet.) I want to make sure that this area (referring to Xcel easement and Town Open Space) will remain undisturbed and not developed. (Mr. Schuman: Please share your comments on Phase 4, because we are reviewing a separate portion of the development.)

There was no more public comment and the hearing was closed.

Commissioner Questions / Comments:

Mr. Pringle: I think this is a continuance to a future meeting to figure out the landscaping technicality.

Ms. Leidal made a motion to continue Lincoln Park Filing No. 2 Subdivision, PL-2016-0032, Bridge Street / Stables Road to a future meeting. Mr. Pringle seconded and the motion carried unanimously (6-0).

TOWN PROJECT HEARING:

1) Kingdom Park Playground (CL) PL-2016-0040, 880 Airport Road

Mr. LaChance presented a proposal to construct a new public playground at 880 Airport Road on the south side of the existing pavilion across from the tennis courts, north of the Skateboard Park. The design for the new playground features approximately 1,000 sq. ft. of poured rubber play surface and 3,000 sq. ft. of wood fiber play surface, climbing rocks, play and climbing structures, slides, swings, benches, accessible play elements, picnic tables, walkways and landscaping.

This is a Town Project pursuant to the ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013). In accordance with the Town Project ordinance, staff has reviewed this project to identify any code issues. The Planning Commission is requested to make a recommendation on the project to the Town Council.

Staff suggested the Planning Commission recommend that the Town Council approve the Kingdom Park Playground, PL-2016-0050, located at 880 Airport Road, showing a passing point analysis of positive three (+3) points, with the presented Findings.

Mr. Mark Johnston, Town of Breckenridge Streets Department Manager: We gave people three options to vote on. This was the choice. Ages 8 and up is the larger features and smaller features are for tot lots. (Mr. Schuman: Should benches be away from the skate park? Will they use them as skate features?) (Mr. Schroder: Can it be a taller structure?) It's all about the budget. (Ms. Dudney: What is the timing for construction?) (Mr. Pringle: Agree with staff recommendation.)

Mr. Schuman opened the hearing to public comment. There was no public comment and the hearing was closed.

Mr. Schroder made a motion to recommend the Town Council approve the Kingdom Park Playground, PL-2016-0040, 880 Airport Road, showing a passing score of positive three (+3) points, with the presented Findings. Ms. Leidal seconded, and the motion was carried unanimously (6-0).

OTHER ISSUES:

Ms. Puester reminded the Commissioners to review the Worker's Compensation Policy documentation provided by Ms. Joanie Brewster, Administrative Services Coordinator for the Town of Breckenridge. Please remove the Acknowledgment Form, sign and return to me.

ADJOURNMENT:

The meeting was adjourned at 10:20 pm.

Ron Schuman, Chair

TO: BRECKENRIDGE TOWN COUNCIL
FROM: BRIAN WALDES, FINANCIAL SERVICES MANAGER
SUBJECT: LIFT TICKET TAX ORDINANCE
DATE: 3-16-16
CC: RICK HOLMAN, TOWN MANAGER

The purpose of this memo is to review the process that has lead to this second reading of the Lift Ticket Tax Ordinance (the Ordinance), and to describe the changes made from first reading.

Second reading was continued at the March 8, 2016 Council meeting in order to facilitate Vail Summit Resort, Inc.'s (VSRI) request to have more time to review and suggest changes to the Ordinance. This request was made in accordance with provision 1-E in the Revenue Agreement agreed upon by VSRI and Council on August 25, 2015.

Staff has met twice with VSRI since first reading to finalize a mutually agreeable version of the Ordinance (attached). It bears stating that, due to the many changes made during our meetings with VSRI, the change tracking format in the attached version has been redacted in order to provide an understandable document. Had we not edited the document in this manner, there would have been pages of language that was struck-through. For example, instead of striking through the lengthy collection and enforcement procedures that were included in the first reading version of the Ordinance, we have inserted a new Section 3-10-11 (on Page 6 of the ordinance) that simply incorporates the audit, investigation, and enforcement procedures of the Town's Sales Tax Ordinance into the Ordinance by reference. The intial collection and enforcement language has been removed from the enclosed version of the ordinance. This allowed for the ordinance to be shortened significantly without any loss of provisions that are important to the Town.

The result of our meetings is an Ordinance that is much shorter than the original. Staff is satisfied that this version contains all of the provisions we wanted to see. Council will recall staff has a desire to see a generic Ordinance, and to place the specific details of administering the tax in a side agreement. The attached version does in fact meet that goal. During our meetings with VSRI, we also worked out the details of administering the tax in a side agreement that staff will execute administratively with VSRI if the ordinance is approved.

Staff will be available during the work session to answer any questions you may have.

1 **FOR WORKSESSION/SECOND READING – MARCH 22**

2
3 **MARKED TO SHOW KEY CHANGES FROM FIRST READING**

4
5 COUNCIL BILL NO. 5

6
7 Series 2016

8
9 AN ORDINANCE AMENDING TITLE 3 OF THE BRECKENRIDGE TOWN
10 CODE, EFFECTIVE JULY 1, 2016, BY ADOPTING AN EXCISE LIFT
11 TICKET TAX OF 4.5 % ON THE PRICE PAID FOR SINGLE AND MULTI-
12 DAY SKI LIFT TICKETS PURCHASED FOR USE ONLY AT A LOCAL SKI
13 AREA; PROVIDING THE DETAILS OF THE COLLECTION AND
14 ADMINISTRATION OF SUCH TAX; CREATING A PARKING AND
15 TRANSPORTATION FUND; AND REQUIRING REVENUES COLLECTED
16 FROM THE NEW LIFT TICKET TAX TO BE USED ONLY FOR
17 DESIGNATED PURPOSES

18
19 WHEREAS, the Town of Breckenridge (“**Town**”) is a home rule municipal corporation
20 organized and existing under Article XX of the Colorado Constitution; and

21
22 WHEREAS, Section 12.1 of the Breckenridge Town Charter provides that the Town
23 Council of the Town (“**Town Council**”) may, by ordinance, levy and collect excise taxes for
24 municipal purposes; and

25
26 WHEREAS, at a special election held November 5, 2015 the Town Council submitted a
27 ballot question to the registered electors of the Town, the submission clause of which read:

28
29 SHALL TOWN OF BRECKENRIDGE TAXES BE INCREASED \$4,000,000
30 ANNUALLY COMMENCING JULY 1, 2016, AND BY SUCH AMOUNTS AS
31 ARE RAISED ANNUALLY THEREAFTER, BY IMPOSING AN
32 ADMISSIONS EXCISE TAX OF 4.5% OF THE PRICE PAID FOR EACH LIFT
33 TICKET PURCHASED, WITHIN THE TOWN OR ELSEWHERE, TO
34 OBTAIN THE RIGHT OF ENTRY SOLELY TO A SKI AREA WHICH HAS
35 ONE OR MORE SKI LIFTS LOCATED IN WHOLE OR IN PART WITHIN
36 THE TOWN, FOR USE DURING THE ANNUAL PERIOD BETWEEN
37 NOVEMBER 1 AND APRIL 30, PROVIDED THAT THE ADMISSIONS
38 EXCISE TAX SHALL NOT APPLY TO (1) ANY SEASON PASS ALLOWING
39 RIGHT OF ENTRY TO A SKI AREA FOR A MAJORITY OF THE SEASON
40 OR (2) ANY LIFT TICKET WHICH PROVIDES THE RIGHT OF ENTRY TO
41 ONE OR MORE SKI AREAS LOCATED OUTSIDE THE TOWN AS WELL
42 AS A SKI AREA LOCATED WHOLLY OR PARTIALLY WITHIN THE
43 TOWN, AND REQUIRING EVERY SKI AREA OPERATOR TO COLLECT
44 SUCH ADMISSIONS TAX FOR THE TOWN; AND SHALL ALL OF THE

LIFT TICKET TAX ORDINANCE

1 ADMISION EXCISE TAX REVENUES COLLECTED BY THE TOWN BE
2 PAID INTO A SPECIAL FUND OF THE TOWN AND USED ONLY TO PAY
3 FOR OR REIMBURSE THE TOWN FOR: (1) THE DIRECT AND INDIRECT
4 COSTS OF OPERATING THE TOWN'S TRANSIT SYSTEM, INCLUDING,
5 WITHOUT LIMITATION, LABOR, ROLLING STOCK, AND OTHER COSTS
6 ASSOCIATED THEREWITH; (2) THE DIRECT AND INDIRECT COSTS OF
7 PROVIDING PUBLIC PARKING WITHIN THE TOWN, INCLUDING,
8 WITHOUT LIMITATION, LAND ACQUISITION COSTS, CONSTRUCTION,
9 AND MAINTENANCE; AND (3) OTHER DIRECT AND INDIRECT COSTS
10 INCURRED BY THE TOWN IN ENHANCING THE MOVEMENT OF
11 PERSONS AND VEHICLES WITHIN THE TOWN, INCLUDING, WITHOUT
12 LIMITATION, THE COST OF CONSTRUCTING AND MAINTAINING
13 CROSSWALKS AND ROUNDABOUTS, AND SHALL THE TOWN
14 COUNCIL BE AUTHORIZED TO PROVIDE BY ORDINANCE OTHER
15 MATTERS NECESSARY TO THE IMPLEMENTATION, COLLECTION,
16 AND ENFORCEMENT OF SUCH TAX?

17
18 ; and

19
20 WHEREAS, the ballot question set forth above was approved by the registered electors
21 of the Town by a vote of 1100 in favor and 223 opposed; and

22
23 WHEREAS, it is necessary and appropriate for the Town Council to adopt an ordinance
24 implementing the ballot question that was approved by the electors of the Town at the November
25 5, 2015 special election; and

26
27 WHEREAS, all conditions precedent to the adoption of this ordinance have been
28 satisfied.

29
30 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
31 BRECKENRIDGE, COLORADO:

32
33 Section 1. Title 3 of the Breckenridge Town Code is amended by the addition of a
34 new Chapter 10, entitled "Lift Ticket Tax," which shall read in its entirety as follows:

35 CHAPTER 10

36
37 LIFT TICKET TAX

38
39 SECTION:

- 40
41 3-10-1: Purpose; Agreements Authorized
42 3-10-2: Definitions
43 3-10-3: Imposition of Tax

LIFT TICKET TAX ORDINANCE

- 1 3-10-4: Tax Revenues To Be Deposited Into Parking and Transportation Fund
- 2 3-10-5: Exemptions; Burden of Proof
- 3 3-10-6: Payment Of Tax To Ski Area Operator
- 4 3-10-7: Collection of Tax By Ski Area Operator
- 5 3-10-8: Remittance Of Collected Tax
- 6 3-10-9: Preservation of Returns and Other Records; Confidentiality
- 7 3-10-10: Records and Accounts To Be Kept
- 8 3-10-11: Audit, Investigation, Collection; and Enforcement Procedures
- 9 3-10-12: Tax In Addition To Other Taxes
- 10 3-10-13: Administration By Financial Services Manager; Rules and Regulations
- 11 3-10-14: Amendments

12
13 3-10-1: PURPOSE; AGREEMENTS AUTHORIZED:

14 A. The purpose of this Chapter is to impose an excise tax of four and one-half percent
 15 (4.5%) on the price paid for each single and multi-day ski lift ticket purchased either within the
 16 Town or elsewhere only for use at a ski area which has one or more ski lifts located in whole or
 17 in part within the Town during the annual period between November 1 and April 30. Admission
 18 to such a ski area pursuant to such a single or multi-day ski lift ticket is a taxable privilege. It is
 19 the further purpose of this Chapter to require a ski area operator to collect such lift ticket tax for
 20 the Town, all as provided in this Chapter.

Deleted: ski

21 B. The Town is authorized to enter into one or more agreements with any ski area
 22 operator related to the ski area operator's collection of such lift ticket tax for the Town.

23 3-10-2: DEFINITIONS:

24 A. The following words and phrases, when used in this Chapter, shall have the following
 25 meanings:

DESIGNATED REVENUES:	All revenues collected by the Town pursuant to this Chapter.
FINANCIAL SERVICES MANAGER:	The Financial Services Manager of the Town, or such person's authorized representative.
LIFT TICKET:	<u>A right to use a ski lift at a ski area.</u>
LOCAL SKI AREA:	A ski area which has one or more ski lifts located in whole or in part within the Town.
PARKING AND TRANSPORTATION FUND:	The Town of Breckenridge Parking and Transportation Fund described in Section 3-11-2 of this Code.

Deleted: Any certificate, card, slip, token, badge, patch, pass, or other document or electronic or digital file or record of any kind, that entitles the owner or possessor thereof

Deleted: local

LIFT TICKET TAX ORDINANCE

RECORDS: Any books, accounts, papers, memoranda, or other records of a ski area operator for a local ski area, regardless of their form or format, that is or may be relevant to determining the amount of the tax due from such ski area operator.

SEASON PASS: All lift ticket products that provide access to a local ski area for the majority of the ski season.

SKI AREA: The area accessed by ski lifts designated and under the control of a single ski area operator.

Deleted: All ski slopes or trails

Deleted: other places

SKI AREA OPERATOR: Any business entity having operational responsibility from time to time for a local ski area.

Deleted: ski area operator and administered as a single enterprise. The term "ski slopes and trails" means those areas designated by the ski area operator to be used by skiers for the purpose of sliding downhill on snow or ice on skis, a snowboard, or any other device

TAX: The tax payable to the Town pursuant to this Chapter.

TAXABLE LIFT TICKET: A lift ticket purchased for use only at a local ski area and only during the annual period between November 1 and the following April 30.

Deleted: single or multi-day ski

1
2 B. Terms not defined in this Chapter shall be given their common meaning.

3 3-10-3: IMPOSITION OF TAX:

4
5 A. On and after 12:01 a.m., July 1, 2016 there is levied and there shall be paid by each
6 purchaser of a taxable lift ticket an excise tax as described in this Chapter. Such tax is due and
7 shall be paid for the exercise of a taxable privilege.

Deleted: collected and

Deleted: Ski Area Operator

8 B. The amount of the tax hereby levied is four and one-half percent (4.5%) of the actual
9 purchase price of each taxable lift ticket, whether purchased within the Town or elsewhere;
10 provided that a tax derived from calculations resulting in a fraction of a cent being a part of the
11 tax shall be increased or rounded to the next whole cent.

12 3-10-4: TAX REVENUES TO BE DEPOSITED INTO PARKING AND TRANSPORTATION
13 FUND: Immediately upon receipt or collection, the designated revenues shall be credited to the
14 Parking and Transportation Fund and used as provided in Section 3-11-3 of this Code.

Deleted: <#>If a block of taxable lift tickets is sold to a single purchaser at a bulk rate, the tax shall be computed on the bulk rate in such case instead of on each taxable lift ticket, provided that none of the taxable lift tickets in the block are resold. ¶

15 3-10-5: EXEMPTIONS; BURDEN OF PROOF:

16 A. The tax imposed by this Chapter does not apply to:

- 17 1. Season passes;

LIFT TICKET TAX ORDINANCE

2. Any lift ticket not specifically sold to provide the right of entry solely to a local ski area (including, by way of example, any lift ticket which provides the right of entry to one or more ski areas located outside of the Town as well as a local ski area);
3. Any passes or lift tickets sold for summer activities; or
4. Any other items or activities besides those lift tickets intended for ski lift use solely at a local ski area between November 1 and April 30.

Deleted: the following

B. The burden of proving that any transaction is not subject to the tax implemented by this Chapter shall be upon the person making such assertion.

Deleted: Ski Area Operator.

3-10-6: PAYMENT OF TAX TO SKI AREA OPERATOR: The tax imposed by this Chapter shall be paid by the purchaser of the taxable lift ticket to the ski area operator that sold the taxable lift ticket.

3-10-7: COLLECTION OF TAX BY SKI AREA OPERATOR:

A. The tax imposed by this Chapter shall be collected from the purchaser of the taxable lift ticket by the ski area operator that sold the taxable lift ticket. In collecting the tax the ski area operator acts as a collection agent for the Town. Each ski area operator shall be liable and responsible for the collection of the tax as provided in this Chapter.

Deleted: Each Ski Area Operator

Deleted: and remittance

B. The tax imposed by this Chapter shall be added to the purchase price, charge, or other consideration paid for the taxable privilege of admission to a local ski area arising from the purchase of a taxable lift ticket.

Deleted: and shall constitute a part of

C. A credit shall be allowed against the amount due to the Town under this Chapter for any tax that would be due for an unused single day taxable lift ticket, or any unused portion of a multi-day taxable lift ticket, the purchase price of which has been refunded by the ski area operator to the purchaser of the taxable lift ticket .

Deleted: . The tax shall be separately stated on a taxable lift ticket at the time of the sale of the taxable lift ticket. The purchaser of a taxable lift ticket shall pay the tax to the Ski Area Operator as collection agent for and on account of the Town, and the Ski Area Operator shall be liable for the collection therefor and on account of the Town

D. Nothing in this Chapter shall be read as limiting in any way or at any time a ski area operator's sole and absolute discretion to alter the terms, conditions, or price of any lift ticket, to create a new type of lift ticket, or to add or remove access to one or more ski areas located outside of the Town without regard to any resulting change to the applicability of the tax to such a lift ticket; provided, however, that any such ski area operator shall remain responsible for the collection and remittance of the tax on any and all taxable lift tickets.

3-10-8: REMITTANCE OF COLLECTED TAX:

A. Each ski area operator shall file a return each month with the Financial Services Manager on or before the twentieth day of each month for the preceding month and remit to the Financial Services Manager all tax collected by such ski area operator during the preceding month.

Deleted: Every Ski Area Operator or other taxpayer subject to the payment of the tax imposed by this Chapter shall be liable and responsible for the payment of an amount equivalent to four and one-half percent (4.5%) of the price paid by a purchaser for each taxable lift ticket as provided in Section 3-10-3 of this Chapter, and

Deleted: an amount equivalent to said four and one-half percent (4.5%) of the price paid by a purchaser for each taxable lift ticket

LIFT TICKET TAX ORDINANCE

1 B. The Financial Services Manager may, upon request of the ski area operator or other
2 taxpayer, accept returns at such intervals as will, in the opinion of the Financial Services
3 Manager, better suit the convenience of the ski area operator or other taxpayer and will not
4 jeopardize the collection of the tax, including an annual tax return. If any ski area operator or
5 other taxpayer who has been granted permission to file reports and pay tax on other than a
6 monthly basis shall become delinquent, then authorization for such alternative method of
7 reporting may be revoked by the Financial Services Manager or his or her authorized agent, and
8 immediately following notice of revocation, the ski area operator or other taxpayer will be
9 required to file reports and pay tax, interest, and penalties on a monthly basis for all unreported
10 or unpaid tax in the same manner required by law under conditions that would prevail as if the
11 ski area operator or other taxpayer had never been granted the alternate method of reporting and
12 paying the tax.

Deleted: <#> The monthly tax return and tax remitted to the Financial Services Manager shall be made in such manner and upon such forms as the Financial Services Manager may prescribe. ¶ If the accounting methods employed by a Ski Area Operator or other taxpayer subject to the payment of the tax imposed by this Chapter are such that returns made on the calendar month basis will impose unnecessary hardship, the

13 C. The tax return and tax remitted to the Financial Services Manager shall be made in
14 such manner and upon such forms as the Financial Services Manager may prescribe.

Deleted: <#> if he has

15 3-10-9: PRESERVATION OF RETURNS AND OTHER RECORDS; CONFIDENTIALITY:

16 A. Returns filed pursuant to this Chapter shall be preserved for a period of three (3)
17 years from the date of filing with the Financial Services Manager, after which time the Financial
18 Services Manager may order them destroyed.

19 B. Chapter 7 of this Title, concerning confidentiality of tax returns and information,
20 applies to tax returns and information provided to the Town pursuant to this Chapter; provided,
21 however, that the designated revenues credited to the Parking and Transportation Fund described
22 in Section 3-11-2 of this Code shall not be confidential information and may be disclosed to the
23 public.

Deleted: total amount of tax paid to the Town by a Ski Area Operator

24 3-10-10: RECORDS AND ACCOUNTS TO BE KEPT: Each ski area operator shall keep and
25 preserve suitable records of all sales of taxable lift tickets sold, and such other books or accounts
26 as may be necessary to determine the amount of tax for the collection or remittance of which the
27 ski area operator is liable and responsible hereunder. It is the duty of each ski area operator to
28 keep and preserve all such books, invoices, and other records for a period of three (3) years
29 following the date the taxes were due to the Town. Such items shall be open for investigation by
30 the Financial Services Manager, When a ski area operator fails or refuses to file a return the tax
31 may be assessed by the Financial Services Manager and collected without regard to the statute of
32 limitations.

Deleted: payment

Deleted: in accordance with Section 3-10-11. If a Ski Area Operator has filed a tax return for any period after the due date for that period, then the records for the period shall be preserved for three (3) years after the date the return was filed. If a Ski Area Operator has not filed a tax return for any period, then the records must be preserved indefinitely by the Ski Area Operator.

33 3-10-11: AUDIT; INVESTIGATION; COLLECTION; AND ENFORCEMENT
34 PROCEDURES: Except for those provisions that by their terms cannot apply, the procedures for
35 audit, investigation, and enforcement of the Town's sales tax as provided in Chapter 1 of this
36 Title shall apply to the audit, investigation, and enforcement of the tax imposed by this Chapter.

Deleted: INVESTIGATION OF RECORDS RELATING TO TAXES; HEARINGS:

37 3-10-12: TAX IN ADDITION TO ALL OTHER TAXES: The tax imposed by this Chapter shall
38 be in addition to all other taxes imposed by law.

LIFT TICKET TAX ORDINANCE

1 3-10-13: ADMINISTRATION BY FINANCIAL SERVICES MANAGER; RULES AND
2 REGULATIONS: The administration of all provisions of this Chapter is vested in and shall be
3 exercised by the Financial Services Manager, who shall prescribe forms and formulate and
4 promulgate reasonable rules and regulations in conformity with this Chapter for the making of
5 returns, the ascertainment, assessment, and collection of taxes imposed, and the proper
6 administration and enforcement thereof.

7 3-10-14: AMENDMENTS: This Chapter may be altered, amended, or repealed from time to time
8 in the manner provided by law.

9 Section 2. Title 3 of the Breckenridge Town Code is amended by the addition of a
10 new Chapter 11, entitled "Parking and Transportation Fund," which shall read in its entirety as
11 follows:

12 CHAPTER 11

13 PARKING AND TRANSPORTATION FUND

14 SECTION:

15 3-11-1: Definitions

16 3-11-2: Parking and Transportation Fund

17 3-11-3: Use of Designated Revenues

18 3-11-4: Amendments

19 3-11-1: DEFINITIONS: As used in this Chapter the following words shall have the following
20 meanings:

21 DESIGNATED REVENUES: All revenues collected by the Town from the
22 Lift Ticket Tax adopted by Chapter 10 of
23 Title 3 of this Code.

24 3-11-2: PARKING AND TRANSPORTATION FUND: There is hereby established a special
25 fund of the Town to be known as the Town of Breckenridge Parking and Transportation Fund.
26 Immediately upon receipt or collection, the designated revenues shall be credited to the Parking
27 and Transportation Fund. The monies in the Parking and Transportation Fund shall be expended
28 by the Town Council only for those purposes authorized in Section 3-11-3. The amounts
29 expended from the Parking and Transportation Fund shall be determined from time to time by
30 the Town Council.

31 3-11-3: USE OF DESIGNATED REVENUES: The designated revenues shall be used only by the
32 Town to pay or reimburse the Town for:

33 A. The direct and indirect costs of operating the Town's transit system, including,
34 without limitation, labor, rolling stock, and other costs associated therewith;

35 LIFT TICKET TAX ORDINANCE

1 B. The direct and indirect costs of providing public parking within the Town, including,
2 without limitation, land acquisition costs, construction, and maintenance; and

3 C. Other direct and indirect costs incurred by the Town in enhancing the movement of
4 persons and vehicles within the Town, including, without limitation, the cost of constructing and
5 maintaining crosswalks and roundabouts.

6 3-11-3: AMENDMENTS: This Chapter may be altered, amended, or repealed from time to time
7 in the manner provided by law.

8 Section 3. Any agreements entered into by the Town with a ski area operator prior to
9 the effective date of this ordinance are hereby ratified.

10 Section 4. Except as specifically amended hereby, the Breckenridge Town Code, and
11 the various secondary codes adopted by reference therein, shall continue in full force and effect.

12 Section 5. The Town Council hereby finds, determines and declares that it has the
13 power to adopt this ordinance pursuant to: (i) Section 12.1 of the Breckenridge Town Charter;
14 (ii) the authority granted to home rule municipalities by Article XX of the Colorado Constitution;
15 and (iii) Section 31-15-501(1)(c) C.R.S.

16 Section 6. This ordinance shall be published as provided by Section 5.9 of the
17 Breckenridge Town Charter, and shall become effective July 1, 2016.

18 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
19 PUBLISHED IN FULL this ____ day of ____, 2016. A Public Hearing shall be held at the
20 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of
21 ____, 2016, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building of the
22 Town.

23
24 TOWN OF BRECKENRIDGE, a Colorado
25 municipal corporation

26
27
28 By _____
29 John G. Warner, Mayor

30
31 ATTEST:

32
33
34 _____
35 Helen Cospolich
36 Town Clerk

37
38 400-13\Lift Ticket Tax Ordinance Comparison First Reading vs. V6 (03-16-16)

LIFT TICKET TAX ORDINANCE

MEMO

TO: Town Council
FROM: Town Attorney
RE: Council Bill No. 7 (Marvel House Landmarking Ordinance)
DATE: March 15, 2016 (for March 22nd meeting)

The second reading of the ordinance to landmark the Marvel House located at 318 North Main Street is scheduled for your meeting on March 22nd. There are no changes proposed to ordinance from first reading.

