



BRECKENRIDGE TOWN COUNCIL WORK SESSION

Tuesday, November 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- 3:25pm	I	<u>COLORADO MUNICIPAL LEAGUE UPDATE WITH SAM MAMET</u>	
3:25-3:30pm	II	<u>PLANNING COMMISSION DECISIONS</u>	2
3:30-4:00pm	III	<u>LEGISLATIVE REVIEW*</u>	
		Mill Levy Ordinance	9
		Water Rates Ordinance	11
		Amendment to Model Traffic Code	17
		2017 Budget Resolution	22
4:00-4:30pm	IV	<u>MANAGERS REPORT</u>	
		Public Projects Update	24
		Parking and Transportation Update	26
		Housing/Childcare Update	30
		Committee Reports	36
		Financials	39
4:30-5:15pm	V	<u>JOINT MEETING WITH BTO BOARD OF DIRECTORS</u>	52
5:15-6:00pm	VI	<u>OTHER</u>	
		Welcome Center Update	53
		PPA Purchase	66
		Sales Tax Paper Filing Fee	68
6:00-6:30pm	VII	<u>PLANNING MATTERS</u>	
		Child Care Program Update	70

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 7:00 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: November 16, 2016

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

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

CLASS C APPLICATIONS: None.

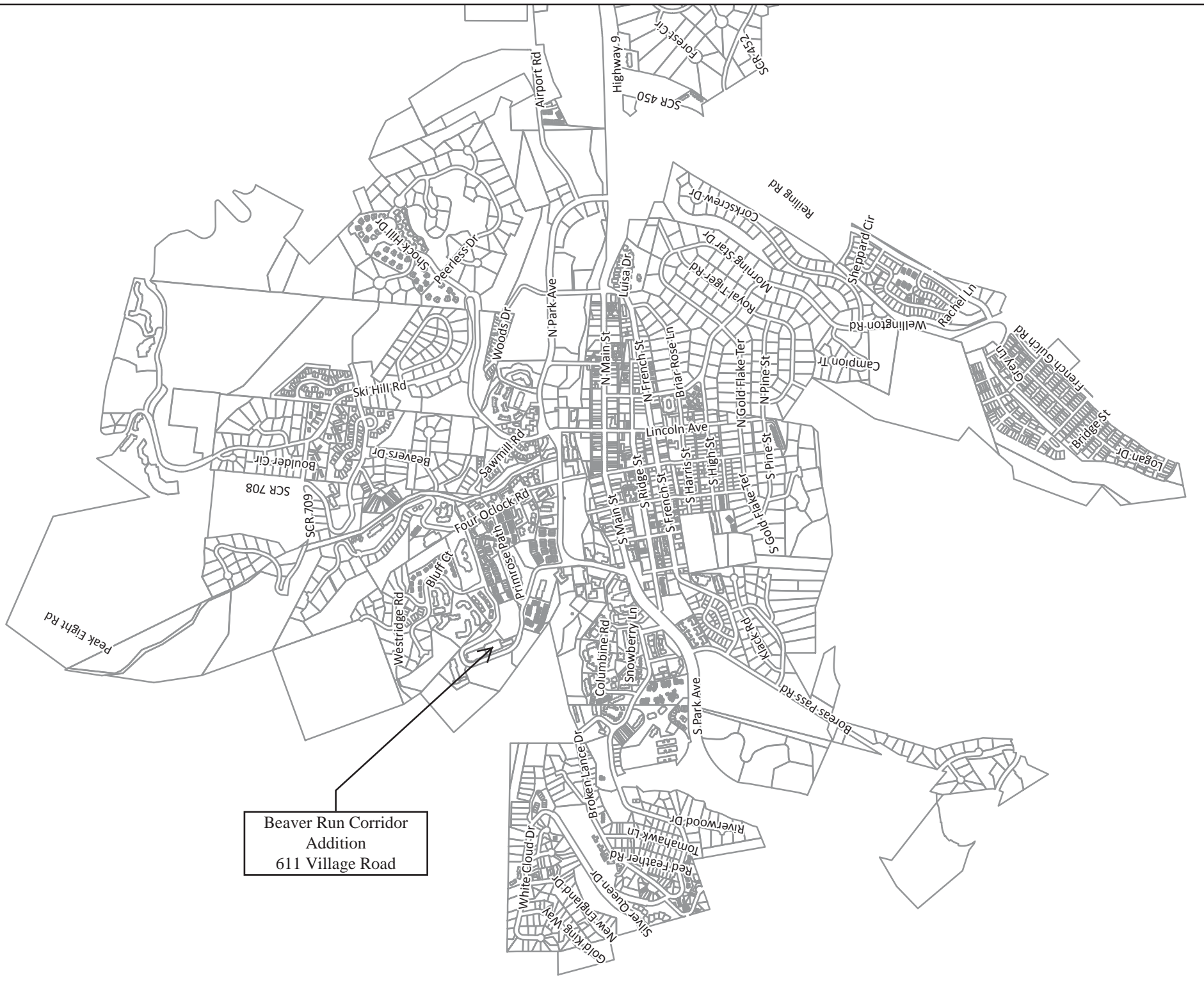
CLASS B APPLICATIONS:

1) Beaver Run Corridor Addition, PL-2016-0526, 611 Village Road
Add 1,569 square feet of density to create a new enclosed corridor to connect the Bridge/ Hub Area of Building 2 to Building #1, including a major Master Plan amendment and density transfer (TDR). **Approved.**

CLASS A APPLICATIONS: None.

TOWN PROJECT HEARINGS: None.

OTHER: None.



Beaver Run Corridor
Addition
611 Village Road



printed 3/25/2016
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 South



PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm by Chair Schroder.

ROLL CALL

Mike Giller	Christie Leidal	Ron Schuman
Gretchen Dudney	Jim Lamb	Steve Gerard
Dan Schroder		

APPROVAL OF MINUTES

With no changes, the November 1, 2016, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

To accommodate audience members here for the Beaver Run Corridor Hearing, we will be switching the Combined Hearing with the Worksession. Otherwise, the November 15, 2016, Planning Commission Agenda was approved as presented.

COMBINED HEARINGS:

1) Beaver Run Corridor Addition (CK) PL-2016-0526, 611 Village Road

Mr. Kulick presented a proposal to add 1,569 square feet of density to create a new enclosed corridor to connect the Bridge / Hub Area of Building 2 to Building 1. The new square footage will also serve as a wedding venue with the existing roof deck. There is not enough density remaining in the approved Master Plan for this proposal; therefore, the project requires a major master plan amendment and density transfer (TDR).

Staff conducted a point analysis attached and found all the Absolute Policies of the Development Code to be met, and no reason to assign positive or negative points to this project under any Relative policies.

The Planning Department recommended approval of the Beaver Run Corridor Addition Master Plan Amendment and TDR transfer located at 611 Village Road, Beaver Run Condominiums (PL-2016-0526) with a passing point analysis of zero (0) points with the presented Findings and Conditions.

Mr. Todd Harris, Chief Engineer for Beaver Run Resort, is present on behalf of Beaver Run.

Commissioner Questions / Comments:

Mr. Schroder: I was wondering about the waiver negative points for density increases under 5%. Do we get to a certain point for the total original project when first developed or is it per small project addition? (Mr. Kulick: It is 5% from the original approved master plan and that density. They cannot keep increasing incrementally to stay under 5%.)

Chair Schroder opened the hearing for public comment.

Ms. Elaine Gort, Building 1-Unit 1080 Owner: We live in building one, and anytime we want to go to the other side of the resort, we have to go up and around somewhere icy and unsafe during the winter. I have also noticed that there is no way for anyone who is handicapped to get from building one to the ski slopes. (Mr. Harris: This addition will alleviate those problems.) It was a nightmare to get home when our kids were young and we had to bring them in with strollers and such as well.

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

Commissioner Questions / Comments:

Mr. Giller: Are you concerned with the materials being used for the roof? (Mr. Kulick: The materials

being used will be the same as those that have been approved for other additions. There is a lot of cement on the building, so I believe they are trying to tweak that a little bit to modernize, but it will be in the same vein as the current aesthetic.) (Mr. Harris: The roof will be a flat roof, so no additional reflective materials or anything like that.) (Mr. Kulick: In terms of visibility from the street level, it's not particularly visible, only from a few locations.)

Mr. Gerard: I also lived in building one in the past, and Ms. Gort explains the situation well. It is unsafe and a bit hectic around there. Another question is concerning snowfall from balconies above, I assume that's being taken care of in the plans? (Mr. Harris: It is.)

Ms. Leidal made a motion to approve the Beaver Run Corridor Addition, PL-2016-0526, 611 Village Road, with the presented point analysis and findings and conditions. Mr. Gerard seconded, and the motion was carried unanimously (7-0).

WORKSESSIONS:

1) Development Code Amendments (MT)

Mr. Truckey presented. At the May Town Council retreat, the Council requested that Planning staff initiate a process to undertake a comprehensive review of the Development Code. Subsequently, staff formed a Comprehensive Code Amendments Steering Group to help provide guidance on potential code changes. The Steering Group is comprised of three architects (Sonny Neely, Mark Provino, and Matt Stais) along with two Planning Commission members (Christie Matthews-Leidal and Gretchen Dudney) and staff (Peter, Mark and Julia). The Steering Group has met four times in the last few months to make recommendations on Code changes. Staff has been providing regular updates on these meetings to the Planning Commission. The Steering Group has now concluded moving through the first eight policies of the Code.

Staff has prepared a list of proposed Code amendments for these first eight Code policies. The intent of this work session is to discuss these amendments and get any input the Planning Commission has on them. Once we have received that feedback, staff's next step will be to take this first installment of Code amendments to the Town Council for input. Our plan at this time, rather than taking all the amendments at once to Planning Commission and Council, is to take the amendments in several installments so that the amount of information and associated amendment language is more manageable.

Mr. Truckey took the Planning Commission through a series of issues identified in the staff report, along with a review of the proposed Code amendments.

Commissioner Questions / Comments:

On policy 5R Architectural Compatibility:

Ms. Leidal: The Steering Committee did not want to put a percentage on amount of natural material required on each building elevation because even if we don't like it, if it meets the percentage, it won't incur negative points.

Mr. Schuman: It also allows for more freedom for the architect and provides the planning commission discretion.

Mr. Schroder: I agree, with the analysis.

Mr. Lamb: As for wear, fiber cement should last longer than cedar siding.

On policy 4R Mass:

Ms. Dudney: The proposed language gives an additional bonus for adding amenities; the architects on the steering committee said just the common areas take 15-20 percent, which does not leave any room for amenities. This is not trying to make bigger buildings, but to provide room for amenities.

Mr. Schroder: So once they go over 30% it will go to Town Council? (Mr. Truckey: Correct, it would need to go as a Development Agreement.) (Ms. Puester: Currently for condos, hotels, inns, and

lodges, the percentage is 25%; the Committee proposes they both are increased to 30%.)

On policy 6R Building Height:

Ms Leidal: So the question is should this (the five foot lobby height exemption) be defined for lobbies?
(Mr. Truckey: The question is if you are comfortable with the part in bold that allows an additional 5 feet height in the lobby of multifamily entrances.)

Mr. Schroder: My concern would be the kind of weird stuff that architects might come up with.

Ms. Dudney: The structure (clearstory) in the distillery would still be allowed even if we take this part out.
(Mr. Truckey: Yes.)

Mr. Schroder: So this would allow 5 more feet in the first floor? Does it really change anything, because that would be allowed anyway?

Ms. Dudney: I don't have a problem with it; if there aren't abuses, then it's fine.

Mr. Giller: I can't think of any examples. Entrance identity elements are nice in architecture, they can get overdone, but I don't see any issue.

(Mr. Kulick: I can think of places that have used this have been in the lodges in the ski area, to allow for more open areas in the entries.)

Mr. Schuman: I think we can leave it in.

On Policy 2 Land Use Guidelines:

Mr. Schroder: I was wondering about C, and if the strike-out about glare is to address the new restaurant on Peak 7? (Mr. Truckey: Subsequent to this being written, we have a lighting ordinance that deals with these types of issues so it's not needed here.)

Mr. Giller: Is this interior lighting too? (Ms. Puester: We can't regulate interior lighting, but we can regulate that the glass on the windows is non-reflective so you reduce the amount of glare when the sun hits just right. This is in the ridgeline and hillside policy.) (Mr. Grosshuesch: In the past there have been concerns about lighting on the insides of buildings on the hillsides and these were addressed with trees on the hillsides as required in the ridgeline policy that passed a few years ago.)

On Policy 3 Density:

Mr. Schroder: I think that paragraph at the bottom of page nine really helps clarify the density calculations.

Ms. Dudney: Is employee [in Employee Housing] defined? (Mr. Truckey: Yes.)

On Policy 6:

Mr. Giller: Massing is not just the roof, it can be the floors. Also, we have some inconsistencies in language in the step down section. Remove "from" in 2.a.2. (Mr. Truckey: I will adjust that.)

Ms. Leidal: I can't visualize this. Do you get the positive point if you step down little by little or also if you step down a very large amount and then a smaller amount? How many sides of the building? How about in a multi-family structure, how many of them should step down? (Mr. Kulick: It may be helpful to have a diagram in there to illustrate.) (Mr. Truckey: Yes; we could have more illustrations in our code in general.)

Mr. Schroder: Doesn't the word step mean specifically smaller amounts?

Ms. Leidal: Do we want to include balconies in this or outdoor decks? I think we had a project come through with this question. (Mr. Kulick: I'm not sure those would fall under height, but instead under breaking up the façade.)

Mr. Giller: You could have a three-story mass where the floors are not stepped down, but the roof is stepped down, and this should not be awarded a point.

Ms. Dudney: I don't see why this has to be an entire floor though? Could it be half a floor?

Mr. Giller: What we're after is massing, and I don't think we should give points for modest roof tricks, when what we are looking for is cascading of mass which I think includes the actual floor. The book *Pattern Language* has some good information on cascading effects.

Mr. Schuman: It is still up to the architects, we can tell them that we don't like what we see.

Ms. Dudney: I think we need to be more specific with the rules.

Mr. Lamb: The words "may be" are in the language to give us discretion.

Mr. Schuman: Maybe cascading of mass is the right terminology, but I don't think we should be dictating

what exactly the architect is doing.

Mr. Schroder: They can choose not to chase the points.

Ms. Dudney: Mr. Schroder, your point is that we should not be too specific, or we may limit creativity?

Mr. Schroder: Yes.

Mr. Giller: The point is to have human scale, so we don't want the cascading in the back; we want it more in the front.

Ms. Dudney: But what do you think about what Mr. Schuman said, about us having discretion with the words "may be"?

Mr. Giller: It doesn't give us as much guidance down the road or as much as it could. I think of the multi-building developments.

Ms. Leidal: I am still concerned about the multi-building developments. How many of the buildings would need to step down to get the points? (Mr. Truckey: I think the determination on multi-building projects will be up to you as Commissioners when you review the project.)

Ms. Dudney: As long as the "may be" is in the language, future Commissioners will be able to discuss and make decisions as they see fit.

On Policy 6 Building Height:

Ms. Dudney: So we are going to leave the language on the first floor issue?

Ms. Leidal: Since you can still have more than one story over the first floor, I don't think section changes anything, because they could technically already add more on top of that first floor. This is just kind of a weird policy. (Mr. Grosshuesch: The cumulative height is counted that way, but for just a first floor, you are allowed five more feet, which you do not get on the next floor.) So your first floor could be higher than the rest of your building? (Mr. Grosshuesch: It will allow for a taller height on your atrium, I'm not sure how floors line up.)

Mr. Schroder: Does staff like this idea? (Mr. Grosshuesch: It's been in here for years. It is kind of a "wow-factor" thing, I'm not sure that we've ever had problems with this, however.)

Ms. Dudney: I don't see any reason to be changing things unless they're broken. We can always come back and modify if we need to.

Mr. Schroder: I support that.

On Policy 7 Site and Environmental Design:

Mr. Schroder: [On page 15] So is there anything new with retaining walls? (Mr. Truckey: No. We largely left the retaining wall provisions as they are, with the exception that we wanted to make clear that negative points will not be assessed because of height. We also took out the four feet specification; there is nothing magical about four feet except that it requires engineering, which is addressed elsewhere.)

Mr. Giller: [On page 16] Is the word "highly" in highly visible too high a bar?

Ms. Dudney: We felt that should be up to the Planning Commission's discretion. How are we going to define that term?

Mr. Giller: We don't have the discretion unless it is really *highly* visible, maybe we should lower that bar. (Mr. Truckey: We could work on that language, perhaps say visible from public streets.)

Mr. Schroder: I think they're always visible, so it's okay; we need retaining walls in the mountains. (Mr. Truckey: It is up to your discretion when applying the code.)

Ms. Leidal: Regarding excessive site disturbance related to long driveways, some homeowners put the garage all the way around back just because they don't want a tuck under garage and want to park on the same level. Some of these driveways really do deserve the negative points, but staff does have to spend a lot of time on this because of the amounts of points. (Mr. Truckey: The proposal is to change the multiplier so the commission has more point increments to work with: -2, -4, -6, -8, instead of just -4 and -8.)

(Mr. Truckey passed out additional clarifications for the policies.)

Ms. Dudney: So this specification regarding 1,000 square foot equivalent units for commercial is the way it has always been done? (Mr. Truckey: Yes, we are just adding it in more formally.) (Ms.

Puester: It was there as an asterisk before, buried in the code section.) (Mr. Grosshuesch: Maybe we should add an example on how we calculate mass, like we have an example on how we calculate density.) (Ms. Puester: Single family and duplex outside the historic district don't go by these stories, they are just 35 feet, and that is why they are exempted so we should remove the proposed strike out in this one spot. The other strike outs on that in the policy look good.)

Mr. Truckey: Our next Steering Group meeting is December 8th. We will keep you updated as we work, and will bring the next section to you probably around February.

TOWN COUNCIL REPORT:

Ms. Puester: We had a great turn-out for Dave Pringle's proclamation. At the work session, Town Council discussed ebikes on the Rec Path. (Mr. Truckey: The County has a policy against them, but the Town does not see them as an issue, so for now they will be allowed in the Town, though not in the rest of the County. I think there will more discussion with the bike operators in Town on this. Right now people can take ebikes up to Four Mile Bridge but then they should be turning around as it stops being Town jurisdiction. As of now, the parts of the Rec Path on the National Forest fall under motorized vehicle restrictions.) We had an update on Denison Placer 1. Since we did not receive the grant, the Town is looking at other options and is looking at having primarily a for-sale concept for townhomes and rentals for the apartments. There were previously three apartment buildings, now there are two. The floor plans will be changed to hit a different market in the townhomes, though the unit number remains close to the same. Parking will change from all surface parking to include carports and garages. Last time Planning Commission saw this was in April. It was a Class A Development as it was a different ownership to be LITEC. It would now be a Town Project, the changes are not particularly big, the layout will remain the same, but Planning Commission will see it again. As a Town Project, we will build it and then sell it, similar to the Valley Brook Townhomes. We will probably be seeing this project here again around February. We talked about the McCain Property/Block 11. (Mr. Truckey: Council is talking about not developing all of Block 11 as employee housing, and there is talk over what to do with the parking out there. If some parking remains on Block 11, we probably will not get the housing numbers we want and therefore want to put more on the McCain Property.) (Mr. Grosshuesch: We will be looking at the cost tradeoffs associate with these moves as well. Generally for-sale projects put the town in a better financial position than rental projects.)

