



**TOWN OF  
BRECKENRIDGE**

**Town Council Work Session**

Tuesday, September 24, 2019, 4:00 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

\*Please note the later start time for this meeting (4:00pm)\*

**I. PLANNING COMMISSION DECISIONS (4:00-4:05pm)**

Planning Commission Decisions

**II. LEGISLATIVE REVIEW (4:05-4:40pm)**

Short Term Rentals Occupancy Limits Ordinance (Second Reading)

Licensing Requirement on Town Owned Property (Second Reading)

**III. MANAGERS REPORT (4:40-5:00pm)**

Public Projects Update

Parking and Transportation Update

Housing and Childcare Update

Committee Reports

Financials

**IV. OTHER (5:00-6:15pm)**

CIP Preview



# Memo

To: Breckenridge Town Council Members  
From: Mark Truckey, Director of Community Development  
Date: September 18, 2019  
Subject: Planning Commission Decisions of the September 17, 2019 Meeting

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***DECISIONS FROM THE PLANNING COMMISSION MEETING, September 17, 2019:***

**CLASS A APPLICATIONS:** None.

**CLASS B APPLICATIONS:**

1. Grand Colorado Peak 8 Building 3 Employee Housing Change, PL-2019-0359, 1595 Ski Hill Rd. A proposal to revise the Grand Colorado on Peak 8 Building 3 point analysis. Changes to the project affecting the points include the elimination of employee housing, an addition of a public pedestrian easement, a reduction in outdoor fireplaces, a reduction in the quantity of landscaping and the addition of public art. *Approved.*

**CLASS C APPLICATIONS:**

1. Long Residence Solar, PL-2019-0390, 213 S. French Street  
A proposal to install a flush mounted solar array on a non-historic residence and on the non-primary elevations. *Approved.*

**TOWN PROJECT HEARINGS:** None.

**OTHER:** None.



**Breckenridge South**



Grand Colorado Peak 8  
Building 3 Employee  
Housing Change, 1595  
Ski Hill Rd.

King House Relocation, Addition,  
Restoration, Garage, Accessory  
Apartment, and Landmarking, 300 N.  
French Street

Long Residence Solar,  
213 S. French Street

## PLANNING COMMISSION MEETING

The meeting was called to order at 5:30 p.m. by Chair Giller.

### ROLL CALL

Christie Mathews-Leidal	Jim Lamb	Ron Schuman - Absent
Mike Giller	Steve Gerard	
Dan Schroder	Lowell Moore	

### APPROVAL OF MINUTES

With the change below, the September 3, 2019 Planning Commission Minutes were approved.

Mr. Gerard: One page 7, page 9 in the packet. Add: This view is buffered by a stand of pine trees.

### APPROVAL OF AGENDA

With no changes, the September 17, 2019 Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No comments.

### CONSENT CALENDAR:

1. Long Residence Solar, 213 S. French Street, PL-2019-0390

Mr. Schroder: About the graphic with huge green bubbles, I didn't know what those green bubbles are. (Mr. Giller: Trees.) So we are potentially blocking solar gain.

With no call ups, the Consent Calendar was approved as presented.

### PRELIMINARY HEARINGS:

1. King House Relocation, Addition, Restoration, Garage, Accessory Apartment, and Landmarking; 300 N. French Street, PL-2019-0034

Mr. LaChance presented a proposal to relocate the historic circa 1890's house approximately 5 ft. towards the interior of the lot, construct an approximately 100 sq. ft. addition, install a basement and concrete foundation, conduct a full restoration of the house, designate the house as a Local Landmark, relocate the historic secondary structure (cabin) further towards the interior of the lot and conduct a full restoration, construct a detached 2-car garage and accessory apartment with new driveway, expand the existing driveway, and install a new fence and landscaping. The following specific questions were asked of the Commission:

1. Regarding Policy 22 (Relative), does the Commission agree two (2) additional trees (8' tall or 3" caliper) are required along the N. French St. right-of-way, otherwise negative two (-2) points are warranted?
2. Regarding Design Standards #60-62, does the Commission find that the total proposed fence height should be reduced to 3' or less, otherwise negative three (-3) points are warranted?
3. Regarding Priority Design Standard 71, does the Commission find that the plans should be revised to specify exposed original siding?
4. Does the Commission agree with staff's suggested point analysis?

### *Commissioner Questions / Comments:*

Ms. Leidal: Can we go back to the site plan, I appreciate we are reducing the flare to the driveway, but we are also increasing the width by two feet. Did staff consider using pavers in the front yard? If not, would we put pavers in the right of way or concrete strips. (Chapin: I do recall discussing that with engineering, but can not recall why that was not required; we will look

at that again.) Thank you. Just to reduce the paving in the perceived front yard. Also had a question about how we are measuring the relocating of the house and cabin. A portion of the cabin and the house are going to move five feet, and then the south-eastern portions are moving more than five feet. Why aren't we measuring like we do building height or setbacks? Why are we not measuring every single portion of the structure that is being moved? (Mr. LaChance: In other words, taking a diagonal measurement?) Right, go to the south east of the cabin, see how moving that is more than five feet? (Mr. LaChance: Perhaps Janet can speak to that. I'll look at that while Janet is presenting and respond afterwards.)

Mr. Giller: I'm struck with how well landscaped and vegetated that lot is now. I find it odd that there is an 8' spruce in the front yard that wouldn't be affected by the move, and why isn't it shown? I don't think they've thought thorough their trees on there, they have a lot to work with... they could have really great landscaping if they selectively thin. (Mr. LaChance: We should have a more accurate tree inventory for the final hearing.)

Applicant: Janet Sutterley, architect for the King House:

First, I wanted to tell Chapin that that was a great staff report. Well organized and concise. Thanks Chapin. I did want to go through some of the commissioner comments from last time because some of these need to be revisited. One was on the window separation, I know we will get to that with comments, we weren't quite sure staff and myself... I thought the window separation was with regard to those three windows. I would like a little clarification on that, specifically I heard Ron say he would like to see 6" between windows. My interpretation was that we wanted to go to 6". I have a couple of pictures of a house right across from the post office that has two banks of windows with what looks like 6" in between. I want to pass this along. I think there is precedent for that, and because this is our secondary structure sitting toward the back of the lot, I thought 6" would be enough.

There was a comment from Steve about restoring the window right of the door. The owners don't want to do that. Christie was talking about paver strips in the front, they did not want to do that. The other one was about the fence running across lot 9, and they would like to keep the fence running across there. The other thing, Mike, that was added was the ghosting of the door, which is addressed on the elevations you have there.

Landscaping: Chapin and I talked and we need two trees along the front but I agree we need more tree information. We might be able to save one of the trees since we are moving the house back. On the Northwest corner I do not think the aspen trees can be saved because they are so close to the house. I think we should take a hard look at which ones can be saved.

Horizontal siding: We should pull the siding off and see what condition it is in... it would be great to be able to restore the siding that is there. Some places will need to be replaced, but we will cross that bridge when we come to it.

Fence: So we've had discussions about this before, and here again I'm bringing some photographs. Typically, the posts will extend a little higher than the fence. It's not the supporting structure of the fence or all portions of the fence. A lot of the gates are higher and have round arches on them. I'm passing around photos so you can have a look at the condition. I would like to be able to have a little ball cap that extends past the fence two or three inches. I think it looks a lot better this way.

To address the questions: Christie, I see what you are saying on the five foot dimensions, maybe the building either stays at the existing angle, but we need to look at this. Mike, I agree on the tree comments you had.

*Commissioner Questions / Comments:*

Ms. Leidal: We talked about the reveal last time on the siding, plans show 4.5 to 5 inches and you were going to bring it down to 4 inches. (Janet: Didn't we decide the range would be 4-4.5. I went and measured some other historic houses.) Can you show that here? (Janet: Changed it on different project but forgot to here. I will.)

Mr. Gerard: Why increase the driveway? (Janet: Request by the owner to make the driveway wider.)

Ms. Leidal: Did you measure these fences or just take pictures? (Janet: The point was to show how the caps stick up. I hate to lower the whole height of the fence just so the posts can have a cap.)

Mr. LaChance: I haven't put a scale on this in regards to the movement of the cabin, I do see that that distance between the profile of the existing location and the proposed location is greater on the northeast corner. For Final Hearing we can require all of those distances to be specified to ensure they are all less than 5 ft.

The hearing was opened for public comment. There were none and public comment was closed.

*Commissioner Questions / Comments:*

Mr. Lamb: Trees: You are going to lose some, I agree with staff on the landscaping requirement. I agree with Janet on the fence, it would look kind of silly to have the post the same or lower than the fence. We are talking three inches. This is a good project.

Mr. Schroder: Talking about the trees, I think you should have a tree analysis done. I understand there isn't much across the right of way, and that the site plan doesn't represent the south side of the property, which is also right of way. 1 is floating. 2. Support posts a little higher. 3. I don't know if that is necessary to revise the plans. Add a note is a good way to go, we want to specify the original siding is exposed. 4. Agree.

Mr. Gerard: I liked the plan the last time it came in, I agree with Christie that we have to figure out what this movement is going to be. I still don't want to move it, less than five feet gets negative points, but it must be less than five feet. Chapin is right to get all corners measured before final hearing. I couldn't figure out the driveway and why it was drawn the way it was. I tried to find historical pictures, but I don't remember what the driveway was. I'm not in favor of the driveway being expanded 2'. I'm with Christie that they ought to be looking at pavers or something to maintain the appearance in the historic district. I don't think additional hardscape is warranted. Looking specifically at the four questions, 1. Some thinning and appropriate selection. 2. There is the fence and then there is the post. I think the more attractive post—not in favor of -3 points. 3. You will attempt to expose and restore the existing siding. 4. I agree in principal with the point analysis. It was a very good point analysis.

Ms. Leidal: Great project and I appreciate the improvements to the historic structure. I appreciate you addressing the siding. I still have a few concerns, including the paving in the front—would like to see pavers or concrete strips, not increasing the width of the driveway. 1. Need to know location of existing trees. Landscape plan with existing and proposed trees would be appreciated. I think two additional trees could easily fit on site. 3. Agree with rest of commissioners, -3 is not warranted for small increase in posts. 3. Yes, agree plans should specify original siding should be exposed and rehabilitated if possible. 4. Appreciate staff's analysis, and in regard to the point analysis, I just need more info about moving the historic structures and more info on the landscape plan. I suggest a Finding for Final Hearing in regards to how this Policy is being reviewed under Policy 9 Placement of Structures, and how this project is reducing the non-conformity.

Mr. Moore: I agree with my fellow Commissioners on the driveway. I want to see different material used and the existing width should stay where it is. Something other than concrete slab. 1. Landscape plan should account for existing trees and agree with staff on requirement for additional trees. 2. I agree with the proposed fence height, thanks for the pictures Janet. I would not give any negative points for that. 3. Appreciate that we can revisit the siding issue and agree with staff on requirement for exposing original siding. 4. Agree with the suggested point analysis.

Mr. Giller: Great project. I'm encouraged this has been in the applicant's family for generations. I think Janet's design corrects some of the last remodel's mistakes. Regarding the driveway, twelve feet is too wide. Brick pavers or something, but Steve is correct, we try very hard not to do that in the historical district. 1. Selective thinning rather than plopping three trees in the front

yard. 2. Posts can be taller than 3'. 3. I encourage you to do more selective demo and investigation to see what you are working with. Let's work with it. 4. I agree with the point analysis.

Ms. Sutterley asked about the windows. Any feedback on that issue?

Mr. Giller: 6" is adequate.

Mr. Gerard: If the original siding is to be exposed, I would be pushing for the window that was taken out, because there may be a place for it in the siding. I would ask them to re-think that window.

Mr. Schroder: Supportive of 6" as proposed.

Ms. Leidal: Appropriate as proposed.

Mr. Lamb: I agree with 6" spacing as appropriate.

Mr. Moore: Agree with spacing as proposed.

### **COMBINED HEARINGS:**

1. Grand Colorado Peak 8 Building 3 Employee Housing Change (aka East Building and/or Building 804), 1595 Ski Hill Rd, PL-2019-0359

Mr. Kulick presented a proposal to revise the Grand Colorado Peak 8 Building 3 point analysis. Changes to the project affecting the point analysis include the elimination of employee housing, an addition of a public pedestrian easement, a reduction in outdoor fireplaces, a reduction in the quantity of landscaping and the addition of public art.

#### *Commissioner Questions / Comments:*

Mr. Giller: May we speak to policy 33R, I think there is a small type-o. There are two 33R's, I think this is just energy conservation. Correct that. In point analysis on third page, you talk about a water source heat pump system, can you speak to that? (Mike Dudick, Applicant: Recirculation from the ice rink.) Great, glad to hear that. 40% savings, is that all of your heat for the building? (Ms. Puester: Should we wait for applicant questions?) Yeah. (Mr. Kulick: They have submitted a preliminary energy analysis prior to their building permit and will have to hit a 40% saving from baseline on the final analysis prepared by the engineer prior to a certificate of occupancy being issued as well.)

Applicant presenting: Mike Dudick: You've heard about this project quite a bit. I'll just sit down unless you have a burning desire to hear me talk.

Mr. Giller: Can we finish the energy question? Conceptually, a 40% savings for everything on just the heat pump is ambitious if not optimistic. (Mr. Kulick: I think the heat pump is just one component they wanted to highlight.) (Ms. Puester: The building in its entirety and its systems are put into the engineering model and analysis. Matt can speak to that further in detail.)

Matt Stais, Architect: The original memo talked about 40% savings of baseline systems. What we've done with these buildings is take the latent heat from things like the restaurant, ice rink, etc., and there is a sophisticated system that pulls the heat out of these places and exchanges heat into areas that need it. I wanted to point out we are also going through the green globes energy assessment, compared to the code minimum.

Mr. Giller: All of that makes sense, please clean up the language in the point analysis. Thank you.

#### *Commissioner Questions / Comments:*

Mr. Schroder: Support as presented.

Mr. Gerard: We knew this was coming, I appreciate not trying to sneak in under old points. I'm never a fan of trying to crowd landscaping in just for the sake of crowding landscape. No problem

- with reducing landscaping. I wouldn't take away your two points for not over-landscaping. We know they aren't just ignoring employee housing, there is a substitute that is supported.
- Ms. Leidal: I agree with staff's review and point analysis and Mike's suggestion to clean up 33R in point analysis.
- Mr. Lamb: Good point that the employee housing is just being moved, and there is actually more. It is now a better project and I support it.
- Mr. Moore: I support the project and the point analysis and understand the employee housing.
- Mr. Giller: Great project, thank you, look forward to seeing this constructed.
- Mr. Schroder: My son thought the Ullr art was very cool.

Mr. Gerard made a motion to approve with a passing point analysis of 0 and the attached proposed findings, seconded by Mr. Schroder. The motion passed 6-0.

**OTHER MATTERS:**

1. Town Council Summary (Memo Only)

- Mr. Gerard: I'm noticing the employee housing project off Airport Road is just about done. It might be nice to go look at this pre-meeting, walk around and look inside one of the units.
- Mr. Schroder: I like that it is different but still blends nicely. Question on Block 11 future development.
- Mr. Truckey: Council has put a hold on Block 11 for the time being. One reason is we have to find parking space which will be displaced by the parking structure construction. I was just in a meeting today where we interviewed three finalists who are going to develop housing on the north McCain tract. Town won't play developer role, but they'll be under our guidance. That is moving forward, and will be coming to you all for review. (Mr. Moore: Use shuttle busses once parking is displaced?) There are already busses and they will just have to use more of them.

**ADJOURNMENT:**

The meeting was adjourned at 6:47pm.

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Mike Giller, Chair





# Memo

To: Breckenridge Town Council  
From: Brian Waldes, Finance Director  
Date: 9.16.19  
Subject: Short Term rental Occupancy Ordinance

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The purpose of this memo is to explain the provisions of the attached short term rental (STR) occupancy ordinance that is presented for second reading.

## **Background**

The occupancy ordinance was presented for first reading at the 9.10.19 regular meeting.

The ordinance establishes;

1. Occupancy limits are set at 2 persons per bedroom plus 4, with the exception of studios, which shall be considered 0 bedrooms and as such allow 4 persons.
2. Advertisements for STR units are required to display the occupancy limit
3. A revised fine schedule for violations of this ordinance.

The accommodations compliance administrator will amend business license invoices and the business licenses form for accommodations units to show the number of bedrooms for a particular unit per Summit County Assessor data. This will eliminate any confusion as far as what occupancy number the licensee should post on their advertisement per (2) above. Our invoices to license holders will clearly display both the number of bedrooms listed on the Assessor's website and the resulting number of overnight occupants permitted.

If the ordinance is approved, we will bring to Council administrative rules and regulation to establish some of the required enforcement mechanisms, such as the use of the assessor's site as the system of record for bedroom counts. The admin regs will also address the fact that any dispute over the number of bedrooms for a particular residence must be addressed with the County.

Council approved the ordinance described above on first reading, with the understanding some small changes would be made for second reading. The attached ordinance reflects those changes. They are;

1. Removal of the 12 month lookback window for violations of the occupancy ordinance. This only applies to violations of the occupancy provisions and not the 'parking, trash, noise' violations.
2. A revised fine schedule that reflect the same logic as the STR Administration fee, i.e. larger properties are subject to higher fines than smaller units.

