



**BRECKENRIDGE TOWN COUNCIL
WORK SESSION
Tuesday, February 10, 2009**

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 – 3:15 pm	I. <u>PLANNING COMMISSION DECISIONS</u>	Page 2
3:15 – 4:00 pm	II. <u>LEGISLATIVE REVIEW</u> *	
	Transit Plan	Page 34
	Swan River PUD Lot 12 Option Agreement	Page 37
	Turf IGA	Page 40
4:00 – 4:30 pm	III. <u>MANAGERS REPORT</u>	
	Public Projects Update	Verbal
	Housing/Childcare Update	Verbal
	Committee Reports	No Reports
4:30 – 5:30 pm	IV. <u>PLANNING MATTERS</u>	
	2030 Capacity Follow Up/Sustainability Action Plan	Page 8
	Tiger Run Annexation Review	Page 9
	NPP Open House Update	Page 15
	BHA Annual Report	Page 16
5:30 – 6:00 pm	V. <u>EXECUTIVE SESSION</u>	
6:00 – 7:20 pm	VI. <u>JOINT BRC/TOWN COUNCIL MEETING</u>	
	<i>Dinner will be served to Town Council and BRC Board</i>	
	*ACTION ITEMS THAT APPEAR ON THE EVENING AGENDA	Page 29

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 Town Manager; Report of Mayor and Council members; Scheduled Meetings and Other Matters are topics listed on the 7:30 pm Town Council Agenda. If time permits at the afternoon work session, the Mayor and Council may discuss these items.

MEMORANDUM

To: Town Council

From: Peter Grosshuesch

Date: February 4, 2009

Re: Town Council Consent Calendar from the Planning Commission Decisions of the February 3, 2009, meeting.

DECISIONS FROM THE PLANNING COMMISSION AGENDA OF February 3, 2009

There were no Class A, Class B or Class C applications on the agenda for February 3.

PLANNING COMMISSION MEETING

THE MEETING WAS CALLED TO ORDER AT 7:03 P.M.

ROLL CALL

Dan Schroder
Jim Lamb

Rodney Allen
JB Katz

Michael Bertaux
Leigh Girvin

Dave Pringle arrived at 7:11 p.m.

Eric Mamula left at 8:20 p.m.

APPROVAL OF MINUTES

With no changes, the minutes of the January 20, 2009 Planning Commission minutes were approved unanimously (5-0). Ms. Girvin abstained since she was not present at the meeting of January 20.

APPROVAL OF AGENDA

Mr. Mosher requested to change the “Historic Structure Setbacks” from second on the agenda to first, with “2030 Plan” then moving to second on the agenda.

With the one change, the Agenda for the February 3, 2009 Planning Commission agenda was approved unanimously (6-0).

WORKSESSION:

1. Historic Structure Setbacks (MGT)

Mr. Thompson presented. As part of the recent list of tasks the Planning Commission has generated for possible code changes, staff has been considering a modification to Policy (9/A) and (9/R) “Placement of Structures.” The discussion revolves around waiving negative points to proposals to move a historic structure onto the property, but not meeting the required setbacks. The Code currently discourages placing structures within the recommended setbacks on site. The importance is such that a 3 times multiplier is associated with the negative point assignment, which indicates a policy of average importance. Mr. Thompson presented the suggested language changes to Policy 9/A.

Questions for the Planning Commissioners:

1. Should Staff add the new language to (Absolute) Placement of Structures Policy 9/A, Section c to allow historic structures along alleys and right of ways to be placed not closer than one (1) foot to the alley or right of way? Or, should the policy remain unchanged, which would still require a variance for such request?
2. Do you support a change to the Relative policy, to not allocate negative points for relocating and restoring secondary historic structures that do not meet the recommended setbacks?
3. Staff welcomed any comments regarding this draft. Specifically, they sought input on the assignment of negative points for placing historic secondary structures between three (3) feet and five (5) from a side property line.

Commissioner Questions/Comments:

Mr. Pringle: Let’s not punish an applicant for trying to do the right thing. Was OK with the 1 foot off the property line for an existing structure but not for a structure that someone adopts and moves to the property. When a setback violation already exists but the applicant is improving the situation should the applicant be penalized at all? Reduced setbacks should be allowed on side yards too. Staff suggested honoring the building code requirements (3-5 feet) which essentially acts like an absolute policy. Therefore, on a side setback the building code must apply.

Mr. Schroder: Why 1 foot from 5 foot? (Staff explained.) Maybe add language that reads putting the structure as close to the property line as possible. Supported 1-foot alley setback and no negative points for alley setback.

Ms. Katz: It should be as easy as possible to restore a historic structure and incur no excessive negative points. When an applicant wants to remove historic structure from someone’s hands let’s make it easy not difficult, which would be hypocritical.

- Mr. Bertaux: Struggled with an adopted barn conversation. If someone adopts a barn they should meet the setbacks. Supported existing shed issues as presented.
- Mr. Lamb: Was ok with one foot off the right of way. Harris Street alley would be an example of where this policy would apply and do some good.
- Ms. Girvin: Asked staff why they were looking at this. (Staff explained using the “Christmas House” as an example.) Buildings coming on to the property as a new location should be looked at on a case by case situation. If putting a foundation under a historic structure, did this balance out the negative points? Part of the town’s character is having structures on rights of way as with Harris Street Alley. Does the town really want to change this character? Liked the one foot back from the alley with no negative points and three feet from side yards which the town is stuck with. Given three to five foot, the applicant would choose the three foot option.
- Mr. Allen: Liked the idea of doing this but criteria must be established to facilitate the policy.
- Mr. Mamula: What about moving structures onto the property that currently exist on another property. (Staff agreed this should be looked at and possibly added to the policy.) It makes sense to not assign negative points for removing a structure from the town’s property. The three foot side setback needs to be an absolute due to the building code.

2. 2030 Plan (MT)

Mr. Truckey presented. Staff provided an overview of the Town’s Capacity Analysis to the Planning Commission several months ago and now is providing a similar overview of the 2030 project. The Town Council has already reviewed the information in the 2030 report and has received numerous reports on the Capacity Analysis. The next steps will be to embark on a public process that will lead to a Sustainability Action Plan for the Town. A committee of the Town Council will be reviewing some of the key findings in 2030 and the Capacity Analysis and identifying potential action steps to address issues of concern. For example, the transportation assessment prepared by FHU consultants (as part of the Capacity Analysis) indicated that further traffic congestion impacts could be mitigated by road widening/improvements or increases in transit service. The Council committee may identify a list of approaches that would address the congestion issue, and those issues would then be taken to a series of public forums for further discussion and public input as to the most appropriate approach.

The Sustainability Action Plan will be initiated shortly and staff wanted to make the Planning Commission aware of this project, which is expected to be one of the Town’s largest efforts in the coming year. Staff also requested to hear any comments the Planning Commission had regarding the conclusions in the 2030 report.

Commissioner Questions/Comments:

- Mr. Pringle: Build out conclusion is based upon current land available. Keep in mind the US Forest Service could sell some of its land which would alter these figures. (Staff agreed and brought up other situations which could alter these figures as well.) Keep in mind something on the Denver side of the hill could be developed which would negatively impact these numbers. Seasonal worker housing should be addressed. Look for ways to store all the water the town has rights too.
- Ms. Katz: Pointed out Highway 9 congestion has gotten worse with back up to Tiger Road. Start serving seniors and determine what they think and what their friends have chosen to do.
- Mr. Bertaux: Fire danger might force tree removal which leads to roads which leads to development. May want to consider if current work force housing is sufficient? Add plans for Highway 6 into the document which seem to be missing. Senior housing should be addressed as well.
- Ms. Girvin: Are there other communities that have reached build out which the town could look at and compare? Professionalism of document could be improved if the little joking bits are removed. Also this document would be taken more seriously if these bits are removed. Think past the baby boomer since most baby boomers will not be around in 2030. Drop references to Silverthorne and etc. throughout the document. It would be short sided to think all seniors will eventually leave. Consider adding decrease use of motorized vehicles due to environmental conservation, fuel conservation and capacity. Climate change should be first and foremost in this document. Further suggested obtaining additional information from Park City regarding climate change. Water should be addressed as to its limitation of growth. The landfill and waste stream needs to be discussed.

3. Sunsetting Density Policy (MM)

Mr. Mosher presented. As part of the recent list of tasks the Planning Commission has generated for possible code

changes, staff has been exploring a modification to Policy 3/R “(Relative) Compliance with Density/Intensity Guidelines” to include awarding positive points for extinguishing portions of available density in conjunction with a development permit review. The current code strongly discourages any application exceeding the suggested density associated with a development. The importance is such that a 5 times multiplier is associated with the negative point assignment, which indicates a policy of significant community importance.

It has been suggested that a voluntary reduction of available density might be rewarded with the assignment of positive points. Since the basis for assigning negative points is based on the percentage a project goes over the suggested density, we suggest that positive points also be based on a percentage of the available density.

Mr. Mosher presented the suggested language changes to Policy 3/R. Staff welcomed any comments regarding this draft. Specifically, staff sought input on the assignment of positive points and multiplier.

Commissioner Questions/Comments:

- Mr. Pringle: What is the town really sunsetting when a large single family home is built? (Staff responded.)
When someone comes in and builds a project not envisioned in the Master Plan, why should they be allowed to sunset?
- Mr. Schroder: Appears that this doesn't happen too often. Is it a high priority?
- Ms. Katz: Thought this was important at first but after further review, was in favor of throwing it out. Seemed to be a false argument. Site impacts could still occur with less SFEs.
- Mr. Bertaux: Too complex to track impacts.
- Ms. Girvin: Sought examples from staff. Is it likely we would see any offers similar to those of the past?
- Mr. Allen: Are there a bunch of sites out there that this language change would affect? (Staff explained no there aren't many properties left.)
- Mr. Mamula: Sometimes reduction in SFEs does not mean less square footage and reduced site impacts. Change in use of the SFEs can have negative site impacts. Not supportive of this change.

Mr. Grosshuesch commented that applicants could sell the extra density as incentive.

All the Commissioners supported abandoning this possible change to Policy 3/A and 3/R. Staff need not take any further action.

4. Footprint Lots (CN/PG)

Mr. Grosshuesch presented. Over the past several years there have been a few cases where footprint lots have been approved where the result may have compromised site functions and the historic character of the property by allowing primary looking structures to be built in back yards.

Staff would like to discuss the footprint lot and Condominiumization issues with the Commission. We look forward to hearing your perspective on the issue and whether or not and how you think this policy needs to be changed. Some issues for the Commission to consider include:

1. Should we repeal the ability to use footprint lots or condominium plats in the Conservation District on historic single family lots (outside of the Downtown Overlay District)?
2. Within the Downtown Overlay District, are we still supportive of allowing owners to further subdivide ownerships from and possibly within the primary structure?
3. Should we develop a methodology to discourage primary looking structures in the rear yards within the Downtown Overlay District?

A site visit may be scheduled for a later date to view some of the built projects that led to this concern. You could visit the following sites in advance of the worksession on your own to see examples of the issue. The alley behind the Fire Station on Main St., and the two blocks on the west side of North Main, north of Ski Hill Rd.

Commissioner Questions/Comments:

- Mr. Pringle: What we don't want is footprint lots that allow for multi family dwellings on single family lots. Footprint lots might be more appropriate in the core, but only in rare circumstances. Didn't want

footprint lots outside of the core. Sometimes a footprint lot would be the most desirable way. Suggested a master plan process for footprint lots.

Mr. Schroder: Outside of the conservation district are there other properties where a footprint lot would be beneficial? (Staff addressed lots which could be affected.) Thought footprint lots would be a bad idea since the districts standard encourage avoiding such circumstances.

Ms. Katz: The easy way would be to prohibit footprints lots.

Mr. Lamb: Struggled with accommodating footprint lots when so much damage has been done already. Within either district footprint lots don't serve the town well.

Ms. Girvin: Suggested a field trip would be helpful in determining where footprint lots work and where they wouldn't work.

Mr. Allen: No issue with the ownership in the end as long as all the criteria is followed in the process. Footprints could be allowed but only at the beginning of the project meeting all criteria.

5. Free Basement Density (CN/MM)

Mr. Mosher presented. As an incentive to encourage the installation of foundations under historic structures, the Town developed a policy to waive the density in the basement of such buildings. The current policy waives the basement density under a historic residential structure. It also allows for storage under historic commercial buildings, but does not allow the free basement density to be used for leasable space. The intent of this memo is to discuss changing the policy, to allow leasable space in the basement of historic commercial buildings, as an additional incentive for restoration/preservation. Mr. Mosher presented the proposed language for Policy 3/A.

One of the main reasons that this policy did not allow for leasable space in the basements of historic commercial structures was that commercial uses would tend to create more intensity and site impacts (e.g. parking). However, at this point, staff feels that these concerns need to be balanced with the desire to create incentives for the restoration of historic commercial buildings.

Mr. Mosher suggested restricting the basement space for support functions for the space above. This might mean office, storage, restrooms, etc.

Staff requested comments on the proposed code amendment.

Commissioner Questions/Comments:

Mr. Pringle: Who would police the tenants to make sure the basement is only being used as storage? Not sure about writing something that would require the town to monitor. Anticipated lots of bandit uses.

Mr. Schroder: Would support the density being used only for office/storage/restrooms/etc. for the commercial/office space above.

Ms. Katz: Remove the restriction so long as it is in support of the tenant of the building. This policy isn't to encourage basement density. Was fine with support function basement use at this time.

Mr. Bertaux: Was ok with the step suggested above but did agree with Mr. Pringle that there could be unintended consequences.

Mr. Lamb: Leaning towards supporting basements to support only the functions of the main level tenant.

Ms. Girvin: Why is the basement density use currently restricted it is presently? (Mr. Mamula explained because of the added retail/commercial density impacts to parking/water/etc.) Would need to be reviewed on a case-by-case basis.

Mr. Allen: Was not opposed to allowing a retail use to sell items downstairs. Suggested staff researches the inventory of the buildings along the core commercial area which this policy would affect. Agreed with Ms. Girvin that each situation would need to be reviewed on a case-by-case basis.

Mr. Mamula: Keeping paid parking off of Main Street is a goal of his and therefore was in support of not adversely impacting parking on Main Street with addition retail in basements on Main Street.

Mr. Allen opened the hearing to Public Comment.

John Cooney (Owner of 136 S Main Street): There's isn't much of an incentive to put in below grade density if it can only be used for storage. Furthermore, he doesn't see much of an incentive to not be allowed to separately lease basement space. Would like to have a total of three floors for Abby Hall with three separate uses and tenants. The below grade density for his building could possibly be a yoga studio. His main point was to make the incentives

strong enough to encourage property owners to install foundations. He pointed out a building currently for sale that would sell easier if a developer could have commercial space in the basement.

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

All the Commissioners agreed that staff would survey historic buildings along the core of town and return with examples and possible impacts. Further discussion needed.

TOWN COUNCIL REPORT:

None.

OTHER MATTERS:

None

ADJOURNMENT:

The meeting was adjourned at 10:32 p.m.

Rodney Allen, Chair

MEMORANDUM

TO: Town Council

FROM: Mark Truckey, Assistant Director of Community Development

DATE: February 4, 2009

SUBJECT: Council Sustainability Action Committee

At the January 13 Town Council meeting, the Council reviewed the findings of the 2030 report and discussed next steps in addressing the information provided in 2030 and in the Capacity Analysis. The ultimate goal of this project is to identify and implement a series of actions intended to sustain the community (e.g., Sustainability Action Plan). The next steps in the process are the establishment of a committee of the Council to: address the 2030/Capacity findings, evaluate their consistency with the Town's Vision Plan, and to identify options for actions that could be taken to address any inconsistencies found. Once the committee has moved through this process, a larger public process will be held to gather input of the broader community on the different actions that could be taken towards maintaining a sustainable Breckenridge.

