

I) CALL TO ORDER, ROLL CALL

Mayor Mamula called the meeting of March 13, 2018 to order at 7:00 pm. The following members answered roll call: Mr. Bergeron, Mr. Burke, Ms. Lawrence, Mr. Dudick, Ms. Wolfe, Ms. Gigliello and Mayor Mamula.

II) APPROVAL OF MINUTES

- A) TOWN COUNCIL MINUTES - FEBRUARY 27, 2018
With no changes or corrections to the meeting minutes of February 27, 2018, Mayor Mamula declared they would stand approved as submitted.

III) APPROVAL OF AGENDA

Mr. Holman stated there were no changes to the agenda. Mayor Mamula declared the agenda approved as presented.

IV) COMMUNICATIONS TO COUNCIL

- A) CITIZEN'S COMMENT (NON-AGENDA ITEMS ONLY; 3-MINUTE TIME LIMIT PLEASE)

Mayor Mamula opened Citizen's Comment.

Mr. Joe Howdysshell, representing Summit Endurance Academy, thanked Council and the Town of Breckenridge for its support of several youth endurance training programs that take place in the community, including ski mountaineering, mountain biking, and running. Several young athletes accompanied Mr. Howdysshell, including a couple of national champions.

Mr. Wren Arbuthnot, representing the Breckenridge Bolts and the Summit Youth Hockey Program, thanked the Town for its support of youth hockey and the Bolts team. Mr. Arbuthnot stated the team had some successes this year, as well as two players who will move up to the next level of play. Mr. Arbuthnot then presented Council with a signed picture of the team.

There were no additional comments and Citizen's Comment was closed.

- B) BRECKENRIDGE TOURISM OFFICE UPDATE

Mr. Brett Howard, Marketing Manager for the BTO, stated international business is down by 25%, but overall occupancy is up (which indicates perhaps second homeowners are using their properties more). Mr. Howard also stated the average nightly rate is 4.4% up, and April is down quite a bit after Easter, but overall for the winter season Breckenridge is up by 1% over last season. He further stated summer is pacing about 2% down, but they are watching the short booking window and expect to bring that up closer to summer. Mr. Howard stated Breck Pride feedback was good, and participation was good with about 500-600 people taking part in the event. Mr. Howard stated they are working on the Tourism Master Plan, and the new website launches on Monday at gobreck.com.

Mr. Dudick asked about how AirBnB and VRBO factor into occupancy numbers, and Mr. Howard stated they capture about 80% of that business in the reports.

V) CONTINUED BUSINESS

- A) SECOND READING OF COUNCIL BILLS, SERIES 2018 - PUBLIC HEARINGS - None

VI) NEW BUSINESS

- A) FIRST READING OF COUNCIL BILLS, SERIES 2018 - None
B) RESOLUTIONS, SERIES 2018 - None
C) OTHER

VII) PLANNING MATTERS

- A) PLANNING COMMISSION DECISIONS
Mayor Mamula declared the Planning Commission Decisions would stand approved as presented.

1) TOWN PROJECT HEARING - RIVERWALK PARKING STRUCTURE

Ms. Julia Puester, Planning Manager, introduced the Town Project: Breckenridge Parking Structure. Ms. Puester read into record details about the project, including the size and location of the structure, as well as a history of the area and past discussions by the Council and public feedback opportunities over the past year. Ms. Puester showed the vehicular and pedestrian access points, designs for the structure and recommended materials for use.

Mr. Holman stated this project was not done in a vacuum, and the process has taken more than three years. He further stated we waited as a community to build this structure until some other things had been completed, such as walkability improvements, roundabout construction and other initiatives to get people out of their cars. Mr. Holman stated we currently have demand for 1.4 vehicles for every parking space in the F-Lot. He also explained that parking incentives will vary based on the time of day, with the goal being to better manage parking in that area. Mr. Holman added that there have been ample opportunities for public comment over the past year.

Mr. Bergeron asked about the highest peak of the building, at 49 feet, which is the elevator shaft, and the height of the top level, which will be one story above the current F-lot grade.

Mayor Mamula stated the Town has made multiple attempts to work with the ski area for use of the South Gondola Lot and was rebuffed at every offer to purchase the property. He further stated the ski area feels this is where it belongs, and they would like to see 900 spaces on the F-Lot. Mayor Mamula also stated this has been a long process and Council looked at every other option, so we need to move forward with property we own.

