

**D) CALL TO ORDER, ROLL CALL**

Mayor Mamula called the meeting of July 12, 2022 to order at 7:00pm. The following members answered roll call: Mr. Bergeron, Mr. Rankin, Ms. Saade, Mr. Carleton, Ms. Owens, Mr. Beckerman and Mayor Mamula.

**II) APPROVAL OF MINUTES**

**A) TOWN COUNCIL MINUTES – JUNE 28, 2022**

With no changes or corrections to the meeting minutes of June 28, 2022 Mayor Mamula declared they would stand approved as presented.

**III) APPROVAL OF AGENDA**

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

Ms. Kim Stevenson, a local resident, stated she is happy to hear that the proposed Resort Zone won't have a cap on licenses, and she believes Zone 1 shouldn't have a cap on licenses. She further stated she would like to know Town's plan to help sellers in Zone 1 if they can't sell without a license.

Ms. Amanda Sprowls, a local resident, stated she listened to the discussion about the character of Breckenridge. She stated she grew up renting homes in Breckenridge and families want to rent homes here. She stated she lives here 3-4 months a year, and some of these homes were meant to be shared as rentals. She further stated her neighborhood rents to big families.

Mr. Tom Hallberg, a resident of Upper Warriors Mark, stated his neighborhood is in Zone 3 but it is not for locals. He further stated he disagrees with incorrectly zoning areas, and the zone description is not consistent with Upper Warriors Mark. He further stated the winter shuttle service is valuable, and should allow property owners to appeal zoning decisions.

Ms. Julie Koster, representing SAVRM, stated she sent a letter to the Council earlier today, and she appreciated comments by the Council members regarding Zone 1. She further stated that LUDs 10 and 30.5 are areas intended to be in tourism zones.

Mr. Tim Paynter, a resident of River Mountain Lodge, thanked Council for their efforts. He stated the Resort Zone idea is on point, and the objective is to move people to the areas they should be. He further stated the Resort Zone is not good for long-term rentals.

Mr. David Furman, representing Main Street Junction, thanked Council for their consideration, and stated that Main Street Junction is part of the resort concept but falls into Zone 3. He stated he would like to be considered as part of Main Street Station, since they were part of the master plan.

Mr. Josh Smith, a local employee, stated this is a town of tourism, and it keeps our trades alive. He stated he is appreciative of the opportunity to work on properties, and long-term rentals are not kept up in the same way as vacation properties. He further stated he does not agree that government should come in and control our citizens.

Mr. James Clough, stated he would like Council to reconsider zoning for Upper Warriors Mark and believes that community was built for rentals and for families that want to rent homes when they come.

Mr. Mark Gastman, a resident of Upper Warriors Mark, stated his unit is in a ski-in and ski-out neighborhood, and there are few places like that. He stated he would like Council to reconsider the zoning of LUD 30.5.

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

**B) BRECKENRIDGE TOURISM OFFICE UPDATE**

Ms. Lucy Kay, director of the BTO, stated the summer is now flat but we are doing better than other mountain communities. She further stated we have changed our messaging and are now using aspirational messaging in market. She stated the Consumer Confidence Index is down, while DIA is investing billions of dollars in renovation. She stated occupancy was down 14% over the Fourth of July weekend and Colorado visitors are staying longer due to gas costs. She stated the Breck 101 orientation concluded and Brett Howard is leaving. Also, regarding snow sculptures, the awards will take place on Friday because people aren't coming specifically for those and Saturday reservations are still part of the plan.

**V) CONTINUED BUSINESS**

**A) SECOND READING OF COUNCIL BILLS, SERIES 2022 - PUBLIC HEARINGS**

**VI) NEW BUSINESS**

**A) FIRST READING OF COUNCIL BILLS, SERIES 2022**

**1) COUNCIL BILL NO. 21, SERIES 2022 - AN ORDINANCE APPROVING AN AMENDMENT TO THE UTILITY EASEMENT AGREEMENT FOR SUMMIT PUBLIC RADIO & TV, INC.**

Mayor Mamula read the title into the minutes. Mr. Scott Reid stated this ordinance would approve a utility easement for SPRTV.

Mayor Mamula asked if water bars as a result of the project could be revegetated with future work. Mr. Reid stated they typically settle out.

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

Mr. Bergeron stated he would like to have a local radio station.

Mr. Bergeron moved to approve COUNCIL BILL NO. 21, SERIES 2022 - AN ORDINANCE APPROVING AN AMENDMENT TO THE UTILITY EASEMENT AGREEMENT FOR SUMMIT PUBLIC RADIO & TV, INC. Ms. Saade seconded the motion.

