

**I) CALL TO ORDER, ROLL CALL**

Mayor Pro Tem Owens called the meeting of April 9, 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 26, 2024  
With no changes or corrections to the meeting minutes of March 26, 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.

**V) DISPATCHER WEEK PROCLAMATION**

Mayor Pro Tem Owens read the proclamation into record and Council thanked our local dispatchers for their dedication to the community.

**VI) CONTINUED BUSINESS**

- A) SECOND 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. He further 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. 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. Planning Manager Chris Kulick stated this ordinance would approve a development agreement with Breckenridge Grand Vacations. He further stated there were no changes to this ordinance from first reading.

Mayor Pro Tem Owens opened the public hearing.

Richard Himmelstein, a Breckenridge resident, stated he is concerned about traffic as part of this master plan, and he would like Council to consider removing the 200 additional parking spaces at the base of Peak 8. He further stated he does not believe the signage at the base of Peak 8 and the signage in front of Grand Colorado would be consistent with code, and he believes traffic would significantly increase with this development.

Himmelstein also stated it would be great to get a roundabout at Ski Hill Road and Park Avenue.

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

Council Member Carleton stated he would like to recognize staff and the applicant for sticking through the process. He also stated he believes the benefits to Cucumber Gulch, BOEC, NRO, and Building Hope and FIRC through the Sol Center are significant. Council Member Carleton also stated he would like to recognize the personal gift to the Sol Center from the Dudick Family, and he agrees that a traffic circle would be useful at Ski Hill and Park, but it's not possible in that location.

Mayor Pro Tem Owens stated they will keep working on the traffic circle idea to see what can be done.

Council Member Bergeron stated he has been fighting development for many years, but this is a better and more beneficial project than we could have imagined.

Council Member Rankin thanked the applicant and staff for their time and investment in this project, especially because it benefits the community in the long run. He also stated he looks forward to having a relationship with BGV that will make the Town better in the future.

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 Saade 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 further 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. 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.

Mike Dudick, of Breckenridge Grand Vacations, thanked staff for their efforts in a quick turnaround on this entire project. He also thanked Council Member Bergeron for his time serving the Town.

**VII) NEW BUSINESS**

- A) FIRST READING OF COUNCIL BILLS, SERIES 2024  
1) COUNCIL BILL NO. 12, SERIES 2024 - A BILL FOR AN ORDINANCE AMENDING THE MUNICIPAL CODE TO REGULATE OUTDOOR IRRIGATION BY

**ALTERNATING DAILY WATERING SCHEDULES BY EVEN AND ODD NUMBER ADDRESSES FOR CONSERVATION PURPOSES**

Mayor Pro Tem Owens read the title into the minutes. James Phelps, Director of Public Works, stated this ordinance will amend code to allow for outdoor watering on days specific to addresses. He also noted that there is one change to the published ordinance that is a typo, and the Town Attorney noted the change.

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. 12, SERIES 2024 - A BILL FOR AN ORDINANCE AMENDING THE MUNICIPAL CODE TO REGULATE OUTDOOR IRRIGATION BY ALTERNATING DAILY WATERING SCHEDULES BY EVEN AND ODD NUMBER ADDRESSES FOR CONSERVATION PURPOSES. Council Member Saade seconded the motion.

The motion passed 6-0.

- 2) **COUNCIL BILL NO. 13, SERIES 2024 - A BILL FOR AN ORDINANCE ESTABLISHING CRITERIA FOR DETERIORATION OF LANDMARKS AND HISTORIC STRUCTURES IN A MANNER THAT CONSTITUTES DEMOLITION BY NEGLECT**

Mayor Pro Tem Owens read the title into the minutes. Ellie Muncy, Planner I, stated this ordinance was created to address the lack of maintenance for some historic structures on private property. She further stated code requires owners to stabilize historic structures and this ordinance will increase the number of properties subject to demolition by neglect provisions.

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. 13, SERIES 2024 - A BILL FOR AN ORDINANCE ESTABLISHING CRITERIA FOR DETERIORATION OF LANDMARKS AND HISTORIC STRUCTURES IN A MANNER THAT CONSTITUTES DEMOLITION BY NEGLECT. Council Member Rankin seconded the motion.

