

**TOWN OF BRECKENRIDGE
TOWN COUNCIL REGULAR MEETING
VIRTUAL MEETING
Tuesday, June 23, 2020
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I) CALL TO ORDER, ROLL CALL

Mayor Mamula called the meeting of June 23, 2020 to order at 7:00pm. The following members answered roll call: Mr. Bergeron, Ms. Gigliello, Ms. Owens, Mr. Gallagher, Mr. Carleton, Mr. Kuhn and Mayor Mamula.

II) APPROVAL OF MINUTES

A) TOWN COUNCIL MINUTES – JUNE 9, 2020

With no changes or corrections to the meeting minutes of June 9, 2020, Mayor Mamula declared they would stand approved as presented.

III) APPROVAL OF AGENDA

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

IV) COMMUNICATIONS TO COUNCIL

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

Mayor Mamula opened Citizen's Comment. Citizens were encouraged to email their comments in advance of the meeting or use the Q&A section of the webinar.

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

V) CONTINUED BUSINESS

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

VI) NEW BUSINESS

A) FIRST READING OF COUNCIL BILLS, SERIES 2020

1) COUNCIL BILL NO. 25, SERIES 2020 - AN ORDINANCE DESIGNATING CERTAIN REAL PROPERTY AS A LANDMARK UNDER CHAPTER 11 OF TITLE 9 OF THE BRECKENRIDGE TOWN CODE (St. John's Church, 100 South French Street, Lots 1 and 2, Block 4, Abbett Addition)

Mayor Mamula read the title into the minutes. Mr. Jeremy Lott, Town Planner, stated this ordinance would designate St. John's Church as a local landmark. He further state this action is required by the development agreement recently approved for this property.

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

Mr. Bergeron moved to approve COUNCIL BILL NO. 25, SERIES 2020 - AN ORDINANCE DESIGNATING CERTAIN REAL PROPERTY AS A LANDMARK UNDER CHAPTER 11 OF TITLE 9 OF THE BRECKENRIDGE TOWN CODE (St. John's Church, 100 South French Street, Lots 1 and 2, Block 4, Abbett Addition). Mr. Gallagher seconded the motion.

The motion passed 7-0.

B) RESOLUTIONS, SERIES 2020

C) OTHER

VII) PLANNING MATTERS

A) PLANNING COMMISSION DECISIONS

Planning Commission Decisions were approved as presented.

B) PARKWAY CENTER MIXED USE BUILDING DE NOVO HEARING

Mayor Mamula read into record the project name and procedures for the call up hearing. Mr. Tom Begley, representing the applicant, stated he was comfortable with the call up hearing being held virtually, as Mr. Berry requested this to be stated on record. Mr. Mark Truckey stated sufficient notice was provided for the hearing. Mr. Truckey reviewed the details of the project. He also noted that the plat note would need to be changed for this project to proceed as planned. Council asked about the new employee

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generation ordinance and the size of the proposed units. Council discussed details about the project as noted in the Staff Report.

The applicant, Mr. Begley, thanked planning staff for their work on this project. He stated he has been working in Breckenridge for 26 years and this is his first De Novo hearing. He also stated that in 2019 his company signed a lease agreement with High Country Healthcare to occupy a portion of the space once developed.

Mr. Bergeron asked about the size of the High County Healthcare space, which will be larger than the current office. Mr. Gallagher asked about the mix of short-term rentals and employee housing in the project. Mr. Begley stated they will have sound-deadening techniques installed in the walls to help prevent conflict. He also stated the employee units will be grouped together. Ms. Owens asked about any changed uses for the healthcare office, such as urgent care. Mr. Begley stated he believes it will be the same as current office in Town.

Mayor Mamula opened the public hearing. Mr. Evan Harris, a local resident, asked through the Q&A portal about who this decision serves. Mayor Mamula stated the plat note caused it to be called up, as it would need to be changed to allow for short-term rentals.

There were no additional public comments and public comments was closed.

Mr. Kuhn stated that if we can modify the note he likes that we gain 7 deed-restricted units and we would have the benefit of High Country Healthcare in that space. Mr. Carleton stated he believes it to be a big negative to set a precedent to change a plat note for short-term rentals. Mr. Gallagher stated the applicant has the opportunity to proceed with a commercial project on this land, and he likes the fact that we are picking up some deed-restricted housing and the space for High Country Healthcare, so he will vote to allow the project to proceed. Ms. Gigliello stated that there isn't enough benefit for her from this project and we shouldn't be encouraging new short-term rentals as a town. Ms. Owens stated the benefit of a new medical space is great, and she likes this location for employee housing and it is not a bad location for short-term rentals. She further stated she is prepared to support this project. Mr. Bergeron stated he is worried about setting a precedent, but this would provide work-force housing and healthcare space. Mayor Mamula stated he is not in favor of this project as it stands and doesn't think short-term rentals will benefit the town in this location, and this is a better place for local rentals. He further stated the High Country Healthcare office will be good, but it's only a 10-year deal for them to use that space.

Mr. Gallagher moved to approve PARKWAY CENTER MIXED USE BUILDING (Class A, De Novo Hearing; PL-2019-0292). Mr. Kuhn seconded the motion.

The motion passed 4-3. Ms. Gigliello, Mr. Carleton and Mayor Mamula voted no.

C) PLANNING COMMISSION VACANCY APPOINTMENT

Mayor Mamula stated the subcommittee's recommendation, as stated in the memo in the packet, is to appoint Mr. Jay Beckerman to Planning Commission to fill the remainder of the vacant seat's term, until October of 2020.

Mr. Bergeron moved to appoint Mr. Jay Beckerman to the open seat on Planning Commission. Mr. Gallagher seconded the motion. The motion passed 7-0.

VIII) REPORT OF TOWN MANAGER AND STAFF

Reports of Town Manager and Staff were covered in the afternoon Work Session.

IX) REPORT OF MAYOR AND COUNCIL MEMBERS

Some of the Reports of Mayor and Council were covered in the afternoon Work Session.

A. CAST/MMC

There was no update.

B. Breckenridge Open Space Advisory Committee

There was no update.

C. Breckenridge Tourism Office

There was no update.

D. Breckenridge Heritage Alliance

There was no update.

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- E. Breckenridge Creative Arts
There was no update.
- F. Breckenridge Events Committee
There was no update.

Ms. Owens stated local childcare centers locally are ramping up to full-day daycare, but with requirements to close the entire school for 72 hours if there is a positive COVID test. She further stated any child who has symptoms must stay home for at least 10 days, and everyone is getting temperature checked.

X) OTHER MATTERS

Ms. Gigliello stated she went to the drive-in movie on Saturday and she highly recommends it. Other Council members asked about more options for these, and Mr. Holman stated the BCA has been encouraged to host more.

Ms. Owens thanked everyone involved in Walkable Main Street and stated it's been overwhelmingly positive.

Mr. Bergeron stated he likes the Mayor's talks on Facebook and we need to remember to be kind during this difficult time.

Mayor Mamula reminded everyone of Coffee Talk on Friday.

XI) SCHEDULED MEETINGS

- A) SCHEDULED MEETINGS FOR JUNE AND JULY

XII) ADJOURNMENT

With no further business to discuss, the meeting adjourned at 8:22pm. Submitted by Helen Cospolich, CMC, Town Clerk.

ATTEST:

_____/s/_____
Helen Cospolich, CMC, Town Clerk

_____/s/_____
Eric S. Mamula, Mayor