I will be happy to discuss this matter with you on Tuesday.

1 **FOR WORKSESSION/SECOND READING – MAR. 22**

2
3 **NO CHANGE FROM FIRST READING**

4
5 COUNCIL BILL NO. 7

6
7 Series 2016

8
9 AN ORDINANCE DESIGNATING CERTAIN REAL PROPERTY AS A LANDMARK
10 UNDER CHAPTER 11 OF TITLE 9 OF THE BRECKENRIDGE TOWN CODE

11 (Lot 16 Snider Addition)

12
13 BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,
14 COLORADO:

15
16 Section 1. Findings. The Town Council of the Town of Breckenridge hereby finds and
17 determines as follows:

18
19 A. Kathleen M, Sieben owns the hereinafter described real property. Such real
20 property is located within the corporate limits of the Town of Breckenridge, County of
21 Summit and State of Colorado.

22
23 B. Kathleen M, Sieben filed an application with the Town pursuant to Chapter 11
24 of Title 9 of the Breckenridge Town Code seeking to have the Town designate the
25 hereinafter described real property as a landmark (“Application”).

26
27 C. The Town followed all of procedural requirements of Chapter 11 of Title 9 of
28 the Breckenridge Town Code in connection with the processing of the Application.

29
30 D. The improvements on the hereinafter described real property are more than
31 fifty (50) years old and meet the “architectural” designation criteria for a landmark as set
32 forth in Section 9-11-4(A)(1)(a) of the Breckenridge Town Code because it is of a style
33 particularly associated with the Breckenridge area and in Section 9-11-4(A)(1)(b)
34 because the property exemplifies cultural, political, economic or social heritage of the
35 community.

36
37 E. The improvements on the hereinafter described real property meet the
38 “physical integrity” criteria for a landmark as set forth in Section 9-11-4(A)(3) of the
39 Breckenridge Town Code because the structure on the property is in its original location
40 or is in the same historical context after having been moved.

41
42 F. In accordance with the requirements of Section 9-11-3(B)(3) of the
43 Breckenridge Town Code, on February 2, 2016 the Application was reviewed by the
44 Breckenridge Planning Commission. On such date the Planning Commission
45 recommended to the Town Council that the Application be granted.

1
2 G. The Application meets the applicable requirements of Chapter 11 of Title 9 of
3 the Breckenridge Town Code, and should be granted without conditions.
4

5 H. Section 9-11-3(B)(4) of the Breckenridge Town Code requires that final
6 approval of an application for landmark designation under Chapter 11 of Title 9 of the
7 Breckenridge Town Code be made by ordinance duly adopted by the Town Council.
8

9 Section 2. Designation of Property as Landmark. The following described real
10 property located in the Town of Breckenridge, Summit County, Colorado:
11

12 Lot 16 Snider Addition to the Town of Breckenridge; commonly known and
13 described as 318 North Main Street, Breckenridge, Colorado 80424
14

15 is hereby designated as a landmark pursuant to Chapter 11 of Title 9 of the Breckenridge
16 Town Code.
17

18 Section 3. Police Power Finding. The Town Council hereby finds, determines and
19 declares that this Ordinance is necessary and proper to provide for the safety, preserve the health,
20 promote the prosperity, and improve the order, comfort and convenience of the Town of
21 Breckenridge and the inhabitants thereof.
22

23 Section 4. Town Authority. The Town Council hereby finds, determines and declares
24 that it has the power to adopt this Ordinance pursuant to the authority granted to home rule
25 municipalities by Article XX of the Colorado Constitution and the powers contained in the
26 Breckenridge Town Charter.
27

28 Section 5. Effective Date. This Ordinance shall be published and become effective as
29 provided by Section 5.9 of the Breckenridge Town Charter.
30

31 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
32 PUBLISHED IN FULL this ____ day of _____, 2016. A Public Hearing shall be held at the
33 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of
34 _____, 2016, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building of the
35 Town.
36

37 ATTEST:

TOWN OF BRECKENRIDGE

38
39 _____
40 Helen Cospolich
41 Town Clerk

John G. Warner, Mayor

MEMO

TO: Town Council
FROM: Town Attorney
RE: Council Bill No. 9 (Temporary Tent Ordinance Amendment)
DATE: March 15, 2016 (for March 22nd meeting)

The second reading of the ordinance amending the Temporary Tent Ordinance is scheduled for your meeting on March 22nd. There are no changes proposed to ordinance from first reading.

I will be happy to discuss this matter with you on Tuesday.

1 **FOR WORKSESSION/SECOND READING – MARCH 22**

2
3 **NO CHANGE FROM FIRST READING**

4 Additions To The Current Breckenridge Town Code Are
5 Indicated By **Bold + Double Underline**; Deletions By ~~Strikeout~~

6
7
8 COUNCIL BILL NO. 9

9
10 Series 2016

11
12 AN ORDINANCE AMENDING CHAPTER 1 OF TITLE 9 OF THE BRECKENRIDGE
13 TOWN CODE, KNOWN AS THE “BRECKENRIDGE DEVELOPMENT CODE,” BY
14 AMENDING POLICY 36 (ABSOLUTE) CONCERNING
15 TEMPORARY TENTS

16
17 BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,
18 COLORADO:

19
20 Section 1. Subsection F(2)(e) of Section 9-1-19-36A, “Policy 36 (Absolute) Temporary
21 Structures” is amended to read as follows:

22 (e) No temporary tent approved pursuant to this subsection (2) may exceed ~~4,000~~
23 **5,500** square feet in size; and

24
25 Section 2. Except as specifically amended hereby, the Breckenridge Town Code, and the
26 various secondary codes adopted by reference therein, shall continue in full force and effect.

27
28 Section 3. The Town Council finds, determines, and declares that this ordinance is
29 necessary and proper to provide for the safety, preserve the health, promote the prosperity, and
30 improve the order, comfort and convenience of the Town of Breckenridge and the inhabitants
thereof.

31
32 Section 4. The Town Council finds, determines, and declares that it has the power to
33 adopt this ordinance pursuant to: (i) the Local Government Land Use Control Enabling Act,
34 Article 20 of Title 29, C.R.S.; (ii) Part 3 of Article 23 of Title 31, C.R.S. (concerning municipal
35 zoning powers); (iii) Section 31-15-103, C.R.S. (concerning municipal police powers); (iv)
36 Section 31-15-401, C.R.S. (concerning municipal police powers); (v) the authority granted to
37 home rule municipalities by Article XX of the Colorado Constitution; and (vi) the powers
38 contained in the Breckenridge Town Charter.

39
40 Section 5. This ordinance shall be published and become effective as provided by
Section 5.9 of the Breckenridge Town Charter.

1 Section 6.

2 INTRODUCTION, READ ON FIRST READING, APPROVED AND ORDERED
3 PUBLISHED IN FULL this ____ day of _____, 2016. A Public Hearing shall be held at the
4 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of
5 _____, 2016, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building of the
6 Town.

7

8

TOWN OF BRECKENRIDGE, a Colorado
municipal corporation

9

10

11

12

13

By _____
John G. Warner, Mayor

14

15

16 ATTEST:

17

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21 _____
Helen Cospolich
22 Town Clerk

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MEMO

TO: Town Council

FROM: Town Attorney

RE: Ordinance Delineating the Boundaries of a Portion of the Town's Airport Road Right-of-Way

DATE: March 16, 2016 (for March 22nd meeting)

Enclosed is an ordinance delineating the boundaries of a portion of the Town's Airport Road Right-of-Way.

The justification for the adoption of this ordinance is described in some detail in the findings in Section 1 of the ordinance. Briefly, prior to 2012 the Airport Road right-of-way between approximately Kingdom Drive and what is now Tassels Loop existed by virtue of a Public Road Easement granted to the Town by the Forest Service. As part of a land exchange with the Forest Service in 2012 the Town acquired the land that was burdened by the Public Road Easement. By law, the Public Road Easement ceased to exist when the Town acquired the fee simple title to the land that had been burdened by the Public Road Easement. To my knowledge the Town has never formally re-established the boundaries of the Airport Road right-of-way following the completion of the federal land exchange in 2012. As a result, it is now proper for the Town to formally establish the Airport Road right-of-way boundaries in the general area when the Public Road Easement once existed.

The power to establish the boundaries of a municipal right-of-way is specifically granted to local governing bodies by state law. I believe the Town Council has the power to formally locate its Airport Road right-of-way in such a manner as it deems to be appropriate.

The surveyor is working on the map showing the Airport Road right-of-way that will be established by the adoption of the enclosed ordinance, and the map (which will be Exhibit "A" to the ordinance) will be available for Council's review at the time of second reading of the ordinance on April 26, 2016.

I will be happy to discuss this ordinance with the Council next Tuesday.

1 **FOR WORKSESSION/FIRST READING – MARCH 22**

2
3 COUNCIL BILL NO. ____

4
5 Series 2016

6
7 AN ORDINANCE CONCERNING THE AIRPORT ROAD PUBLIC RIGHT-OF-WAY

8
9 BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,
10 COLORADO:

11
12 Section 1. Findings. The Town Council of Town of Breckenridge, Colorado finds and
13 determines as follows:

14
15 A. Pursuant to that Public Road Easement dated December 14, 1998 and recorded
16 February 2, 1999 at Reception No. 587805 of the records of the Clerk and Recorder of Summit
17 County, Colorado the United States of America, acting by and through the Forest Service,
18 Department of Agriculture (“Public Road Easement”), granted to the Town a public road
19 easement for a portion of the public street known as “Airport Road.”

20 B. The Airport Road right-of-way was only generally described in the Public Road
21 Easement.

22 C. In the Patent from the United States of America dated March 9, 2012 and recorded
23 March 23, 2012 at Reception No. 989212 of the records of the Clerk and Recorder of Summit
24 County, Colorado the Town acquired the real property described therein, which property
25 included the real property that was previously burdened by the Public Road Easement.

26 D. By virtue of having acquired fee simple title to the land that had been burdened by the
27 Public Road Easement, the Public Road Easement was extinguished by the doctrine of merger of
28 title.

29 E. Subsequent to the recording of the Patent described in Finding C, above, the public
30 has continued to use Airport Road, but the Town has never precisely defined the boundaries of
31 that portion of the Airport Road right-of-way in the general location where the Public Road
32 Easement once existed.

33 F. Pursuant to Section 31-15-702(1)(a)(I), C.R.S., the Town Council has the power to
34 establish a public street. This power includes the right to establish the boundaries of the public
35 street or right-of-way.

36 G. The Town Council desires to establish the boundaries of the Town’s Airport Road
37 right-of-way from approximately the point where Airport Road intersects with Kingdom Drive to
38 the point where Airport Road intersects with Tassels Loop, all as more fully set forth hereafter.

39 Section 2. Establishment of Boundaries of Airport Road Right of Way. The boundaries of
40 that portion of the Town’s Airport Road right-of-way that is shown on the attached **Exhibit “A”**

1 shall be as are set forth on the exhibit. This right-of-way delineation shall not affect any portion
2 of the Town’s Airport Road right-of-way except for the segment of the right-of-way shown on
3 **Exhibit “A”**.
4

5 Section 3. No portion of Government Lot 46 that was acquired by the Town in the Patent
6 described in Finding C of Section 1 of this ordinance that is outside of the boundaries of the
7 Airport Road right-of-way as established by this ordinance shall be considered to be public right-
8 of way.
9

10 Section 4. The Town Council reserves the right to alter the boundaries of the Airport
11 Road right-of-way in the future in the manner provided by applicable law.
12

13 Section 5. Any action previously taken by the Town with respect to the boundaries of the
14 Airport Road right-of-way that is inconsistent with this ordinance are repealed.
15

16 Section 6. The Town Council finds, determines, and declares that it has the power to
17 adopt this ordinance pursuant to the provisions of Section 31-15-702(1)(a)(I), C.R.S., and the
18 powers possessed by home rule municipalities in Colorado.
19

20 Section 7. This ordinance shall be published and become effective as provided by Section
21 5.9 of the Breckenridge Town Charter.
22

23 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
24 PUBLISHED IN FULL this ____ day of _____, 2016. A Public Hearing shall be held at the
25 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ___ day of
26 _____, 2016, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building of the
27 Town.
28

29 TOWN OF BRECKENRIDGE, a Colorado
30 municipal corporation
31

32
33
34 By: _____
35 John G. Warner, Mayor
36

37 ATTEST:
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39
40

41 _____
42 Helen Cospolich
43 Town Clerk
44

MEMO

TO: Town Council
FROM: Town Attorney
RE: Claimjumper Condominiums Enclave Annexation Ordinance
DATE: March 16, 2016 (for March 22, 2016 meeting)

Enclosed with this memo is the Enclave Annexation Ordinance for the Claimjumper Condominiums.

The ordinance makes all of the required findings in order for the Claimjumper Condominiums to be annexed to the Town as an enclave.

As you know, the Municipal Annexation Act does not require a formal public hearing on this annexation, but does require that a special notice be published in the newspaper once a week for four successive weeks. The Town Clerk will handle the publication of this special Notice.

I will be happy to discuss this ordinance with you on Tuesday.

1 **FOR WORKSESSION/FIRST READING – MARCH 22**

2
3 COUNCIL BILL NO. ____

4
5 Series 2016

6
7 AN ORDINANCE FINDING AND DETERMINING THAT CERTAIN REAL
8 PROPERTY IS AN ENCLAVE UNDER APPLICABLE LAW; MAKING
9 CERTAIN OTHER FINDINGS IN ACCORDANCE WITH THE “MUNICIPAL
10 ANNEXATION ACT OF 1965” AND OTHER APPLICABLE LAW; AND
11 ANNEXING SUCH REAL PROPERTY TO THE TOWN OF BRECKENRIDGE
12 (Claimjumper Condominiums – 6.51 acres, more or less)

13
14 BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,
15 COLORADO:

16
17 Section 1. The Town Council of the Town of Breckenridge, Colorado hereby finds and
18 determines as follows:

19
20 A. The real property described in Section 2 of this ordinance is currently located in an
21 unincorporated area of Summit County, Colorado.

22
23 B. The real property described in Section 2 of this ordinance is an “enclave” as
24 defined by the Municipal Annexation Act of 1965 (Part 1 of Article 12 of Title 31, C.R.S.)(the
25 “Municipal Annexation Act”), in that it is entirely contained within the outer boundaries of the
26 Town of Breckenridge.

27
28 C. Section 31-12-106(1), C.R.S. (which is part of the Municipal Annexation Act),
29 provides that a municipality may annex an enclave by ordinance in accordance with Section
30 30(1)(c) of Article II of the Colorado Constitution without complying with Sections 31-12-104,
31 31-12-105, 31-12-108, and 31-12-109, C.R.S., if said area has been so surrounded for a period
32 of not less than three years.

33
34 D. The enclave described in Section 2 of this ordinance has been surrounded by (i.e.,
35 entirely contained within) the outer boundaries of the Town of Breckenridge for not less than
36 three years.

37
38 E. Notice of the proposed annexation of the hereafter described real property has been
39 published as required by Sections 31-12-106(1) and 31-12-108(2), C.R.S. The publisher’s proof
40 of publication is made a part of the proceedings related to the adoption of this ordinance.

41
42 F. Article II, Section 30 of the Colorado Constitution establishes additional
43 requirements which must be met before real property may be annexed to a municipality.

44
45 G. Article II, Section 30 of the Colorado Constitution provides that an area which is
46 “entirely surrounded” by an annexing municipality may be annexed by such municipality.

1
2 H. The real property described in Section 2 of this ordinance is entirely surrounded by
3 the Town of Breckenridge within the meaning of Article II, Section 30 of the Colorado
4 Constitution, and has been entirely surrounded by the Town of Breckenridge for not less than
5 three years.
6

7 I. No part of the municipal boundary or territory surrounding the real property
8 described in Section 2 of this ordinance consists of public rights-of-way, including streets and
9 alleys, that are not immediately adjacent to the municipality on the side of the right-of-way
10 opposite the enclave. Therefore, the exception described in Section 31-12-106(1.1)(a)(I) of the
11 Municipal Annexation Act does not apply to this annexation.
12

13 J. No part of the territory surrounding the enclave was annexed to the Town of
14 Breckenridge since December 19, 1980 without compliance with Article II, Section 30 of the
15 Colorado Constitution. Therefore, the exception described in Section 31-12-106(1.1)(a)(II) of
16 the Municipal Annexation Act does not apply to this annexation.
17

18 K. The enclave annexed to the Town by this ordinance does not have a population of
19 that exceeds one hundred persons and contain more than fifty acres. Therefore, the
20 requirements of Section 31-12-106(1.1)(b) and (c) of the Municipal Annexation Act do not
21 apply to this annexation.
22

23 Section 2. The following described real property is hereby annexed to and made a part of
24 the Town of Breckenridge, Colorado:
25

26 See the attached **Exhibit "A"**, which is incorporated into this ordinance by
27 reference
28

29 Section 3. Within thirty days after the effective date of this ordinance, the Town Clerk is
30 hereby authorized and directed to:
31

32 A. File one copy of the annexation map with the original of the annexation ordinance
33 in the office of the Town Clerk of the Town of Breckenridge, Colorado; and
34

35 B. File for recording three certified copies of the annexation ordinance and map of
36 the area annexed containing a legal description of such area with the Summit County Clerk and
37 Recorder.
38

39 Section 4. This ordinance shall be published and become effective as provided by
40 Section 5.9 of the Breckenridge Town Charter.
41

42 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
43 PUBLISHED IN FULL this ____ day of _____, 2016. A Public Hearing on the
44 ordinance shall be held at the regular meeting of the Town Council of the Town of Breckenridge,
45 Colorado, on the ____ day of _____, 2016 at 7:30 p.m. or as soon thereafter as
46 possible in the Municipal Building of the Town.

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TOWN OF BRECKENRIDGE

By: _____
John G. Warner, Mayor

ATTEST:

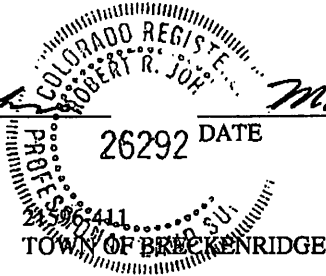
Helen Cospolich
Town Clerk

LEGAL DESCRIPTION
CLAIMJUMPER CONDOMINIUMS ANNEXATION

A TRACT OF LAND LOCATED IN THE SE ¼ OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND THE SW ¼ OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, BEING THE CLAIMJUMPER CONDOMINIUMS PROPERTY (RECEPTION NO. 159519), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER 2 OF THE IRON MASK LODE (M.S. 16068), ALSO BEING THE NE CORNER OF SAID CLAIMJUMPER CONDOMINIUMS; THENCE S29°08'37"E A DISTANCE OF 150.16 FEET TO CORNER 1 OF SAID IRON MASK LODE, ALSO BEING CORNER 1 OF THE DORA L. LODE (M.S. 16068); THENCE S24°59'52"E ALONG THE 1-2 LINE OF SAID DORA L. LODE A DISTANCE OF 140.00 FEET; THENCE S04°32'41"E A DISTANCE OF 12.64 FEET; THENCE S60°56'12"W ALONG THE 2-3 LINE OF SAID DORA L. LODE A DISTANCE OF 362.13 FEET; THENCE S67°42'46"W A DISTANCE OF 3.46 FEET TO THE 4-1 LINE OF THE GERMANIA LODE (M.S. 12372); THENCE N18°55'14"E A DISTANCE OF 81.70 FEET TO CORNER 1 OF SAID GERMANIA LODE; THENCE N69°45'18"W A DISTANCE OF 146.31 FEET TO CORNER 2 OF SAID GERMANIA LODE; THENCE S19°38'26"W ALONG THE 2-3 LINE OF SAID GERMANIA LODE A DISTANCE OF 253.80 FEET TO THE 2-3 LINE OF SAID DORA L. LODE; THENCE S61°08'28"W ALONG SAID 2-3 LINE A DISTANCE OF 226.15 FEET TO CORNER 3 OF SAID DORA L. LODE; THENCE N25°34'31"W A DISTANCE OF 150.39 FEET TO CORNER 4 OF SAID DORA L. LODE; THENCE S60°37'57"W ALONG THE 1-4 LINE OF SAID IRON MASK LODE A DISTANCE OF 410.81 FEET; THENCE N26°00'43"W A DISTANCE OF 149.61 FEET TO THE 2-3 LINE OF SAID IRON MASK LODE; THENCE ALONG SAID 2-3 LINE FOR THE FOLLOWING 5 COURSES:

- 1) N60°39'11"E A DISTANCE OF 1,002.35 FEET;
- 2) N60°55'29"E A DISTANCE OF 38.42 FEET;
- 3) N72°35'13"E A DISTANCE OF 8.90 FEET;
- 4) N19°07'01"W A DISTANCE OF 1.79 FEET;
- 5) N61°01'57"E A DISTANCE OF 175.95 FEET TO THE POINT OF BEGINNING, CONTAINING 283,594 SQUARE FEET, OR 6.51 ACRES, MORE OR LESS.

Robert R. Johns  *March 11, 2016*
ROBERT R. JOHNS 26292 DATE
COLORADO PLS NO. 26292
PROJECT NO. 26292
PREPARED FOR: TOWN OF BRECKENRIDGE
6424/16/152

P.O. BOX 589
Silverthorne, CO 80498



Phone 970-468-6281
www.rangewestinc.com

EXHIBIT "A"

Memo



To: Breckenridge Town Council Members
From: Helen Cospolich, Municipal Services Manager
CC: Tim Berry, Town Attorney
Date: 3/17/2016
Subject: Administrative Rules and Regulations – Publication of Town Documents on Website

The Town Clerk has the authority to adopt Administrative Rules and Regulations necessary to properly administer the Town Charter and Code. In 2010, the Charter was amended to allow for the publication of official documents on the Town's website instead of in the newspaper of general circulation to fulfill the notice requirement. I am proposing to adopt the following new Administrative Rules and Regulations, as they pertain to an already in-practice procedure for publishing official Town documents on the website. I believe these regulations are necessary to accompany the Charter Amendment and to provide more specific guidance about the publication of Town documents on the website. The proposed new regulations are attached for your review.

As these are Administrative Rules and Regulations, no formal approval by Council is necessary. However, we welcome any Council comments. Following the discussion on Tuesday I anticipate being able to issue the regulations.

Staff will be present at the meeting to answer any questions you may have.

1 **ADMINISTRATIVE RULES AND REGULATIONS CONCERNING THE**
2 **PUBLICATION OF TOWN DOCUMENTS ON THE TOWN’S WEBSITE**
3

- 4 1. **Effective Date.** These regulations are effective _____, 2016.
5
6 2. **Authority.** These regulations are issued by the Town Clerk of the Town of
7 Breckenridge pursuant to the authority granted by Section 1-21-3 of the
8 Breckenridge Town Code.
9
10 3. **Adoption Procedures.** The procedures set forth in Chapter 18 of Title 1 of the
11 Breckenridge Town Code were followed in connection with the issuance of these
12 regulations. Notice of the adoption of these regulations was given in accordance
13 with the requirements set forth in Section 1-18-3 of the Breckenridge Town Code.
14
15 4. **Conflict With Charter or Ordinance.** If there is a conflict between these
16 regulations and the requirements of any governing law (as defined in Section 5,
17 below), the governing law shall control.
18
19 5. **Definitions.** As used in these regulations the following terms have the following
20 meanings:
21
22 A. “Charter” means the Breckenridge Town Charter, as amended from time
23 to time.
24
25 B. “Governing law” means: (i) the United States Constitution; (ii) the
26 Constitution of the State of Colorado; (iii) any state or federal statute, law,
27 rule, or regulation; (iv) any Town ordinance, resolution, rule, or
28 regulation; or (vi) the Charter.
29
30 C. “Publish on the Town’s website”, or similar language, means posting the
31 document on the Town’s website so that it is available for public viewing
32 and copying.
33
34 D. “Town website” means www.townofbreckenridge.com.
35
36 6. **Publication on Town Website – Generally.**
37
38 A. Unless a different manner of publication is required by governing law, the
39 “publication” of a Town ordinance, notice, or other Town document
40 required by governing law shall be made only by publishing the ordinance,
41 notice, or other document on the Town’s website.
42
43 B. If a different manner of publication is required by governing law,
44 including, but not limited to, publication of a Town document in a

1 newspaper, publication of such document shall be done in compliance
2 with the requirements of the governing law. In such circumstance, the
3 ordinance or document may also be posted on the Town's website in the
4 discretion of the Town Clerk.
5

6 **7. Publication of Ordinances On Town Website.**
7

- 8 A. Unless a different manner of publication is required governing law, all
9 ordinances adopted by the Town Council of the Town of Breckenridge
10 shall be published on the Town's website, and not in the newspaper. This
11 rule applies to both publication of an ordinance after approval on first
12 reading (as required by Section 5.10 (d) of the Charter) and to publication
13 of an ordinance after final adoption (as required by Section 5.10 (f) of the
14 Charter).
15
- 16 B. When an ordinance is amended on second reading, the entire ordinance
17 (and not just the amended section) shall be published on the Town's
18 website.
19
- 20 C. When an ordinance is published on the Town's website it shall include any
21 exhibit that is part of the ordinance.
22
- 23 D. Under normal circumstances publication of an ordinance on the Town's
24 website shall commence within three (3) business days of the adoption of
25 the ordinance. However, the Town Clerk's office shall strive to commence
26 publication of adopted ordinances within one (1) business day after
27 adoption. A delay in commencing publication of an ordinance on the
28 Town's website shall not affect the validity of the publication so long as
29 substantial compliance with the other requirements of these regulations is
30 achieved.
31
- 32 E. Publication of an emergency ordinance on the Town's website shall
33 comply with Section 5.11 of the Charter.
34
- 35 F. Publication of an ordinance on the Town's website shall be made for a
36 minimum of five (5) consecutive days.
37
- 38 G. In calculating the number of days an ordinance is posted on the Town's
39 website, the first day the ordinance is posted shall not be counted, but the
40 last day of the period of posting shall be counted. Notwithstanding the
41 provisions of Section 1-3-5 of the Breckenridge Town Code, the
42 publication of an ordinance on a Saturday, Sunday, or legal holiday shall
43 be counted in calculating the number of days an ordinance is published on
44 the Town's website.

