

I) CALL TO ORDER, ROLL CALL

Mayor Pro Tem Owens called the meeting of March 12, 2024, to order at 7:00pm. The following members answered roll call: Carol Saade, Todd Rankin, Jeffrey Bergeron, Dick Carleton, Jay Beckerman, and Mayor Pro Tem Kelly Owens.

II) APPROVAL OF MINUTES

A) TOWN COUNCIL MINUTES – February 27, 2024

With no changes or corrections to the meeting minutes of February 27, Mayor Pro Tem Owens declared they would stand approved as presented.

III) APPROVAL OF AGENDA

Town Manager Shannon Haynes stated there were no changes to the agenda. Mayor Pro Tem Owens declared the agenda approved as presented.

IV) COMMUNICATIONS TO COUNCIL

A) PUBLIC COMMENT (NON-AGENDA ITEMS ONLY; 3-MINUTE TIME LIMIT PLEASE)

Mayor Pro Tem Owens opened Public Comment.

Richard Himmelstein, a Breckenridge resident, stated he would like to speak about traffic issues on Ski Hill Road and Park Avenue. He stated he would be in favor of a traffic circle in that location. He further stated he would like the Town to do an independent traffic study, and he would like to analyze the needs of workforce housing with the new development.

Jon DeSimone, a Breckenridge resident, agreed with Himmelstein's comments and stated the line up Ski Hill Road went to Shock Hill last weekend and he is concerned about the increasing traffic on Ski Hill Road in general. He further stated he would like to voice support for the diagonal crossing pattern at Ski Hill Road and Park Avenue.

Town Attorney Kirsten Crawford pointed out that all comments related to the Breckenridge Grand Vacations Development project be brought back to the project hearing, which will occur at a later date.

With no additional comments Mayor Pro Tem Owens closed public comment.

VI) CONTINUED BUSINESS

A) SECOND READING OF COUNCIL BILLS, SERIES 2024

1) COUNCIL BILL NO. 5, SERIES 2024 - A BILL FOR AN ORDINANCE APPROVING A SUBORDINATION AGREEMENT WITH FIRST BANK PERTAINING TO STABLES VILLAGE HOMES LLC FINANCING FOR THE STABLES VILLAGE PROJECT

Mayor Pro Tem Owens read the title into the minutes. Town Attorney Kirsten Crawford stated there were no changes to this ordinance from first reading.

Council Member Bergeron asked if the purpose of this agreement is achieving better rates and Crawford stated yes, that is her understanding.

Mayor Pro Tem Owens opened the public hearing. There were no public comments, and the hearing was closed.

Council Member Bergeron moved to approve COUNCIL BILL NO. 5, SERIES 2024 - A BILL FOR AN ORDINANCE APPROVING A SUBORDINATION AGREEMENT WITH FIRST BANK PERTAINING TO STABLES VILLAGE HOMES LLC FINANCING FOR THE STABLES VILLAGE PROJECT. Council Member Beckerman seconded the motion.

The motion passed 6-0.

2) COUNCIL BILL NO. 6, SERIES 2024 - A BILL FOR AN ORDINANCE AMENDING THE CODE PERTAINING TO WATER SERVICE CHARGES

Mayor Pro Tem Owens read the title into the minutes. Public Works Director James Phelps stated there were no changes to this ordinance from first reading.

Mayor Pro Tem Owens opened the public hearing.
There were no public comments, and the hearing was closed.

Council Member Bergeron moved to approve COUNCIL BILL NO. 6, SERIES 2024 - A BILL FOR AN ORDINANCE AMENDING THE CODE PERTAINING TO WATER SERVICE CHARGES. Council Member Saade seconded the motion.

The motion passed 6-0.