Council also asked staff to analyze the potential impacts of including a provision granting additional occupancy for loft spaces. In the Breckenridge Town Code, lofts are defined as;

*Loft: A habitable room or floor in a building that is open to the room or floor directly below, which may or may not qualify as a mezzanine. Lofts may be either habitable space or non-habitable space. A habitable loft within a dwelling unit provided with a closet or where a bathroom on the same level can be directly accessed without passing through a sleeping room, will be considered a sleeping room for the purposes of section 907.2.11, emergency escape and rescue, section 1029 single and multi-station smoke alarms and section 908.7 carbon monoxide alarms.*

And, to qualify as a sleeping room, a loft must meet the further requirements below;

*Potential Sleeping Room: A room or space within a dwelling unit having a floor area of at least 70 square feet and a ceiling height of at least 5 feet, will be considered a sleeping room as follows:*

*In a building defined as a dwelling or lodging house, any space or room having two of the following factors shall be considered a sleeping room. In a building defined as an apartment house or hotel, any room or space having one of the following factors shall be considered a sleeping room:*

*a. Has walls and doors to separate it from other habitable spaces.*

*b. Meets the definition of a loft.*

*c. Has a closet or similar provision for clothes storage.*

*d. Has a full or partial bathroom connected to the space or room, or has a path of travel to a full or partial bathroom which does not first pass through a habitable space.*

*Rooms or spaces determined by these criteria to be sleeping rooms, regardless of any names, labels, or intended uses proposed by the building designer or owner, shall have: (i) emergency escape and rescue openings pursuant to the section 1029 of the international building code; (ii) smoke detectors pursuant to section 907 of the international building code; and (iii) carbon monoxide detectors pursuant to article 45 of title 38, C.R.S.*

To be able to fully account for lofts and potential sleeping rooms in our roughly 2,450 STR properties that would be subject to the occupancy ordinance, staff would need some time to develop provisions for owner self-reporting of lofts as sleeping areas and inspections of such units when necessary. The County Assessor's database would not serve for this purpose, and the Town would be responsible for building a new database with loft information included.

Staff would request that, should Council desire to proceed with a provision granting additional occupancy for qualified lofts as sleeping rooms, that the attached ordinance be continued to give us time to develop the rules, processes, and procedures that this change would require. There would also be substantial staff time required going forward to administer a qualified loft allowance.

### **Next Steps**

The Occupancy ordinance is submitted for approval on second reading without the provision for lofts as sleeping rooms provision. Should it be approved as submitted, the ordinance will go into effect after the requisite waiting period. Finance will then inform STR license holders of the new requirements through the billing process described above.

If the decision is made to add provisions for lofts, staff requests to table the ordinance until such time as we can develop the required processes to administer that change.

1 **FOR WORKSESSION/SECOND READING – SEPT. 24**

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3 Additions To The Ordinance As Approved on First Reading Are  
4 Indicated By **Bold + Double Underline**; Deletions By ~~Strikeout~~

5  
6 COUNCIL BILL NO. 27

7  
8 Series 2019

9  
10 AN ORDINANCE AMENDING CHAPTER 1 OF TITLE 4 OF THE BRECKENRIDGE  
11 TOWN CODE, KNOWN AS THE TOWN OF BRECKENRIDGE “BUSINESS AND  
12 OCCUPATIONAL LICENSES AND TAX ORDINANCE,” CONCERNING OCCUPANCY  
13 LIMITS FOR ACCOMMODATION UNITS

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

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18 Section 1. Section 4-1-2 of the Breckenridge Town Code is amended by the addition of  
19 the following definition:

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OCCUPANCY LIMIT:	The maximum number of persons permitted to reside overnight in an accommodation unit.
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22 Section 2. Section 4-1-8-1A9 of the Breckenridge Town Code is amended to read as  
23 follows:

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25 9. The occupancy limit for all accommodation units except studios shall be two  
26 (2) persons per bedroom plus four (4) additional persons. The occupancy limit for  
27 studio accommodation units shall be a total of four (4) persons. The number of  
28 bedrooms in an accommodation unit shall be based upon the records of the  
29 Summit County Assessor used for general property tax assessment.  
30 Accommodation units described in section 4-1-4-1B of this chapter are exempt  
31 from the limits of this section.

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33 Section 3. Section 4-1-8-3A3 of the Breckenridge Town Code is amended to read as  
34 follows:

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36 3. An advertisement offering to rent an accommodation unit must prominently  
37 display: (1) the Town’s business and occupational license number in the  
38 advertisement as, “Breckenridge Business License No. [insert number]”; and (ii)  
39 the occupancy limit for the accommodation unit as, “Maximum overnight  
40 occupancy [insert number]. The failure to prominently display the required  
41 information in any advertisement of accommodation shall be a violation of this  
42 section. Accommodation units described in section 4-1-4-1B of this chapter are  
43 exempt from the requirements of this section.  
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1            Section 4. Section 4-1-10-1D of the Breckenridge Town Code is amended to read as  
2 follows:

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4            D1. Except as provided in subsection D2, below, if the Finance Director  
5 determines after a hearing that cause exists for the imposition of a sanction  
6 against a licensee of an accommodation unit pursuant to section 4-1-8-1 of this  
7 chapter, the Finance Director shall impose the following sanction against the  
8 licensee:  
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First violation within 12 months	Suspension of license for 30 days. Licensee may pay administrative fine of \$200.00 within 3 days of entry of suspension order in lieu of serving suspension.
Second violation within 12 months	Suspension of license for 60 days. Licensee may pay administrative fine of \$500.00 within 3 days of entry of suspension order in lieu of serving suspension.
Third violation within 12 months	Suspension of license for 90 days. Licensee may pay administrative fine of \$999.00 within 3 days of entry of suspension order in lieu of serving suspension.
Fourth and each subsequent violation within 12 months	Suspension for such period of time as Finance Director may determine, not to exceed 1 year, or revocation of license. In determining what sanction to impose, the Finance Director shall consider the factors set forth in subsection C of this section. For a fourth and each subsequent violation occurring within a 12 month period, no administrative fine may be accepted by the Finance Director in lieu of the licensee serving a suspension or revocation.

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11            2. If the Finance Director determines after a hearing that cause exists for the  
12 imposition of a sanction against a licensee of an accommodation unit for a  
13 violation of section 4-1-8-1A9 of this chapter, the Finance Director shall impose  
14 the following sanction against the licensee:  
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18            **[DELETED TEXT SHOWN AT END OF ORDINANCE]**  
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<u>Occupancy Fine Structure</u>		<u>Studio</u>	<u>1 bdrm</u>	<u>2 bdrm</u>	<u>3 bdrm</u>	<u>4+ bdrm</u>
<u>First violation</u>	<u>Suspension of license for 30 days. Licensee may pay administrative fine based on bedroom count within 3 days of entry of suspension order in lieu of serving suspension.</u>	<u>\$ 180</u>	<u>\$ 210</u>	<u>\$ 245</u>	<u>\$ 705</u>	<u>\$ 1,060</u>
<u>Second violation</u>	<u>Suspension of license for 60 days. Licensee may pay administrative fine based on bedroom count within 3 days of entry of suspension order in lieu of serving suspension.</u>	<u>\$ 450</u>	<u>\$ 530</u>	<u>\$ 610</u>	<u>\$ 1,765</u>	<u>\$ 2,650</u>
<u>Third violation and each subsequent violation</u>	<u>Suspension for such period of time as Finance Director may determine, not to exceed 1 year, or revocation of license. In determining what sanction to impose, the Finance Director shall consider the factors set forth in subsection C of this section. For a third and each subsequent violation, no administrative fine may be accepted by the Finance Director in lieu of the licensee serving a suspension or revocation.</u>	<u>No Fine Option</u>				

Section 5. The Town Council finds, determines, and declares that it has the power to adopt this ordinance pursuant to the authority granted to home rule municipalities by Article XX of the Colorado Constitution, and, particularly, Section 12.1 of the Breckenridge Town Charter.

Section 6. This ordinance shall be published as required by Section 5.9 of the Breckenridge Town Charter and shall become effective on January 1, 2020.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this \_\_\_\_ day of \_\_\_\_, 2019. A Public Hearing shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the \_\_\_\_ day of \_\_\_\_, 2019, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the Town.

TOWN OF BRECKENRIDGE, a Colorado municipal corporation

By: \_\_\_\_\_  
Eric S. Mamula, Mayor

1 ATTEST:

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Helen Cospolich

6 Town Clerk

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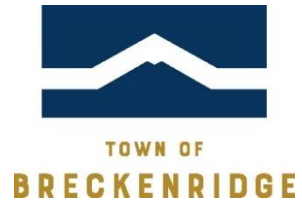
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400-3-8\Occupancy Limit Ordinance (09-17-19)(Second Reading)

1 Deleted Text in Section 2 on Page 2:  
2

- ~~First violation within 12 months –~~ - ~~Suspension of license for 30 days. Licensee may pay administrative fine of \$999.00 within 3 days of entry of suspension order in lieu of serving suspension. –~~
- ~~Second violation within 12 months –~~ - ~~Suspension of license for 60 days. Licensee may pay administrative fine of \$1,999.00 within 3 days of entry of suspension order in lieu of serving suspension. –~~
- ~~Third violation within 12 months –~~ - ~~Suspension of license for 90 days. Licensee may pay administrative fine of \$2,650.00 within 3 days of entry of suspension order in lieu of serving suspension. –~~
- ~~Fourth and each subsequent violation within 12 months –~~ - ~~Suspension for such period of time as Finance Director may determine, not to exceed 1 year, or revocation of license. In determining what sanction to impose, the Finance Director shall consider the factors set forth in subsection C of this section. For a fourth and each subsequent violation occurring within a 12 month period, no administrative fine may be accepted by the Finance Director in lieu of the licensee serving a suspension or revocation. –~~

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# Memo

**To:** Mayor and Town Council Members  
**From:** Tim Berry, Town Attorney  
**Date:** 9/17/2019  
**Subject:** Council Bill No. 28 (License Agreement Required to Conduct Business on Town Real Property)

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The second reading of Council Bill No. 28 is scheduled for your meeting on September 24<sup>th</sup>. The ordinance establishes a requirement that a person who wants to conduct a business activity on Town real property must first enter into a license agreement with the Town. There are no changes proposed to ordinance from first reading.

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



1 **FOR WORKSESSION/SECOND READING – SEPT. 24**

2  
3 **NO CHANGE FROM FIRST READING**

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

7  
8 COUNCIL BILL NO. 28

9  
10 Series 2019

11  
12 AN ORDINANCE AMENDING SECTION 11-6-2 OF THE BRECKENRIDGE TOWN CODE  
13 CONCERNING THE EXCEPTIONS TO THE REQUIREMENT THAT A LICENSE  
14 AGREEMENT MUST BE OBTAINED TO USE TOWN-OWNED  
15 REAL PROPERTY

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

19  
20 Section 1. Section 11-6-1 of the Breckenridge Town Code is amended by the addition of  
21 the following definitions:  
22

**BUSINESS ACTIVITY:**

**Means conduct of any aspect of a business, concession, or service in order to provide goods or services to any person for compensation. Business activity is a nonpublic use of town real property.**

23  
24 Section 2. Section 11-6-2 of the Breckenridge Town Code is amended to read as follows:

25  
26 B. This Section A ~~section~~ does not apply to:

- 27  
28 1. Use of Town real property by the Town.  
29 2. Landscaping materials, including, but not limited to, grass, trees, shrubs and flowers,  
30 which materials may be placed within a Town right-of-way without a license agreement  
31 or other authorization. The Town shall have no liability to any person for the loss,  
32 damage or destruction of any landscaping materials placed within Town right-of-way.  
33 3. Use of Town real property pursuant to a valid agreement, including, but not limited to,  
34 an easement, a lease, or a permit issued by the Town.  
35 4. Use of Town real property when such property is made available by the Town for use  
36 by the general public; **provided, however, a license agreement is required to conduct**  
37 **a business activity on Town real property, even if such property is open to the**  
38 **general public.**  
39 5. Use of Town real property as permitted by law.  
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Section 3. Except as specifically amended hereby, the Breckenridge Town Code, and the various secondary codes adopted by reference therein, shall continue in full force and effect.

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

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

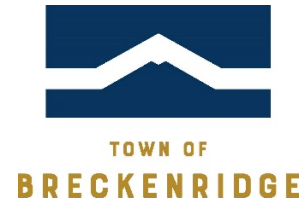
INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this \_\_\_\_ day of \_\_\_\_\_, 2019. A Public Hearing shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the \_\_\_\_ day of \_\_\_\_\_, 2019, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the Town.

TOWN OF BRECKENRIDGE, a Colorado  
municipal corporation

By: \_\_\_\_\_  
Eric S. Mamula, Mayor

ATTEST:

\_\_\_\_\_  
Helen Cospolich, CMC,  
Town Clerk



# Memo

To: Breckenridge Town Council Members  
From: Town Staff  
Date: 9/18/2019  
Subject: Public Projects Update

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## **Ice Arena Locker Room Addition**

Schedule: Construction continues to progress on the Ice Arena Locker Room Addition. The two new offices are nearing completion and scheduled to be opened this week. The walls for the new locker rooms were recently framed and now the ceilings and mechanical work are being completed. The project remains on schedule with final completion estimated to occur in November. The facility will continue to remain open throughout construction.

Budget: There have been several minor change orders to the project, due to unforeseen conditions found after demolition; however, the costs of these changes will be covered from the project contingency and are not anticipated to affect the project budget.

Project Funding	
CIP Budget	\$2,000,000
2019 Supplemental Appropriation	\$300,000
Total Budget	\$2,300,000

## **Block 11 Tract C Overlot Grading- Skier Parking**

Schedule: Bids for the project were opened last week and the work was awarded to Schofield Excavation. Construction work began this week on the project with demolition work and earthwork grading. Work is scheduled to be complete by the end of October, prior to the ski resort opening.

Budget: The awarded bid was within the CIP budget of \$400,000.

## **South Riverwalk Extension**

Schedule: Construction work continues on the South Riverwalk Extension Project. Demolition and excavation work for the retaining wall has been completed. In the coming weeks, the retaining walls, sidewalks, fencing, and landscaping will be completed. Construction remains on schedule to be completed in mid-October. During construction, the area will be closed to pedestrians and they will be detoured to Main Street. The project is not expected to impact vehicular traffic.

Budget: The projected construction costs are estimated to be \$210,000, which is under the CIP budget of \$250,000.

Project Funding	
CIP Budget	\$250,000
Total Projected Costs	\$210,000
Remaining Funds	\$40,000



Excavation work being completed for a new retaining wall between the sidewalk and the river.

**Fiber9600**

Schedule: Remaining work on the project this year includes the highway 9 crossings at Huron Rd and Airport Rd, and the completion of the hut site build. The work within the roadways should be completed in September, with the pulling, splicing, and hut site work continuing through the fall. Paving operations on Wellington Rd began on 9/18 to repair the cut from the Xcel trenching. The Xcel work will move to French Street once Wellington Rd is completed.



The central office or “hut” was delivered to the site near the County Justice Center.

Budget:

Project Funding	
2018 Supplemental Appropriation	\$ 8,000,000
2019 Supplemental Appropriation	\$ 4,000,000
Total Budget	\$ 12,000,000

**CIP projects with no updates:**

- Infrastructure Improvements – Culverts (updated 9-10-19)
- Flora Dora Road Improvements (updated 8-13-19)
- 2019 Asphalt Overlay (updated 6-25-19)
- 2019 Concrete Replacement & Additions (updated 6-25-19)
- Rec Center Outdoor Hot Tub Replacement (updated 6-11-19)
- Pool Area Lights and Window Replacement (updated 6-11-19)
- Skate Park Pool Coping Repair (updated 5-28-19)
- McCain Property Improvements – School Parcel
- Coyne Valley Pedestrian Underpass
- Coyne Valley River Crossing
- Sand Storage Structure
- SH9 Property Improvements – Landscape Berm
- Softball Field LED Lights

# Town of Breckenridge North Water Treatment Plant

Prepared by M. Petters/HDR Engineering, Inc.



*Driveway Backfill 8/14/2019*

*Finished Water Pipeline 8/15/2019*



## August 2019

**Contractor:**  
Moltz Construction, Inc.

**Designer:**  
HDR Engineering, Inc.  
Tetra Tech

**Award Date:**  
December 8, 2017

**Notice to Proceed:**  
December 15, 2017

**Notice to Mobilize:**  
March 21, 2018

**Substantial Completion Date:**  
August 3, 2020

**Original Duration:** 867 Days

**Days Added by CO:** 0

**Time Percent Complete:** 60.8 %

**Cost Percent Complete:** 68.1 %

**Guaranteed Maximum Price:**  
\$42,000,000

**Change Order Total:** \$1,249,744

**Current Contract Value:** \$43,249,744

**Invoiced to Date:** \$29,471,943

**Town Initiated Improvements:** 1.9%

**Total Cost Growth:** 2.9%

**Schedule Growth:** 0 Days

### Schedule and Budget Status

Moltz Construction Inc. (MCI) has completed work for 68.1% of the project value within 60.8% of the available contract time. Their Current schedule update shows them completing the contract on time.

Eleven Change Orders have been issued to date on the project. There have been 21 Work Change Directives, 32 Change Proposal Requests and 26 Field Orders initiated on the project.

### Accomplishments/Highlights

#### Administration Building

Coblaco completed the wall painting except the shower room ceiling.

Mendoza continued working on the fascia trim.

MCI placed, vibrated and finished the main entry slab on grade under the south canopy roof.

Allman continued work on the drywall finishing. They still need to drywall the shower room ceiling and install the suspended ceiling in the bathrooms.

Mendoza started the structural and secondary steel at the north end of the covered walkway.

#### Site

MCI continued installing storm water inlets and pipeline.

#### Main Treatment Building

Sierra Blanca continued installing copper potable water piping and working on the cast iron sanitary sewer piping.

MCI completed the exterior sidewalk along the west wall.

Mendoza completed almost all the exterior wall panels. They continue to work on window opening and other trim.

Mendoza continued primary, secondary and secondary bracing construction.

Horizon continued installing louvers, dampers and ductwork. They installed unit heaters and exhaust fans in the PACL, maintenance, CL2 and future chemical rooms.