Staff would like to establish the Council committee and aim for a first meeting of the committee later this month or in early March. At the February 10 Council work session, we would like to discuss appointment of Council members to the Sustainability Action Committee.

MEMO

TO: Town Council
FROM: Laurie Best, Community Development Department
DATE: February 1, 2009
RE: Annexation Inquiry-Tiger Run

The County is in the process of identifying sites in the unincorporated parts of the County that might be suitable for affordable workforce housing. Within the Upper Blue Basin, the County Planning Commission has identified 13 sites and one of these sites is located on Highway 9 at the entrance to Tiger Run RV Park. This site has been discussed previously with Town Council (December 9, 2008) and the consensus was that this site was a marginal site because of constraints. The issues included possible impact to the scenic corridor along Highway 9, loss of community separator, impact to adjacent open space properties, and concerns about wildlife migration. This feedback was provided to the County, but the site was left on their list because they concluded that even with these constraints some development might be possible.

Staff has been approached by Preservation Development Group, Inc. (PDG) and they have indicated that they are interested in developing affordable housing on that site. They are inquiring about annexation. Staff has reviewed the issues and constraints with PDG and they believe they can address the Towns' concerns while providing needed affordable housing. They have requested an opportunity to present their concept to the Council to determine the level of support since ultimately the decision on an annexation will be at the discretion of the Council. Following is a brief summary of the proposal and the site issues. It should also be noted that we have reviewed this request briefly with the Housing sub-committee. Because the property can be developed in the County under a PUD that allows commercial uses the committee felt that it might be advantageous to explore whether an affordable housing development and annexation might be a better alternative.

Proposal Summary:

The proposal from PDG is to develop 34 units on approximately 3.5 buildable acres (out of 5.5 total acres) and to deed restrict 26 of the units (76%) for sale to local employees with pricing from \$175,000 to \$295,000 without a garage and \$210,000 to \$330,000 with a garage. Without garages the prices would be affordable to 90%-110% AMI and with garages the prices are affordable to 100%-120% AMI. The applicant would be asking for the typical fee waivers for affordable housing (water, permit fees) but is not asking for any further subsidy. The proposed development is approximately 60,000 square feet including one, two, and three bedroom units with detached covered parking garages. The majority of the units are configured as townhomes but there are nine one bedroom units above the garage structure which is buried into the berm. A copy of the plan is included in your packet.

Visual Impact to Scenic Corridor and Impact to Community Separator:

The Joint Upper Blue Master Plan identifies the Highway 9 corridor as an important scenic corridor and recommends a significant development setback. Within the Town a 150' development setback has been established. The setback under County code is only 50'. On this parcel a 150' development setback would eliminate more than half of the site leaving an irregular

shaped parcel less than 1 acre. This significantly reduces the useable area. In response, the applicant has proposed a development setback of 50', which matches the County setback requirement, and an undulating berm approximately 20' tall to screen development from the Highway. They believe the berm would preserve the visual corridor more effectively than a 150' development setback, while also allowing the affordable housing project to proceed, and they would like to present a 3-D model that depicts the berm/screening to the Council during your worksession. This berm would be a variation from the Town's policy to date so we are asking for your comments regarding this approach. A copy of the site plan and section view of the berm is enclosed in your packet.

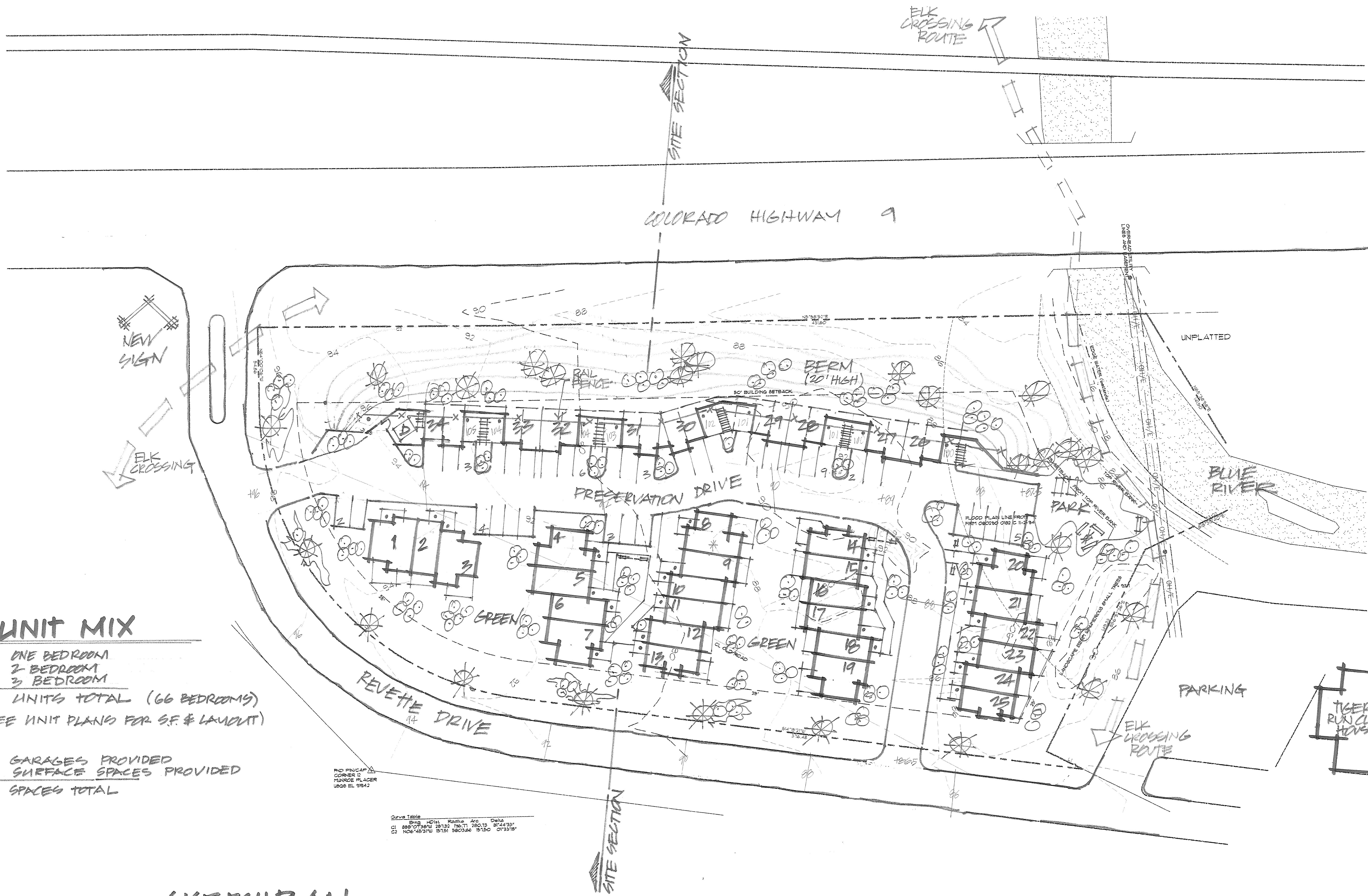
Open Space and Wildlife:

Open space staff from the County and the Town have expressed concerns about residential development on this site. Under the current County PUD the site can be developed for 5,500 square feet of convenience retail, restaurant, or office uses with a 50' development and parking setback from Highway 9. The current maximum height under the County PUD is 25' and a berm approximately 8 to 10' along Highway 9 is required. Under the PUD, development on this site can generate no more than 1,000 average weekday trips. It should be noted that the Upper Blue Planning Commission did recommend approval of a PUD modification to allow a 15,500 square foot church/childcare on this site, but the request was withdrawn before final approval was granted by the Board of County Commissioners. Considerable public funds have been expended to acquire open space tracts in the vicinity. Enclosed in your packets is a map delineating the adjacent dedicated open space. County open space staff has indicated that residential uses may be more impactful to wildlife than the commercial uses. The applicant has been advised of the concerns regarding adjacent open space and wildlife. They have indicated that they intend to create a portal to funnel wildlife in order to satisfy Division of Wildlife concerns if allowed to annex and have contracted for a wildlife impact study to get further information and recommendations with regard to the issue that applicant would be willing to implement into their overall plan as necessary and prudent.

Summary:

While there is significant need for affordable workforce housing sites, there are constraints on this site which affect its development. Given that the County has recognized this site as a suitable option, the applicant is interested in your reaction to the site and to their plan. Specifically:

- Can a berm satisfy the goals for visual buffer or is a 150' development setback going to be a requirement for annexation?
- Does the applicant's commitment to working with the DOW and independent wildlife study adequately respond to concerns about possible impacts to adjacent open space and wildlife?
- Is the Council comfortable with the proposed increase in density and change to residential from commercial and/or a church on this site?
- Any other general comments regarding suitability of the site for residential development and annexation?



UNIT MIX

- 9 ONE BEDROOM
- 18 2 BEDROOM
- 7 3 BEDROOM

24 UNITS TOTAL (66 BEDROOMS)
(SEE UNIT PLANS FOR S.F. & LAYOUT)

27 GARAGES PROVIDED
37 SURFACE SPACES PROVIDED
64 SPACES TOTAL

NO PINCAP
CORNER D
TANGENT PLACER
USGS EL 9842

Curve Table

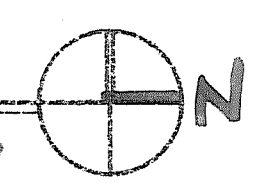
Sta	Dist	Radius	Arc	Delta
0+00	0+50	287.52	150.77	28°12'
0+50	0+75	181.51	95.38	17°13'

**SKETCH PLAN
SITE PLAN**

SCALE: 1" = 30'-0"

PRESERVATION VILLAGE @ TIGER RUN

• DENOTES ENTRY



REVISIONS:

JOB NO: 18455.11
DATE: 1/05/09
DRAWN BY: MPH
CHECKED BY: MPH
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1/26/09

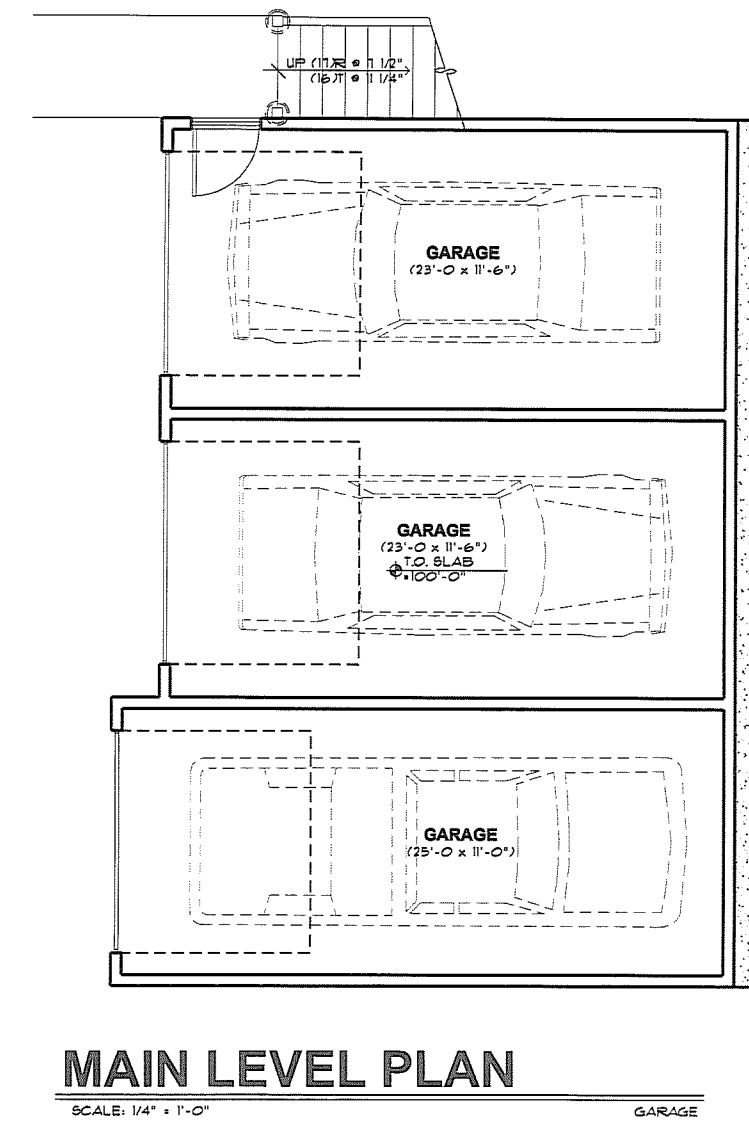
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ARCHITECTURE & PLANNING / A.I.A. / P.C.
P.O. BOX 931, 160 EAST ADAMS, BRECKENRIDGE, COLORADO 80424 (970) 453-6880

