



BRECKENRIDGE TOWN COUNCIL WORK SESSION
Tuesday, September 14, 2010; 3:00 p.m.
Town Hall Auditorium

ESTIMATED TIMES: *The times indicated are intended only as a guide. They are at the discretion of the Mayor, depending on the length of the discussion, and are subject to change.*

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3:00 – 3:15 p.m.	I	<u>PLANNING COMMISSION DECISIONS</u>	2
3:15 – 4:00 p.m.	II	<u>LEGISLATIVE REVIEW*</u>	
		Repeal Entrada Annexation	86
		Lighting Ordinance	89
		Footprint Lots	93
		Resolution Opposing 60, 61, 101	105
		Red, White and Blue Burn Permit	110
4:00 – 4:30 p.m.	III	<u>MANAGERS REPORT</u>	
		Ski Area Update	Verbal
		Public Projects Update	Verbal
		Housing/Childcare Update	Verbal
		Committee Reports	9
		Financials	12
		Vacation Rental By Owner (VRBO) Update	Verbal
4:30 – 5:15 p.m.	IV	<u>PLANNING MATTERS</u>	
		Sustainable Breckenridge Wrap Up	30
		Landscape Policy	33
		Enclaves	47
5:15 – 5:45 p.m.	V	<u>OTHER</u>	
		Central Reservations Operations-Options	51
		Interviews for Marketing Committee	
5:45 – 6:10 p.m.	VI	<u>EXECUTIVE SESSION</u>	
6:15 – 7:15 p.m.	VII	<u>JOINT MEETING-BRECKENRIDGE RESORT CHAMBER</u>	78
		Dinner provided	

****ACTION ITEMS THAT APPEAR ON THE EVENING AGENDA***

NOTE: Public hearings are not held during Town Council Work Sessions. The public is invited to attend the Work Session and listen to the Council's discussion. However, the Council is not required to take public comments during Work Sessions. At the discretion of the Council, public comment may be allowed if time permits and, if allowed, public comment may be limited. The Town Council may make a Final Decision on any item listed on the agenda, regardless of whether it is listed as an action item. The public will be excluded from any portion of the Work Session during which an Executive Session is held.

Report of Town Manager; Report of Mayor and Council members; Scheduled Meetings and Other Matters are topics listed on the 7:30 pm Town Council Agenda. If time permits at the afternoon work session, the Mayor and Council may discuss these items.

MEMORANDUM

To: Town Council

From: Peter Grosshuesch

Date: September 8, 2010

Re: Town Council Consent Calendar from the Planning Commission Decisions of the September 7, 2010, Meeting.

DECISIONS FROM THE PLANNING COMMISSION AGENDA OF September 7, 2010:

CLASS C APPLICATIONS:

1. Summit County Building and Grounds Solar PV, 106 North Ridge Street (PC#2010041)
Installation of a 9.45 kilowatt solar photovoltaic panel system on the south facing roof of the primary building and garage. These 54 arrays will be mounted to follow the roof surface. Approved.
2. Pedowicz Addition, 116 Windwood Circle (PC#2010047)
Construction of an addition to an existing single-family residence to create a total of 5 bedrooms, 3.5 bathrooms, 3,405 sq. ft. of density and 3,922 sq. ft. of mass for a F.A.R. of 1:7.81. Approved.
3. Bly Building Exterior Remodel, 111 Ski Hill Road (PC#2010050)
Exterior remodel to consist of: Approved.
4. Lot 23, Corkscrew Flats, 290 Corkscrew Drive (PC#2010046)
Construction of a new single-family residence with 3 bedrooms, 3.5 bathrooms, 3,054 sq. ft. of density and 3,839 sq. ft. of mass for a F.A.R. of 1:4.3. Approved.

PLANNING COMMISSION MEETING

The meeting was called to order at 7:05 pm.

ROLL CALL

Dan Schroder	Michael Bertaux
Rodney Allen	Jack Wolfe
Dave Pringle	

Jim Lamb, Leigh Girvin and Mark Burke were absent

APPROVAL OF MINUTES

Mr. Pringle: brought up the fact that there was a copy-machine error making page six (6) of the packet hard to read

Mr. Allen: page eight (8), should read "agreed that the house *was* previously ridgeline development".

With these two changes, the minutes of the August 17, 2010 Planning Commission meetings were approved unanimously 5-0).

APPROVAL OF AGENDA

Mr. Neubecker: Would like to re-arrange agenda to allow time for Mr. Chris Guarino to show up with a multimedia presentation for VAB worksession... New agenda order: Other Matters, Commission training; work session Village at Breckenridge Master Sign Plan (MGT); worksession: Free Basement Density (MM); preliminary hearing, VRDC Building 804 Hotel Change of Use

Mr. Neubecker stated that the Town Council Report would be presented after the first worksession. This should give Mr. Burke time to get here. We called him on phone. With one change, the Agenda for the September 7, 2010 Planning Commission meeting was approved unanimously (5-0).

CONSENT CALENDAR:

- 1) Summit County Building and Grounds PV (JP) PC#2010041; 106 North Ridge Street
- 2) Pedowicz Addition (JP) PC#2010047; 116 Windwood Circle
- 3) Bly Building Exterior Remodel (MGT) PC#2010050; 111 Ski Hill Road
- 4) Lot 23, Corkscrew Flats (CK) PC#2010046; 290 Corkscrew Drive

Mr. Pringle questioned the 'home-office' for the Pedowicz Addition. Will this space be only a home office, or a bedroom too? Does this require a 'home-occupation license, parking, etc.?) Mr. Mosher answered questions.

With no request for call up, the consent calendar was approved as presented.

WORKSESSIONS:

- 1) Village at Breckenridge Master Sign Plan (MGT)

Mr. Thompson presented. The Village at Breckenridge (VAB) is requesting signage to ease property identification while enhancing vehicle and pedestrian safety along Highway 9 and how these issues pertain to the unique circumstances of the VAB property. A few variances are proposed.

As a result of the current remodel at the VAB, the Homeowners Association (HOA) is establishing commercial signage guidelines that will maintain a more uniform retail (and way finding) signage plan throughout the Village. VAB would like to find a way to easily orient visitors and help them navigate their way to their final destination without confusion. Although VAB is directly on Highway 9 (Park Avenue), there are challenges for out-of-town guests trying to navigate their way to the VAB due to lack of proper signage and no clear indicator for the narrow, easy to miss, entry to Circle Drive between the Liftside Inn and the Village Hotel. The applicant believes there are two solutions to the above dilemma: have signage along Highway 9 that is easily identifiable for approaching vehicles and clearly identify the Circle Drive entry. A second area of the Master Sign Plan that the applicant would like feedback on are the tenant signs and pedestrian way finding.

Staff generally agrees that this project is unique as this is a major destination for the public with access to the Medical Center, Peak 9 base and five buildings all including multiple retail locations. Staff requested feedback from the Commission on the following issues:

1. Did the Commission believe a variance is warranted for a sign larger than 20 sq. ft. facing Park Avenue?
2. Would the Commission support a variance for an entry arch?
3. Did the Commission support multiple freestanding way finding signs?
4. Did the Commission agree that multiple facades should be counted toward the “building frontage” measurement to determine tenant sign area?

