

I) CALL TO ORDER, ROLL CALL

Mayor Pro Tem Owens called the meeting of March 26, 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 – March 12, 2024

With no changes or corrections to the meeting minutes of March 12, 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.

With no comments Mayor Pro Tem Owens closed public comment.

B) BRECKENRIDGE TOURISM OFFICE UPDATE

Lucy Kay, Director of the BTO, stated the entire winter season was up 3%, and if we look at March, we believe it will come in about flat. She further stated for the two Spring Break weeks, those numbers are up about 1%, and we expect April to be down with Easter moving into March. Kay also stated summer is currently up slightly if we include owner room nights, and ADR and length of stay are both up. She stated the big media spend months are now through May, and the BTO has a vacant position in the marketing department that will be advertised soon. Kay stated that for Oktoberfest we are looking at bringing in RFID wristbands to replace tokens for beers, and we understand there could be some risk in switching to this system. She also stated the CTO put out an RFP for a statewide stewardship master plan.

V) CONTINUED BUSINESS

A) SECOND READING OF COUNCIL BILLS, SERIES 2024

VI) 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

Mayor Pro Tem Owens read the title into the minutes. Clif Cross, Planner I, stated this ordinance would amend the development code to create a defensible space code for the purpose of mitigating wildfire in the Town.

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. 7, SERIES 2024 - A BILL FOR AN ORDINANCE AMENDING THE DEVELOPMENT CODE TO CREATE DEFENSIBLE SPACE FOR MITIGATION OF WILDFIRE. Council Member Beckerman seconded the motion.

The motion passed 6-0.

2) 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”)

Mayor Pro Tem Owens read the title into the minutes. Community Development Assistant Director Chris Kulick stated this ordinance would approve a development agreement with Breckenridge Grand Vacations, and the version presented tonight for approval is the version edited and published this afternoon on the Town's website.

Mayor Pro Tem Owens opened the public hearing.

Jeff Inoye, an employee of the Breckenridge Outdoor Education Center, stated he was here to support this development and BGV as they have been supporters of the BOEC for many years. He further stated the opportunity for a new ski office in this agreement is significant for their participants on Peak 8, and it will allow for better accessibility for lessons and programs.

Jennifer McAtamney, a Breckenridge resident, stated she is here to speak as a resident and as a board member of Building Hope. She stated that if you look at the history of this possible development, we have done a lot of work and this development has benefited the Sol Center. She also stated BGV's generosity is important for this community, and they are key contributor in our community for the spirit and values they live.

Jonathan DeSimone, of the Shock Hill Board of Directors, stated he supports the overall development of the mountain, and he wants to comment on three aspects of the development. He stated we frequently have a traffic problem on Ski Hill Road, and cars have a difficult time turning with pedestrians. He stated he would like to recommend diagonal crossing patterns to help improve flow and safety. DiSimone also stated that traffic on Ski Hill Road is difficult for Shock Hill residents, who have no sidewalks or crosswalks to Ski Hill Road. DeSimone suggested using the gondola to help relieve some of the traffic.

Sarah Grant, Development Director at FIRC, read a letter into record praising BGV for the Sol Center, and explained the purpose of the Sol Center. She stated the BGV has offered a generous funding commitment toward the completion of the Sol Center.

Dave Depeters, CEO of the NRO, thanked Michael Dudick and BGV for emphasizing the importance of the NRO and the housing challenges his organization faces. He stated this agreement allows the NRO to plan each season knowing housing is possible. He further stated he supports this development agreement.

There were no additional public comments, and the hearing was closed.

Council Member Bergeron stated that anytime there is a large development, there is hand-wringing, and he thinks we are doing the right thing. He stated the alternative to this project was buildings in the center of Town. Council Member Bergeron thanked the staff and BGV for their work on this agreement.

Council Member Carleton stated this is indeed the "sausage making of government" and he wants to thank Dudick and the BGV team for having an open process and being willing to give and take. He also thanked BGV for the contributions to Cucumber Gulch, the Park Avenue intersection, the BOEC, and the Sol Center for Building Hope and FIRC. Council Member Carleton thanked staff, and stated he recognizes the work it's taken to get here, for a much better project.

Council Member Rankin stated he is appreciative of staff and the applicant, and believes our community is better for it.