PDR PRESERVATION VILLAGE @ TIGER RUN

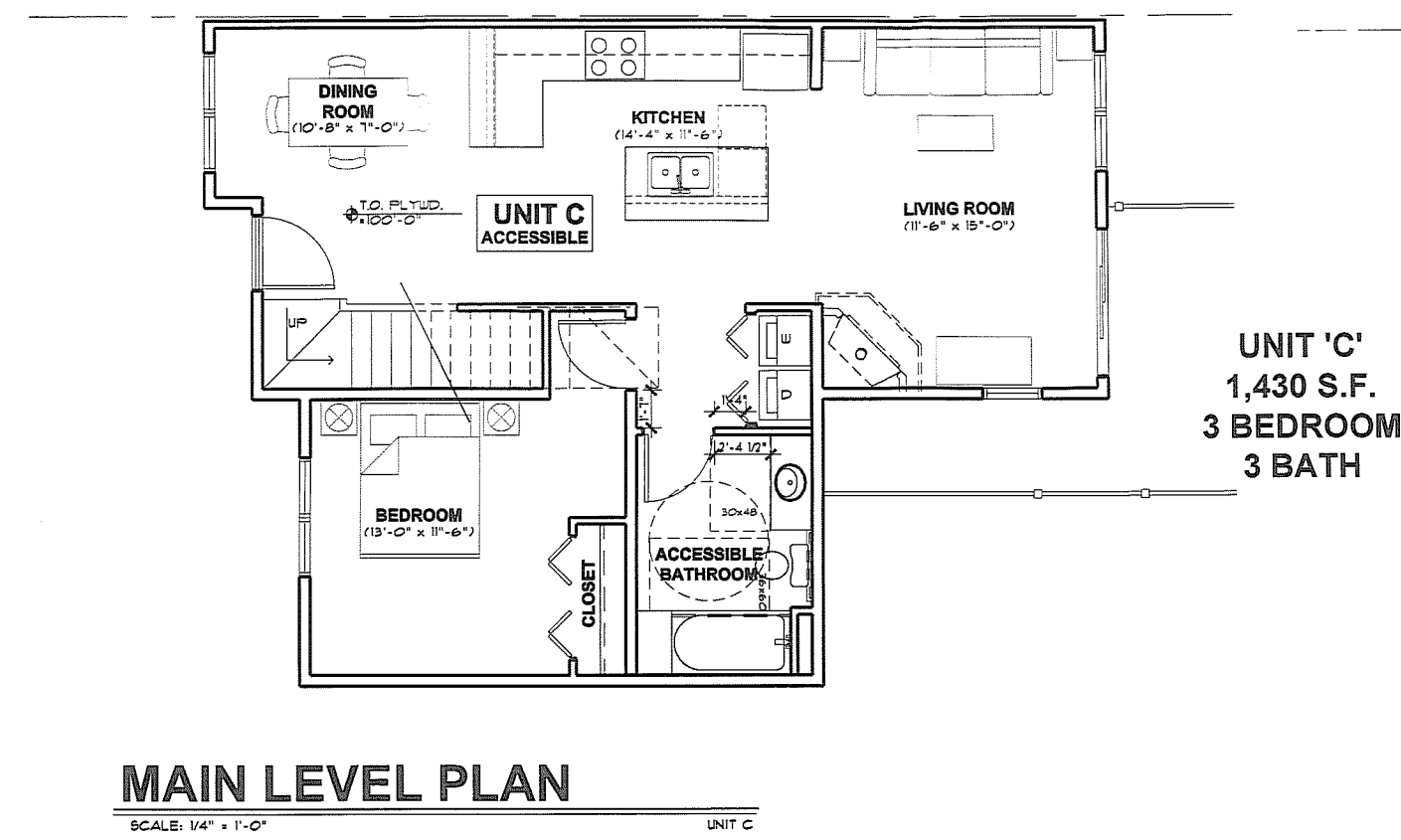
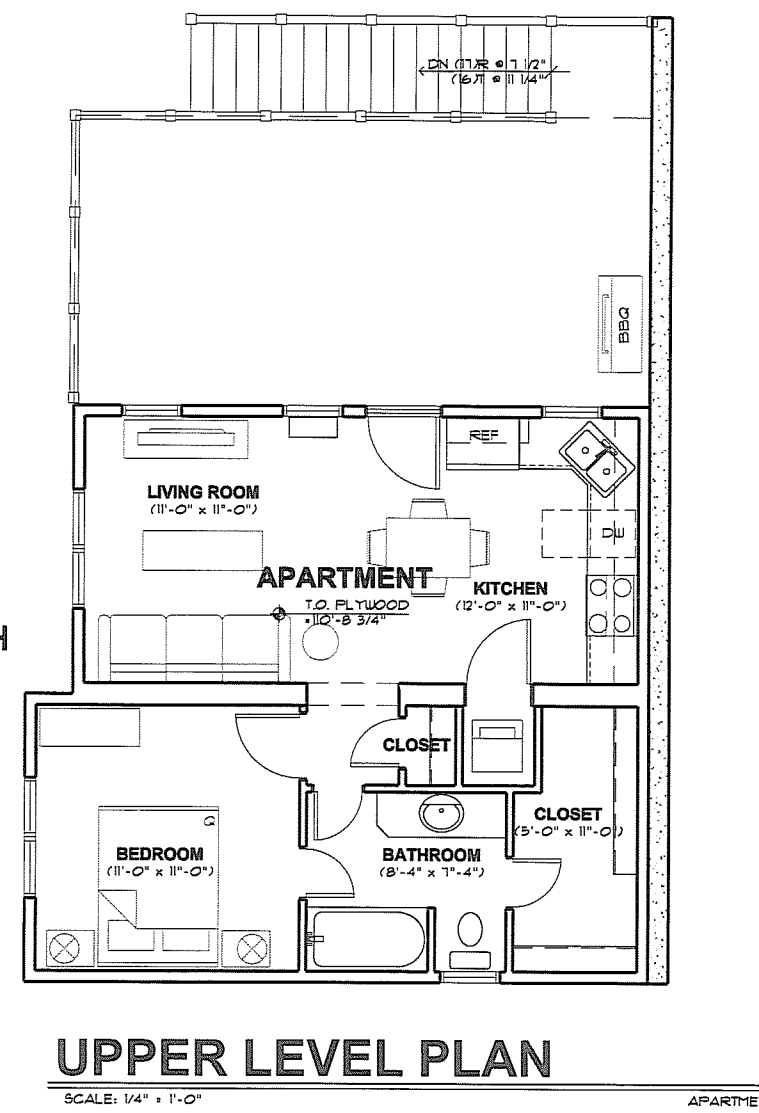
SHEET NUMBER:
ONE
OF THREE

AREA CALCULATIONS			
	UNFINISHED	FINISHED	TOTAL
GARAGE	888 SF	0 SF	888 SF
APARTMENT	0 SF	600 SF	600 SF

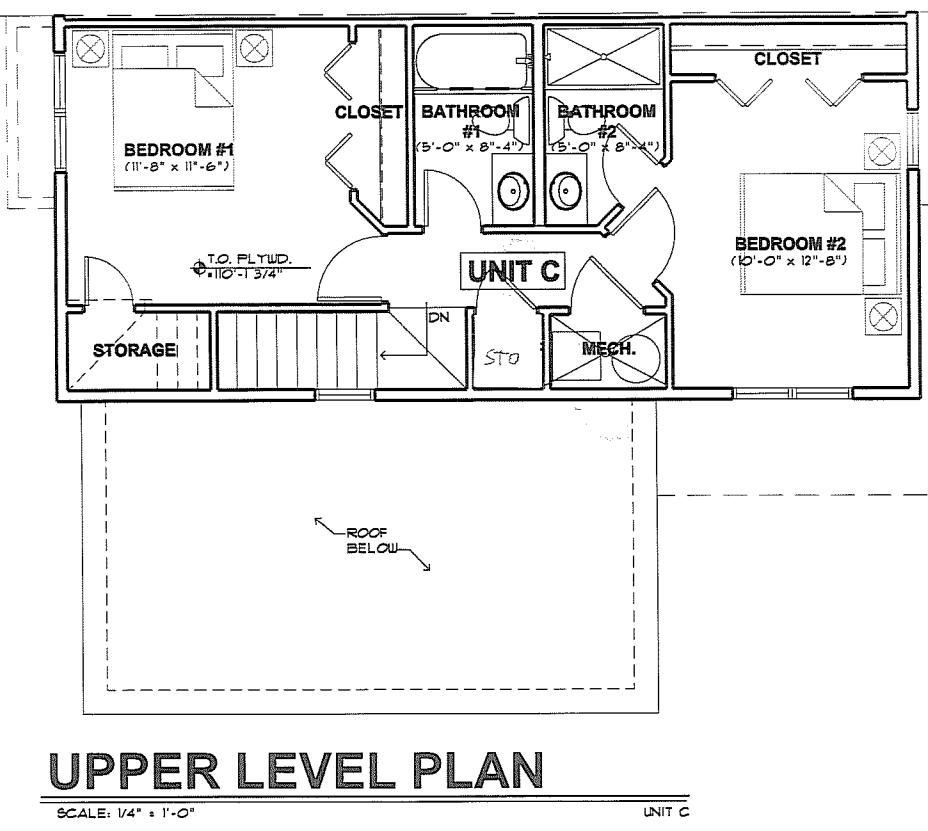
NOTE: SQUARE FOOTAGES ARE CALCULATED FOR CODE PURPOSES ONLY AND SHOULD BE RECALCULATED FOR ANY OTHER PURPOSES.



UNIT 'D'
600 S.F.
1BR / 1 BATH



UNIT 'C'
1,430 S.F.
3 BEDROOM
3 BATH

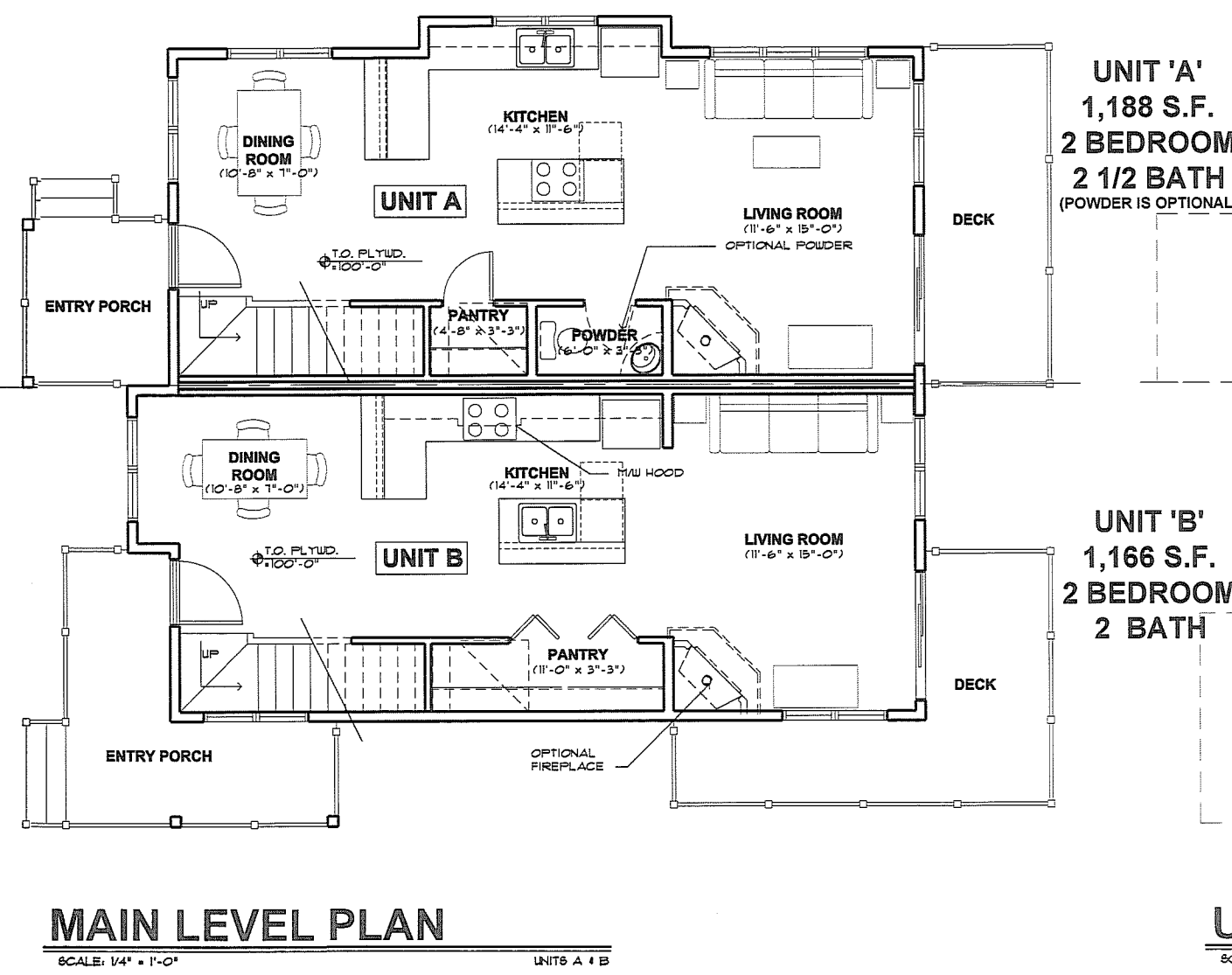


AREA CALCULATIONS			
	UNFINISHED	FINISHED	TOTAL
UNIT A	21 SF	154 SF	185 SF
UNIT B	21 SF	149 SF	180 SF
UNIT C	21 SF	1425 SF	1446 SF

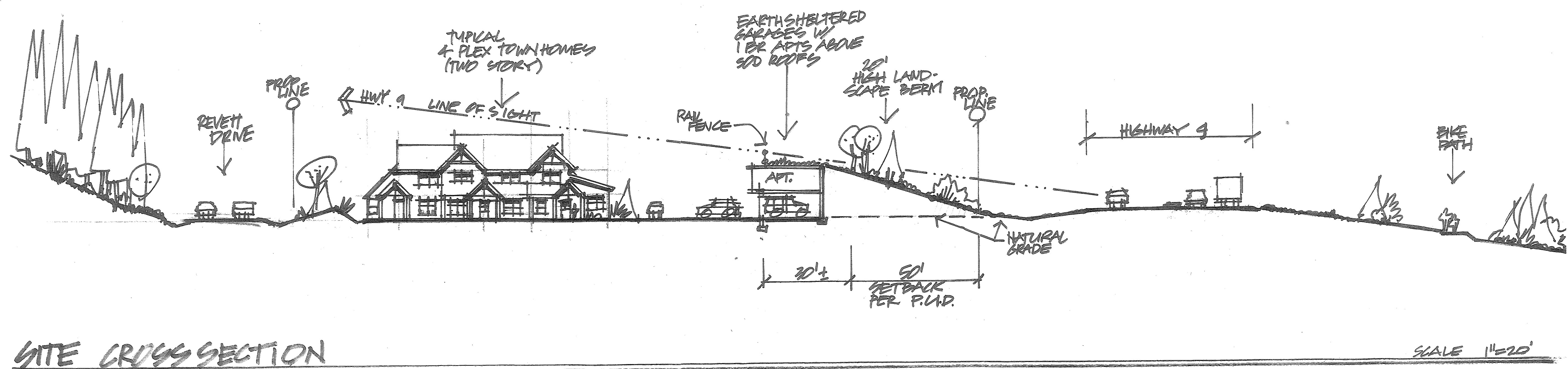
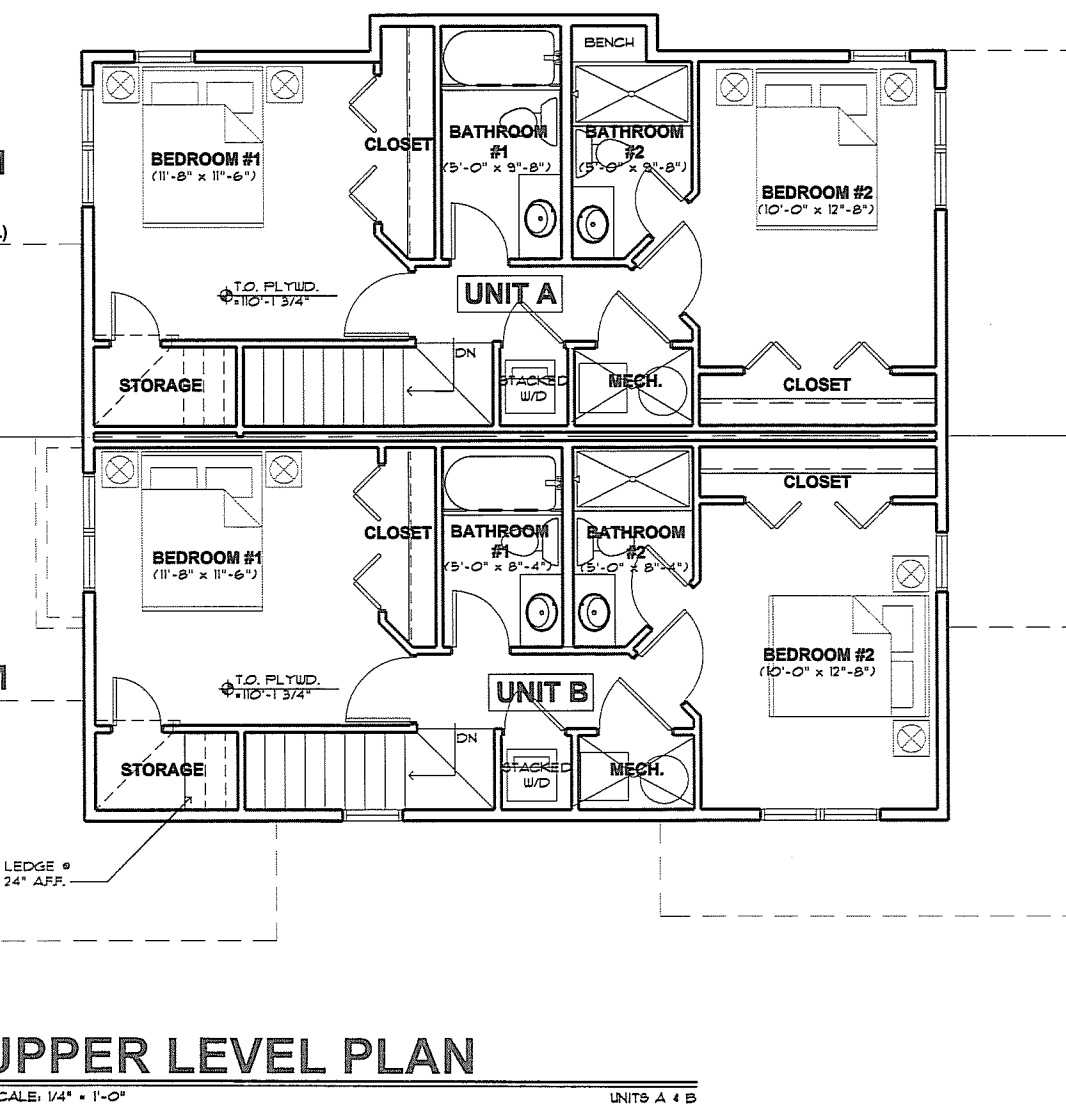
NOTE: SQUARE FOOTAGES ARE CALCULATED FOR CODE PURPOSES ONLY AND SHOULD BE RECALCULATED FOR ANY OTHER PURPOSES.