Mr. Guarino, Wember Inc. presented a Power Point presentation on the VAB project. He discussed the challenges (property identification, circle drive identification, public easements, medical access, multiple buildings, general public way finding, safety and guest experience, etc.); items considered for variance (logo/sign along highway 9, new circle drive entry arch, retail signage, additional way-finding signage, special considerations for pedestrian lighting.) He presented photos of each of these areas for visual examples. He discussed in detail the existing and proposed retail signage dimensions (compared to the past used square footage,) as well as proposed designs and locations and way-finding proposals. He proposed lighting options that will improve the traffic flow in the circle drive area to provide better pedestrian safety. Mr. Guarino showed the three (3) different size options for the Village wall sign (20, 65 and 140 square feet options), and explained how well or difficult it would be to read these signs.

Commissioner Questions/Comments:

Mr. Schroder: Questioned how far back ‘pre-existing conditions’ would apply. (Mr. Thompson showed the Planning Commission some pre-existing photos of the project prior to the remodel project started. Mr. Guarino will show more in his presentation.) Questioned if ‘way-finding for your neighbor’ (Vail owned buildings) would be done?

Final Comments: (Issue 1, sign variance: Mr. Schroder is concerned with the small Village wall sign, as well as the large one, and is also concerned with lighting being too bright and obnoxious. Also, we do not want the entire town to think that everyone needs or deserves a billboard.) (Issue 2, arch variance: Agrees that a ‘statement piece’ would attract people as needed.) (Issue 3, way-finding signs: Supports signage and way-finding) (Issue 4, building frontage measurements: The presented math is good; use existing formula.) (Lighting: Would like to see Mr. Guarino explore further lighting options.)

Mr. Pringle: Will the Village wall sign be lit for easier visibility at night? (Mr. Wait, HOA Manager, agreed that the sign will need to be lit.) Mr. Pringle suggested new technologies (GPS, way-finding kiosks, etc.) that may be a better way for people to find their ways around as opposed to a large, possible eye-sore sign. He is not so sure that a large sign on the side of a building is the look we should go for.

Final Comments: (Issue 1: Is concerned that this sign will look like a ‘billboard’. We need to use the smallest effective sign possible.) (Issue 2: Questioned if the arch would add a ‘cluttered’ look. Mr. Guarino suggested that it would not.) (Issue 3: Supports proposed signs) (Issue 4: We need to keep these numbers the same throughout town, just to keep it fair for everyone.) (Lighting: Does not think that the proposed option is the best one. He suggested that a light pole in the center will be obstructive; another option may be raising lights up on the building, pointing them toward the circle drive. Supports re-writing the town codes to allow larger-scale projects to address new lighting options such as this.)

Mr. Bertaux: Final Comments: (Issue 1: Agrees that the middle size sign would be the most effective.) (Issue 2: Thinks that this arch is not considered a part of the ‘gated community’ fence ordinance.) (Issue 3: Supports way-finding. Would like to see a directory to ‘Main Street’ and ‘Riverwalk.’) (Issue 4: Consistency needs to be kept. Let’s keep this sign frontage the same as previous projects.) (Mr. Thompson discussed with the Commission historical signage calculations (which were dated to the 1980s) in comparison to this project.) (Mr. Wolf agrees that we need to support proper signage to these retail businesses, even if that requires update Town signage calculations to allow for changing times.) (Mr. Pringle suggested that the size of the sign should represent the retail space available. We need to re-write the code to say “The sign cannot exceed “x square feet maximum.”) (Mr. Guarino suggested that, as of this point, the Village would be in-charge of getting each of the oval sign frames. Each sign/logo would be different for each retail business, but the framing/sizing would be the same for each location.)

Mr. Wolfe: Questioned why the Council's decision to decline arches in a setting like this? (Mr. Neubecker explained a bit of history on that issue, and how we do not want an archway to become a status symbol, which is not Breckenridge's community character.) Good job to Mr. Guarino for the presentation. However, he is disappointed that only five (5) of the eight (8) buildings will be addressed by this remodel. Even though these three (3) extra buildings are not legally under the same ownership, but we want a coherent look, not only 'partially' remodeled. Next, he questioned if Mr. Wait thinks that these new changes will really solve way-finding issues in the area. We would hate to make these changes and guests still not able to find their way around.

Final Comments: (Issue 1: Is supportive of the larger than twenty (20) square foot signage.) (Issue 2: Agrees that an archway is needed.) (Issue 3: Supports way-finding and retail signage, but is concerned for the number of signs that are listed. Too many way-finders will turn-off our way-finding abilities if too many signs are used.) (Issue 4: Does not agree that a number or size needs to be given to available signage space. Size of signs should be based on need, not building frontage.) (Lighting: Is concerned about the light island for accessibility and traffic congestion. He questioned if we could do that lighting option without the island. He is also concerned about the 'busy-ness' or 'clustered' look with the added island and light.) (Mr. Guarino suggested that they do not want guests driving all over that circle drive, doing twelve (12) point turns, etc.)

Mr. Allen: (Issue 1: Agrees that the sign needs to be as small as possible while being effective. A sign in this area would add positively to an ugly stucco wall, but let's not make it too big. Lighting can be addressed later, it will be okay.) (Issue 2:) (Issue 3: Supports signs) (Issue 4: Supports a calculated value for allowable signage. He would like to see only one (1) sign in-front of each retail space entrance, as opposed to a sign for doors that are blocked off and not an entry point. Also, supports a uniform size sign for each retail space, instead of a larger sign for a tenant for more square feet.) (Lighting: Supports the lighting option, as the light island may de-clutter the area from cars and traffic.)

2) Free Basement Density (MM)

Mr. Mosher presented. This is the third review of a proposal to further incentivize the restoration, renovation and adaptive reuse of historic commercial buildings by allowing 'free' basement density for uses other than storage. As proposed, this policy change could only occur to commercial historic structures that would be locally landmarked.

During the last review of this subject on March 3, 2009 the Commission expressed concerns about:

1. Larger historic buildings adding new uses (separate from the ground level) instead of using the space for support density for the primary use above and the possible impacts.
2. The source of this 'free' density.
3. Parking impacts of the additional density.
4. Financial impacts to the property owner.

The discussion this evening explores the potential benefits and impacts of allowing free basement density for uses other than storage. Those issues regarding the possible source of any density, possible financial incentives and other issues not related to the Development Code are planned to be discussed with the Town Council.

The benefits:

1. An incentive for additional historic preservation/rehabilitation.
2. Locally land marking additional historic structures.
3. An increase in economic vitality for the Town.
4. More efficient use of main level density for the patron's needs (additional retail/restaurant square footage).

The possible impacts:

1. Increase in parking requirements. The parking requirements, for the most part, could be addressed via the Parking Service Area and additional fees to be paid (where eligible).
2. May increase vehicular and pedestrian activity.
 - a. The added density would be beneath the historic structure only, maintaining the footprint. However, the added circulation needs from added density could impact the historic character of the property.

Policy 17 (External Circulation) may apply. This would be reviewed at individual site plan review.

3. May create negative site impacts.
 - a. In some cases (if the basement is large enough), egress doors/windows may be required in basements. In the past the Town has approved egress window-wells if placed behind the primary façade with proper landscaped screening. Policy 7 (Site and Environmental Design) may be applied.

