

**TOWN OF BRECKENRIDGE
TOWN COUNCIL SPECIAL MEETING
VIRTUAL MEETING
Tuesday, August 19, 2020
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I) CALL TO ORDER, ROLL CALL

Mayor Mamula called the meeting of August 19, 2020 to order at 7:30am. The following members answered roll call: Mr. Bergeron, Ms. Gigliello, Ms. Owens, Mr. Carleton, Mr. Kuhn and Mayor Mamula.

II) APPROVAL OF AGENDA

Mr. Holman stated there were no changes to the agenda.

III) NEW BUSINESS

There was no new business to discuss.

IV) DISCUSSION ITEMS

A) Approval of Letter of Intent for Breck Studios Workforce Housing Development

Mr. Holman stated the Housing Committee is vetting a micro-unit project near the Recreation Center, with approximately 250-square-foot rental apartments. He stated there would be 18 units and they would be located on a parcel of land on the south side of the Recreation Center. Mr. Holman stated parking for the units would share the Recreation Center lot, and staff are recommending partnering with Traditional Neighborhood Builders for this project and also trying to offset proposed energy use. Mr. Holman stated we are looking for approval to sign a letter of intent, and this is an accelerated timeframe. Council asked if the units were similar to ones in Frisco, and Mr. Holman stated yes, they are similar. Mr. Bergeron noted the storage space in these units is large, and Ms. Owens asked about location of the murphy beds. Mr. David O'Neil, owner of Traditional Neighborhood Builders, stated he is trying to create something he can replicate in other jurisdictions and is mirroring what was built in Frisco, with a preference to use modular units. He also stated there will not be washer/dryers in the units. Mr. O'Neil reviewed the project plans, and explained that the road into the Recreation Center would be diverted around the project, and there would be ample storage in the units. Mr. Holman stated right now our code doesn't recognize housing units under 350 sq. ft. so staff will need bring a code revision to Council in the future that will link the size of the unit to workforce housing use. Mayor Mamula stated he feels we should also link the size to AMI or a rent cap for units this small, so the size would be affordable and tied to workers in the community. Mr. Holman stated we could do this as a Town Project instead of under code to avoid putting numbers or cost in code. Mr. Berry stated we can create a micro-unit under Town Code with a minimum of 250 sq. ft. Ms. Owens stated the net zero energy use is very important to her. Mr. Carleton asked about how to lease these units, and if we should consider master leasing it.

Council agreed to sign the letter of intent and to do the project as a Town Project instead of amending Town Code for micro-units.

B) COVID-Related Survey and Focus Groups Results

Ms. Lucy Kay, Director of the BTO, stated they received almost 450 comments as part of the business survey, and the overriding issue is that safety is the priority and people are supportive of the mask ordinance and hope it will stay in place. She stated we are also hearing that from travelers who feel safe coming to Breckenridge. She stated the businesses stated they want to stay open, and the idea is to do smart closures instead of town-wide ones. She stated other ideas included possible no parking on one side of Main to let people spread out, good pick-up zones, allowing businesses to use extra signage and elevating non-ski activities such as using the ice rink and rec center. There were also suggestions for a year-round snow castle and a lot of comments regarding marketing, and possibly creating theme weeks and smaller events, and offering financial assistance for businesses. Ms. Kay stated there were also mentions of locals-only parking, more public restrooms and getting the bars open. Ms. Kay stated the solution will be the combination of a lot of little things.

Mr. Kuhn asked for clarification about one-way Ridge and Main streets in the winter. Ms. Owens asked about air filters for restaurants, and Ms. Kay stated she will have more information from the State Restaurant Association on Friday. Ms. Gigliello asked about temporary signs and plowing, and how that might work.

C) COVID-Related Subcommittee Work and Fall and Winter Planning

Mr. Holman stated Ms. Haynes has taken the survey information and put it into categories. Ms. Haynes stated pick-up areas would be critical for the winter months, noting that we would be using existing parking spaces for this purpose, cars could not be left unattended, and additional signage would be needed. Ms. Gigliello stated pick-up from restaurants needs to be easy and quick with payment in advance. Mr. Carleton and Mayor Mamula added not leaving cars unattended in this zone would be important, and suggested prioritizing areas not on Main Street first. Mr. Kuhn supported this effort. Mr. Bergeron stated he would still like a centralized website for ordering, and Mayor Mamula stated there isn't one solution for this kind of thing. Ms. Tess Breder of the BTO stated they are working on a central location for ordering sites with Google listings.

Ms. Haynes stated we are trying to keep business signage rules relaxed, but we have a concern about snow removal in the winter.