REVISIONS:

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DATE: 1/05/19
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CHECKED BY: [signature]
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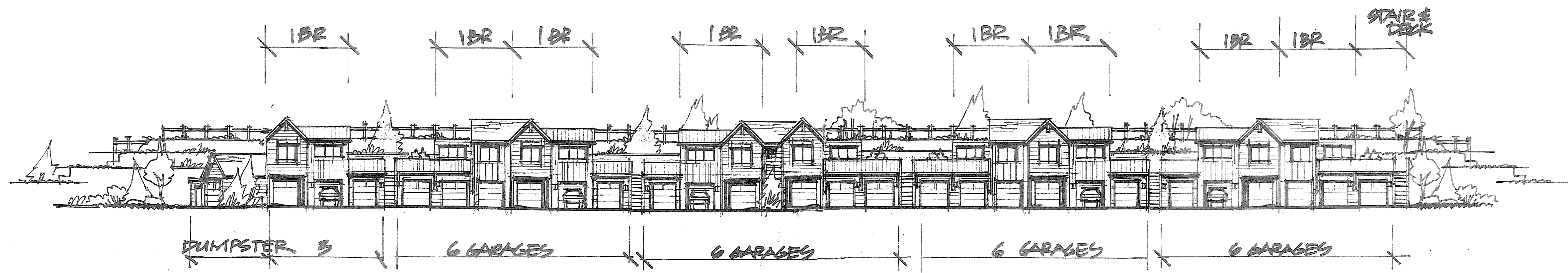
UNIT 'A'
1,188 S.F.
2 BEDROOM
2 1/2 BATH
(POWDER IS OPTIONAL)



BAKER + HOGAN + HOUX
ARCHITECTURE & PLANNING / A.I.A. / P.C.
P.O. BOX 931, 160 EAST ADAMS, BRECKENRIDGE, COLORADO 80424 (970) 453-6880

ADDS PRESERVATION VILLAGE CT
TIGER RUN

SHEET NUMBER:
TWO
OF THREE

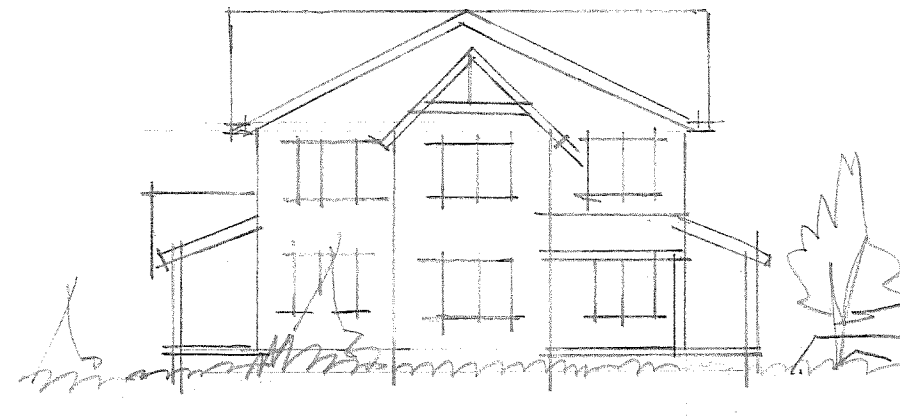


STREET SCAPE LOOKING WEST

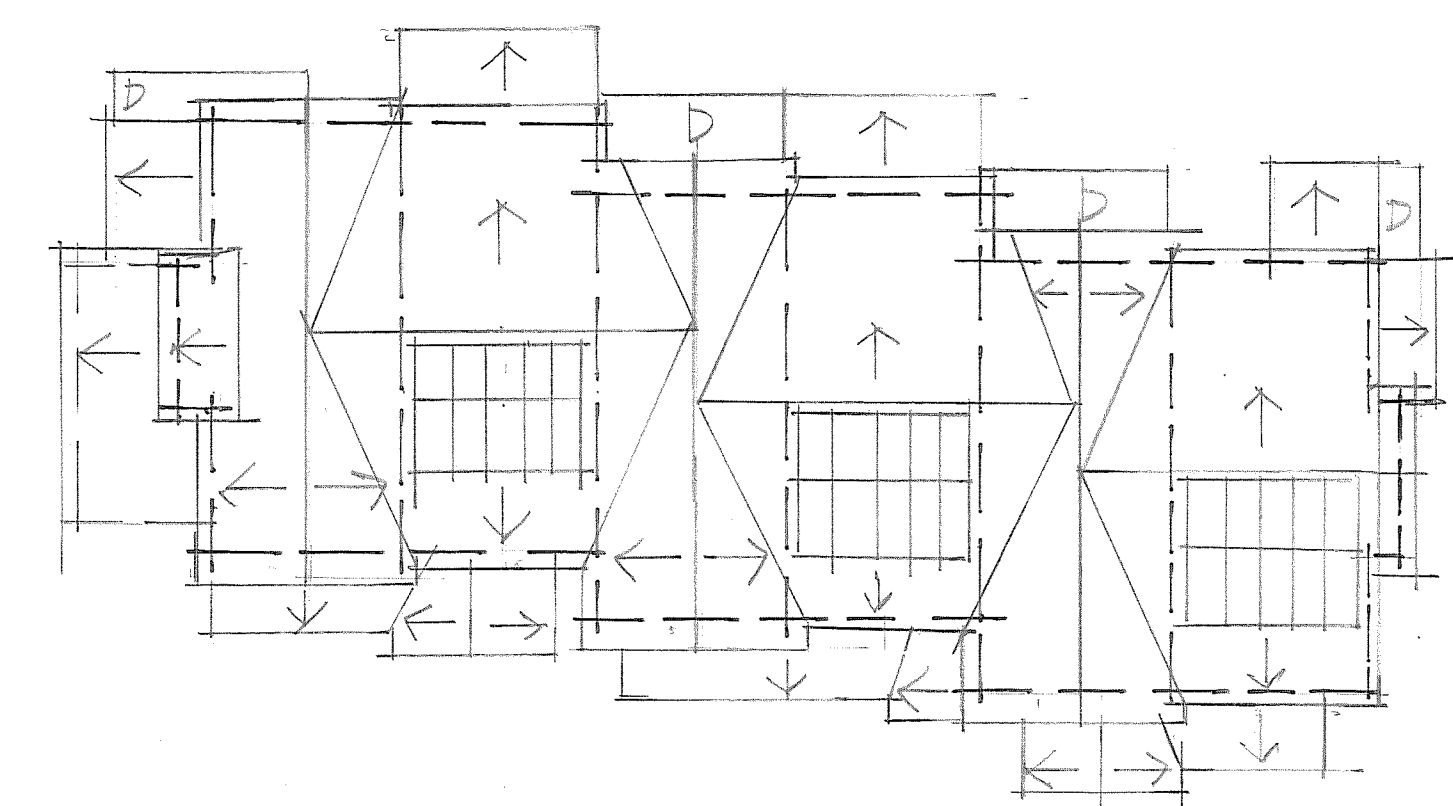
SCALE 1"=20'

REVISIONS:

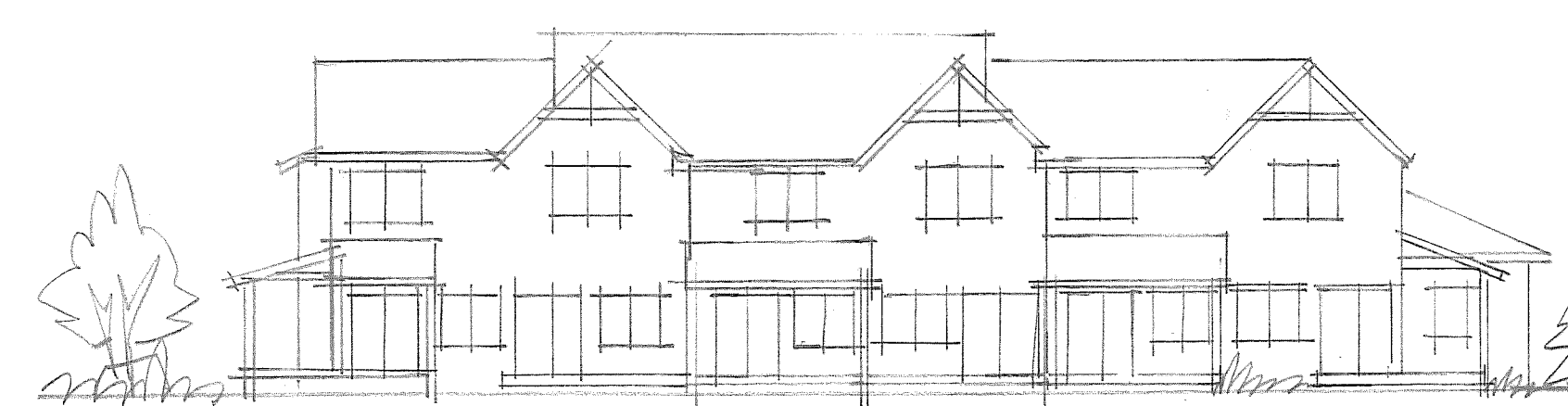
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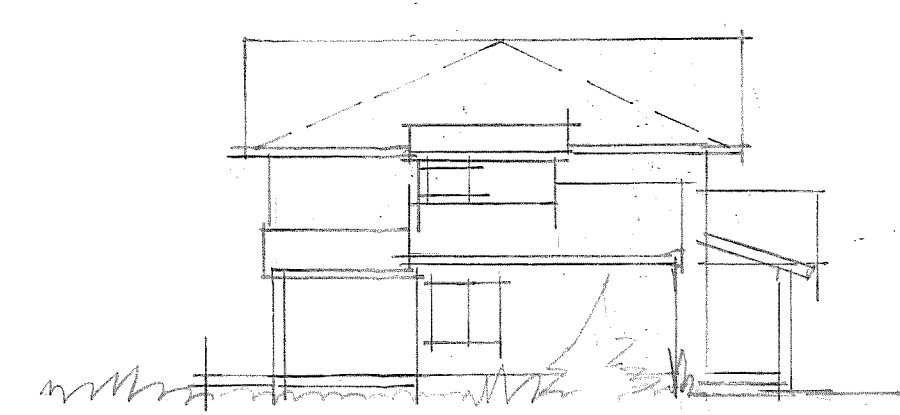
EAST



ROOF (6 FLEX)



NORTH



WEST

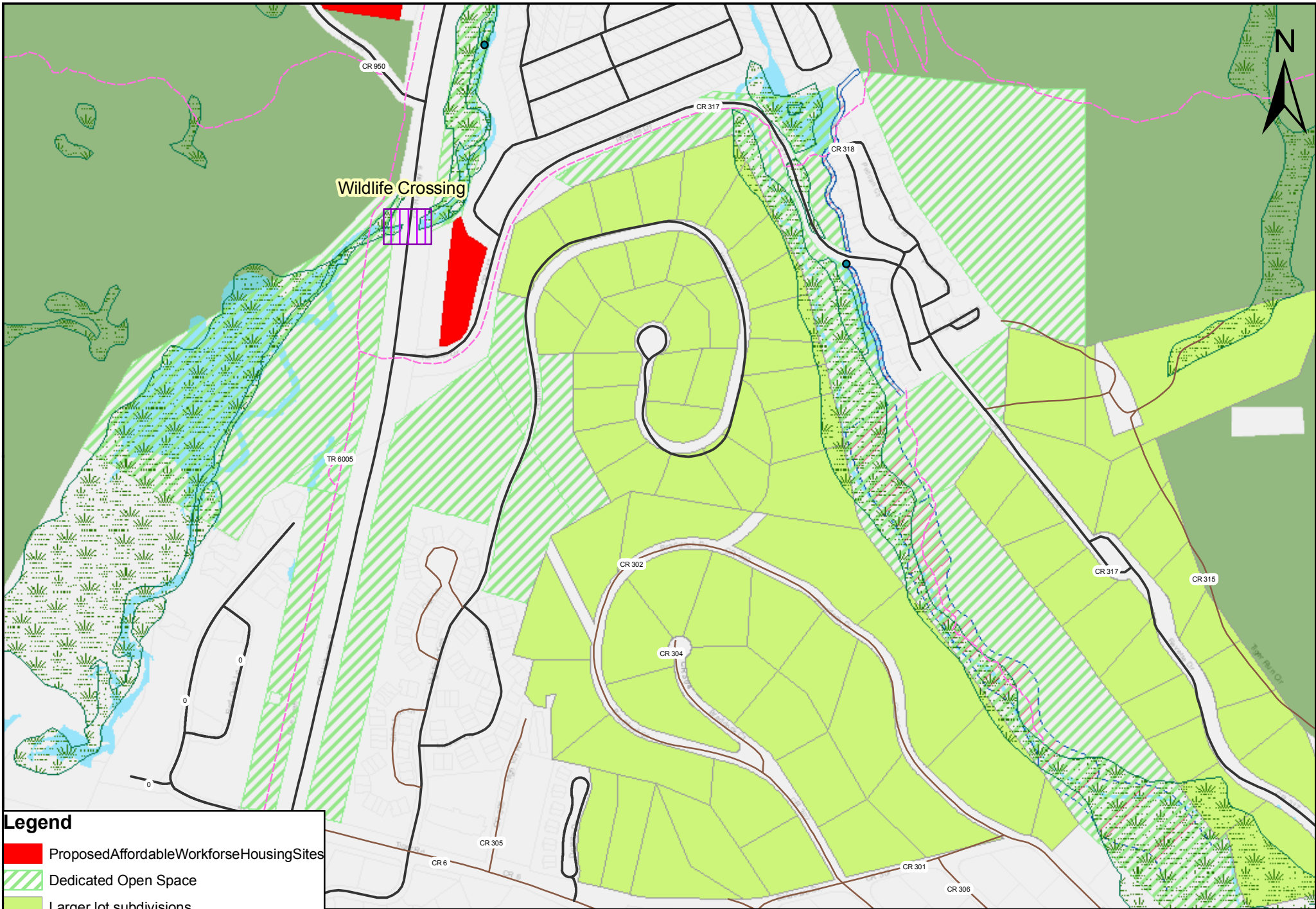


SOUTH

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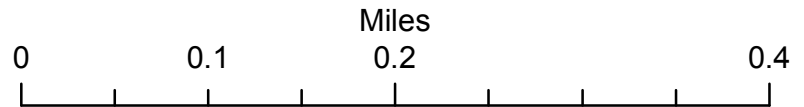
PPG PRESERVATION VILLAGE @ TIGER RUN

SHEET NUMBER:
THREE
 OF THREE



Legend

- Proposed Affordable Workforce Housing Sites
- Dedicated Open Space
- Larger lot subdivisions
- Private Parcels
- White River National Forest
- Summit Wetlands



Memo

To: Town Council

From: Julia Puester, AICP

Date: February 4 for meeting of February 10, 2009

Re: Neighborhood Preservation Policy Public Open Houses

Based on our last discussions with the Town Council, staff has initiated a series of public open houses to receive public input on limitations to home sizes in neighborhoods without platted building envelopes.