Staff is supportive of providing additional incentives for restoration of historic commercial properties for adaptive re-use and long term preservation. We understand that there may be site impacts and monetary impacts (parking, Plant Investment Fees, TDRs, Housing), however, we would like to find a way to encourage such preservation through a policy change. For the most part, Staff believes that this additional density can provide some incentive without significant impacts to each site.

Many of the remaining historic structures in Town are very small. We have had several requests from applicants to place uses other than storage (such as management offices, kitchens, and other support functions) in basements to allow for better retail/seating areas on the main level. Owners of those few larger buildings are asking for uses beyond storage to make the task of restoration/renovation economically viable.

Staff welcomed any Commissioner comments and requested direction to proceed with drafting a policy for review.

Commissioner Questions/Comments:

Mr. Schroder: Support having ‘flexible’ incentives based on if the building basement would be used as “support functions” for the space above or for a separate retail use. Support providing the density for free (not having the property owner pay for density). In favor of having part of the incentive be paying for parking impacts: Confirmed with Mr. Mosher that Service Area parking exists in Town.)

Mr. Pringle: Support the idea in concept. However, there may be unforeseen impacts. Have concerns about possible bandit uses being placed in basements. This may be hard to track. (Mr. Grosshuesch noted that all businesses come in for a business license, signs, etc. allowing staff to check all applicable regulations and fees.) Support providing incentives beyond “storage only” for basement uses. Also support having ‘flexible’ incentives that would address the impacts for large historic buildings differently than smaller historic buildings. Having a separate retail space in the basement of a large building would generate greater impacts than an office or kitchen which supports the space above. I believe that TDRs for this density should be addressed by the Development Code, keeping the opportunity for all equal.) (Mr. Neubecker commented on using variable incentives.)

Mr. Bertaux: Would upper level residential uses be allowed? (Mr. Grosshuesch - if the proposal comes in with residential on the upper level in order to have the restoration work out, the Code could allow it. Residential is discouraged on the main level. Basement retail is not very successful anyway.) I believe the benefit should be for commercial uses only. Upstairs, rather than basement, is a better place for retail. Would a remodel/rehabilitation trigger Building Code issues that could negatively impact the historic building? (Mr. Mosher - the current code allows for flexibility in code specific items for historic buildings. This is not generally a concern.)

Mr. Wolfe: A building as large as Abbey Hall could have a separate use in the basement with much greater impacts than if the space were to support the use on the main level. Believe these situations should be treated differently. Also, any available density on the property must be used first before receiving any ‘free’ basement density.

Mr. Allen: Support providing incentives for historic structures. The Cellar is a good example of placing ancillary uses in the basement. If residential is needed in the upper level to make the numbers work, we should allow it. Supports the idea of ‘variable incentives’ for example, parking being ancillary. Supports ancillary impacts if the two levels are used are different.)

TOWN COUNCIL REPORT:

There was no Council Report presented.

PRELIMINARY HEARINGS:

1) VRDC Building 804 Hotel Change of Use, Tract C, Peak 8 Subdivision (MM) PC#2010048; 1593 Ski Hill Road
(Mr. Bertaux abstained from the discussion as an employee of the Breckenridge Ski Resort.)

Mr. Mosher presented a proposal to construct a 100 room hotel at the base of Peak 8 with 57,235 square feet of Guest Rooms, 9,012 square feet of commercial use and 20,757 square feet of Guest Services. This is a modification to the original proposal that was approved with a 47-room condo/hotel lodge totaling 54,442 square feet with 10,360 square feet of commercial space and 20,219 square feet of Guest Services.

Mr. Mosher also touched on the subjects of additional landscaping in the rear of proposed building, other master plan details, drainage and water quality, lighting, etc.

Mr. Randy May, Vail Resorts: Continuing to look at this property as a condominium project will put the building construction further out than desired. We would like to look at this project as a hotel, instead. This building fits within all the design parameters and previous commitments made with this project and the Master Plan. With this change, will come standard room configuration changes; outside of these basic changes, the only other change is that we have added a spa area on the 5th level, which was not proposed with the condominium plan. The valet parking issue is different from the typical hotel/condominium parking, but that is simply where we are at with this project. Rock Resorts have done the same on other developments. Seasonal and mobile plaza-area landscaping (planter-boxes, flowers, trees, other plantings, etc.) will be provided to soften the patio area; many of these plantings will be movable to adjust to each outdoor entertainment/seasonal need. One Ski Hill Place will have the general check-in area for all of the associated nearby hotels and condos; a shuttle system and valet luggage transport will be provided from One Ski Hill Place to the proposed hotel. Skier services (ticket office, guest services, etc.) will be located on the southwest end of the hotel near the gondola station. Ski school will be located on the northwest end, and restaurants in-between the two on the west side of the building. Mr. May also discussed the grade-change along Ski Hill Road as it heads toward Peak 7. (Mr. Mosher reminded the Commission that Staff has allocated density to the spa for being a 'public' commercial space, not just use for the hotel guests.) Parking was placed only one level underground to protect the existing hydrology and prevent possible negative impacts to Cucumber Gulch. The base of Peak 8 is a basin for a lot of water that flows from the slopes above and the water table below. (Mr. Ken O'Brien, architect: Suggested that, generally, valet parking is addressed in the way that we have proposed it; he confirmed that similar ski resort hotels have similar parking situations.)

Staff has worked closely with the applicant and agent to carefully review this proposal and proposed densities against the 2005 Amendment to the Peaks 7 and 8 Master Plan. Staff found the architecture, density and mass, and site planning to abide with the Master Plan.

Staff welcomed comments on the following:

1. Did the Commission have any comments on the proposed change from a condo-hotel to a full hotel use?
2. Were there any comments on the preliminary architecture?
3. Did the Commission believe there should be additional landscaping placed in the plaza at the base of the ski runs?
4. Did the landscaping placed at the base of the development (street-side) seem adequate for site buffering?
5. Did the Commission have any comments regarding the proposed valet parking only proposal?

Staff welcomed any additional questions or comments from the Commission.

Mr. Allen opened the hearing to public comment. There was no public comment and the hearing was closed.

Commissioner Questions/Comments:

Mr. Schroder: Questioned if snow melt point assessment as proposed is a net zero? (Mr. Mosher - Yes. There is public use on one side and the large plaza on the other.) Questioned the current bus system loop, bypassing Peak 8 then stopping at Peak 7 and then returning to Peak 8; will that stay the same? (Mr. May mentioned that the current bus turn-around at Peak 7 is smaller than the new proposed one. Also, some guests still do want to go to Peak 7, off of the same bus. But yes, will follow same route.) Also, the proposed ski school location seems to be too far from the kids' chairs. (Mr. May described in detail how ski school access is provided within the buildings.) (Support the proposed change of use: Likes the open plaza for easy navigation; good if we can move those planters

around if they are in the way. The preliminary architecture looks good. Looking forward to having more detail. Not too concerned with adding additional landscaping. There is adequate site buffering landscaping. As for the valet parking only, I am okay, as long as you understand the future issues you may have with this.