OTHER MATTERS:

1) Planning Commission Meeting Start Time Resolution (JP)

Ms. Puester presented the resolution to stat the Planning Commission meetings at 6 p.m. starting December 2016 until June 2017 when the meeting will start at 5:30 p.m. thereafter.

Mr. Schuman made a motion to approve Resolution No. 1, Series 2016, amending Rule 5.1 of the "Town of Breckenridge Planning Commission Rules of Procedure (Jan. 2011 Edition)" concerning the starting time of regular meetings of the Planning Commission. Mr. Lamb seconded, and the motion was carried unanimously (7-0).

ADJOURNMENT:

The meeting was adjourned at 8:47 pm.

Dan Schroder, Chair

TO: BRECKENRIDGE TOWN COUNCIL
FROM: BRIAN WALDES, DIRECTOR OF FINANCE & INFORMATION TECH.
SUBJECT: 2017 MILL LEVY CERTIFICATION
DATE: 11-11-16
CC:

Please find attached the ordinance setting the mill levy within the Town of Breckenridge for 2017 at 5.07 mills. The ordinance is submitted for second reading.

The 5.07 mills are for the purpose of defraying the expenses of the General Fund. There is no change from the 2016 mill levy from first reading.

ORDINANCE NO. XX

Series 2016

AN ORDINANCE SETTING THE MILL LEVY WITHIN THE TOWN OF BRECKENRIDGE FOR 2017

WHEREAS, the Town Council of the Town of Breckenridge has determined that a mill levy of 5.07 mills upon each dollar of the assessed valuation of all taxable property within the Town of Breckenridge is needed to balance the 2017 Town budget.

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

Section 1. For the purposes of defraying the expense of the General Fund of Breckenridge, Colorado for the fiscal year 2017, there is hereby levied a tax of 5.07 mills upon each dollar of assessed valuation for all taxable property within the Town of Breckenridge.

Section 2. The Town Clerk is authorized and directed, after adoption of the budget by the Town Council, to certify to the Board of County Commissioners of Summit County, Colorado, the tax levies for the Town of Breckenridge, Colorado as herein set forth.

Section 3. This ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Charter.

INTRODUCED, READ ON SECOND READING, APPROVED AND ORDERED PUBLISHED IN FULL this ____ day of _____, 2016. A Public Hearing shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of _____, 2016, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the Town.

TOWN OF BRECKENRIDGE, a Colorado municipal corporation

By: _____
Eric S. Mamula, Mayor

ATTEST:

Helen Cospolich
Town Clerk

Town Attorney Date

Memorandum

To: Town Council
From: Tom Daugherty, Public Works Director
Date: 11-15-2016
Subject: 2017 Water Rates Ordinance

Attached is the water rates ordinance to set the rates for 2017. This will be the second reading. The only change to the Town code is an increase to rent rates of 5%.

The Water Service Maintenance Fee (WSMF) remains the same and the Plant Investment Fee (PIF) increases by 10% which was previously established in an ordinance passed by the Council on November 14, 2014. That ordinance increased the PIF by 10% each year for the years 2015, 2016 and 2017, after which the PIF rate will go to 5% each year after 2017.

The Council can change the rates at any time with an ordinance so these rates can be revisited once the peer review for the 2nd water plant is completed.

Staff will be available at the work session.

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

2
3 Additions To The Current Breckenridge Town Code Are
4 Indicated By **Bold + Double Underline**; Deletions By ~~Strikeout~~

5
6 COUNCIL BILL NO. 31

7
8 Series 2016

9
10 AN ORDINANCE PROVIDING FOR AN INCREASE IN MUNICIPAL
11 WATER USER FEES EFFECTIVE JANUARY 1, 2017

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

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

18
19 A. The Town of Breckenridge is a home rule municipal corporation organized and
20 existing pursuant to Article XX of the Colorado Constitution.

21
22 B. On April 1, 1980 the people of the Town of Breckenridge adopted the Breckenridge
Town Charter.

23 C. Section 13.1 of the Breckenridge Town Charter provides in pertinent part as follows:

24 The town shall have and exercise with regard to all utilities . . . all municipal
25 powers, including, without limitation, all powers now existing and which may be
26 hereafter provided by the Constitution and the statutes.

27
28 D. Section 13.1 of the Breckenridge Town Charter further provides that “the right of the
29 town to construct . . . any public utility, work or way, is expressly reserved.”

30
31 E. Section 31-35-402(1)(b), C.R.S., authorizes a municipality to operate and maintain
32 water facilities for its own use and for the use of public and private consumers and users within
and without the territorial boundaries of the municipality.

33
34 F. Pursuant to the authority granted by the Breckenridge Town Charter and Section 31-
35-402(1)(b), C.R.S., the Town owns and operates a municipal water system.

35
36 G. Section 13.3 of the Breckenridge Town Charter provides that “(t)he council shall by
ordinance establish rates for services provided by municipality-owned utilities.”

37
38 H. Section 31-35-402(1)(f), C.R.S., authorizes a municipality with respect to a municipal
water system:

1 To prescribe, revise, and collect in advance or otherwise, from any consumer or
2 any owner or occupant of any real property connected therewith or receiving
3 service therefrom, rates, fees, tolls, and charges or any combination thereof for the
4 services furnished by, or the direct or indirect connection with, or the use of, or
5 any commodity from such water facilities . . . , including, without limiting the
6 generality of the foregoing, . . . tap fees.
7

8 I. Section 31-35-402(1)(f), C.R.S., further provides that the governing body of a
9 municipality is empowered to establish and collect the rates, fees, tolls, and charges in
10 connection with the operation of its municipal water system “without any modification,
11 supervision, or regulation of any such rates, fees, tolls, or charges by any board, agency, bureau,
12 commission or official other than the governing body collecting them.”

13 J. The action of the Town Council in setting the rates, fees, tolls, and charges to be
14 charged and collected by the Town in connection with the operation of its municipal water
15 system is a legislative matter.

16 K. In connection with the adoption of this ordinance, the Town has reviewed,
17 considered, and relied upon a study of the reasonably anticipated current and future maintenance
18 and expansion costs for the Town’s municipal water system as prepared by the Town’s staff, and
19 all other matters, materials and information related thereto or submitted to the Town in
20 connection therewith. All such materials are to be considered part of the record of the
21 proceedings related to the adoption of this ordinance.

22 L. The rates, fees, tolls, and charges imposed in connection with the operation of a
23 municipal water system should raise revenue required, among other things, to construct, operate,
24 repair, maintain, upgrade, expand and replace the water system.

25 Section 2. Effective January 1, 2017, Section 12-4-11 of the Breckenridge Town Code
26 is amended so as to read in its entirety as follows:
27

28 12-4-11: WATER USER FEES; RESIDENTIAL:
29

30 A. The in town base rate user fee for all residential water users, regardless of the
31 size of the water meter, includes a usage allowance of not to exceed ten thousand
32 (10,000) gallons of water per SFE per billing cycle, and shall be computed
33 according to the following table:
34

<u>Water Use Date</u>	<u>Base User Fee</u>
Effective January 1, 2016	\$34.45 per billing cycle per SFE
<u>Effective January 1, 2017</u>	<u>\$36.17 per billing cycle per SFE</u>

35 B. In addition to the base user fee set forth in subsection A of this section, each in
36 town residential water user shall pay an excess use charge for each one thousand
37 (1,000) gallons of metered water, or fraction thereof, used per SFE per billing
38 cycle in excess of the usage allowance of ten thousand (10,000) gallons of water
39

per SFE per billing cycle. The amount of the excess use charge shall be computed according to the following table:

<u>Water Use Date</u>	<u>Excess Use Charge</u>
Effective January 1, 2016	\$5.25
<u>Effective January 1, 2017</u>	<u>\$5.51</u>

Section 3. Effective January 1, 2017, Section 12-4-12(A) of the Breckenridge Town Code is amended so as to read in its entirety as follows:

12-4-12: WATER USER FEES; NONRESIDENTIAL:

A. The in town base rate user fee per SFE per billing cycle and the usage allowance per SFE per billing cycle for all nonresidential water users shall be determined based upon the size of the water meter which connects the water using property to the water system, as follows:

For water used commencing January 1, ~~2016~~2017

<u>Meter Size</u>	<u>Base Water Fee Per Account</u>	<u>Usage Allowance Per Account (Gallons)</u>
Less than 1 inch	\$ 39.46 <u>\$ 41.43</u>	13,000
1 inch	\$ 59.19 <u>\$ 62.15</u>	20,000
1 1/2 inch	\$ 103.29 <u>\$ 108.45</u>	35,000
2 inch	\$ 162.64 <u>\$ 170.77</u>	54,000
3 inch	\$ 312.72 <u>\$ 328.36</u>	105,000
4 inch	\$ 483.42 <u>\$ 507.59</u>	162,000
6 inch	\$ 949.84 <u>\$ 997.33</u>	318,000

Section 4. Effective January 1, 2017, Section 12-4-13 of the Breckenridge Town Code is amended so as to read in its entirety as follows:

12-4-13: WATER USER FEES; MIXED USE:

1 The in town base rate user fee and the usage allowance per billing cycle for all
2 mixed use water using properties shall be calculated based upon the predominant
3 use of the water using property as determined by the finance director. In addition
4 to the base user fee, each in town mixed use water user shall pay an excess use
5 charge of ~~five dollars and twenty five~~ **five dollars and fifty one** cents (~~\$5.25~~ **5.51**)
6 per one thousand (1,000) gallons of metered water, or fraction thereof, used per
7 billing cycle in excess of the applicable usage allowance.
8

9 Section 5. Effective January 1, 2017, Section 12-4-14 of the Breckenridge Town Code is
10 amended so as to read in its entirety as follows:
11

12 12-4-14: BULK WATER:
13

14 The rate for each one thousand (1,000) gallons of bulk water sold by the town
15 shall be twenty ~~one~~ **two** dollars ~~and five cents (\$21.00)~~ **and five cents (\$22.05)**. In addition, a
16 connection fee of one hundred dollars (\$100.00), and a one thousand dollar
17 (\$1,000.00) deposit shall be collected at the time of each bulk water sale. The
18 damage deposit, less any amount necessary to reimburse the town for damage to
19 the town's water meter and hydrant arising from the sale and delivery of the bulk
20 water, shall be returned to the purchaser of the bulk water within thirty (30) days
21 after the sale
22 .

23 Section 6. Except as specifically amended hereby, the Breckenridge Town Code, and the
24 various secondary codes adopted by reference therein, shall continue in full force and effect.
25

26 Section 7. The Town Council hereby finds, determines and declares that it has the
27 power to adopt this ordinance pursuant to the provisions of Section 31-35-402(1)(f), C.R.S., and
28 the powers contained in the Breckenridge Town Charter.
29

30 Section 8. This ordinance shall be published and become effective as provided by
31 Section 5.9 of the Breckenridge Town Charter.
32

33 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
34 PUBLISHED IN FULL this ___th day of _____, 2016. A Public Hearing shall be held at the
35 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ___th day of
36 _____, 2016, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the
37 Town.
38

39 TOWN OF BRECKENRIDGE, a Colorado
40 municipal corporation
41

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44 By: _____
45 Eric Mamula, Mayor
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47

1 ATTEST:

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Helen Cospolich

7 Town Clerk

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MEMORANDUM

To: Mayor and Town Council
From: Dennis McLaughlin, Chief of Police
Date: November 15, 2016
Subject: Ordinance Change Concerning Parking Meters

Staff recommends amending the Model Traffic Code for Colorado, as adopted by the Town of Breckenridge, by adding a new section entitled "Parking Meters." This amendment is intended to aid in the regulation and control of vehicles parking in designated parking meters spaces or zones established in the Town.

Currently violations pertaining to parking meters are enforced under the Model Traffic Code under the "parking where prohibited by sign" ordinance. If adopted, this new ordinance will provide for more succinct regulation of vehicles parked in parking meter spaces and zones, and will allow for more accurate data collection regarding types of violations.

If adopted, the ordinance provides conditions for parking meters installed in parking meter spaces or zones. These conditions include the capability of meters to be operated either mechanically or automatically, and requires each meter to clearly display a message indicating the days and hours when the requirement for payment shall apply.

In addition, if adopted, this amendment will make it a violation to: (1) park a vehicle in a parking meter space or zone unless the appropriate payment has been made, and (2) remain in a parking meter space or zone when the lawful parking time has expired.

Staff will be present at the work session on Tuesday, November 22nd, 2016 to answer questions and receive feedback from Council.

1 ***FOR WORKSESSION/FIRST READING – NOV. 22***

2
3 Additions To The Current Breckenridge Town Code Are
4 Indicated By **Bold + Double Underline**; Deletions By ~~Strikeout~~

5
6 COUNCIL BILL NO. ____

7
8 Series 2016

9
10 AN ORDINANCE AMENDING THE MODEL TRAFFIC CODE FOR COLORADO, 2010
11 EDITION, CONCERNING PARKING METERS

12
13 WHEREAS, Section 42-4-110(1)(b), C.R.S., authorizes local authorities to adopt by
14 reference a model traffic code embodying the rules of the road and vehicle requirements set forth
15 in Article 4 of Title 42, C.R.S., and such additional local regulations as are provided for in
16 Section 42-4-111, C.R.S.; and

17
18 WHEREAS, the Town of Breckenridge has adopted (and amended) the Model Traffic
19 Code For Colorado, 2010 edition, as the Traffic Code for the Town; and

20
21 WHEREAS, Section 42-4-111(1)(b), C.R.S., authorizes the Town to establish parking
22 meter zones where it is determined upon the basis of an engineering and traffic investigation that
23 the installation and operation of parking meters is necessary to aid in the regulation and control
24 of the parking of vehicles during the hours and on the days specified on the parking meter signs;
25 and

26
27 WHEREAS, the Town has completed an engineering and traffic investigation and
28 determined on the basis of such investigation that the installation and operation of parking meters
29 is necessary to aid in the regulation and control of the parking of vehicles during the hours and
30 on the days specified on the parking meter signs; and

31
32 WHEREAS, the Town Council finds, determines, and declares that the Model Traffic
33 Code For Colorado, 2010 edition, as previously adopted (and amended) by the Town should be
34 further amended as set forth in this ordinance.

35
36 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
37 BRECKENRIDGE, COLORADO:

38
39 Section 1. Section 7-1-2 of the Breckenridge Town Code is amended to add the
40 following provisions:

41
42 The adopted code is amended by the addition of a new Section 1214, to be
43 entitled “Parking Meters,” which shall read in its entirety as follows:

1 **1214. Parking Meters.**
2

3 (1) The Town has completed an engineering and traffic investigation and
4 determined on the basis of such investigation that the installation and operation of
5 parking meters is necessary to aid in the regulation and control of the parking of
6 vehicles during the hours and on the days specified on the parking meter signs.
7

8 (2) Whenever and wherever parking meter zones have been established on streets
9 or in public parking lots operated by the Town where parking is regulated by
10 parking meters, the parking of vehicles at places, streets, or parts of streets so
11 designated shall be controlled by parking meters between the hours and on the
12 days specified on authorized parking meter signs, legends, or displays.
13

14 (3) Parking meters installed in parking meter spaces or zones established in this
15 municipality shall be so designated, constructed, installed and set as to meet the
16 following conditions: (A) Said meters shall be capable of being operated, either
17 automatically or mechanically, for the full period of time for which parking is
18 lawfully permitted in any such parking meter zone or space, or in lieu thereof, for
19 an appropriate fractional period of time. Meters may, as indicated by authorized
20 parking meter signs, legends, or displays, regulate parking in either individual
21 parking spaces or multiple parking spaces; and (B) Each parking meter shall bear
22 a clearly legible authorized message indicating the days and hours when the
23 requirement for payment shall apply.
24

25 (4) In parking meter zones or spaces where parking is regulated by parking
26 meters, vehicles parked on the street shall be parked either parallel with or
27 diagonal to the curb, as indicated by official signs or markings. Within a public
28 parking lot operated by the Town where parking is regulated by parking meters,
29 vehicles shall be parked in designated spaces, as indicated by official signs or
30 markings. Vehicles parked in a manner so that any portion of the vehicle is within
31 the zone or space regulated by the parking meter shall be required to pay the
32 amount indicated by the meter for parking in that zone or space.
33

34 (5) No person shall park a vehicle in a parking meter space or zone as indicated
35 by official signs during the restricted and regulated time applicable to the parking
36 meter space or zone, unless the appropriate payment shall have been made.
37

38 (6) No person shall permit a vehicle within his or her control to be parked in any
39 parking meter space or zone during the restricted and regulated time applicable to
40 the parking meter space or zone when the lawful parking time in such space or
41 zone is expired. This provision shall not apply to the act of parking or the
42 reasonably necessary time which is required to pay the required parking fee at
43 such meter.
44

1 (7) The provisions of this section shall not relieve any person from the duty to
2 observe other and more restrictive provisions of this Code or official signs or
3 parking meter legends prohibiting or limited the stopping, standing, or parking of
4 vehicles in specified places at specified times or in a specified manner.
5

6 (8) Nothing in this section prohibits the parking of more than one motorcycle
7 within a space served by a single parking meter.
8

9 Section 2. Except as specifically amended hereby, the Breckenridge Town Code, and the
10 various secondary codes adopted by reference therein, shall continue in full force and effect.
11

12 Section 3. The Town Council hereby finds, determines and declares that this ordinance
13 is necessary and proper to provide for the safety, preserve the health, promote the prosperity,
14 and improve the order, comfort and convenience of the Town of Breckenridge and the
15 inhabitants thereof.
16

17 Section 4. The Town Council hereby finds, determines and declares that it has the power
18 to adopt this ordinance pursuant to: (i) Section 42-4-110(1)(9), C.R.S.; (ii) Section 42-4-
19 111(1)(b), C.R.S.; (iii) Section 31-15-103, C.R.S. (concerning municipal police powers); (iv)
20 Section 31-15-401, C.R.S.(concerning municipal police powers); (v) the authority granted to
21 home rule municipalities by Article XX of the Colorado Constitution; and (vi) the powers
22 contained in the Breckenridge Town Charter.
23

24 Section 5. This ordinance shall be published as provided by Section 5.9 of the
25 Breckenridge Town Charter.
26

27 Section 6. The ordinance shall not become effective with respect to any state highway
28 located within the corporate limits of the Town of Breckenridge until it has been approved by
29 the Colorado Department of Transportation pursuant to Sections 42-4-110(1)(e) and 43-2-
30 135(1)(g), C.R.S.
31

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

By: _____
Eric S. Mamula, Mayor

ATTEST:

Helen Cospolich
Town Clerk

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TO: BRECKENRIDGE TOWN COUNCIL
FROM: BRIAN WALDES, DIRECTOR OF FINANCE & INFORMATION TECH.
SUBJECT: 2017 BUDGET ADOPTION RESOLUTION
DATE: 11/16/16
CC:

Attached for Councils review and approval at the November 22, 2016 regular meeting is the 2017 budget adoption resolution.