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- H. Publication of an ordinance on the Town’s website shall be complete on the last day the ordinance is posted on the website.
- I. The publication of an ordinance after approval on first reading (as required by Section 5.10 (d) of the Charter) shall be completed not less than four (4) days before the date of the public hearing/second reading of the ordinance.
- J. Each non-emergency ordinance shall contain substantially the language set forth on the attached **Exhibit “A”**.
- K. A non-emergency ordinance becomes effective thirty (30) days from the last date of publication on the Town’s website, unless a later effective date is stated in the ordinance. If a later effective date is stated in the ordinance, the effective date of the ordinance shall be the later date stated in the ordinance. Emergency ordinances become effective as provided in Section 5.11 of the Charter, and the date of the required publication of an emergency ordinance shall not affect the effective date of such ordinance.

8. **Publication of Town Resolutions on the Town’s Website**

- A. The Town Clerk shall publish any resolution adopted by the Town Council in accordance with the requirements of governing law.
- B. Although resolutions are typically not required to be published, it is in the public interest that all resolutions adopted by the Town Council be published on the Town’s website so that they are available for public viewing and copying.
- C. Resolutions that are not otherwise required by governing law to be published for any particular time period may be published on the Town’s website for a reasonable period of time as determined by the Town Clerk.
- D. When a resolution is published on the Town’s website it shall include any exhibit that is part of the ordinance.
- E. Resolutions supporting or opposing state-wide or local ballot issues or referred measures questions adopted by the Town Council pursuant to the Fair Campaign Practices Act (Article 45 of Title 1, C.R.S.) shall be published on the Town’s website in the same manner as other Town resolutions are posted. Such resolution shall be removed from the Town’s website after the election at which the ballot question or referred measure that is the subject of the resolution has been held.

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F. A Clerk’s Certificate of Publication is not required for the publication of resolutions, except for resolutions required by governing law to be published, and resolutions supporting or opposing ballot questions adopted by the Town Council pursuant to the Fair Campaign Practices Act (Article 45 of Title 1, C.R.S.)

9. **Town Clerk’s Certificate of Publication.**

A. When publication of an ordinance, notice, or other Town document is completed in accordance with these regulations, the Town Clerk shall certify the publication of the ordinance, notice, or other Town document substantially in the form of the attached **Exhibit “B”**. The Clerk’s Certificate of Publication shall be conclusive evidence of the required publication of the Town ordinance, notice or other Town document for all purposes.

B. The Certificate of Publication shall be retained in the Town’s records in accordance with the Colorado Municipal Records Retention Schedule.

10. **Technical Problems With Publication on the Town’s Website.** In the event a technical problem with the Town’s information technology systems that temporarily prevents the publication of a document on the Town’s website, (such as the Town’s server going down or t no internet access being available on the Town’s c system for a period of time) publication shall commence or resume as soon as the technical problem is resolved, and the delay or interruption in the publication caused by the technical problem shall not be invalidate the publication of the document on the Town’s website.

Dated: _____, 2016

Helen Cospolich, Town Clerk
Town of Breckenridge, Colorado

EXHIBIT "A"

REQUIRED NON-EMERGENCY ORDINANCE CERTIFICATES
CONCERNING PUBLICATION ON TOWN'S WEBSITE

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
PUBLISHED IN FULL this ____ day of _____, 20____. A Public Hearing shall be
held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the
____ day of _____, 20____, at 7:30 P.M., or as soon thereafter as possible in the
Municipal Building of the Town.

ATTEST:

TOWN OF BRECKENRIDGE

Town Clerk

Mayor

This Ordinance was published in full on the Town of Breckenridge website
www.townofbreckenridge.com on _____, _____, _____,
_____ and _____, ____.

The public hearing on this ordinance was held on _____, 20____.

READ, ADOPTED ON SECOND READING AND ORDERED PUBLISHED IN FULL
ON THE TOWN'S WEBSITE www.townofbreckenridge.com this ____ day of _____,
20____. A copy of this Ordinance is available for inspection in the office of the Town Clerk.

ATTEST:

TOWN OF BRECKENRIDGE

Town Clerk

Mayor

APPROVED IN FORM

Town Attorney

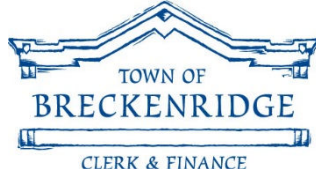
Date

This Ordinance was published on the Town of Breckenridge website
www.townofbreckenridge.com on _____, _____, _____,
_____ and _____, 20____. This ordinance shall become effective on
_____, 20____.

*this form may be changed if appropriate

EXHIBIT "B"

Form of Clerk's Certificate of Publication



CERTIFICATE OF PUBLICATION

STATE OF COLORADO)
)
COUNTY OF SUMMIT)

I, _____, Town of Breckenridge Town Clerk, do solemnly swear and affirm that I published a true and correct copy of _____, on the Town of Breckenridge's website www.townofbreckenridge.com on _____, _____, _____, and _____, 20____.

Witness my hand and seal this _____ day of _____, 20____.

Breckenridge Town Clerk

(seal)

Memorandum

TO: TOWN COUNCIL
FROM: Dale Stein, Assistant Town Engineer
DATE: March 17, 2016
RE: Public Projects Update

Active Projects - New Updates

Breckenridge Theater (Updated 3-16-16)

Schedule: The theater expansion project continues to progress on schedule and on budget. The seats have been installed and interior painting is nearly completed. The interior of the building is scheduled to be completed by mid-April, with landscaping and exterior painting completed in May as weather permits. The Breckenridge Backstage Theater will open their summer season on June 17th.

Budget:

\$ 120,000.00	2013 CIP Budget
\$ 1,180,000.00	2014 CIP Budget
\$ 600,000.00	2014 Supplemental Appropriation
\$ 650,000.00	2015 Supplemental Appropriation
\$ 2,550,000.00	Total Spending Authority

North Main Street Restrooms (Updated 3-16-16)

Schedule: As previously discussed, the historic cabin will become available for the project on September 15th, 2016 and delivered to the site by early October. It is anticipated that the utility work and foundation could be completed during the summer of 2016, and the contractor could work to dry-in the structure prior to winter. Barring any delays in moving the cabin, the earliest the restrooms will be completed and open would be late winter or early spring 2017. A conservative schedule would have the restrooms operational by summer 2017.

Budget: At the March 8th work session, Council gave Staff verbal approval to proceed with the restroom design which incorporates the reuse of the historic Wentzell cabin. The anticipated increase in the project budget was estimated at \$205,000 to \$255,000. Staff will revisit the budget with Council once the project is designed and bids have been received.

\$ 125,000.00	2015 CIP
\$ 255,000.00	Supplemental Appropriation (pending per 3.8.16 work session)
\$ 20,000.00	BHA contribution
\$ 400,000.00	Total Spending Authority

Pinewood Sidewalk Connection (Updated 3-16-16)

Schedule: The Pinewood Sidewalk Project was advertised on March 11th and bids will be opened on March 25th. The bid set does include the proposed enhanced crosswalks as discussed and approved by the Council on March 8th, 2016. Construction is scheduled to begin after April 18th and be completed by the July 4th holiday week.

Budget: 2016 CIP Budget: \$220,000. Staff will update the Council on the total estimated project costs once bids are received.

French Gulch Road Bus Turnaround (Updated 3-16-16)

Schedule: The constructions plans and cost estimate for the Bus Turn-around and pond remediation have been completed by Staff and consultant Adrian Brown. The plans will be sent to the EPA for their review along with a formal request to EPA for funding of the pond remediation work. Once we hear from EPA Staff will report back to Council regarding project schedule and budget. The project is still scheduled to be bid this spring and constructed later this summer. Staff will also be reaching out to the Wellington Neighborhood HOA over the next few weeks to update them on the status of the bus turn-around.

Budget: 2016 CIP Budget: \$185,000. Once staff receives commitment from the EPA for project funding, staff will update council on project costs for pond remediation, bus turnaround, and bus stops.

Airport Road Skier Parking Entrance (Updated 3-16-16)

Schedule: The project will be advertised on April 1st and bids will be opened on April 15th. Construction will occur in summer of 2016.

Budget: 2016 CIP Budget: \$160,000. Once bids are received in April, staff will report back to council to provide updates on project budget.

Airport Road Crosswalk Light (Updated 3-16-16)

Schedule: The pedestrian activated flashing yellow lights were installed by Staff the week of March 7th, and are functional.

Budget: 2016 CIP Budget: \$7,000

Final Cost: \$6,805

Active Projects – No Updates

Four O'clock Roundabout (Updated 3-08-16)

Schedule: Staff is has received commitments from all of the impacted landowners to allow acquisition of the new right-of-way needed for the roundabout. Staff is currently working with the landowners and CDOT to finalized the required documentation to close on the properties. We now expect to have the right-of-way clearance for the project from CDOT in the next week, enabling staff to advertise the project for bid in late March, and begin construction in May, 2016. During each of the first phase, we expect W. Washington to be closed to traffic and detoured. Vehicles needing access to W. Washington (Riverwalk Center) will be detoured to Adams Ave, via Main Street.

Budget:

Project Funding	2011	2013	2015	Total
CIP Budget	100,000	150,000		250,000
CIP Supplemental			100,000	100,000
CDOT IGA		600,000	800,000	1,400,000
Total				1,750,000

Kingdom Park Playground (Updated 3-08-16)

Schedule: Staff is procuring playground equipment, including swings, and expects to have the playground open by the 4th of July. This public project will be presented to the planning commission on March 16th and back to Town Council on March 22nd.

Budget: 2016 CIP Budget: \$180,000

Roadway Resurfacing (Updated 3-08-16)

Schedule: This project will be advertised and bid on March 11, 2016. The asphalt overlay and concrete replacement in the core of Town is scheduled to begin in late May as weather permits and continue through June 24th. Locations beyond the core of Town will be completed throughout the summer.

Budget: 2016 CIP Budget: \$1,100,000

Four O'clock Landscaping (Updated 3-08-16)

Schedule: Landscape work is anticipated to be bid and completed after the construction of the roundabout, later this fall or in the spring of 2017

Budget: 2016 CIP Budget: \$180,000 (not including the Paley installation)

Riverwalk Center Lobby (Updated 2-23-16)

Schedule: DTJ Design, in conjunction with the larger parking/transit/pedestrian study, is currently reviewing the programmatic requirements and site improvements needed for the lobby addition. DTJ will provide an order of magnitude cost estimate this spring for the lobby addition and associated site work to verify the estimates done by Semple Brown in 2012.

Budget: 2016 CIP Budget: \$450,000

Riverwalk Center Stage Rigging (Updated 2-23-16)

Schedule: Rigging plans and logistical planning has been completed with contractors and the primary rigging installation company. Minor purchasing and installation will be ongoing throughout the spring as holes in the established production calendar allow. The major phase of the rigging install to commence late October and to be completed by Thanksgiving.

Budget: 2016 CIP Budget: \$130,000

Arts District Production Equipment (Updated 2-23-16)

Schedule: Purchasing will continue throughout the spring and summer months with a goal of complete deployment of new equipment by Aug 10th, as the 2nd annual Breckenridge International Festival of Arts commences.

Budget: 2016 CIP Budget: \$70,000

Public Radio Utility Line (Updated 2-23-16)

Schedule: This is not a Town project and a schedule is not known at this time.

Budget: 2016 CIP Budget: \$20,000

Parking/Transportation Consultant Review (Updated 2-23-16)

Schedule: Current parking and transportation analysis is currently underway with recommendations being made in the summer of 2016. The plan is scheduled to be completed by June.

Budget: 2016 CIP Budget: \$500,000

Recreation Center Elevator (Updated 2-23-16)

Schedule: This project is on hold until the Recreation Center Facilities Improvements Study is completed. The existing lift has been repaired and is currently operational.

Budget: 2016 CIP Budget: \$200,000

Recreation Center Tennis Courts (Updated 2-23-16)

Schedule: This project is on hold until the Recreation Center Facilities Improvements Study is completed.

Budget: 2016 CIP Budget: \$200,000. The total project is expected to cost \$400,000 and will be spread over two years.

Recreation Facilities Improvements (Updated 2-23-16)

Schedule: Options prepared by the project architect will be established in the next few months and brought back to Council in May or June.

Budget: 2016 CIP Budget: \$150,000

Outdoor Ice Rink Roof (Updated 2-23-16)

Schedule: The design is underway and costs will be established once the design is completed. Construction will begin in summer of 2016 and be completed by November 2016.

Budget: 2016 CIP Budget: \$1,200,000

Ice Rink Roof Repair (Updated 2-23-16)

Schedule: Staff has advertised the project for bids and expects to contract with a qualified firm in April of 2016, and complete the work on the roof during the Summer of 2016.

Budget: 2015 CIP Budget: \$185,000

Transit Technology Enhancements (Updated 2-23-16)

Schedule: Staff will be installing, during this spring and summer, the electronic display signs and connecting the signs to the system. Staff is currently also participating in the Parking and Transportation Study and will have opportunity to incorporate the forthcoming recommendations of the consultants

Budget: 2016 CIP Budget: \$500,000

Blue River Parks (Updated 2-23-16)

Schedule: Project architect / planner DTJ Design was contracted in 2015 to produce 50% CD plans for Oxbow Park to be used in the grant application. Staff will prepare the 2016 GOCO grant application as well as an updated cost estimate for presentation to Council as a possible 2017 CIP construction project.

Budget:

Project Funding	2016
CIP	105,000
Open Space Fund	45,000
Grants	350,000
Total	500,000

Blue River Reclamation (Updated 2-23-16)

Schedule: The project began in 2015 with the construction of a temporary channel needed to carry river flows away from the work area. Finalization of the temporary channel will take place in the spring of 2016.

Final construction drawings are being completed by project consultant Tetra Tech and are scheduled to be ready for bidding of the river channel construction in April of this year. We anticipate the successful bidder will begin the new river work in July, once the spring run-off has receded. Landscaping, which includes bank stabilization and slope vegetation, will follow the river construction in the fall of 2016 and spring of 2017. Following the river work, we anticipate building the new river crossing on Coyne Valley Road in 2017.

Budget:

Project Funding	2015	2016	2017	Total
Town Funds	1,200,000	560,000	1,260,000	3,020,000
Open Space Fund	600,000	240,000	540,000	1,380,000
Denver Water	200,000			200,000
Total	2,000,000	800,000	1,800,000	4,600,000

Second Water Plant Design (Updated 2-23-16)

Schedule: Planning and design efforts are underway. Construction will not begin until spring of 2017. Construction is expected to be complete by the end of 2018.

Budget: 2016 Budget: \$2,200,000

Tarn Dam Repairs (Updated 2-23-16)

Schedule: Staff has identified some repairs that are needed for the Goose Pasture Tarn Dam. The initial "Siphon" installation project will be done in the spring and summer of 2016.

Budget: 2016 Budget: \$1,050,000

MEMO

TO: Mayor & Town Council
FROM: Rick Holman, Town Manager
DATE: March 17, 2016
SUBJECT: Committee Reports for 3-22-2016 Council Packet

Child Care Advisory Committee **March 2, 2016-3pm** **Emily Oberheide/Jenise Jensen**

The Child Care Advisory Committee held their monthly meeting on March 2, 2016. Committee members present included Shelly Aleshire, Lucinda Burns, Mike Connelly, Johanna Gibbs, Elisabeth Lawrence, Jennifer McAtamney, Greta Shackelford, and Mark Wimberly. Jonathan Whitfield attended by phone. Anne Marie Chapin was unable to attend the entire meeting via phone due to technological difficulties. Town staff/representatives present were Rick Holman, Jenise Jensen, Laurie Best, and Peter Grosshuesch. Emily Oberheide was absent. Karen Kuffner and Samantha Robinson from the BOD of Breckenridge Montessori and Mollie Fitzpatrick of BBC Research and Consulting attended to present to the Advisory Committee. The following agenda items were covered:

Breckenridge Montessori Presentation

Breckenridge Montessori’s goals are 1) to secure a temporary or long-term location for Breckenridge Montessori by August 1, 2016, 2) decrease operating expenses by decreasing their rent amount, and 3) secure a long-term affordable home for Breckenridge Montessori.

Breckenridge Montessori was established in September 2006 and has had its non-profit status since February 2007. They are licensed for 22 children and currently have 21 enrolled. They use the Montessori method of education and have a mixed-age classroom of 2½ through 6 year olds. The school operates M-F 8:00a.m.-4:30p.m. and follows the Summit School District schedule except that they are open in summer aside from a three week break in August. They have three staff members: Beth Craig, their director, has been there since 2008, Megan O’Malley, full-time teacher since 2013, and a substitute teacher. They hope to decrease rent cost so they can provide salary increases to staff to help retain their quality staff and provide consistency in the care for the children. The school is dedicated to fundraising and grant writing. Families currently served by Montessori hold important jobs in the community- such as emergency nurses, firefighters, independent business owners, attorney, and social workers.

The Montessori Board of Directors has been working with a realtor for the past year looking for commercial rental space and have found that there is limited availability and there are challenges with available spaces in meeting state licensing requirements. They have reached out to the Mayor, Town of Breckenridge staff, Breckenridge Housing and Childcare Committee, Father Dyer Church, Mountain Top Children’s Museum, and Breckenridge Christian Ministries. They approached the landlord about purchasing the property but found out it would be \$1.4 million. They were looking into the Bearly Big space at the Recreation Center however Town Council did not support that request. They have started working with a second realtor, but are still seeing limited availability and spaces that do not meet licensing requirements in Breckenridge. The August 1st date is approaching and they need 60 days prior to the August 1st date to be ready with licensing. They were looking for ideas to help find a new location and meet their goals.

The Childcare Advisory Committee inquired about utilizing a residential space and there was discussion about the square footage requirements and high costs (Montessori needs a minimum of 600 square feet to serve 20 children). Committee also mentioned requesting an extended lease at the current location to help the transition. They were asked whether the school has a waitlist (currently, no) and how many kids are moving on to kindergarten in the fall (maybe 5). Other ideas were the French Creek clubhouse or having a conversation with St. John.

Montessori is open to extending the operating hours, but feels it would be difficult to change their overall schedule (which includes 9 weeks off per year) due to their model with smaller staff, wanting to provide benefits to staff while minimizing bringing in substitutes since it is especially challenging to find Montessori trained substitutes. They are open to extending to infant and toddler care as long as they keep it true to Montessori and mentioned that their staff would need to be trained in infant and toddler Montessori care if that were to happen.

Child Care Needs Assessment

Background, Changes, and Demand Analysis. The Town hired BBC Research, an economic and policy research firm in Denver, to conduct an update to the original Childcare Needs Assessment done in the spring of 2007. Mollie Fitzpatrick attended the meeting to share **preliminary** information. The information provided in the final assessment is intended to help guide policy. The study is looking at projections of need for facility based care in the next 10 years. They looked at two separate forecasts, residents and in-commuters.

About 85% of children in Breckenridge care are residents of the Upper Blue Basin. There is a higher proportion of permanent residents now than in 2007 and in 2000- largely based on policy decisions by the Town to create community

programs to keep families here. Looking at households with children, there is a higher proportion now than there was in 2000, and a similar proportion to 2007 although this uses the most recent census data which is from 2010 and may not account for increase since then due to the economic recovery. It is expected that the proportion of households with children is higher now than in 2007. Policy changes have happened since the initial needs assessment in 2007, primarily through the Childcare Program's Tuition Assistance Program. There were facility changes since 2007 in KinderHut closing, Timberline opening, and the school district opening new pre-K at Upper Blue Elementary.

Provider Feedback. BBC met with the four primary centers and heard feedback that operations could not be financially feasible for them without the Breckenridge Tuition Assistance Program, their primary challenges are in staff retention and financial sustainability, there has been an increase in demand in the last few years but waitlists are more reasonable and are not indicating a strong need for a new center.

Survey Results. There was a strong response on the survey, with approximately 350 people beginning the survey and 250 people completing the survey that are year-round Summit County residents with children under the age of 6. In looking at the data, it is skewed to the type of respondents: nearly half of the respondents have lived in Summit County for 10 years, 2/3 of the respondents live in Breckenridge or the Upper Blue Basin, 83% of respondents are home owners, 60% in a single-family homes, and respondents were generally from higher income families.

Families are using more care per week now than in 2007. 72% of respondents use childcare center care. Over half of the respondents stated that they were combining more than one type of care. The most common combination of care was childcare center and spouse/significant other arranging work hours to care for children. The average days/week of care used was highest for "stay at home" (3.9 days/week) and then "childcare center" (3.3 days/week). The average monthly cost per child went up from \$485 in 2007 to \$775 in 2016 which is an increase even accounting for inflation. It was noted that the child care centers were asked a few years ago by the Town to raise their rates to reflect the true cost of operating, as previous to that time, the Town supported the Centers behind the scenes. Mollie was asked by the Committee to look deeper into the data about cost of care as a percentage of income to see how it could be broken out to look at family's cost separate from the Town of Breckenridge tuition assistance, since one goal of the Childcare Program is to help families keep their cost to between 12-16% of their gross income. She will also look into reporting by one child in care versus multiple children in care to see how that affects the % of income spent on childcare. 19% of respondents said they are able to afford childcare "due to the assistance we receive". 22% said "covering the cost of care is a major challenge for our household" and 28% said "The cost of care is difficult for us to cover, but we are able to get by through cutting back in other areas".

60% of respondents said the current situation meets their needs. 63% said if drop-in was available, they would use it and 48% said they would use weekend care if was available. A notable change from 2007 to now, was that the "waitlist too long or days needed not available" dropped to the third highest challenge from the top challenge in 2007. Mollie mentioned that cost is typically the highest challenge so it does not indicate the cost is too high, just that cost is always going to come up. In 2007, the fact that waitlist was the primary challenge showed an immediate need for child care and that has improved.

The meeting adjourned at 4:37 and was followed by an executive session for the purposes of discussion personnel.

Next meeting: Wednesday, April 6th at 3:00pm

Recreation Advisory Committee**February 25, 2016****Jenise Jensen**

The Recreation Advisory Committee held its bimonthly meeting on February 26, 2016. Committee members include Don Danker, Judy Farrell, Marty Ferris, Toby Babich, Amy Perchick, and Larry Willhite. Staff present included Jenise Jensen and Bree Hare, and Elle Lyne-Schiffer attended as a guest. The following agenda items were covered:

➤ **Welcome and Public Comment**

- Mayor John Warner stopped by to thank the committee for their service to the community, as his term of service is coming to a close. John talked about the importance of committees such as the Rec Advisory committee. Larry stated that he would like to see more issues come to the Rec Advisory Committee, such as the one regarding the Winter Sports Training facility. Larry advised that there is a wealth of knowledge in the room from the individuals sitting on the committee and shared that when 30-40 people show up for an agenda item at a Council meeting, there are still another 4,000 people that are not represented and the committee helps to represent those that may not attend a Council Meeting.

The Mayor stated that he believed that public/citizen ideas related to recreation should be vetted at the committee level and that he believed the current Council and future Councils welcome the recommendations from this committee. Don stated that the committee could use guidance on where recreation budget needs fit within Council priorities. Jenise explained the role of the committee is

transitioning so that issues would come to the committee and feedback from this committee would go not only to the Director/staff, but would be shared with Council, as would committee recommendations. John shared that we could get them Council goals (Jenise will follow up) and that to him housing and childcare were important priorities. John suggested that perhaps a dinner could be scheduled between a work session and a Council meeting with the Council and the Rec Advisory Committee in the future. Amy asked why there was not a Council representative on this committee, as on other committees? John explained that many committees do not have a Council representative. Toby stated that in the past, the Director takes or leaves committee feedback. The committee wished John well and thanked him for his service to the community.

- Winter Sports Training Facility: The committee spoke via speakerphone with Tricia Hyon, a long time resident of Breckenridge, regarding a local group's desires for a winter sports training facility. Tricia advised that other mountain communities (i.e. Park City, Mammoth, etc.) have facilities such as what their group desires, which is similar to Woodward at Copper. She shared her belief that such a facility could benefit both locals and visitors and be a universal training facility for skiers, snowboarders, and skateboarders. She shared that such facilities typically have a high level of demand, include indoor jumps and trampolines and they would like to collaborate for a facility in Breckenridge. She stated they have received a donation of indoor ramps valued at \$100k that they would donate.

Tricia stated she had been working with the Recreation Director, Mike Barney, and was told that other facilities operate at a break-even level. She shared she had talked with Council and worked with Mike who felt a winter sports facility was a great idea and that adding it on to the proposed outdoor tennis courts structure and utilizing the space of 2 more courts (approx. 15,000 sq feet) wouldn't impede tennis programs. She shared with the committee that Mike had given her cost information that the tennis structure cost should be about \$1.25 million and that this addition should only cost about another \$250k and asked if that was correct? Jenise stated that she did not have that information and explained about the current Recreation Center needs assessment project.