Council Member Beckerman stated it's important that people understand this is density and development rights, and over the last year this project has been molded into a development that is better for this town. He further stated it wasn't whether this would happen but how and how much we could benefit from it.

Mayor Pro Tem Owens stated between Council, staff and BGV we got this done, and regarding traffic we are partners with BGV and Vail Resorts for the best flow. She further stated there will be a working group to continue to address these issues, and that's part of bigger picture solutions.

Council Member Bergeron moved to approve 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”). Council Member Beckerman seconded the motion.

The motion passed 6-0.

- 3) COUNCIL BILL NO. 10, SERIES 2024 - A BILL FOR AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF CONTIGUOUS UNINCORPORATED TERRITORY KNOWN AS THE ENTRADA PROPERTY AND IN CONNECTION THEREWITH APPROVING AN ANNEXATION AND DEVELOPMENT AGREEMENT FOR THE ENTRADA PROPERTY
Mayor Pro Tem Owens read the title into the minutes. Community Development Director Mark Truckey stated this ordinance would annex the property on the Northeast side of Town. He stated the edits from the work session this afternoon were published this afternoon on the Town’s website, and that is the version of this ordinance we are presenting tonight for approval.

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. 10, SERIES 2024 - A BILL FOR AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF CONTIGUOUS UNINCORPORATED TERRITORY KNOWN AS THE ENTRADA PROPERTY AND IN CONNECTION THEREWITH APPROVING AN ANNEXATION AND DEVELOPMENT AGREEMENT FOR THE ENTRADA PROPERTY. Council Member Beckerman seconded the motion.

The motion passed 6-0.

- 4) COUNCIL BILL NO. 11, SERIES 2024 - A BILL FOR AN ORDINANCE PLACING THE ENTRADA PROPERTY THAT HAS BEEN ANNEXED TO THE TOWN OF BRECKENRIDGE INTO LAND USE DISTRICT 5
Mayor Pro Tem Owens read the title into the minutes. Community Development Director Mark Truckey stated this ordinance would place the annexed property into Land Use District 5, which allows for workforce housing. He further stated the second reading will be at the April 23rd meeting due to notice requirements.

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. 11, SERIES 2024 - A BILL FOR AN ORDINANCE PLACING THE ENTRADA PROPERTY THAT HAS BEEN ANNEXED TO THE TOWN OF BRECKENRIDGE INTO LAND USE DISTRICT 5. Council Member Beckerman seconded the motion.

The motion passed 6-0.

- B) RESOLUTIONS, SERIES 2024
1) RESOLUTION NO. 10, SERIES 2024 - A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN AND THE SUMMIT COUNTY COMBINED HOUSING AUTHORITY PERTAINING TO THE REIMBURSEMENT FOR SERVICES OF THE SCHA EXECUTIVE DIRECTOR
Mayor Pro Tem Owens read the title into the minutes. Town Manager Shannon Haynes stated this resolution would “loan” Corrie Burr to the Summit County Housing Authority to serve as their Executive Director for the next year. She further stated Burr was a strong candidate for the position and having her in this role will benefit the entire community.

Council Member Bergeron moved to approve RESOLUTION NO. 9, SERIES 2024 - A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN AND THE SUMMIT COUNTY COMBINED HOUSING AUTHORITY PERTAINING TO THE REIMBURSEMENT FOR SERVICES OF THE SCHA EXECUTIVE DIRECTOR. Council Member Carleton seconded the motion.

The motion passed 6-0.

C) OTHER

VII) PLANNING MATTERS

A) PLANNING COMMISSION DECISIONS

Mayor Pro Tem Owens declared the Planning Commission Decisions would stand approved as presented.

B) TOWN PROJECT PUBLIC HEARING - TIGER DREDGE F&B DELIVERY SERVICE PILOT TEMPORARY STRUCTURE

Sarah Crump, Planner II, presented the plans for the temporary structure to be located at the Tiger Dredge Parking Lot. She explained the structure will be used for the pilot food and beverage delivery program, which will help meet Council goals. Crump described the size and shape of the structure, including loading docks, and the closure of the parking area during the pilot program. She also stated Town staff have worked to choose a location that would best benefit the program. Crump stated Planning Commission and staff recommend approval.