Mr. Pringle: I support the overall architectural look, but please establish detail on building materials at next hearing. (Mr. May suggested same materials used, consistent with One Ski Hill Place.) No problem with the change in use. Support the architectural compatibility of the proposed hotel and One Ski Hill Place. Permanent landscaping will be in place, larger specimens would be better. More detail needed at next meeting Movable plaza landscaping is good, able to be enhanced over time too. Excellent street-side landscaping; no problems with proposed. The valet parking seems ok, as long as you understand what you're getting yourself into. In general, all good! Tally-ho!

Mr. Wolfe: Questioned whether or not this project is proposed as five (5) star hotel. (Mr. May - Yes.) Also questioned the location of employee parking based on the Master Plan, as well as meeting-space parking. Suggested that using a valet parking system will need to be a permanent decision. If this building ever has a change of use, it will never be able to have anything but valet parking. (Mr. May acknowledged. We will have a covenant running with the project.) Questioned if the Master Plan allowed for a change of use. (Mr. Mosher explained that this option is allowed.) Supports the change of use. Supports the architecture, but does not like the word 'iconic'. The plaza landscaping should be consistent with how it is done at Ski One Hill Place. Street side landscaping seems to be adequate. Believes that the hotel operator would like to see both underground and surface parking provided. I am okay with the valet parking , as long as there is a strong covenant in place.

Mr. Allen: Questioned 'allowed and proposed density' stated on page fifty-four (54) of the packet; the numbers don't match. (Mr. Mosher will look at that closer at next review. Staff has a worksheet that accurately tracks all of the density, mass, amenities and skier services at the base area.) Support the hotel use. Commend you for changing this use! The architecture meets our absolute policies, but I do not love the proposed architecture. Needs more detail. Let's get a little more creative; step up and make it look more like a five (5) star hotel! Support the flexible plaza plantings. Green and soft spaces are necessary, especially on the street side. Seasonal landscaping on the plaza side is fine. Would prefer to see regular parking here and meet the code, but doesn't know how this could happen. Minimize the parking impact more if you can. For a five-star hotel, who wants to drop their car and bags off at another location and ride a bus to their room? (Mr. May mentioned that there will be a small service desk/check-in/lobby area in this building, but not enough to accommodate guests of all one hundred (100) rooms.)

OTHER MATTERS:

Mr. Neubecker discussed the Steamboat Springs APA conference; dates, times, travel expense allowance, etc. Also, he mentioned our Vail day-trip for training purposes.

ADJOURNMENT:

The meeting was adjourned at 10:25 p.m.

Rodney Allen, Chair

MEMO

TO: Mayor & Town Council
FROM: Tim Gagen
DATE: September 8, 2010
SUBJECT: Committee Reports for 9.14.10 Council Packet

The following committee reports were submitted by Town Employees and/or the Town Manager:

I-70 Coalition	Tim Gagen	September 1, 2010
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The Board of Directors met on 9/1, and heard a presentation on the PEIS, which will be released on 9/10. Summit County will host the Public Hearing on the PEIS on October 5th, at Silverthorne Pavilion. The Board decided to reduce the proposed budget for 2011 and the resulting dues request by 50%.

Wildfire Council Committee	Matt Thompson	July 7, 2010
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Dan Schroder presented a PowerPoint program outlining existing and planned outreach, emphasizing the four pillars of the education and community outreach efforts: Forest Health, Defensible Space, Wildfire Prevention, Preparedness and Evacuation Planning.

The Education and Community Outreach subcommittee has already initiated or completed many tasks, including:

- Completion and distribution of the Living with Threat of Wildfire brochure
- Ongoing community presentations
- Summit County Television Public Service Announcements
- Wildfire Council and Forest Health information on <http://summitcountyvoice.com/>
- Wildfire preparedness and evacuation informational magnets
- Focus area map on foam core for use in presentations
- Print media outreach – e.g. newspaper columns
- Ongoing updates on Summit County Wildfire Mitigation website

Kim Green of Breckenridge Police Department gave an update on the Breckenridge Evacuation Plan. Breckenridge Town Council expressed the desire to get the information out to the community (including visitors) as soon as possible. Kim Green, Kim Scott and Kim DiLallo have collaborated on this effort using a variety of media to disseminate evacuation information. Discussion followed concerning the community response thus far, as well as plans to evaluate the program in several years.

Dan Schroder presented a concept for raising public awareness, “Beetles on Main Street”. Dan asked that the Council consider approving seed money for the project, in the amount of \$13,300. Discussion followed on the success of similar projects in other towns, as well as potential angles to explore. The Chair suggested that Dan put together more information to present to the Council at the next meeting before formally seeking approval.

Summit Stage Advisory Board	James Phelps	August 25, 2010
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Old Business - The Town of Breckenridge went on record in opposition of the deletion of the CMC stop and that cost sharing should be explored for any new service expansion/s. The CMC stop will be discontinued until warranted in future. The Frisco-Breckenridge Route will be adding both a Southbound and Northbound stop at the High School. It was discussed that for 2011 this route

will need further analysis based on Frisco Peninsula, CMC's 4 yr Status, and future Block 11 plans. The Summit Stage Winter Schedule will begin Nov. 21, 2010.

Total Ridership for July: decrease of 8.01% under 2009. Para transit Ridership for July: a decrease of 15.76% under 2009. Late night Ridership for July: increase of 35.64% over 2009. Lake County (Contracted Route) Ridership – 223 riders, for the year 1349 riders. Tax Collections for 2010 to date (thru June) are up 1.1% or \$40,719 over 2009. Sales Tax collection for June 2010 was down 1.0% over 2009 or -\$4,043.

Public Art Commission	Jenn Cram	July 7, 2010
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Sculpture on the Blue - Artist Reception – The artist reception has been rescheduled for Monday, September 20th at 9:00 am at the Fuqua Livery Stable. Join the artists for a tour of the 2010 sculptures and then a breakfast to follow.

Annual Retreat - The Commission has planned their annual retreat for Wednesday, October 20th. The Commission plans to spend the day and go to Carbondale to meet with their Public Art Commission and learn about their rotating sculpture program. The Commission would also like to visit Anderson Ranch in Snowmass.

Community Arts Update - Tin Shop – Lynne Medsker from Brownsburg, IN is currently at the Tin Shop through September 19th. Lynne is a mixed media artist focusing on textured acrylic compositions, Mandalas and printmaking. Lynne's public reception was Tuesday, September 7th from 4:00 pm to 6:00 pm. Lynne will also host a gelatin printmaking workshop on September 15th from 5:00 pm to 7:00 pm.

Friends of the Arts District – the Friends of the Arts District met on Monday, August 9th at 5:30 pm at the Fuqua Livery Stable. The Friends are still very committed to fundraising to make the Arts District more sustainable. The Friends plan to create a package of information about the Arts District to get the local pledges going again for 2011. The Holiday Arts Market will take place again in early December, likely to coincide with Second Saturdays. They have also planned the Tin Shop artwork auction and gala for January 2011 to coincide with the Snow Sculpture Championships. A subcommittee was formed to help plan for this event. Other fundraising events include a fashion show and collaborating with the local galleries and restaurants to create an annual art event in early June.