Amy asked why there was a need for this in Breckenridge when Woodward is 20 minutes away? Tricia advised their desire is not for a facility exactly like Woodward. There would be different components and that there is economic value of people coming and staying to use a facility. She shared that Park City has 3 facilities like this and it helps Breckenridge be competitive with other mountain towns. With the Dew Tour, instead of athletes going to Woodward and spending money there, they could come here.

Larry stated that Woodward is 23 minutes away from us and there is already a world class facility in Summit County. Larry shared that in his quick research, it appeared to him that the Park City facilities were run by the US Snowboard and US Ski Association, not Park City. Tricia shared that Team Breck and Team Summit coaches feel that there is more that could be done than what is done at Woodward and the two teams do not train there much, as they have more needs than what Woodward can provide. Larry stated that Park City is much bigger than Breckenridge, with 7,800 residents. Tricia mentioned there are also facilities in Edwards, Snowmass and Crested Butte and the committee stated they would like a list of facility names and locations to review. Larry stated he was worried about the liability of a facility like this, and what it would cost to staff it with knowledgeable staff, expressing concern that a facility of this sort should be operated with knowledgeable staff. Tricia stated that Mike Barney thought it was an excellent idea to have this facility in Breckenridge. She shared that she was in Arizona currently at "Kids That Rip" and they have a variety of private facilities in Mesa, Chandler and Scottsdale.

Due to the amount of questions, the committee stated they would send their questions to Jenise to compile and send to Tricia and requested that Tricia respond in writing. Tricia stated she would enlist the assistance of Team Breck coaches who have more expertise in answering some questions. The committee thanked Tricia for her time and effort and stated they would like to better understand the project.

In discussion afterwards, Larry stated that it was important to look at spending Breckenridge dollars wisely. Don stated that he had questions on the proposal and felt this was more a private sector project. Toby stated he felt it was amorphous and needed clarity on costs, both construction and operational, staffing and liability and he was not sure it would capture visitors from down the valley and we wouldn't want to have a lower quality facility than Woodward. Don shared he had spoken with Chris Hughes regarding the idea. Marty questioned how much do high level coaches cost to staff a facility such as this? Amy suggested perhaps the group should look at doing it in a partnership with Vail Resorts.

Discussion on this topic closed with the committee wanting more information on construction costs, operational costs, staffing costs, liability, what is the true demand, and that they would like to see the information on other similar facilities. Toby stated it is important that the committee not answer community questions on this topic independently and that items come back to the committee, to which the committee agreed. Don asked that Jenise exercise executive judgment and curate the list of questions from the committee members to Tricia and the group, so as to avoid duplication or compiling a list of more than 20 questions to keep it manageable.

- **Recreation Public Projects Update** – Jenise updated the committee that the architect had been hired for the Recreation Renovation design concepts and that an architect had been hired for the Ice Rink roof project. She also shared that the Parks Department is proceeding with the Kingdom Park playground project and that based upon public feedback, swings were being added into the design of that playground.
- **Breckenridge Montessori** – Jenise provided information to the committee on a request from Breckenridge Montessori to utilize the Bearly Big room at the Recreation Center, due to losing their lease in August and being unable to attain a location to operate. She shared information on what Montessori’s needs were, and Bree provided financial and service impacts of discontinuing Bearly Big to accommodate Montessori’s needs. Jenise advised that they have been asked to look elsewhere and would be reaching out to the Child Care Advisory Committee next week. The committee as a whole concurred that they were not in support of losing the Bearly Big services and operating childcare at the Recreation Center, although they were supportive of Montessori. They felt Montessori should operate at another location.
- **Committee Feedback** – The committee shared that other youth summer camps have their information on their websites and our information is not out yet. Bree explained we open registration on April 1st. The committee suggested that opening registration in April is fine; however, customers may want to view that information earlier. Jenise and Bree stated they would follow up on this.
- **Meeting Times:** The committee affirmed that meeting dates this year would be every other month on the third Thursday of the month. They also stated that if needed (due to the number of public projects and community requests) additional meetings could be scheduled on an as needed basis.
- **Next Meeting(s):** April 21, 2016.

Breckenridge Events Committee

February 3, 2016 and March 2, 2016

Kim Dykstra

BRECKENRIDGE EVENTS COMMITTEE *Right Event, Right Time, Right Results*

February 3, 2016 Meeting

Events and Activities

Dew Tour Update from BSR: Dew Tour has grown to be a signature event and has been a good kick off to ski season in terms of preholiday advertising. Alli Sports is moving on and the conceptual property has been bought out by Ten (subsidiary of Transworld) with a signed agreement from Pepsi. BSR has been approached to continue Dew Tour (name to remain the same) with the sole winter event. Main conceptual changes include more riders, bigger purse prizes, more creativity, energy, awards ceremonies and interaction between mountain and Town. Negotiations are on the table to keep Dew Tour in Breckenridge with a dialog for determining what parties would be accountable for what. All agreed a list of “must haves” needs to be assembled to make an informed decision on moving forward/or not with event. The group discussed value of event, opportunities for both national/international exposure, and what’s best for the entire community. Comments were directed to the importance of being tied into NBC coverage for media value, and hopes of 2017 Dew Tour confirmed as qualifier for Olympics. BEC leans positive in terms of support for Dew Tour but wants to understand the ‘ask’. *Action Items: BTO to review lodging request - challenges and feasibility of fulfillment – as well as gathering and reviewing financial expenses, including town (PW, PD, RWC/BCA) support, and establishing where money would come from.*

Gondola Lot for L’homme Cirque – BCA: A family friendly one-man circus event, which would perform 8 times over 4 days, August 11 – 14 (BIFA time period). Dependent on weather/wind, a high wire act will be included. Requesting to host this event (including tent) in the South Gondola Lot, which would occupy approx. 1/3 of the lot; BCA is working through logistics with Breck PD/Parking (as Town has use during summer). The performance tent (60” diameter) will seat up to 220, and inexpensive entry tickets will be sold. BEC gave their support in moving forward with planning and the next steps of the SEPA process.

Discussions

Strategic Event Calendar Review Session: Reviewed BEC purpose statement to group as well as reiterating the focus on “*Right event, right time, right result*”. Breckenridge Events Schedule for 2016 was reviewed and discussed in terms of balance, impacts, timeframes, need periods and longevity of events. A “Main and Secondary” event strategy chart was presented; rating events by Drive Visitation, Media, Branding, Animation/Community engagement, and Revenue. BEC reviewed and discussed event ratings in several of the categories; graph will be a living document, changing from year to year, depending on economy. In addition, monthly event color-coded calendars were presented showing the mix of events June – October. The spread of events was noted to be by design and complimenting events crossover such as Breckenridge Wine Classic and Breckenridge Film Festival. Several events such as Mardi Gras may be revisited in terms of their waning life span. Alcohol related events were discussed, recognizing the importance to educate the organizers on concerns and challenges these events present. As Community fundraisers tend to fill the month of October, this was also suggested as a good time to build conference businesses. All agreed October has more

opportunities to grow than May. Drawing visitor's midweek will be a focus moving forward. Discussion ensued around attempting to avoid conflicts or overlapping events (i.e. USAPC and Breck Epic) in order to achieve full marketing exposure from both events.

March 2, 2016 Meeting

Trails/Open Space and Events Update: ToB's Scott Reid presented the Summit County Special Events study on trails/open space in regards to events. It was prepared in 2014, with 2013 event data and 2012 economic info, so although the data is from 2012/2013, it remains relevant as there is a moratorium on new events on USFS land as they do not have the staffing for more events. The process for new events is to approach the USFS 1st, Summit County 2nd, and then Town. Scott relayed that BOSAC believes there is a good balance of events on the trails at this time. Communication and educating the public on trail events is something BOSAC and ToB staff is working on. The Upper Blue basin has the largest share of events; however, trails are always open to the public and never closed for events. *Action Item: Subcommittee to develop a communication plan for both guests and locals to access updated event information taking place on the trail system.*

Breck Epic Update: Founder/organizer Mike McCormack shared the history of Breck Epic, including the growing global attention with over 20 countries represented last year. Breck Epic is very conscious of footprint and respectful of taking down signs in a timely manner. Mike praised the trail network, stating it is world class, truly unique, and sets a gold standard above others. As Breck Epic is becoming a bigger economic force, the event does not want to be a drain on resources, and notes the weekday time period. Approximately 350 riders participate, bringing an average of 2 guests with them. Mike believes the event is right on brand. He plans to continue to focus on social, and feels an on-site video would be beneficial; BEC will review possible funding for video. BEC would like Breck Epic not to overlap with a potential USAPC in 2017, noting each event deserves their own focus and marketing exposure. Mike will keep communication lines open on scheduling Breck Epic which is proposed for Aug. 13 – 18, 2017.

A new possible 'event' was discussed – a community dinner focused on honoring event volunteers; more discussion to come.

BSR Updates:

- ✓ Dew Tour - BSR is collecting more specifics on lodging request and course selections as well as firmer confirmations on TV media coverage. In addition, BSR is working to determine financial impact for mountain. BEC to review at next meeting.
- ✓ Spring Fever - Due to issues beyond BSR's control, "Orbital Flight" event has been canceled. All spring events (as well as 3 concerts) are moving forward, and can be located on the website.

Haute Route Update: Upon BEC further discussion and evaluation of this event, it was determined to put this event on hold and possibly look at for 2018.

Post Easter/April potential events: As Easter is early this year (3/27), there may be challenges for retaining guests. While BCA and Backstage Theater has a few events planned, are there other opportunities? More discussion to follow.

2016 Sidewalk Sales Dates: BTO requested input from merchants & the following dates were approved:

- Spring Fever: April 15 - 17
- Gold Panning Championships/Father's Day Weekend: June 17 - 19
- Labor Day Weekend: September 2 – 5

October Calendar Updates:

- October 5: Red, White and Blue Open House (TBD)
- October 15 : Fall Fest (Breckenridge Grand Vacations)
- October 21-23: Craft Spirits Festival (Grand Tasting: Oct 22)
- October 22-23: Dia De Los Muertos (BCA)
- October 29 or 30: Main Street Station Halloween Party (TBD)
- October 31: Wellington Neighborhood Trick or Treating
- Trick or Trails 5k (Vertical Runner) – date TBD
- BCA also looking at concerts at RWC

SEPA Consent Items & Miscellaneous:

- Reviewed list of SEPA and they were all approved to move to next phase.
- "Big Beers" (historically hosted by Vail with \$10k support) - Breck has been approached; after discussion, it was determined to be a more appropriate conversation for the BTO Board as it was a sales opportunity rather than an event.

Committees	Representative	Report Status
CAST	Mayor Warner	No Meeting/Report
CDOT	Rick Holman	No Meeting/Report
CML	Rick Holman	No Meeting/Report
I-70 Coalition	Rick Holman	No Meeting/Report
Mayors, Managers & Commissioners Meeting	Mayor Warner	Verbal Report
Liquor Licensing Authority*	Helen Cospolich	No Meeting/Report
Wildfire Council	TBD	No Meeting/Report
Breckenridge Creative Arts	Robb Woulfe	No Meeting/Report
Summit Stage Advisory Board*	James Phelps	No Meeting/Report
Police Advisory Committee	Chief Haynes	No Meeting/Report
CMC Advisory Committee	Rick Holman	No Meeting/Report
Recreation Advisory Committee	Jenise Jensen	Included
Housing and Childcare Committee	Laurie Best	No Meeting/Report
Childcare Advisory Committee	Jenise Jensen/Emily Oberheide	Included
Breckenridge Events Committee	Kim Dykstra	Included
Sustainability Taskforce	Mark Truckey	No Meeting/Report
Parking and Transit Taskforce	Chief Haynes	No Meeting/Report

***Note:** Reports provided by the Mayor and Council Members are listed in the council agenda.*

**Minutes to some meetings are provided in the Manager's Newsletter.*



February 29, 2016
Financial Reports

Finance & Municipal Services Division



MARDI GRAS

Executive Summary

February 29, 2016

This report covers the Town's financial results through February 29, 2016 .

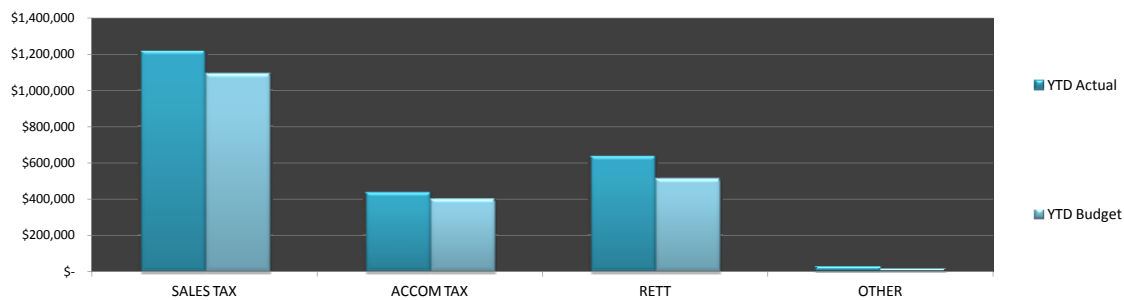
We are currently at 115% of budgeted revenue in the Excise fund (\$298k over budget). RETT ended February at 124% of the month's budget and was slightly higher than the prior year's January RETT revenue by 0.5% or \$3k.

The General Fund 2016 YTD revenues are at 112% of budget and YTD expenses are under budget at 89%.

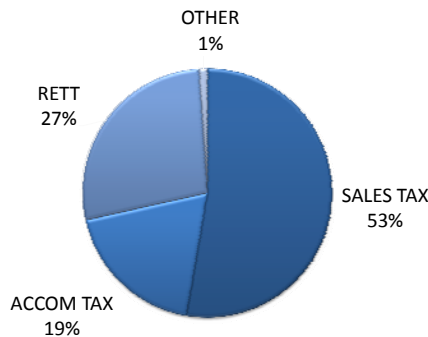
Other funds are performing according to budget with exceptions noted in the All Funds report narrative.

Staff will be available at the March 22nd meeting to answer any questions you may have.

Excise YTD Actual vs. Budget - by Source



YTD Actual Revenues - Excise



	YTD Actual	YTD Budget	% of Budget	Annual Budget	Prior YTD Actual	Prior Annual Actual
SALES TAX	\$ 1,214,508	\$ 1,088,740	112%	\$ 17,894,503	\$ 1,101,818	\$ 17,895,914
ACCOMMODATIONS TAX	433,493	397,081	109%	2,620,373	365,159	2,606,724
REAL ESTATE TRANSFER	632,443	510,212	124%	4,240,001	629,211	5,468,732
OTHER*	25,290	11,572	219%	845,004	71,855	951,350
TOTAL	\$ 2,305,734	\$ 2,007,605	115%	\$ 25,599,881	\$ 2,168,044	\$ 26,922,720

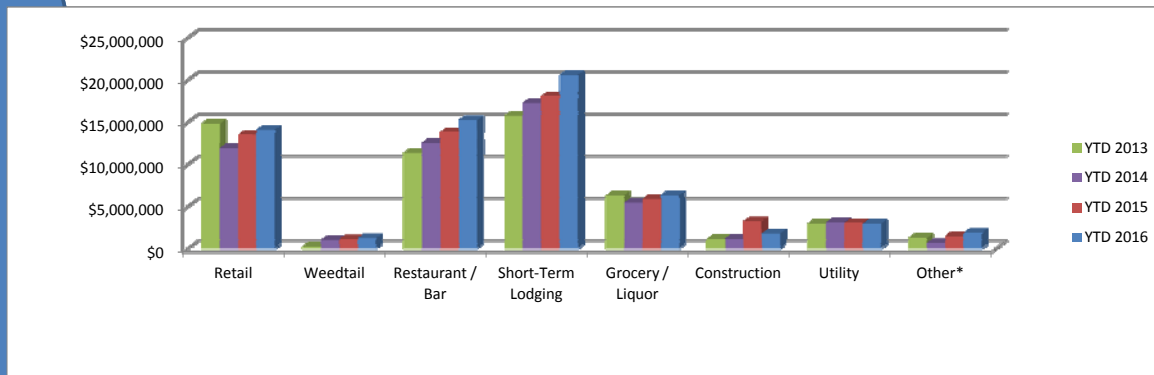
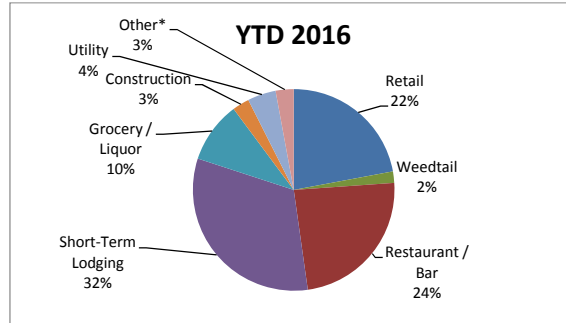
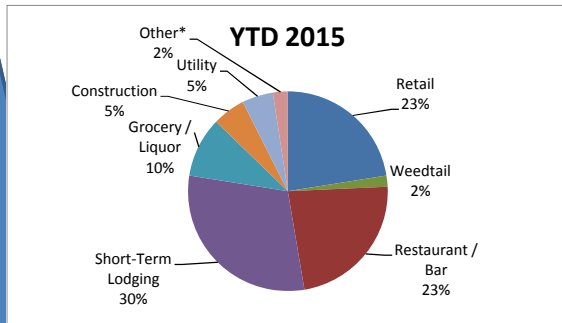
* Other includes Franchise Fees (Telephone, Public Service and Cable), Cigarette Tax, and Investment Income

The Tax Basics

Net Taxable Sales by Industry-YTD

Description	YTD 2013	YTD 2014	YTD 2015	2015		2015/2016		2016
				% of Total	YTD 2016	\$ Change	% Change	% of Total
Retail	\$14,740,883	\$11,850,499	\$13,430,561	22.49%	\$14,033,668	\$603,107	4.49%	22.06%
Weedtail	\$213,016	\$951,609	\$1,069,983	1.79%	\$1,181,014	\$111,031	10.38%	1.86%
Restaurant / Bar	\$11,273,850	\$12,478,726	\$13,756,348	23.03%	\$15,166,712	\$1,410,364	10.25%	23.84%
Short-Term Lodging	\$15,698,448	\$17,232,658	\$18,024,486	30.18%	\$20,529,293	\$2,504,806	13.90%	32.27%
Grocery / Liquor	\$6,202,934	\$5,396,830	\$5,825,759	9.75%	\$6,250,580	\$424,821	7.29%	9.82%
Construction	\$1,072,239	\$1,129,003	\$3,174,063	5.31%	\$1,723,041	(\$1,451,022)	-45.71%	2.71%
Utility	\$2,910,032	\$3,078,457	\$2,996,265	5.02%	\$2,911,528	(\$84,737)	-2.83%	4.58%
Other*	\$1,225,155	\$606,875	\$1,447,562	2.42%	\$1,827,791	\$380,229	26.27%	2.87%
Total	\$53,336,557	\$52,724,657	\$59,725,028	100.00%	\$63,623,627	\$3,898,600	6.53%	100.00%

* Other includes activities in Automobiles and Undefined Sales.



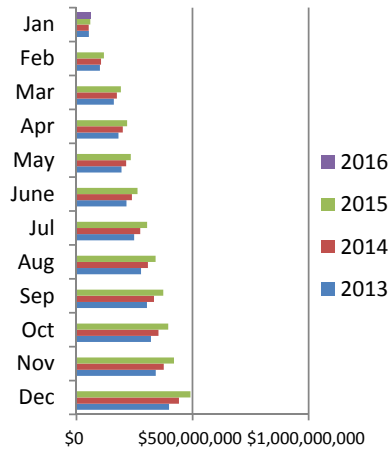
New Items of Note:

- January net taxable sales are currently ahead of 2015 by 6.53%.
- For January 2016, Restaurant/Bar, Short-Term Lodging, Weedtail, and Grocery/Liquor fared better than the aggregate of all sectors
- For the Construction sector in January 2015, a large one-time return was filed in relation to a single project. This was an anomaly that would not be expected to repeat in future years, hence the decline versus prior year in January 2016.
- As previously noted, the decline in the Utility sector is largely related to the recent decrease in gas and electric prices.
- Distribution of disposable bags experienced a 15% increase, as compared to January 2015.

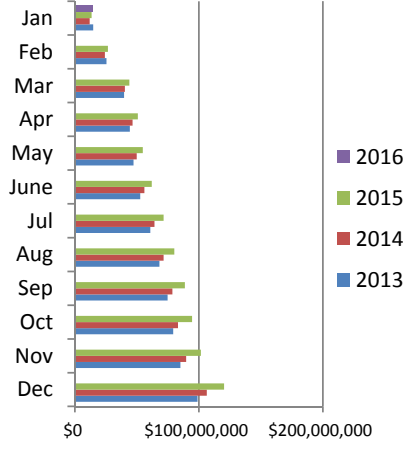
Continuing Items of Note:

- In 2014, a new category was added to the Sales by Sector pages for the Weedtail sector. The category encompasses all legal marijuana sales, regardless of medical or recreational designation. The Retail sector has been adjusted to remove the sales previously reported in this category. The jump in sales from 2013 to 2014 can be attributed to the legalization of sales of recreational marijuana.
- A section on Disposable Bag Fees was added in 2014.
- Taxes collected from the customer by the vendor are remitted to the Town on the 20th of the following month.
- Quarterly taxes are reported in the last month of the period. For example, taxes collected in the first quarter of the year (January – March), are include on the report for the period of March.
- Net Taxable Sales are continually updated as late tax returns are submitted to the Town of Breckenridge. Therefore, you may notice slight changes in prior months, in addition to the reporting for the current month.
- "Other" sales remain high due to returns that have yet to be classified. Staff is still awaiting clarification from the vendor. Much of this category will be reclassified to other sectors as more information becomes available.