Allman continued framing the walls for the rooms at the west half of the building. They worked on the 2 hour fire walls at the south wall covered walkway entry.

MCI and Triangle Electric continued the duct bank conduits and concrete.

MCI continued backfill and compaction around the Clearwells, Main Treatment Building and Residuals Building. They spread top soil between Stan Miller Road and the Residuals.

MCI installed sanitary sewer manholes and laid sanitary sewer pipeline.

MCI installed and encased the surge tank underground piping. They laid the Clear Wells and Wet Well overflow piping.

MCI laid the TARN WTP residuals drain piping.

Triangle Electric completed most of the ground loops and ground rod installations.

MCI completed the raw water pipeline fiber optic conduits. They still need to complete the conduit at the raw water pump station.

MCI excavated and Sierra Blanca laid the HDPE natural gas piping.

MCI excavated the storm water detention pond and the containment pond.

Triangle Electric installed the emergency generator under slab on grade conduits.

The Roofing Company continued work on the TPO roofing over the PACL room.

Triangle receive and staged electrical equipment cabinets, including the PLC.

MCI set edge forms for various equipment pads.

### **Finish Water Pipeline**

Sierra Blanca installed hose bibs at the residences along Fairview Blvd.

Stan Miller has laid 8 inch and 16 inch ductile iron pipe to approximately Station 52 + 92.

Stan Miller and Sierra Blanca made residential service connections off of the 8 inch DIP water main.

### **Residuals Building**

MCI completed placing and finishing the TARN water treatment plant residuals unloading slab on grade. They started forming the containment curb walls.

MCI passed a water tightness test of the Backwash waste Basins 1 and 2.

MCI completed the Backwash Waste Tank 1, 2 and Recycle Equalization Tank Overflow piping.





### **Raw Water Pipeline**

MCI completed and passed the remaining Raw Water Piping pressure test.

### **Blending Tank**

MCI worked on the raw water, blended water and tank overflow piping.

MCI formed and placed the access hatch curbs except for the one at the southeast corner.

Triangle Electric installed the PEMB under slab conduits.

WHK Masonry laid the solid below grade CMU blocks.

## Construction Progress Photos

### Town of Breckenridge – North Water Treatment Plant

08/01/2019 Blend Tank Ladders



08/01/2019 – Ductbank

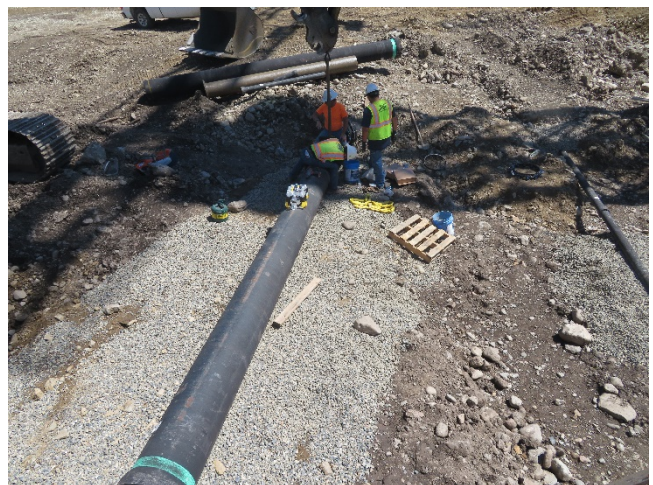


### Town of Breckenridge – North Water Treatment Plant

8/02/2019 – Residuals PEMB Stem Walls



8/05/2019 – Air Handling Unit



Town of Breckenridge – North Water Treatment Plant

8/06/2019 – MTB Ridge Cap



8/06/2019 – MTB Exterior Sidewalk Concrete Placing



Town of Breckenridge – North Water Treatment Plant

8/07/2019 – Natural Gas Piping



8/08/2019 – Residuals TARN Pipe Encasement



### Town of Breckenridge – North Water Treatment Plant

8/13/2019 - MTB Mixing Basin Fill Placement



8/14/2019 – MTB Exterior Panels



### Town of Breckenridge – North Water Treatment Plant

8/14/2019 – MTB Ductwork



8/15/2019 – Backfill and Grading



### Town of Breckenridge – North Water Treatment Plant

8/19/2019 - Clearwells Overflow Piping



8/20/2019 – Administration Building Entry  
Concrete Sidewalk



### Town of Breckenridge – North Water Treatment Plant

8/21/2019 – Fairview Blvd. Finished Water  
Pipeline



8/22/2019 – Emergency Generators Under Slab  
Conduits



### Town of Breckenridge – North Water Treatment Plant

8/23/2019 - TARN Slab on Grade



8/26/2019 – Residuals PEMB Below Grade Conduits



### Town of Breckenridge – North Water Treatment Plant

8/26/2019 – Drain Pan



8/27/2019 – Residual below Grade CMU



### Town of Breckenridge – North Water Treatment Plant

8/28/2019 - Sidewalk



8/29/2019 – Finished Water Pump Station Backfill



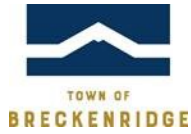
### Town of Breckenridge – North Water Treatment Plant

8/30/2019 – MTB Exterior Wall Panels



Blend Tank

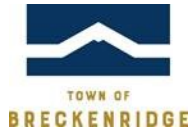




Upcoming Activities/Milestones	Planned Finish Date
Administration Building: Haldeman Homme will install the Kitchenette, laundry and bathroom cabinetry. They will install the laboratory casework.	9/27/2019
Administration Building: Triangle Electric will trim out the electrical.	9/12/2019
Covered Walkway: Mendoza will install the remaining primary and secondary steel.	9/19/2019
Residuals Building: Moltz will install the Backwash Waste plug valves with related piping. They will install the overflow piping in the Backwash Waste and Recycle Basins.	9/12/2019
Residuals Building: MCI will backfill within the PEMB stem walls. Sierra Blanca will lay cast iron sanitary sewer piping. Rumbler Rebar will place and tie the slab on grade steel reinforcing. Moltz will place and finish the slab on grade concrete.	9/26/2019
Residuals Building: Mendoza will install the primary, the secondary steel and the lower carrier panel.	9/20/2019
Site Work: MCI will form and place the generator pad. They will form and place the Main Treatment and Administration Building Sidewalks.	9/12/2019



Site Work: MCI will fine grade for road base and paving.	9/27/2019
Raw Water Pump Station: MCI will install the north valve vault at the intake structure and continue laying the raw water piping from the intake structure to the Raw Water Pump Station.	10/4/2019
Finished Water Pipeline: Stan Miller will continue installing 16 and 8 inch DIP.	Ongoing
Main Treatment Building: Mendoza will continue to install exterior wall panels and trim.	Ongoing
Main Treatment Building: Cutting Edge Glass will install windows.	Ongoing
Main Treatment Building: Sierra Blanca will continue installing copper piping.	Ongoing
Main Treatment Building: MCI will start installing the filter pipe gallery piping.	Begin 9/12/2019
Main Treatment Building: Triangle will rough in conduits in the steel stud wall framing. They will start the main are lighting and raceways.	Ongoing



Main treatment Building: Horizon will continue installing ductwork.

Ongoing

## Housing Committee Minutes

Date: Tuesday, August 27<sup>th</sup>, 2019

Time: 1:30-3:00 PM

Location: Town Hall-Planning Conference Room

Attendees: Rick Holman, Wendy Wolfe, Gary Gallagher, Mark Truckey, Laurie Best, Nichole Rex

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### Programs and Strategies:

- Housing Helps Program Update:
  - Staff updated the committee on the two Housing Helps forums that were held. The forums were focused toward realtors, but there were attendees from other professions including title companies, lending, appraisers, interested parties, etc. Staff collected feedback from the attendees after the meeting and there was overall support for the program moving forward. Staff's next step in the process is to host an open house targeted to businesses owners and anticipate to formally launch the program in October.
  
- Buy Downs:
  - Staff has been actively purchasing housing units that have become available and meet our buy down criteria. Currently, the Town has closed on 7 units and is under contract for an additional 2 units. Staff provided an update to the committee on the two new buy downs and the timing for marketing the units that have closed. Currently, staff is working on finalizing the deed restriction and will be marketing the units in two phases at the end of September/October. For information on the two new buy downs, please see the chart below, highlighted in yellow.

Location	Size (S.F)	Bed	Bath	Paid
Val Disere 111	442	1	1	\$335,000
Wildflower H201	440	1	1	\$265,000
Gold Camp 68	780	2	1	\$430,000
Gold Camp 132	780	2	1	\$445,000
Now Colorado A8	552	2	1	\$305,000
Now Colorado D2	552	2	1	\$329,000
Highlands Green 117	599	1	1	\$395,000
Now Colorado E8	599	2	1	\$339,900
Long Branch 219	534	1	1	\$405,000

### **Project Updates:**

- McCain Housing Site:
  - Staff provided an update to the committee for the 4-acre housing site on McCain. Proposals for the development of the site were due on August 30<sup>th</sup>. Six proposals were received and staff will be interviewing 3 finalists with the Housing Committee on September 17<sup>th</sup>.
- Housing Guidelines:
  - Staff has been working with the County and other jurisdictions in Summit County on their progress with drafting Housing Guidelines. Housing Guidelines are used to clarify deed restriction requirements and processes and create new/revise these requirements as times and needs change for local workforce housing. Our new deed restriction references Housing Guidelines and staff is working to create a comprehensive set of Housing Guidelines for units that are a part of the housing program now and in the future. Staff is working together to bring a draft version of the Housing Guidelines to the committee early next year.

**Inventory Management and Project Oversight Updates:** No Update

### **Financials/Proforma Updates:**

- Staff provided a proforma update to the committee, outlining the budget line items for McCain and Housing Helps in 2019 and 2020. There were no questions or concerns regarding the current proforma. The 2019 projected budget anticipates approx. \$3.6m in buy downs and approximately \$500,000 in Housing Helps deed restriction acquisitions, with a projected \$10m year end fund balance. The 2020 budget also includes buy downs, Housing Helps, and support to projects at McCain property and possibly at the Recreation Center with a possible \$11m year end fund balance.

### **What's Happening in Housing:**

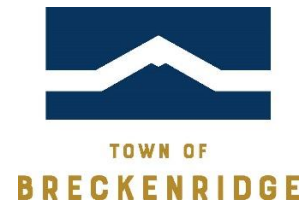
- Placer County Short Term Rental Study:
  - In Placer County, a detailed study was completed on short term rentals and what strategies other communities were implementing to either restrict short term rental or encourage long term rental. Staff shared an interesting finding with the committee from a survey of second homeowners in Placer County that asked if there was anything that would incentivize them to long term rent their home. Of those surveyed, 42% of second homeowners said that extra cash compensation would incentivize them and 33% said that free property management services would incentivize them. The committee wants to focus on launching Housing Helps before looking into additional incentives, but would like to look at the

effectiveness of these strategies at another time. The short term rental report can be found here:

[https://mountainhousingcouncil.files.wordpress.com/2019/03/mhcstrwhitepaper\\_final.pdf](https://mountainhousingcouncil.files.wordpress.com/2019/03/mhcstrwhitepaper_final.pdf)

**Other Matters:**

- Accessory Apartments:
  - As a part of the last Housing Code (Policy 24R) updates, all new Accessory Apartments/ADUs are required to be deed restricted and occupied by someone who works 30+ hours per week in Summit County. As a part of this policy change, the development code needs to be revised in order to enforce this provision. Ultimately, what qualifies as an ADU, must be defined in the development code. Staff is going to bring the code changes regarding ADUs to the Council before the end of the year.



# Memo

**To:** Breckenridge Town Council Members  
**From:** Rick Holman, Town Manager  
**Date:** 9/18/2019  
**Subject:** Committee Reports

*No committee reports were submitted for this meeting.*

Committees*	Representative	Report Status
CAST	Mayor Mamula/ Erin Gigliello	No Meeting/Report
CDOT	Rick Holman	No Meeting/Report
CML	Rick Holman	No Meeting/Report
I-70 Coalition	Rick Holman	No Meeting/Report
Mayors, Managers & Commissioners	Mayor Mamula/ Rick Holman	No Meeting/Report
Liquor and Marijuana Licensing Authority	Helen Cospolich	No Meeting/Report
Summit Stage Advisory Board	Jennifer Pullen	No Meeting/Report
Police Advisory Committee	Chief Jim Baird	No Meeting/Report
CMC Advisory Committee	Rick Holman	No Meeting/Report
Recreation Advisory Committee	Scott Reid	No Meeting/Report
Workforce Housing Committee	Laurie Best	No Meeting/Report
Child Care Advisory Committee	Corrie Burr	<i>Included as a separate agenda item</i>
Breckenridge Events Committee	Shannon Haynes	No Meeting/Report
Transit and Parking Advisory Committee	Jennifer Pullen	No Meeting/Report
Water Task Force	Gary Gallagher	No Meeting/Report
Communications	Haley Littleton	No Meeting/Report

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



TOWN OF  
**BRECKENRIDGE**

## August 31, 2019 Financial Reports

Department of Finance



*The 2019 Breck Epic 6-day mountain bike stage race was held August 11 - 15, 2019 in and around the backcountry surrounding Breckenridge. Each stage begins and ends in town, allowing racers to stay in one place for the entire event. The race is composed of 6 BIG backcountry loops (3 loops for the 3-day Epic-curious events), each between 35 and 50 miles long. In its entirety, the race is 220-240 miles long and features roughly 40,000 feet of vertical gain (and loss)!*

# Executive Summary

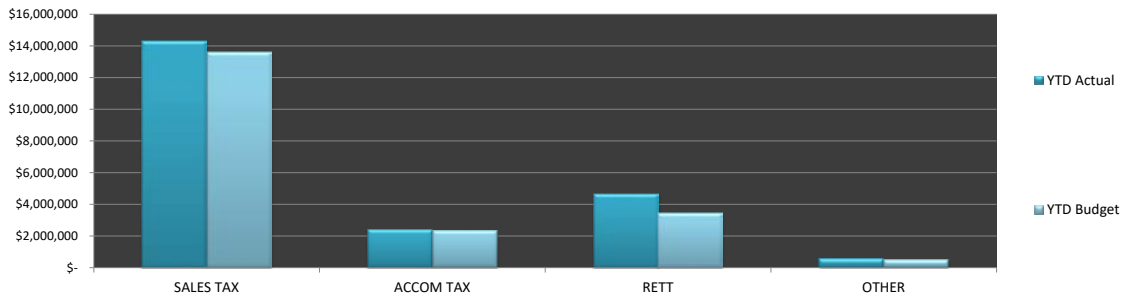
August 31, 2019

This report covers the first 8 months of 2019. August is largely reflective of July tax collections. We are approximately \$2M over 2019 budgeted revenues in the Excise fund. This is mostly due to sales tax being \$665k over budget and Real Estate Transfer Tax up \$1.2M over budget. Sales Tax is \$1M ahead of prior year; RETT is up \$620k over prior year.

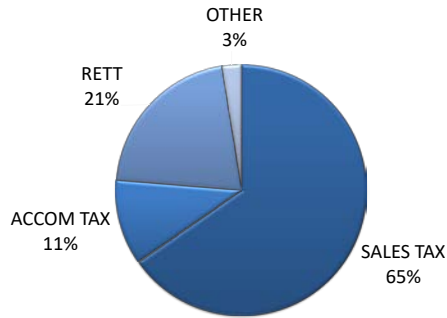
See the Tax Basics section of these financial reports for more detail on the sales, accommodations, and real estate transfer taxes. Differences exist between Excise Fund sales tax collections and Net Taxable Sales due to prior period collections of County sales tax by the State of Colorado.