The budget document submitted for approval is the same as submitted at the November 8, 2016 Council work session. It includes all changes and additions made at the October 25, 2016 Council budget retreat.

1 **FOR WORKSESSION/ADOPTION – NOV. 22**

2
3 RESOLUTION NO. XX

4
5 SERIES 2016

6
7
8 A RESOLUTION ADOPTING THE 2017 BUDGET
9 AND MAKING APPROPRIATIONS THEREFOR; AND APPROVING THE 2017-2021 CAPITAL
10 IMPROVEMENT PLAN

11
12 WHEREAS, the Charter of the Town of Breckenridge requires that the Town Council adopt an
13 operating budget for each fiscal year; and

14
15 WHEREAS, the Charter of the Town of Breckenridge requires that the Town Council adopt a
16 five-year Capital Improvement Plan.

17
18 NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF
19 BRECKENRIDGE, COLORADO:

20
21 Section 1. The proposed operating budget for 2017 based on certain fee changes, as
22 revised by Town Council and maintained on file by the Town Clerk, is adopted and
23 appropriations are made to the various programs as shown therein.

24
25 Section 2. The 2017-2021 Capital Improvement Plan, as proposed by the Town
26 Manager and as amended by the Town Council, is approved.

27
28 Section 3. All fees and charges contained in the 2017 operating budget are approved
29 and adopted. Such fees shall become effective January 1, 2017. Further, the Town
30 Manager may implement any of the other fees and charges contained in the 2017
31 operating budget prior to January 1, 2017 if the Town Manager determines, in his
32 judgment, that such early implementation is necessary or appropriate.

33
34 Section 4. This Resolution is effective upon adoption.

35
36 RESOLUTION ADOPTED AND APPROVED this 22th day of November, 2016.

37
38 ATTEST:

TOWN OF BRECKENRIDGE

39
40
41
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43 _____
44 Helen Cospolich, Town Clerk

45 APPROVED IN FORM

46
47
48
49
50 _____
Town Attorney

Date

Memorandum

TO: TOWN COUNCIL
FROM: Dale Stein, Assistant Town Engineer
DATE: November 16, 2016
RE: Public Projects Update

Active Projects - New Updates

Blue River Reclamation (Work Session 11-22-16 by Engineering)

River Channel Restoration Update: The contractor for the Blue River restoration project, ESCO Construction, has completed the final seeding and erosion control required on the river channel project. With the good weather ESCO continues to work on the McCain project site reshaping the earthwork borrow sites needed for the river work. The contractor expects to demobilize off of the site by the end of this month.

River Channel Landscape Update: Staff is preparing an RFP package for landscaping and river naturalization work scheduled to be completed after run-off in the spring and summer of 2017.

River Culvert at Coyne Valley Road: The construction of a new arch culvert at the Coyne Valley Road river crossing will not be constructed this year, but has been included in the 5-year CIP program.

Budget:

Project Funding	2015 CIP	2016 CIP	2016 CIP Supplemental	2017 CIP	Total
Town Funds	1,200,000	560,000	402,500	612,500	2,775,000
Open Space Fund	600,000	240,000	172,500	262,500	1,275,000
Denver Water	200,000				200,000
Total	2,000,000	800,000	575,000	875,000	*4,250,000

*Note: Funding for a new culvert crossing at Coyne Valley Road is not included above.

Four O'clock Roundabout (Work Session 11-22-16 by Engineering)

Schedule: Staff has advertised the roundabout project for open bids. The project was advertised in numerous newspaper and website locations on October 28th. The bids will be opened on November 18th, and the results of the bidding process will be provided to Council at the work session.

Budget:

Project Funding	2011	2013	2015	2017 CIP	Total
CIP Budget	100,000	150,000		775,000	1,025,000
CIP Supplemental			100,000		100,000
CDOT IGA		600,000	800,000		1,400,000
Total					2,525,000

List of Active Projects with No Updates

- **North Main Street Restrooms**
- **Four O'clock Roundabout Landscaping**
- **Recreation Center Improvements**
- **Blue River Oxbow Park**
- **Second Water Plant Design**
- **Goose Pasture Tarn Dam Repairs**
- **Public Radio Utility Line**

List of Completed Projects

A number of projects have been recently completed and will be removed from the list of ongoing CIP projects. Staff is currently reconciling the final project costs on these 2016 completed projects and will provide a final close-out summary to Council at the first work session in December. The projects completed include:

- **Fraction Road (and Block 11 Bus Turnaround)**
- **Outdoor Ice Rink Roof**
- **Ice Rink Roof Repair**
- **Arts District Production Equipment**
- **Riverwalk Center Stage Rigging**
- **French Gulch Road Bus Turnaround**
- **Pinewood Sidewalk Connection**
- **Blue River Reclamation (River Channel)**



MEMORANDUM

To: Mayor and Town Council
From: Staff
Date: November 16th, 2016 (for November 22nd work session)
Subject: Parking & Transportation Update

Below is a brief update on Parking and Transportation projects. Staff will add new projects to this list as they are developed and discussed with Council.

Active Projects - New Updates

Transit & Parking Information Technologies (Work Session 11-22-16)

Schedule: Staff conducted phone/internet interviews with (5) technology companies on Nov. 03. The interview panel selected three (3) companies to continue with the interview process. They are now scheduled to be here the week of Dec. 05 for second round interviews. The start of the technology project is anticipated to be spring 2017.

Budget: \$500,000 (Currently in 2016 CIP Budget)

Trolley Schedule Update (Work Session 11-22-16)

The Main Street Trolley is scheduled to operate between the hours of 9:00am- 11:00pm on a 30 minute service schedule. The route will provide service on Main St. with 15 stops in total between Breckenridge Station – Ice Rink – Breckenridge Station.

Employee Shuttles: There will be (3) early morning employee/parking lot shuttles operating. The Ice rink Shuttle (6-9am), the Satellite Parking Lot Shuttle (6-8am) and the Ski Hill Road Shuttle (6-8am). All three shuttles will operate on continuous 20 minute service schedules. The service design of the early morning shuttles is focused on providing transportation for employees that work on Main St. and surrounding areas.

The above information can also be referenced on the website.

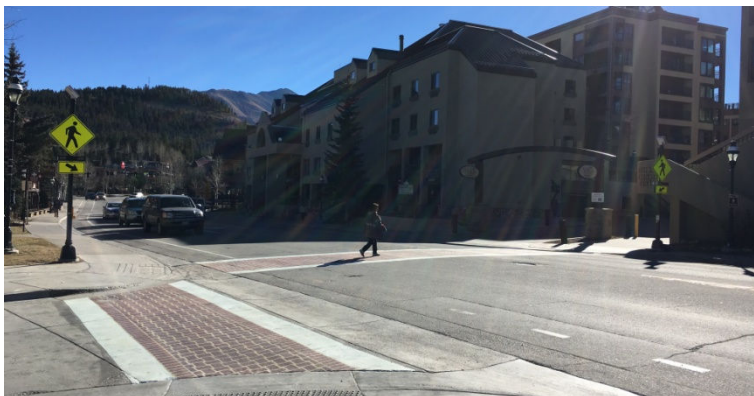
Village at Breckenridge Pedestrian Crossing Safety Improvements (Work Session 11-22-16)

Schedule: Construction of the Village Crossing Safety Improvements was completed this week. The brick pattern thermoplastic crosswalks were installed, which more clearly delineate the crosswalk and enhance its illumination at night. The northwest corner of the intersection was reconstructed by replacing the sidewalk, ADA ramp, and installing a new fence and sign to better direct people into the crosswalk. Two pedestrian actuated flashing beacons were installed to warn vehicles of pedestrians in the crosswalk. Lastly, concrete bases were installed to mount taller (25') street lights which will provide greater illumination of pedestrians in the crosswalk. The 25' street lights are a custom built item, and will be shipped and installed in early January. The existing Town standard 10' lights near the crosswalk have been upgraded with brighter LED bulbs and will stay in place until the 25' lights are installed.

Budget: In a previous Town Council work session, a \$70,000 appropriation was approved for the project. The total project costs are anticipated to be at, or slightly below the \$70,000 budget estimate. Any minor budget surplus will be utilized for other Parking and Transit projects.



The new sidewalk, ADA ramp, fence, and sign were installed to direct pedestrians into the crosswalks.



Pedestrian using the new crosswalk at Park & Village.



The new pedestrian flashing beacons installed at the crosswalk.

Ride Share Partnership (Work Session 11-22-16)

Zipcar: The Town has entered into an agreement with Zipcar with a launch date of December 1st. There will be a ribbon cutting in Blue River Plaza at 10am on December 1st to kick off the Zipcar program.

Priced Parking (Work Session 11-22-16)

Kiosks & Mobile Payments: All the Parkeon pay kiosks are scheduled to be in place by the end of the week Friday, Nov. 18th. New paid parking signs are scheduled to be put into place beginning on Nov. 19th. Posting the new signs should only take a few days and should be completed early in the week of Nov. 21st. Since the parking signs will be up prior to Dec. 1st, staff will place bags on them to avoid any confusion. There will be no 3 hours signs controlling parking in the core during the time between November 21st and December 1st.

Staff has been working with Parkeon to develop a parking validation process that businesses can utilize to validate customers parking. A validation training webinar is scheduled on Nov. 29th from 9:00 – 10:30. Staff is reaching out in various ways to get businesses interested in the program to join the webinar. The webinar will be recorded so a video will be available for later use.

Staff is also working on a validation incentive to hand out with parking violation warnings, as well as an initial incentive to sign up for Passport. The Police Department continues to have regular pop-up and educational sessions to demonstrate the paid parking kiosk and discuss paid parking.

Budget: - \$500,000

Outreach & Communication (Work Session 11-22-16)

Staff continues to work on a variety of outreach efforts including:

- Continued distribution of information flyers – employee parking & Passport paid parking, in English & Spanish
- Staff attended, with the Parkeon demo machine, several local meetings to provide information and education – Restaurant Association, Lodging Association and Coffee Talk
- Parkeon demo machine will be in Blue River Plaza on Wednesdays – November 16th, 23rd, and 30th.
- November's Breck Buzz will feature a 'how-to' demonstration on the Parkeon parking machine and Passport phone application.
- TOB and BTO staff are working on ads, marketing, and a logo/brand for Parking & Transportation Plan projects, including ads that will begin to run the week of November 21st.

Up Coming:

- Video vignettes
- “How to ride the Free Ride Guide” for Free Ride newbies
- Staff presence at local meetings and “Pop-ups” at various local coffee shops
- Free Ride 20th birthday celebration
- Employee “Ride to Work” day

Active Projects - No Updates

RWC Pedestrian Connection (Work Session 10-11-16)

Block 11 Bus Turnaround (Work Session 9-27-16)

Four O’clock Pedestrian Improvements (Work Session 9-13-16)

F-lot Pedestrian Connection (Work Session 9-13-16)

Huron Landing Bus Stop (Work Session 8-23-16)

Park Avenue Traffic Modeling (Work Session 11-08-16)

Rideshare Partnership – Upper Warriors Mark (Work Session 11-08-16)

The Housing Committee held its regular monthly meeting on October 11th. The meeting was unusually short due to the Wellington Neighborhood/Lincoln Park tour schedule for 2pm. Committee members present included Mike Dudick and Wendy Wolfe. Laurie Best, Peter Grosshuesch, and Rick Holman were also present. The following issues were discussed:

Breckenridge Mini-storage Annexation

Staff presented a preliminary annexation proposal to the Committee for their reaction because the applicant is asking to provide affordable housing to satisfy their public benefit obligation. Ultimately the Council would also need to agree that the affordable housing is a sufficient public benefit for the annexation, but staff wanted to vet the proposal with the Committee first since there are no standards for public benefit.

The property is located in the French Creek industrial area, and is currently not contiguous to the Town Boundary. If the Town decides to move forward with processing the annexation, the first step would be for an annexation of Town-owned open space which would provide the necessary contiguity.

The proposal is outlined in a letter to the Committee dated October 3, 2016. The applicant is proposing to deed restrict a market rate unit in the Upper Blue and they feel that one unit should be sufficient since their use (mini-storage) does not require any additional Town services and has a net zero impact on the Town. They also noted that the Land Use District #5 identifies this site *'as a high priority for annexation because it is in an apparent path of growth and community expansion, and the uses recommended in the District are of major need to the Town's function'*. There is also value in annexing this particular property as it expands the boundaries of the Town towards an area that could in the future be appropriate/desireable for annexation.

They are requesting approval to add 6,062 sf to the existing 16,140 sf mini-storage.

Committee Comments:

The Committee agreed that the mini-storage is needed in the community and an expansion would be viewed favorably

The Committee recommended that the housing be increased to approximately 2,000 sf because 900 sf would be required to satisfy the basic development code requirement and the public benefit would need to be above and beyond the code requirement.

The applicant would also need to meet other development obligations (TDRs) and would need to cover the Towns cost of annexing the Town-owned land necessary for contiguity

Staff will respond to the applicant and keep the Committee/Council advised.

The Committee meeting adjourned at 2pm

The Housing Committee held their regular monthly meeting on November 8, 2016. Both Committee members (Mike Dudick and Wendy Wolfe) were present. Laurie Best, Peter Grosshuesch, and Rick Holman were also present. The design/development team for Denison Placer 1, including Eric Komppa, Tim Casey, Pete Weber, and Danielle Lynn were also present. The following issues were discussed:

Denison Placer 1 Options

The Denison Placer project was scheduled for Council work session immediately following this Committee meeting, so staff wanted to review the staff recommendation and initial design changes with the Committee in advance of the Council meeting. The goal was to insure the Committee was up to speed and supportive of the proposed changes.

Staff reviewed the recommendation (that was discussed previously with the Committee on October 3rd) to convert the project from 100% rental to a mix of rental and for sale. The recommendation is based on several factors. It is estimated that sales revenue could offset approximately \$15m of the estimated \$17.65m project cost. In addition, much of the infrastructure is already in place, a contractor is available for vertical construction in the spring, the Needs Assessment supports 'for sale' as well as rental (270 rental/230 for sale), and only minor changes (garages/carports, exterior finish, etc) would be required to convert the rental project to a mix of rental and sale provided the basic site plan/layout remains the same. The recent Block 11 Market Study recommends a combination of for sale and rental for Block 11 with a mix of approximately 25% studios/one bedrooms, 45% two bedroom, and 30% three bedroom. The market study also projects that absorption could be as high as 40-60 units a year provided there is a variety of price points and unit size.

Prior to this meeting, the Committee and Council had asked about possibility of increasing the number of smaller units and options for phasing the project based on absorption. Pete Weber from Coburn Architecture presented some initial concepts to the Committee, specifically showing site plan changes that added garages and carports, added some one bedroom townhomes, added some three bedroom townhomes, and modified the stacked apartments from two bedroom units to one bedroom rentals.

Committee Comments:

The Committee was supportive of a mix of 'for sale' and rental units. The Committee also expressed interest in keeping the project moving, shooting for vertical start in the spring in order to avoid future price escalation.

The Committee directed staff to:

- 1) Move forward with design development-OK with carports if those are more efficient use of space**
- 2) Continue to explore opportunities for one bedroom for sale units**
- 3) Prepare proformas based on different price targets –run proformas for a range of Town subsidy from a high of \$2.65m down to zero subsidy**

Vista Point Foreclosure:

Staff reminded the Committee that 34 Sheppard Circle is scheduled for Public Trustee sale on December 16th. This will be the fourth time a public trustee sale has been scheduled. In the past, the lender has withdrawn prior to sale, so the property has continued to sit vacant. This lender is foreclosing on the first DOT for \$628,256 and there are multiple other liens for a total of \$1.14m in encumbrances. The Town Attorney is attempting to contact the lender to talk about acquiring their note. It is the Towns position that the deed restriction may terminate in the event of a foreclosure, but the master plan will continue to restrict the use to affordable unit. The unit needs between \$80,000-\$120,000 in repair.

Committee Comments:

- 1) The maximum price to the bank should be no more than \$300,000 +/- due to the repairs that are necessary and a target resale price in the mid-\$500,000s
- 2) The Town should use master plan process to protect deed restrictions going forward since the deed restrictions can be wiped out by a foreclosure but master plans remain in place.

Block 11:

There was a brief review of the Block 11 master plan and the remaining land after the DP1 and DP2 developments. It is estimated that there is approximately 18 acres after these current projects are completed. The Council is scheduled to discuss the Block 11 and McCain Plans relative to housing and the next project(s).

Denison Placer 2

Staff will be meeting with CMC representatives in early December in regard to DP2

The Committee meeting adjourned at 3pm

The Child Care Advisory Committee held their monthly meeting on November 2nd, 2016. Committee members present included Mike Connelly, Johanna Gibbs, Erin Gigliello, Greta Shackelford, Mark Wimberly, Lucinda Burns and Shelly Aleshire. Town staff/representatives present were Peter Grosshuesch and Jennifer McAtamney. Jessica Terrizzicaldwell from the Roots school also joined the meeting.

The October Meeting Report was approved and signed by Mike Connelly.

The following agenda items were covered:

- **Vision & Goals for the Committee**

The committee had an in depth discussion on what we want to accomplish over the next year. To guide this we used the committees individual goals from our September meeting condensed into our word cloud as inspiration.



An important driver identified by the group is to make sure the Council has the information necessary to make good decisions around the program and funding needs. A guiding principle for our recommendations is to use data to drive policies, programs and recommendations. We also determined that the goals/projects should have appropriate metrics that relate to the desired outcomes. Finally, the Committee wants to work together so we can present council with concrete needs and any associated financial impacts that will support the stated program goals.

As these ideas coalesced we determined the following:

In 2017, we will work to realize the overall program goals of:

1. Improving accessibility and affordability of quality early child care for local families and workforce.
2. Ensuring families are not cost-burdened regardless of their income and amount of care.
3. Helping Centers achieve sustainable budgets, while providing quality care, maintaining sufficient reserves, and retaining and compensating teachers.
4. The public investment should result in positive impact on child outcomes.