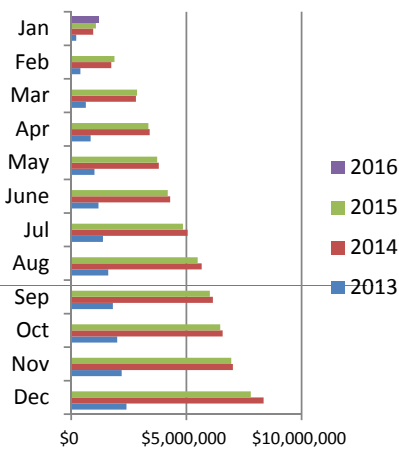
Net Taxable Sales by Sector - Town of Breckenridge Tax Base



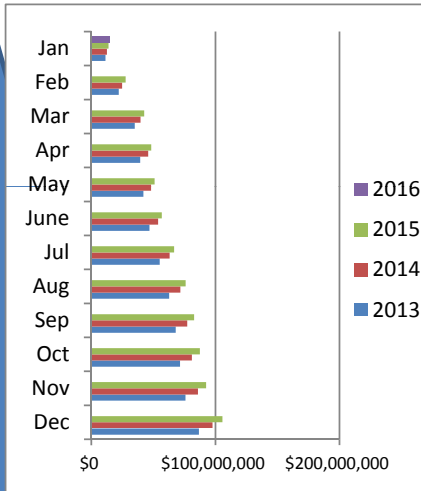
Total Net Taxable Sales						
	2013	2014	2015	3 yr avg	2016	% change from PY
Jan	\$53,336,557	\$52,724,657	\$59,725,028	\$55,262,080	\$63,623,627	6.53%
Feb	\$47,661,413	\$52,939,129	\$58,576,378	\$53,058,973	\$0	n/a
Mar	\$59,665,211	\$67,965,294	\$72,667,623	\$66,766,043	\$0	n/a
Apr	\$19,835,788	\$25,846,590	\$27,345,404	\$24,342,594	\$0	n/a
May	\$13,043,792	\$14,128,619	\$15,615,023	\$14,262,478	\$0	n/a
Jun	\$21,824,324	\$24,926,036	\$28,558,106	\$25,102,822	\$0	n/a
Jul	\$33,233,133	\$36,007,304	\$41,517,926	\$36,919,454	\$0	n/a
Aug	\$29,614,066	\$32,751,065	\$36,359,254	\$32,908,129	\$0	n/a
Sep	\$25,136,536	\$26,812,435	\$33,141,690	\$28,363,554	\$0	n/a
Oct	\$17,154,744	\$18,848,441	\$21,414,932	\$19,139,372	\$0	n/a
Nov	\$20,680,131	\$22,696,886	\$25,207,665	\$22,861,561	\$0	n/a
Dec	\$57,510,396	\$65,657,859	\$71,071,999	\$64,746,751	\$0	n/a
Total	\$398,696,089	\$441,304,316	\$491,201,028	\$443,733,811	\$63,623,627	-87.05%



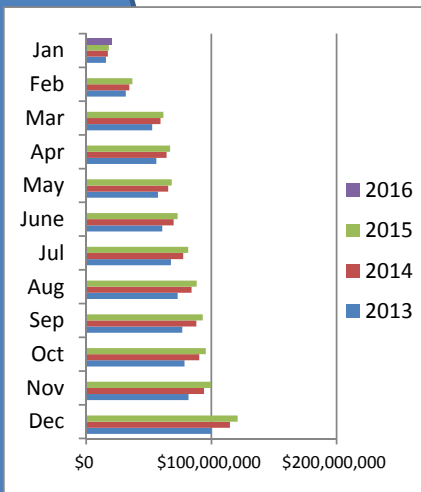
Retail						
	2013	2014	2015	3 yr avg	2016	% change from PY
Jan	\$14,740,883	\$11,850,499	\$13,430,561	\$13,340,648	\$14,033,668	4.49%
Feb	\$10,714,990	\$12,310,424	\$13,171,265	\$12,065,560	\$0	n/a
Mar	\$14,200,123	\$16,101,048	\$17,228,884	\$15,843,352	\$0	n/a
Apr	\$4,640,272	\$6,188,967	\$6,913,292	\$5,914,177	\$0	n/a
May	\$2,945,458	\$3,424,705	\$3,924,675	\$3,431,613	\$0	n/a
Jun	\$5,421,774	\$6,132,569	\$7,312,242	\$6,288,862	\$0	n/a
Jul	\$8,155,359	\$8,098,518	\$9,473,602	\$8,575,827	\$0	n/a
Aug	\$7,322,388	\$7,367,221	\$8,706,400	\$7,798,670	\$0	n/a
Sep	\$6,540,887	\$7,118,054	\$8,573,576	\$7,410,839	\$0	n/a
Oct	\$4,563,566	\$4,476,941	\$5,700,952	\$4,913,820	\$0	n/a
Nov	\$5,843,691	\$6,609,157	\$7,144,604	\$6,532,484	\$0	n/a
Dec	\$13,828,152	\$16,658,333	\$18,751,095	\$16,412,527	\$0	n/a
Total	\$98,917,546	\$106,336,436	\$120,331,148	\$108,528,377	\$14,033,668	-88.34%



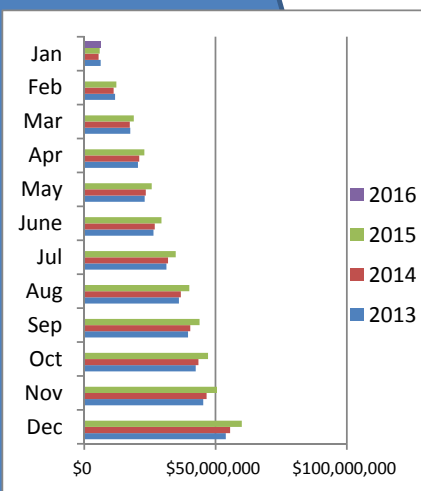
Weedtail						
	2013	2014	2015	3 yr avg	2016	% change from PY
Jan	\$213,016	\$951,609	\$1,069,983	\$744,869	\$1,181,014	10.38%
Feb	\$182,322	\$787,796	\$809,146	\$593,088	\$0	n/a
Mar	\$236,589	\$1,068,198	\$976,179	\$760,322	\$0	n/a
Apr	\$207,583	\$597,513	\$496,701	\$433,932	\$0	n/a
May	\$165,344	\$397,864	\$376,877	\$313,361	\$0	n/a
Jun	\$173,564	\$493,672	\$463,026	\$376,754	\$0	n/a
Jul	\$198,017	\$755,747	\$659,118	\$537,627	\$0	n/a
Aug	\$226,347	\$612,329	\$638,380	\$492,352	\$0	n/a
Sep	\$203,715	\$482,512	\$524,591	\$403,606	\$0	n/a
Oct	\$189,368	\$425,385	\$453,781	\$356,178	\$0	n/a
Nov	\$192,819	\$443,172	\$476,602	\$370,864	\$0	n/a
Dec	\$205,254	\$1,336,055	\$846,691	\$796,000	\$0	n/a
Total	\$2,393,937	\$8,351,852	\$7,791,074	\$6,178,954	\$1,181,014	-84.84%



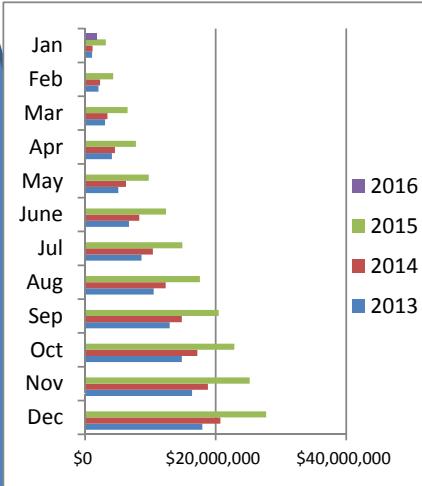
Restaurant / Bar						
	2013	2014	2015 3 yr avg	% change		
				2016 from PY		
Jan	\$11,273,850	\$12,478,726	\$13,756,348	\$12,502,975	\$15,166,712	10.25%
Feb	\$10,704,428	\$12,289,846	\$13,739,086	\$12,244,453	\$0	n/a
Mar	\$12,967,189	\$14,799,479	\$14,986,994	\$14,251,221	\$0	n/a
Apr	\$4,310,574	\$6,133,751	\$5,761,096	\$5,401,807	\$0	n/a
May	\$2,552,517	\$2,367,636	\$2,610,016	\$2,510,057	\$0	n/a
Jun	\$5,004,564	\$5,648,526	\$5,893,822	\$5,515,637	\$0	n/a
Jul	\$8,164,898	\$9,276,963	\$9,949,823	\$9,130,561	\$0	n/a
Aug	\$7,690,278	\$8,714,972	\$9,195,133	\$8,533,461	\$0	n/a
Sep	\$5,254,681	\$5,471,492	\$6,918,520	\$5,881,564	\$0	n/a
Oct	\$3,457,580	\$3,772,601	\$4,551,915	\$3,927,365	\$0	n/a
Nov	\$4,385,744	\$4,899,826	\$5,073,908	\$4,786,493	\$0	n/a
Dec	\$10,871,039	\$11,728,928	\$13,147,130	\$11,915,699	\$0	n/a
Total	\$86,637,342	\$97,582,746	\$105,583,792	\$96,601,293	\$15,166,712	-85.64%



Short-Term Lodging						
	2013	2014	2015 3 yr avg	% change		
				2016 from PY		
Jan	\$15,698,448	\$17,232,658	\$18,024,486	\$16,985,197	\$20,529,293	13.90%
Feb	\$15,860,278	\$17,188,560	\$18,848,748	\$17,299,195	\$0	n/a
Mar	\$21,150,210	\$24,836,984	\$24,742,656	\$23,576,617	\$0	n/a
Apr	\$3,303,068	\$4,958,420	\$5,425,244	\$4,562,244	\$0	n/a
May	\$1,263,021	\$1,285,010	\$1,172,016	\$1,240,016	\$0	n/a
Jun	\$3,489,236	\$4,331,326	\$4,790,395	\$4,203,652	\$0	n/a
Jul	\$6,874,194	\$7,651,167	\$8,374,073	\$7,633,145	\$0	n/a
Aug	\$5,384,872	\$6,665,736	\$6,883,018	\$6,311,209	\$0	n/a
Sep	\$3,680,342	\$3,794,575	\$4,770,119	\$4,081,679	\$0	n/a
Oct	\$1,780,132	\$2,321,548	\$2,471,283	\$2,190,987	\$0	n/a
Nov	\$3,266,469	\$3,795,658	\$4,078,524	\$3,713,550	\$0	n/a
Dec	\$18,079,402	\$20,755,626	\$21,349,316	\$20,061,448	\$0	n/a
Total	\$99,829,670	\$114,817,270	\$120,929,878	\$111,858,939	\$20,529,293	-83.02%



Grocery / Liquor						
	2013	2014	2015 3 yr avg	% change		
				2016 from PY		
Jan	\$6,202,934	\$5,396,830	\$5,825,759	\$5,808,508	\$6,250,580	7.29%
Feb	\$5,467,845	\$5,757,737	\$6,366,200	\$5,863,927	\$0	n/a
Mar	\$5,782,332	\$6,142,330	\$6,618,286	\$6,180,982	\$0	n/a
Apr	\$2,961,839	\$3,595,478	\$4,015,647	\$3,524,321	\$0	n/a
May	\$2,527,526	\$2,494,945	\$2,825,188	\$2,615,886	\$0	n/a
Jun	\$3,378,083	\$3,390,191	\$3,735,382	\$3,501,219	\$0	n/a
Jul	\$4,954,547	\$5,095,848	\$5,388,915	\$5,146,437	\$0	n/a
Aug	\$4,724,946	\$4,876,297	\$5,231,601	\$4,944,281	\$0	n/a
Sep	\$3,465,662	\$3,605,574	\$3,882,616	\$3,651,284	\$0	n/a
Oct	\$2,930,066	\$3,098,294	\$3,242,060	\$3,090,140	\$0	n/a
Nov	\$2,869,441	\$3,093,792	\$3,375,304	\$3,112,846	\$0	n/a
Dec	\$8,615,254	\$8,968,840	\$9,500,929	\$9,028,341	\$0	n/a
Total	\$53,880,474	\$55,516,155	\$60,007,886	\$56,468,172	\$6,250,580	-89.58%

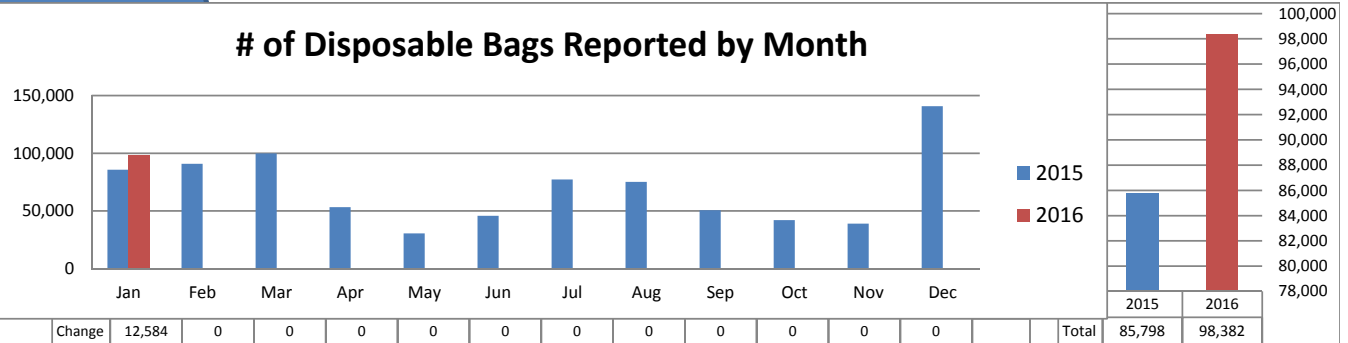


Construction						% change
	2013	2014	2015 3 yr avg		2016 from PY	
Jan	\$1,072,239	\$1,129,003	\$3,174,063	\$1,791,768	\$1,723,041	-45.71%
Feb	\$964,673	\$1,171,370	\$1,137,268	\$1,091,104	\$0	n/a
Mar	\$1,008,645	\$1,121,396	\$2,206,512	\$1,445,517	\$0	n/a
Apr	\$1,055,938	\$1,140,743	\$1,265,583	\$1,154,088	\$0	n/a
May	\$978,334	\$1,699,762	\$1,961,340	\$1,546,479	\$0	n/a
Jun	\$1,653,588	\$2,027,078	\$2,643,257	\$2,107,974	\$0	n/a
Jul	\$1,903,161	\$2,084,178	\$2,495,987	\$2,161,109	\$0	n/a
Aug	\$1,870,078	\$1,969,423	\$2,689,927	\$2,176,476	\$0	n/a
Sep	\$2,454,362	\$2,474,159	\$2,881,559	\$2,603,360	\$0	n/a
Oct	\$1,858,158	\$2,372,139	\$2,409,718	\$2,213,338	\$0	n/a
Nov	\$1,555,679	\$1,623,898	\$2,337,730	\$1,839,102	\$0	n/a
Dec	\$1,568,060	\$1,905,449	\$2,533,593	\$2,002,367	\$0	n/a
Total	\$17,942,915	\$20,718,596	\$27,736,538	\$22,132,683	\$1,723,041	-93.79%

Disposable Bag Fees

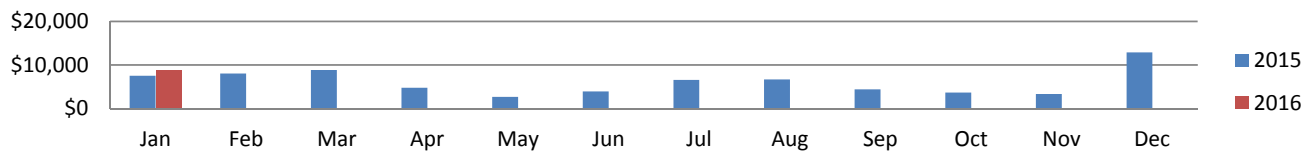
The Town adopted an ordinance April 9, 2013 (effective October 15, 2013) to discourage the use of disposable bags, achieving a goal of the SustainableBreck Plan. The \$.10 fee applies to most plastic and paper bags given out at retail and grocery stores in Breckenridge. The program is intended to encourage the use of reusable bags and discourage the use of disposable bags, thereby furthering the Town's sustainability efforts. Revenues from the fee are used to provide public information about the program and promote the use of reusable bags.

of Disposable Bags Reported by Month



Bag Fees Remitted by Month

Net of Retained Percentage*



*Retailers are permitted to retain 50% of the fee (up to a maximum of \$1000/month through October 31, 2014; changing to a maximum of \$100/month beginning November 1, 2014) in order to offset expenses incurred related to the program. The retained percent may be used by the retail store to provide educational information to customers; provide required signage; train staff; alter infrastructure; fee administration; develop/display informational signage; encourage the use of reusable bags or promote recycling of disposable bags; and improve infrastructure to increase disposable bag recycling.

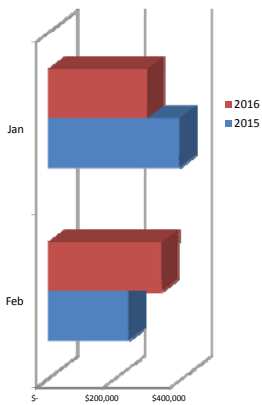
Real Estate Transfer Tax

New Items of Note:

- Revenue for the month of February was ahead of prior year by 41.66% and surpassed the monthly budget by \$51,924.
- Year to date, revenue is ahead of prior year by 0.51%, and has surpassed budget by \$122,231.
- Single Family Home sales account for the majority of the sales (30.80%), with Timeshares moving up into the next highest sales (27.72%) subject to the tax. Condominium sales fell to third place in sales level year-to-date.

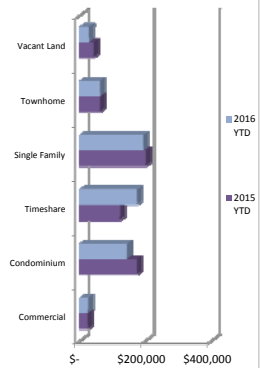
Continuing Items of Note:

- 2016 Real Estate Transfer Tax budget is based upon the monthly distribution for 2014.



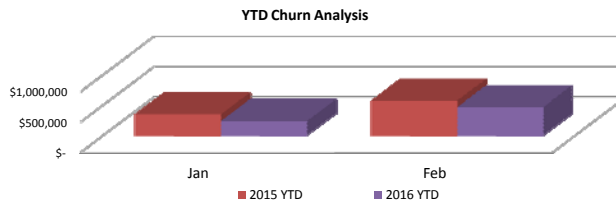
Total RETT						
	2014	2015	2016	% change	2016 Budget	+/- Budget
Jan	\$242,770	\$390,189	\$293,839	-24.69%	\$223,532	\$70,307
Feb	\$311,353	\$239,023	\$338,604	41.66%	\$286,680	\$51,924
Mar	\$367,107	\$320,123	\$89,389	-72.08%	\$338,016	-\$248,627
Apr	\$343,886	\$352,876	\$0	n/a	\$316,635	n/a
May	\$461,783	\$465,365	\$0	n/a	\$425,189	n/a
Jun	\$246,452	\$395,675	\$0	n/a	\$226,922	n/a
Jul	\$409,671	\$341,504	\$0	n/a	\$377,207	n/a
Aug	\$436,174	\$479,287	\$0	n/a	\$401,610	n/a
Sep	\$463,305	\$622,189	\$0	n/a	\$426,591	n/a
Oct	\$495,973	\$1,018,439	\$0	n/a	\$456,670	n/a
Nov	\$387,739	\$376,431	\$0	n/a	\$357,013	n/a
Dec	\$438,700	\$467,631	\$0	n/a	\$403,936	n/a
Total	\$4,604,914	\$5,468,732	\$721,831		\$4,240,001	-\$126,396

*March #s are as of 3/14/2016



by Category					
Description	2015 YTD	2016 YTD	\$ change	% change	% of Total
Commercial	\$ 26,000	\$ 26,330	330	1.27%	4.16%
Condominium	174,521	144,091	(30,430)	-17.44%	22.78%
Timeshare	123,098	175,295	52,197	42.40%	27.72%
Single Family	201,582	194,789	(6,793)	-3.37%	30.80%
Townhome	61,577	62,280	703	1.14%	9.85%
Vacant Land	42,434	29,659	(12,775)	-30.11%	4.69%
Total	\$ 629,211	\$ 632,443	3,231	0.51%	100.00%

* YTD as of February 29



General Fund Revenues Summary

February 29, 2016

These next two pages report on 2016 year to date financials for the General Fund. This area contains most "Government Services," such as public works, police, planning, recreation facilities, and administrative functions.

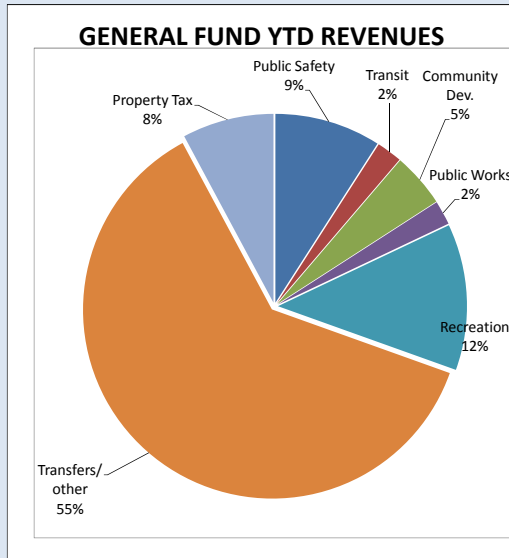
General Fund Revenue: At the end of February, the Town's General Fund was at 107% of YTD budget (\$4.08M actual vs. \$3.79M budgeted). Most departments are performing ahead of budget.

Public Safety ahead of budget due to parking revenues.

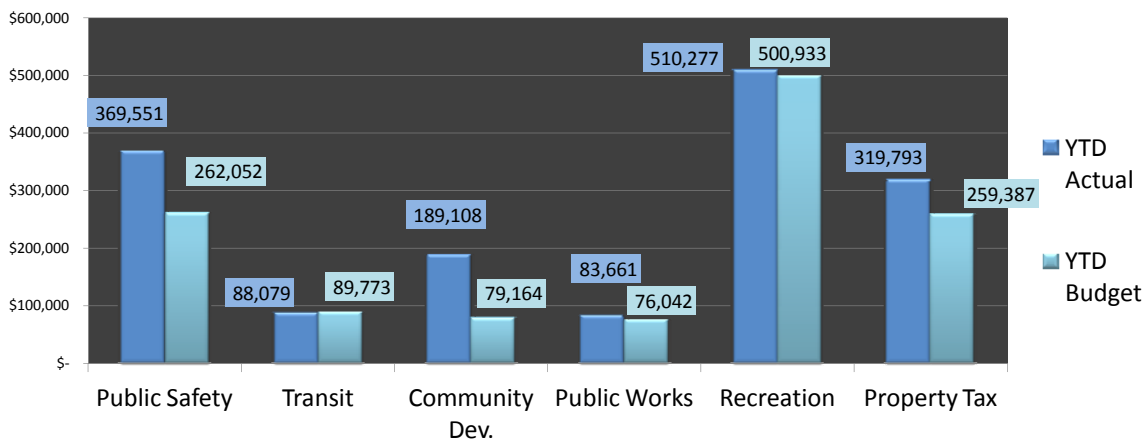
Community Development department is \$110k over budget primarily due to permits and plan check fees.

Recreation is ahead of budget primarily due to Nordic Center Operations.

Property Tax ahead of budget due to timing.



Gen. Fund YTD Revenue Act vs. Bud - by Program



General Fund Expenditures Summary

February 29, 2016

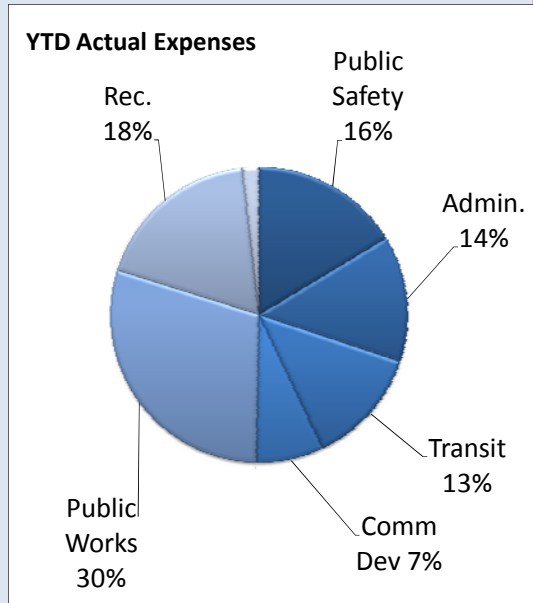
The General Fund at February 29, 2016 is at 89% of budgeted expense (\$3.44M actual vs. \$3.86M budgeted). The below graphs represent the cost of providing the services contained in this fund (Public Safety, Transit, Recreation, Public Works, Community Development, and Administration).

Variance Explanations:

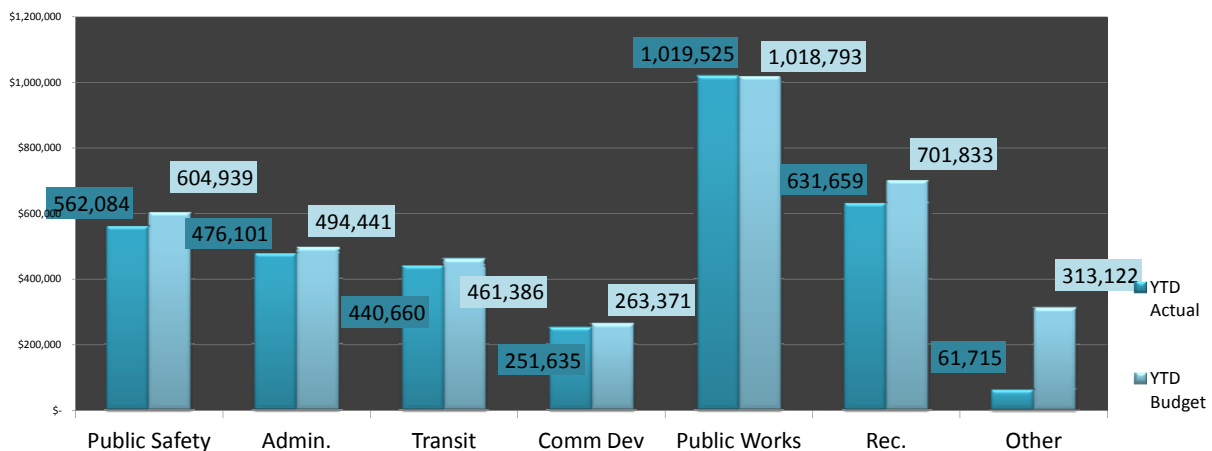
Department variances at this point in the fiscal year are minor and primarily due to open positions.

Public works is over expense budget due to water mitigation at an Airport Rd. property. These expenditures will be reimbursed by CIRSA.

"Other" category is under budget due to the solar garden purchase which was budgeted but is not anticipated to occur.



Gen. Fund YTD Expenditures Act. vs. Bud. - by Program



Combined Statement of Revenues and Expenditures

All Funds February 29, 2016

REVENUE	YTD Actual	YTD Budget	% of YTD Bud.	Annual Bud.
General Governmental				
1 Gen/Excise/MMJ/Child Cr/Spec Prj	\$ 4,024,271	\$ 3,433,654	117%	\$ 35,796,421
2 Special Revenue	1,038,362	1,603,012	65%	7,683,102
3 Internal Service	590,661	986,764	60%	5,870,668
4 Subtotal General Governmental	\$ 5,653,294	\$ 6,023,430	94%	\$ 49,350,191
5 Capital Projects	222,392	16,666	1334%	339,996
Enterprise Funds				
6 Utility Fund	623,208	652,506	96%	5,598,070
7 Golf	7,045	3,421	206%	2,569,472
8 Cemetery	0	11,774	0%	25,116
9 Subtotal Enterprise Funds	\$ 630,253	\$ 667,701	94%	\$ 8,192,658
10 TOTAL REVENUE	6,505,938	6,707,797	97%	57,882,845
11 Internal Transfers	10,808,503	10,744,420	101%	29,134,469
12 TOTAL REVENUE incl. x-fers	\$ 17,314,441	\$ 17,452,217	99%	\$ 87,017,314
EXPENDITURES				
	YTD Actual	YTD Budget	% of Bud.	Annual Bud.
General Governmental				
1 Gen/Excise/MMJ/Child Cr/Spec Prj	\$ 4,523,663	\$ 5,275,956	86%	\$ 28,731,614
2 Special Revenue	2,342,707	2,191,128	107%	14,716,109
3 Internal Service	396,659	422,022	94%	6,177,706
4 Subtotal General Governmental	\$ 7,263,029	\$ 7,889,106	92%	\$ 49,625,429
5 Capital Projects	391,178	6,944,000	6%	6,944,000
Enterprise Funds				
6 Utility Fund	325,824	392,605	83%	5,883,850
7 Golf	159,672	397,939	40%	2,917,511
8 Cemetery	0	1,242	0%	13,572
9 Subtotal Enterprise Funds	\$ 485,495	\$ 791,786	61%	\$ 8,814,933
10 TOTAL EXPENDITURES	8,139,702	15,624,892	52%	65,384,362
11 Internal Transfers	10,808,503	10,744,422	101%	29,134,481
12 TOTAL EXPENDITURES incl. x-fers	\$ 18,948,206	\$ 26,369,314	72%	\$ 94,518,843
13 TOTAL REVENUE less EXPEND.	\$ (1,633,764)	\$ (8,917,097)	N/A	\$ (7,501,529)

General Governmental Funds - General, Excise, Child Care, Marijuana and Special Projects
Special Revenue Funds - Marketing, Affordable Housing, Open Space, and Conservation Trust
Internal Service Funds - Garage, Information Technology (IT), and Facilities

ALL FUNDS REPORT

February 29, 2016

The YTD breakdown of the revenue/expenses variances is as follows:

Governmental Funds:

General Fund:

- Revenue:
 - Exceeded budget by \$282k-see General Fund Revenue page for more detail.
- Expense:
 - Under budget by \$414k. See General Fund Expense page of this report for more details.