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

**Excise YTD Actual vs. Budget - by Source**



**YTD Actual Revenues - Excise**



	YTD Actual	YTD Budget	% of Budget	Annual Budget	Prior YTD Actual	Prior Annual Actual
SALES TAX	\$ 14,321,502	\$ 13,656,246	105%	\$ 23,981,000	\$ 13,306,874	\$ 23,534,523
ACCOMMODATIONS TAX	2,408,416	2,298,116	105%	3,514,000	2,310,914	3,473,823
REAL ESTATE TRANSFER	4,662,939	3,488,073	134%	5,400,000	4,043,409	6,156,677
OTHER*	535,525	485,094	110%	845,354	391,292	863,336
<b>TOTAL</b>	<b>\$ 21,928,383</b>	<b>\$ 19,927,529</b>	<b>110%</b>	<b>\$ 33,740,354</b>	<b>\$ 20,052,490</b>	<b>\$ 34,028,359</b>

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

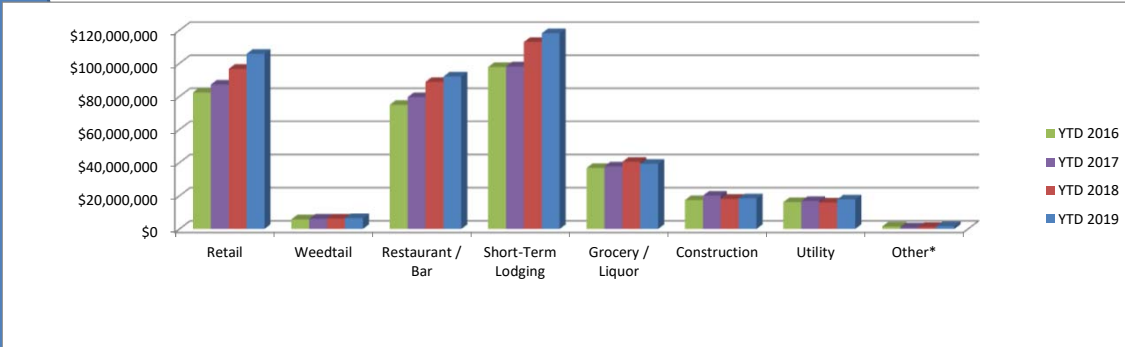
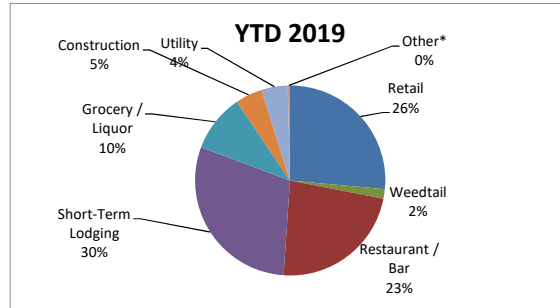
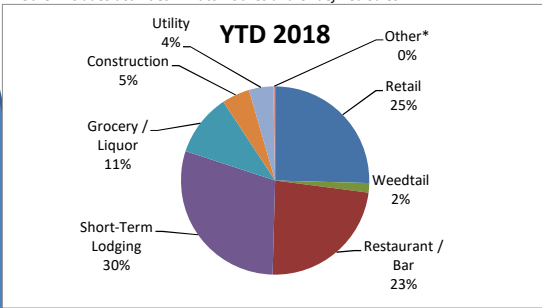


## The Tax Basics: July 2019

### Net Taxable Sales by Industry-YTD

Description	YTD 2016	YTD 2017	2018		YTD 2019	2018/2019		2019
			YTD 2018	% of Total		\$ Change	% Change	
Retail	\$82,346,414	\$87,154,144	\$96,635,346	25.41%	\$105,734,727	\$9,099,382	9.42%	26.46%
Weedtail	\$5,798,526	\$6,210,058	\$6,304,780	1.66%	\$6,519,444	\$214,664	3.40%	1.63%
Restaurant / Bar	\$74,930,157	\$79,538,086	\$88,769,060	23.34%	\$92,004,595	\$3,235,535	3.64%	23.02%
Short-Term Lodging	\$97,740,455	\$98,112,561	\$112,902,392	29.68%	\$118,195,270	\$5,292,879	4.69%	29.58%
Grocery / Liquor	\$36,770,458	\$37,749,232	\$40,463,098	10.64%	\$39,295,530	(\$1,167,568)	-2.89%	9.83%
Construction	\$17,421,275	\$20,042,600	\$18,128,315	4.77%	\$18,426,298	\$297,984	1.64%	4.61%
Utility	\$16,190,620	\$16,833,479	\$15,912,748	4.18%	\$17,778,453	\$1,865,705	11.72%	4.45%
Other*	\$1,535,996	\$951,023	\$1,231,165	0.32%	\$1,654,392	\$423,227	34.38%	0.41%
<b>Total</b>	<b>\$332,733,901</b>	<b>\$346,591,182</b>	<b>\$380,346,903</b>	<b>100.00%</b>	<b>\$399,608,710</b>	<b>\$19,261,807</b>	<b>5.06%</b>	<b>100.00%</b>

\* Other includes activities in Automobiles and Undefined Sales.



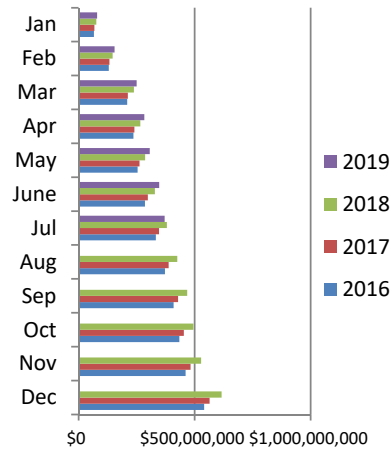
#### New Items of Note:

- For the year, net taxable sales are currently ahead of 2018 by 5.06%.
- July net taxable sales are currently ahead of July 2018 by 0.55%.
- For July 2019, there were increases in Retail (7.29%), and Weedtail (2.33%) sales sectors.
- For July 2019, there were decreases in sales sectors-Grocery/Liquor (2.36%), Short Term Lodging (2.33%), Restaurant/Bar (2.07%), and Construction (0.16%). The decreases are being attributed to a slower start to the summer season.
- Distribution of disposable bags experienced a decrease over prior year, the decrease was 0.35% as compared to July 2018.

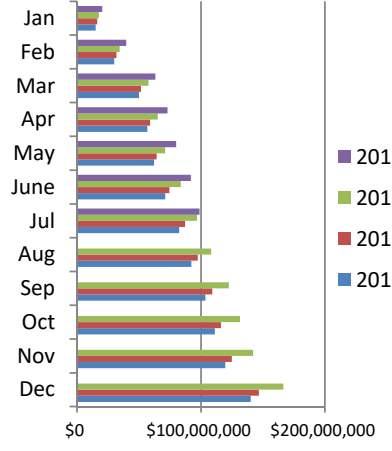
#### Continuing Items of Note:

- In 2014, a new category was added to the Sales by Sector pages for the Weedtail sector. The category encompasses all legal marijuana sales, regardless of medical or recreational designation.
- A section on Disposable Bag Fees was added in 2014.
- A section on Short Term Rentals was added in 2018.
- Taxes collected from the customer by the vendor are remitted to the Town on the 20<sup>th</sup> of the following month.
- Quarterly taxes are reported in the last month of the period. For example, taxes collected in the first quarter of the year (January – March), are included on the report for the period of March.
- Net Taxable Sales are continually updated as late tax returns are submitted to the Town of Breckenridge. Therefore, you may notice slight changes in prior months, in addition to the reporting for the current month.
- "Other" sales relate to returns that have yet to be classified. Much of this category will be reclassified to other sectors as more information becomes available.

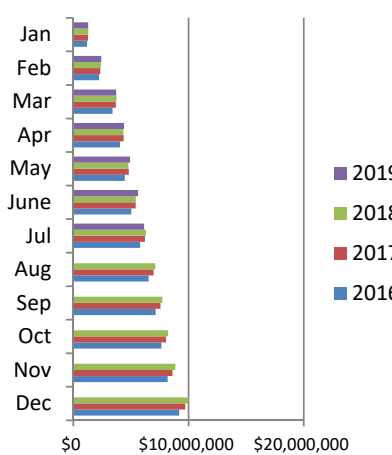
## Net Taxable Sales by Sector-Town of Breckenridge Tax Base



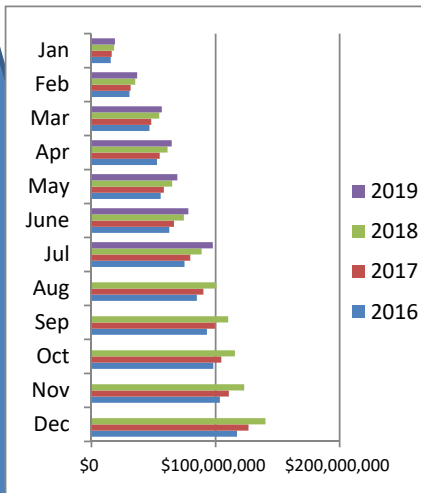
Total Net Taxable Sales					
	2016	2017	2018	2019	% change from PY
Jan	\$65,808,931	\$67,602,475	\$76,143,505	\$79,355,367	4.22%
Feb	\$63,838,172	\$64,766,200	\$70,307,986	\$75,389,856	7.23%
Mar	\$79,661,723	\$79,422,970	\$91,271,994	\$94,775,645	3.84%
Apr	\$26,898,718	\$28,633,160	\$27,937,271	\$33,683,700	20.57%
May	\$17,806,598	\$21,491,457	\$20,544,820	\$23,341,050	13.61%
Jun	\$31,712,174	\$35,788,124	\$41,878,090	\$40,510,893	-3.26%
Jul	\$47,007,584	\$48,886,796	\$52,263,236	\$52,552,199	0.55%
Aug	\$39,079,768	\$40,988,634	\$44,359,743	\$0	n/a
Sep	\$37,570,039	\$40,524,516	\$42,857,100	\$0	n/a
Oct	\$24,725,038	\$25,037,316	\$27,036,997	\$0	n/a
Nov	\$26,737,943	\$28,825,651	\$33,355,255	\$0	n/a
Dec	\$79,740,325	\$82,391,276	\$87,842,990	\$0	n/a
<b>Total</b>	<b>\$540,587,014</b>	<b>\$564,358,576</b>	<b>\$615,798,988</b>	<b>\$399,608,710</b>	



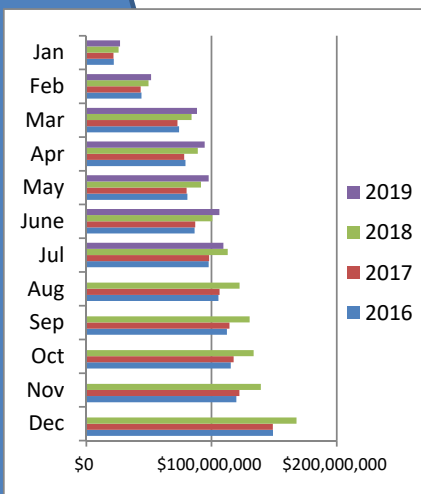
Retail					
	2016	2017	2018	2019	% change from PY
Jan	\$15,006,525	\$16,250,706	\$17,584,934	\$20,217,790	14.97%
Feb	\$14,976,467	\$15,536,800	\$16,738,471	\$19,445,170	16.17%
Mar	\$19,956,329	\$19,730,678	\$23,223,968	\$23,496,475	1.17%
Apr	\$6,737,124	\$7,378,818	\$7,508,702	\$9,776,664	30.20%
May	\$5,409,699	\$5,331,885	\$5,990,507	\$6,969,256	16.34%
Jun	\$9,091,650	\$10,234,064	\$12,652,718	\$11,949,778	-5.56%
Jul	\$11,168,621	\$12,691,192	\$12,936,046	\$13,879,594	7.29%
Aug	\$9,801,418	\$10,134,658	\$11,528,746	\$0	n/a
Sep	\$11,355,153	\$11,798,697	\$14,286,584	\$0	n/a
Oct	\$7,641,642	\$6,998,096	\$8,973,243	\$0	n/a
Nov	\$8,355,454	\$8,757,526	\$10,538,460	\$0	n/a
Dec	\$20,603,518	\$21,846,746	\$24,505,089	\$0	n/a
<b>Total</b>	<b>\$140,103,599</b>	<b>\$146,689,867</b>	<b>\$166,467,466</b>	<b>\$105,734,727</b>	



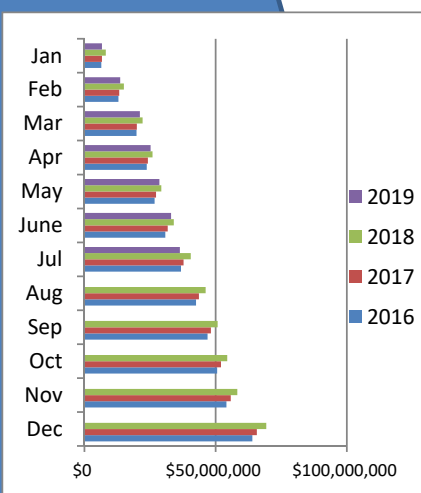
Weedtail					
	2016	2017	2018	2019	% change from PY
Jan	\$1,181,014	\$1,263,370	\$1,299,492	\$1,278,628	-1.61%
Feb	\$1,045,184	\$1,076,236	\$1,077,296	\$1,143,834	6.18%
Mar	\$1,170,045	\$1,343,407	\$1,360,559	\$1,291,752	-5.06%
Apr	\$647,524	\$683,486	\$603,052	\$682,583	13.19%
May	\$424,305	\$436,712	\$432,876	\$525,557	21.41%
Jun	\$561,981	\$608,808	\$646,541	\$691,544	6.96%
Jul	\$768,474	\$798,038	\$884,964	\$905,548	2.33%
Aug	\$731,985	\$756,690	\$804,530	\$0	n/a
Sep	\$607,308	\$596,781	\$624,657	\$0	n/a
Oct	\$499,149	\$484,253	\$496,522	\$0	n/a
Nov	\$542,237	\$554,576	\$615,385	\$0	n/a
Dec	\$1,013,140	\$1,112,445	\$1,131,042	\$0	n/a
<b>Total</b>	<b>\$9,192,345</b>	<b>\$9,714,804</b>	<b>\$9,976,918</b>	<b>\$6,519,444</b>	



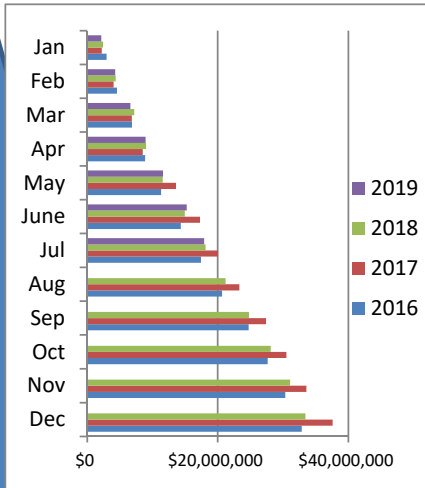
Restaurant / Bar					% change
	2016	2017	2018	2019	from PY
Jan	\$15,420,296	\$16,276,306	\$18,113,738	\$18,851,619	4.07%
Feb	\$15,065,159	\$15,181,858	\$17,105,472	\$17,890,806	4.59%
Mar	\$16,112,662	\$16,595,811	\$19,308,728	\$19,827,694	2.69%
Apr	\$6,064,174	\$6,821,901	\$6,767,406	\$7,967,302	17.73%
May	\$3,001,520	\$3,448,281	\$3,635,557	\$4,542,118	24.94%
Jun	\$6,963,372	\$8,089,688	\$9,485,924	\$8,870,131	-6.49%
Jul	\$12,302,975	\$13,124,240	\$14,352,235	\$14,054,924	-2.07%
Aug	\$9,947,952	\$10,631,602	\$11,842,888	\$0	n/a
Sep	\$8,109,315	\$9,211,502	\$9,446,920	\$0	n/a
Oct	\$5,123,843	\$5,227,314	\$5,536,613	\$0	n/a
Nov	\$5,290,140	\$6,000,732	\$7,424,201	\$0	n/a
Dec	\$13,796,003	\$15,895,058	\$17,163,832	\$0	n/a
<b>Total</b>	<b>\$117,197,410</b>	<b>\$126,504,293</b>	<b>\$140,183,514</b>	<b>\$92,004,595</b>	



Short-Term Lodging					% change
	2016	2017	2018	2019	from PY
Jan	\$21,941,782	\$21,594,876	\$25,676,161	\$26,875,805	4.67%
Feb	\$22,074,961	\$21,769,564	\$23,902,995	\$24,729,841	3.46%
Mar	\$30,034,082	\$29,390,689	\$34,414,282	\$36,774,643	6.86%
Apr	\$5,141,597	\$5,341,101	\$5,049,394	\$6,071,210	20.24%
May	\$1,450,045	\$2,009,505	\$2,465,550	\$3,253,722	31.97%
Jun	\$5,830,767	\$6,825,285	\$9,101,609	\$8,484,134	-6.78%
Jul	\$11,267,222	\$11,181,542	\$12,292,401	\$12,005,916	-2.33%
Aug	\$7,753,176	\$8,267,052	\$9,512,786	\$0	n/a
Sep	\$6,796,544	\$7,933,848	\$7,934,760	\$0	n/a
Oct	\$3,068,724	\$3,257,303	\$3,286,586	\$0	n/a
Nov	\$4,452,893	\$4,649,007	\$5,719,696	\$0	n/a
Dec	\$29,210,710	\$26,765,302	\$28,545,645	\$0	n/a
<b>Total</b>	<b>\$149,022,502</b>	<b>\$148,985,074</b>	<b>\$167,901,865</b>	<b>\$118,195,270</b>	



Grocery / Liquor					% change
	2016	2017	2018	2019	from PY
Jan	\$6,362,029	\$6,608,924	\$8,108,346	\$6,653,945	-17.94%
Feb	\$6,550,486	\$6,612,305	\$6,858,048	\$6,918,554	0.88%
Mar	\$6,891,344	\$6,672,292	\$7,172,637	\$7,480,138	4.29%
Apr	\$3,909,787	\$4,258,760	\$3,761,922	\$4,118,397	9.48%
May	\$2,969,362	\$3,098,290	\$3,340,611	\$3,354,349	0.41%
Jun	\$4,123,536	\$4,439,619	\$4,746,854	\$4,448,586	-6.28%
Jul	\$5,963,913	\$6,059,042	\$6,474,680	\$6,321,561	-2.36%
Aug	\$5,713,840	\$5,817,425	\$5,681,926	\$0	n/a
Sep	\$4,387,664	\$4,621,933	\$4,553,381	\$0	n/a
Oct	\$3,680,554	\$3,807,540	\$3,652,184	\$0	n/a
Nov	\$3,523,798	\$3,726,441	\$3,895,937	\$0	n/a
Dec	\$9,896,199	\$9,924,458	\$11,003,103	\$0	n/a
<b>Total</b>	<b>\$63,972,513</b>	<b>\$65,647,028</b>	<b>\$69,249,630</b>	<b>\$39,295,530</b>	