We will do this by focusing our efforts for 2017 on:

A commitment to utilizing data driven solutions to explore and prioritize opportunities to enhance staff retention; increase operational efficiency and potential for savings around shared services; and improve communications and public outreach with a timeline and plan to share our work with the community.

- **Policy Discussion – Understanding the Cost of Care**

As part of our provider agreements each school provides the Town with their annual operating budgets. Using the schools’ operating budgets we built a common format where we condensed each school’s individual operating budget into a common format and lined them up side by side so we can examine what aspects of the schools’ budgets drive the cost of care and where opportunities are to find savings or efficiencies.

As we looked over the first run at this common format some key findings emerged:
 Payroll/Staff costs are around 75% - 85% of their operating budgets for the large centers.
 The Committee acknowledged that payroll is not going to be a cost center where we see opportunities to create savings but that does leave approximately \$400,000 in other operational costs for us to examine and see if there are opportunities through for savings or even efficiencies by implementing shared services.

To move this to the next level we are also going to delve into the cost differences to deliver infant and toddler care vs. preschool so we can better understand the relationship in terms of how costs of the different aged programs impact the business models of the large centers. Jennifer will work with the Directors in each center to break these costs out by classroom and age to share with the group. Following that we will also work with each school on an ideal budget that includes target salaries and benefits and fully funded operations and determine where funding gaps exist so we can do some brainstorming on how we might address this or evolve our program and look for savings and revenue opportunities.

- **Wait list data for local child care centers (November 1, 2016)**

We are seeing a growth in waitlists for infants and toddlers tick up here in the Upper Blue as well as around the county. We will continue to monitor this closely as part of our work on capacity.

	Infants 0-12 months	Toddlers 13-36 months	Preschool 3-5 years
Breckenridge	18	26	5
Frisco	36	50	14
Dillon	26	37	4
Total	80	113	23

*Child counts are NOT unduplicated

*Infant data does not include unborn children currently on wait list

*Preschool data does not include Summit School District waitlist

(The SSD list is made up of children who are waiting for fully subsidized care)

*All data does not include families waiting for additional or different days

- **Child Care Proforma**

Jennifer shared the Child Care Proforma with the Committee so they had a fundamental understanding of the revenues to drive the program as well as the anticipated expenses we have included in our budget. As the proforma stands at budget time the program is funded through 2021 with the current level of funding and expenses.

- **Update on Health and Wellness Benefit & Shared Services**

Jennifer & Early Childhood Options (ECO) continue to work on the partnership with Summit County Community Care Clinic to provide Care Clinic Passes for up to 5 cost free visits for all early childhood teachers across the county. The initial contract was delivered to ECO as Right Start will be the entity that funds this program. They are working through the legal and financial issues associated with delivering this type of benefit. We are hoping to have some final resolutions on this later this month so we can roll it out in December or January.

In addition to this program Catherine Schaaf from Early Childhood Options and Jennifer have started to process of vetting shared service models. Things we are examining include using PEO's (Professional Employee Organization) and shared service programs that have been created in New Hampshire and Pennsylvania. As part of this work we are in the process of developing a survey for all early child care employees as well as meeting with brokers for insurance and PEO's. As we learn more about the options out there we will continue to share this with the committee.

- **Other Updates**

Seeing the increase in our waitlists we started to examine possibilities for capacity building for infants and toddlers. Jennifer, Lucinda and Martha from Carriage House met to discuss if there is an opportunity to expand capacity at their school by dividing one of their large classrooms. Given the state of the waitlist here in the upper blue this could create some slots for children whose needs are not being addressed.

We did some initial modeling and an additional toddler classroom (24 months – 36 months) actually pencils out, and adds to their bottom line. We will continue to examine this. Jennifer will be working on the budget implications and meeting with Martha and her Treasurer. Martha is going to look for some plans that Matt Stais did back in 2007 to provide some ideas about possibilities for renovation as well as calling licensing to understand how we might re-configure things to be compliant and get a better understanding about what this could cost so we can bring it to the committee with the necessary details.

Meeting adjourned at 5:02 p.m.

Next meeting: December 7th

DRAFT

MEMO

TO: Mayor & Town Council
FROM: Rick Holman, Town Manager
DATE: November 17, 2016
SUBJECT: Committee Reports for 11-22-2016 Council Packet

BRECKENRIDGE EVENTS COMMITTEE **November 2, 2016** **Kim Dykstra**

Capacity/Event Fatigue regarding trails, bike paths – Scott Reid

Events on trails for summary for 2016 was reviewed (consistent with 2015); USFS has a moratorium for new events and Summit County and ToB have followed. Great efforts were taken in 2016 to get information as to when and where events take place, on website and on social media; Scott indicated less complaints were received this year. Breck Crest and Spartan overlapped in August with minor issues; however, for to receive full value of both events, BEC recommended to look for options to separate the timing in the future if possible; Jeff Westy Westcott will evaluate alternate dates for Breck Crest if Spartan returns on the weekend prior to Labor Day. BGV's Heart Health (Millisor) walk saw approx. 1,000 participants in first year; will work with Town's Open Space & Trails on trails. Dick indicated event fatigue was a topic being discussed at the Police Advisory Committee so other resources (such as a private entity/security or police from front range) were briefly discussed. Timing and scheduling of events, longevity of events, and how best to support each other was discussed. Dick thanked Westy for all his efforts and work he puts in for the community. All agreed BEC is not trying to stop events, although desires to strike a balance.

Events and Activities

SPARTAN RACE: Spartan has requested August 19 – 20, 2017; however, BSR, Beaver Run and BTO would prefer August 26-27; Sandy and Lindsey will continue to negotiate dates. Spartan's payment due to USFS has been paid up.

MLT – MAJOR LEAGUE TRIATHLON proposal: BEC felt this was would not provide the value necessary to balance the amount of work and road closures/inconveniences as well as not having history with an outside producer, so unanimously voted to turn down this proposal.

General Updates and Discussions

SCHEDULING: BTO has developed a planning calendar and continues to add dates as the requests (per the new process) are requested; updates are provided at these monthly meetings. A potential conflict was noted: Breck Bike week is scheduled for June 23 - 25, 2017 and the preferred location is the Blue River Plaza; all agreed Bike Week should only provide/display demos and not retail sales so as not to compete with local businesses; Westy will reach out to local bike shops and Sandy will work with him on communications. Meet the Artist approached BTO for same date also in the BRP (and RW lawn) so various locations were discussed; BTO will encourage SCAC to explore moving to possibly Main Street Station or the Village.

RENTAL OF FLOT – Breckenridge Summer Beer Fest and Beaver Run approached the Town to rent F-lot for vendor and volunteer parking; BEC discussed and felt this would be inconsistent with Council's direction and past practice (i.e. Spartan), so will ToB will respond that Flot is not available for rent.

BRECKENRIDGE WINE CLASSIC – seeking an alternate in-town location for Grand Tasting with suggestions to keep guests in town; Riverwalk Center will be explored.

ALCOHOL RELATED EVENTS – sub-committee will meet on 11/7 so will report next meeting.

SEPTEMBER EVENTS – Breck Film Fest requested a meeting on 11/7; will report next meeting.

SEPA Review:

Fees and application timeline were discussed; in effort to reduce the draining of resources (PW, PD, SEPA Coordinator, etc.) by encouraging producers to be timelier, BEC voted unanimously to accept a new policy, effective January 1, 2017: a SEPA application will be considered late if submitted less than 60 days out; a late fee of \$500 will be assessed if within 60 days, with ability for BEC to waive fee if deemed appropriate; SEPA Coordinator will notify current and past producers.

2016 Community Representatives: Dave Askeland, Carrie Balma, Tom Byledbal, Dick Carleton, Jeff Chabot, Phil Gallagher, Ramon Gomez, Sandi Griffin, Tessa Rathjen, Jason Smith, Jim Trisler.

The Police Advisory Committee (PAC) held its bimonthly meeting on November 2, 2016. The Chief and PAC members discussed the following:

- **Introductions:** Pastor Claire Drewes joined the group; introductions were made.
- **135th Anniversary Breckenridge Police Department:** Chief McLaughlin invited committee members to attend the BPD 135th Anniversary celebration on 11.09.16. (The celebration also includes the 10th Anniversary of the Police Building on Valley Brook.) Part of the celebration will include some interesting tidbits of BPD history. Recapturing a sense of the department history helps develop a strong identity of who we are and where we have come from.
- **Special Events:** A discussion ensued about the changing nature and quantity of special events in Breckenridge. The police department's objective is to support special events and provide a safe environment for the public to enjoy themselves. Dick Carleton who heads the Breck Events Committee explained the committee's role in reviewing special events and the challenge of determining how and when to fairly say "no" to event organizers.
- **Investigations Update:** Chief McLaughlin spoke about illegal drug problems in the County and the commitment of county Police Chiefs and Sheriff to move forward with an improved response to the problem. The importance of drug education and treatment availability was brought up by committee members.
- **Staffing Update:** The Department is currently at full staff. Officer Garrison Green was recently promoted to sergeant to fill a supervisory vacancy.
- **BPD Volunteers:** Hal Vatcher brought up the idea of volunteers assisting the PD in duties not requiring a sworn officer. Some of the activities where assistance would be helpful include perimeter security during special events, parking ambassadors, and being available to answer questions in the downtown area. Sgt Lyn Herford will be working with Chief McLaughlin researching a potential police volunteer program.
- **Discussion about the Role of PAC:** The committee engaged in a conversation about the role of the PAC and how to enhance its impact on the community. Members agreed that it would be beneficial to improve the diversity of the committee, to include younger members, minority groups, and various segments of the business community. The positive perception of the police department by the public is important in light of the violence across the country against police officers. Members expressed a need to "celebrate" the good job done by our officers and the strong relationships created with community members. The Chief shared his vision of Community Oriented Policing, which is built upon developing strong internal relationships so that officers are motivated to build like relationships in the community.
- **Parking:** Matthew Collver demonstrated use of the pay parking machines by Parkeon.

The Recreation Advisory Committee held its bimonthly meeting on November 3, 2016. Committee members include Judy Farrell, Marty Ferris, Toby Babich (absent), Amy Perchick, and Larry Willhite (absent). Staff present included Jenise Jensen and Scott Reid. The following agenda items were covered:

- **Recreation Center Renovation Updates** – Scott reviewed the Town Council's approval of a total of \$7.7 million for the first phase of the renovation, which includes the separate two-court enclosed tennis facility on the site of the existing outdoor hard courts. One clay court will be removed to make space for parking. Construction for both the tennis facility and the indoor renovation will commence at the same time. Plans for the interior renovation were reviewed with the committee.
- **Mayor's Coffee Talk** – The Mayor's "Coffee Talk" will be held at the Recreation Center on Thursday, November 10th. The committee was invited to attend.
- **Ice Arena Roof Grand Opening** – Scott and Jenise reviewed the ice arena roof opening and ribbon cutting that occurred in October with members of Town Council. Amy mentioned that the local ice show is Dec. 16th.
- **Rec Advisory Committee Discussion** – The two current vacancies created by Don Danker's resignation and Wolf Edberg's departure to attend college as the Youth Representative was discussed. The committee stated in looking for replacements for these positions it would be helpful to have members that represent the Hispanic community, parents of current youth program participants, Nordic users, and/or community

members without a personal agenda. Jenise shared that ads would be placed in the Summit Daily News and on social media streams. The process was discussed with plans for the committee to interview interested candidates at the January meeting.

- **Black Friday Promotion** – Jenise reviewed the upcoming Black Friday promotion, which generates substantial revenue for the department, typically between \$150-\$200k. This year’s promotional video which is produced by Summit TV, is a parody on Game of Thrones and features a number of department staff members, was shown.
- **Other Department Updates** – Scott and Jenise reviewed the recent addition of pickleball in the indoor tennis courts and partnering with the local pickleball club in Summit County. The committee suggested more e-marketing of pickleball when activities are finalized.
- **Committee Feedback** – The committee shared that the women’s showers are working well in stalls one and two; the freestyle and public skating calendars could come out earlier to benefit customer service; there have been some inaccuracies, with sessions cancelled that were on the public calendars; and some RAC members suggested to look into more partnerships with BreckCreate.
- **Next Meeting(s):** January 19, 2017

Committees*	Representative	Report Status
CAST	Mayor Mamula/ Erin Gigliello	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	Mayor Mamula/ Rick Holman	Verbal Report
Liquor and Marijuana Licensing Authority	Helen Cospolich	No Meeting/Report
Summit Stage Advisory Board	James Phelps	No Meeting/Report
Police Advisory Committee	Chief McLaughlin	Included
CMC Advisory Committee	Rick Holman	No Meeting/Report
Recreation Advisory Committee	Jenise Jensen/Scott Reid	Included
Workforce Housing Committee	Laurie Best	Verbal Report
Child Care Advisory Committee	Jennifer McAtamney	Included Under Work Session Agenda Item
Breckenridge Events Committee	Kim Dykstra	Included
Parking and Transit Taskforce	Shannon 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



October 31, 2016 Financial Reports

Department of Finance & Information Services



Executive Summary

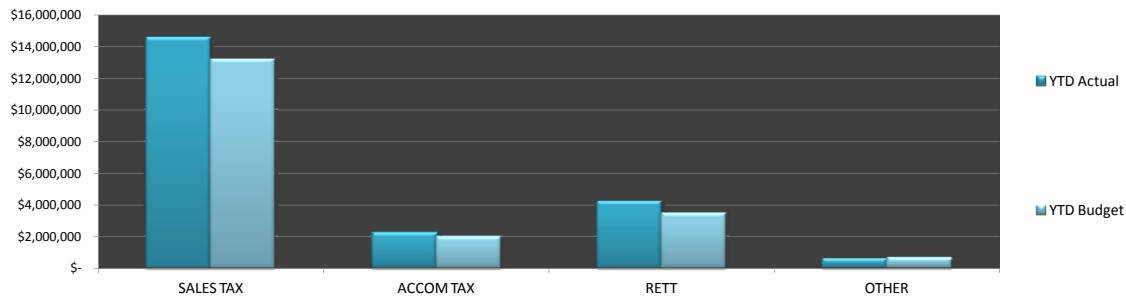
October 31, 2016

This report covers the first ten months of 2016. We continue to track ahead of budget and prior year results year-to-date. October is largely reflective of September tax collections.

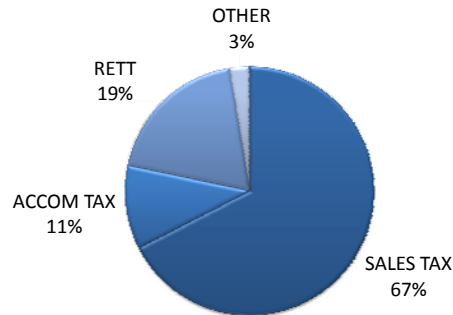
We are approximately \$2.3M over 2016 budgeted revenues in the Excise fund. This is the result of all three major revenue sources (sales, accommodations, and RETT) being up over budget and over prior year.

Expenditures are holding the line, with the General Fund tracking below YTD budgeted expense amount (see General Fund Expenditures Summary for details).

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	\$ 14,569,324	\$ 13,220,021	110%	\$ 17,894,503	\$ 13,073,104	\$ 18,090,059
ACCOMMODATIONS TAX	2,252,749	2,008,686	112%	2,620,373	2,001,285	2,613,829
REAL ESTATE TRANSFER	4,224,267	3,479,052	121%	4,240,001	4,624,670	5,468,732
OTHER*	604,990	663,887	91%	845,004	685,740	951,350
TOTAL	\$ 21,651,330	\$ 19,371,646	112%	\$ 25,599,881	\$ 20,384,798	\$ 27,123,970

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

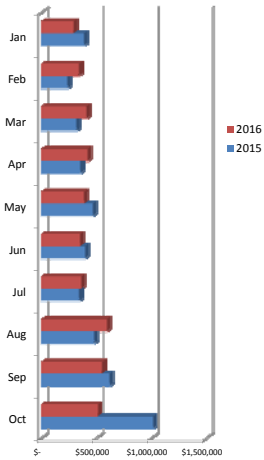
Real Estate Transfer Tax

New Items of Note:

- Revenue for the month of October was behind prior year by 49.36%, yet ahead of the monthly budget by \$59,078.
- Year to date, revenue is behind prior year by 8.67%, yet has surpassed budget by \$745,214.
- Single Family Home sales account for the majority of the sales (33.69%), with Condominiums in the second position of highest sales (26.86%) subject to the tax. Timeshare sales (21.89%) remain in third place in sales level year-to-date.
- 2016 YTD churn is down 2.46% from prior year.