Mayor Mamula opened the public hearing on the project.

Mr. Jim Coburn, a Breckenridge resident, spoke in support of the South Gondola Lot as a location for the garage. He stated the ticket windows and transit and pedestrian options in that area would be best for the garage. Mayor Mamula explained the Town has tried to pursue it and has been absolutely rebuffed. Mayor Mamula read into record a portion of a letter Vail Resorts wrote to the Town in response to a request to purchase the gondola lot for the construction of a parking garage.

Mr. Ken Dion, a Breckenridge resident, stated he appreciated the planning process and asked about the plan for managing pedestrian traffic across Highway 9 with a new roundabout. Mr. Holman stated the Town is committed to putting personnel in that area during peak days and times, and is considering adding a physical barrier with limited crossing locations in the future. Mr. Burke added we have completed numerous pedestrian studies for the area and we have a plan.

Mr. Chris Malo, a Breckenridge property owner, stated he doesn't understand why the gondola doesn't run until 10pm, and asked the Town to apply some leverage to the ski resort so that the gondola runs later to service those homes, using Telluride as an example. Mayor Mamula stated the Town has very little leverage with the resort, and since we just passed the sales tax, we can look to tweak that in the future. Mr. Bergeron stated the ski resort's revenue is much bigger than the products we tax, and it's a possibility to go to the voters again for additional revenue from lift tickets that could be used to fund the gondola operation. Mr. Dudick added the Telluride gondola cost is borne by the property owners in the area and not the ski resort. Mr. Dudick also stated the BGV properties on Peak 8 use shuttles for their guests.

Mr. Tim Sion, a Breckenridge resident, asked specific questions about the structure construction, including timing and how many of the lots will be closed for the construction period? Staff stated the Town will lose about 300 spaces during construction, and it is expected to cost roughly 32 million dollars, with 15 million of that for the structure itself, with the rest for other improvements, including heated sidewalks, restrooms and a lobby. Staff added construction starts in June. Mayor Mamula stated the annual lift ticket tax revenue will cover the debt service for this project, and Mr. Burke pointed out that since this is in the heart of the town, we don't

want this to be a plain parking garage so we will need the additional design and costs. Mr. Sion stated he thinks the amount seems like a lot.

Mr. Hal Vatcher, a Breckenridge resident, stated he would like to commend current and past Town councils for finally taking action about parking. He stated we have a parking and congestion problem, we used consultants to find solutions, and we are working to find the right solutions for the Town. He stated the Council has considered all of these suggestions and this is the right solution.

Mr. Michael Berteaux, a Breckenridge resident, stated he thinks this project is a big mistake, the goal is to solve parking and this will only add to the traffic gridlock. He further stated the Town should consider implementing F-Lot paid entry with a gate now. Mr. Berteaux stated the site could be a convention center and he agrees with Council that the South Gondola Lot is the ideal location, so he would suggest considering a property swap, condemnation, or eminent domain. Mr. Berteaux also asked Council not to run the gondola until 10pm.

Mayor Mamula closed the public hearing.

Mayor Mamula stated that as the Town works through this, we are still trying to engage Vail Resorts. Mr. Dudick added we are done waiting to see what happens and if we are going to do something, we are doing something soon. Ms. Gigliello stated that she wanted to clarify that we have been discussing this for the past three years and our lack of discussion doesn't mean lack of consideration. Mr. Bergeron stated if left on his own he would have answered the letters to Vail directly, and he is glad cooler heads prevailed in case they ever open the lines of communication. Ms. Wolfe stated change can be unsettling and it's good to remember that the F-Lot location has always been surface parking. She further stated that if you stand on Main Street and look West, the garage won't block the view, and it's an opportunity to manage something that will be there to serve many people, including Riverwalk Center users, skiers and employees. She also stated that if everything had worked out, we would have chosen the gondola lot, but we need to move forward with what is best for our community.

Mr. Dudick stated that we learned with paid parking that we can manipulate behavior with cost, and different fee structures to change behavior.

Mr. Burke stated our interests are the same as the community's, and every one of your comments is something we have already tried, and our interactions with Vail Resorts have delayed every step. He further stated that Mr. Katz has never attended a Council meeting and now we must move forward with the recommendation from the consultants.

