

**I) CALL TO ORDER, ROLL CALL**

Mayor Mamula called the meeting of February 11, 2020 to order at 7:00pm. The following members answered roll call: Mr. Bergeron, Ms. Gigliello, Ms. Owens, Mr. Gallagher, Mr. Carleton, Ms. Wolfe and Mayor Mamula.

**II) APPROVAL OF MINUTES**

**A) TOWN COUNCIL MINUTES – JANUARY 28, 2020**

With no changes or corrections to the meeting minutes of January 28, 2020, Mayor Mamula declared they would stand approved as presented.

**III) APPROVAL OF AGENDA**

Ms. Haynes added a verbal vote to approve a letter of intent to purchase Pinewood I to the agenda, under New Business. Mayor Mamula declared the agenda approved as amended.

**IV) COMMUNICATIONS TO COUNCIL**

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

Mayor Mamula opened Citizen's Comment.  
Mr. Mark Waldman, owner of Summit Mountain Rentals, spoke about Senator Gardner's proposed bill to increase taxes on short term rentals, and a meeting he attended with Senator Gardner on Jan 30<sup>th</sup>, where the various counties present informed Senator Gardner about the potential impacts this bill would have on their local markets.

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

**B) BRECKENRIDGE TOURISM OFFICE UPDATE**

Tessa Freed, Manager of the Welcome Center for the Breckenridge Tourism Office, stated the occupancy rate for winter season to date is 46.1%, which is down year over year, but the ADR has increased 4.5% year over year. Thank you to all who helped with the International Snow Sculpture event, particularly Transit, Streets, Breckenridge Police Department, Red, White and Blue Fire Department and the Breckenridge Ski Resort. The BTO's next event is Mardi Gras, with a bit of a different format from years past. She noted that this year they will doing a jazz band accompanied by a procession from Beaver Run down to the Riverwalk Center, instead of closing Main Street for a parade. They will also have a concert and New Orleans-style cuisine at the Riverwalk Center as part of the event. Ms. Freed stated they have received 904 responses to the Expectations Survey, and findings will be announced when tabulated. In addition, the BTO has launched a new website, with a better user experience, at [www.gobreck.com](http://www.gobreck.com).

**V) CONTINUED BUSINESS**

**A) SECOND READING OF COUNCIL BILLS, SERIES 2020 - PUBLIC HEARINGS**

**1) COUNCIL BILL NO. 2, SERIES 2020 - AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT WITH SAINT JOHN THE BAPTIST EPISCOPAL CHURCH OF BRECKENRIDGE, A COLORADO NONPROFIT CORPORATION (100 South French Street)**

Mayor Mamula read the title into the minutes. Mr. Berry requested a continuance for the second reading until February 25, 2020, as a result of the conversation at the afternoon work session.

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

Mr. Bergeron moved to continue COUNCIL BILL NO. 2, SERIES 2020 - AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT WITH SAINT JOHN THE BAPTIST EPISCOPAL CHURCH OF BRECKENRIDGE, A COLORADO NONPROFIT CORPORATION to Feb 25, 2020. (100 South French Street). Ms. Gigliello seconded the motion.

The motion passed 7-0.

**VI) NEW BUSINESS**

**A) FIRST READING OF COUNCIL BILLS, SERIES 2020**

**1) COUNCIL BILL NO. 6, SERIES 2020 - AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT WITH 203 BRIAR ROSE LLC, A COLORADO LIMITED LIABILITY COMPANY (203 Briar Rose Lane)**

Mayor Mamula read the title into the minutes. Mr. Truckey stated this ordinance would allow Mr. Kuhn to subdivide his lot, removing the restriction that doesn't allow the lot to be subdivided. He further stated it would allow vested rights to do the subdivision within the next six years, it would exempt him from receiving negative points for going over density on one of the two lots because of an accessory unit, and he would receive fee waivers for the permit and public improvement fees, in regards to the accessory apartment. In exchange, Mr. Kuhn would allow a deed restriction for workforce housing to be put on a unit he owns at Gold Camp Condominiums, he would construct an accessory apartment to be used for workforce housing, and he would dedicate a trail easement that would be along the Klack-Placer trail behind the property. The accessory apartment size is being changed to 500-700 square feet.

Mayor Mamula opened the public hearing.

There were no comments and the public hearing was closed.

Mr. Bergeron moved to approve COUNCIL BILL NO. 6, SERIES 2020 - AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT WITH 203 BRIAR ROSE LLC, A COLORADO LIMITED LIABILITY COMPANY (203 Briar Rose Lane). Mr. Gallagher seconded the motion. Mr. Carleton stated he had an issue with the fees being waived, and wants to avoid double dipping. He further stated he likes the idea of the project, but not of waiving the fees. Mayor Mamula also stated that he doesn't like the idea of waiving the development fees. Ms. Gigliello stated she did not recall seeing the request for fee waivers in the memo, and asked that they be specified. Ms. Wolfe wanted to make sure they are being consistent with past decisions. Mayor Mamula stated that he thinks development agreements should be adhered to, and anything extra should be paid for by the applicant. Mr. Truckey stated he will come back with what he thinks the fees will be and will present two options, with and without fees, but both without waiving water fees.

The motion passed 6-1. Mr. Carleton voted no.