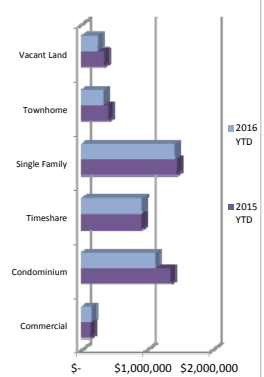
Continuing Items of Note:

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



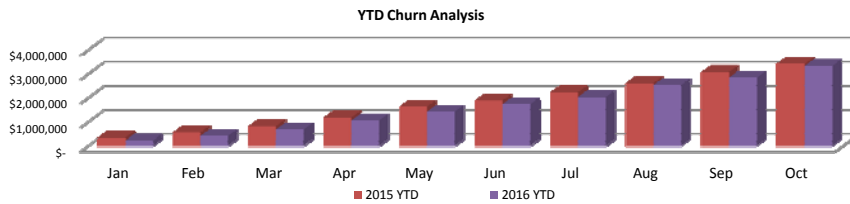
Total RETT						
	2014	2015	2016	% change	2016 Budget	+/- Budget
Jan	\$242,770	\$390,189	\$293,839	-24.69%	\$223,532	\$70,307
Feb	\$311,353	\$239,023	\$338,604	41.66%	\$286,680	\$51,924
Mar	\$367,107	\$320,123	\$407,901	27.42%	\$338,016	\$69,885
Apr	\$343,886	\$352,876	\$418,228	18.52%	\$316,635	\$101,593
May	\$461,783	\$465,365	\$389,525	-16.30%	\$425,189	-\$35,664
Jun	\$246,452	\$395,675	\$351,831	-11.08%	\$226,922	\$124,909
Jul	\$409,671	\$341,504	\$363,545	6.45%	\$377,207	-\$13,662
Aug	\$436,174	\$479,287	\$593,429	23.81%	\$401,610	\$191,819
Sep	\$463,305	\$622,189	\$551,616	-11.34%	\$426,591	\$125,025
Oct	\$495,973	\$1,018,439	\$515,748	-49.36%	\$456,670	\$59,078
Nov	\$387,739	\$376,431	\$260,377	-30.83%	\$357,013	-\$96,636
Dec	\$438,700	\$467,631	\$0	n/a	\$403,936	n/a
Total	\$4,604,914	\$5,468,732	\$4,484,644		\$4,240,001	

*November #s are as of 11/14/2016



by Category					
Description	2015 YTD	2016 YTD	\$ change	% change	% of Total
Commercial	\$ 139,015	\$ 152,172	13,157	9.46%	3.60%
Condominium	1,362,374	1,134,776	(227,597)	-16.71%	26.86%
Timeshare	913,773	924,755	10,982	1.20%	21.89%
Single Family	1,450,839	1,422,984	(27,855)	-1.92%	33.69%
Townhome	413,426	340,063	(73,363)	-17.75%	8.05%
Vacant Land	346,089	249,517	(96,572)	-27.90%	5.91%
Total	\$ 4,625,515	\$ 4,224,267	(401,248)	-8.67%	100.00%

* YTD as of October 31

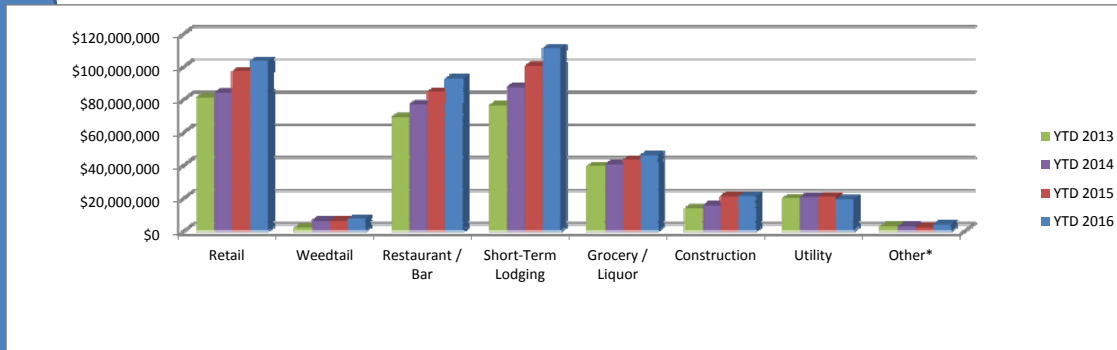
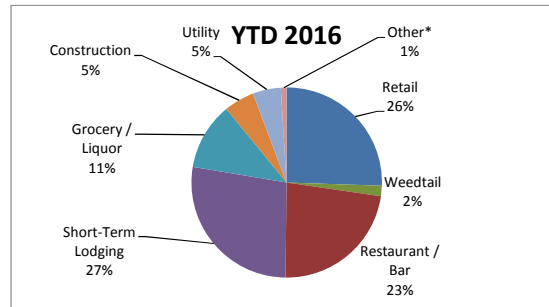
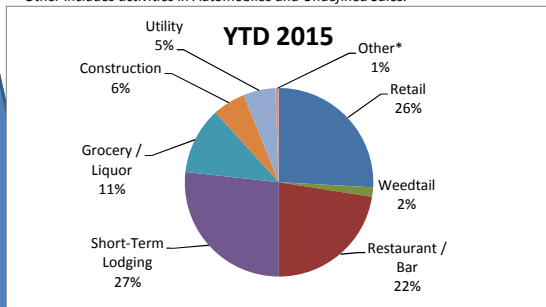


The Tax Basics

Net Taxable Sales by Industry-YTD

Description	YTD 2013	YTD 2014	YTD 2015	2015		2015/2016		2016
				% of Total	YTD 2016	\$ Change	% Change	
Retail	\$81,185,039	\$83,886,484	\$96,811,033	25.84%	\$103,167,118	\$6,356,085	6.57%	25.56%
Weedtail	\$1,806,496	\$6,147,240	\$6,014,400	1.61%	\$7,137,818	\$1,123,419	18.68%	1.77%
Restaurant / Bar	\$69,132,970	\$76,863,388	\$84,579,736	22.58%	\$92,370,551	\$7,790,815	9.21%	22.88%
Short-Term Lodging	\$76,308,075	\$87,432,694	\$100,131,954	26.73%	\$110,814,694	\$10,682,740	10.67%	27.45%
Grocery / Liquor	\$39,149,476	\$40,355,168	\$43,106,687	11.51%	\$45,997,555	\$2,890,868	6.71%	11.39%
Construction	\$13,531,178	\$15,346,073	\$20,961,677	5.60%	\$20,979,612	\$17,935	0.09%	5.20%
Utility	\$19,580,231	\$20,458,690	\$20,702,449	5.53%	\$19,248,998	(\$1,453,451)	-7.02%	4.77%
Other*	\$2,770,760	\$2,663,423	\$2,290,150	0.61%	\$3,989,840	\$1,699,690	74.22%	0.99%
Total	\$303,464,225	\$333,153,161	\$374,598,085	100.00%	\$403,706,186	\$29,108,101	7.77%	100.00%

* Other includes activities in Automobiles and Undefined Sales.



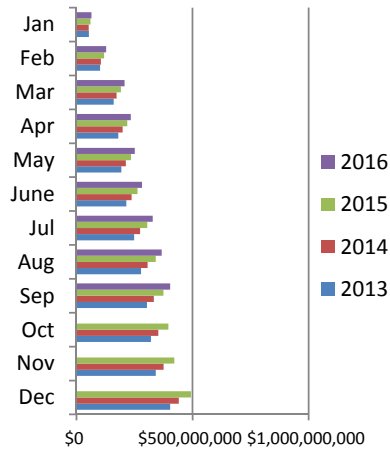
New Items of Note:

- September net taxable sales are currently ahead of September 2015 by 9.32%.
- Year-to-date, net taxable sales are currently ahead of the same period in 2015 by 7.77%.
- For September 2016, all sectors were up in sales, as compared to September 2015.
- Distribution of disposable bags continues to experience an increase over prior year. In September, the increase was 17.22%, as compared to September 2015.

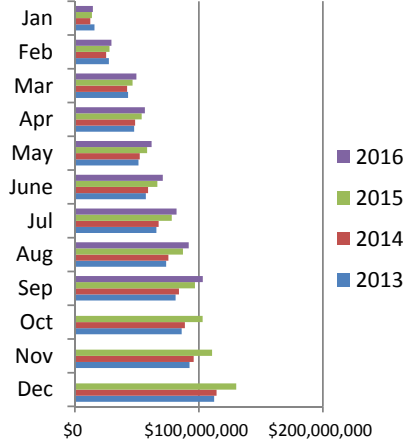
Continuing Items of Note:

- 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.
- 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 relate to returns that have yet to be classified. Much of this category will be reclassified to other sectors as more information becomes available.

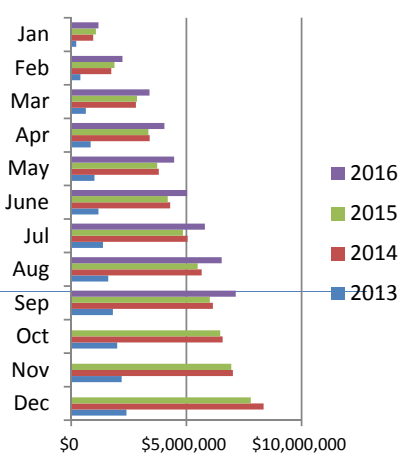
Net Taxable Sales by Sector - Town of Breckenridge Tax Base



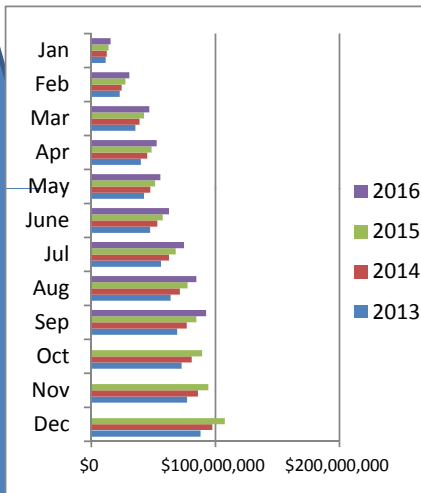
Total Net Taxable Sales					% change
	2013	2014	2015	2016	from PY
Jan	\$53,199,217	\$52,708,157	\$59,782,446	\$64,093,464	7.21%
Feb	\$48,217,663	\$52,461,980	\$58,637,016	\$63,714,577	8.66%
Mar	\$58,715,103	\$67,470,005	\$72,927,328	\$79,062,645	8.41%
Apr	\$19,725,600	\$25,767,064	\$27,365,088	\$26,709,347	-2.40%
May	\$13,073,964	\$14,157,024	\$15,631,796	\$17,595,236	12.56%
Jun	\$21,733,346	\$24,897,034	\$28,782,186	\$30,845,161	7.17%
Jul	\$33,584,108	\$36,074,766	\$41,667,946	\$46,481,704	11.55%
Aug	\$29,887,316	\$32,634,728	\$36,441,285	\$38,731,766	6.29%
Sep	\$25,327,909	\$26,982,405	\$33,362,993	\$36,472,287	9.32%
Oct	\$17,136,613	\$19,024,267	\$21,487,832	\$0	n/a
Nov	\$20,661,312	\$22,759,346	\$25,353,529	\$0	n/a
Dec	\$61,977,211	\$65,810,365	\$71,455,505	\$0	n/a
Total	\$403,239,361	\$440,747,139	\$492,894,951	\$403,706,186	



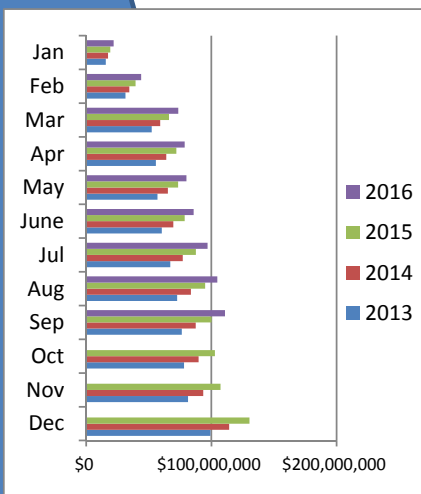
Retail					% change
	2013	2014	2015	2016	from PY
Jan	\$15,687,893	\$12,343,740	\$13,704,556	\$14,513,229	5.90%
Feb	\$11,732,612	\$12,777,141	\$14,121,668	\$14,960,471	5.94%
Mar	\$15,461,918	\$16,945,585	\$18,628,734	\$20,036,039	7.55%
Apr	\$4,938,169	\$6,506,354	\$7,386,399	\$6,833,588	-7.48%
May	\$3,410,670	\$3,662,143	\$4,419,268	\$5,480,748	24.02%
Jun	\$5,966,998	\$6,735,731	\$8,245,736	\$9,000,340	9.15%
Jul	\$8,462,348	\$8,552,507	\$11,534,292	\$11,192,354	-2.96%
Aug	\$7,881,973	\$7,859,237	\$9,040,878	\$9,725,422	7.57%
Sep	\$7,642,458	\$8,504,046	\$9,729,503	\$11,424,928	17.43%
Oct	\$4,956,541	\$4,831,506	\$6,196,759	\$0	n/a
Nov	\$6,304,921	\$7,029,136	\$7,648,588	\$0	n/a
Dec	\$19,894,509	\$18,425,133	\$19,480,540	\$0	n/a
Total	\$112,341,010	\$114,172,259	\$130,136,920	\$103,167,118	



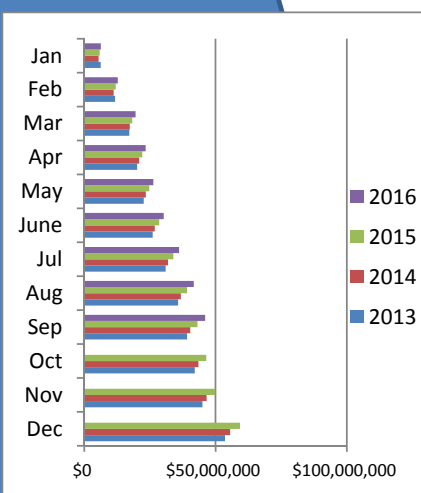
Weedtail					% change
	2013	2014	2015	2016	from PY
Jan	\$213,016	\$951,609	\$1,069,983	\$1,181,014	10.38%
Feb	\$182,322	\$787,796	\$809,146	\$1,045,184	29.17%
Mar	\$236,589	\$1,068,198	\$976,179	\$1,170,045	19.86%
Apr	\$207,583	\$597,513	\$496,701	\$647,524	30.36%
May	\$165,344	\$397,864	\$376,877	\$424,305	12.58%
Jun	\$173,564	\$493,672	\$463,026	\$561,981	21.37%
Jul	\$198,017	\$755,747	\$659,118	\$768,474	16.59%
Aug	\$226,347	\$612,329	\$638,780	\$731,985	14.59%
Sep	\$203,715	\$482,512	\$524,591	\$607,308	15.77%
Oct	\$189,368	\$425,385	\$453,781	\$0	n/a
Nov	\$192,819	\$443,172	\$476,602	\$0	n/a
Dec	\$205,254	\$1,336,055	\$846,691	\$0	n/a
Total	\$2,393,937	\$8,351,852	\$7,791,474	\$7,137,818	



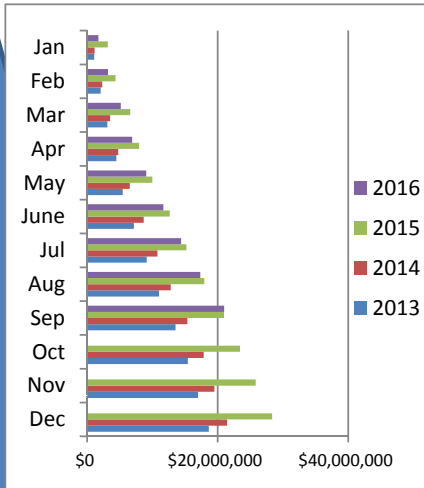
Restaurant / Bar					
	2013	2014	2015	2016	% change from PY
Jan	\$11,412,977	\$12,283,855	\$13,756,348	\$15,419,117	12.09%
Feb	\$11,353,390	\$12,044,982	\$13,617,968	\$15,063,735	10.62%
Mar	\$12,684,916	\$14,453,897	\$15,031,507	\$16,106,760	7.15%
Apr	\$4,317,803	\$6,149,352	\$6,022,994	\$6,029,421	0.11%
May	\$2,572,718	\$2,422,248	\$2,804,283	\$2,975,328	6.10%
Jun	\$5,007,081	\$5,691,668	\$6,296,506	\$6,950,712	10.39%
Jul	\$8,712,884	\$9,444,340	\$10,363,673	\$12,103,130	16.78%
Aug	\$7,760,251	\$8,836,559	\$9,542,828	\$9,885,724	3.59%
Sep	\$5,310,950	\$5,536,488	\$7,143,628	\$7,836,624	9.70%
Oct	\$3,520,805	\$3,963,702	\$4,582,986	\$0	n/a
Nov	\$4,423,462	\$4,974,064	\$5,117,014	\$0	n/a
Dec	\$10,778,967	\$11,625,271	\$13,244,900	\$0	n/a
Total	\$87,856,204	\$97,426,425	\$107,524,637	\$92,370,551	



Short-Term Lodging					
	2013	2014	2015	2016	% change from PY
Jan	\$15,583,905	\$17,372,034	\$19,173,502	\$21,865,828	14.04%
Feb	\$15,757,914	\$16,990,749	\$20,147,006	\$21,992,629	9.16%
Mar	\$20,992,137	\$24,675,734	\$26,730,735	\$29,688,152	11.06%
Apr	\$3,275,311	\$4,919,887	\$5,951,925	\$5,060,786	-14.97%
May	\$1,236,077	\$1,277,562	\$1,384,455	\$1,439,573	3.98%
Jun	\$3,499,175	\$4,308,034	\$5,241,643	\$5,698,669	8.72%
Jul	\$6,822,490	\$7,585,705	\$8,911,224	\$11,210,884	25.81%
Aug	\$5,460,906	\$6,494,128	\$7,396,588	\$7,680,651	3.84%
Sep	\$3,680,160	\$3,808,859	\$5,194,876	\$6,177,523	18.92%
Oct	\$1,761,055	\$2,309,997	\$2,704,866	\$0	n/a
Nov	\$3,227,674	\$3,757,030	\$4,442,097	\$0	n/a
Dec	\$17,857,244	\$20,685,607	\$23,083,790	\$0	n/a
Total	\$99,154,048	\$114,185,327	\$130,362,707	\$110,814,694	



Grocery / Liquor					
	2013	2014	2015	2016	% change from PY
Jan	\$6,202,934	\$5,396,818	\$5,825,759	\$6,250,584	7.29%
Feb	\$5,467,845	\$5,757,724	\$6,069,614	\$6,449,794	6.26%
Mar	\$5,450,296	\$6,142,314	\$6,296,838	\$6,769,678	7.51%
Apr	\$2,961,839	\$3,595,471	\$3,836,903	\$3,850,758	0.36%
May	\$2,527,522	\$2,494,938	\$2,724,433	\$2,928,950	7.51%
Jun	\$3,378,079	\$3,390,186	\$3,735,382	\$3,960,786	6.03%
Jul	\$4,954,538	\$5,095,846	\$5,388,915	\$5,839,136	8.35%
Aug	\$4,740,776	\$4,876,297	\$5,231,601	\$5,625,836	7.54%
Sep	\$3,465,647	\$3,605,574	\$3,997,242	\$4,322,032	8.13%
Oct	\$2,930,066	\$3,098,289	\$3,344,571	\$0	n/a
Nov	\$2,869,439	\$3,093,789	\$3,375,304	\$0	n/a
Dec	\$8,615,250	\$8,996,820	\$9,500,929	\$0	n/a
Total	\$53,564,231	\$55,544,066	\$59,327,490	\$45,997,555	

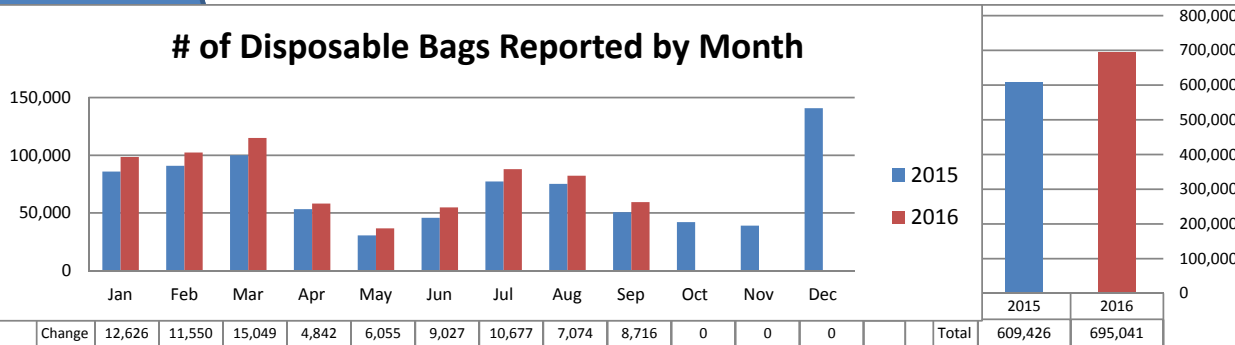


Construction					
	2013	2014	2015	2016	% change from PY
Jan	\$1,096,667	\$1,138,573	\$3,174,067	\$1,723,041	-45.72%
Feb	\$977,818	\$1,182,623	\$1,179,476	\$1,465,642	24.26%
Mar	\$1,034,123	\$1,186,455	\$2,244,354	\$1,958,163	-12.75%
Apr	\$1,357,164	\$1,270,206	\$1,361,314	\$1,752,600	28.74%
May	\$993,329	\$1,757,354	\$2,029,336	\$2,167,124	6.79%
Jun	\$1,710,207	\$2,123,154	\$2,676,391	\$2,608,529	-2.54%
Jul	\$1,969,562	\$2,106,267	\$2,531,413	\$2,711,016	7.09%
Aug	\$1,880,871	\$2,041,386	\$2,766,322	\$2,952,134	6.72%
Sep	\$2,511,437	\$2,540,056	\$2,999,004	\$3,641,362	21.42%
Oct	\$1,888,749	\$2,512,538	\$2,466,852	\$0	n/a
Nov	\$1,573,652	\$1,644,221	\$2,388,504	\$0	n/a
Dec	\$1,649,732	\$1,940,273	\$2,533,593	\$0	n/a
Total	\$18,643,312	\$21,443,106	\$28,350,626	\$20,979,612	

Disposable Bag Fees

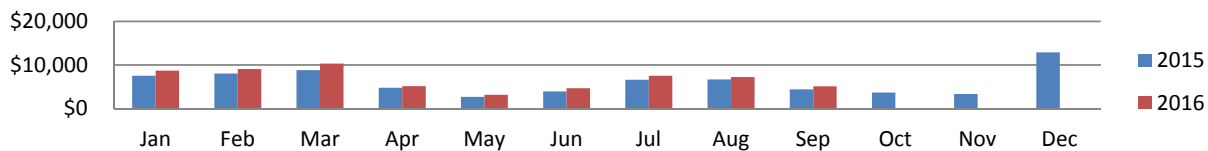
The Town adopted an ordinance April 9, 2013 (effective October 15, 2013) to discourage the use of disposable bags, achieving a goal of the SustainableBreck Plan. The \$.10 fee applies to most plastic and paper bags given out at retail and grocery stores in Breckenridge. The program is intended to encourage 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.