Excise Fund:

- Revenue:
 - Ahead of budget by \$298k-see Executive Summary or Tax Basics for more information.

Capital Fund:

- Revenue:
 - The Combined Statement does not include transfers (appx. \$6.6M).
 - \$160k received from CDOT for the 4 O'Clock Roundabout
 - \$52k received from Summit County for the Fairview Roundabout
- Expense:
 - Under budget due to timing: expenditures budgeted at 100% but spending varies over the duration of the projects.

Special Revenue Funds:

- Variances are minor and primarily due to timing.

Enterprise Funds:

Golf:

- Expense:
 - Under budget due to capital expenditures (irrigation project) for which expenditures have not yet taken place.

Internal Service Funds:

- Expense:
 - Under budget due to timing of Garage Fund grant revenues budgeted but not yet received.

Fund Descriptions:

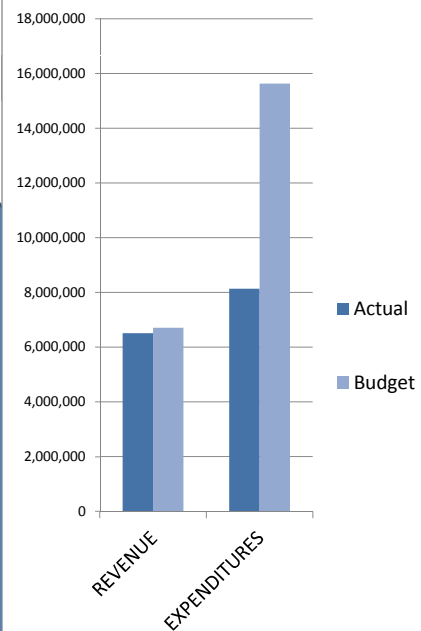
General Governmental - General, Excise, Capital, Special Projects, Child Care, Marijuana

Special Revenue Funds - Marketing, Affordable Housing, Open Space, and Conservation Trust

Enterprise Funds: Golf, Utility, Cemetery

Internal Service Funds - Garage, Information Technology (IT), and Facilities

YTD Actual Revenues and Expenditures vs. Budget





MEMORANDUM

TO: Town Council

FROM: Chapin LaChance, Planner II

DATE: March 16, 2016 (For Meeting of March 22, 2016)

SUBJECT: Town Project Hearing: Kingdom Park Playground (880 Airport Rd.)

The Kingdom Park Playground is being reviewed as a Town Project. All public noticing requirements for the approval of a Town Project have been fulfilled as required under the Town Projects Ordinance amendment (by Council Bill No. 1, Series 2013).

The proposal is to construct a new public playground on the south side of the existing pavilion across from the tennis courts, north of the Skateboard Park. The design for the new playground features approximately 1,000 sq. ft. of poured rubber play surface and 3,000 sq. ft. of wood fiber play surface, climbing rocks, play and climbing structures, slides, swings, benches, accessible play elements, picnic tables, walkways and landscaping.

The Planning Commission held a public hearing March 15th and recommends approval (with a vote of 6-0) of the Kingdom Park Playground, with a passing point analysis of three positive (+3) points.

Attached to this memo is a complete staff report, substantially the same as presented to the Planning Commission and attachments including site plan, elevations, point analysis and findings.

Staff will be available at the meeting to answer any questions.

Town Council Staff Report

- Subject:** Kingdom Park Playground
(Town Project Hearing – PL-2016-0050)
- Proposal:** Construct a new public playground at 880 Airport Road on the south side of the existing pavilion across from the tennis courts, north of the Skateboard Park. The design for the new playground features approximately 1,000 sq. ft. of poured rubber play surface and 3,000 sq. ft. of wood fiber play surface, climbing rocks, play and climbing structures, slides, swings, benches, accessible play elements, picnic tables, walkways and landscaping.
- Date:** March 16, 2016 (For meeting of March 22, 2016)
- Project Manager:** Chapin LaChance, Planner II
- Applicant:** Town of Breckenridge-Mark Johnston, Streets and Parks Manager
- Owner:** Town of Breckenridge
- Address:** 880 Airport Road
- Legal Description:** TR 6-77 Sec 30 Qtr 3 Mining Claim(s) cont 29.0100 acres MAGNUM BONUM MS# 3139 FRENCH GULCH MS# 2589 SEE 6500659, 6510141 FOR IMP/PI
- Land Use District:** 3: Recreation (Intensity of Use and Structural Type by Special Review)
- Site Area:** Playground Area: 0.09 acres (4,118 square feet) with additional landscaping, picnic area and walkways
Total Site Area of Kingdom Park: 29.01 acres (1,263,675.6 square feet)
- Site Conditions:** The playground is proposed to be located on a portion of Kingdom Park, specifically north of the Recreation Center, and in between the grass sports field and the outdoor tennis courts. Concrete paths exist west of the playground site. The existing site is an undeveloped and a relatively flat grassy area.
- Adjacent Uses:** North: Grass Field, Police Station South: Pond, Recreation Center
East: Turf Field, Blue River, Highway 9 West: Airport Road, Carriage House Childcare Center



Item History

The property is part of an approximately 29 acre unsubdivided lot owned by the Town of Breckenridge. The Breckenridge Recreation Center lies on the lot to the south of the proposed playground. The sports turf field to the East and Skateboard Park to the South were approved by Town Council as Town Projects in 2014. The Planning Commission held a Town Project Hearing on the Kingdom Park Playground March 15, 2016. There was no public comment

Staff Analysis/ Planning Commission Comments

Land Use (Policies 2/A & 2/R): The proposed playground is consistent with the existing character of Kingdom Park. The playground will be a recreational use and we do not find that this use is in conflict with any existing or desired uses for this area. The Planning Commission did not have any concerns.

Site and Environmental Design (7/R): Situated between the turf field and the tennis courts, the site is currently a flat grassy undeveloped area. The playground will remain relatively flat as the design does not require any significant grading or retaining. 7 new trees will be installed between the skate park and the playground with the new playground being approximately 500 feet away from Highway 9 and approximately 400 feet away from Airport Road. The Planning Commission did not have any concerns with the location of the playground.

Drainage (27/A & 27/R): An inlet and a 4" perforated drain pipe will be installed below and will provide positive drainage away from the park to the existing drywell near the skate park to the south. The Engineering Department will inspect the final drainage.

Access / Circulation (16/A & 16/R; 17/A & 17/R): A concrete pedestrian pathway to the park exists to the west providing access from the tennis courts, Recreation Path, Recreation Center, parking lot, and Airport Road sidewalk. The design proposes to install a recycled asphalt millings pathway to connect the playground with the existing skate park, turf field, and concrete pedestrian pathway. The northernmost portion of the playground will be handicap accessible from the existing pavilion.

Parking (18/A & 18/R): Ample parking is available in the existing Recreation Center parking lot.

Recreation (20/R): This policy encourages public recreation amenities. The playground will meet the needs of the community by providing more active recreation space for children. For this reason, the Planning Commission recommends the allocation of positive three (+3) points for this project. This is consistent with the positive three (+3) points given to the Rotary Snowplow Park (PC#2013024), North Main Street Park (PC#2004031) and Skateboard Park (PC # 2014037) projects.

Landscaping (22/A & 22/R): There is mature landscaping surrounding the area and throughout Kingdom Park, and the design proposes to install additional trees, walkways, and boulders to enhance the site and create a more attractive space. The existing aspen trees shown in the northwest corner of the playground will remain.

Snow Removal and Storage (13/R): The playground will not be plowed or cleared of snow in winter.

Exterior Lighting (Sec. 9-12): There is no lighting proposed. The Planning Commission did not have any concerns and noted that should any new lighting be proposed in the future, it would be required to meet the exterior lighting policy.

Point Analysis (Section: 9-1-17-3): The Planning Commission did not find any reason to assign any negative points to this project. The Planning Commission recommends positive three (+3) points under Policy 20/R-Recreation, for a passing point analysis of positive three (+3) points. The application was found to meet all Absolute policies.

Planning Commission Recommendation

This is a Town Project pursuant to the ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013). In accordance with the Town Project ordinance, the Planning Commission has reviewed this project to identify any code issues.

The Planning Commission recommends that the Town Council approve the Kingdom Park Playground, PL-2016-0050 located at 880 Airport Road with a passing point analysis of positive three (+3) points with the attached Findings, with a vote of 6-0.

Town Project Hearing				
Project:	Kingdom Park Playground	Positive Points	+3	
PL#:	2016-0050	Negative Points	0	
Date:	3/8/2016	Total Allocation:	+3	
Staff:	Chapin LaChance, Planner II			
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		

18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)	+3	Public playground-active recreation provided.
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		

40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

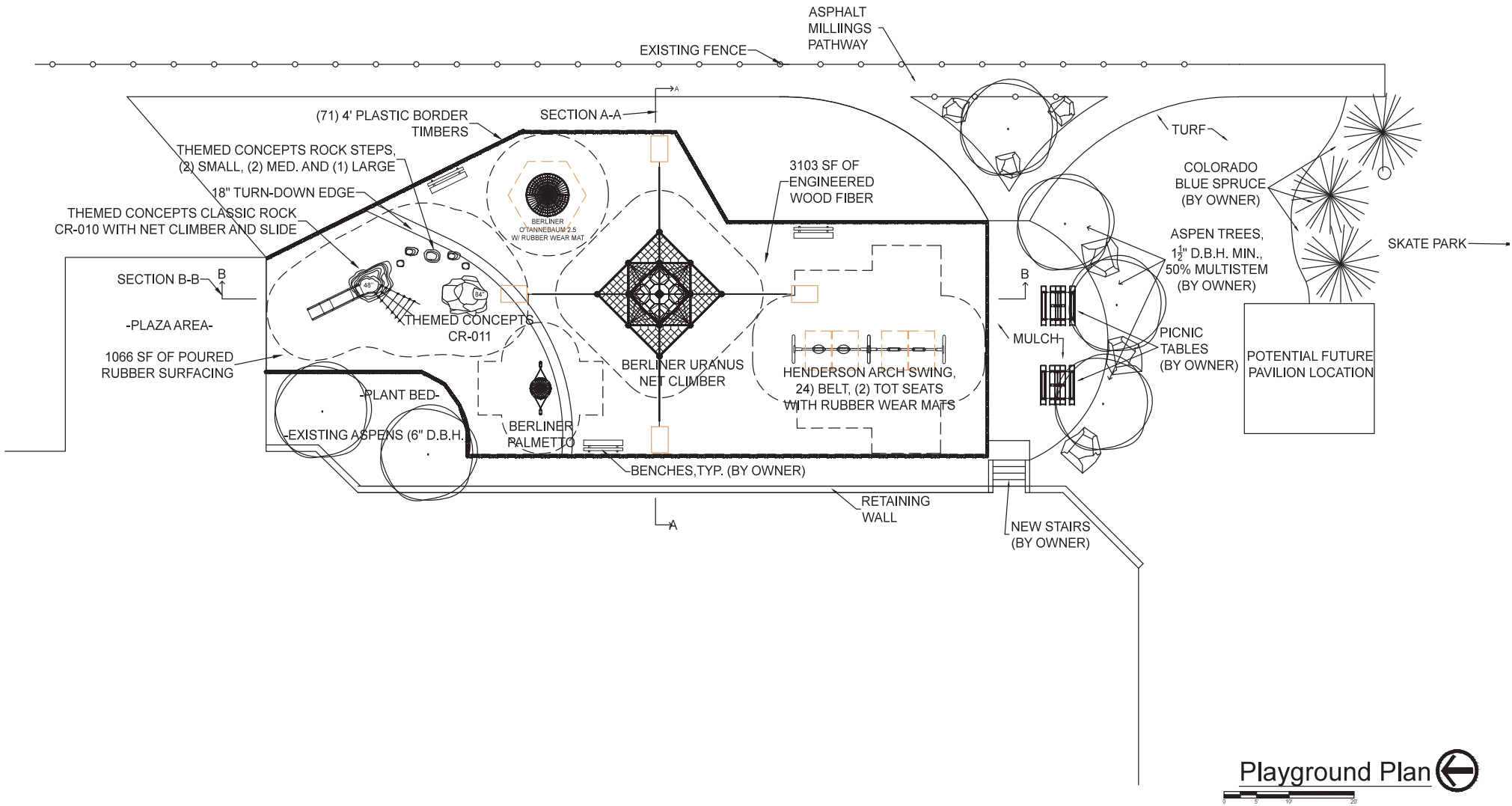
TOWN OF BRECKENRIDGE

**Kingdom Park Playground
Unsubdivided, Metes and Bounds Description
880 Airport Road
PL-2016-0050**

FINDINGS

1. This project is a “Town Project” as defined in Section 9-4-1 of the Breckenridge Town Code because it involves the planning and design of a public project.
2. The process for the review and approval of a Town Project as described in Section 9-14-4 of the Breckenridge Town Code was followed in connection with the approval of this Town Project.
3. The Planning Commission reviewed and considered this Town Project on **March 15, 2016**, scheduled and held a public hearing on **March 15, 2016**, notice of which was published on the Town’s website for at least five (5) days prior to the hearing as required by Section 9-14-4(2) of the Breckenridge Town Code. At the conclusion of the public hearing, the Planning Commission recommended approval of this Town Project to the Town Council.
4. The Town Council’s final decision with respect to this Town Project was made at the regular meeting of the Town Council that was held on **March 22, 2016**. This Town Project was listed on the Town Council’s agenda for the **March 22, 2016** agenda that was posted in advance of the meeting on the Town’s website. Before making its final decision with respect to this Town Project, the Town Council accepted and considered any public comment that was offered.
5. Before approving this Town Project the Town Council received from the Director of the Department of Community Development, and gave due consideration to, a point analysis for the Town Project in the same manner as a point analysis is prepared for a final hearing on a Class A development permit application under the Town’s Development Code (Chapter 1 of Title 9 of the Breckenridge Town Code).
6. The Town Council finds and determines that the Town Project is necessary or advisable for the public good, and that the Town Project shall be undertaken by the Town.





Playground Plan 
 0 5 10 20



Kingdom Park Playground

Breckenridge, CO



CO-2482



3-1-16



Kingdom Park Playground

Breckenridge, CO

CO-2482



3-1-16

ARCH SWING C/W 2 BABY AND 2 BELT SEATS



Model No. sw340/SW341


Posts | Tan
Accents |
Roto-Molded Plastic |
HDPE Plastic |

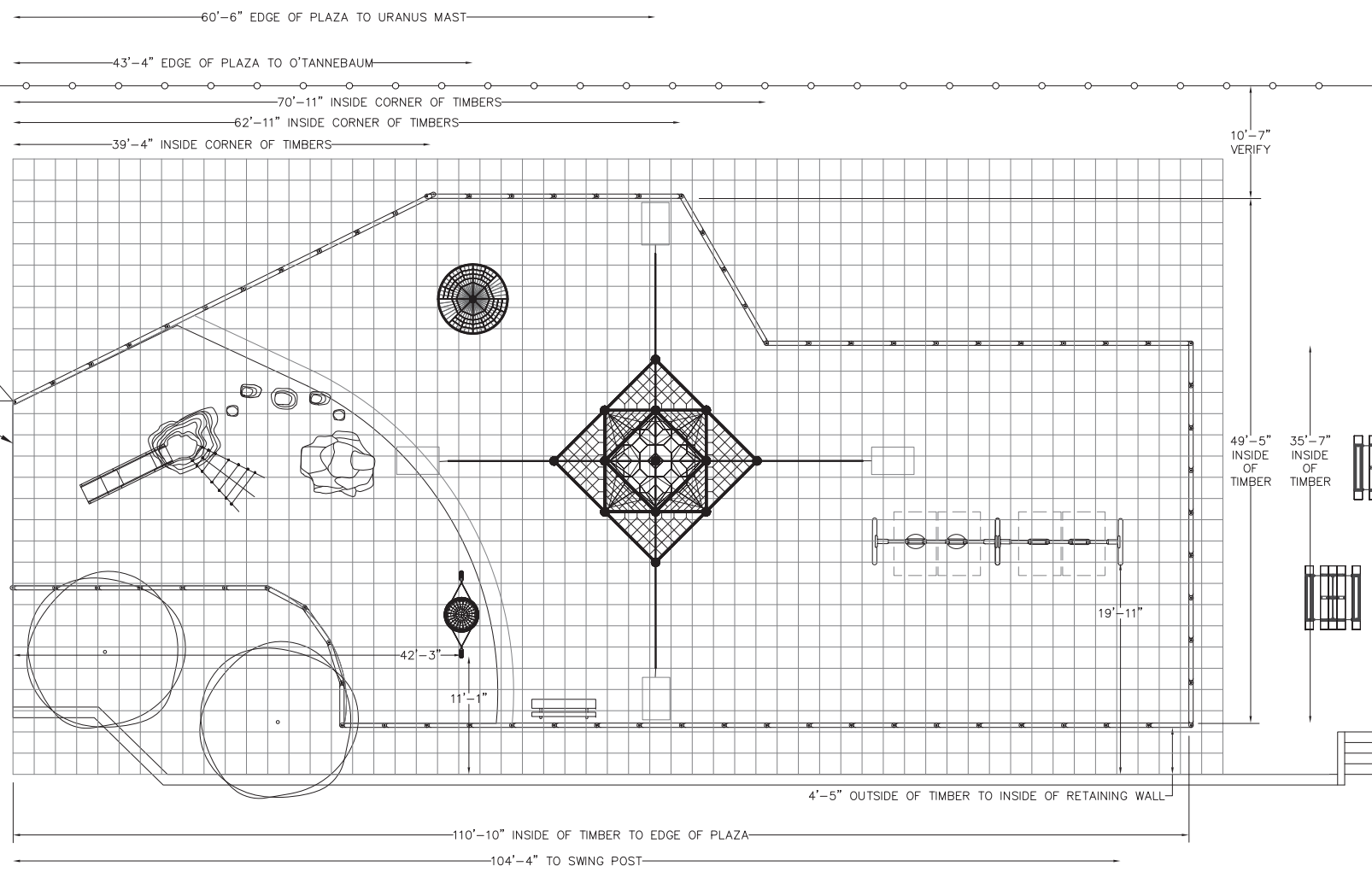
© 2015 Henderson Recreation Equipment Limited | All rights reserved.
1-800-265-5462 | Fax 519-426-1132 | www.hendersonplay.ca
11 Gilbertson Drive, Simcoe, Ontario, Canada, N3Y4K8
This drawing is not to be reproduced in any way without prior approval from Henderson Recreation.

Components

Henderson®
Providing Playground Fun™

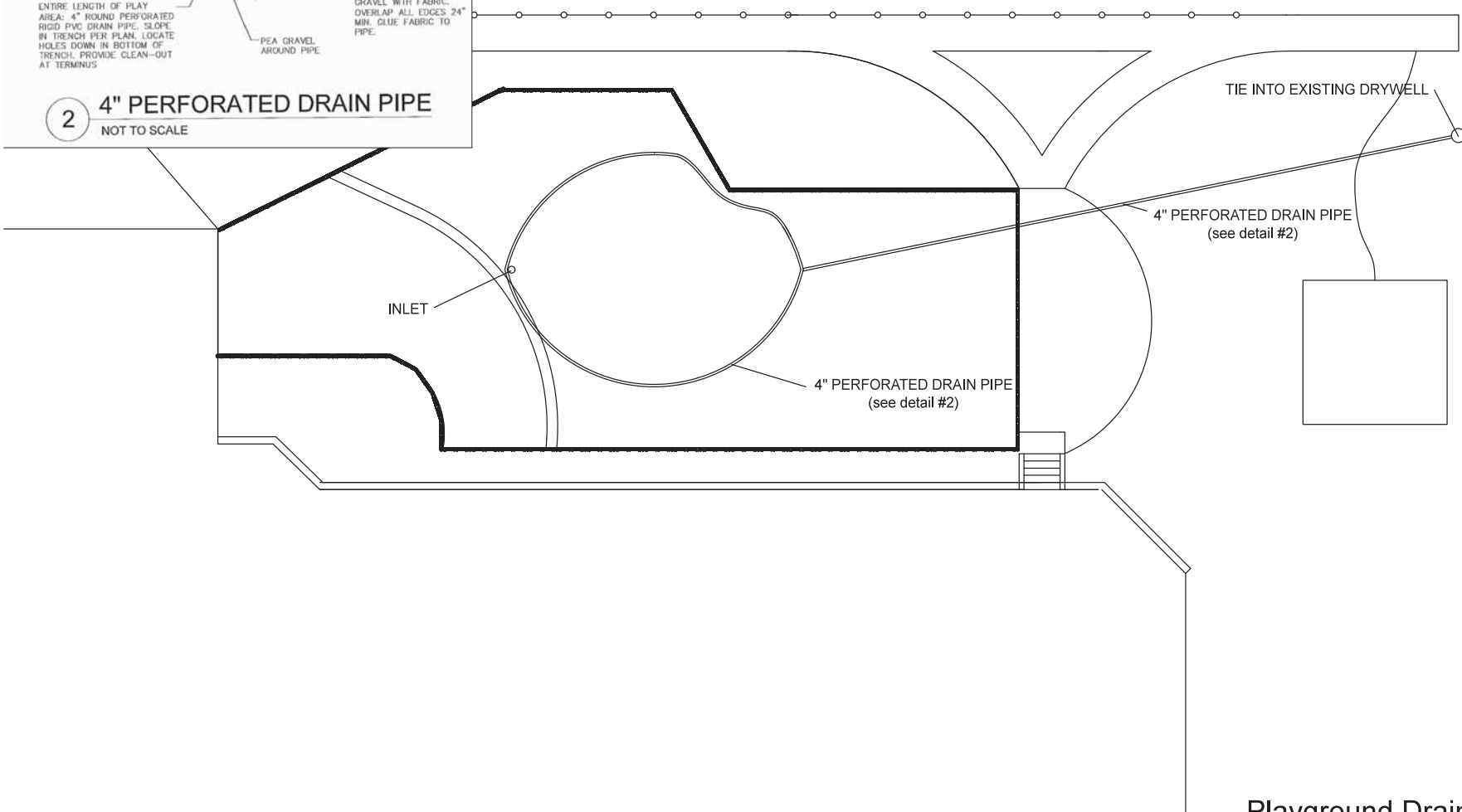
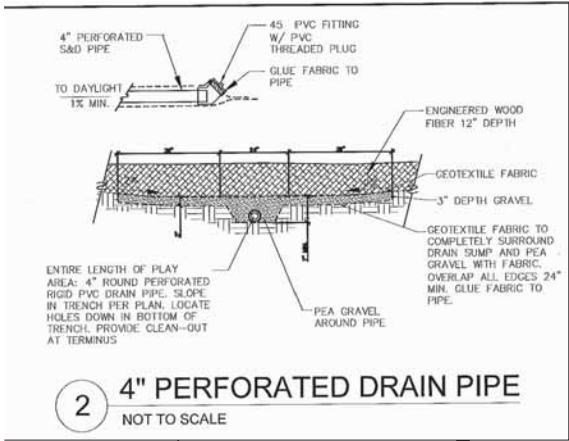


 This play system meets or exceeds the requirements for access under the Accessibility Guidelines for Play Areas developed by the Federal Access Board when installed over accessible surfacing.