The motion passed 6-0.

- B) **RESOLUTIONS, SERIES 2024**  
1) **RESOLUTION NO. 11, SERIES 2024 - A RESOLUTION APPOINTING THE PRESIDING JUDGE AND FIXING THEIR COMPENSATION**

Mayor Pro Tem Owens read the title into the minutes. Town Clerk Helen Cospolich stated this resolution would appoint the Municipal Judge for another two-year term. She also noted that the 5% increase in annual salary was included in the version of the ordinance presented to Council for the evening meeting.

Council Member Bergeron moved to approve RESOLUTION NO. 11, SERIES 2024 - A RESOLUTION APPOINTING THE PRESIDING JUDGE AND FIXING THEIR COMPENSATION. 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 staff is planning a visit to the Stables Village housing project on July 9<sup>th</sup>, and also a Council Retreat on May 14<sup>th</sup> at Beaver Run Resort. She also stated the BCA fundraiser is July 20<sup>th</sup> at 5pm and to please let Town Manager Haynes know if any Council members would like to attend. She stated the new leisure

pool at the Recreation Center needs to be closed next week due to construction issues. Town Manager Haynes stated there is a Planning Commission seat open with the election of Steve Gerard to Council, and they are taking applications to appoint to his seat. She also stated next week she and Scott Reid will be away, and James Phelps will be Acting Town Manager. Reid stated we need to renew our Audubon certification at the Golf Course, and staff are looking at creating a bee colony by the maintenance facility will allow us to be recertified.

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

**A. CAST/MMC**

Mayor Pro Tem Owens stated the Town owes more than anticipated to Early Childhood Options. She further stated the new director is good, and the managers will be talking about the splits in funding for the future. She also stated Tony Byrd of the School District gave a preview of a large bond measure that the district plans to introduce in the fall, and we should be paying attention to this due to the impacts in our community, including improvements to Breck Elementary, housing for teachers, a community center and trade programs at the High School. Mayor Pro Tem Owens stated we need to pay attention and make sure the people we are talking to are understanding the impacts in our community.

**B. BRECKENRIDGE OPEN SPACE ADVISORY COMMISSION**

No update.

**C. BRECKENRIDGE TOURISM OFFICE**

No update.

**D. BRECKENRIDGE HISTORY**

No update

**E. BRECKENRIDGE CREATIVE ARTS**

Council Member Rankin stated BCA is looking to find their place in a new music landscape, and refining their goals.

**F. CML ADVISORY BOARD UPDATE**

No update.

**G. SOCIAL EQUITY ADVISORY COMMISSION**

No update.

**H. ARTS AND CULTURAL MASTER PLAN STEERING COMMITTEE**

Council Member Beckerman stated they are considering combining brands of the arts groups through a common thread, like a logo, and are exploring if people are coming here for arts and culture or enjoying the amenities while they are here for other reasons. He stated BIFA is a good example of a festival that used to be a destination event and it has evolved into an event that is organically discovered.

**XI) OTHER MATTERS**

Council Member Bergeron thanked everyone for their support of him throughout his years on Council and BOSAC. Council Member Beckerman stated Council Member Bergeron has been an impactful voice and he is skilled at boiling things down to the essence. He further stated he is honored to have spent the time with Council Member Bergeron on Council. Council Member Carleton stated he is glad to have been mentored by Council Member Bergeron, and he has a skill for asking the right questions at the right time. He further stated that for those who don't understand Council Member Bergeron's work for Open Space, he is grateful for the impact he has made. Council Member Saade thanked him for his mentorship and positive impact. Council Member Rankin thanked him for his humor, character and knowledge.

**XII) SCHEDULED MEETINGS**

**A) SCHEDULED MEETINGS FOR MARCH, APRIL AND MAY**

**XIII) ADJOURNMENT**

With no further business to discuss, the meeting adjourned at 7:46 pm. Submitted by Helen Cospolich, CMC, Town Clerk.

ATTEST:

---

Helen Cospolich, CMC, Town Clerk

---

Kelly Owens, Mayor Pro Tem