Upcoming meetings: September 13th, November 10th, January 10th, June 13th

Police Advisory Committee	Shannon Haynes	September 2, 2010
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Opening Comments from the Group: Chief Holman introduced the group's newest member, Phil Gallagher. Gallagher is the director of Summit County Youth (SCY). The group had no opening comments.

Staffing Update: Chief Holman explained to the group that the police department had recently filled several positions, including two Sergeant positions (Eric Stremel & Jan Jordan). He also mentioned the recent hiring of a Summit County local, Kylor Dossett, who started the police academy on Monday (August 30th). The police department has two remaining positions to fill. Dave Askeland commented on the increased enrollment at CMC and the diversity of the student population (students from across the U.S.)

Consolidation of Police Services: Chief Holman asked the group to comment on their individual views on consolidation of police services in Summit County. He explained this was a cost saving option being discussed by Summit County Government. All PAC members were invited to attend a meeting on the subject at the Senior Center in Frisco on Thursday, September 02. Comments on the subject included:

- Concerns regarding the loss of community character and loss of resources for the particular needs of the Breckenridge community; loss of community ability to impact change on services
- Members questioned what consolidation would look like and if there would be fewer officers on the streets; how much would consolidation save the town
- Members questioned the viability of a partial consolidation
- There was concern regarding resources; members considered the number of events held in Breckenridge and expressed unease with the possibility of resources being pulled to other areas of the county on days they were needed in Breckenridge
- Questions regarding how resources would be divided
- Members feared a loss of community /police relationships that have been built over time
- Question regarding changing the county to Home Rule to facilitate the employment versus election of a top police official
- Suggestion of sharing resources versus consolidation (e.g. other police agencies providing support to the High School in the form of a SRO)

The general sentiment of the group was they do not favor consolidation of police services in the county.

Parking Management Update: Commander Haynes reviewed implemented changes to the parking management system, including the increase in the price of the employee parking permits. Members were also made aware of the upcoming relocation of one pay & display machine from the Wellington/E. Sawmill lot to the Ice Rink for **overnight** parking. There was a suggestion to review the parking district as there may be some outlying businesses that should be allowed to utilize employee permits.

Misc. Updates/Discussion: Members requested information on the variable message signs: Chief Holman advised the group that there will likely be a temporary sign for this ski season with a more permanent sign installed for next season.

<u>Committees</u>	<u>Representative</u>	<u>Report Status</u>
CAST	Mayor Warner	Verbal Report
CDOT	Tim Gagen	Verbal
CML	Tim Gagen	No Meeting/Report
I-70 Coalition	Tim Gagen	Included
Mayors, Managers & Commissions Mtg	Mayor Warner	Verbal Report
Summit Leadership Forum	Tim Gagen	No Meeting/Report
Liquor Licensing Authority*	MJ Loufek	No Meeting/Report
Wildfire Council	Matt Thompson	Included
Public Art Commission*	Jenn Cram	Included
Summit Stage*	James Phelps	Included
Police Advisory Committee	Rick Holman	Included
Housing/Childcare Committee	Laurie Best	Verbal Report

Note: Reports by provided by the Mayor and Council Members are listed in the council agenda.

* Minutes to some meetings are provided in the Manager's Newsletter.

INTEROFFICE MEMORANDUM

TO: TIM GAGEN, TOWN MANAGER
FROM: CLERK AND FINANCE DIVISION
SUBJECT: JULY 2010 FINANCIAL VARIANCE HIGHLIGHTS MEMO
DATE: 9/7/2010

This report highlights variations between the 2010 budget and actual figures for the Town of Breckenridge for the period ending July 31, 2010.

The 2009 Comprehensive Annual Financial Report (CAFR) has been audited and the 2009 Year-End totals have been updated for audit adjustments. The CAFR is available electronically on the Town website by following the links: Departments and Services>Clerk and Finance>Finance Department>Town of Breckenridge Yearly Audit Document (CAFR). If you prefer a hard copy, please notify Laura Kennedy.

Fund Updates:

General Fund

- Revenue continues to track slightly ahead of budget at 107% overall. No new variances in July (prior month variations that persist are at the end of this memo):
- Expenses are also slightly favorable to the 2010 budget at 97% overall. There are no new variations from the prior month.

Excise Fund: Revenue is at 112% of budget as of July 31

Sales tax collections through July 31 are ahead of budget by 5% (\$315k) and accommodation tax collections exceeded budgeted revenue by 4% (\$45k).

RETT collections through July 31, 2010 exceeded budget by 51%: \$2,078k collected vs. \$1,372k budgeted.

Excise Fund transfers were made according to the 2010 annual budget without variation.

All Funds

Housing: Revenue and expenditures are below budget due to timing.

Utility (Water): Revenue under budget by \$165k primarily due to Plant Investment Fees

All other significant variances were explained in the June 30, 2010 memo and are recapped on page 2 of this memo.

Variations explained in prior memos that continue to appear in the reports:

General Fund:

- Revenue is on the mark with the 2010 budget at 107% overall:
 - Advice and Litigation Program over budget for revenue by \$221k due to settlement received for Police facility
 - Municipal Court over budget by \$39k primarily due to increase in traffic fines
 - Transit Admin is over budget for revenue by \$100k due to a Grant received
 - Transit Service below (\$55k) budget due to timing.
 - Planning Services over budget by \$147k due to grants.

- Expenses are also in line with the 2010 budget at 97% overall:
 - Advice and Litigation over budget by \$100k for the Police Facility Trial

Utility (Water) Fund: expenditures were less than budget by \$1,593k primarily due to the Major System Improvements that are budgeted each year but have not yet been made.

Capital Fund: the budget amount shown on the “All Funds” report is for the entire year as Capital expenditures do not necessarily follow a predictable schedule.

Garage Fund: expenses are over budget by \$264k due to the timing of the purchase of equipment and vehicle repairs and maintenance.