The first public open house was held on February 2 for half of the affected subdivisions and a second public open house is scheduled for February 4 for the remainder of the subdivisions.

Staff has done extensive outreach to get affected property owners to participate in this process. Staff mailed out over 1,000 public notices to individual property owners in the potentially affected subdivisions, advertised in the Summit Daily twice, and had a press release as well as an article in the Summit Daily. We also emailed notice to a large distribution list we have developed for the project.

As of the date of this memo, staff held the first open house (Feb. 2) and had 38 people sign in. The vast majority of people in the audience were property owners within one of the effected subdivisions. Staff asked for attendees to fill out a questionnaire. Of those questionnaires received that evening, 23 were in favor of some type of limit on home sizes and 12 were not. Although there was support for pursuing some type of limitation, there was a fair amount of difference expressed regarding how that should be accomplished.

Staff will have more details on the results of the Feb. 2 and Feb. 4 public open houses at the Council worksession.

MEMO

TO: Town Council
FROM: Laurie Best
DATE: February 1, 2009
RE: Breckenridge Heritage Alliance 2008 Review

Enclosed in your packets is the annual report from the Breckenridge Heritage Alliance. Staff from the Alliance will attend the worksession on February 10, 2009 to present the report which is an overview of 2008 programs and projects.



**Annual Report
Breckenridge Town Council
Tuesday, February 10, 2009**

The Breckenridge Heritage Alliance was launched in February, 2007, but 2008 marked the first full year of operations for the organization. Lessons learned from 2007 were implemented with great success in the year just ended. Visitor numbers continued to increase despite the fact the Edwin Carter Museum was closed on February 1st for rehabilitation.

The focus for the Alliance staff of four in 2008 was:

- Increase visibility and visitors for historical sites, tours and programs for locals and guests through advertising, merchandising and networking. Establish regularly scheduled year round hours of operations, tours and programs at eight museums/sites.
- Improve Alliance infrastructure and operations
- Enhance collaboration with local organizations and engage local residents
- Implement and manage the capital projects approved by Town Council in November, 2007, to improve and preserve these sites and make them more accessible and user-friendly
- Develop a Strategic Plan for operations and funding beyond 2009
- Move the Breck150 celebration to center stage with committee partners

Increase Visibility of the Alliance Offering and Visitor Numbers:

Visitor numbers were 21,030 in 2008 compared to 21,351 in 2007 despite the fact the Carter was closed for most of 2008, reducing overall visitorship by at least 5,000 persons. Our goal in 2009: increase visitor numbers by extended hours and more days of operation

Increased visibility was accomplished largely by a consistent advertising campaign in the *Summit Daily News* (daily in “What’s Happening”, weekly display ads, bi-monthly for programs). The presence of the Alliance in the Welcome Center provided a direct contact for tour promotion, and a new, improved and expanded website directed visitors to a more complete description of tours, sites and programs offered. The site also highlighted Alliance-operated properties available for rent – an additional revenue stream for the Alliance. An outreach program for Breckenridge transit drivers, informing them about sites on their respective routes, also has had very positive results.

The Alliance operated the Barney Ford House Museum 363 days in 2008 – closed only for Christmas and New Year’s Day. The same schedule will be implemented at the Edwin Carter Museum once the rehabilitation is complete and the Museum re-opens in April of 2009.

Moving forward...by looking back.

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Attendance at the free programs such as Children's Story Hours, Brown Bag lunch hours, and Speaker Series doubled in number from 2007. Special presentations by the 10th Mountain Division and by local resident Maureen Nicholls ("The History of Skiing in Breckenridge") were standing-room only successes in Town Hall.

Having a Heritage Alliance representative in the Blue River (west) side of the Breckenridge Welcome Center not only helped to promote and explain Alliance offerings, but also led to a strong and positive working relationship with the Welcome Center staffers.

We are particularly proud of the outreach programs implemented for elementary schools. The "Historic Trunk Show", in collaboration with Jennifer Cram of the Arts District and funded by a grant from the Colorado Public Art Commission, takes trunks filled with images, artifacts and information about early-day Breckenridge characters (such as Edwin Carter and Barney Ford), to the classrooms. The children are then asked to draw their personal impressions of their introduction to Breckenridge history. The students' artistic interpretations will be exhibited at the Breckenridge Theater when the traveling portion of the program concludes.

A consistent core of mature, costumed guides continued to give entertaining and educational walking, mine, and museum tours. Feedback from visitors is 99% positive about their experience, and a conscientious attempt was made to track visitors – locals vs. out-of-towners, returning vs. first-timers. A chart tracking these statistics is enclosed in the appendix of this document; figures such as these will enable the Alliance to better identify the demographics of those visiting the sites.

One much-needed area of improvement in 2009 is such feedback. We plan to respond personally by email to visitors, thanking them and asking them to complete an enclosed survey, so we may learn about their experience. Tour guides also will be encouraged to have all visitors complete a survey.

The number of tour guides in 2008 was 31, with 10 of these guides volunteering. Combined, all tour guides combined to work 3,401 hours in 2008. All guides sign a contract specifying proper clothing, decorum and procedures for reporting statistics and for emergency situations. All are given a manual written specifically for their site – manuals that are updated annually by the Alliance.

In an effort to become more environmentally responsible, the Alliance elected not to print additional paper walking tour guides (we still have an inventory of some 2500 guides), but to offer this service via cell phone and I-pod access. The phone access for cell phone tours was put into place in November, 2008, and the script is being written with a proposed launch of April, 2009. The popular geocaching experience will be introduced in 2009 tailored to historic sites within the core of downtown Breckenridge.

With the approval of the Town of Breckenridge, the Alliance offered guided tours of Valley Brook Cemetery to a limited number of individuals, being mindful of the sensitive nature and history of that site.

Guided hikes in both winter and summer were offered at Iowa Hill – the tour guides having an educational background in mining and/or geology. Opening the Red, White and Blue Museum to the public on a regular basis was a hit for families and enhanced the Alliance’s strategy of reaching out to other local organizations to develop heritage programs.

A 4th of July Brunch and viewing party was held on the Barney Ford House Museum lawn as a fundraiser for the first time; this function will be continued and expanded in 2009 and future years.

An expanded merchandising effort was implemented, that involves maintaining accurate inventories and sales figures of books, DVD’s, and the Breck150/Heritage Alliance water bottle. Proper reporting procedures of sales tax to the Town of Breckenridge and State of Colorado were established.

Improve Alliance Infrastructure and Operations

Simple but necessary improvements within the Heritage Alliance operations were made, including a new telephone system and upgraded computer capacity. The following represent only a few of the improved measures implemented:

- Created a systemized staff activity and financial reporting structure that is submitted electronically for board meetings
- Created standardized agreements for rental of Alliance-operated properties
- Established guidelines for large tour groups
- Incorporated all contract employees (tour guides) in the Alliance’s Worker’s Compensation insurance policy
- Established Human Resource guidelines
- Entered into agreements with the Summit Historical Society, Saddle Rock Society, and the Red, White and Blue Fire Department to operate properties owned by those entities, thus expanding access to the Washington Mine, Lomax Placer Mine, William Briggles House, and the Red, White and Blue Museum. The Alliance continues its operation of the Barney Ford House Museum in agreement with the Saddle Rock Society.
- Implemented the required reporting system for local and state sales tax
- Developed a system to track inventory of books and dvd’s
- Established weekly staff meetings
- Enhanced and improved the Alliance website
- Hired a Certified Public Accountant, who conducted a successful independent 2007 audit and will do so once again for 2008
- Developed a tracking system for visitor and donation numbers

Enhance Collaboration with Local Organizations and Engage Local Residents

The Alliance staff made concerted efforts to work more closely with the Summit Historical Society, National Repertory Orchestra, Breckenridge Music Festival, Frisco Historic District, Red White and Blue Fire District, Breckenridge and Summit County Open Space and Trails groups, BOSAC, BEDAC, Breckenridge Arts District, Breckenridge Resort Chamber, Summit Chamber, Summit Foundation, Saddle Rock Society, Colorado Mountain College, Summit County, and the Town of Breckenridge. Meetings with the

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NRO and BMF, for example, have resulted in incorporating special events planned with them for the Breck150 program.

A “Night at the Museum” event in May was sponsored by a grant from the Archeological Division of the Colorado Historical Society, and three such openings were held on successive Fridays at the Frisco Historical Park, Barney Ford House Museum, and Dillon Schoolhouse Museum, in collaboration with the Frisco Historical Society and the Summit Historical Society.

A grant from the Summit Foundation for \$3,500 enabled the Alliance to create a proper archive facility with the plan that local residents will be willing to donate or relinquish historical artifacts “collected” through the years. The Alliance views this as the genesis of a Breckenridge Historical Museum in the future.

The Alliance continues to expand and develop its role in the annual Kingdom Days in June. For example, in the 2008 event, 45 people attended a walking symposium on Heritage Preservation, presented in conjunction with Colorado Mountain College that included visits to four in-town sites in various stages of restoration. A standing room only crowd also filled the Breckenridge Theater to listen to part-time local Clarene Goodheart’s program on outhouses!

Develop and Implement a Capital Improvement Plan, Schedule and Budget

With the generous funding approved by the Breckenridge Town Council in November, 2007, the Heritage Alliance embarked on a program to improve, enhance and rehabilitate and/or restore historical sites in preparation for the Breck150 Celebration and beyond. Those projects include:

Breck150 Celebration

Working with the Town of Breckenridge, Breckenridge Resort Chamber, and Vail Resorts, the Alliance is helping to plan and implement special events during the Breck150 from April through September 2009. These include:

- Retro ski weekend – April 3rd-5th
- Kingdom Days – June 20th-21st
- Birthday Celebration – August 8th-10th – features opening of the cornerstone of the County Courthouse
- Railroad Days – August 15th-16th
- Closing Ceremonies – late September

Larissa Enns and Linda Kay Peterson of the Alliance are members of the Organizing Committee, and work with other members on promotion and publicity, merchandise, and community involvement.

A key component of the Breck150 celebration is the Breck150 Video being produced in HD by local videographer Wendy Wolfe. This project features interviews with longtime locals and historians and visits to known and newly-discovered historically significant sites. It also highlights Breckenridge’s skiing history.

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Edwin Carter Museum Rehabilitation

RFP's for contractors and design firms were issued in December of 2007, followed by an Open House for all prospective firms in January of 2008. An energy audit also was conducted at the museum in January. Exhibit Design Associates of Estes Park and Harris Construction of Breckenridge were chosen as the design/construction team in February, and an oversight committee of Alliance Board and Staff Members, with Town representation, began the work of completely rehabilitating the museum.

Face to face meetings were held every two months with the design/construction team, with the goal of making the museum experience an interactive one for visitors of all ages.

The focus of the next exhibits is the life and legacy of Edwin Carter, but the exhibit moves beyond the confines of the Town of Breckenridge to explore the worlds of taxidermists, preservationists, historians and environmentalists. At the suggestion of the Town, the bathroom will be ADA compliant, and a new sewer line and heating system, along with an energy-friendly boiler and hot water system are part of the project.

An April opening is scheduled.

Iowa Hill Placer Mine

This Town-owned site was improved and upgraded in the summer of 2008 with three new exhibits specific to the placer mining process: a concentration table, pressure box and headgate, and a diversion dam. These additions will be enhanced by appropriate signage. Additionally, placer pipe from the former Wakefield Site south of Breckenridge was moved and placed at the Iowa Hill Placer to show the visitor exactly how water was funneled to the desired site. This pipe will be connected in late spring of 2009.

French Gulch Trail Signs

This project is being coordinated with Breckenridge Trails and Open Space and Summit County Trails and Open Space, and is designed to explain the rich history of this mining area while alerting visitors to the fragility of the sites. Numerous visits to the project area identified 12 specific sites for signage, the texts for which are being written by volunteer historians. McGraphix (design) and Creative Productions (fabrication) will work together so that sign design and presentation will be consistent with TOB practice and guidelines.

Engine #9 and Locomotive Park

The Alliance and Town staff are working with Tony Harris to plan the construction of the exhibit site for Engine #9 in the Wellington Lot site and with Mary Hart to design the park and shelter. Negotiations continue with the Colorado Historical Society to receive Engine #9, which is currently being rebuilt by John Braun in Grand Junction. Delivery of the locomotive will definitely be part of the Breck150 celebration. The Alliance pledged to develop, promote and operate a grass-roots fund raising effort of \$40,000 to help offset costs of the park.

Valley Brook Cemetery

Restoration work continued under the supervision of monument conservator David Via, who restored 28 monuments. In addition, restoration was completed by Paul Cornett of storm-damaged cast-iron fence finials on the Serre plot. The annual clean-up day coordinated with Public Works and the Town Clerk's Office was successful.

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Gold Pan Shops Dipping Station

This project, funded by local developer Entrada, is a collaborative effort between the Town of Breckenridge's Departments of Public Works and Community Development. In its attempt to stabilize and protect this site, drainage, grading, and masonry work was done in 2008; in 2009, masonry work will be completed and a pedestrian access created. The goal is to stabilize this urban archeological ruin.

“Golden Gulches” Book Publication

This 80-page, four-color book on the origins of hydraulic mining in the area was published in November, 2008, under the oversight of the Town of Breckenridge and the Alliance.

Historic Plaque Program

It is the goal of the Alliance to have this program – which is designed to highlight the Town's historic building with number plaques – ready for the Breck150 celebration. While the project was begun several years ago, the approach now will be to number, in a consecutive order, those historically-significant structures on Main, Ridge and Harris streets. Access to the information will be by cell-phone and/or I-pods, with paper guides available when requested.

Washington Mine Site

This Summit Historical Society property on Illinois Gulch Road was upgraded, enhanced and made safe for the visitor. Old and rotted decking and railings were replaced, the broken headframe repaired, and the precarious tippie was rebuilt. All leftover materials were removed from the site, and relevant mining artifacts (ore carts, ore chute) were installed to enhance the visitor experience. A tour guide volunteered his time and materials to build an on-site gold panning experience for the visitors as well.

William Harrison Briggles House

This Victorian home, owned by the Summit Historical Society, was badly in need of painting. The Alliance contracted with local contractor Dixon Painting, which power washed, primed and painted the house, and weatherproofed all doors and windows. This house was open to the public (in addition to walking tours) Thursday through Sunday during the summer, and was the site of Victorian Teas and private weddings.

Miscellaneous

Barney Ford House Museum

New and upgraded light fixtures were purchased and installed at this museum, which continues to be the most popular historic site in Breckenridge. The historic wallpaper project (funded by a Town of Breckenridge grant in 2007) is ongoing, as is the purchase of window coverings to protect artifacts inside the house.

Note: The following projects are study and research projects conducted as a foundation for future preservation and planning.