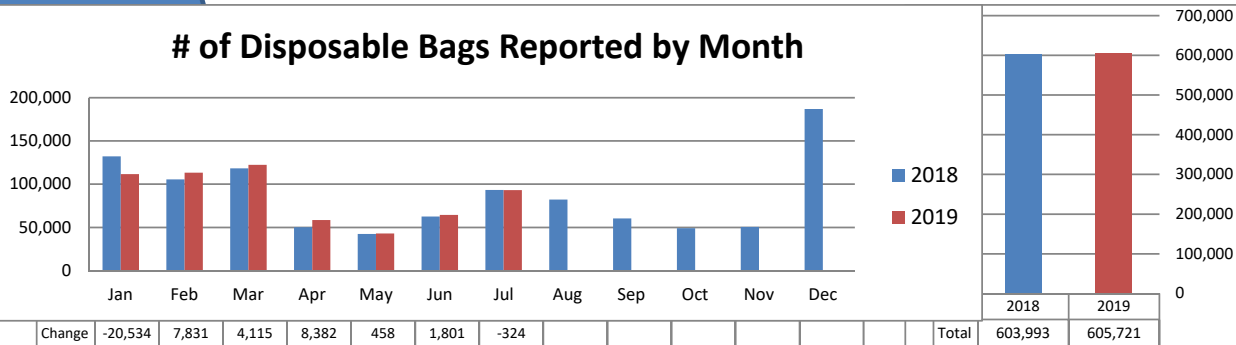


Construction					
	2016	2017	2018	2019	% change from PY
Jan	\$2,945,722	\$2,230,668	\$2,418,262	\$2,156,689	-10.82%
Feb	\$1,605,012	\$1,792,173	\$1,942,190	\$2,109,825	8.63%
Mar	\$2,296,477	\$2,809,404	\$2,844,941	\$2,343,179	-17.64%
Apr	\$2,007,924	\$1,665,290	\$1,808,188	\$2,327,392	28.71%
May	\$2,465,387	\$5,103,989	\$2,548,886	\$2,658,434	4.30%
Jun	\$3,008,043	\$3,667,593	\$3,381,188	\$3,651,180	7.99%
Jul	\$3,092,710	\$2,773,484	\$3,184,658	\$3,179,599	-0.16%
Aug	\$3,229,437	\$3,253,350	\$3,053,846	\$0	n/a
Sep	\$4,077,838	\$4,093,911	\$3,587,298	\$0	n/a
Oct	\$2,905,017	\$3,125,106	\$3,341,910	\$0	n/a
Nov	\$2,703,052	\$3,046,791	\$2,961,246	\$0	n/a
Dec	\$2,514,318	\$4,031,302	\$2,343,943	\$0	n/a
<b>Total</b>	<b>\$32,850,937</b>	<b>\$37,593,060</b>	<b>\$33,416,558</b>	<b>\$18,426,298</b>	

### Disposable Bag Fees

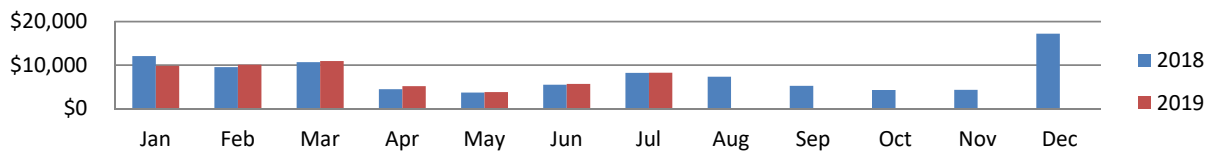
The Town adopted an ordinance April 9, 2013 (effective October 15, 2013) to discourage the use of disposable bags, achieving a goal of the SustainableBreck Plan. The \$.10 fee applies to most plastic and paper bags given out at retail and grocery stores in Breckenridge. The program is intended to encourage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

### # of Disposable Bags Reported by Month



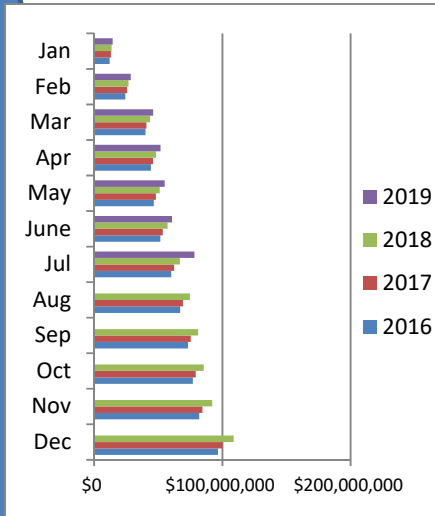
### Bag Fees Remitted by Month

Net of Retained Percentage\*

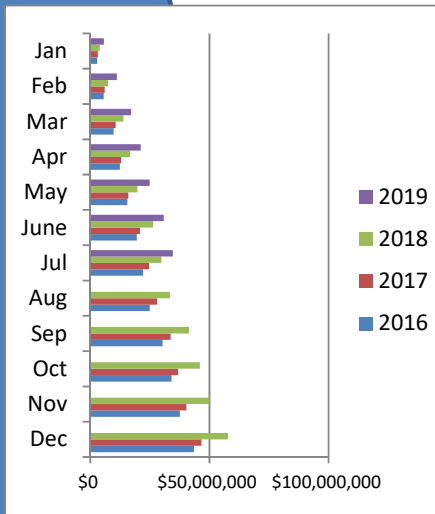


\*Retailers are permitted to retain 50% of the fee (up to a maximum of \$1000/month through October 31, 2014; changing to a maximum of \$100/month beginning November 1, 2014) in order to offset expenses incurred related to the program. The retained percent may be used by the retail store to provide educational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

## The Tax Basics: Retail Sales Sector Analysis

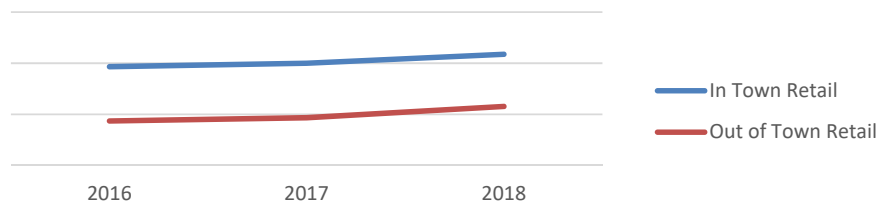


Retail: In-Town					
	2016	2017	2018	2019	% change from PY
Jan	\$12,069,824	\$13,096,116	\$13,605,184	\$14,539,682	6.87%
Feb	\$12,293,536	\$12,636,631	\$13,199,875	\$13,995,848	6.03%
Mar	\$15,741,715	\$15,085,056	\$16,811,167	\$17,488,089	4.03%
Apr	\$4,163,066	\$5,099,020	\$4,668,932	\$5,792,469	24.06%
May	\$2,231,277	\$2,310,164	\$2,924,905	\$3,179,987	8.72%
Jun	\$5,154,606	\$5,342,764	\$6,111,383	\$6,013,054	-1.61%
Jul	\$8,544,898	\$8,865,951	\$9,530,914	\$9,715,293	1.93%
Aug	\$6,987,906	\$6,848,954	\$7,903,296	\$0	n/a
Sep	\$5,991,037	\$6,082,012	\$6,303,509	\$0	n/a
Oct	\$3,848,384	\$3,877,500	\$4,349,427	\$0	n/a
Nov	\$4,907,805	\$5,248,808	\$6,626,993	\$0	n/a
Dec	\$14,653,399	\$15,513,951	\$16,710,263	\$0	n/a
<b>Total</b>	<b>\$96,587,452</b>	<b>\$100,006,926</b>	<b>\$108,745,848</b>	<b>\$70,724,421</b>	



Retail: Out-of-Town					
	2016	2017	2018	2019	% change from PY
Jan	\$2,936,701	\$3,154,591	\$3,979,749	\$5,678,108	42.68%
Feb	\$2,682,931	\$2,900,169	\$3,538,596	\$5,449,322	54.00%
Mar	\$4,214,614	\$4,645,622	\$6,412,801	\$6,008,386	-6.31%
Apr	\$2,574,058	\$2,279,799	\$2,839,771	\$3,984,195	40.30%
May	\$3,178,422	\$3,021,721	\$3,065,602	\$3,789,270	23.61%
Jun	\$3,937,044	\$4,891,301	\$6,541,335	\$5,936,724	-9.24%
Jul	\$2,623,723	\$3,825,241	\$3,405,132	\$4,164,300	22.29%
Aug	\$2,813,512	\$3,285,703	\$3,625,450	\$0	n/a
Sep	\$5,364,116	\$5,716,685	\$7,983,075	\$0	n/a
Oct	\$3,793,258	\$3,120,596	\$4,623,816	\$0	n/a
Nov	\$3,447,649	\$3,508,718	\$3,911,466	\$0	n/a
Dec	\$5,950,119	\$6,332,795	\$7,794,826	\$0	n/a
<b>Total</b>	<b>\$43,516,147</b>	<b>\$46,682,941</b>	<b>\$57,721,619</b>	<b>\$35,010,306</b>	

### Annual Retail Comparison



### New Items of Note:

- Starting in March 2019, the Finance Department has split the Retail sector into two categories, In-Town Retail sales and Out-of-Town Retail sales. In-Town Retail sales comprise businesses that are in Town limits, the sector had an overall increase of 12.58% in 2018 as compared to 2016. The Out-of-Town Retail Sales had an overall increase in sales of 31.08% for 2018 compared to 2016.

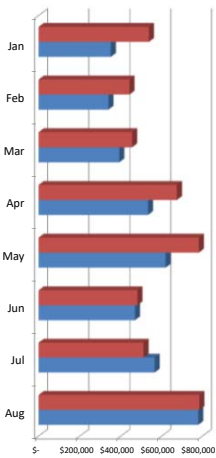
## Real Estate Transfer Tax

### New Items of Note:

- Revenue for the month of August was ahead of prior year by 0.69%, and ahead of monthly budget by \$291,689.
- Year to date, revenue is ahead of prior year by 15.32%, and has surpassed budget by \$1,147,174.
- Single Family Home sales accounted for the majority of the sales (37.80%), with Timeshare sales in the second position of highest sales (22.58%) subject to the tax. Condominium sales were in third position with sales (22.44%) in sales level for the year.
- August 2019 churn was 12.60% above August 2018.

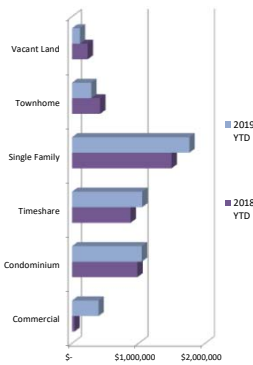
### Continuing Items of Note:

- 2019 Real Estate Transfer Tax budget is based upon the monthly distribution for 2017.



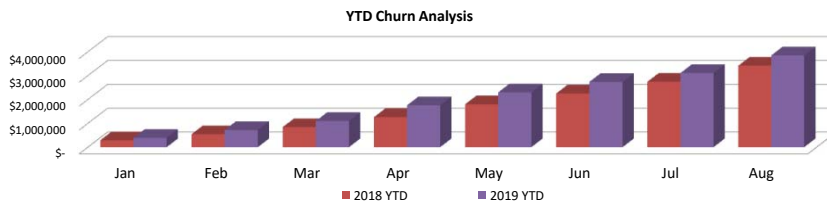
Total RETT						
	2017	2018	2019	% change	2019 budget	+/- Budget
Jan	\$432,417	\$350,102	\$536,802	53.33%	\$377,225	\$159,577
Feb	\$436,538	\$338,813	\$441,411	30.28%	\$380,820	\$60,591
Mar	\$579,302	\$391,670	\$454,470	16.03%	\$505,362	-\$50,892
Apr	\$439,375	\$532,220	\$674,070	26.65%	\$383,295	\$290,775
May	\$510,213	\$618,610	\$781,528	26.34%	\$445,091	\$336,437
Jun	\$533,957	\$468,350	\$480,111	2.51%	\$465,805	\$14,306
Jul	\$533,735	\$564,797	\$510,302	-9.65%	\$465,611	\$44,691
Aug	\$564,623	\$778,848	\$784,245	0.69%	\$492,557	\$291,689
Sep	\$478,875	\$398,296	\$170,452	-57.20%	\$417,753	-\$247,301
Oct	\$730,352	\$622,750	\$0	n/a	\$637,132	n/a
Nov	\$550,457	\$598,966	\$0	n/a	\$480,199	n/a
Dec	\$400,236	\$500,878	\$0	n/a	\$349,151	n/a
Total	\$6,190,080	\$6,164,300	\$4,833,391		\$5,400,000	

\*September #s are as of 09/16/2019



by Category					
Description	2018 YTD	2019 YTD	\$ change	% change	% of Total
Commercial	\$ 34,698	\$ 397,362	362,665	1045.21%	8.52%
Condominium	980,629	1,046,585	65,956	6.73%	22.44%
Timeshare	878,488	1,052,896	174,408	19.85%	22.58%
Single Family	1,494,550	1,762,490	267,940	17.93%	37.80%
Townhome	421,391	287,050	(134,341)	-31.88%	6.16%
Vacant Land	233,654	116,556	(117,098)	-50.12%	2.50%
Total	\$ 4,043,409	\$ 4,662,939	619,530	15.32%	100.00%

\* YTD as of August 31st



# General Fund Revenues Summary

August 31, 2019

These next two pages report on 2019 year-to-date financials for the General Fund. This area contains most "Government Services," such as public works, police, community development, planning, recreation, facilities, and administrative functions.

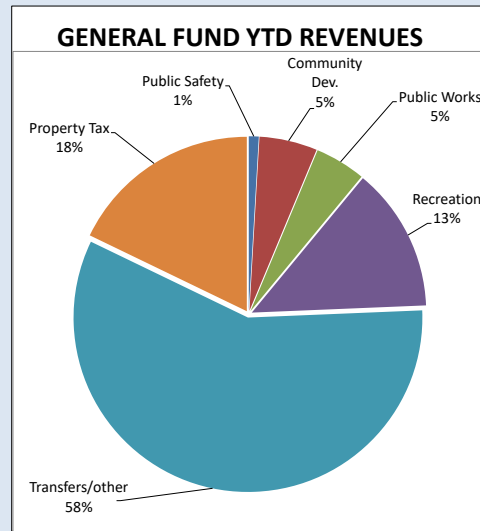
**General Fund Revenue:** At the end of August, the Town's General Fund was at 100.6% of YTD budget (\$16.5M actual vs. \$16.4M budgeted).

Property Tax collections are under budget due to timing and should catch up to budget as the year progresses.

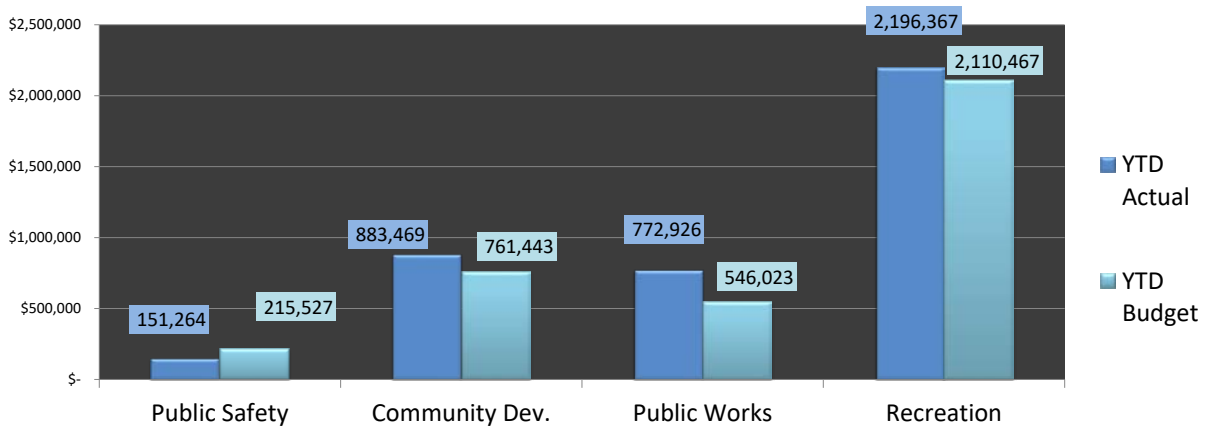
Community Development is over budget due to building permit fees being over budget.

Public Works is over budget due to unbudgeted insurance recoveries. This revenue also has related expenses.

Recreation exceeded budget primarily in youth programs, pass revenue, & ice rink facility rental.



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



## General Fund Expenditures Summary

August 31, 2019

The General Fund as of August 31, 2019 was at 142.1% of budgeted expense (\$21.8M actual vs. \$15.3M budgeted). The below graphs represent the cost of providing the services contained in this fund (Public Safety, Recreation, Public Works, Community Development, and Administration).

**Variance Explanations:**

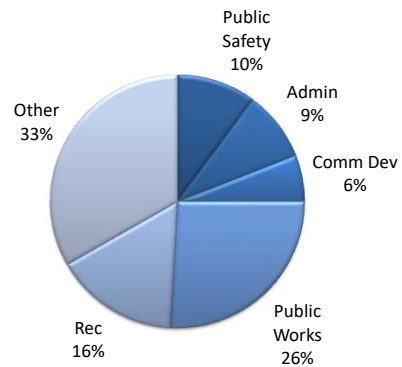
The largest variance in the General Fund is the \$6.3M purchase of the Breck Professional Building. This purchase was approved by Council and is slated to be included in the supplemental appropriation resolution, amending the 2019 budget. Fiber Infrastructure is also included in "Other" expenses. .

The main factor in departmental variances are differences in actual personnel costs falling below budgeted personnel costs.