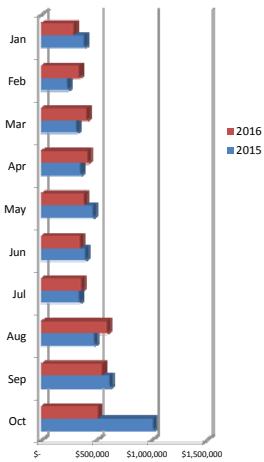
Real Estate Transfer Tax

New Items of Note:

- Revenue for the month of October was behind prior year by 49.36%, yet ahead of the monthly budget by \$59,078.
- Year to date, revenue is behind prior year by 8.67%, yet has surpassed budget by \$745,214.
- Single Family Home sales account for the majority of the sales (33.69%), with Condominiums in the second position of highest sales (26.86%) subject to the tax. Timeshare sales (21.89%) remain in third place in sales level year-to-date.
- 2016 YTD churn is down 2.46% from prior year.

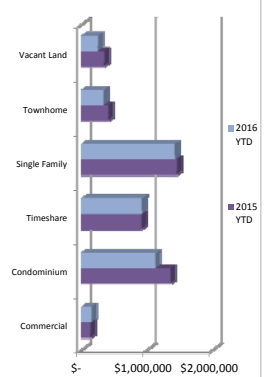
Continuing Items of Note:

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



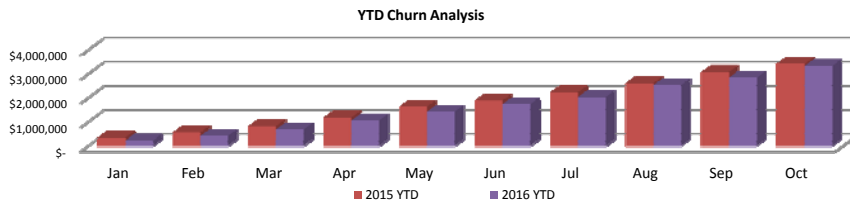
Total RETT						
	2014	2015	2016	% change	2016 Budget	+/- Budget
Jan	\$242,770	\$390,189	\$293,839	-24.69%	\$223,532	\$70,307
Feb	\$311,353	\$239,023	\$338,604	41.66%	\$286,680	\$51,924
Mar	\$367,107	\$320,123	\$407,901	27.42%	\$338,016	\$69,885
Apr	\$343,886	\$352,876	\$418,228	18.52%	\$316,635	\$101,593
May	\$461,783	\$465,365	\$389,525	-16.30%	\$425,189	-\$35,664
Jun	\$246,452	\$395,675	\$351,831	-11.08%	\$226,922	\$124,909
Jul	\$409,671	\$341,504	\$363,545	6.45%	\$377,207	-\$13,662
Aug	\$436,174	\$479,287	\$593,429	23.81%	\$401,610	\$191,819
Sep	\$463,305	\$622,189	\$551,616	-11.34%	\$426,591	\$125,025
Oct	\$495,973	\$1,018,439	\$515,748	-49.36%	\$456,670	\$59,078
Nov	\$387,739	\$376,431	\$260,377	-30.83%	\$357,013	-\$96,636
Dec	\$438,700	\$467,631	\$0	n/a	\$403,936	n/a
Total	\$4,604,914	\$5,468,732	\$4,484,644		\$4,240,001	

*November #s are as of 11/14/2016



by Category					
Description	2015 YTD	2016 YTD	\$ change	% change	% of Total
Commercial	\$ 139,015	\$ 152,172	13,157	9.46%	3.60%
Condominium	1,362,374	1,134,776	(227,597)	-16.71%	26.86%
Timeshare	913,773	924,755	10,982	1.20%	21.89%
Single Family	1,450,839	1,422,984	(27,855)	-1.92%	33.69%
Townhome	413,426	340,063	(73,363)	-17.75%	8.05%
Vacant Land	346,089	249,517	(96,572)	-27.90%	5.91%
Total	\$ 4,625,515	\$ 4,224,267	(401,248)	-8.67%	100.00%

* YTD as of October 31

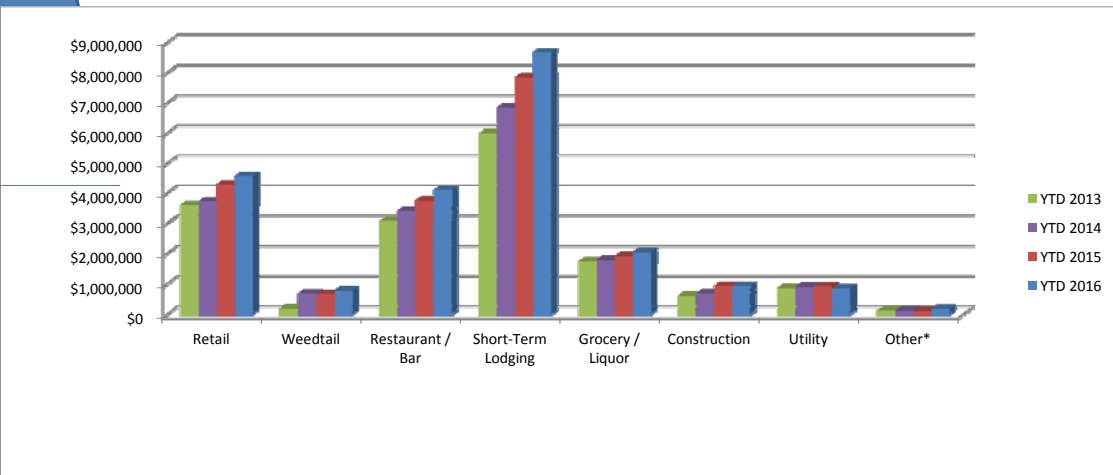
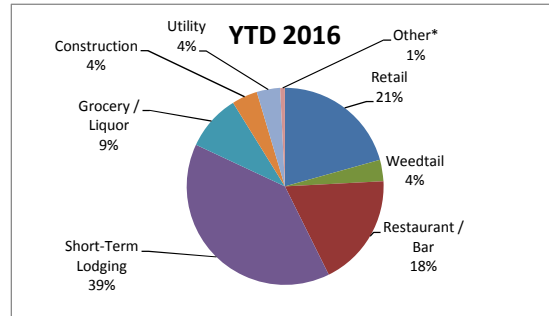
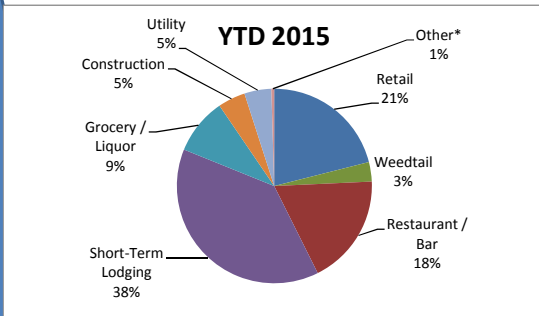


TAXES DUE - SALES, ACCOMMODATIONS, AND MARIJUANA TAXES

Tax Due by Industry-YTD

Description	YTD 2013	YTD 2014	YTD 2015	2015 % of Total	YTD 2016	2015/2016 \$ Change	2015/2016 % Change	2016 % of Total
Retail	\$3,596,497	\$3,716,171	\$4,288,729	21.03%	\$4,570,303	\$281,575	6.57%	20.67%
Weedtail	\$197,450	\$671,893	\$657,374	3.22%	\$780,164	\$122,790	18.68%	3.53%
Restaurant / Bar	\$3,062,591	\$3,405,048	\$3,746,882	18.38%	\$4,092,015	\$345,133	9.21%	18.50%
Short-Term Lodging	\$5,974,922	\$6,845,980	\$7,840,332	38.45%	\$8,676,791	\$836,459	10.67%	39.23%
Grocery / Liquor	\$1,734,322	\$1,787,734	\$1,909,626	9.37%	\$2,037,692	\$128,066	6.71%	9.21%
Construction	\$599,431	\$679,831	\$928,602	4.55%	\$929,397	\$795	0.09%	4.20%
Utility	\$867,404	\$906,320	\$917,118	4.50%	\$852,731	(\$64,388)	-7.02%	3.86%
Other*	\$122,745	\$117,990	\$101,454	0.50%	\$176,750	\$75,296	74.22%	0.80%
Total	\$16,155,362	\$18,130,967	\$20,390,118	100.00%	\$22,115,842	\$1,725,724	8.46%	100.00%

* Other includes activities in Automobiles and Undefined Sales.



Items of Note:

- The general sales tax rate includes the 2.5% Town sales tax + 1.93% County sales tax distributed to the Town.
- The Short -Term Lodging sector includes an additional 3.4% accommodation tax.
- Weedtail includes an additional 5% marijuana tax (recreational and medical). The 1.5% distribution from the State is also included in this category. While the State distribution is only due on recreational sales, the majority of weedtail sales are recreational and the distribution has been applied to the entire sector.
- Report assumptions include: applying tax specific to a sector to the entire sector, as well as assuming the same tax base across the State, County, and Town taxes due. As a result, the numbers indicated above are a rough picture of taxes due to the Town and not an exact representation. Additionally, the data is representative of taxes due to the Town and not necessarily taxes collected year to date.

General Fund Revenues Summary

October 31, 2016

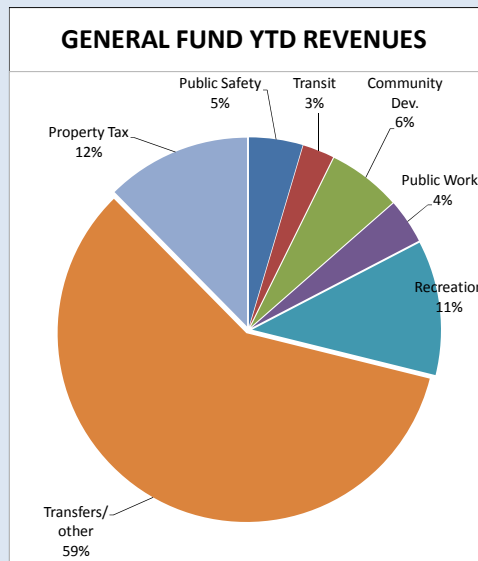
These next two pages report on 2016 year to date financials for the General Fund. This area contains most "Government Services," such as public works, police, community development, planning, recreation, facilities, and administrative functions.

General Fund Revenue: At the end of October, the Town's General Fund was at 104% of YTD budget (\$21.4M actual vs. \$20.5M budgeted). Most departments are performing ahead of budget.

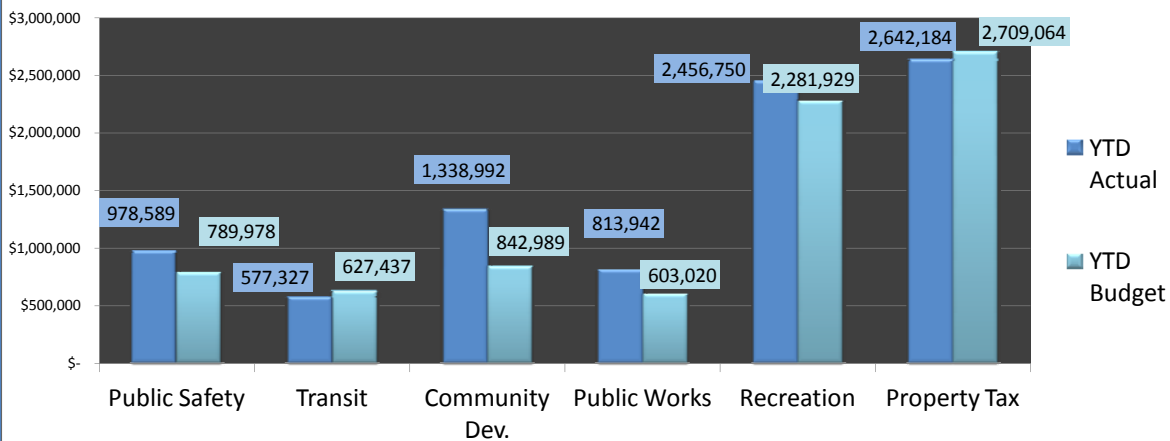
Public Safety continues to stay ahead of budget due to parking revenues (pay parking, permits and tickets). This excess currently totals \$102k.

Community Development revenue continues to outpace budget and prior year levels. As of October 31, CD revenue rose to 59% over YTD budget.

Recreation is ahead of budget primarily due to Nordic Center Operations (which finished the season \$42k or 43% over budget) & Resident Pass sales (up \$90k over budget).



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



General Fund Expenditures Summary

October 31, 2016

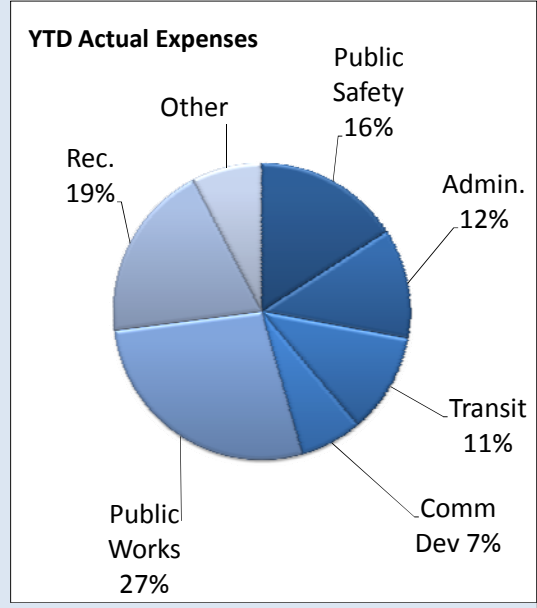
The General Fund at October 31, 2016 is at 86% of budgeted expense (\$17.8M actual vs. \$20.7M budgeted). The below graphs represent the cost of providing the services contained in this fund (Public Safety, Transit, Recreation, Public Works, Community Development, and Administration).

Variance Explanations:

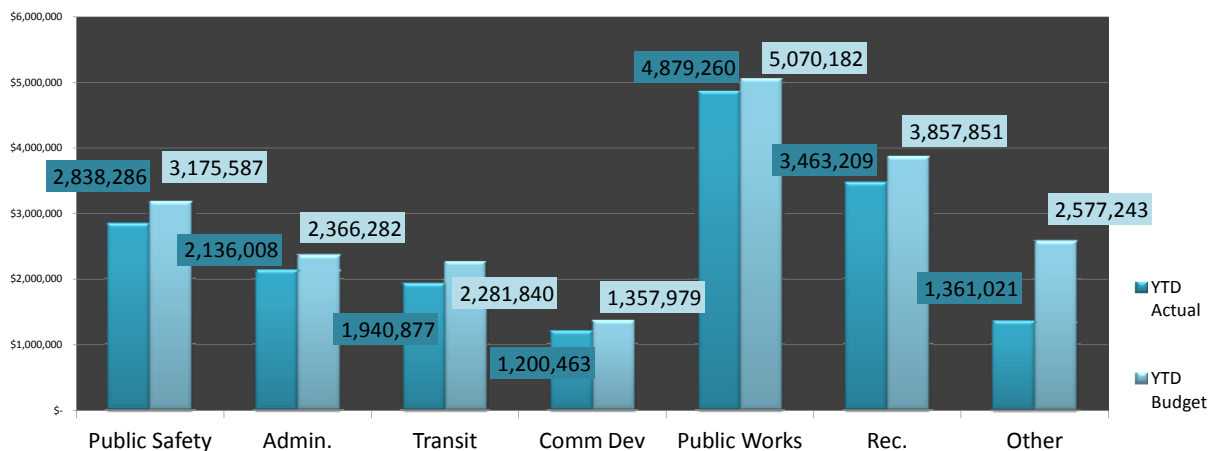
Department variances are primarily due to open positions.

Recreation is under budget due to open positions and utility expenses.

"Other" category is under budget due to the solar garden purchase which was budgeted but is not anticipated to occur (\$500K). The 318 N. Main purchase that occurred in May has been appropriated to this category (\$1.3M).