Reiling Gold Dredge Site Documentation and Assessment

This project is a collaboration among the Town of Breckenridge, Colorado Historical Society/State Historical Fund, National Park Service, Western Mapping Company and

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Summit County Government. In July of 2008, the Reiling Dredge was studied using the most modern, cutting-edge technologies to document and record the site and historic work camp. High-definition, 3-D laser scanning, combined with aerial and terrestrial mapping, and the expertise of underwater archeologists assessed the structural integrity of the dredge. A computerized visualization system will assist with effective preservation/management of this historically-relevant icon.

Phase II Breckenridge Inventory of Mine Sites

Fifty historic mine-related sites located in the Golden Horseshoe area were analyzed as to historical significance, restoration possibilities, and level of decline. The project was overseen by the Alliance, and involved collaboration with the Town of Breckenridge, Summit County Government, Mountain States Historical and the United States Forest Service.

Develop a Strategic Plan for the Future

The Breckenridge Heritage Alliance Board and staff, with Town input held two retreats during 2008, to develop a strategy and set of guidelines for directing the organization into the future. Major topics explored were:

- Determine the viability of creating a community non-profit office and administrative center, in which non-profits could benefit from shared services and collective management
- Assume responsibility for oversight of all historical sites and buildings in Breckenridge for (1) repairs and maintenance and (2) preservation and rehabilitation. This comprehensive list consists of 30+ sites, prioritized in terms of need.
- Fund raising
- Staffing
- Grant Opportunities

It is the intention of the Alliance to meet once again with Town Council in late spring to discuss its long-term strategy for program management, preservation, and funding. However, the Alliance Board has chosen not to adopt a strategy of fundraising in the typical sense (galas, auctions, etc.). The community we serve is already saturated with events of this type, and the Alliance does not wish to compromise those events that benefit other non-profits and be in competition with them.

That being said, the Alliance Board and staff realize the importance of creating as much of a revenue stream as possible to lessen its dependence upon the Town of Breckenridge for funding. All opportunities will be investigated and researched such as grants, sponsorships and similar sources of revenue.

As the Heritage Alliance has developed since 2007, it has assumed the mantle for overseeing all Town-owned historic sites and buildings in the Breckenridge vicinity. This responsibility encompasses a wide range of projects, from the rehabilitation of the Edwin Carter Museum, to a fact-finding mission concerning ownership of the building and property known as the Klack Placer Cabin, so this icon can be restored properly.

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This responsibility, in the opinion of the Alliance, extends to those historically rich areas in the Golden Horseshoe, as well as Open Space sites overseen by the Town and Summit County. As the “guardian and conscience” of Breckenridge’s history, the Alliance willingly assumes this broad challenge to ensure the Town of Breckenridge retains its genuine and unique cultural history.

Beyond 2009, the Breckenridge Heritage Alliance will continue to “move forward by looking back,” but in its continuing role as the preservation conscience for the Town of Breckenridge, it will remain diligent on all aspects of historic identification and preservation.

An addendum to this report demonstrates the scope and scale of Heritage Alliance operations and activities, and makes the assumption the Edwin Carter Museum was open for a full year.

Members of the Breckenridge Heritage Alliance Board

Rick Hague, President
Larry Crispell, Vice-President
Bonnie Kirschenbaum, Board Secretary
Bill Souba, Alpine Bank, Treasurer
Wally Ducayet
Steve Graham
Peter Joyce
Wendy Wolfe
(One board position currently open)

Breckenridge Heritage Alliance Staff

Linda Kay Peterson, Executive Director
Beth Johnson, Operations Director
Larissa Enns, Events and Communications Director
Rebecca Waugh, Town of Breckenridge Historian



Moving Forward ... By Looking Back

The “visible” and “tangible” results of the Alliance’s activities are evident as one experiences the programs themselves. What is not evident is the scope and scale of the effort and infrastructure required. The following provides an insight into the magnitude of this effort assuming full operation of the Carter and 2008 schedule:

- Four full-time staff manage and maintain 12 historic sites, operating 6-day-per-week tours and/or open-hours (some are 7-day) for most of the 12 sites during seasonal openings. Some sites are open year-round (Carter and Ford museums), and the Walking Tour is available 365 days per year. Staff also conducts eight Story Hour programs for local school children, 12 Speaker Series programs, 13 Student Tours, three Victorian Tea programs, and two historic snowshoe hikes.
- Staff plans, implements, and/or manages Kingdom Days events, the Breck 150 program, the Night-at-the-Museum program, the Halloween-at-the-Briggle haunted house event, the Lighting-of-Breckenridge Open Houses at the Briggle and Barney Ford houses, and Railroad Days events. About twenty private group tours (corporate, family reunion, etc.) occur, as well as three training tours for Breckenridge Transit drivers to enable them to note points of interest to their passengers. All Town elementary school students participate in the Art and History Trunk Program presented by Alliance and Breckenridge Public Art Commission staff. Many of these programs are for residents and/or children as a part of our local outreach mission.
- Full-time staff work about 9,400 hours managing a part-time and volunteer tour-guide staff of 36 who work about 4,900 hours at various Alliance programs, events, and tours. Additionally, two part-time paid staff work over 1,300 hours performing maintenance and preservation work at most of the 12 Alliance-managed sites. Staff also coordinates the volunteer efforts of nine Board members and seven volunteer historian researchers that account for roughly 2,100 additional hours. In total, staff manage about 52 part-time and volunteer staff accounting for over 8,300 hours of effort. Staff also apply for and/or manage nine separate grants to augment both preservation and program/event efforts, research and design Alliance museum exhibits, manage the Blue River area of the Welcome Center, sell over \$4,000 of historic books and merchandise, and published one book (“Golden Gulches”).
- The 12 sites and tours are open a total of about 4,750 hours, an increase of about 30 percent - 2008 over 2007 - assuming full operation of the Edwin Carter Museum. About 26,903 visitors participate in Alliance programs, (assuming full

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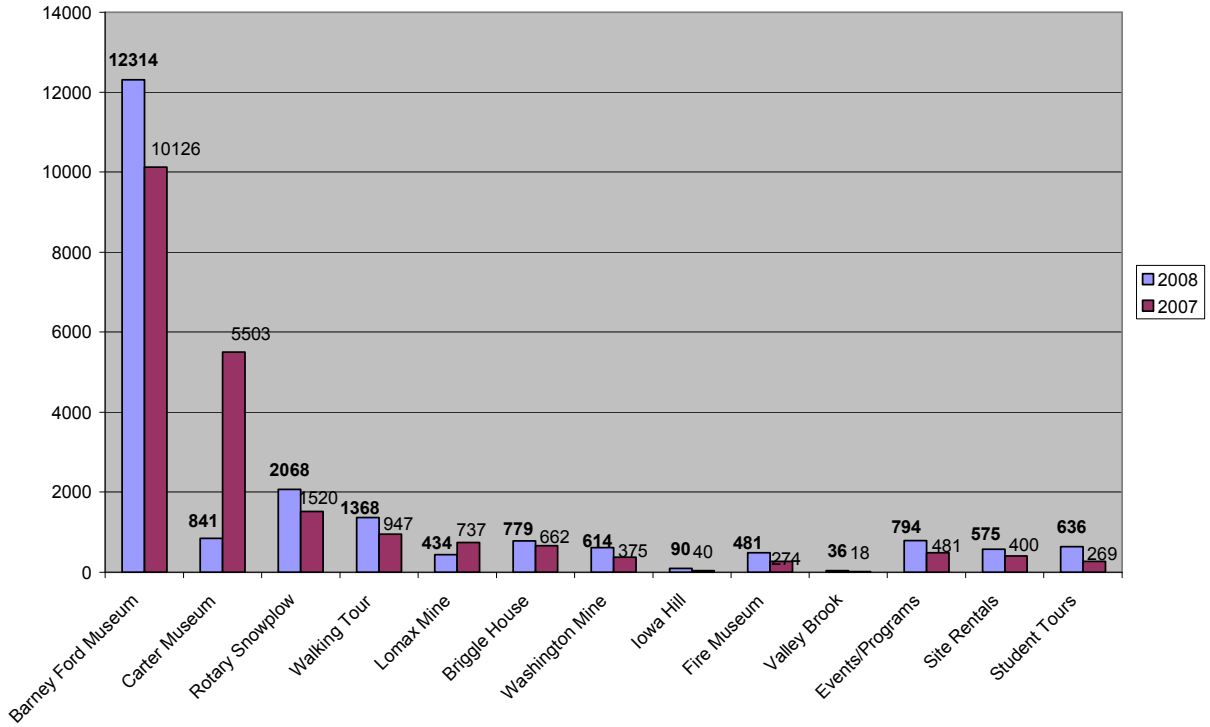
Carter operation), a 2008 increase of about 26 percent over 2007. Visitors and participants in Kingdom Days, Railroad Days, and other heritage-related events (as noted above) are not included but, undoubtedly, attendance at these events is influenced and encouraged by the exposure that such events receive from other Alliance programs and advertising. It is worth noting that annual attendance at one other local historical program was down recently in contrast to increased Alliance visitors.

- As “steward” of historical sites and preservation efforts and as the “historic and heritage conscience” of the community, the Alliance has identified and prioritized over 30 historic preservation projects, sites, and buildings for which it assumes preservation management or “historic watchdog” responsibility over the next five years. All projects are in the greater Breckenridge area, include the Golden Horseshoe and B&B Mines property, and are an important part of the heritage of Breckenridge. Seven of these projects were the focus of capital preservation funding and project management efforts in 2008 and 2009 and involve nearly \$900,000 in capital investments. The Carter Museum, Engine #9, Washington Mine, Reiling Dredge, and Iowa Hill projects are several examples of such efforts that are managed by Alliance staff. The Reiling Dredge restoration, Klack Cabin repair, Pollack Clerk/Recorder Office restoration, and the Lucky Mine jig shelter are examples of future projects that the Alliance will promote, encourage, seek funding for, and coordinate or manage.
- Staff also performs a number of other important heritage/historic functions in collaboration with the BMF, NRO, and BRC as well as other heritage-related non-profits in the Breckenridge area. This effort will increase in 2009 and beyond. Two video productions are currently underway, one depicting the history of Breckenridge and the other the life of Edwin Carter. The development of an historic trail system is currently underway in French Gulch, in conjunction with Town Open Space staff, to include interpretative signage for hikers, bikers, Nordic skiers, and snowshoers. Staff also manages a project to inventory over 50 Breckenridge-area historic sites for possible future preservation work as well as a cultural resource survey in Breckenridge to further identify and understand the history of local buildings. Historic plaques will soon be placed on or near such historic buildings to complete a project begun over 20 years ago. Staff developed and manages a comprehensive web site that depicts Alliance programs and schedules for locals and visitors. This web site will become an increasingly important and effective tool for future Alliance growth.
- In its role as historic steward, the Alliance will become a more active advocate of preservation, responsibility, and educational issues on behalf of the Town. Examples include participation in and advocacy for backcountry trail use issues, historic site preservation, and “historic respect” education.

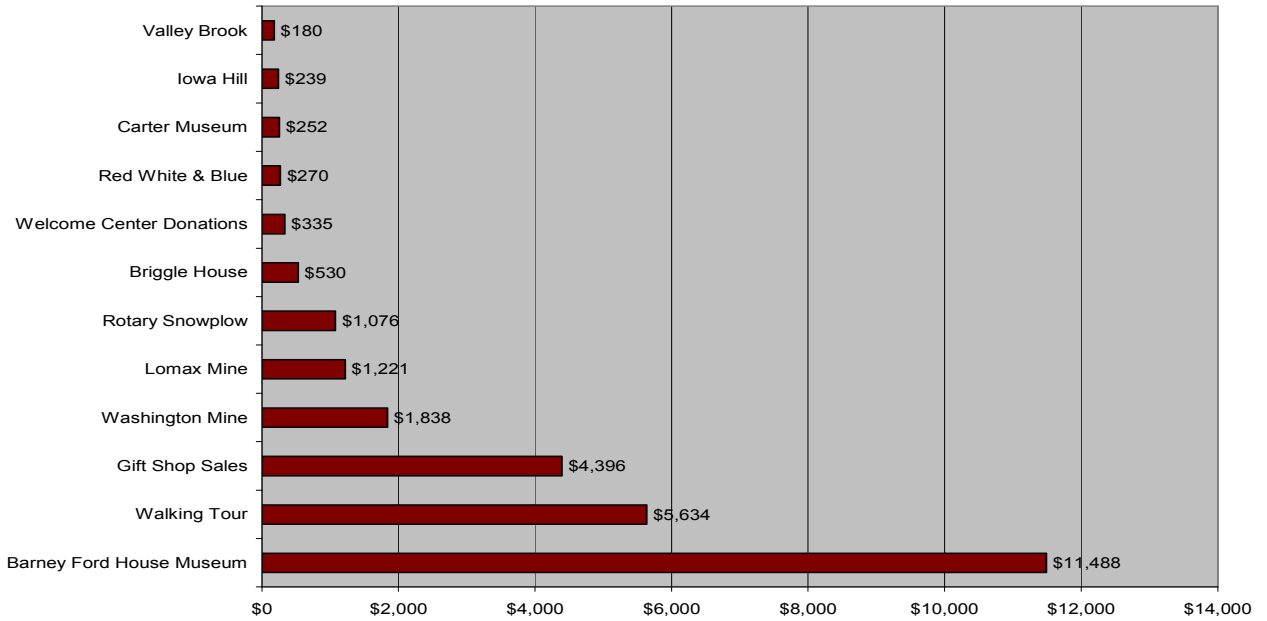
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2007 and 2008 Visitor Numbers



2008 Donations by Site

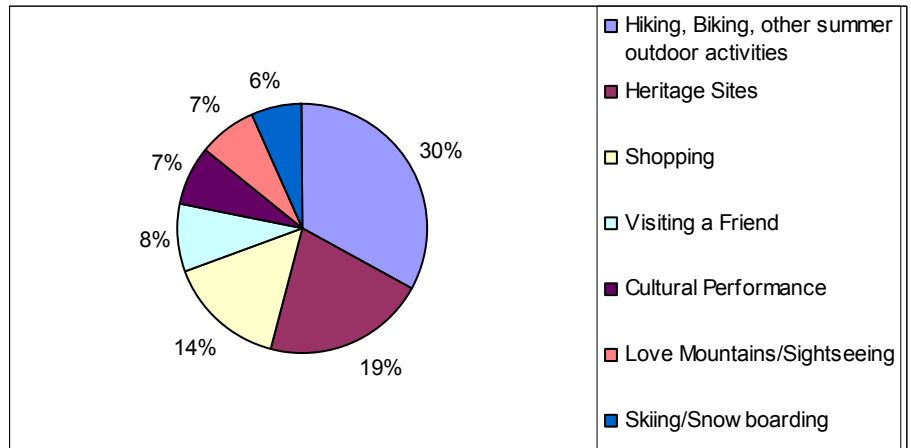


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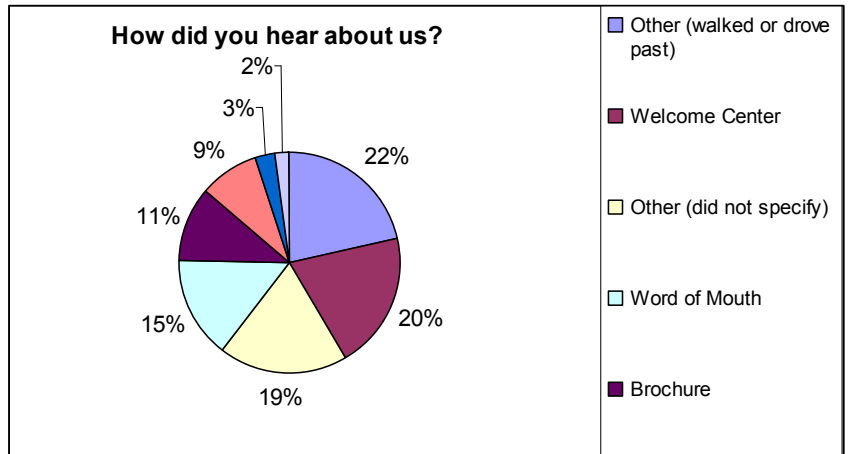
Other (walked or drove past)	22%
Welcome Center	20%
Other (did not specify)	19%
Word of Mouth	15%
Brochure	11%
Newspaper	9%
Web	3%
Other (Business/concierge referral or other tour)	2%

What activities and attractions contributed to your decision to visit Breckenridge?