**TOWN OF BRECKENRIDGE
GENERAL FUND
CURRENT YEAR TO PRIOR YEAR COMPARISON
FOR THE 7 MONTHS ENDING JULY 31, 2010**

58 % OF THE FISCAL YEAR HAS ELAPSED

	PRIOR YEAR				CURRENT YEAR					
	YTD ACTUAL	YE TOTAL	% OF YE REC'D/SPENT	2009 ACTUAL/ 2010 ACTUAL % CHANGE	YTD ACTUAL	YTD BUDGET	ACTUAL/BUDGET \$ VARIANCE FAVORABLE/(UNFAVORABLE)	ACTUAL/BUDGET % VARIANCE	ANNUAL BUDGET	% OF BUDGET REC'D/SPENT
REVENUE										
MUNICIPAL COURT PROGRAM	127,364	202,220	63%	88%	144,375	105,198	39,177	137%	174,605	83%
ADVICE & LITIGATION PROGRAM	0	0	0%	0%	221,746	-	221,746	0%	-	n/a
ADMINISTRATIVE MGT PROGRAM	5,795	6,445	90%	367%	1,580	144	1,436	1097%	302	523%
SPECIAL EVENTS/COMM PROGRAM	51,746	132,372	39%	15%	345,167	44,386	300,781	778%	99,952	345%
TOWN CLERK ADMIN PROGRAM	12,103	27,616	44%	57%	21,063	10,841	10,222	194%	20,751	102%
FINANCE ADMINISTRATION PROGRAM	54	83	65%	5%	1,131	-	1,131	0%	100	1131%
TRANSIT ADMIN PROGRAM	95000	95,000	100%	95%	100,000	-	100,000	0%	-	N/A
TRANSIT SERVICES PROGRAM	283,622	523,810	54%	98%	288,361	343,245	(54,884)	84%	589,065	49%
PUBLIC SAFETY ADMIN/RECORDS	49,315	100,104	49%	68%	72,505	19,619	52,886	370%	37,244	0%
PUBLIC SAFETY COMMNTY SVC PROG	424,257	629,566	67%	110%	384,911	364,918	19,993	105%	485,446	79%
PLANNING SERVICES ADMIN PROGRM	112,073	178,389	63%	51%	221,519	75,049	146,470	295%	124,680	178%
ARTS DISTRICT	0	0	0%	0%	17,136	-	17,136	0%	-	N/A
BUILDING SERVICES ADMIN PROGRAM	244,142	441,249	0%	0%	359,558	307,250	52,308	117%	438,796	82%
PUBLIC WORKS ADMIN PROGRAM	352,912	518,338	55%	55%	443,183	370,487	72,696	120%	532,685	83%
STREETS PROGRAM	47,200	50,558	68%	1001%	35,257	17,752	17,505	199%	32,509	108%
PARKS PROGRAM	0	0	93%	226%	20,869	-	20,869	0%	-	N/A
FACILITIES ADMIN PROGRAM	10,476	12,961	0%	0%	28,204	-	28,204	0%	-	0%
ENGINEERING ADMIN PROGRAM	3116	3,741	81%	811%	1,291	319	972	405%	404	320%
RECREATION PROGRAM	246,832	373,049	36%	3%	224,323	262,846	(38,523)	85%	359,038	62%
RECREATION OPERATIONS PROGRAM	864,766	1,473,946	66%	30%	832,014	983,122	(151,108)	85%	1,712,402	49%
NORDIC CENTER OPERATIONS	123,642	184,784	59%	507%	170,711	139,158	31,553	123%	174,659	98%
ICE RINK OPERATIONS PROGRAM	354,639	607,544	67%	34%	363,967	413,259	(49,292)	88%	645,709	56%
PROPERTY TAX/EXCISE TRANSFER COMMITTEES	11,451,044 0	17,495,095 0	58% 0%	3% 0%	10,830,217 2,000	10,659,012 -	171,205 2,000	102% 0%	15,872,224 0	68% N/A
TOTAL REVENUE	14,868,051	23,075,767	65%	76%	15,131,088	14,116,605	1,014,483	107%	21,300,571	71%

**TOWN OF BRECKENRIDGE
GENERAL FUND
CURRENT YEAR TO PRIOR YEAR COMPARISON
FOR THE 7 MONTHS ENDING JULY 31, 2010**

58 % OF THE FISCAL YEAR HAS ELAPSED

	PRIOR YEAR				CURRENT YEAR						
	YTD ACTUAL	YE TOTAL	% OF YE REC'D/SPENT	2009 ACTUAL/ 2010 ACTUAL % CHANGE	YTD ACTUAL	YTD BUDGET	ACTUAL/BUDGET \$ VARIANCE FAVORABLE/(UNFAVORABLE)	ACTUAL/BUDGET % VARIANCE	ANNUAL BUDGET	% OF BUDGET REC'D/SPENT	
EXPENDITURES											
LAW & POLICY MAKING PROGRAM	88,493	124,649	71%	125%	70,694	77,742	7,048	91%	129,070	55%	
MUNICIPAL COURT PROGRAM	98,282	178,662	55%	100%	98,523	105,726	7,203	93%	204,254	48%	
ADVICE & LITIGATION PROGRAM	175,527	668,210	26%	79%	223,128	124,395	(98,733)	179%	229,008	97%	
ADMINISTRATIVE MGT PROGRAM	321,250	536,021	60%	93%	346,068	322,530	(23,538)	107%	595,917	58%	
HUMAN RESOURCES ADMIN PROGRAM	239,312	412,117	58%	111%	215,069	239,456	24,387	90%	433,459	50%	
SPECIAL EVENTS/COMM PROGRAM	331,578	593,856	56%	55%	603,001	338,732	(264,269)	178%	610,091	99%	
TOWN CLERK ADMIN PROGRAM	132,908	248,439	53%	93%	142,886	154,458	11,572	93%	277,204	52%	
FINANCE ADMINISTRATION PROGRAM	167,510	280,391	60%	98%	171,474	183,050	11,576	94%	317,483	54%	
ACCOUNTING PROGRAM	186,471	318,069	59%	97%	193,204	202,431	9,227	95%	353,961	55%	
TRANSIT ADMIN PROGRAM	69,354	122,251	57%	100%	69,236	75,358	6,122	92%	122,140	57%	
TRANSIT SERVICES PROGRAM	1,274,884	2,161,853	59%	96%	1,322,909	1,338,486	15,577	99%	2,356,546	56%	
PUBLIC SAFETY ADMIN/RECORDS	491,934	878,406	56%	102%	481,401	480,777	(624)	100%	880,098	55%	
PUBLIC SAFETY COMMUNICATN PROG	246,693	320,942	77%	103%	238,807	166,918	(71,889)	143%	333,522	72%	
PUBLIC SAFETY PATROL SVCS PROG	1,063,926	1,836,204	58%	122%	871,015	1,061,851	190,836	82%	1,826,775	48%	
PUBLIC SAFETY COMMNTY SVC PROG	262,278	439,598	60%	110%	238,484	223,497	(14,987)	107%	511,088	47%	
PLANNING SERVICES ADMIN PROGRAM	655,973	1,166,696	56%	101%	650,646	672,331	21,685	97%	1,222,253	53%	
ARTS DISTRICT	-	(120)	0%	0%	16,273	-	(16,273)	0%	-	N/A	
BUILDING SERVICES ADMIN PROGRAM	225,018	402,077	56%	99%	226,333	232,773	6,440	97%	417,602	54%	
PUBLIC WORKS ADMIN PROGRAM	215,726	498,308	43%	78%	277,348	279,231	1,883	99%	503,464	55%	
STREETS PROGRAM	1,066,320	1,797,524	59%	101%	1,057,610	1,059,924	2,314	100%	1,858,768	57%	
PARKS PROGRAM	587,133	1,071,289	55%	100%	587,107	614,475	27,368	96%	1,140,838	51%	
FACILITIES ADMIN PROGRAM	741,240	1,392,548	53%	118%	629,897	788,084	158,187	80%	1,404,310	45%	
ENGINEERING ADMIN PROGRAM	247,198	333,603	74%	140%	176,068	171,157	(4,911)	103%	300,728	59%	
CONTINGENCIES	183,000	204,050	90%	152%	120,620	115,278	(5,342)	105%	122,500	98%	
RECREATION ADMIN PROGRAM	366,276	703,099	52%	101%	363,893	371,093	7,200	98%	661,727	55%	
RECREATION PROGRAM	305,706	565,985	54%	103%	297,907	366,380	68,473	81%	627,016	48%	
RECREATION OPERATIONS PROGRAM	992,468	1,737,236	57%	112%	884,695	1,024,859	140,164	86%	1,877,907	47%	
NORDIC CENTER OPERATIONS	195,771	292,260	67%	119%	164,611	157,894	(6,717)	104%	253,771	65%	
ICE RINK OPERATIONS PROGRAM	548,904	984,999	56%	102%	539,859	625,561	85,702	86%	1,116,633	48%	
LONG TERM DEBT	209,101	413,659	51%	100%	208,589	202,086	(6,503)	103%	417,120	50%	
SHORT TERM DEBT	5,929	133,274	4%	200%	2,971	3,021	50	98%	128,542	2%	
COMMITTEES	51	2,293	2%	1%	6,958	26,124	19,166	27%	44,784	16%	
TOTAL EXPENDITURES	11,712,118	20,823,732	56%	102%	11,501,147	11,805,678	304,531	97%	21,278,579	54%	
REVENUE LESS EXPENDITURES	(261,074)	(3,328,637)			3,629,941	2,310,927	1,319,014		21,992		