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



Combined Statement of Revenues and Expenditures

All Funds October 31, 2016

REVENUE	YTD Actual	YTD Budget	% of YTD Bud.	Annual Bud.
General Governmental				
1 Gen/Excise/MMJ/Child Cr/Spec Prj	\$ 31,424,359	\$ 28,187,841	111%	\$ 35,796,421
2 Special Revenue	5,912,249	5,853,701	101%	7,683,102
3 Internal Service	3,783,306	4,896,543	77%	5,870,668
4 Subtotal General Governmental	\$ 41,119,915	\$ 38,938,085	106%	\$ 49,350,191
5 Capital Projects	470,120	83,330	564%	339,996
Enterprise Funds				
6 Utility Fund	5,001,410	4,852,074	103%	5,598,070
7 Golf	2,536,133	2,560,580	99%	2,569,472
8 Cemetery	15,725	25,116	63%	25,116
9 Subtotal Enterprise Funds	\$ 7,553,268	\$ 7,437,770	102%	\$ 8,192,658
10 TOTAL REVENUE	49,143,302	46,459,185	106%	57,882,845
11 Internal Transfers	26,217,177	27,369,344	96%	31,066,978
12 TOTAL REVENUE incl. x-fers	\$ 75,360,479	\$ 73,828,529	102%	\$ 88,949,823
EXPENDITURES				
	YTD Actual	YTD Budget	% of Bud.	Annual Bud.
General Governmental				
1 Gen/Excise/MMJ/Child Cr/Spec Prj	\$ 21,965,303	\$ 25,043,640	88%	\$ 30,311,614
2 Special Revenue	14,494,887	6,547,771	221%	14,939,109
3 Internal Service	4,212,775	5,743,772	73%	6,177,706
4 Subtotal General Governmental	\$ 40,672,964	\$ 37,335,183	109%	\$ 51,428,429
5 Capital Projects	8,030,702	7,726,500	104%	9,016,500
Enterprise Funds				
6 Utility Fund	4,033,141	5,455,822	74%	5,883,850
7 Golf	2,288,821	2,461,212	93%	2,917,511
8 Cemetery	7,050	6,210	114%	13,572
9 Subtotal Enterprise Funds	\$ 6,329,011	\$ 7,923,244	80%	\$ 8,814,933
10 TOTAL EXPENDITURES	55,032,678	52,984,927	104%	69,259,862
11 Internal Transfers	26,217,177	27,369,345	96%	31,066,981
12 TOTAL EXPENDITURES incl. x-fers	\$ 81,249,855	\$ 80,354,272	101%	\$ 100,326,843
13 TOTAL REVENUE less EXPEND.	\$ (5,889,375)	\$ (6,525,743)	N/A	\$ (11,377,020)

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

October 31, 2016

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

Governmental Funds:

General Fund:

- Revenue:
 - Exceeded budget by \$847K. Please see General Fund Revenue page for more detail.
- Expense:
 - Under budget by \$2.9M. See General Fund Expense page of this report for more details.

Excise Fund:

- Revenue:
 - Ahead of budget by \$2.3M - see Executive Summary or Tax Basics for more information.

Capital Fund:

- Revenue:
 - The Combined Statement does not include transfers (appx. \$8.2M).
- Expense:
 - Under budget due to timing: expenditures budgeted at 100% but spending varies over the duration of the projects.

Special Revenue Funds:

- Variances are due to Affordable Housing construction expenses.

Enterprise Funds:

Utility:

- Revenue:
 - Over budget due to PIFs.

Internal Service Funds:

- Revenue:
 - Under budget due to timing of Garage Fund grant related revenue budgeted but not yet received.
- Expense:
 - Under budget due to timing of Garage Fund grant related expenses budgeted but not yet spent.

Fund Descriptions:

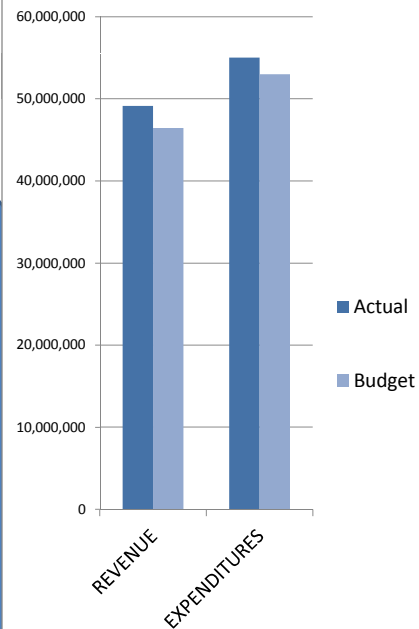
General Governmental - General, Excise, Capital, Special Projects, Child Care, Marijuana

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



JOINT MEETING AGENDA

Breckenridge Town Council and BTO Board of Directors

Tuesday, November 22, 2016 4:30pm

Breckenridge Town Hall- Council Chambers

- 1. Overview of progress on long term goals**
- 2. Discussion on Parking/Transit Communication Plan and if/how Council would like BTO involvement to change (more/less)**
- 3. Any additional questions or direction from Council**

November 14, 2016

To: Town Council

From: BHA, BTO, BCA & Community Development

Re: Welcome Center Master Plan

In September, Council requested updates to the Welcome Center master plan. The attached draft includes revised hard vs. soft costs as well as renderings showing a more open floor plan. Two options are described in the updated plan.

Option 1, which calls for minimal change to the Welcome Center's interior, includes: removal of the riverside desk, four new itinerary planning stations, Audience View implementation for one-stop-shop ticketing and merchandise sales, removal/repair of damaged interpretive panels, interior wayfinding signs, additional storage, and digital signage highlighting the day's events and real-time transportation information. The theater and majority of the interpretive panels remain. Capitol costs for Option 1 range from \$193,000 to \$330,000.

Option 2 builds on Option 1 and suggests major changes to the cabin and existing interpretative exhibits. Option 2 acts as a master plan for the building's long term refreshment schedule, and therefore can be implemented in phases either contemporaneously with Option 1 or as stand-alone subsequent refreshments of the building.

To increase visibility to the relocated central visitor services area (it would be moved to the cabin with this option), and to broaden the staff vistas to all entries, the consultant has proposed two alternatives that open the cabin façade either through a 12' wide by 9' high rectangular opening (2A), or through a larger 12' wide by 20' high gable-shaped opening (2B). The shape of the opening is the only difference between Options 2A and 2B. The mezzanine also would be removed to provide a more inviting space in the cabin.

With Option 2, more than half of the historic east and west cabin walls are removed, the theater opens up, a new visitor services desk in the center of the building replaces the existing "front" desk, and digital screens and new displays replace interpretive panels. Option 2 also includes a self-guided, mobile historic tour and "welcome" videos at the Main Street and riverside entries. Elements of Option 2 can be phased over time. Capitol cost estimates for options 2A and 2B range from \$503,500 to \$825,000 for Phase 1, and \$405,000 to \$607,500 for Phase 2.

Operational cost increases are the same for both Option 1 and 2. The BTO's 2017 budget (recently approved by the Town Council with this expense in it), includes a part-time Audience View administrator to manage sales and ticketing for third party vendors and merchandise. No other significant staffing changes are anticipated. Other minor annual operating costs associated with software servicing and updates bring the total for labor and operating costs to an additional \$30,500 annually.

The BHA Board supports Option 1 as well as elements from Option 2, such as Time is a River, other new exhibits and the highlight videos. The BHA opposes removal of the cabin walls as presented in Option 2. Opening up the space is visually appealing. However, demolition destroys historic fabric (the original exterior walls), and may imply that Breckenridge doesn't value its history. BHA risks losing support from visitors, members and funders.

The Breckenridge Tourism Office (BTO) supports options 1 or 2. The BTO respects the sensitive nature related to alteration of cabin walls in the museum. The BTO supports efforts that increase visitor flow in the building, enhancing self-service information stations; enhancing the visitor information experience and will, to the best of their ability, enhance the visitor experience without increasing paid staff levels utilized in the operation of the visitor experience.

The BTO and BCA support the implementation of the AudienceView system in the Welcome Center to help streamline ticket sales across all resident companies, partners and other third party vendors, in tandem with additional staffing resources who would be dedicated to and fully trained on the AudienceView functionality to ensure the success of the project. BTO has some concerns related to retail/merchandise sales via the AudienceView System and is confident proper training provided by AudienceView personnel will overcome challenges related the administrative support of the system as well as end user efficiency and effectiveness.

Town staff will be in attendance to answer questions about the updated plan.

Breckenridge Welcome Center

Revised Plan

GOALS

The main goal is to consolidate the two visitor services desks into one central location and to provide a framework that could be expanded upon as funding becomes available.

Option 1 provides improvements to capacity management and information accessibility. This option retains the visitor services desk in the Main Street area. It removes the panels in the Riverwalk entry and replaces the faded interpretive panels on the second floor. It adds four itinerary-building kiosks, a unified ticketing system with a part-time Audience View administrator, and interior signage.

Option 2 acts as a master plan for the building's long term refreshment schedule because it includes components that could be added to the Option 1 framework. Option 2 improves the visibility from both the Main Street and Riverwalk entries. It also provides improvements to capacity management, visitor flow, and information accessibility.

Within Option 2, there is an increase in the footprint of the visitor services area on the first floor and a museum destination on the second floor. The gift shop has been relocated to the cabin for staff oversight. To increase visibility to the central visitor services area and to broaden the staff vistas to all entries, we have proposed two alternatives that open the cabin facade: either through a 12' wide by 9' high rectangular opening (2A) or through a larger 12' wide by 20' gable-shaped opening (2B). The shape of the opening is the only difference between Option 2A and Option 2B. The mezzanine is removed to provide a more inviting space in the cabin. A dramatic opening in the cabin provides increased visibility to the interpretive spaces on the second floor.

KEY

1 Visitor Services Desk (Option 2 Only)

The visitor services desk will be placed in the existing cabin space. This central location will allow staff to help more of the overall visitors to the Welcome Center during the peak seasons/times. During peak seasons, greeters could be added to the three main entries.

2 Highlight Video (Option 2 Only)

Two large projection screens will draw visitors into the space through compelling video testimonials and short seasonal event/activity video reels.

3 Lockable Retail Area

The BTO and BHA merchandise will be displayed together in the visitor services area.

4 Itinerary Planning Stations

Four stations total will allow guests to use self-guided interactives to explore, plan, and save itineraries. All of the stations will contain the same program, which will be searchable and filterable by various themes such as: recreation, events, arts, culture, restaurants, and retail.

5 Additional Storage/Seating

Additional storage located below built-in seating will address the current need for more storage space. The temporary storage space next to the elevator shaft will be removed.

6 Digital Signage with Event/Transportation Information

Digital signage that is updated daily by staff will display events/tours occurring throughout the day and real-time transportation data.

7 Time is a River Monitor Array (Option 2 Only)

The history of Breckenridge will be displayed through a multi-touch interactive wall display. The interpretive theme of "Time is a River" will provide the narrative thread for the history and stories told within the experience.

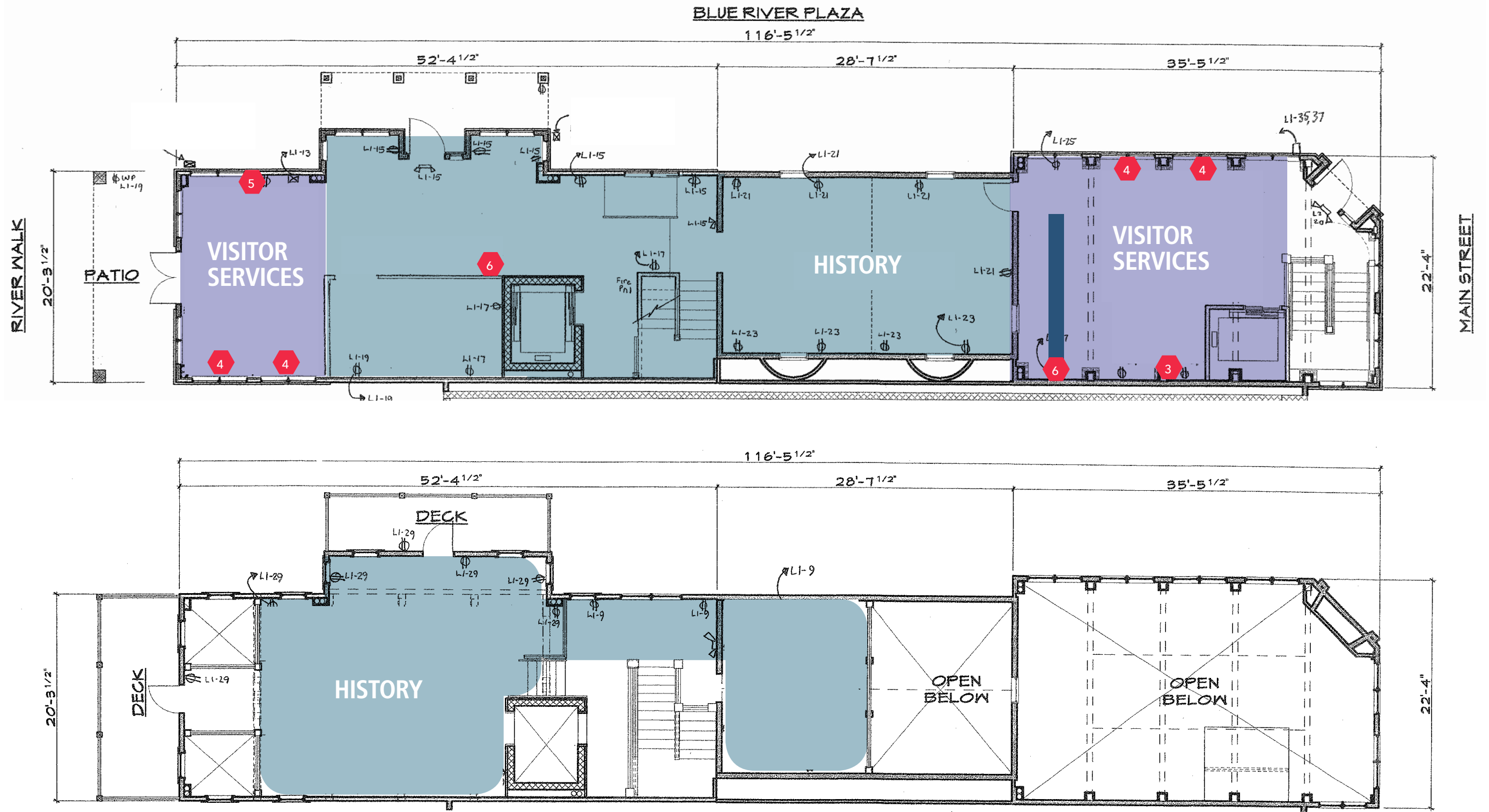
8 New History-focused Exhibits (Option 2 Only)

Within the second floor galleries, all existing graphic structures and panels will be removed. Based on the new interpretive approach, exhibits will be developed that highlight historic Breckenridge stories, promote ancillary sites throughout the Town, and promote conservation efforts. Modular casework will display changing artifacts or objects. Digital history explorers will house content that expands on the new interpretive themes.

OPTION 1

SPACE ALLOCATIONS

This diagram shows the final spatial allocations for the first option.



OPTION 1

BUDGET ALLOCATIONS

The master plan has determined the trajectory and priorities of the project. We have created an approach that meets the stakeholder goals and allows the improvements to be completed in phases.

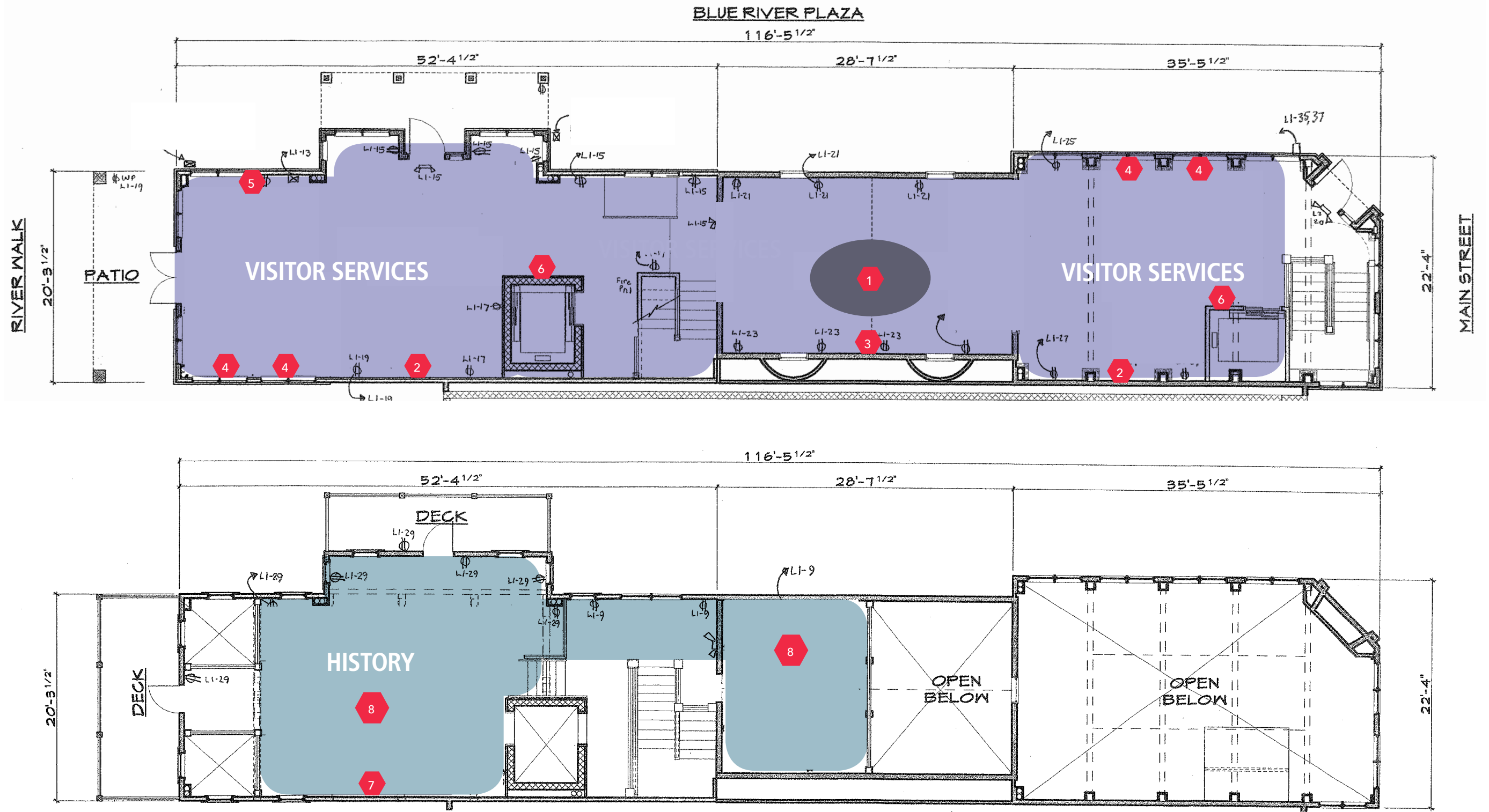
PHASE I: VISITOR SERVICE IMPROVEMENTS (FIRST FLOOR)	LOW	HIGH
HARD COSTS		
1. Design / Engineering Fees	\$20,000	\$35,000
2. Demolition (Panels, River Walk Desk, etc.)	\$2,500	\$5,000
3. Architectural Modifications		
A. GWB Modifications (Closet at Stair)	\$5,000	\$7,500
B. Electrical Modifications	\$7,500	\$12,500
C. Painting	\$2,500	\$5,000
4. Furnishings and Fixtures		
A. Gift Shop Cabinetry Retractable Security Screen	\$10,000	\$15,000
B. Interior Signage (Estimate provided by BHA)	\$10,000	\$15,000
C. Lighting	\$5,000	\$7,500
D. Seating	\$20,000	\$35,000
E. Graphics	\$10,000	\$25,000
5. Audio-Visual Components		
A. Digital Signage Hardware and Enclosures (2)	\$5,000	\$10,000
B. Itinerary Kiosks Hardware and Enclosures (4)	\$15,000	\$25,000
6. Delivery and Installation	\$40,000	\$70,000
Phase I Subtotal for Hard Costs	\$152,500	\$267,500
SOFT COSTS		
1. AudienceView Implementation (Estimate provided by BCA)	\$20,000	\$30,000
2. Digital Signage Programming Template by Manuf. (1)	1,000	2,500
3. Website Itinerary Builder Add-on Programming (1)	\$20,000	\$30,000
Phase I Subtotal for Soft Costs	\$41,000	\$62,500
PHASE I GRAND TOTAL FOR HARD AND SOFT COSTS	\$193,500	\$330,000