Other (walked or drove past)	22%
Welcome Center	20%
Other (did not specify)	19%
Word of Mouth	15%
Brochure	11%
Newspaper	9%
Web	3%
Other (Business/concierge referral or other tour)	2%

How did you hear about this site or tour?



Moving forward... by looking back.



TOWN OF BRECKENRIDGE TOWN COUNCIL AGENDA
Tuesday, February 10, 2009 (Regular Meeting); 7:30 p.m.

- I CALL TO ORDER and ROLL CALL**
- II APPROVAL OF MINUTES – January 27, 2009** **Page 30**
- III APPROVAL OF AGENDA**
- IV COMMUNICATIONS TO COUNCIL**
 - A. Citizen’s Comment - (Non-Agenda Items ONLY; 3 minute limit please)
- V CONTINUED BUSINESS**
 - A. SECOND READING OF COUNCIL BILL, SERIES 2009 - PUBLIC HEARINGS****
- NONE**
- VI NEW BUSINESS**
 - A. FIRST READING OF COUNCIL BILL, SERIES 2009 –**
 - 1. Council Bill No. 6, Series 2009-** AN ORDINANCE AMENDING SECTION 9-1-21 OF THE BRECKENRIDGE TOWN CODE BY ADOPTING THE “BRECKENRIDGE 2009 TRANSIT OPERATIONS PLAN” AS A CORRELATIVE DOCUMENT TO THE BRECKENRIDGE DEVELOPMENT CODE **Page 34**
 - B. RESOLUTIONS, SERIES 2009-**
 - 1. A RESOLUTION RATIFYING AND APPROVING THE TOWN MANAGER’S SIGNING OF AN ASSIGNMENT OF PARTIAL INTEREST IN REAL ESTATE OPTION AGREEMENT WITH SUMMIT COUNTY, COLORADO (Lot 12, Block C, Swan River Valley PUD)** **Page 37**
 - 2. A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH SUMMIT SCHOOL DISTRICT, THE TOWN OF FRISCO, AND SUMMIT COUNTY GOVERNMENT CONCERNING THE SUMMIT HIGH SCHOOL SYNTHETIC TURF FIELDS AND OUTDOOR RUNNING TRACK** **Page 40**
 - C. OTHER- NONE**
- VII PLANNING MATTERS**
 - A. Planning Commission Decisions of February 3, 2009 **Page 2**
 - B. Town Council Representative Report
- VIII REPORT OF TOWN MANAGER AND STAFF***
- IX REPORT OF MAYOR AND COUNCILMEMBERS***
 - A. CAST/MMC (Mayor Warner)
 - B. Breckenridge Open Space Advisory Commission (Mr. Rossi)
 - C. BRC (Mr. Bergeron)
 - D. Summit Combined Housing Authority (Ms. McAtamney)
 - E. Breckenridge Heritage Alliance (Mr. Joyce)
 - F. Peak 6 Task Force (Mr. Rossi)
- X OTHER MATTERS**
- XI SCHEDULED MEETINGS** **Page 47**
- XII ADJOURNMENT**

*Report of Town Manager; Report of Mayor and Council Members; Scheduled Meetings and Other Matters are topics listed on the 7:30 pm Town Council Agenda. If time permits at the afternoon work session, the Mayor and Council may discuss these items. 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

CALL TO ORDER and ROLL CALL

Mayor Warner called the January 27, 2009 Town Council Meeting to order at 7:31 p.m. The following members answered roll call: Mr. Joyce, Ms. McAtamney, Mr. Millisor, Mr. Bergeron, Mr. Rossi and Mayor Warner. Mr. Mamula arrived at 7:34 p.m.

APPROVAL OF MINUTES – January 13, 2009 Regular Meeting

The Mayor and Council members noted some minor changes. With those changes, Mayor Warner declared the minutes were approved.

APPROVAL OF AGENDA

Mayor Warner requested that Council Bill No. 4 under New Business be removed from the agenda. Town Manager Tim Gagen requested the addition of an Executive Session under Other Matters related to property acquisition.

COMMUNICATIONS TO COUNCIL

- A. Citizen's Comment - (Non-Agenda Items ONLY; 3 minute limit please) – None

CONTINUED BUSINESS

A. SECOND READING OF COUNCIL BILL, SERIES 2009 - PUBLIC HEARINGS**

1. Council Bill No. 1, Series 2009- AN ORDINANCE AMENDING CHAPTER 2 OF TITLE 2 OF THE BRECKENRIDGE TOWN CODE CONCERNING THE POSITION OF ALTERNATE TOWN COUNCIL LIAISON TO THE PLANNING COMMISSION

Town Attorney Tim Berry stated this ordinance if adopted authorizes the mayor to appoint a member of the Town Council to serve as a temporary liaison to the Planning Commission when the regular member cannot attend. There were no changes from first reading.

Mayor Warner opened the public hearing. There were no comments and the public hearing was closed

Mr. Bergeron moved to approve Council Bill No. 1, Series 2009 on second reading. Ms. McAtamney made the second. The motion passed 7-0.

2. Council Bill No. 2, Series 2009- AN ORDINANCE REPEALING AND READOPTING WITH CHANGES SECTION 6-3F-10 OF THE BRECKENRIDGE TOWN CODE CONCERNING THE DUTY OF A LIQUOR LICENSEE TO REPORT CRIMES

Mr. Berry explained that this ordinance repeals and rewrites the Duty to Report ordinance to require a liquor licensee, manager, agent or employee to report to the police if they know an illegal act may happen or has happened. There were no changes from first reading.

Mayor Warner opened the public hearing. There were no comments and the public hearing was closed

Mr. Bergeron moved to approve Council Bill No. 2, Series 2009 on second reading. Mr. Rossi made the second. The motion passed 7-0.

3. Council Bill No. 3, Series 2009- AN ORDINANCE CONCERNING RESTRICTIONS ON CAMPING ON PUBLIC OR PRIVATE PROPERTY

Mr. Berry explained the current ordinance is proposed to be amended by inclusion of a new definition of camping and authorizes the Town Manager to adopt regulations to allow camping for a special event. There were no changes from first reading.

Mayor Warner opened the public hearing. There were no comments and the public hearing was closed

Mr. Rossi moved to approve Council Bill No. 3, Series 2009 on second reading. Mr. Mamula made the second. The motion passed 7-0.

NEW BUSINESS

A. FIRST READING OF COUNCIL BILL, SERIES 2009

1. Council Bill No. 5, Series 2009- AN ORDINANCE AMENDING THE TOWN OF BRECKENRIDGE LAND USE GUIDELINES CONCERNING ACCEPTABLE LAND USE TYPES AND INTENSITIES IN LAND USE DISTRICT 31

Mr. Berry explained the Town's land use code divides the Town into land use districts. This ordinance would amend the regulations for Land Use District 31, the Breckenridge Airport Subdivision, to specifically authorize parking and public facilities such as open space, schools, and childcare.

Mr. Millisor moved to approve Council Bill No. 5, Series 2009. Mr. Mamula seconded the motion. Because of special notice requirements for changes to land use districts, Mr. Berry requested that the motion set the second reading of the ordinance at the February 24 meeting. Mr. Millisor amended his motion and Mr. Mamula amended his second. The motion passed 7-0.

RESOLUTIONS, SERIES 2009

1. A RESOLUTION CONCERNING THE "BRECKENRIDGE ECONOMIC DEVELOPMENT ADVISORY COMMISSION"

Mr. Gagen explained that the Council recently evaluated the function and structure of the current Commission and has decided to move towards a task force model. Therefore the Commission is no longer needed in its current form. The proposed resolution will dissolve the Breckenridge Economic Development Advisory Commission.

Mr. Bergeron moved to approve A Resolution Concerning the Breckenridge Economic Development Advisory Commission. Mr. Mamula seconded the motion. The motion passed 7-0.

2. A RESOLUTION CONCERNING MEMBERSHIP IN "ICLEI—LOCAL GOVERNMENTS FOR SUSTAINABILITY"

Mr. Berry explained that this resolution authorizes the Town to become a member of ICLEI and would allow the Town to access technical assistance and analytical tools for the Town's upcoming carbon footprint analysis.

Ms. McAtamney moved to approve A Resolution Concerning Membership in "ICLEI-Local Governments for Sustainability." Mr. Bergeron seconded the motion. The motion passed 7-0.

3. A RESOLUTION DETERMINING THAT THE TOWN OF BRECKENRIDGE WILL NOT ACT AS A REVIEWING ENTITY FOR THE STATE INCOME TAX CREDIT PROGRAM FOR QUALIFYING HISTORIC REHABILITATION PROJECTS FOR FISCAL YEAR 2009

Mr. Berry explained that each year the Town is required to pass a resolution that it will or will not be the agency to review historic preservation projects for tax credits. Due to the expertise and staff time required, it is appropriate that the State remain the reviewing agency.

Mr. Bergeron moved to approve A Resolution Determining that the Town of Breckenridge will not act as a Reviewing Entity for the State Income Tax Credit Program for Qualifying Historic Rehabilitation Projects for Fiscal Year 2009. Ms. McAtamney seconded the motion. The motion passed 7-0.

OTHER

None

PLANNING MATTERS

A. Planning Commission Decisions of January 20, 2009

With no requests for call up, Mayor Warner stated the Planning Commission decisions of the January 20, 2009 meeting would stand as presented.

B. Report of Planning Commission Liaison

Mr. Mamula had no report.

REPORT OF TOWN MANAGER AND STAFF

Mr. Gagen had no additional information from what was presented in the work session.

REPORT OF MAYOR AND COUNCILMEMBERS

A. **CAST/MMC (Mayor Warner)** – Mayor Warner met with the new county commissioner at the Mayors’ and Managers’ lunch. Discussion included TDRs, backcountry zoning, Joint Upper Blue Master Plan, and loss of valley floor and open space for employee housing in Silverthorne. The single-use bag challenge is to start on March 1 and twelve communities have signed up.

B. **Breckenridge Open Space Advisory Commission** (Mr. Rossi) – No meeting

C. **BRC** (Mr. Bergeron) – Meeting tomorrow.

D. **Summit Combined Housing Authority** (Ms. McAtamney) – Meeting tomorrow

E. **Breckenridge Heritage Alliance** (Mr. Joyce) – Mr. Joyce updated on good public relations for Breck 150 with the first event, a retro-history of skiing event, taking place on April 4. Museum visitation numbers are comparable to last year; Carter Museum is nearing completion; and progress is being made on Engine No. 9.

F. **Peak 6 Task Force** (Mr. Rossi) – Mr. Rossi reported on the past two meetings. The group is working through issues they believe can be addressed in a Memorandum of Understanding between the Town, County and Ski Area, where applicable. Items being discussed include parking, employee housing, mitigating congestion, transit options and employee numbers. There is some difficulty obtaining important data on terrain and carrying capacity. A public forum is coming up soon. Mr. Rossi felt the process is worthwhile, but is sometimes frustrating.

OTHER MATTERS

Ms. McAtamney noted an increase in road rage.

Mr. Millisor asked about the anti-skid material in roundabout and when it will be replaced.

Mr. Mamula would like to see the Town address the tourism budget, perhaps send a letter. He also noted that the stoplight timing at Ski Hill/Lincoln and Main is still bad. Mr. Mamula expressed concern with the Town purchasing a Point of Sale system for the Golf Course Restaurant.

Mr. Rossi would like to see the Rec Center explore providing bottled water and cups as an alternative to single water bottles or tap water. It was also noted that rental house occupants use lots of water bottles, cans, etc. and there is no incentive to recycle. Convenience stores are also an issue.

Mayor Warner noted a factual and fun article about Breckenridge in the February issue of ski magazine. He also had the opportunity to escort the Lieutenant Governor at the snow sculpture event.

EXECUTIVE SESSION

At 8: 18 p.m. Mr. Rossi moved to convene in Executive Session pursuant to Paragraph 4(a) of Section 24-6-402, C.R.S., relating to the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest; Paragraph 4(b) of Section 24-6-402, C.R.S., relating to conferences with the Town Attorney for the purposes of receiving legal advice on specific legal questions; and Paragraph 4(e) of Section 24-6-402, C.R.S., relating to determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations; and instructing negotiators. Mr. Mamula seconded the motion.

The Mayor then restated the motion and a roll call vote was taken. The motion passed 7-0.

Mr. Mamula moved to adjourn the Executive Session at 8:55 p.m. Mr. Rossi made the second. All were in favor of the motion.

ADJOURNMENT

**TOWN OF BRECKERIDGE
TOWN COUNCIL REGULAR MEETING
TUESDAY, JANUARY 27, 2009
PAGE 4**

With no further business to discuss, the meeting adjourned at 8:55 p.m.

ATTEST:

Mary Jean Loufek, CMC, Town Clerk

John Warner, Mayor

MEMO

TO: Town Council

FROM: Town Attorney

RE: New Transit Plan

DATE: February 3, 2009 (for February 10th meeting)

The new “Breckenridge 2009 Transit Plan” is almost ready for formal adoption. Several revisions are being made as a result of the worksession discussion that was held at the January 27th meeting, and it is expected that the new Plan will be ready for your consideration shortly. Staff believes that the changes to the draft Plan are minor, and would like to initiate the procedure to adopt the new Plan while the final revisions to the Plan are being made.

Because of its comprehensive nature it would seem that the new Transit Master Plan should be incorporated into the Town’s own Master Plan, and also made a “correlative document” under the Development Code.

As you will recall from the recent procedure involving the Town’s Trail Plan, these goals are accomplished by a resolution/public hearing process to amend the Town’s Master Plan, and a separate two-reading ordinance to amend the Development Code. The public hearing/resolution adoption usually occurs at the time of second reading of the Development Code ordinance.

Enclosed with this memo is the ordinance to make the new Transit Plan a correlative document under the Development Code. This ordinance has been scheduled for first reading next Tuesday.

The new Transit Plan is scheduled to be reviewed by the Planning Commission at its meeting on February 17th, and it is hoped that on that date the Commission will adopt a resolution recommending that you adopt the new Transit Plan as part of the Town’s Master Plan.

It is anticipated that you will be asked to hold the public hearing and to adopt the resolution incorporating the new Transit Plan into the Town’s Master Plan at the time of the second reading of the enclosed ordinance on February 24th. The full text of the new Transit Plan will be presented to you at that meeting, and if further revisions to the Transit Plan are necessary the second reading of the ordinance and your consideration of the resolution can be delayed until you are satisfied with the content of the new Plan.

I will be happy to discuss these matters with you next Tuesday.