**B) RESOLUTIONS, SERIES 2020**

**1) RESOLUTION NO. 2, SERIES 2020 - A RESOLUTION MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2019 TOWN BUDGET**

Mayor Mamula read the title into the minutes. Mr. Waldes stated there are two changes to the 2019 budget plan. A few of the larger items of note, is the purchase of the Breckenridge Professional Building, the grant revenue and the expenses for the purchase of two electric buses, and the continued funding of the fiber project, Fiber9600.

Mayor Mamula opened the public hearing.

There were no comments and the public hearing was closed.

Mr. Bergeron moved to approve RESOLUTION NO. 2, SERIES 2020 - A RESOLUTION MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2019 TOWN BUDGET. Mr. Carleton seconded the motion.

The motion passed 7-0.

**2) RESOLUTION NO. 3, SERIES 2020 - A RESOLUTION MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2020 TOWN BUDGET**

Mayor Mamula read the title into the minutes. Mr. Waldes stated this resolution involves the rolling over of some money from the 2019 budget to the 2020 budget, for some projects that were not completed in 2019, and those include the town-wide key system, Solarize the Summit, and some acquisitions for the Open Space fund.

Mayor Mamula opened the public hearing.

There were no comments and the public hearing was closed.

Mr. Bergeron moved to approve RESOLUTION NO. 3, SERIES 2020 - A RESOLUTION MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2020 TOWN BUDGET. Mr. Gallagher seconded the motion.

The motion passed 7-0.

3) **RESOLUTION NO. 4, SERIES 2020 - A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR INTERCOUNTY COMMUTER TRANSIT SERVICES FOR PARK COUNTY**

Mayor Mamula read the title into the minutes. Mr. Berry stated this resolution would approve the Intergovernmental Agreement between the Town and the County, with respect to Park County commuter transit.

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

Mr. Bergeron moved to approve RESOLUTION NO. 4, SERIES 2020 - A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR INTERCOUNTY COMMUTER TRANSIT SERVICES FOR PARK COUNTY. Ms. Wolfe seconded the motion.

The motion passed 7-0.

C) **OTHER**

1) **LETTER OF INTENT TO PURCHASE PINWOOD I**

Ms. Rex stated the other owner of Pinewood Village I would like to sell his share, and the Town's Deed restriction would then be at risk, so staff would like a motion to give Town Manager Holman permission to sign a letter of intent with Corum, Real Estate Group to insure that we keep the affordability deed restrictions in place, in perpetuity.

Mr. Bergeron moved to approve a MOTION FOR A LETTER OF INTENT WITH CORUM REAL ESTATE GROUP, TO BE SIGNED BY TOWN MANAGER HOLMAN, TO PURCHASE PINWOOD I. Mr. Carleton seconded the motion.

The motion passed 7-0.

**VII) PLANNING MATTERS**

A) **PLANNING COMMISSION DECISIONS**

Planning Commission Decisions were approved as presented.

**VIII) REPORT OF TOWN MANAGER AND STAFF**

Mr. Holman stated they had nothing to report.

**IX) REPORT OF MAYOR AND COUNCIL MEMBERS**

A. **Cast/MMC**

Mayor Mamula stated he went to the Outdoor Retailers Show. He stated the group talked about sustainability in small communities and what different municipalities are doing for that initiative.

B. **Breckenridge Open Space Advisory Committee**

Mr. Bergeron stated there was no meeting.

C. **Breckenridge Tourism Office**

Ms. Wolfe stated there was no additional update.

D. **Breckenridge Heritage Alliance**

Ms. Owens stated the meeting is tomorrow.

E. **Breckenridge Creative Arts**

Mr. Gallagher stated there was no update. Mayor Mamula mentioned that it is nice to see the new BCA Director, Matt, in attendance.

F. Breckenridge Events Committee

Ms. Gigliello stated there was no further update, other than tonight's update by the Breckenridge Tourism Office.

G. MT 2030

Ms. Wolfe stated that we will be soon be sending out "Save the Dates" for Mountain Town 2030.

**X) OTHER MATTERS**

Ms. Gigliello brought up a couple of items:

1) It was mentioned in the work session that participation in the County slash program seems to be from full-time residents. Ms. Gigliello asked what second homeowners do with their slash, and how can we encourage them to take care of their slash?

2) In regard to development agreements, Ms. Gigliello asked if Council could receive a table showing what is being requested, what the Town is getting in exchange, and detailing what has changed from the last time so they can easily see how it has changed, or evolved. Another column would be ideal, with the precedent set/followed, for consistency.

Mr. Carleton stated he was approached regarding AA meetings, as Father Dyer Church is discontinuing them and St. John's Church will be closed for construction. He asked if the Town could help find a space for them to use? Mr. Holman said he's sure we could help, and waive the fees. He said staff will help set it up.

Ms. Owens asked about allowing dogs on Town buses to encourage ridership. Ms. Wolfe asked if the County still allows it, and they do. Mr. Holman stated Town staff will look into it and get back to Council.

**XI) SCHEDULED MEETINGS**

A) SCHEDULED MEETINGS FOR FEBRUARY AND MARCH

**XII) ADJOURNMENT**

With no further business to discuss, the meeting adjourned at 7:46pm. Submitted by Tara Olson, Deputy Town Clerk.

ATTEST:

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Helen Cospolich, CMC, Town Clerk

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Eric S. Mamula, Mayor