VII) NEW BUSINESS

- A) FIRST READING OF COUNCIL BILLS, SERIES 2024
 - 1) COUNCIL BILL NO. 7, SERIES 2024 - A BILL FOR AN ORDINANCE AMENDING THE DEVELOPMENT CODE TO CREATE DEFENSIBLE SPACE FOR MITIGATION OF WILDFIRE
This ordinance was pulled prior to the meeting as the result of a work session discussion.
 - 2) COUNCIL BILL NO. 8, SERIES 2024 - A BILL FOR AN ORDINANCE ESTABLISHING CRITERIA FOR DETERIORATION OF LANDMARKS AND HISTORIC STRUCTURES IN A MANNER THAT CONSTITUTES DEMOLITION BY NEGLECT
This ordinance was pulled prior to the meeting as the result of a work session discussion.
 - 3) COUNCIL BILL NO. 9, SERIES 2024 - AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE TOWN OF BRECKENRIDGE AND GONDOLA PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY (“GONDOLA PROPERTIES”), BGV PARTNERS ENTRADA LLC, A COLORADO LIMITED LIABILITY COMPANY (“BGV ENTRADA”); VAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION (“VSRI”); AND LC BRECKENRIDGE HOLDCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY (“LC BRECKENRIDGE”)
This ordinance was pulled prior to the meeting as the result of a work session discussion.
- B) RESOLUTIONS, SERIES 2024
 - 1) RESOLUTION NO. 9, SERIES 2024 - A RESOLUTION ADOPTING THE TOWN OF BRECKENRIDGE COMPREHENSIVE PLAN AND LAND USE GUIDELINES AS THE TOWN'S ANNEXATION PLAN
Mayor Pro Tem Owens read the title into the minutes. Mark Truckey, Community Development Director, stated this resolution would adopt the Town’s Three-Mile Plan that is required annually by State statute.

Council Member Bergeron moved to approve RESOLUTION NO. 9, SERIES 2024 - A RESOLUTION ADOPTING THE TOWN OF BRECKENRIDGE COMPREHENSIVE PLAN AND LAND USE GUIDELINES AS THE TOWN'S ANNEXATION PLAN. Council Member Saade seconded the motion.

The motion passed 6-0.

- C) OTHER

VIII) PLANNING MATTERS

- A) PLANNING COMMISSION DECISIONS
Mayor Pro Tem Owens declared the Planning Commission Decisions would stand approved as presented.

IX) REPORT OF TOWN MANAGER AND STAFF

Town Manager Shannon Haynes stated she will be gone starting tomorrow, but she will be available if things are needed. She also stated Xcel let us know they are looking at other private property parcels for their storage tanks. Town Manager Haynes stated the Ski Resort is hosting a Peak 9 “Evolution Tour” to talk about development, and when we confirm the day and time staff will let Council know.

X) REPORT OF MAYOR AND COUNCIL MEMBERS

- A. CAST/MMC

Mayor Pro Tem Owens stated CAST was down in Denver, and most of the time was taken discussing legislation. She stated there is interest from many of the CAST members to pursue real estate transfer tax and we are unique in that we already have that in Breckenridge. She also stated it was clear that the Governor wasn't well-versed in that bill. Mayor Pro Tem Owens also stated the property tax bill was pulled and there is an understanding that it will be reintroduced as something totally different so there isn't a reason for the Town to weigh in about that bill right now. She also stated the general tourism sentiment is up this year.

B. BRECKENRIDGE OPEN SPACE ADVISORY COMMISSION
No update.

C. BRECKENRIDGE TOURISM OFFICE
No update.

D. BRECKENRIDGE HISTORY
Council Member Saade stated she wanted to highlight that Breck History is working on an updated resource management plan and prioritizing needs and projects.

E. BRECKENRIDGE CREATIVE ARTS
Council Member Rankin stated March 22 is a talk on Climate Justice as a partnership with HC3.

F. CML ADVISORY BOARD UPDATE
No update.

G. CHILD CARE ADVISORY COMMITTEE
Council Member Beckerman stated this committee will be suspended as the County will be administering funds and the centers and all Towns are working well together. Mayor Pro Tem Owens stated there is still a need for an infant/toddler center so hopefully staff can work on that.

H. SOCIAL EQUITY ADVISORY COMMISSION
No update.

I. ARTS AND CULTURAL MASTER PLAN STEERING COMMITTEE
No update.

XI) OTHER MATTERS

Council Member Bergeron stated that for all of these new developments we should be pushing the use of Allo, and Town Manager Haynes stated President Biden is pushing the FCC to prohibit bulk deals. Council Member Bergeron stated Allo is amazing, and Council Member Carleton stated they have been horrible for him on the commercial side.

Council Member Beckerman thanked Brooke Attebery, Helen Cospolich and Chris Luberto for the launch of the new website, and stated they did a good job launching the site.

XII) SCHEDULED MEETINGS

A) SCHEDULED MEETINGS FOR MARCH, APRIL AND MAY

XIII) ADJOURNMENT

With no further business to discuss, the meeting adjourned at 7:22 pm. Submitted by Helen Cospolich, CMC, Town Clerk.

ATTEST:

Helen Cospolich, CMC, Town Clerk

Kelly Owens, Mayor Pro Tem