**TOWN OF BRECKENRIDGE
EXCISE TAX FUND
CURRENT YEAR TO PRIOR YEAR COMPARISON
FOR THE 7 MONTHS ENDING JULY 31, 2010**

58 % OF THE FISCAL YEAR HAS ELAPSED

	PRIOR YEAR			2009 vs. 2010 ACTUAL % VARIANCE	CURRENT YEAR					
	YTD ACTUAL	YE TOTAL	% OF YE REC'D/SPENT		YTD ACTUAL	YTD BUDGET	ACTUAL/BUDGET \$ VARIANCE	ACTUAL/BUDGET % VARIANCE	ANNUAL BUDGET	% OF BUDGET REC'D/SPENT
TAX REVENUE										
SALES TAX	6,259,102	11,969,634	52%	105%	6,581,850	6,281,172	300,678	105%	11,411,609	58%
ACCOMODATIONS TAX	945,535	1,477,316	64%	104%	986,396	945,535	40,861	104%	1,358,423	73%
CIGARETTE TAX	31,000	53,698	58%	91%	28,182	24,113	4,069	117%	60,000	47%
TELEPHONE FRANCHISE TAX	14,354	28,708	50%	95%	13,593	15,039	(1,446)	90%	29,999	45%
PUBLIC SERVICE FRANCHISE	394,924	693,123	57%	90%	354,797	336,549	18,248	105%	549,998	65%
CABLEVISION FRANCHISE TAX	73,897	144,795	51%	102%	75,584	72,875	2,709	104%	149,998	50%
REAL ESTATE TRANSFER TAX	1,377,977	2,861,119	48%	151%	2,077,841	1,371,925	705,916	151%	2,499,999	83%
INVESTMENT INCOME	45,370	5,168	878%	88%	39,993	43,750	(3,757)	91%	75,000	53%
TOTAL FUND REVENUE	9,142,159	17,233,561	53%	111%	10,158,236	9,090,958	1,067,278	112%	16,135,026	63%
EXCISE TAX DEBT SERVICE										
COP FEES	383	2,100	0%	0%	0	413	413	0%	800	0%
2005 COP'S PRINCIPAL	0	275,000	0%	N/A	0	0	-	N/A	155,000	0%
2005 COP'S INTEREST	145,570	291,140	50%	49%	71,413	68,785	(2,628)	104%	142,825	50%
2007 COP'S PRINCIPAL	0	0	N/A	N/A	0	0	-	N/A	129,996	0%
2007 COP'S INTEREST	0	0	N/A	N/A	69,033	80,535	11,502	86%	138,060	50%
TOTAL EXCISE TAX DEBT SERVICE	145,953	568,240	26%	96%	140,446	149,733	9,287	94%	566,681	25%
TRANSFERS										
TRANSFER TO GENERAL FUND	7,857,500	12,180,000	65%	85%	6,642,811	6,642,811	-	100%	11,387,676	58%
TRANSFER TO GOLF FUND	0	0	0%	N/A	75,831	75,831	-	100%	129,996	58%
TRANSFERS TO CAPITAL FUND	517,417	2,604,002	20%	108%	557,669	557,669	-	100%	956,004	58%
TRANSFER TO MARKETING	253,750	435,000	58%	169%	427,756	427,756	-	100%	733,296	58%
TRFS TO EMPLOYEE HSG FUND	1,360,869	2,093,748	65%	100%	1,360,870	1,360,870	-	100%	2,332,920	58%
TRFS TO SPECIAL PROJECTS FUND	586,393	809,005	72%	36%	212,919	212,919	-	100%	365,004	58%
TOTAL TRANSFERS	10,575,929	18,121,755	58%	88%	9,277,856	9,277,856	-	100%	15,904,896	58%
TOTAL FUND EXPENDITURES	10,721,882	18,689,995	57%	88%	9,418,302	9,427,589	9,287	100%	16,471,577	57%
NET REVENUE OVER EXPENDITURES	(1,579,723)	(1,456,434)			739,934	(336,631)	1,076,565		(336,551)	