Ms. Lawrence added the time to move forward is today. She added that after years of negotiations, we don't have the South Gondola Lot for this use and all kinds of different people will use this garage.

Mayor Mamula stated this isn't what he wanted two years ago when he got elected, and he has tried to affect change to put a structure where it truly belongs without succeeding. He added that CDOT has required us to create a dynamic wayfinding system immediately that should help people find their way, we are making sure the elevators are big enough for families with strollers and bikes, and we are spending money doing this the right way. Mayor Mamula added that we have talked about pedestrian flow in the area and we have spent hours in meetings about this structure. Mayor Mamula stated we are ready to move forward.

Ms. Wolfe moved to approve the Town Project: Breckenridge Parking Structure. Mr. Burke made the second. The project was approved by a vote of 7-0.

VIII) REPORT OF TOWN MANAGER AND STAFF

The reports of the Town Manager and Staff were covered during the afternoon Work Session.

IX) REPORT OF MAYOR AND COUNCIL MEMBERS

The reports of Mayor and Council members were covered during the afternoon Work Session.

X) OTHER MATTERS

Ms. Wolfe stated she wanted to bring up the previous Breckenridge Grand Vacations (BGV) hotel proposal in order to clarify Council's wishes with this project. Mr. Dudick recused himself as an interested party in this project. Mayor Mamula provided a history of the project, and the density transfer request that came before Council. He further stated Mr. Dudick has engaged each council member individually on this project.

Ms. Wolfe stated she talked about three points for this project, including the workforce housing component, and does the project include net new housing or will it end up buying some existing workforce housing that just moves people around. She further stated these employees will need to be high-caliber employees, and BGV needs to provide net new housing for this group. Ms. Wolfe's second point was regarding increased congestion on Ski Hill Road, with about 1,700 more trips daily on that road. She stated she would like to require another traffic study in 2 years and if the road has degraded the developer would need to bring it back to its current condition. The third point Ms. Wolfe made was regarding giving the community an opportunity to learn about this project, including a possible open house.

Ms. Gigliello stated her requirements would be the workforce housing component (needs to be new, preferably more) and community buy-in since we have heard from the community and it's pretty lopsided against the project. She further stated some "home run" ideas would be if BGV ran the operations or if Vail Resorts let us put the parking garage on the gondola lots. Ms. Gigliello added that she was happy that BGV went to Vail Resorts and was able to negotiate the density transfer from the gondola lot.

Mr. Bergeron stated he doesn't think anything has changed with how he sees this project. He further stated employees and housing are his big issues, and an additional call for employees would take away from others in this community. He stated he received positive feedback when Council denied the project, and the project will only make everything worse in terms of traffic, housing and parking. Mr. Bergeron stated he would get on board if the Town could purchase the gondola lot for a parking garage or a similar deal. He also stated he won't live by their timeline and he doesn't want to do any more harm to this community.

Ms. Lawrence stated she wanted to clarify whether something is going to happen in that location regardless of this conversation, and while she is supportive of a 4-star hotel, the Town has infrastructure issues and she would like to see roundabouts at Park Avenue and Ski Hill Road, and at Park Avenue and the gondola lots. Ms. Lawrence added she would like to add those roundabouts as part of an agreement. Also, Ms. Lawrence stated she had concerns about employee housing and would like to see more of it, and will consider a specific number necessary.

Mr. Burke stated he doesn't have specific requests, but he is struggling dealing with this is because of BGV's involvement, who he respects as a developer. He further stated Ski Hill Road shouldn't be in this condition, and our infrastructure is at a tipping point, including housing, and the grocery store. Mr. Burke stated Vail Resorts is smart because they have taken themselves out of the conversation by having BGV develop the property for them. Mr. Burke stated he doesn't think the timing is right, even if the other issues are addressed.

Mr. Nick Doran, representing BGV, thanked the Council for their time with the project.

XI) SCHEDULED MEETINGS

A) SCHEDULED MEETINGS FOR MARCH AND APRIL

XII) ADJOURNMENT

With no further business to discuss, the meeting adjourned at 9:00pm. Submitted by Helen Cospolich, CMC, Town Clerk.

ATTEST:

Helen Cospolich, CMC, Town Clerk

Eric S. Mamula, Mayor