1 **FOR WORKSESSION/FIRST READING – FEB. 10**

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

5
6 COUNCIL BILL NO. ____

7
8 Series 2009

9
10 AN ORDINANCE AMENDING SECTION 9-1-21 OF THE BRECKENRIDGE TOWN CODE
11 BY ADOPTING THE “BRECKENRIDGE 2009 TRANSIT OPERATIONS PLAN” AS A
12 CORRELATIVE DOCUMENT TO THE BRECKENRIDGE DEVELOPMENT CODE

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

16
17 Section 1. The reference to the “Town of Breckenridge Transportation Plan” in Section
18 9-1-21 of the Breckenridge Town Code is amended to read as follows:

- 19
20 • ~~Town of Breckenridge Transportation Plan~~ **Breckenridge 2009 Transit**
21 **Operations Plan**

22
23 Section 2. 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 5. The Town Council hereby finds, determines, and declares that this ordinance
27 is necessary and proper to provide for the safety, preserve the health, promote the prosperity, and
28 improve the order, comfort, and convenience of the Town of Breckenridge and the inhabitants
29 thereof.

30
31 Section 6. The Town Council hereby finds, determines and declares that it has the power
32 to adopt this ordinance pursuant to: (i) the Local Government Land Use Control Enabling Act,
33 Article 20 of Title 29, C.R.S.; (ii) Part 3 of Article 23 of Title 31, C.R.S. (concerning municipal
34 zoning powers); (iii) Section 31-15-103, C.R.S. (concerning municipal police powers); (iv)
35 Section 31-15-401, C.R.S.(concerning municipal police powers); (v) Chapter 4 of Title 9 of the
36 Breckenridge Town Code; (vi) the authority granted to home rule municipalities by Article XX
37 of the Colorado Constitution; and (vii) the powers contained in the Breckenridge Town Charter.

38
39 Section 7. This ordinance shall be published and become effective as provided by
40 Section 5.9 of the Breckenridge Town Charter.

41
42 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
43 PUBLISHED IN FULL this ____ day of _____, 2009. A Public Hearing shall be held at the
44 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day
45 of _____, 2009, at 7:30 P.M. or as soon thereafter as possible in the Municipal
46 Building of the Town.

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TOWN OF BRECKENRIDGE, a Colorado
municipal corporation

By _____
John G. Warner, Mayor

ATTEST:

Mary Jean Loufek, CMC,
Town Clerk

Memorandum

To: Town Council
From: Open Space Staff
Re: Swan River Valley PUD Parcel 12
Date: February 10, 2009

The resolution in your packet ratifies and approves the Town Manager's signature on an Assignment of Partial Interest in the Real Estate Option Agreement signed by Summit County for the purchase of the Swan River Valley PUD lots 11 and 12. Summit County wishes to purchase both of these lots as open space, but after BOSAC and Town Council discussions over the potential acquisition, it was decided that the Town would only pursue partial interest in lot 12.

As the original option agreement was signed by only the County and the seller, this Assignment of Partial Interest in Real Estate Option Agreement brings the Town into the contract, so that it can jointly acquire Lot 12 with the County.

1 ***FOR WORKSESSION/ADOPTION – FEB. 10***

2
3 A RESOLUTION

4
5 SERIES 2009

6
7 A RESOLUTION RATIFYING AND APPROVING THE TOWN MANAGER’S SIGNING OF
8 AN ASSIGNMENT OF PARTIAL INTEREST IN REAL ESTATE OPTION AGREEMENT
9 WITH SUMMIT COUNTY, COLORADO
10 (Lot 12, Block C, Swan River Valley PUD)
11

12 WHEREAS, Summit County, Colorado, acting by and through the Board of County
13 Commissioners ("County") has entered into an Option Agreement granting to the County the
14 right and option to acquire the interest of James R. Calfee, Trustee, and Marina J. Markl, Trustee,
15 in Lots 11 and 12, Block C, Swan River Valley PUD in Summit County, Colorado (“ Option
16 Agreement”) ; and
17

18 WHEREAS, the Town desires to obtain a partial assignment of the County’s rights under
19 the Option Agreement so that the Town can jointly acquire with the County only Lot 12, Block
20 C, Swan River Valley PUD; and
21

22 WHEREAS, a proposed Assignment of Partial Interest in Option Agreement between the
23 Town and the County has been prepared, a copy of which is marked Exhibit "A", attached hereto
24 and incorporated herein by reference ("Assignment"); and
25

26 WHEREAS, the Town Council has reviewed the proposed Assignment, and finds and
27 determines that it would be in the best interests of the Town and its residents for the Town to
28 enter into the proposed Assignment; and
29

30 WHEREAS, Rule 6.1(b) of the Council Procedures and Rules of Order provides that a
31 resolution may be used to approve a contract; and
32

33 WHEREAS, the proposed Assignment has previously been executed by the Town
34 Manager, and it necessary and appropriate for the Town Council to ratify the previous execution
35 of the Agreement by the Town Manager.
36

37 NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF
38 BRECKENRIDGE, COLORADO, as follows:
39

40 Section 1. The Assignment of Partial Interest in Option Agreement between the Town
41 and Summit County, Colorado, acting by and through the Board of County Commissioners
42 (Exhibit "A" hereto) is approved, and the Town Manager’s previous execution of such document
43 for and on behalf of the Town of Breckenridge is hereby ratified, confirmed and approved.
44

45 Section 2. At such time as the Town Manager is advised by the Town Attorney that it is
46 appropriate to do so, the Town Manager is hereby authorized, empowered and directed to take all

1 necessary and appropriate action to close the purchase of the real property contemplated by the
2 Assignment of Partial Interest in Option Agreement. In connection therewith, the Town Manager
3 shall have full power and authority to do and perform all matters and things necessary to the
4 purchase and acquisition of the property described in the Assignment of Partial Interest in Option
5 Agreement, including but not limited to the following:
6

- 7 1. The making, execution and acknowledgment of extension
8 agreements, settlement statements, closing agreements and
9 other usual and customary closing documents;
- 10 2. The acceptance of delivery of the deed for the Town's
11 interest in subject real property;
- 12 3. The recording of the deed for the Town's interest in the
13 subject property with the Summit County Clerk and
14 Recorder; and
- 15 4. The performance of all other things necessary to the
16 acquisition of the subject property by the Town.
17

18
19
20
21 Section 3. This resolution shall become effective upon its adoption.
22

23 RESOLUTION APPROVED AND ADOPTED THIS ____ DAY OF _____, 2009.
24

25 TOWN OF BRECKENRIDGE
26

27
28 By: _____
29 John G. Warner, Mayor
30

31 ATTEST:
32

33
34 _____
35 Mary Jean Loufek, CMC,
36 Town Clerk
37

38 APPROVED IN FORM
39

40
41 _____
42 Town Attorney date
43

44 600-196\Resolution (02-02-09)

TO: Town Council Members
CC: Kate Boniface
FROM: Tim Gagen
DATE: January 19, 2009
RE: IGA – Turf Field

As part of the Town’s commitment to provide funding for the construction of the “turf” fields at the High School, the Council identified several conditions, as did the Town of Frisco. In response to those conditions, the Turf Field Committee and the School District have prepared an IGA. The Town of Frisco and Breckenridge have submitted suggested changes which have been incorporated into the draft. Major features of the IGA include:

- Public access to the new fields
- Scheduling and reasonable fee schedules for use
- Future maintenance and replacement of the turf

The Council had another condition related to maintaining the other fields of the School District to an “A” or “B” level and the continued accessibility of these fields for public use. The School District plans have addressed this condition through a separate resolution of the School Board. The Council also wanted clarity that individual use and access at non-scheduled times would be permit and not charged. The IGA has been revised in that area.

With these changes staff believes the IGA is ready for final consideration.

1 ***FOR WORKSESSION/ADOPTION – FEB. 10***

2
3 A RESOLUTION

4
5 SERIES 2009

6
7 A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH
8 SUMMIT SCHOOL DISTRICT, THE TOWN OF FRISCO, AND SUMMIT COUNTY
9 GOVERNMENT CONCERNING THE SUMMIT HIGH SCHOOL SYNTHETIC TURF
10 FIELDS AND OUTDOOR RUNNING TRACK
11

12 WHEREAS, governmental entities are authorized by Article XIV of the Colorado
13 Constitution and Part 2 of Article 1 of Title 29, C.R.S., to co-operate and contract with one
14 another to provide any function, service, or facility lawfully authorized to each of the co-
15 operating or contracting governmental entities; and
16

17 WHEREAS, a proposed Intergovernmental Agreement between the Town of
18 Breckenridge, Summit School District, the Town of Frisco, and Summit County Government
19 concerning the Summit High School synthetic turf fields and outdoor running track has been
20 prepared, a copy of which is marked Exhibit “A”, attached hereto, and incorporated herein by
21 reference; and
22

23 WHEREAS, the Town Council has reviewed the proposed Intergovernmental Agreement
24 and finds and determines that it would be in the best interest of the Town to enter into such
25 Agreement.
26

27 NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF
28 BRECKENRIDGE, COLORADO, as follows:
29

30 Section 1. The proposed Intergovernmental Agreement between the Town of
31 Breckenridge, Summit School District, the Town of Frisco, and Summit County Government
32 concerning the Summit High School synthetic turf fields and outdoor running track ("Exhibit
33 "A" hereto) is approved, and the Town Manager is hereby authorized, empowered, and directed
34 to execute such Agreement for and on behalf of the Town of Breckenridge.
35

36 Section 2. This resolution is effective upon its adoption.
37

38 RESOLUTION APPROVED AND ADOPTED THIS ____ DAY OF _____, 2009.
39

40 TOWN OF BRECKENRIDGE
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43
44 By _____
45 John G. Warner, Mayor

1 ATTEST:

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Mary Jean Loufek, CMC,
Town Clerk

APPROVED IN FORM

Town Attorney date

DRAFT
INTER-GOVERNMENTAL AGREEMENT
BETWEEN SUMMIT SCHOOL DISTRICT

AND

The Town of Breckenridge,

The Town of Frisco

And

Summit County

REGARDING ACCESS TO THE SUMMIT HIGH SCHOOL
SYNTHETIC TURF FIELDS AND THE OUTDOOR RUNNING TRACK

FEBRUARY 2009

Final Draft- 2/4/09

WHEREAS, The Summit School District, in cooperation with several local government and community partners, is planning to construct synthetic turf playing fields at Summit High School (SHS) and to replace the running track inside Tiger Stadium, and

WHEREAS, The School District acknowledges that this is a School District project and has full responsibility for the design, construction and management of the TURF Project and the track and for maintaining the fields and track after construction is complete, and

WHEREAS, The Town of Breckenridge, Town of Frisco and Summit County are Local Government Financial Partners with the District in the TURF Project, and

WHEREAS, Installation of the synthetic TURF Fields at SHS and replacement of the Track will bring significant academic, safety, environmental and other benefits to student-athletes and to the whole community, and

WHEREAS, The School District and the Local Government Financial Partners (the “Partners”) are committed to making these fields and track available for broader community use, and

WHEREAS, The School District and the Partners are interested in defining the broad parameters for public use of these facilities at SHS.

NOW THEREFORE, THE PARTIES DO HEREBY AGREE AS FOLLOWS:

- 1. That the SHS Synthetic TURF Fields and outdoor running track are community-wide resources that will be made available for community use at reasonable times when they are not needed for School District programs and activities.**
- 2. Like other fields in the School District, the School District will make the SHS synthetic turf fields and track available for recreational use when the School District or scheduled users are not utilizing the facilities. At a minimum, the School District will make the SHS synthetic turf fields and the track available on Sundays throughout the school year (weather and field conditions permitting) and every day all during the Summer when the School District does not need the facilities. Additionally, the District will make the fields and track available during the week and on Saturdays after School District programs have been completed for the day, e.g. between 7-10 pm on non-game days.**
- 3. For organized play, scheduling of the fields will be done through the School District’s Central Fields Reservation system and consistent with District policies , or through some other community based reservation system that**

the District may employ in the future for organized play. Reservations will not be needed for the general public to use the Track, when it is available and will not conflict with School District or other reserved programs.

- 4. The School District will establish a policy for field maintenance based on the industry standards for synthetic turf fields which will result in an “A” level condition being maintained for the TURF Fields. The School District is also responsible for replacement of the playing surface at such time as that is required.**
- 5. The Local Government Partners and Designated Preferred Users will have the opportunity to make reservations for the TURF Fields for a three-week period of time each year prior to the general opening of the scheduling system for these fields to others. This will typically be the first three weeks in November for the following calendar year.**
- 6. In addition to the School District and Local Government Partners the following entities are hereby considered Designated Preferred Users that are allowed to reserve the SHS TURF fields on a preferred basis per item 5 above:**
 - High Country Soccer Association**
 - Summit Lacrosse**
 - Summit Youth Baseball and Softball**
 - Summit Snow Tigers Football**
 - Summit Tigers American Legion Baseball**
 - Other entities approved by the District**
- 7. The Partners mutually agree to meet at least annually to discuss the application of this agreement including, but not limited to, scheduling process, access, fees, condition of field and use. The School District may develop a reasonable fee structure for use of the SHS Synthetic Turf Fields which is reflective of the high quality of the playing surface and which will help finance the maintenance and eventual replacement of the playing surface, in consultation with the Local Government Partners. The fees for scheduling these SHS fields will be included in the School District fields fee schedule.**
- 8. This Agreement does not bind the School District or the Local Government Partners to any financial obligation, unless it is approved by the School Board or the relevant local elected governing body for the Local Government Partners.**

Approved for the School District:

Date: _____

Approved for the Local Government Partners:

Town of Breckenridge;

Date: _____

Town of Frisco:

Date: _____

Summit County:

Date: _____



Scheduled Meetings, Important Dates and Events

Shading indicates Council attendance – others are optional

The Council has been invited to the following meetings and events. A quorum may be in attendance at any or all of them. All Council Meetings are held in the Council Chambers, 150 Ski Hill Road, Breckenridge.

February 2009

Monday, February 2; 6-8pm	Neighborhood Preservation Policy Open House- Rec Center
Monday, February 4; 6-8pm	Neighborhood Preservation Policy Open House- Rec Center
Tuesday, February 10; 3:00/7:30pm	First Meeting of the Month
Thursday, February 12	BOSAC Retreat
Saturday, February 14	Hoodoo Voodoo Trail Grand Opening
Thursday, February 19; 11:30am	Polis Elected Officials Luncheon
Tuesday, February 24; 3:00/7:30pm	Second Meeting of the Month
Wednesday, February 25	Peak 6 Task Force Public Forum

March 2009

Tuesday, March 10; 3:00/7:30pm	First Meeting of the Month
Thursday, March 19	Pandemic Influenza Workshop; Senior Ctr
Tuesday, March 24; 3:00/7:30pm	Second Meeting of the Month

OTHER MEETINGS

2 nd & 4 th Tuesday of the Month; 7:00pm	Planning Commission; Council Chambers
1 st Wednesday of the Month; 4:00pm	Public Art Commission; 3 rd floor Conf Room
2 nd Thursday of the Month; 3:00pm	BEDAC; 3 rd floor Conf Room
2 nd Monday of the Month; 5:30pm	BOSAC; Council Chambers
2 nd & 4 th Tuesday of the Month; 1:30pm	Board of County Commissioners; County

3rd Thursday of the Month; 7:00pm

Red White and Blue; Main Fire Station

2nd Thursday of the Month; 5:30pm

Sanitation District;

Last Wednesday of the Month; 8am

Breckenridge Resort Chamber; BRC Offices

4th Wednesday of the Month; 9am

Summit Combined Housing Authority;

2nd Wednesday of the Month; 12 pm

Breckenridge Heritage Alliance

4th Monday of the Month

Peak 6 task Force

Other Meetings: CAST, CML, NWCCOG, RRR, QQ, I-70 Coalition