Ms. Haynes stated staff have explored winter recreation opportunities, and they all have a cost so we need to take a hard look and see if the cost is worth it. Ms. Gigliello stated BOSAC also brainstormed ideas. Mr. Bergeron stated we should gear some of these ideas to the entry-level family visitors. Mayor Mamula stated we should prioritize avalanche danger communications for backcountry skiing. Ms. Owens suggested partnering with local businesses to help with this effort, and Mr. Carleton stated CAIC can help educate about the backcountry. Ms. Gigliello stated we need to help provide the information to our visitors. Mr. Kuhn agreed with Ms. Gigliello. Ms. Haynes stated we have areas that we already groom that we can market to guests and locals that are safe, such as the bike path. Mr. Holman asked about ice skating on Maggie Pond, or at the Nordic Center. Mayor Mamula suggested asking The Village to offer skating at Maggie Pond. Mr. Kuhn asked about a tubing hill experience at Gold Run. Mr. Bergeron stated Gold Run is an untapped amenity, and we just need transportation and more marketing. Mr. Scott Reid, Recreation Director, stated transportation is important and also there are opportunities for a smaller sledding hill out there that might not impact the Golf Course. He also stated the pond can be used for broom ball if the ice is good, and they are looking at doubling the fleet of snowshoes and fat bikes for visitor rentals. Mr. Bergeron stated he believes people just don't know about Gold Run and the outdoor ice rink at the Ice Arena could be an option for public skate. Mr. Reid stated we would need to expand the schedule to offer more hours to the public. Mayor Mamula asked if we have spoken to Summit Youth Hockey to see if they can adjust hours to allow for more public skating. Mr. Reid stated yes, but we are being flexible. Ms. Owens asked about a reservation system for the leisure pool at the Rec Center and Mr. Reid stated they are working on what that might look like in the future.

Ms. Haynes stated staff has prepared an FAQ for tent use by businesses in the winter, including fire department approval for use in the winter on private property. Mayor Mamula added that the tents need to be significant and some businesses are even considering yurts.

Ms. Haynes stated there are several competing interests for use of the Riverwalk Center this winter, and we need to look at them all. Also, Ms. Haynes asked Council what they thought about one-way traffic on Main Street and Ridge Street to allow for more pedestrian use in the winter. Mr. Holman commented that he is concerned about safety and plowing and snow berms. Mr. Bergeron stated he is worried about sending people in circles while looking for parking. Mr. Carleton stated he is concerned about pushing traffic to French and High streets. Council generally agreed one-way streets might not work in the winter. Mayor Mamula stated we could use the Riverwalk area in the winter and try to shift pedestrian access there, and we could add temporary lighting to assist and turn on holiday lights early. Mayor Mamula thanked the residents on French and High streets who have dealt with Main Street closures all summer for the greater good.

Mr. Holman and Mayor Mamula stated they have a call with Mr. Rob Katz of Vail Resorts tomorrow about ski area operations. Mr. Carleton stated the Governor indicated he would wait 60 days to talk about capacity restrictions of ski resorts. Mr. Holman added every ski resort is different and may have different plans. Mayor Mamula stated that is why we are focusing on other options for winter travel to offer good vacations

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regardless of what the ski area can do. Ms. Owens asked if the ski resort could help accommodate the Mountain Top Children's Museum in one of their spaces. Ms. Gigliello asked about daytime uphill access at the resort.

V) OTHER MATTERS

Mr. Holman stated he shared with Council the press release about Erroll Miller's retirement at the end of this season. Council thanked Erroll for his time with the Town.

Mr. Holman asked if Council was okay with The Summit Foundation putting the inflatable duck in the Walkable Main closure area on South Main. Council agreed they were okay with that.

Mr. Holman stated the County will host a second virtual Town Hall meeting September 10, 1-3pm, and he encourages Council to attend.

Mr. Holman stated a local photographer would like to take a photo of the Council members wearing masks. Council agreed to do that.

Mr. Holman stated Council vacancy interviews will take place at the start of the Work Session on the 25th. After some discussion, Council decided to conduct 5-minute interviews with the 11 candidates. Mr. Holman further stated the final vote can be done at that meeting or postponed until the September 8th meeting.

Mr. Holman stated the Great Divide Art Festival will take place at the CMC parking lot the first weekend in September.

Council stated they would like to hold special meetings every other week for the primary purpose of COVID discussion and planning.

VI) ADJOURNMENT

With no further business to discuss, the meeting adjourned at 9:35am. Submitted by Helen Cospolich, CMC, Town Clerk.

ATTEST:

Helen Cospolich, CMC, Town Clerk

Eric S. Mamula, Mayor