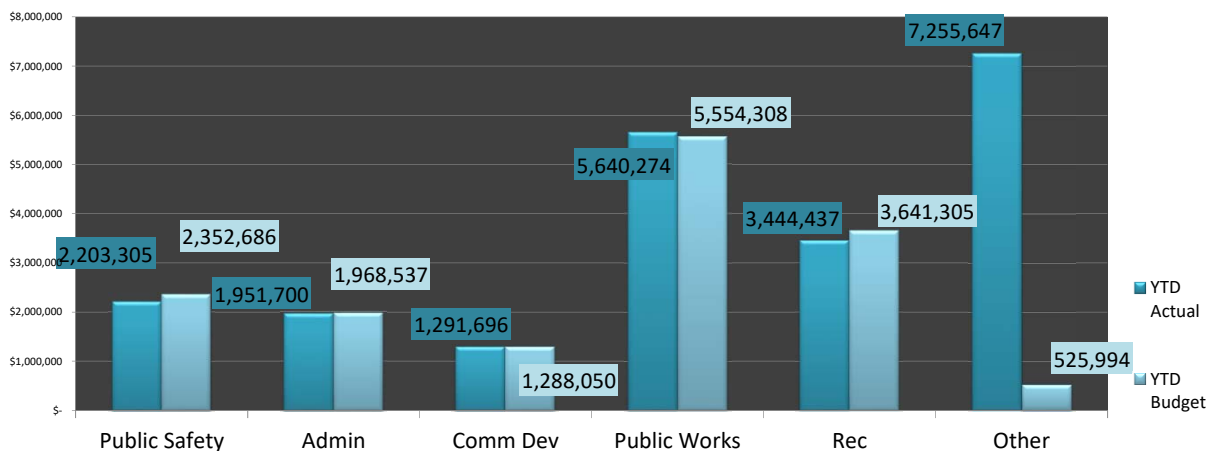
Public Works is over budget due to extra snow hauling and the sod in the dog park.

Timing of large invoices also impact the YTD expenses. This is expected to even out as the year progresses.

**YTD Actual Expenses**



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





# Combined Statement of Revenues and Expenditures

## All Funds August 31, 2019

REVENUE	YTD Actual	YTD Budget	% of YTD Bud.	Annual Bud.
<b>General Governmental</b>				
1 Gen/Excise/MMJ/Child Cr/Spec Prj	\$ 29,944,195	\$ 27,818,916	108%	\$ 44,075,099
2 Special Revenue	13,706,568	28,515,126	48%	44,088,147
3 Internal Service	3,360,313	3,381,334	99%	5,218,094
<b>4 Subtotal General Governmental</b>	<b>\$ 47,011,076</b>	<b>\$ 59,715,376</b>	<b>79%</b>	<b>\$ 93,381,340</b>
5 Capital Projects	169,479	27,889	608%	43,000
<b>Enterprise Funds</b>				
6 Utility Fund	3,719,835	4,167,002	89%	5,847,831
7 Golf	2,451,174	2,239,053	109%	2,652,882
8 Cemetery	26,357	7,913	333%	15,757
<b>9 Subtotal Enterprise Funds</b>	<b>\$ 6,197,366</b>	<b>\$ 6,413,968</b>	<b>97%</b>	<b>\$ 8,516,470</b>
<b>10 TOTAL REVENUE</b>	<b>53,377,921</b>	<b>66,157,233</b>	<b>81%</b>	<b>101,940,810</b>
11 Internal Transfers	20,220,764	20,020,559	101%	44,064,984
<b>12 TOTAL REVENUE incl. x-fers</b>	<b>\$ 73,598,685</b>	<b>\$ 86,177,792</b>	<b>85%</b>	<b>\$ 146,005,794</b>
<b>EXPENDITURES</b>				
	YTD Actual	YTD Budget	% of Bud.	Annual Bud.
<b>General Governmental</b>				
1 Gen/Excise/MMJ/Child Cr/Spec Prj	\$ 25,454,992	\$ 19,122,828	133%	\$ 29,165,422
2 Special Revenue	10,548,243	14,153,634	75%	17,762,345
3 Internal Service	3,360,211	3,223,522	104%	4,428,842
<b>4 Subtotal General Governmental</b>	<b>\$ 39,363,446</b>	<b>\$ 36,499,984</b>	<b>108%</b>	<b>\$ 51,356,609</b>
5 Capital Projects	12,209,645	25,634,355	48%	25,634,355
<b>Enterprise Funds</b>				
6 Utility Fund	17,841,454	5,181,240	344%	7,080,028
7 Golf	1,580,411	1,772,399	89%	2,395,702
8 Cemetery	0	11,336	0%	17,000
<b>9 Subtotal Enterprise Funds</b>	<b>\$ 19,421,865</b>	<b>\$ 6,964,975</b>	<b>279%</b>	<b>\$ 9,492,730</b>
<b>10 TOTAL EXPENDITURES</b>	<b>70,994,956</b>	<b>69,099,314</b>	<b>103%</b>	<b>86,483,694</b>
11 Internal Transfers	20,220,764	20,020,559	101%	44,303,669
<b>12 TOTAL EXPENDITURES incl. x-fers</b>	<b>\$ 91,215,720</b>	<b>\$ 89,119,873</b>	<b>102%</b>	<b>\$ 130,787,363</b>
<b>13 TOTAL REVENUE less EXPEND.</b>	<b>\$ (17,617,035)</b>	<b>\$ (2,942,081)</b>	<b>N/A</b>	<b>\$ 15,218,431</b>

**General Governmental Funds** - General, Excise, Child Care, Marijuana and Special Projects

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

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

**ALL FUNDS REPORT**

August 31, 2019

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

**Governmental Funds:**

**General Fund:**

- Revenue:
  - Over budget by \$100k. Please see General Fund Revenue page for more detail.
- Expense:
  - Over budget by \$300k. See General Fund Expense page of this report for more details.

**Excise Fund:**

- Revenue:
  - Ahead of budget by \$2M - see Executive Summary or Tax Basics for more information.

**Special Revenue:**

- Revenue:
  - Under budget due to budgeted financing for Breck 365, that is now scheduled not to occur in 2019. This variance will continue throughout the year.

**Capital Fund:**

- Revenue:
  - Ahead of budget mostly due to investment income and unbudgeted rock royalties.
  - The Combined Statement does not include transfers (appx. \$11.1M).
- Expense:
  - Under budget due to timing of expenses that are budgeted at the beginning of the year. This will even out as the year progresses.

**Enterprise Funds:**

**Utility:**

- Revenue:
  - Plant Investment Fees are below budget.
- Expense:
  - Over 2019 budget due to timing of new water plant related expenses. However, this spending authority continues from the prior year and expenses are still below the appropriated amount.

**Golf:**

- Expense:
  - Under budget due to timing of capital projects that have not yet been completed. This will even out as the year progresses.

**Internal Service Funds:**

- Expense:
  - Over budget due to timing of vehicle purchases and facility fund projects. This should even out as the year progresses.

**Fund Descriptions:**

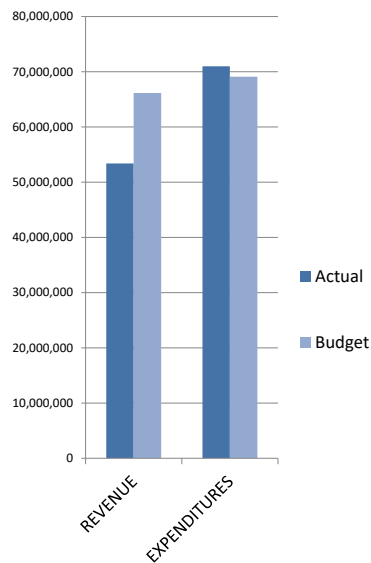
General Governmental - General, Excise, Capital, Special Projects, Child Care, Marijuana

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

Enterprise Funds: Golf, Utility, Cemetery

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

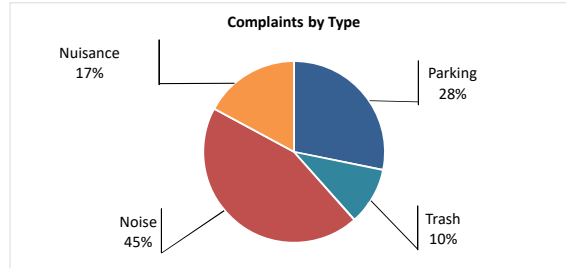
YTD Actual Revenues and Expenditures vs. Budget



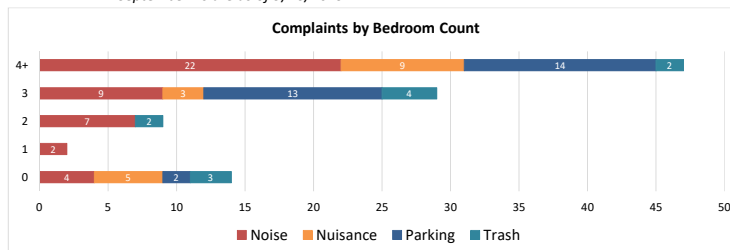
The Short Term Rental Basics

Complaints Made by Type							
Complaint Type	Quarter 1	Quarter 2	July	August	September	Total Calls	Percentage
Parking	15	6	5	4	3	33	28%
Trash	7	2	1	1	1	12	10%
Noise	24	4	9	11	4	52	44%
Nuisance	10	5	2	1	2	20	17%
<b>Total</b>	<b>56</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>10</b>	<b>117</b>	<b>100%</b>

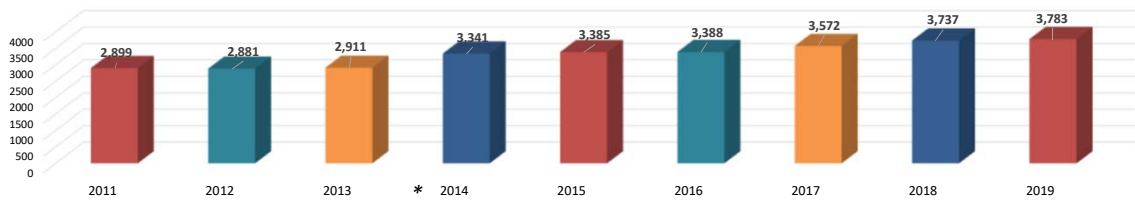
\* "Nuisance" includes complaints *not* concerning Parking, Trash, or Noise.



\* September #s are as of 9/16/2019

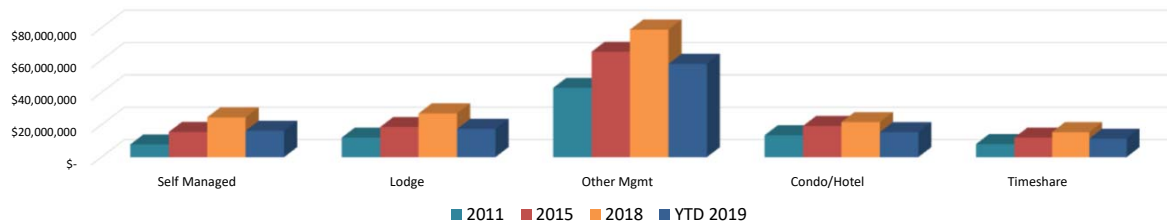


Number of Short Term Rental Licenses by Year



\* In 2014, a change in licensing of timeshares changed causing a spike.

Taxable Sales by Mgmt Type



Continuing Items of Note:

- AirBnB sales fall into all management categories.
- Certain timeshares, such as Wyndham, Woods Manor, French Corner, and French Ridge, are filed on consolidated returns under Other Management Companies.
- Total active licenses fluctuates throughout the year. We use the number of active licenses on January 1 to determine annual number of licenses.
- The Finance Department is working closely with other Summit County jurisdictions on the implementation of STR Helper.
- STR Helper Hotline began accepting calls on January 1, 2019.
- The number to lodge a complaint is (970)-368-2044.
- The STR Helper Hotline number was shared with the public through the Council Update Newsletter, Facebook, and Twitter.
- Magnets with the STR Helper Hotline information have arrived and are being provided to Home Owners Associations.
- The Town of Breckenridge will be collaborating with all Jurisdictions in Summit County in June 2019 on a county wide marketing campaign.
- The phone number to lodge complaints was included on the most recent water bill as additional marketing.
- This report will be provided to Town Council on a monthly basis.





# Memo

To: Breckenridge Town Council  
From: Brian Waldes, Finance Director  
Date: 9.16.19  
Subject: Fund Balance Reserves

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The purpose of this memo is to update Council on the preliminary fund balance reserve analysis for the 2020 budget process. This analysis incorporates the revised draft 5 year capital improvement plan (CIP) that is presented to Council in this same packet.

## **Background**

The attached fund balance analysis is updated by staff as part of the budget process. It allows staff and Council to understand the current discretionary gross fund balance amounts, as well as the near future plans that will require the use of those funds.

We begin by calculating the gross fund balances of the discretionary funds at the end of 2020 based on the draft 2020 budget figures. These amounts are reflected in the "Fund Bal." column on the left side of the table. We then calculate and update the fund balance reserves in the next two columns. The "Required" column includes funds that are restricted by law or have already been appropriated by Council. The reserves in the "Capital" and "Parking and Transit" rows are for capital projects already appropriated.

The next column, "Council Policy", shows amounts that are reserved by Council to make sure we understand the impacts of policies and future planned projects on our fund balances. The \$8.2M in the "General Fund" row represents a 4 month operating reserve for the General Fund. The largest amount, the \$21.7 "Excise Fund" reserve, accounts for the next three years (2021, 2022, and 2023) of the total 5 year CIP budget over a base funding level of \$2.75M per year. This is calculated based on the assumption that RETT revenue levels will not drop below the \$2.75M level. If they do, we would have to adjust our capital and operational plans. This reserve does not include the Breckenridge Heritage Alliance CIP items contained in the special projects fund.

We have added a new line to the reserve chart for the 2020 budget process. The "Capital Debt Reserve" row shows 2 year debt reserve amount for two debt funded future capital projects; the parking structure and broadband infrastructure projects. The annual debt service for the two projects is projected to be \$3.2M and \$1.3M, respectively. As debt is planned as a major funding mechanism for these two projects, it is important to show the impact this recurring expense will have on fund balances.

## **Conclusion**

The bottom line of this analysis, the "Net Balance" column, shows that we have a negative \$2.8M net discretionary fund balance after considering the next 3 years of the CIP, operations reserves, and debt service reserves. This does not mean we have an actual negative fund balance. It indicates that our current spending plans require \$2.8M in additional funding, and we would have to source that additional funding by the end of 2023. Changes to the 5 year CIP can move the Capital Reserve up or down, and changes to the 2020 budget will have an effect on the beginning "Fund Balance" column in the table below.

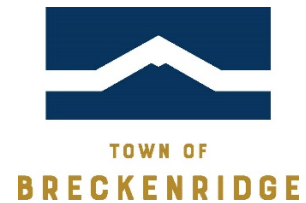
This analysis is performed in an effort to be extremely careful and conservative with our funding sources as we plan out the future. We are involved in several very large projects as of this writing, and our reserves analysis reflects their impacts on our fund balances. By carefully reviewing this document, as well as the 2020 budget and 5 year CIP, we can ensure our ability to fund both our large projects and service programs.

Staff will be present at work session to help guide the review of the CIP, as well as calculate how changes to the CIP will impact our fund balance reserves.

**Table: 2020 Fund Balance Analysis**

	<b>Fund Bal.</b>	<b>Required</b>	<b>Council Policy</b>	<b>TOTAL Reserves</b>	<b>Net Balance</b>
<b>General Fund</b>	\$ 20,761,117	\$ (1,913,424)	\$ (8,199,215)	\$ (10,112,639)	\$ 10,648,478
<b>Excise Fund</b>	16,016,669	(200,054)	(21,707,176)	(21,907,230)	(5,890,561)
<b>Capital Debt Res.</b>	N/A	-	(9,000,000)	(9,000,000)	(9,000,000)
<b>Capital</b>	10,754,837	(10,754,837)	-	(10,754,837)	-
<b>Marketing</b>	814,632	(814,632)	-	(814,632)	-
<b>Spec. Proj</b>	211,725	(137,853)	-	(137,853)	73,872
<b>Child Care</b>	1,700,670	-	(1,700,670)	(1,700,670)	-
<b>Parking &amp; Tran.</b>	2,717,591	(1,317,289)	-	(1,317,289)	1,400,302
	<u>\$ 52,977,241</u>	<u>\$ (15,138,089)</u>	<u>\$ (40,607,061)</u>	<u>\$ (55,745,150)</u>	<u>\$ (2,767,910)</u>

<b>General Fund:</b>	TABOR reserve, Operations reserve
<b>Excise Fund:</b>	2007 C.O.P. reserve, Discretionary debt reserve (2 years), Capital reserve
<b>Cap. Debt Res</b>	Shows 2 years debt service for Parking Str. (\$50M) and BB (\$20M)
<b>Capital and P&amp;T:</b>	Previously appropriated spending authority for capital projects
<b>Marketing:</b>	Fund Balance reserved for marketing efforts
<b>Spec. Projects</b>	Bag Fee program reserve



# Memo

To: Breckenridge Town Council Members  
From: Shannon Smith, Town Engineer  
Date: 9/18/2019  
Subject: Capital Improvements Plan

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The 2020 Capital Improvement Plan (CIP) is presented herein per Article X of the Breckenridge Home Rule Charter. As related to the CIP, funding for 2020 projects and funding for the 3 following years (2021-2023) are reserved per Council policy. Projects highlighted in yellow are projects where changes in budgets or schedules have the most flexibility if Council desires to reduce the amount of funding reserved for the CIP.

Breckenridge Heritage Alliance capital projects have been included in the 5 Year CIP summary spreadsheet to allow Council to review these proposed expenditures concurrently with the Capital Fund and Parking and Transit projects. Detail of each proposed project, provided by BHA, is attached to this memo.