The motion passed 7-0.

**2) COUNCIL BILL NO. 22, SERIES 2022 - ORDINANCE ESTABLISHING A DIVISION OF HOUSING WITHIN COMMUNITY PLANNING AND DEVELOPMENT AUTHORIZED TO CREATE AND PRESERVE WORKFORCE HOUSING AND IN CONNECTION THEREWITH ADOPTING FINES AND PENALTIES**

Mayor Mamula read the title into the minutes. Mr. Crawford stated this is a codification of the workforce housing program and sets fines and penalties.

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

Mr. Bergeron moved to approve COUNCIL BILL NO. 22, SERIES 2022 - ORDINANCE ESTABLISHING A DIVISION OF HOUSING WITHIN COMMUNITY PLANNING AND DEVELOPMENT AUTHORIZED TO CREATE AND PRESERVE WORKFORCE HOUSING AND IN CONNECTION THEREWITH ADOPTING FINES AND PENALTIES. Mr. Carleton seconded the motion.

The motion passed 7-0.

**3) COUNCIL BILL NO. 23, SERIES 2022 - AN ORDINANCE AMENDING THE CODE OF ETHICS PERTAINING TO TOWN CONTRACTS**

Mayor Mamula read the title into the minutes. Ms. Crawford stated this is a change to the Town's ethics code to clarify that that Town contracts regarding housing and employment would be allowed under code.

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

Mr. Bergeron moved to approve COUNCIL BILL NO. 23, SERIES 2022 - AN ORDINANCE AMENDING THE CODE OF ETHICS PERTAINING TO TOWN CONTRACTS. Mr. Beckerman seconded the motion.

The motion passed 7-0.

- B) RESOLUTIONS, SERIES 2022
- C) OTHER

**VII) PLANNING MATTERS**

- A) PLANNING COMMISSION DECISIONS  
Mayor Mamula declared the Planning Commission Decisions would stand approved as presented.
- B) FIRC BUILDING TOWN PROJECT HEARING  
Mr. Kulick read the town project into record. He reviewed project details, including building height, materials, landscaping, and the site plan.

Ms. Brianne Snow, executive director of FIRC, stated she is happy with the design. She thanked the Council and staff for their work on this project.

Ms. Suzanne Allen-Sabo from Allen Guerra Architecture stated Mr. Tim Casey is asking for deferral of the sewer, and a waiver of water taps for this project, and wants to make sure the site is buildable for the parking area. She also stated they have been asked to perform a traffic study and there isn't a road for the traffic study that is required. Mr. Carleton asked about the old pond site and Mr. Holman stated we are waiting to talk to Town engineers about it. Ms. Allen-Sabo stated she is concerned about the un-compacted fill areas in that location. Mr. Holman stated staff will look into this issue.

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

Mr. Bergeron moved to approve the FIRC BUILDING TOWN PROJECT. Mr. Saade seconded the motion.

The motion passed 7-0.

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

Mr. Holman stated September 6<sup>th</sup> will be the Town Council Retreat. He further stated CAST is August 25-26 in Salida and Coffee Talk is July 19 at Country Boy Mine. He stated a new composting bin will be on Stillson Lot, available to the public with a code from HC3. Mr. Holman stated we are looking at August 9<sup>th</sup> for the DeNovo Hearing on the STR bedroom appeal.

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

- A. CAST/MMC  
No update.
- B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE  
No update.
- C. BRECKENRIDGE TOURISM OFFICE  
No update.
- D. BRECKENRIDGE HISTORY  
No update.
- E. BRECKENRIDGE CREATIVE ARTS  
No update.
- F. BRECKENRIDGE EVENTS COMMITTEE  
No update.
- G. CHILD CARE ADVISORY COMMITTEE

No update.

**H. WORKFORCE HOUSING COMMITTEE**

No update.

**I. SOCIAL EQUITY ADVISORY COMMISSION**

No update.

**X) OTHER MATTERS**

No other matters.

**XI) SCHEDULED MEETINGS**

**A) SCHEDULED MEETINGS FOR JULY, AUGUST AND SEPTEMBER**

**XII) ADJOURNMENT**

With no further business to discuss, the meeting adjourned at 7:57pm. Submitted by Helen Cospolich, CMC, Town Clerk.

ATTEST:

---

Helen Cospolich, CMC, Town Clerk

---

Eric S. Mamula, Mayor