ADDITIONAL ANNUAL OPERATING EXPENSES	COST
Staffing	
Part-time Audience View Administrator	\$22,000
Total Proposed Staffing (Additional)	\$22,000
Servicing and Updates	
Service Agreement (\$500/Service Call @ 2 Calls)	\$1,000
Programming Updates/Hardware Replacement (Yearly)	\$7,500
Subtotal	\$8,500
Total Operating Expenses	\$30,500

OPTION 2A / 2B

SPACE ALLOCATIONS

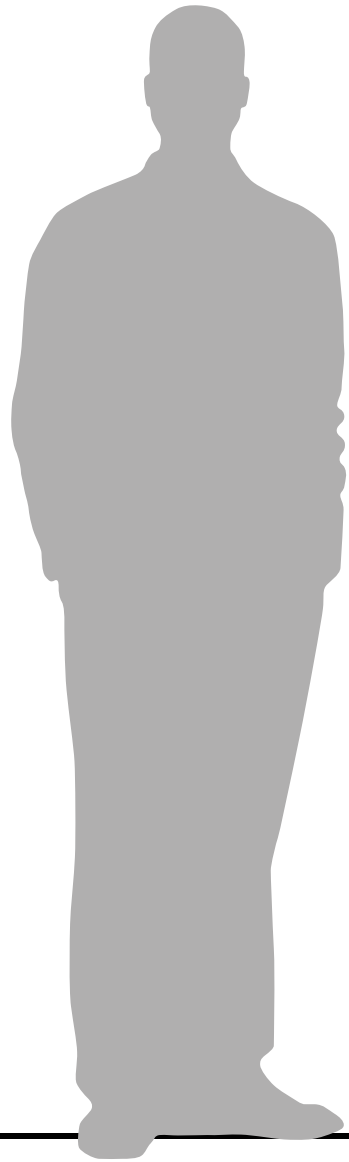
This diagram shows the final spatial allocations for the second option.



Note: Mezzanine in cabin would be removed in Option 2B.

OPTION 2A / 2B

TIME IS A RIVER INTERACTIVE ELEVATION



OPTION 2A

RENDERING



OPTION 2B

RENDERING



OPTION 2A / 2B

BUDGET ALLOCATIONS

The master plan has determined the trajectory and priorities of the project. We have created an approach that meets the stakeholder goals and provides a set of stand-alone implementation phases. The phases listed below will allow for refreshments over time or as funding becomes available. Please note that the anticipated costs are the same for Options 2A and 2B.

PHASE I: VISITOR SERVICE IMPROVEMENTS (FIRST FLOOR)	LOW	HIGH
HARD COSTS		
1. Design / Engineering Fees	\$55,000	\$85,000
2. Demolition (Panels, Cabin Facade, Mezzanine, etc.)	\$30,000	\$45,000
3. Architectural Modifications		
A. Flooring Modifications/Refinishing	\$7,500	\$15,000
B. GWB Modifications	\$10,000	\$15,000
C. Cabin Facade Modifications and Cut-away Sections	\$35,000	\$50,000
D. Modifications to Stairs	\$20,000	\$30,000
E. Electrical Modifications	\$15,000	\$25,000
F. Painting	\$10,000	\$17,500
4. Furnishings and Fixtures		
A. Information Desk	\$20,000	\$35,000
B. Gift Shop Cabinetry and Fixtures	\$25,000	\$30,000
C. Gift Shop Cabinetry Retractable Security Screen	\$15,000	\$20,000
D. Interior Signage (Estimate provided by BHA)	\$10,000	\$15,000
E. Lighting	\$35,000	\$50,000
F. Seating	\$20,000	\$35,000
G. Graphics	\$10,000	\$25,000
5. Audio-Visual Components		
A. Video Overview Hardware and Enclosures (2)	\$30,000	\$40,000
B. Digital Signage Hardware and Enclosures (2)	\$5,000	\$10,000
C. Itinerary Kiosks Hardware and Enclosures (4)	\$15,000	\$25,000
6. Delivery and Installation	\$60,000	\$95,000
Phase I Subtotal for Hard Costs	\$427,500	\$662,500
SOFT COSTS		
1. AudienceView Implementation (Estimate provided by BCA)	\$20,000	\$30,000
2. Video Overview (1)	\$10,000	\$60,000
3. Digital Signage Programming Template by Manuf. (1)	1,000	2,500
4. Website Itinerary Builder Add-on Programming (1)	\$20,000	\$30,000
5. BHA Mobile Website Tours (1)	\$25,000	\$40,000
Phase I Subtotal for Soft Costs	\$76,000	\$162,500
PHASE I GRAND TOTAL FOR HARD AND SOFT COSTS	\$503,500	\$825,000

PHASE II: MUSEUM IMPROVEMENTS (SECOND FLOOR)	LOW	HIGH
HARD COSTS		
1. Design Fees	\$45,000	\$65,000
2. Demolition	\$5,000	\$7,500
3. Architectural Modifications		
A. Flooring Modifications/Refinishing	\$10,000	\$15,000
B. GWB Modifications	\$5,000	\$7,500
4. Furnishings and Fixtures		
A. Hands-on Experiences (3)	\$10,000	\$17,500
B. Lighting	\$10,000	\$15,000
C. Artifact Cases (4) and Mounts	\$30,000	\$40,000
D. Seating	\$5,000	\$15,000
E. Graphics	\$25,000	\$50,000
5. Audio-Visual Components		
A. Time is a River Interactive Hardware and Enclosure (1)	\$75,000	\$100,000
B. History Explorers (3)	\$25,000	\$40,000
6. Deliver and Installation	\$50,000	\$70,000
Phase II Subtotal for Hard Costs	\$295,000	\$442,500
SOFT COSTS		
2. Time is a River Interactive Programming (1)	\$60,000	\$90,000
2. History Explorers Programming (1)	\$50,000	\$75,000
Phase II Subtotal for Soft Costs	\$110,000	\$165,000
PHASE II GRAND TOTAL FOR HARD AND SOFT COSTS	\$405,000	\$607,500

ADDITIONAL ANNUAL OPERATING EXPENSES	COST
Staffing	
Part-time Audience View Administrator	\$22,000
Total Proposed Staffing (Additional)	\$22,000
Servicing and Updates	
Service Agreement (\$500/Service Call @ 2 Calls)	\$1,000
Programming Updates/Hardware Replacement (Yearly)	\$7,500
Subtotal	\$8,500
Total Operating Expenses	\$30,500

PRECEDENT IMAGES



MODULAR CASEWORK

For Options 2A/2B, we would recommend using modular casework, similar to the Glasbau Hahn HLS system to display artifacts or objects.



TO: BRECKENRIDGE TOWN COUNCIL
FROM: BRIAN WALDES, DIRECTOR OF FINANCE & INFORMATION TECH.
SUBJECT: POWER PURCHASE AGREEMENT UPDATE
DATE: 11/11/16
CC:

The purpose of this memo is to inform Council of the upcoming purchase option for the 5 year solar Power Purchase Agreement (PPA) and to request a rollover of the budgeted funds for this purchase to 2017.

Background

In spring of 2011 the Town entered into a PPA with Renewable Social Benefits Funds (RSBF) to install and maintain solar arrays at seven locations; the Ice Rink, Fleet Facility, Rec Center, Riverwalk Center, Police Facility, Golf Maintenance Facility, and Golf Irrigation Pump. The total capacity for the project is 465 kW, with the 3 largest 100 kW arrays located at Ice, Rec, and Fleet. The PPA provided that RSBF maintain ownership of the arrays for a period of five years, and that the Town would purchase the power generated from the arrays at a reduced rate (\$.06 per kWh to RSBF vs. \$.09 average per kWh to Xcel). This was advantageous to the Town based on the spread between the rates and the fact that we had no up-front costs.

Next Steps

The PPA included a purchase option at the end of the fifth year of operation. We will reach that date for all seven arrays in January 2017. Staff would first ask Council if the purchase option should still be exercised based on the analysis below.

The arrays have been generating an average of 496K kWh per year. If we value the electricity at \$.09 per kWh that extends to an annual saving of \$44K once we own the panels and no longer have to pay RSBF the \$.06 per kWh. We would also begin to receive the renewable energy credit revenue (RECs) for the electricity generated. RSBF received the REC revenue for the first 5 years of the PPA at a rate of \$.035 per kWh. The REC revenue extends to annual revenue of \$17K, for a total of \$61.5K in annual revenue and savings. The buyout option is set by RSBF at \$520K.

Based on the numbers above and;

1. 1% annual decrease in production,
2. 1% annual increase in Xcel rates,
3. \$7,000 in annual O&M,
4. \$3,000 in annual insurance expense,
5. \$3,000 annual average costs for hardware replacements,

We are estimating a 6.5% internal rate of return on our purchase price of \$520K over the next 20 years, with an 8.5 year break even point.

In addition to the above financial analysis, staff engaged Innovative Energy (IE), a local solar installation/maintenance firm, to inspect the panels. They were found to be in good working order and IE verified that a 20 year remaining life is a reasonable estimate. They have a concern about a lack of fencing around the ground mounted arrays.

We budgeted \$600K in the General Fund for 2016 for the purchase. As RSBF would needs to execute the purchase in January 2017 due to some tax concerns they have, staff are requesting a rollover of the \$600K to 2017. The request will be formalized when we do 2016 appropriations and rollovers in the beginning of 2017.

Conclusion

The PPA project has been very successful over its first five years. With no up-front costs to the Town, the panels have generated over 2,400,000 kWh of clean electricity. That is enough energy to offset the average annual electrical consumption of 55 Colorado homes. Our plan from the outset was to purchase the panels at a reduced cost after 5 years. The average cost of a new commercial solar installation is around \$3.00/Watt. We are looking at a cost of \$1.12/Watt for purchasing the PPA capacity.

Staff is presenting this data to ask Council if they still wish to proceed with the PPA purchase, and for permission to add the \$600K budgeted purchase cost to the 2017 roll over list to be presented in February 2017.

MEMORANDUM

To: Breckenridge Town Council
From: Leslie Fischer, Accounting Services Manager
Date: November 10, 2016
Subject: Paper Filing Fee for Tax and Disposable Bag Fee Returns

The purpose of this memo is to discuss the establishment of a fee for processing paper filings of tax (sales, accommodations, and marijuana) or disposable bag fee remittance forms that are manually entered into Caselle. The Finance Department is recommending an initial \$5.00 fee per paper filing of tax or fee remittance forms. The fee is currently included in the 2017 Proposed Budget Finance Department revenues and Appendix 6 - Fees and Charges.

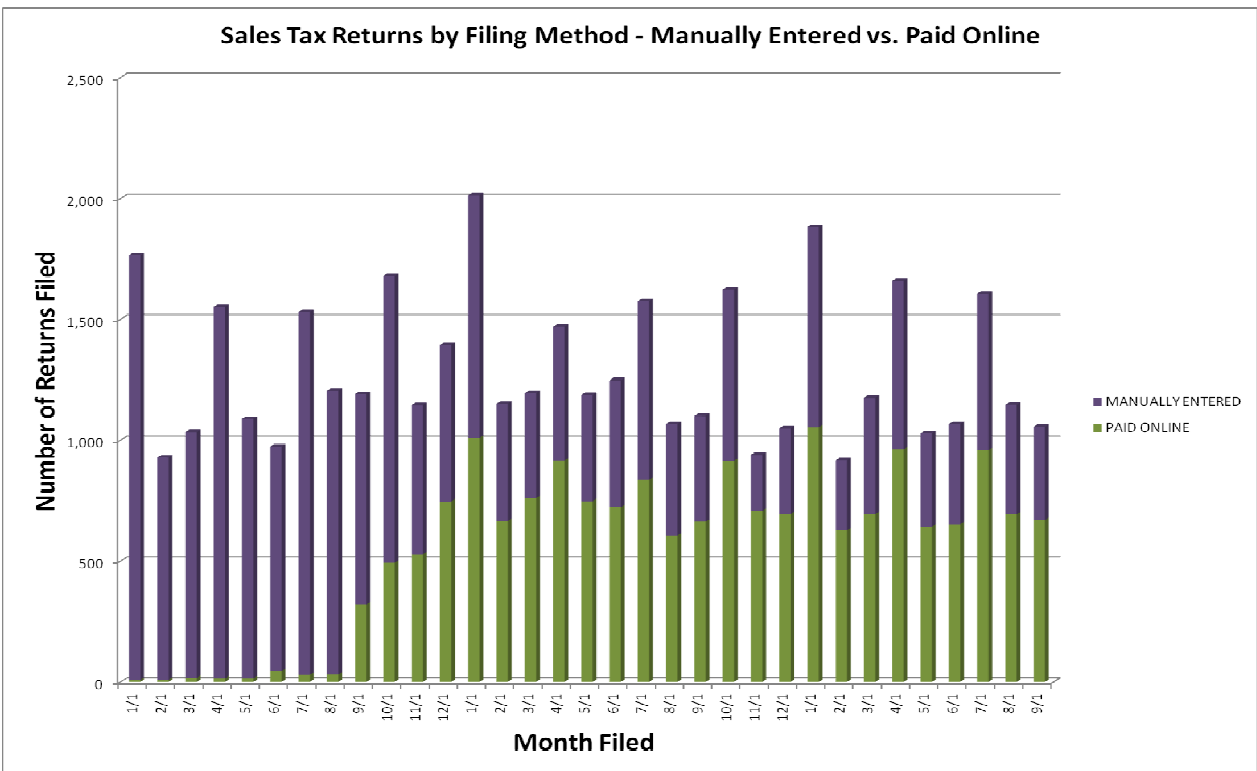
Background

Included in 2016 Town Council Goals is:

Sustainability of the Environment - Implement actions that further the Town’s efforts towards sustainability and reduction of our community’s carbon footprint.

As a part of the Finance Department’s dedication to supporting this goal, over the years we have made strides in reducing paper and implementing environmentally-friendly alternatives. In 2009, the Town partnered with Xpress BillPay for online utility payments. Effective January 1, 2011, a paper statement fee was implemented, escalating from \$5 at implementation to the current fee of \$15. We went live with the online sales tax filing tax system on September 1, 2013. This coincided with the Town discontinuing the mailing of paper tax return booklets for 2014. The online system provides for the remittance of taxes and disposable bag fees; the system is secure and prevents any credit card information from being stored on any Town servers.

This progression has been a part of a big-picture plan for the Town moving towards all-electronic filing. While, we have seen high percentage of tax filers signing up for filing through Xpress BillPay, we believe that a point has been reached where an additional incentive must be offered in order for the remaining paper filers to begin to file through the online system.



Staff surveyed the Colorado jurisdictions that provide online tax remittance processing to determine their use of lockbox services and any fees that are charged. The following table provides the positive responses to the survey:

Colorado Tax Auditor Coalition - Paper Filing Fee Survey Results	
<u>Municipality</u>	<u>Paper Filing Fee</u>
Avon	While the website states that paper returns or license applications are not accepted (effective 2013), a \$15 paper filing fee was implemented in 2014. Paper filings have reduced to 25 out of 1500 businesses.
Englewood	Effective 1/1/16 a \$25 / piece of paper filing fee was implemented; including paper check payments.
Lone Tree	Considering following Englewood's lead and charging a fee for paper returns.
Montrose	Finalizing language to present to City Council to institute a fee.
Mountain Village	Mandatory online processing, however a paper check is accepted. \$10 per physical check received.
Parker	In the planning stage of a paper filing fee.
Telluride	\$10 per paper filing; \$15 per credit card payment processing.
Westminster	Considering Paper Filing Fee
Wheat Ridge	In the planning stage of a paper filing fee implementation to reduce costs and increase efficiency.

Recommendation

Staff requests Town Council approve a fee for the processing of paper filings. At this time, staff is not recommending a fee for submitting a paper check. **The intent of the fee is not to enhance revenues but to encourage the reduction of paper, as well as the use of the Town's online filing and payment resources. The paper filing fee will offset the cost of staff processing and storing the documents. An escalating fee schedule that mirrors the water billing statement fee is recommended, with an initial fee of \$5.00 per paper return.**

In order to inform businesses of the paper filing fee, a postcard and follow-up letter will be sent to businesses that currently submit paper returns. The Department will also inform the public of the paper filing fee on the Town’s website.

The water billing paper statement fee passed in 2010 with all members of Council in favor of passage. Staff believes that the paper filing fee is consistent with this policy, and therefore recommends its approval.

Staff will be available at the 11/22/16 work session to answer any questions you may have.

MEMO

TO: Town Council, Rick Holman, and Shannon Haynes

FROM: Jennifer McAtamney

DATE: November 14, 2016

Staff will be attending work session to present an update to the Council on work in the community with regards to our Child Care Initiatives to achieve the program goals of:

1. Improve accessibility and affordability of quality early child care for local families and workforce.
2. Ensure families are not cost-burdened regardless of their income and amount of care.
3. Help Centers achieve sustainable budgets, while providing quality care, maintaining sufficient reserves, and retaining and compensating teachers.
4. The public investment should result in positive impact on child outcomes

In addition to a short primer on the history and elements of the program we were able to leverage Fluid Review (our Online Tuition Assistance Application) to capture and track more extensive information on our local working families and look forward to sharing this information with the Council.