**Breckenridge Heritage Alliance  
Five Year CIP Plan, 2020-2024**

Project	Description	2020	2021	2022	2023	2024
<b>Milne Park Adaptive Re-use</b>	Rehabilitate Milne Park buildings, support active uses and create BHA hub. Phase I (2020) includes: 1) Eberlein - Stabilize and rehabilitate building for use as multipurpose space and accessible restrooms; 2) Milne - Rehab and add full basement for museum-quality collections care facility, preserve/interpret historic newspaper wallpaper, redo mechanical, address structural issues, designate space for admin offices; 3) New ADA restroom for park; 4) Stabilize and move historic outhouse; 5) Site work including landscaping and seven code parking spots. Phase II (2021) includes: Briggie upgrades including: New mechanical systems and appliances, to be used for public/private events and meetings along with existing BHA programs; Phase III (2023): Exhibit/interactive displays in Briggie, Milne, graphic panels in Eberlein and outdoor interpretation throughout park. Potential outside funding through DOLA, Climax, other foundations. State Historical Fund is not a good option for this project.	1,930,000	525,000		450,000	
<b>Modern Breckenridge</b>	Welcome Center upstairs remodel with exhibits dedicated to Modern Breckenridge, including ski history, town culture/development, open space/restoration, etc. Interpretive design in 2019; 2020 funds are for fabrication and installation.	275,000				
<b>Augmented Reality Self-Guided Tour</b>	Develop technology-based virtual and augmented reality experiences based on history. Designed to supplement a formal tour or museum setting. Opportunities to re-create historic events, see artifacts and/or buildings no longer here, view "then and now" imagery and hear voices/stories from long-time locals are possible. This project has the potential to engage younger audiences and those averse to formal tour settings. First phase in project underway in 2019; potential future projects earmarked. By focusing on enhanced digital content, we may reduce the need to update static museum displays as often.		50,000	50,000		
<b>Museum Acquisitions/Displays</b>	Funds to go toward artifact and archival acquisitions and new exhibits.	20,000	20,000	20,000	20,000	20,000
<b>Interpretive Signs</b>	Three phases completed in 2010, 2014 and 2016 with interpretive signs installed in French Gulch, on other town/county trails as well as in-town locations. Annual \$5k to go toward sign replacement and new interpretive signs.	5,000	5,000	5,000	5,000	5,000
<b>Outdoor Artifact Displays</b>	Install large artifacts (i.e. mining equipment) for display at selected outdoor locations in town. Sheave display installed at Prospector Park in 2015. Interpretive plaques will accompany displays.			15,000		
<b>Keystone Driller</b>	Portable drilling rig that was used in Breckenridge to test gold content at bedrock prior to dredge operations. Large artifact recently donated to BHA, currently in storage. 2020 funds earmarked for planning and design; 2021 for restoration and display.	15,000	100,000			
<b>Jessie Mill</b>	To date, the Town has contributed \$78,000 toward stabilizing the Jessie Mill (additional \$7,500 from the County) for a total of \$85,500 spent between 2013 and 2017. \$15,000 secured in 2018 to design protective cover. 2022 funds refer to the construction of a roof structure to prevent ongoing deterioration caused by snow and ice build up. Potential funding partnership with the County. This is the best example we have of a stamp mill. The Jessie is located in a popular, easily-accessed area on Gold Run Road.			200,000		
<b>Klack Cabin</b>	One of the oldest dwellings in Breckenridge, located on the Klack Placer. Stabilized in 2010. Additional shoring up in 2022 with long-term goal of considerable restoration.			35,000		250,000
<b>Lincoln City stabilization</b>	In partnership with the US Forest Service, preserve historically-relevant buildings in Lincoln City. Historic Structure Assessment (HSA) completed in 2015 and Archaeological Assessment in 2017 with funding from History Colorado. 2022 funds refer to additional preservation and interpretation recommended in the HSA report. Future funding from History Colorado is a strong possibility. They will cover up to 75% of project costs. \$18k Lincoln carryover amount from 2013 Town funding will be applied to future preservation.			200,000		
<b>Reiling Dredge Interpretation</b>	Stabilized in 2018 for approximately \$350,000. Reiling Dredge put on Endangered Places list in 2015. 2022 placeholder refers to additional on-site interpretation.			15,000		
<b>Wellington/X10U8 Ore Bin Stabilization</b>	New roof and siding installed in 2016 at a cost of \$117,000 to the Town (Summit County contributed an additional \$28,000). Future funding (2023) refers to ongoing maintenance.				10,000	
<b>Red White &amp; Blue Fire Museum</b>	Update and develop new exhibits in the RW&B Museum. Museum is owned by the RW&B Fire Dept. Possible funding partnership and/or grant opportunities.				100,000	
<b>High Line Railroad Park</b>	2024 placeholder for future exhibit improvements to existing displays, additional animation. Other potential infrastructure needs, such as restrooms, are not included here.					100,000
<b>Breckenridge Sawmill Museum</b>	To date, \$210,000 in Town funding has been dedicated to the Sawmill Museum. BHA currently working on interior exhibits and the steam engine display. Long-range plans may include additional exhibit/interior museum space to house a larger exhibit (i.e. specialized woodworking, blacksmithing).					150,000
<b>Breckenridge Historic District</b>	Additional building plaques, street sign topper replacement, and other ideas for historic district marketing.					10,000
<b>Valley Brook Cemetery</b>	All damaged monuments from 1997 "blowdown" event have been repaired; more than 160 monuments treated. Ongoing cemetery maintenance will appear in BHA's operating budget. A larger scale restoration (projected 2024) is suggested in the Robinson/Kokomo sections of the cemetery, including replacement of missing markers, re-aligning markers, re-grading.					30,000
<b>TOTAL</b>		<b>\$2,245,000</b>	<b>\$700,000</b>	<b>\$540,000</b>	<b>\$585,000</b>	<b>\$565,000</b>

# **CAPITAL IMPROVEMENT PLAN 2020-2024**

**For the Year Ending  
December 31, 2020**

**Presented To:  
Breckenridge Town Council**

**Eric Mamula, Mayor**

**Wendy Wolfe  
Gary Gallagher  
Erin Gigliello**

**Dick Carleton  
Jeffrey Bergeron  
Kelly Owens**

**Presented by:  
Rick Holman, Town Manager**



# Five Year Capital Improvement Plan Summary 2020 to 2024

## Capital Fund Projects

<b>Recreation</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>TOTAL</b>
River Park	700,000	-	-	-	-	700,000
<b>Total</b>	<b>700,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>700,000</b>

### Public Works

McCain Property Improvements- School Parcel	1,000,000	3,750,000	150,000	43,000	43,000	4,986,000
Coyne Valley Bike Underpass	600,000	-	-	-	-	600,000
Blue River Crossing at Coyne Valley Road	2,900,000	-	-	-	-	2,900,000
Fiber Infrastructure	10,000,000	10,000,000	-	-	-	20,000,000
Childcare Facility	-	-	-	-	200,000	200,000
Carter Dog Park Drainage	50,000	200,000	-	-	-	250,000
Airport Road Improvements	-	-	3,750,000	3,750,000	-	7,500,000
Riverwalk Center Lobby Improvements	200,000	-	-	-	-	200,000
Undergrounding of Overhead Utilities	-	200,000	-	200,000	-	400,000
Roadway Resurfacing	850,000	1,000,000	1,000,000	1,000,000	850,000	4,700,000
Infrastructure Improvements- Culverts	350,000	350,000	350,000	350,000	350,000	1,750,000
Lincoln Heated Sidewalk	250,000	-	-	-	-	250,000
<b>Total</b>	<b>16,200,000</b>	<b>15,500,000</b>	<b>5,250,000</b>	<b>5,343,000</b>	<b>1,443,000</b>	<b>43,736,000</b>

### 100% Renewable Energy

Town Facilities Energy Upgrades	100,000	100,000	100,000	100,000	100,000	500,000
Solar/Renewable Implementation	90,000	90,000	90,000	90,000	90,000	450,000
<b>Total</b>	<b>190,000</b>	<b>190,000</b>	<b>190,000</b>	<b>190,000</b>	<b>190,000</b>	<b>950,000</b>
<b>GRAND TOTAL</b>	<b>17,090,000</b>	<b>15,690,000</b>	<b>5,440,000</b>	<b>5,533,000</b>	<b>1,633,000</b>	<b>45,386,000</b>

### Capital Funding Sources

Excise	6,327,000	5,582,000	3,457,000	3,550,000	1,525,000	20,441,000
Project Funding In Prior Year (RWC Lobby)	200,000					200,000
McCain Rents	43,000	43,000	43,000	43,000	43,000	215,000
Open Space Funds (River Park)	105,000	-	-	-	-	105,000
GOCO Grant for Oxbow Park	350,000	-	-	-	-	350,000
Housing Fund (50% for Airport Rd. Improvem	-	-	1,875,000	1,875,000	-	3,750,000
COP Bond For Fiber	10,000,000	10,000,000	-	-	-	20,000,000
Conservation Trust Transfer	65,000	65,000	65,000	65,000	65,000	325,000
<b>Total</b>	<b>17,090,000</b>	<b>15,690,000</b>	<b>5,440,000</b>	<b>5,533,000</b>	<b>1,633,000</b>	<b>45,386,000</b>

### Parking and Transportation Fund Projects

S. Gondola Parking Structure (Phase 1)***	50,000,000	-	-	-	-	50,000,000
Watson Roundabout (Phase 2)	400,000	-	4,000,000	-	-	4,400,000
Riverwalk & Ped Connection (Phase 3)	-	-	300,000	3,000,000	-	3,300,000
Wayfinding Phase 2	1,500,000	500,000	-	-	-	2,000,000
S.Park Ave & Main Street Roundabout	-	-	250,000	250,000	-	500,000
F-Lot Pedestrian and Parking Lot Improvements	-	-	2,000,000	-	-	2,000,000
River Walk Improvements	137,500	137,500	-	-	-	275,000
Pedestrian Corridor Lighting	100,000	100,000	100,000	100,000	100,000	500,000
Sidewalk Master Plan Implementation	350,000	250,000	250,000	250,000	250,000	1,350,000
Four O'clock Pedestrian Improvements	-	-	-	-	1,400,000	1,400,000
Village Road Pedestrian Improvements	-	-	-	-	300,000	300,000
Transit Center	-	-	-	5,000,000	-	5,000,000
<b>Total</b>	<b>52,487,500</b>	<b>987,500</b>	<b>6,900,000</b>	<b>8,600,000</b>	<b>2,050,000</b>	<b>71,025,000</b>

### Parking and Transportation Funding Sources

Project Funding In Prior Year (Roundabouts)	400,000	-	-	-	-	400,000
COP Bond for Parking Structure***	50,000,000	-	-	-	-	50,000,000
Excise Fund Transfer	2,087,500	987,500	6,900,000	8,600,000	2,050,000	20,625,000
<b>Total</b>	<b>52,487,500</b>	<b>987,500</b>	<b>6,900,000</b>	<b>8,600,000</b>	<b>2,050,000</b>	<b>71,025,000</b>

\*\*\*Budget will be adjusted at GMP

### Special Projects Fund

BHA Capital Projects	2,245,000	700,000	540,000	585,000	565,000	4,635,000
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### Special Projects Funding Sources

Excise Fund Transfer	2,245,000	700,000	540,000	585,000	565,000	4,635,000
<b>Total</b>	<b>2,245,000</b>	<b>700,000</b>	<b>540,000</b>	<b>585,000</b>	<b>565,000</b>	<b>4,635,000</b>

# Capital Improvement Plan Summary for 2020

	Capital Fund	Other Funding	Total cost
<b>Recreation</b>			
River Park	245,000	455,000	700,000
<b>Total</b>	<b>245,000</b>	<b>455,000</b>	<b>700,000</b>

	Capital Fund	Other Funding	Total cost
<b>Public Works</b>			
McCain Property Improvements- School Parcel	957,000	43,000	1,000,000
Coyne Valley Bike Underpass	600,000	-	600,000
Blue River Crossing at Coyne Valley Road	2,900,000	-	2,900,000
Fiber Infrastructure	10,000,000	-	10,000,000
Carter Dog Park Drainage	50,000	-	50,000
Riverwalk Center Lobby Improvements	-	200,000	200,000
Roadway Resurfacing	850,000	-	850,000
Infrastructure Improvements- Culverts	350,000	-	350,000
Lincoln Heated Sidewalk	250,000	-	250,000
Town Facilities Energy Upgrades*	100,000	-	100,000
Solar/Renewable Implementation*	90,000	-	90,000
<b>TOTAL</b>	<b>16,147,000</b>	<b>243,000</b>	<b>16,390,000</b>

\*100% Renewable Energy Project

<b>GRAND TOTAL</b>	<b>16,392,000</b>	<b>698,000</b>	<b>17,090,000</b>
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Capital Funding Sources	Capital Fund	Other Funding	Total Costs
Excise	6,327,000	-	6,327,000
Project Funding In Prior Year (RWC Lobby)		200,000	200,000
McCain Rents		43,000	43,000
Open Space Funds (River Park)		105,000	105,000
GOCO Grant for Oxbow Park		350,000	350,000
COP Bond For Fiber		10,000,000	10,000,000
Conservation Trust Transfer		65,000	65,000
<b>TOTAL</b>	<b>6,327,000</b>	<b>10,763,000</b>	<b>17,090,000</b>

Parking and Transportation	P&T Fund	Other Funding	Total cost
S. Gondola Parking Structure (Phase 1)***	-	50,000,000	50,000,000
Watson Roundabout (Phase 2)	-	400,000	400,000
Wayfinding Phase 2	1,500,000	-	1,500,000
River Walk Improvements	137,500	-	137,500
Pedestrian Corridor Lighting	100,000	-	100,000
Sidewalk Master Plan Implementation	350,000	-	350,000
<b>TOTAL</b>	<b>2,087,500</b>	<b>50,400,000</b>	<b>52,487,500</b>

P&T Funding Sources	P&T Fund	Other Funding	Total Funds
COP Bond for Parking Structure***		50,000,000	50,000,000
Project Funding In Prior Year (Roundabouts)		400,000	400,000
Excise Fund Transfer	2,087,500	-	2,087,500
<b>TOTAL</b>	<b>2,087,500</b>	<b>50,400,000</b>	<b>52,487,500</b>

\*\*\*Budget will be adjusted at GMP

**Project Name** River Park  
**Department:** Recreation

**Description:**

The 2020 project will construct the second phase of Oxbow Park, part of the Blue River Corridor Master Plan and adjacent to the Denison Housing projects. This work will include the tot play area, swings, parking, and additional educational features. The project received a GOCO a second grant award for \$350,000 for Phase II of the project.

Project Funding	2020	2021	2022	2023	2024	Total
Town Funds	245,000	0	0	0	0	245,000
Open Space Funds	105,000	0	0	0	0	105,000
GOCO Grant	350,000	0	0	0	0	350,000
<b>Total</b>	<b>700,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>700,000</b>

Project Costs	2020	2021	2022	2023	2024	Total
Design and Construction	700,000	0	0	0	0	700,000
<b>Total</b>	<b>700,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>700,000</b>

**Operational cost considerations:**

This project will require staff time to inspect the playground and bathrooms daily, trash collection and utilities. The total is estimated at \$13,000 per year.

**Project Name** McCain Property Improvements- School Parcel  
**Department:** Public Works

**Description:**

This project will establish a roadway and utilities to the School District parcel.

Project Funding	2020	2021	2022	2023	2024	Total
Town Funds	957,000	3,707,000	107,000	0	0	4,771,000
Rents	43,000	43,000	43,000	43,000	43,000	215,000
Total	1,000,000	3,750,000	150,000	43,000	43,000	4,986,000

Project Costs	2020	2021	2022	2023	2024	Total
Construction	1,000,000	3,750,000	150,000	43,000	43,000	4,986,000
Total	1,000,000	3,750,000	150,000	43,000	43,000	4,986,000

**Operational cost considerations:**

Operational costs will be detailed once the project scope and design are progressed. There will be a cost increase for snow removal and maintenance of infrastructure.

**Project Name**                    Coyne Valley Bike Underpass  
**Department:**                    Engineering

**Description:**

This project will design and construct an underpass for the Rec Path crossing at Coyne Valley Rd. The work will be included in the Blue River Crossing project.

Project Funding	2020	2021	2022	2023	2024	Total
Town Funds	600,000	0	0	0	0	600,000
Total	600,000	0	0	0	0	600,000

Project Costs	2020	2021	2022	2023	2024	Total
Design						0
Construction	600,000	0	0	0	0	600,000
Total	600,000	0	0	0	0	600,000

**Operational cost considerations:**

This is not expected to have significant impact on operational costs.

**Project Name**                      Blue River Crossing at Coyne Valley Road  
**Department:**                      Public Works

**Description:**

The Blue River reclamation project originally included the replacement of the metal culverts at Coyne Valley Road over the Blue River with a concrete structure. The pricing from the original bid was not attractive and was subsequently removed from the reclamation project. This project will replace the metal culverts with a concrete structure along with reconstruction of a small portion of the Blue River banks upstream from Coyne Valley Road.

Project Funding	2020	2021	2022	2023	2024	Total
Town Funds	2,900,000	0	0	0	0	2,900,000
Total	2,900,000	0	0	0	0	2,900,000

Project Costs	2020	2021	2022	2023	2024	Total
Construction	2,900,000	0	0	0	0	2,900,000
Total	2,900,000	0	0	0	0	2,900,000

**Operational cost considerations:**

This is not expected to have an ongoing operational cost to the Town since the culvert already exists.

**Project Name** Fiber Infrastructure  
**Department:** Public Works

**Description:**

This project is the installation of infrastructure to support Town-wide access to fiber broadband service.

Project Funding	2020	2021	2022	2023	2024	Total
COP Bond	10,000,000	10,000,000	0	0	0	20,000,000
Total	10,000,000	10,000,000	0	0	0	20,000,000

Project Costs	2020	2021	2022	2023	2024	Total
Design	0	0	0	0	0	0
Construction	10,000,000	10,000,000	0	0	0	20,000,000
Total	10,000,000	10,000,000	0	0	0	20,000,000

**Operational cost considerations:**

Operational costs will include annual maintenance and repairs. These costs are currently being developed and are not included in the capital costs.

**Project Name**            Childcare Facility  
**Department:**            Planning

**Description:**

Based on the current childcare assessment, an additional facility is needed in Breckenridge. This is a place holder to provide funds for the design of a future facility.