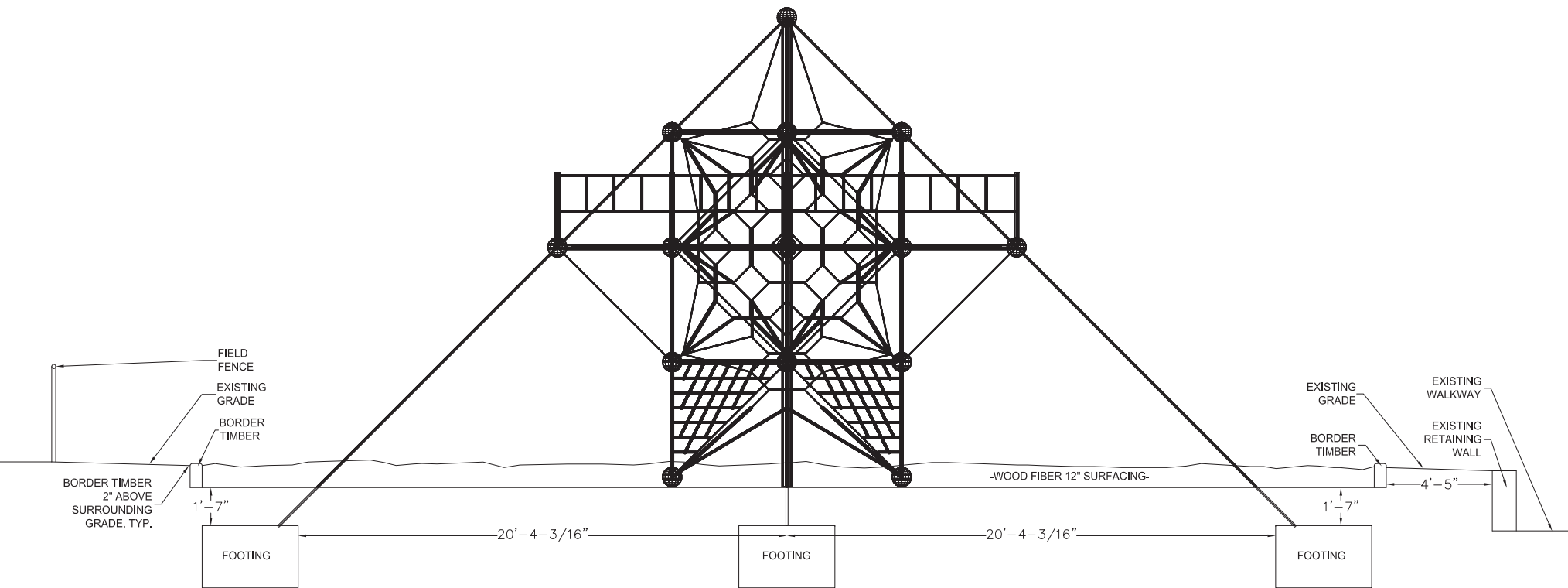
Layout Plan 

	Centennial, CO v: 720-270-5879 f: 303-798-0291	KINGDOM PARK PLAYGROUND BRECKENRIDGE, CO	Job # CO-2482 Scale: 1" = 10'-0" Date: 2/15/16	Sheet: 1 of 1 Designer: TKA Revision:
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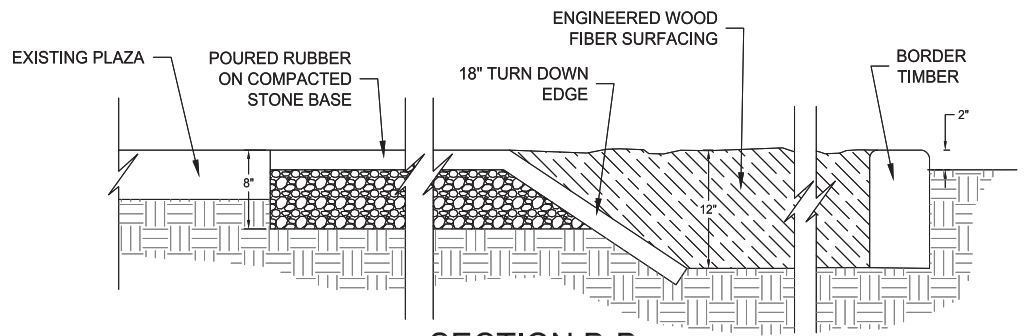


Playground Drainage Plan 





SECTION A-A



SECTION B-B

Details

	Centennial, CO v: 720-270-5879 f: 303-798-0291	KINGDOM PARK PLAYGROUND BRECKENRIDGE, CO		Job # CO-2482	Sheet: 1 of 1
				Scale: NTS	Designer: TKA
				Date: 2/15/16	Revision:



MEMORANDUM

TO: Town Council
FROM: Open Space and Trails Staff
DATE: March 16, 2016 (for the March 22nd meeting)
SUBJECT: Breckenridge Ski Resort Imperial Chair Patrol Hut

The Breckenridge Ski Resort (BSR) submitted a proposal to the U.S. Forest Service (USFS) to replace and modify the ski patrol hut located at the summit of the Imperial chairlift. The project goal is to construct a new patrol hut to a location that avoids the pressure from an uphill snowfield, expands the hut's interior area by 50 sq ft, and improves heating and ventilation for the hut via installed electricity.

The USFS seeks public comments regarding BSR's proposal. Staff drafted a written response from the Town, which will be reviewed by BOSAC at its 3/21 meeting. BOSAC's comments to the draft letter will not be available in time for the Town Council packet deadline, but will be verbally presented by staff at the 3/22 Council meeting.

Staff's draft response generally focuses on two primary points previously identified by both BOSAC and Town Council in previous, similar BSR on-mountain projects. Namely:

1. The visibility of the new and expanded patrol hut from areas throughout the Upper Blue Basin.
2. The protection of sensitive alpine tundra vegetation from development-related impacts.

The attached draft letter responds to the USFS scoping notice and addresses both of these community concerns. Staff seeks Town Council feedback and approval for a response letter with Mayor Warner's signature.



File Code: 1950/2720

Date: February 18, 2016

Dear Interested Party,

The Dillon Ranger District of the White River National Forest is seeking comments on projects proposed by Breckenridge Ski Resort (Breckenridge) and Keystone Resort (Keystone) for implementation during the summers of 2016 and 2017. This letter also serves to notify and invite public comment on the proposal as stipulated in 36 CFR 800.3 of the National Historic Preservation Act.

Purpose and Need

The purpose of the proposed projects at Breckenridge is to improve on-mountain infrastructure. The existing lift operations building and ski patrol hut at the summit of the Imperial chairlift are not currently able to provide adequate services such as heat and ventilation, and the structural integrity of the existing ski patrol building is at risk from the force of the uphill snow field.

The purpose of the proposed projects at Keystone is to improve the skiing experience for guests at the resort and address circulation concerns. In particular, the trail width near the bottom of *Last Alamo* decreases which results in skier crowding, and the area around the bottom of the Outback lift maze becomes congested when the chairlift is busy and it is difficult for guests to circulate through this area.

Proposed Action

Breckenridge Ski Resort proposes to:

- Replace/modify the existing lift operations building and ski patrol hut located at the summit of the Imperial chairlift. Activities include:
 - Expanding the ski patrol hut by approximately 50 feet and relocate slightly to avoid the uphill snow field. The existing patrol hut would not be removed and would be used for storage in the future.
 - Installing an electrical line (approximately 2,300 feet) and associated distribution equipment to service these facilities (including heat and ventilation).

Keystone Resort proposes to:

- Widen *Last Alamo* trail, near the junction with the *Prospector* trail.
- Construct an alternate egress route adjacent to the lift maze for the Outback chairlift.

Implementation of the projects is anticipated for summers 2016 and 2017.

Environmental Analysis

Based on resource information gathered to date, I believe these projects fall within a Forest Service category of actions under 36 CFR 220.6 that may be excluded from documentation in either an environmental assessment (EA) or an environmental impact statement (EIS) and that no



extraordinary circumstances exist that would preclude its use. Scoping comments (Forest Service specialists and public comments) along with a complete resource analysis will determine whether these projects can be categorically excluded. These proposals are consistent with category 36 CFR 220.6(e)(3): “*Approval, modification or continuation of minor special uses of National Forest System lands that require less than five contiguous acres of land.*” While these proposals are being scoped together, each resort proposal would be authorized in separate decision documents.

How to Comment and Timeframe

Written comments must be submitted via mail service, facsimile, electronic mail, or in person, and comments concerning these actions will be most helpful if received by or before March 25, 2016. Written comments must be submitted to: Scott Fitzwilliams, c/o Cindy Ebbert, Dillon Ranger District, PO Box 620, Silverthorne, CO 80498-0620. The office business hours for those submitting hand-delivered comments are: 8:00 a.m. to 4:30 p.m., Monday through Friday, excluding holidays. Electronic comments must be submitted in a format such as an email message, plain text (.txt), rich text format (.rtf), or MS Word (.docx). Comments may also be submitted electronically for the Keystone projects at <https://cara.ecosystem-management.org/Public//CommentInput?Project=47713> and for the Breckenridge projects at <https://cara.ecosystem-management.org/Public//CommentInput?Project=47714>.

Persons commenting should include: 1) name, address, telephone number, and organization represented, if any; 2) title of the project of concern (i.e., Breckenridge or Keystone Summer Projects); and 3) specific facts, concerns, or issues, and supporting reasons why they should be considered.

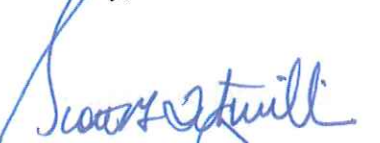
For details please visit the project websites:

- Breckenridge: <http://www.fs.usda.gov/project/?project=47714>
- Keystone: <http://www.fs.usda.gov/project/?project=47713>

This public scoping period will be the only opportunity for individuals interested in or affected by this proposal to identify any potential extraordinary conditions or significant issues before the Responsible Official makes a decision.

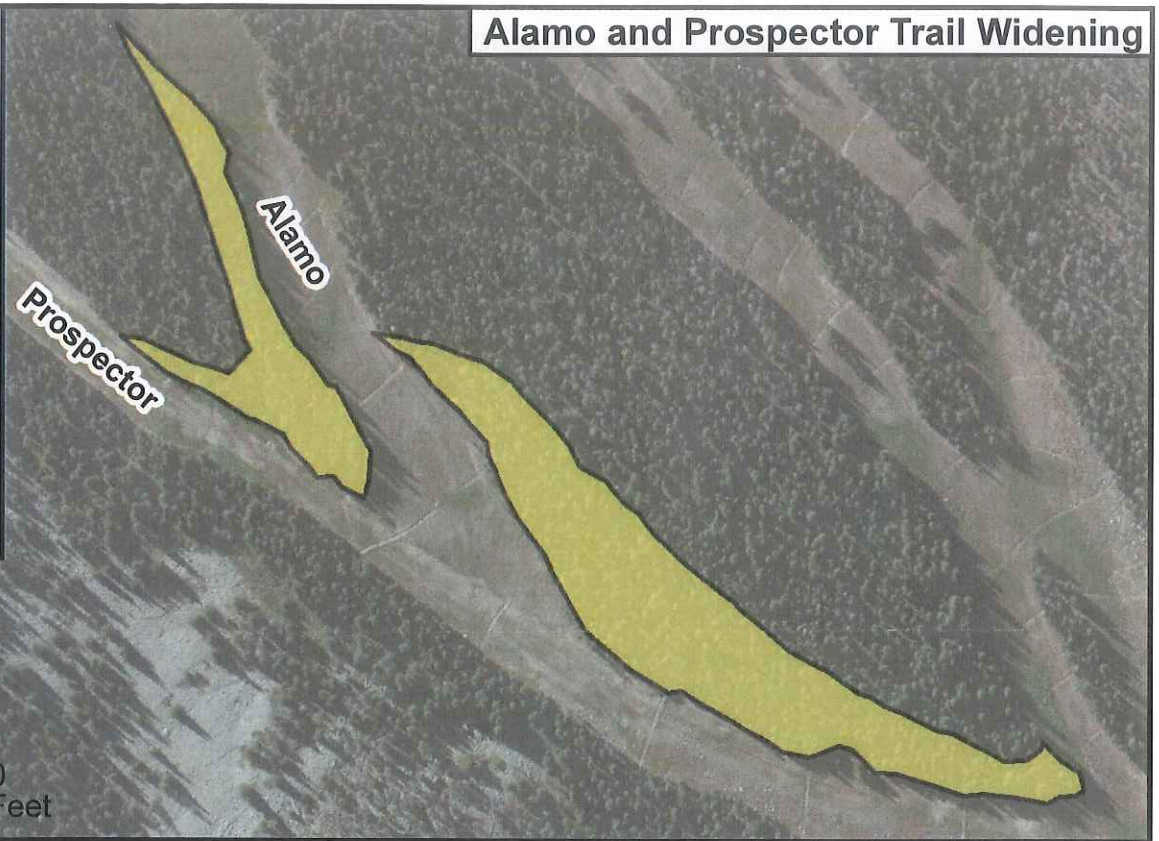
Thank you for your interest in ski area management projects. To request further information on these proposed actions, please contact Cindy Ebbert by telephone at (970) 262-3458 or by email at cebbert@fs.fed.us.

Sincerely,



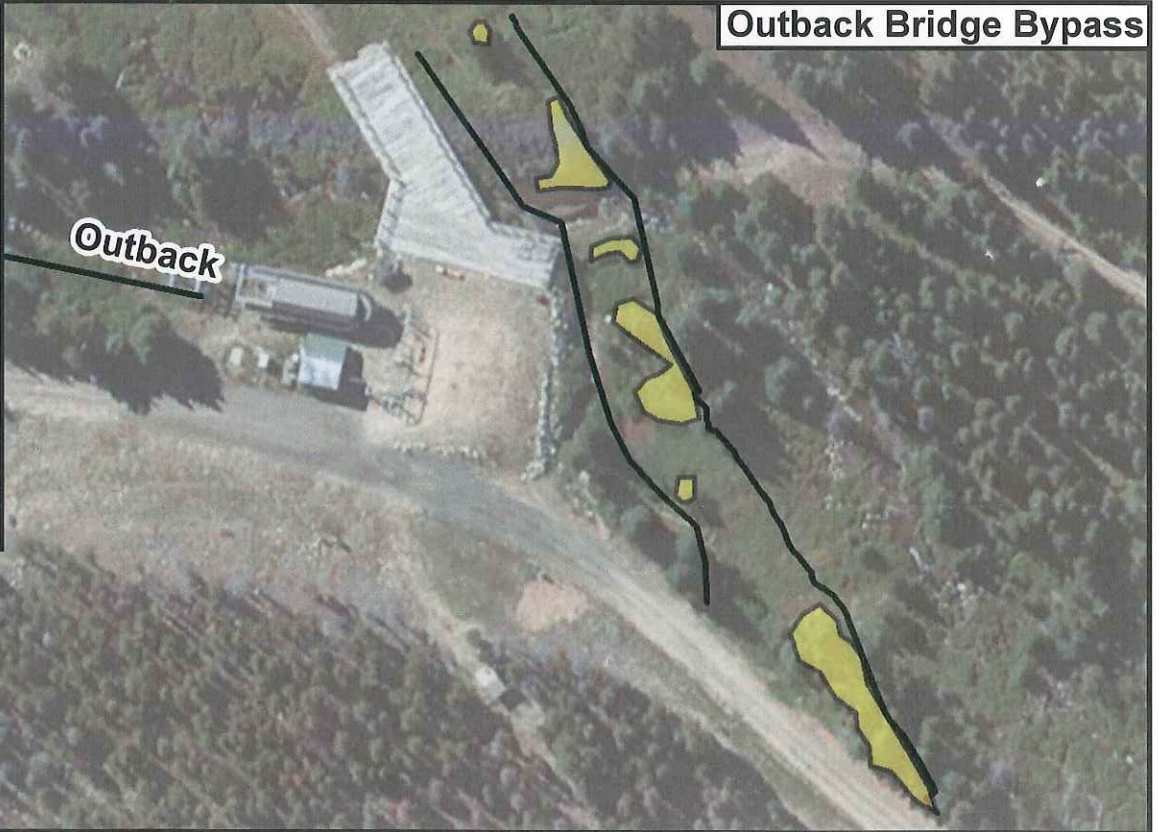
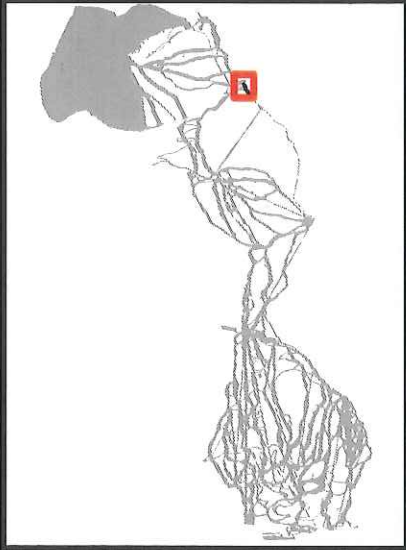
SCOTT G. FITZWILLIAMS
Forest Supervisor

Alamo and Prospector Trail Widening



0 250 500 Feet

Outback Bridge Bypass





0 50 100 Feet



White River National Forest
Dillon Ranger District

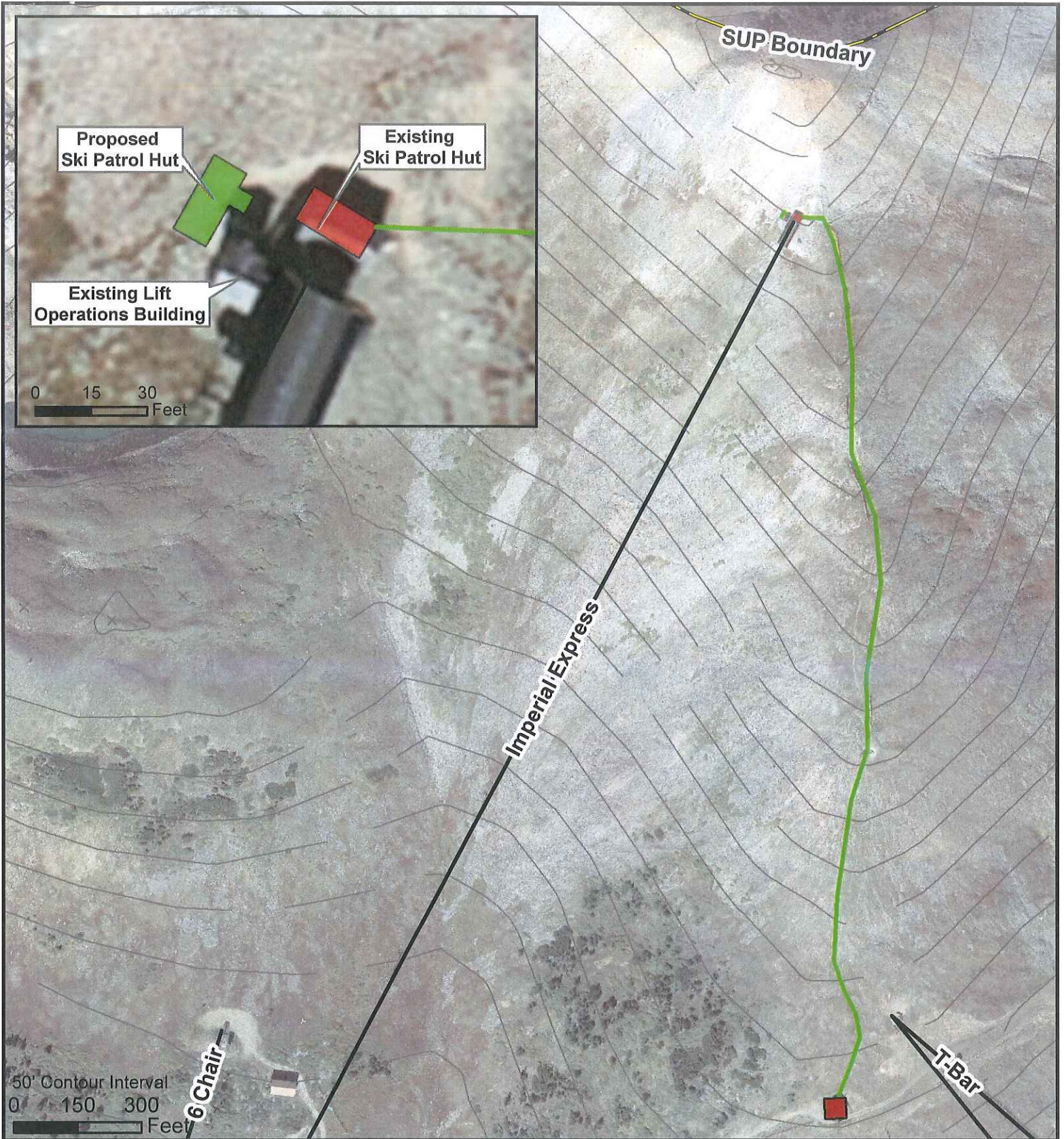
Keystone Resort 2016 Summer Projects Scoping Map

Legend

-  Proposed Tree Clearing
-  Trail Edge

Prepared by:





Breckenridge Ski Resort 2016 Summer Projects Scoping Map



White River National Forest
Dillon Ranger District

Legend

Existing

- Chairlifts
- SUP Boundary
- Patrol Hut
- T-Bar Warming Hut

Proposed

- Buried Powerline
- Patrol Hut & Deck

Prepared by:

SE GROUP





March 21, 2016

Scott G. Fitzwilliams, Forest Supervisor
c/o Cindy Ebbert
Dillon Ranger District
U.S. Forest Service
P.O. Box 620
Silverthorne, CO 80498-0620

Dear Mr. Fitzwilliams:

Thank you for the opportunity to comment on proposed 2016 and 2017 projects on the Breckenridge Ski Resort (BSR). In your letter, dated February 18, 2016, the project scope was outlined to generally include the installation of a new patrol hut and associated infrastructure at the top of the Imperial chairlift and the retention of the existing patrol hut as storage. The Town of Breckenridge appreciates the opportunity to comment on BSR's proposal and acknowledge that this decision is likely to occur as a categorical exclusion (CE).

In general, the Town of Breckenridge supports BSR's goal to improve on-mountain infrastructure including the ski patrol hut at the top of the Imperial chairlift. The primary concerns with the proposed project include:

1. The visibility of the new hut from the Town of Breckenridge and other populated areas in the Upper Blue basin.
2. The impact of the patrol hut installation and utilities on the surrounding alpine tundra environment.

Visibility of BSR's on-mountain infrastructure continues to concern Town residents and a new structure sited near the summit of Peak 8 and silhouetted against the skyline from Town is a primary concern of the community. We request that the U.S. Forest Service evaluate this potential community impact and work with BSR to design and locate the proposed patrol hut so as to minimize its visual impacts on the surrounding areas.

The Imperial chairlift is located above timberline and surrounded by sensitive alpine tundra vegetation. Great care and best management practices should be used during the installation of the new patrol hut and its associated infrastructure to prevent impacts to the alpine tundra. Specifically, the placement of the building should be closely monitored and accomplished via helicopter lift (as with the Imperial chairlift construction) to minimize motor vehicle traffic that could irreparably damage tundra vegetation. Also, the installation of the 2,300 feet of electrical line and distribution equipment should be well designed and implemented to minimize vegetative damage and encourage tundra regeneration. We request that the U.S. Forest Service staff evaluate the construction methods and execution to ensure that damage to the alpine tundra is minimized and that

ensuing revegetation efforts are vigorous enough to successfully restore the fragile alpine plants.

Thank you for the opportunity to comment on this proposal. If you have any questions or concerns regarding this letter, please contact Scott Reid at 970-547-3155 or ScottR@townofbreckenridge.com.

Sincerely,

John Warner, Mayor

Submitted to: Breckenridge Town Council

Date: March 15, 2016

Breckenridge Montessori is submitting a request for funding from the Town of Breckenridge for joint ownership of property at 318 North Main Street Breckenridge.

Breckenridge Montessori (BMS) is a non-profit school that was established in 2006 in the Town of Breckenridge. BMS has been providing high-quality, affordable child care to the families who comprise the work force of Breckenridge and Summit County. The school is licensed for 22 children, currently 21 children are enrolled. Breckenridge Montessori provides Dr. Maria Montessori's method of education to children age 2 1/2-6 years old. We offer a mixed age classroom that fosters peer learning; the younger children learn from older children; older children reinforce their learning by teaching concepts they have already mastered. This arrangement mirrors the real world, where individuals work and socialize with people of all ages and dispositions¹. Studies have shown the benefit of receiving a Montessori preschool education. In a study published in *Science* magazine, results showed by the end of kindergarten the Montessori children performed better on standardized tests of reading and math, engaged in more positive interaction on the playground, and showed more advanced social cognition and executive control. They also showed more concern for fairness and justice². The children attending Breckenridge Montessori receive a preschool education based on the five areas of a Montessori classroom: sensorial, practical life, language arts, mathematics and cultural studies. Breckenridge Montessori is the only school in Summit County that has received the designation of Full Membership from American Montessori Society.

The children of Breckenridge Montessori receive high-quality preschool education with consistent teachers. Our teachers at Breckenridge Montessori have Bachelor degrees and are certified Montessori instructors. Our Director, and lead teacher, Beth Craig has been employed by the school since 2008. Beth is currently working on her Master's degree in Early Childhood Education from the University of Colorado. Our second teacher, Meaghan O'Malley, has been employed since February 2013. In addition to our two teachers we employ one part time assistant, Pauline Carpentieri. Our well qualified staff provide an authentic Montessori education which helps the children in our community to prepare for, and be successful, in Summit County elementary schools

Breckenridge Montessori serves the workforce of Breckenridge and Summit County. The parents we serve at BMS fill essential roles in the community such as firefighters,

¹American Montessori Society, <https://amshq.org>

²Lillard, A.S. & Else-Quest, N., "[Evaluating Montessori Education.](#)" *Science* 131: 1893-94 (Sept. 29, 2006).

nurses, social workers, maintenance employees, child care providers, dental hygienists and construction contractors. Some of the parents at BMS own businesses in Summit County including restaurant, retail and cleaning. Breckenridge Montessori is providing necessary child care to the work force of Breckenridge.

Breckenridge Montessori is seeking a long term, affordable home. Due to the landlord's plans for the property, the school cannot inhabit the space after August, 2016. The school is also seeking to decrease the monthly expenditure on rent. By decreasing our rent, and therefore the operating expenses, the school would be able to provide annual raises, pay competitive salaries, contribute to employee retirement, retain excellent well-trained staff, add administrative hours for the Director and continue to maintain low monthly rates for parents. All of these factors will ensure the longevity of Breckenridge Montessori.