Council Member Beckerman asked about the accessibility of the horseshoe shape for large delivery trucks.

Council Member Carleton asked if we are purchasing the structure. James Phelps, Public Works Director, explained only the docks could be used for a permanent structure if we did that. Council Member Carleton also asked about the specifics about where employees will be able to park, and Crump explained F-Lot would be the location for those permits to be transferred. Matt Hulsey, Assistant Director of Mobility, stated staff will be working on the parking solution and Town Manager Haynes explained the parking spaces would be reserved for staff in another location. Phelps stated the other possible sites for this structure are limited, and we could deck out F-Lot in the future and a portion of this structure could be underground, or we could purchase other locations with the same proximity to Main Street. He further explained there's an efficiency that could be gained in this location specific to time and motion.

Mayor Pro Tem Owens asked about public safety benefits and Crump stated no positive points would be allowed under code, but there would be the safety benefits of getting trucks off the streets.

Mayor Pro Tem Owens opened the public hearing.

Terry Barbu, a restaurant owner in Breckenridge, stated he is concerned about the vendors he uses, and they have small kitchens. He stated he is worried most about how this works in the winter, and how the vehicles will function in the winter and in the cold. He further stated there are a lot of questions about this program, and while he supports sustainability, there needs to be more communication as to how this will work. He stated he will be willing to try to make it better for the Town, and he wants to work with the vendor on this project, and work with the community. Council Member Carleton suggested going to Vail to see how it works there. Mayor Pro Tem Owens stated the pilot program will be running year-round to test the winter functionality.

Council Member Beckerman asked about one-way Adams, and staff stated it will continue to be one-way in that location.

Denise Holmes, who works with Barbu at his establishments, stated she is concerned about electric vehicles in the winter, how will they be staffed, how will we know we are getting all the product, how we would account for breakage, and how will we get deliveries that get stuck in Frisco. She further stated she is concerned about trucks in that location and how they will move.

Jason Payne, a restaurant employee, stated he is worried about eliminating employee parking in that location and how will we keep the goods cold and the trucks warm?

Mayor Pro Tem Owens stated we want to be partners and we want this program to be successful. She stated we feel confident that we can make it work, and we will connect with the vendor for more information about details.

There were no additional public comments, and the hearing was closed.

Council Member Carleton stated we need to live by our own rules and take the sprung structure down at the end of the project, and Council Member Bergeron stated we are going to try this and see how it goes. Council Member Rankin stated he is excited for this project.

Council Member Beckerman stated this is a forward-thinking project that is more about the Town's goals and making the core more accessible for residents and guests. He stated he looks forward to sitting down with restaurant owners to talk through this, and he's proud of our town for this.

Mayor Pro Tem Owens stated we want to elevate people's experience in Town, and she believes after hearing from the restaurants in Vail that this kind of program makes it a better place.

Council Member Bergeron moved to approve TIGER DREDGE F&B DELIVERY SERVICE PILOT TEMPORARY STRUCTURE. Council Member Rankin seconded the motion.

The motion passed 6-0.

VIII) REPORT OF TOWN MANAGER AND STAFF

Report of Town Manager and Staff was covered during the afternoon work session.

IX) REPORT OF MAYOR AND COUNCIL MEMBERS

Report of Mayor and Council Members was covered during the afternoon work session.

A. CAST/MMC

B. BRECKENRIDGE OPEN SPACE ADVISORY COMMISSION

C. BRECKENRIDGE TOURISM OFFICE

D. BRECKENRIDGE HISTORY

E. BRECKENRIDGE CREATIVE ARTS

F. CML ADVISORY BOARD UPDATE

G. CHILD CARE ADVISORY COMMITTEE

H. SOCIAL EQUITY ADVISORY COMMISSION

I. ARTS AND CULTURAL MASTER PLAN STEERING COMMITTEE

X) OTHER MATTERS

Other Matters was covered during the afternoon work session.

XI) SCHEDULED MEETINGS

A) SCHEDULED MEETINGS FOR MARCH, APRIL AND MAY

XII) ADJOURNMENT

With no further business to discuss, the meeting adjourned at 8:16 pm. Submitted by Helen Cospolich, CMC, Town Clerk.

ATTEST:

Helen Cospolich, CMC, Town Clerk

Kelly Owens, Mayor Pro Tem