Project Funding	2020	2021	2022	2023	2024	Total
Town Funds	-	-	-	-	200,000	200,000
Total	-	-	-	-	200,000	200,000
Project Costs	2020	2021	2022	2023	2024	Total
Design	-	-	-	-	200,000	200,000
Construction	-	-	-	-	0	-
Total	-	-	-	-	200,000	200,000

**Operational cost considerations:**

This project is not expected to have an ongoing operational cost to the Town if it follows the business model of the existing child care facilities. The operators of the facilities pay the utilities and capital replacement costs.



**Project Name** Carter Dog Park Drainage  
**Department:** Public Works

**Description:**

This project is the design and construction of drainage improvements to the existing dog park.

Project Funding	2020	2021	2022	2023	2024	Total
CIP Funds	50,000	200,000			0	250,000
Total	50,000	200,000			0	250,000

Project Costs	2020	2021	2022	2023	2024	Total
Design	50,000	0	0	0	0	50,000
Construction	0	200,000	0	0	0	200,000
Total	50,000	200,000	0	0	0	250,000

**Operational cost considerations:**

This is not expected to have significant impact on operational costs.

**Project Name**                      Airport Road Improvements  
**Department:**                      Public Works

**Description:**

This project is to design and implement roadway improvements as recommended in the 2018 Traffic Study for Airport Road.

Project Funding	2020	2021	2022	2023	2024	Total
CIP Funds	0	0	1,875,000	1,875,000	0	3,750,000
Housing Funds	0	0	1,875,000	1,875,000	0	3,750,000
Total	0	0	3,750,000	3,750,000	0	7,500,000

Project Costs	2020	2021	2022	2023	2024	Total
Design	0	0	0	0	0	0
Construction	0	0	3,750,000	3,750,000	0	7,500,000
Total	0	0	3,750,000	3,750,000	0	7,500,000

**Operational cost considerations:**

Operational costs will be detailed once the project scope and design are progressed. There will be a cost increase for snow removal and maintenance of infrastructure.

**Project Name** Riverwalk Center Lobby Improvements  
**Department:** Administration

**Description:**

This project is to add a Lobby to the Riverwalk Center (RWC) that would include indoor bathrooms, ticket office, concession and pre-event space. DTJ developed a programmatic design that was estimated to cost between \$3.7M and \$5M in 2016.

Project Funding	2020	2021	2022	2023	2024	Total
Town Funds		0	0	0	0	0
Prior CIP Funding	200,000	0	0	0	0	200,000
<b>Total</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200,000</b>

Project Costs	2020	2021	2022	2023	2024	Total
Design	200,000	0	0	0	0	200,000
Construction	0	0	0	0	0	0
<b>Total</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200,000</b>

**Operational cost considerations:**

The lobby addition would increase the operational costs by approximately \$16,000 for utilities, maintenance, labor and cleaning.

**Project Name**                      Undergrounding of Overhead Utilities  
**Department:**                      Public Works

**Description:**

This project is to underground all of the overhead utility lines in Town over time. This project is funded through the general fund in conjunction with a 1% excise tax charged on Breckenridge residents' electric bills. The project will continue until all overhead lines are placed underground. The funding is shown to be every other year because the 1% excise money is generated at a rate that cannot support a project every year. The \$200,000 from the Town is used to pay for the undergrounding of other utilities that may be on the pole at the same time as the electric lines. The Town does not have a similar funding source for those utilities other than electric.

Project Funding	2020	2021	2022	2023	2024	Total
Town Funds	0	200,000	0	200,000	0	400,000
Total	0	200,000	0	200,000	0	400,000

Project Costs	2020	2021	2022	2023	2024	Total
Construction	0	200,000		200,000	0	400,000
Total	0	200,000	0	200,000	0	400,000

**Operational cost considerations:**

This project is not expected to impact operational costs.

**Project Name**                      Roadway Resurfacing  
**Department:**                      Public Works

**Description:**

This represents a commitment to future street projects, probably in the form of milling and resurfacing. The Council has set a goal of having the pavement condition rated at a 7 based on the Town pavement rating system. The inspection of the roads happens yearly. This project will also replace concrete that is deteriorated or damaged as well.

Project Funding	2020	2021	2022	2023	2024	Total
Town Funds	850,000	1,000,000	1,000,000	1,000,000	850,000	3,850,000
<b>Total</b>	<b>850,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>850,000</b>	<b>3,850,000</b>

Project Costs	2020	2021	2022	2023	2024	Total
Construction	1,000,000	1,000,000	1,000,000	850,000	850,001	3,000,000
<b>Total</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>850,000</b>	<b>850,001</b>	<b>3,000,000</b>

**Operational cost considerations:**

This project is part of an ongoing reinvestment in our streets in order to keep our roads in a condition that is acceptable to our community. While it is difficult to determine the operational costs that this project reduces, the amount of maintenance needed because of this project is reduced.

**Project Name**                      Infrastructure Improvements- Culverts  
**Department:**                      Engineering

**Description:**  
 This project is to repair or replace aging culverts throughout Town.

Project Funding	2020	2021	2022	2023	2024	Total
Town Funds	350,000	350,000	350,000	350,000	350,000	1,750,000
<b>Total</b>	<b>350,000</b>	<b>350,000</b>	<b>350,000</b>	<b>350,000</b>	<b>350,000</b>	<b>1,750,000</b>

Project Costs	2020	2021	2022	2023	2024	Total
Design						
Construction	350,000	350,000	350,000	350,000	350,000	1,750,000
<b>Total</b>	<b>350,000</b>	<b>350,000</b>	<b>350,000</b>	<b>350,000</b>	<b>350,000</b>	<b>1,750,000</b>

Operational cost considerations:  
 This is not expected to have an ongoing operational cost to the Town since the culverts are existing.

**Project Name** Lincoln Heated Sidewalk  
**Department:** Public Works

**Description:**

This project is to replace the existing sidewalk on the south side of Lincoln Avenue between Ridge St and French St, adjacent to the Exchange building. The project does not include any changes or improvements to the Exchange building.

Project Funding	2020	2021	2022	2023	2024	Total
Town Funds	250,000	0	0	0	0	250,000
Total	250,000	0	0	0	0	250,000

Project Costs	2020	2021	2022	2023	2024	Total
Construction	250,000	0		0	0	250,000
Total	250,000	0	0	0	0	250,000

**Operational cost considerations:**

Additional operational costs for the heated sidewalk include utility costs estimated at \$20,000

**Project Name**                      Town Facilities Energy Upgrades  
**Department:**                      Public Works

**Description:**

This project accelerates the Town's invest in upgrades for energy efficiencies in lighting and mechanical systems.

Project Funding	2020	2021	2022	2023	2024	Total
Town Funds	100,000	100,000	100,000	100,000	100,000	500,000
Total	100,000	100,000	100,000	100,000	100,000	500,000

Project Costs	2020	2021	2022	2023	2024	Total
Design	0	0	0	0	0	0
Construction	100,000	100,000	100,000	100,000	100,000	500,000
Total	100,000	100,000	100,000	100,000	100,000	500,000

**Operational cost considerations:**

This project will not impact our current operational costs and will realize savings based on the reduced energy consumption.



**Project Name**                      Solar/Renewable Implementation  
**Department:**                      Community Development

**Description:**  
This project is to pursue options and strategies for renewable energy in Town.

Project Funding	2020	2021	2022	2023	2024	Total
Town Funds	90,000	90,000	90,000	90,000	90,000	450,000
<b>Total</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>450,000</b>

Project Costs	2020	2021	2022	2023	2024	Total
Design	0	0	0	0	0	0
Construction	90,000	90,000	90,000	90,000	90,000	450,000
<b>Total</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>450,000</b>

**Operational cost considerations:**  
This project will not impact our current operational costs.

**Project Name** S. Gondola Parking Structure (Phase 1)\*\*\*  
**Department:** Parking and Transportation

**Description:**

This project is for the design and construction of a new parking structure on the S. Gondola Lot.

Project Funding	2020	2021	2022	2023	2024	Total
Town Funds	0	0	0	0	0	0
COP Bond	50,000,000	0	0	0	0	#####
Total	50,000,000	0	0	0	0	#####

Project Costs	2020	2021	2022	2023	2024	Total
Design	1,500,000	0	0	0	0	1,500,000
Construction	48,500,000	0	0	0	0	#####
Total	50,000,000	0	0	0	0	#####

**Operational cost considerations:**

Operational cost considerations include: snow removal, cleaning, maintenance, utility costs for heated concrete, joint and concrete sealants, and asphalt maintenance. Cost sharing for the garage operations is detailed in the agreement with VRSI.

**Project Name**                      Watson Roundabout (Phase 2)  
**Department:**                      Parking and Transportation

**Description:**

This project is to evaluate, design and construct roundabouts and associated corridor improvements that were recommended by the 2016 DTJ/Nelson Nygaard study. A new roundabout at Watson Avenue is the priority location as part of the S. Gondola Parking Structure CDOT Access Permit.

Project Funding	2020	2021	2022	2023	2024	Total
Town Funds			4,000,000			
Prior Project Funding	400,000	0	0	0	0	400,000
<b>Total</b>	<b>400,000</b>	<b>0</b>	<b>4,000,000</b>	<b>0</b>	<b>0</b>	<b>400,000</b>

Project Costs	2020	2021	2022	2023	2024	Total
Design	400,000	0	0	0	0	400,000
Construction	0	0	4,000,000	0	0	4,000,000
<b>Total</b>	<b>400,000</b>	<b>0</b>	<b>4,000,000</b>	<b>0</b>	<b>0</b>	<b>4,400,000</b>

**Operational cost considerations:**

The cost for operations will be determined once the scope of the project has been established. It is likely that the landscaping needed in these areas will increase the summer maintenance costs. The design can be geared toward low maintenance but weeds, irrigation and regular trash cleaning will be required. The roundabout at North Main and Park Avenue costs approximately \$40,000 per year to provide all the flowers and maintenance. Staff estimates that the lower maintenance roundabouts will cost between \$15,000 and \$20,000 per year.

**Project Name** Riverwalk & Ped Connection (Phase 3)  
**Department:** Parking and Transportation

**Description:**

This project is for pedestrian connections to Main Street from the S. Gondola Parking Structure. The project is contemplated to include a new pedestrian bridge, riverbank improvements, and pedestrian pathways to downtown.

Project Funding	2020	2021	2022	2023	2024	Total
Town Funds	0	0	0	3,000,000	0	3,000,000
Total	0	0	0	0	0	3,000,000

Project Costs	2020	2021	2022	2023	2024	Total
Design	0	0	300,000	0	0	300,000
Construction	0	0	0	3,000,000	0	3,000,000
Total	0	0	0	3,000,000	0	3,300,000

Operational cost considerations:

Operational cost will be developed as the design progresses.

**Project Name** Wayfinding Phase 2  
**Department:** Parking and Transportation

**Description:**

This project is for the installation of updated pedestrian and vehicular wayfinding signage throughout town.

Project Funding	2020	2021	2022	2023	2024	Total
Town Funds	1,500,000	500,000	0	0	0	2,000,000
<b>Total</b>	<b>1,500,000</b>	<b>500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,000,000</b>

Project Costs	2020	2021	2022	2023	2024	Total
Design	0	0	0	0	0	0
Construction	1,500,000	500,000	0	0	0	2,000,000
<b>Total</b>	<b>1,500,000</b>	<b>500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,000,000</b>

**Operational cost considerations:**

This project is not expected to have operational impacts.

**Project Name** S.Park Ave & Main Street Roundabout  
**Department:** Parking and Transportation

**Description:**

This project is to evaluate, design and construct the S.Park Ave/Main St. roundabout and associated corridor improvements that were recommended by the 2016 DTJ/Nelson Nygaard study. The 2022 project is a feasibility study of both intersection improvements and alternative pedestrian crossing locations, followed by preliminary design in 2023. This study will include a large public outreach effort and involvement of stakeholders.

Project Funding	2020	2021	2022	2023	2024	Total
Town Funds	0	0	250,000	250,000		500,000
Total	0	0	250,000	250,000		500,000

Project Costs	2020	2021	2022	2023	2024	Total
Design	0	0	250,000	250,000		500,000
Construction	0	0	0	0		0
Total	0	0	250,000	250,000		500,000

**Operational cost considerations:**

The cost for operations will be determined once the scope of the project has been established. It is likely that the landscaping needed in these areas will increase the summer maintenance costs. The design can be geared toward low maintenance but weeds, irrigation and regular trash cleaning will be required. The roundabout at North Main and Park Avenue costs approximately \$40,000 per year to provide all the flowers and maintenance. Staff estimates that the lower maintenance roundabouts will cost between \$15,000 and \$20,000 per year.

**Project Name** F-Lot Pedestrian and Parking Lot Improvements  
**Department:** Parking and Transportation

**Description:**

This project includes improving the pedestrian pathway between Park Avenue and Adams Avenue and reconfiguring the F-Lot layout increase parking.

Project Funding	2020	2021	2022	2023	2024	Total
Town Funds	0	0	2,000,000	0	0	2,000,000
Total	0	0	2,000,000	0	0	2,000,000

Project Costs	2020	2021	2022	2023	2024	Total
Design	0	0	0	0	0	0
Construction	0	0	2,000,000	0	0	2,000,000
Total	0	0	2,000,000	0	0	2,000,000

**Operational cost considerations:**

The increased cost for operations is estimated to be between \$30,000 and \$35,000 depending on design parameters.

**Project Name** River Walk Improvements  
**Department:** Public Works

**Description:**

This project is to replace the River Walk concrete and hardscape in areas between Park Avenue and Ski Hill Rd.

Project Funding	2020	2021	2022	2023	2024	Total
Town Funds	137,500	137,500	0	0	0	275,000
<b>Total</b>	<b>137,500</b>	<b>137,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>275,000</b>

Project Costs	2020	2021	2022	2023	2024	Total
Design	0	0	0	0	0	0
Construction	137,500	137,500	0	0	0	275,000
<b>Total</b>	<b>137,500</b>	<b>137,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>275,000</b>

**Operational cost considerations:**

This project will not impact our current operational costs.



**Project Name** Pedestrian Corridor Lighting  
**Department:** Parking and Transportation

**Description:**

This project is improve lighting in the major pedestrian corridors throughout Town. Standards for lighting the corridors will be established using standard light fixtures at the standard spacing to achieve the appropriate level of safety to attract people to walk. The corridors will be identified and approved by Council prior to any work moving forward.

Project Funding	2020	2021	2022	2023	2024	Total
Town Funds	100,000	100,000	100,000	100,000	100,000	400,000
<b>Total</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>400,000</b>

Project Costs	2020	2021	2022	2023	2024	Total
Design and Construction	100,000	100,000	100,000	100,000	100,000	400,000
<b>Total</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>400,000</b>

Operational cost considerations:

**Project Name** Sidewalk Master Plan Implementation  
**Department:** Public Works

**Description:**

In 2020, sidewalk will be constructed on Ski Hill Rd near Christie Heights and design will continue on Warrior's Mark. The \$250,000 placeholder for future work assumes new sidewalk, curb and gutter at approximately 1,000 linear feet per year.

Project Funding	2020	2021	2022	2023	2024	Total
Town Funds	350,000	250,000	250,000	250,000	250,000	1,100,000
Total	350,000	250,000	250,000	250,000	250,000	1,100,000

Project Costs	2020	2021	2022	2023	2024	Total
Design	0	0	0	0	0	0
Construction	350,000	250,000	250,000	250,000	250,000	1,100,000
Total	350,000	250,000	250,000	250,000	250,000	1,100,000

**Operational cost considerations:**

This project will increase operational cost do to additional plowing and maintenance needs. Increases are estimated at \$8,000 each year that sidewalk infrastructure is added.

**Project Name** Four O'clock Pedestrian Improvements  
**Department:** Parking and Transportation

**Description:**  
 This project will construct a 5-foot heated sidewalk on the south side of the roadway from Park Avenue to King's Crown.

Project Funding	2020	2021	2022	2023	2024	Total
Town Funds	0	0	0	0	1,400,000	1,400,000
Total	0	0	0	0	1,400,000	1,400,000

Project Costs	2020	2021	2022	2023	2024	Total
Construction	0	0	0	0	1,400,000	1,400,000
Total	0	0	0	0	1,400,000	1,400,000

Operational cost considerations:

The increased cost for operations is estimated to be between \$30,000 and \$35,000 depending on design parameters.

**Project Name** Village Road Pedestrian Improvements  
**Department:** Parking and Transportation

**Description:**

This project is to improve the pedestrian walkways on Village Road from Park Avenue to Beaver Run Resort per the DTJ/Nelson Nygaard study recommendations. These improvements may include widened, separated sidewalks with heating and increased lighting.

Project Funding	2020	2021	2022	2023	2024	Total
Town Funds	0	0	0	0	300,000	0
Total	0	0	0	0	300,000	0

Project Costs	2020	2021	2022	2023	2024	Total
Design	0	0	0	0	300,000	300,000
Construction	0	0	0	0	0	0
Total	0	0	0	0	300,000	300,000

**Operational cost considerations:**

The cost for operations has not yet been determined but if a heated sidewalk is placed it would be similar to the costs established for Four O'clock Pedestrian Improvement project, which is between \$30,000 and \$35,000.

**Project Name**                      Transit Center  
**Department:**                      Parking and Transportation

**Description:**  
 This project is to design and construct a new Breckenridge Station.

Project Funding	2020	2021	2022	2023	2024	Total
Town Funds	0	0	0	5,000,000	0	5,000,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,000,000</b>	<b>0</b>	<b>5,000,000</b>

Project Costs	2020	2021	2022	2023	2024	Total
Construction	0	0	0	5,000,000	0	5,000,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,000,000</b>	<b>0</b>	<b>5,000,000</b>

**Operational cost considerations:**

Operational costs will be detailed once the project scope and design are progressed. There will be a cost increase for utilities, maintenance, and cleaning fees.