The Town of Breckenridge has historically been instrumental in assisting child care centers. According to the Town's Vision Plan, the Town prioritizes community character where residents and visitors experience a historic mountain town with characteristic charm that offers a safe, friendly and peaceful atmosphere where individuals can live, work, play and raise a family³. Also, according to the 2015 Sustainable Breck Report, the Town aspires to support child care centers in creating quality care programs which are accessible and affordable for Breckenridge families and work force and to secure a long-term funding source⁴. Previously, the Town of Breckenridge spent \$3.5 million for the building which is now Timberline Learning Center (TLC). TLC has a capacity of 67 children. In other words, the Town of Breckenridge spent \$52,239 per child care space. Breckenridge Montessori is requesting similar assistance from the Town of Breckenridge to secure a long term funding source, decrease monthly expenses and continue to provide high-quality, affordable child care to the families and work force of Breckenridge.

Breckenridge Montessori proposes that the Town of Breckenridge assist in the joint purchase of property at 318 North Main Street. The proposed venture includes Town of Breckenridge purchasing the building listed for \$1,397,000. Breckenridge Montessori is currently licensed as a large child care center at 318 N Main Street. No renovations would need to be completed to be compliant with state licensing requirements. Breckenridge Montessori would be responsible for 50% of total purchase cost. The school will work over a two year term to raise funds through grant writing, corporate sponsorships and fundraising. After the two year time period, any remaining debt not paid to the town would be paid in a monthly rent amount with 2% interest over a 30 year term.

³Town of Breckenridge Mission Statement

⁴Sustainable Breck Annual Report 2015

The proposed grant money requested from the Town of Breckenridge is approximately \$700,000. Breckenridge Montessori is licensed for 22 child care spaces. The town would spend \$31,818 per child care space.

Town Council's acceptance of this proposal allows Breckenridge Montessori to decrease monthly rent expenses. That decrease would enable the school to keep tuition rates affordable, continue to pay teachers competitively, therefore retaining excellent, well trained staff, all of which will ensure the longevity of the school. Breckenridge Montessori is currently fundraising and writing for grants on an annual basis. Breckenridge Montessori has received recurring grants from The Summit Foundation, Early Childhood Options, Family Intercultural Resource Center, Anschutz Family Foundation, Town of Breckenridge and many other organizations. The school will continue to seek grants and raise funds for any future needs of the school.

For the past 10 years, Breckenridge Montessori has been providing affordable, high quality child care to the families who make up the Breckenridge work force. The Main Street location adds to "the real town" feel of Breckenridge. Supporting Breckenridge Montessori in securing a long term affordable home would coincide with the Town of Breckenridge's Vision Plan.

Breckenridge Montessori's continued operation is dependent upon the success of this proposal. Please grant Breckenridge Montessori the opportunity to continue providing high-quality affordable child care to the work force of Breckenridge.

Sincerely,

Karen E Kuffner
Board of Directors Breckenridge Montessori Inc.

<u>Child Name</u>	<u>Parent 1</u>	<u>Parent 2</u>	<u>Age of Child</u>	<u>Days per week</u>
1&2	Child Support Enforcement, Summit County	Summit County Business Owner, Bar/Restaurant	3 & 5	3 Full
3&4	Emergency Nurse	Emergency Physician	4 & 3	1 Full 2 Half
5	Substitute teacher/Nutritionist	Construction Contractor, Snow Cat Driver	5	3 Full
6	Nurse Practitioner	Firefighter	4	5 Full
7	Emergency Nurse	Firefighter	4	4 Full
8	Account Manager of Sales and Marketing	Oil Rig Operator	4	3 Full
9	Program Specialist	Kitchen Designer	5	5 Full
10	Currently Seeking Employment	Currently Seeking Employment	4	1 Full 2 Half
11	Self-Employed	Self-Employed	3	3 Full
12	Graphic Designer	Editor, Colorist, Composer	4	5 Full
13	Massage Therapist	Chef	3	3 Full
14	Summit County Business Owner, Audio/Visual	Summit County Business Owner, Audio/Visual	3	3 Full
15	Social Worker	Computer Engineer	4	5 Full
16	Retail Manager, Summit County Business	Summit County Business Owner-Retail	2.5	4 Full
17	Office Manager	House cleaner	4	5 Full
18 & 19	Business Owner, Online Magazine	Self-Employed	2.5 & 2.5	4 Full
20	Dental Hygienist	Maintenance Technician	2.5	1 Full 2 Half
21	Nanny	Maintenance Technician	3	3 Full
More about our families				
Bilingual				
7 Students	Spanish, Ukrainian, Afrikaans			
Child Care Assitane Program- State of CO				
1 Family				
Tuition Assitance				
10 Children (combination Town of Breckenridge and Breckenridge Montessori from The Summit Foundation Grant)				
Waitlist				
1 child fall 2016				
2 children 2017				

November 30, 2015

Breckenridge Town Council
150 Ski Hill Road
Breckenridge, CO 80424

Re: Breckenridge Montessori School

Dear Council Members:

We are providing this letter at the request of Breckenridge Montessori School (“BMS”) to show support for its continued operation and possible expansion. Also, it is my understanding that some significant misconceptions currently exist with regard to the services that BMS provides to the community which we would like to address.

My husband is the Information Technology Director at Beaver Run Resort and I am an attorney with a full-time law practice in Breckenridge. Because of the nature of our jobs, we have always required consistent and full-time childcare. Our daughter attended BMS five full days per week for more than 2 years; specifically, she attended BMS from the age of 2.5 until she was nearly 5 years old and ready to start kindergarten. Our daughter also attended Carriage House from approximately 6 months old until we moved her to BMS. She currently attends Breckenridge Elementary.

We cannot tell you enough what an incredible asset BMS is to our community. We originally moved our daughter to BMS from Carriage House because at 2.5 years old she was no longer a baby requiring “day care”, she was beginning to exhibit a greater desire for learning which we wished to encourage and did not feel we were getting from the Carriage House. The tuition at BMS was also (and mostly likely still is) nearly \$300 less per month for full-time care compared to the other 3 daycare providers which is a substantial savings.

However, aside from the cost-savings and expanded education, our daughter gained so much more from attending BMS. The small classroom size, incredibly caring and well-educated staff, Montessori-way and types of families that BMS appeals to, created a love of learning in our daughter that has transferred into a well-adjusted and thriving kindergartener. Our daughter is one of the youngest kindergarteners at Breckenridge Elementary and has had no problems adjusting academically, socially and emotionally. While we would love to take credit for her achievements, BMS was instrumental in preparing her for elementary school.

While BMS is not the largest childcare provider and may appear as a sleepy little house on Main Street where the children seem happy and cared-for, it is something much more extraordinary. The benefits BMS offers to the community are more diverse and special than what the other childcare providers in Town can offer and should be supported by the Town. Indeed, we recommend you spend 30 minutes in the BMS classroom and observe these incredible children learning in a way that most people wouldn’t believe was possible.

Sincerely,



Tracie & Curt Hulbert

AMANDA RENS-MOON

931 Lakepoint Circle, POB 952
Frisco, CO 80443
(970) 531-7367
Amanda@lunarliterations.com

December 2nd, 2015

**Breckenridge Town Council
150 Ski Hill Road
Breckenridge, CO 80424**

Re: Breckenridge Montessori School

Dear Council Members:

I am writing to express my enthusiasm for Breckenridge Montessori School, and to outline our school experience from the perspective of an extremely “average,” working family.

For the first two and a half years of my daughter’s life, we didn’t sleep. I don’t mean that in the cute, “Oh look at the new parents, they’re so sleep deprived” way. I mean that in the screaming for 4-6 hours every night, excruciating pain, arched back, distended stomach way. Fortunately, we had an incredibly patient in-home childcare provider, in Grand County. At two and half, in a flash of 2 a.m. brilliance, we realized she was intolerant to soy. Our in-home provider was unbelievably supportive, and as soon as we eliminated soy from Lexi’s diet, she was a whole new child—a happy, healthy child. Then our provider moved in June of 2014.

At that time, Grand County was experiencing a childcare crisis of 2 children to every 1 childcare space. We enrolled her in one of the only available childcare slots, even though we had to drive 40 miles out of our way, each day. It was a nice childcare facility. Lexi seemed happy. We provided them with all of my daughter’s dietary needs and information, but due to staffing for a large facility, there was little consistency. One morning we’d drop her off in the preschool room with one teacher, another morning it would be in the infant room with another teacher. It left me feeling unsettled. This was further compounded when day after day, Lexi ingested soy. We were sleep deprived again, and the guilt I felt for knowing that her pain could have been prevented was overwhelming. I felt hopeless and helpless. There wasn’t anywhere else to go. This was a primary motivator in our move to Summit County.

As the childcare situation in Grand County was so bad, I was frantic to find childcare in Summit County, and I was thrilled when Breckenridge Montessori School (BMS) had an opening. BMS already had a child with soy intolerance, and they knew Lexi’s dietary restrictions. (Hint: Soy is in everything.) They had children with several other severe food allergies, so meal times were a carefully crafted affair. However, best of all, we saw the same teachers every day at drop off and pick up. There was consistency. I felt my daughter was safe and well cared for, and we didn’t have a single soy attack. This was wonderful, but it wasn’t until a few days later, when we attended Parents’ Night that learned what a true gem we had found in BMS.

I was nervous for parent’s night. As I said before, we are very average. My husband is a kitchen designer, and I was self-employed. We were not the type of parents I imagined for a Breckenridge preschool located in a cute

Victorian house on Main Street. I was wrong. The other parents were not the stay-at-home moms that I imagined—the type that drop their children off so they can have a spa day. They were average families—firefighters, nurses, contractors, and self-employed workers like myself. They were also the friendliest people that I had ever met. I have social anxiety, and they immediately put me at ease. The most exciting part about Parents' Night, though, was when we learned exactly what to expect from a Montessori education. As I said before, when we enrolled we were pretty frantic. I didn't really understand what a Montessori education meant. I just need safe childcare. As I watched the demonstration of the guided, but still student directed teaching, I knew it was a perfect fit for my daughter. I asked to join the board that day.

Later, on observation day, we had an opportunity to view the classroom filled with studious, engaged, and focused students. This classroom of 18 children, aged 2 and ½ to 6, was quiet with the exception of the conversations of children working together in teams. We saw children cleaning windows, hammering nails into clay, and pouring glasses of water back and forth in the practical life area. I watched children quietly painting, exploring fragrances, and coloring. There were children reading books in a quiet reading nook, children doing counting lessons, and other children practicing writing their letters. Each child would do his/her “work” project, and when complete, would put it away and start another. Each child defined his/her own work-space by laying out a rug on the floor or selecting a space at a nearby table, and children respected these spaces. Teachers weaved in and out of the students helping to teach or direct, but not referee. There wasn't any bickering, fighting, and screaming. The children were learning grace, dignity, respect and perseverance. Since there is such consistency with the teachers, they know each child's strengths and areas of opportunity and the educational progression is incredible. The pride these children feel for the school and their own educational achievements is remarkable.

The school has become the foundation around which we built our Summit County life. We developed friendships with the other parents. (We help each other out during school breaks, carpool, and work together as a community.) Lexi talks on and on about her friends at school, and she smiles every time she says a teacher's name. She's happy, soy-free, and we couldn't be happier.

As a parent without any other option than to drop her daughter off at childcare facility that wasn't the right fit, words cannot express what a relief it was to find Breckenridge Montessori School. I hope that you will help find a home for this program. It changes “average” lives.

Thank you for your time,
-Amanda Rens-Moon

March 13, 2016

Breckenridge Town Council
150 Ski Hill Road
Breckenridge, CO 80424

RE: Breckenridge Montessori School

Dear Council Members,

I am a nurse in the Emergency Department at Summit Medical Center. I have lived in Breckenridge since 1999. My husband is a firefighter with Red White and Blue Fire Department. He has lived in Breckenridge since 1997. We have always loved living in Breckenridge and thought it would be our forever home. However, after having children, we struggled to see how Breckenridge could work for us as a young family. Our oldest child was enrolled in a Breckenridge child care center. My daughter has a life threatening food allergy to eggs and nuts. We experienced frequent staff turnover at the center. Every few weeks I would drop her off and see a new teacher. I would introduce my daughter and once again explain her food allergies. This was very disconcerting to me and my husband. We decided this situation did not offer our daughter the food safety, consistent child care and pre-school education we wanted for her. We thought we needed to move for those opportunities.

At that time we consulted a realtor about selling our home in the Wellington. We looked at real estate on the front range, and we explored job options there as well. Then we discovered Breckenridge Montessori. Co-workers raved about Breckenridge Montessori. We investigated the school and found our child care home. The school community was welcoming and nurturing. We felt confident leaving our daughter in the hands of the capable, compassionate, well-trained staff at Breckenridge Montessori. We also saw our daughter's excitement for school every day. She thrived in the Montessori environment which focuses on independence and self-directed learning.

Breckenridge Montessori is the reason we stayed in Breckenridge.

Norah is now attending first grade at Breckenridge Elementary School, and she is thriving. My son enrolled at Breckenridge Montessori in January, 2014. The teachers that welcomed him to the school are the same teachers that will be with him at his graduation from Breckenridge Montessori. The staff at Breckenridge Montessori has had a huge impact on our family. Having quality, consistent child care for our children has been essential to our ability to work in our fields.

Both my children will have graduated from Breckenridge Montessori by the time this proposal affects the school. I have dedicated my time and energy to the Board of Directors and to this building project because I am passionate about Breckenridge Montessori, and the care they provide in our community. Please grant other children in Breckenridge the opportunity to have the amazing preschool experience that my children have experienced.

Sincerely,

Karen E Kuffner

Shannon Linscott
PO Box 7971
Breckenridge, CO 80424

To Whom it May Concern,

Breckenridge Montessori needs to remain a viable option for working families in Summit County. The dedicated teachers at Breckenridge Montessori School (BMS) are embracing the Montessori philosophy and inspiring my children to be independent thinkers and enthusiastic learners. My children, Olivia and Zander are now 3 and 6 respectively.

When my husband and I decided to start our family we were of the belief that the best place for a child until 2 1/2 years of age was with their parents. During this time we did everything we could, as two self employed parents, to maintain this idea. At 2 1/2 years old each of our children enrolled at BMS because we also placed incredible value on early childhood education. By the time Olivia started school my business had grown to capacity and demanded more of my time. As our family and businesses evolved we worked our schedules to fit the hours of BMS. In our hearts this was the only suitable school choice for our family in Summit County. Writing this now I am realizing that the success of my business is owed in part to the fact that I, without reservation, found a home away from home for my children.

The warmth, dedication, and passion for early learning that the teachers at BMS display on a consistent basis are far beyond what my family could have ever expected. This school is and has been providing Summit County residents with the finest experience any parent could imagine.

It is my belief that Summit County would suffer a great loss should this school cease to operate. Everyday I drop Olivia off at school with great confidence. I never worry about how she is doing or feel guilty going to work. She comes home happy, well adjusted, and chattering about her day- always. My son, now a kindergartener, came home weekly explaining math lessons that blew me away. I wanted to go back and learn how he was learning! One day he came home to tell me that he did the binomial cube. I know! I didn't really know what that was either! Please take advantage of the observations the school offers and see for yourselves the magic of this small community school.

We have many gems here in Summit County and Breckenridge Montessori is one of them. Many working families depend on Miss Beth and Miss Meaghan. These teachers are contributing daily to the future of our community. Please consider the needs of the school and the families it serves.

Sincerely,

Shannon Linscott

Kari Moreno-Davis
213 Frisco St., Unit E
Frisco, CO 80443-1371
(303) 669-3509
kariikaia99@gmail.com

November 11, 2015

Dear Sir/Madam,

This letter serves to justify the needs of Breckenridge Montessori to our community, and to my family in particular.

My family and I moved to Summit County in 2013, and needed quality child care/schooling for our then 3 year-old boy, Gavin, because both my husband and I worked. I had just started a part-time job as a Contractor for Summit County Child Support Services, and my husband, Jeff, worked, and continues to work, as a Regional Manager for a Spinal Implant Company.

Gavin initially attended a different pre-school in Summit County and struggled in the environment due to disorganization and high staff turnover. He started to display a number of behavioral issues, and because of this, Jeff and I began researching other pre-schools.

Several friends had recommended Breckenridge Montessori, so we scheduled an interview with their staff, and an observation at the school. We initially met with Beth Craig and Meaghan O'Maley, and thought they were very warm and professional. We were also proponents of the Montessori method that focuses on freedom within limits, independence, and natural development.

Gavin started at Breckenridge Montessori in May 2014, and has thrived in the environment. He loves the various field trips planned by the Montessori and has really embraced the Montessori teachings. Gavin has also had the benefit of having the same 2 lead teachers his entire time attending.

Since Gavin's experience was so positive, Jeff and I decided to also enroll Gavin's younger brother, Chase, when he turned 2 ½. Chase also loves attending the Montessori and has become very attached to his teachers. He comes home at night bragging about the lessons he had that day, and the specific Montessori materials he worked with.

In the spring of 2015, my husband and I decided that we wanted to start our own business in Summit County, which meant we needed more child care/schooling for our two boys. It was a very easy transition bumping both Gavin and Chase to 3 full days per week, so we could begin our business venture as well as continue working our current jobs.

Both Gavin and Chase have matured socially and academically since attending Breckenridge Montessori and I have no doubts that they are gaining a solid foundation for Kindergarten and beyond. Breckenridge Montessori has played and continues to play a crucial role in my children's lives and I believe the community at large.

If you have any questions regarding this letter, or would like to discuss Breckenridge Montessori in more detail, please contact me at the number or email address listed above.

Sincerely,

Kari Moreno-Davis

Tricia Baird
50 Timberlane Circle
Breckenridge, CO 80424-6627
(970) 390 9071
jimntrish@comcast.net

November 23, 2015

Dear Sir/Madam,

This letter is in support of the Breckenridge Montessori for our community and for the development of our youngest citizens.

In 2006, I needed a flexible day care option as I worked part time as an engineer for Shell in Denver. I experienced several day care options available in Summit County both through enrollment and observation. In the end, I chose Breckenridge Montessori as I found the teachers dedicated and knowledgeable, the methodology superior and the environment far better suited for my kids. My three children all attended Breckenridge Montessori from the time it opened in 2006 to 2011. My kids thrived at the Montessori and I feel very fortunate I had this option.

One mold doesn't fit every child. My eldest daughter had sensory processing issues. The size of the Montessori and the quiet, respectful environment allowed her to feel secure and participate in a way that she would not have experienced elsewhere. In contrast, she did not make it through her Kindergarten year at Breckenridge Elementary as she found the 'chaotic' environment extremely stressful and in the end detrimental to her learning (and love of!). I am happy to report that she has now developed into a thoughtful, confident adolescent and has had no problem adjusting to middle school. I only wish the Montessori would have been available beyond the pre-school years to allow her the time to mature and build confidence.

The theory behind Montessori is different and breaks with the traditional American learning style. As an engineer, I find genius in this method of education. The logic and physical manipulation that occurs is simply not replicated in any of the other daycares. Even the fine motor coordination the children learn is amazing. I still accredit my son's astounding ability to write and type to the Montessori. Most importantly, my children can sit and complete tasks independently without distraction. I found the daycares in Summit County that were reportedly based off of the Montessori concept didn't have a staff knowledgeable enough to put this type of education into practice and didn't have the materials and environment to do it.

Since 2011, we have been out of the country. My children experienced not only different styles of schools but different curriculums in three countries. I'm very happy we are now back in the county. However, if I could have, I would have eagerly kept my children in a Montessori environment not just through pre-school, but throughout their elementary years.

A community as diverse and educated as Summit County deserves options for pre-school education. The Montessori is a truly unique and precious option. Even with my children past pre-school age I would be heart broken to see it lost.

If you have any questions regarding this letter, or would like to discuss Breckenridge Montessori in more detail, please contact me at the number or email address listed above.

Sincerely,

Tricia Baird

Jeff Jones and Rayanne Harris
9 Leap Frog Green
PO Box 4172
Breckenridge, CO 80424
(970) 389-5493
codaclimb@yahoo.com

To the Breckenridge town council members:

My name is Jeff Jones and I am a firefighter who works in Eagle County. My wife is a nurse practitioner and works in Summit County. We are parents to a 4-year-old girl named Sophia. Sophia has been attending Breckenridge Montessori since the fall of 2014. For several reasons, we both agree that Breckenridge Montessori is the best fit for childcare both for Sophia and ourselves.

From September 2014 to August 2015, Sophia had been attending another preschool in Breckenridge 2 days per week (Mondays and Tuesdays) and Montessori 3 days per week (Wednesday through Friday). We felt at the time that this split schedule would help with our busy schedules, and allow us to work longer hours. During this year we noticed that Sophia thrived, particularly in the Montessori program. She became more confident with her language, interactions with fellow students, and interactions with her teachers. Her focus and attention to detail improved significantly while attending Breckenridge Montessori.

After that first year of attending two childcare programs, we chose to transition our daughter to a full time schedule with Breckenridge Montessori. We chose this because we loved the small classroom feel and the organization of the classroom. While at Breckenridge Montessori, the children are expected to learn “traditional” school lessons, but also great life skills and shared responsibly. The pride we saw on our daughters face when she demonstrated her classwork and learning tools in her classroom solidified our decision to transition our daughter to Montessori full time. Furthermore, this has prepared her for the public school schedule and expectations of elementary classroom behavior standards. We feel this will also prepare our family for the transition into the public school system in the Fall of 2016.

Breckenridge Montessori has allowed us to continue to live in a real town with a real community. After all, it is the people and families of this town that keep it real! Thank you for your time and attention.

Sincerely,

Jeff Jones and Rayanne Harris

Craig Campbell

PO Box 3820/1104 Bright Hope Circle/Breckenridge CO 80424

12/2/2015

Town Council
Town of Breckenridge
PO Box 168
Breckenridge, CO 80424

Dear Esteemed Town Council,

I wanted to take a moment to share with you how important the Breckenridge Montessori School is to my family and our community. I also would like to share the impact it had on both of my children and how it is my hope that the Town will see fit to support this school.

I have two children, Jackson 11 and Victoria 8, who both attended the Breckenridge Montessori School. They still speak very fondly of their experience there and they reflect that it was their favorite school years they have experienced. Both my wife and I are employed full time, live in the Town as well as work in the town so we relied on the school to not only teach our children at their young age but to nurture them as well while we worked. The school exceeded in all regards.

Not all children fit into a standard school learning environment, and although we are fortunate to have a variety of school choices, we only have the Breckenridge Montessori school which teaches with a unique approach and perspective that some kids will thrive in, just as my kids did.

Our town needs the Montessori school, frankly, the world needs the Montessori School, because as we continue to encourage a healthy local economy and community we need to have choices for our children. The reason that Montessori is unique and needed is because it teaches the "whole child" approach to learning. The primary goal of a Montessori program is to help each child reach full potential in all areas of life. The school activities promote the healthy development of social skills, emotional growth, and physical coordination as well as cognitive preparation...

I am sure if you took a moment to stop by the school during operating hours you would be moved to support this unique and wonderful school. We truly do not have anything like it in our community and it is a resource that is critical to many of us. I appreciate you taking the time to consider this request and maybe even stop by to experience the learning environment. We could all gain something from the methods that are used in the Montessori School.

Thank you for your time and consideration,

Craig Campbell

Craig Campbell

Melanie Benedict
P O Box 5371
Breckenridge, CO 80424
mlnbenedict@yahoo.com

November 30, 2015

Dear Sir/Madam,

I am writing in regards to the need for Breckenridge Montessori in our community.

My now 7 year old son, Gavin started at Breckenridge Montessori just after turning 2 ½ years old in August of 2008, at the time he only spoke 3 words. When he was tested by the state we were told he could make all of his sounds and so there was nothing they could help us with. My husband and I knew that we needed to find something special that would help him.

Once we visited Breckenridge Montessori we were drawn in for so many reasons. Some of the things we felt were different about Breckenridge Montessori was that it provides a small school atmosphere, the school belongs to the children (they help take care of the classroom, clean-up, and understand respect for the things in it), the teachers are all Montessori trained teachers, children are with the same teachers for all the years they are there (the teachers know the children's strengths and areas of opportunity), children learn from others and get to eventually be the leaders (with children 2 ½ years of age to 5 all in the same classroom), and the fact that it is a certified Montessori School held credibility for us. We also loved the materials.

We knew we were on the right track when Gavin never wanted a day off from preschool. In his first few months at the school he started speaking in sentences. I will never forget the morning, when Gavin still 2 ½ years old told me he saw a contrail in the sky; it felt like huge words for a child that had been barely speaking.

Gavin attended Breckenridge Montessori until he graduated to Kindergarten in the fall of 2013, as did his younger brother, Colt who just started Kindergarten this fall. I have watched the wonderful base that the Montessori has provided for them and still see the effects today. At Gavin's second grade conference this year the teacher commented on what a great leader he is in her classroom. Colt while still being my super busy boy was recognized for how respectful he is.

I personally know some of the teachers from the other centers in Breckenridge and think very highly of them and the other centers. Breckenridge Montessori provides something different from those centers, something I truly believe our community needs. I am so thankful that my children had the opportunity to attend Breckenridge Montessori and I am hopeful that the Town of Breckenridge will be able to help the school so that others in our community will be able to experience it too.

With Warm Regards,

Melanie Benedict