**TOWN OF BRECKENRIDGE
ALL FUNDS
CURRENT YEAR TO PRIOR YEAR COMPARISON
FOR THE 7 MONTHS ENDING JULY 31, 2010**

58 % OF THE FISCAL YEAR HAS ELAPSED

	PRIOR YEAR			2009 ACTUAL/ 2010 ACTUAL % CHANGE	CURRENT YEAR					
	YTD ACTUAL	YE TOTAL	% OF YE REC'D/SPENT		YTD ACTUAL	YTD BUDGET	ACTUAL/BUDGET \$ VARIANCE FAVORABLE/(UNFAVORABLE)	ACTUAL AS A % OF BUDGET	ANNUAL BUDGET	% OF BUDGET REC'D/SPENT
REVENUE										
1 GENERAL FUND	14,868,052	23,075,766	64%	102%	15,131,158	14,116,605	1,014,553	107%	21,300,571	71%
2 UTILITY FUND	1,314,823	2,774,197	47%	110%	1,441,118	1,605,924	(164,806)	90%	3,057,733	47%
3 CAPITAL FUND	654,088	2,893,302	23%	110%	718,940	657,134	61,806	109%	1,123,500	64%
4 MARKETING FUND	778,353	1,557,764	50%	128%	999,883	961,448	38,435	104%	1,798,362	56%
5 GOLF COURSE FUND	1,154,366	2,697,807	43%	111%	1,280,443	1,288,949	(8,506)	99%	2,274,398	56%
6 EXCISE TAX FUND	9,142,160	17,233,561	53%	111%	10,160,112	9,090,958	1,069,154	112%	16,135,026	63%
7 HOUSING FUND	1,939,834	3,213,472	60%	96%	1,861,751	2,078,842	(217,091)	90%	3,712,493	50%
8 OPEN SPACE ACQUISITION FUND	1,013,926	1,767,706	57%	100%	1,014,178	961,064	53,114	106%	1,741,274	58%
9 CONSERVATION TRUST FUND	16,693	33,502	50%	92%	15,394	16,165	(771)	95%	32,152	48%
10 GARAGE SERVICES FUND	1,797,447	2,399,012	75%	91%	1,639,085	1,461,775	177,310	112%	2,574,193	64%
11 INFORMATION TECHNOLOGY FUND	568,657	974,841	58%	107%	608,986	608,986	-	100%	1,043,976	58%
12 FACILITIES MAINTENANCE FUND	135,572	232,410	58%	99%	134,421	134,407	14	100%	230,412	58%
13 SPECIAL PROJECTS FUND	586,639	809,081	73%	40%	231,919	212,919	19,000	109%	365,004	64%
TOTAL REVENUE	33,970,610	59,662,421	57%	104%	35,237,388	33,195,176	2,042,212	106%	55,389,094	64%
EXPENDITURES										
1 GENERAL FUND	11,712,115	21,490,316	54%	98%	11,501,145	11,805,678	304,533	97%	21,278,579	54%
2 UTILITY FUND	1,222,707	2,124,620	58%	113%	1,385,236	2,978,683	1,593,447	47%	4,991,109	28%
3 CAPITAL FUND	690,228	3,905,277	18%	78%	538,316	1,067,000	528,684	50%	1,067,000	50%
4 MARKETING FUND	1,152,277	1,752,538	66%	105%	1,211,978	1,163,233	(48,745)	104%	1,803,122	67%
5 GOLF COURSE FUND	1,391,605	3,324,969	42%	78%	1,086,003	1,206,645	120,642	90%	2,321,692	47%
6 EXCISE TAX FUND	10,721,882	18,689,995	57%	88%	9,418,301	9,503,420	85,119	99%	16,471,577	57%
7 HOUSING FUND	469,241	1,507,369	31%	260%	1,219,771	2,136,314	916,543	57%	3,231,625	38%
8 OPEN SPACE ACQUISITION FUND	1,398,798	2,183,712	64%	38%	530,062	731,362	201,300	72%	2,000,457	26%
9 CONSERVATION TRUST FUND	18,083	30,996	58%	100%	18,081	18,081	-	100%	30,996	58%
10 GARAGE SERVICES FUND	717,508	1,795,038	40%	148%	1,063,131	798,695	(264,436)	133%	1,915,967	55%
11 INFORMATION TECHNOLOGY FUND	354,855	681,542	52%	108%	383,426	466,831	83,405	82%	726,290	53%
12 FACILITIES MAINTENANCE FUND	247,562	203,193	0%	N/A	0	0	-	N/A	0	N/A
13 SPECIAL PROJECTS FUND	599,738	810,791	74%	39%	231,147	192,511	(38,636)	120%	364,999	63%
TOTAL EXPENDITURES	30,696,599	58,500,356	52%	93%	28,586,597	32,068,453	3,481,856	89%	56,203,413	51%
	3,274,011	1,162,065			6,650,791	1,126,723	5,524,068		(814,319)	

**TOWN OF BRECKENRIDGE
ALL FUNDS, NET OF TRANSFERS
CURRENT YEAR TO PRIOR YEAR COMPARISON
FOR THE 7 MONTHS ENDING JULY 31, 2010**

58 % OF THE FISCAL YEAR HAS ELAPSED

	PRIOR YEAR			2009 ACTUAL/ 2010 ACTUAL % CHANGE	CURRENT YEAR					
	YTD ACTUAL	YE TOTAL	% OF YE REC'D/SPENT		YTD ACTUAL	YTD BUDGET	ACTUAL/BUDGET \$ VARIANCE FAVORABLE/(UNFAVORABLE)	ACTUAL/BUDGET % CHANGE	ANNUAL BUDGET	% OF BUDGET REC'D/SPENT
REVENUE										
1 GENERAL FUND	6,782,798	10,505,331	65%	122%	8,253,763	7,239,210	1,014,553	114%	9,510,751	87%
2 UTILITY FUND	1,314,823	2,774,197	47%	110%	1,441,118	1,605,924	(164,806)	90%	3,057,733	47%
3 CAPITAL FUND	136,672	289,300	47%	118%	161,271	99,465	61,806	162%	167,496	96%
4 MARKETING FUND	524,603	1,122,764	47%	109%	572,127	533,692	38,435	107%	1,065,066	54%
5 GOLF COURSE FUND	1,154,366	2,697,807	43%	104%	1,206,283	1,213,118	(6,835)	99%	2,144,402	56%
6 EXCISE TAX FUND	9,142,160	17,233,561	53%	111%	10,160,112	9,090,958	1,069,154	112%	16,135,026	63%
7 HOUSING FUND	578,965	1,119,724	52%	87%	500,881	717,972	(217,091)	70%	1,379,573	36%
8 OPEN SPACE ACQUISITION FUND	1,013,926	1,767,706	57%	100%	1,014,178	961,064	53,114	106%	1,741,274	58%
9 CONSERVATION TRUST FUND	16,693	33,502	50%	92%	15,394	16,165	(771)	95%	32,152	48%
10 GARAGE SERVICES FUND	444,530	79,725	558%	45%	198,730	61,257	137,473	324%	105,012	189%
11 INFORMATION TECHNOLOGY FUND	0	0	N/A	N/A	0	0	-	N/A	0	N/A
12 FACILITIES MAINTENANCE FUND	0	0	N/A	N/A	0	0	-	N/A	0	N/A
13 SPECIAL PROJECTS FUND	246	76	324%	7724%	19,000	0	19,000	N/A	0	N/A
TOTAL REVENUE	21,109,782	37,623,693	56%	112%	23,542,857	21,538,825	2,004,032	109%	35,338,485	67%
EXPENDITURES										
1 GENERAL FUND	10,381,918	18,543,499	56%	97%	10,099,513	10,404,294	304,781	97%	18,876,731	54%
2 UTILITY FUND	975,648	1,701,091	57%	115%	1,125,865	2,719,319	1,593,454	41%	4,546,485	25%
3 CAPITAL FUND	690,228	3,905,277	18%	78%	538,316	1,067,000	528,684	50%	1,067,000	50%
4 MARKETING FUND	1,152,277	1,752,538	66%	105%	1,211,978	1,163,233	(48,745)	104%	1,803,122	67%
5 GOLF COURSE FUND	1,391,605	2,014,692	69%	78%	1,086,003	1,206,645	120,642	90%	2,321,692	47%
6 EXCISE TAX FUND	145,953	568,240	26%	96%	140,445	225,564	85,119	62%	566,681	25%
7 HOUSING FUND	469,241	1,507,369	31%	260%	1,219,771	2,136,314	916,543	57%	3,231,625	38%
8 OPEN SPACE ACQUISITION FUND	1,396,866	2,180,399	64%	38%	526,555	727,855	201,300	72%	1,994,445	26%
9 CONSERVATION TRUST FUND	0	0	N/A	N/A	0	0	-	N/A	0	N/A
10 GARAGE SERVICES FUND	717,508	1,795,038	40%	147%	1,054,304	789,875	(264,429)	133%	1,900,847	55%
11 INFORMATION TECHNOLOGY FUND	353,312	678,897	52%	108%	381,823	465,228	83,405	82%	723,542	53%
12 FACILITIES MAINTENANCE FUND	247,562	203,193	122%	0%	0	0	-	N/A	0	N/A
13 SPECIAL PROJECTS FUND	599,738	810,791	74%	39%	231,147	192,511	(38,636)	120%	364,999	63%
TOTAL EXPENDITURES	18,521,856	35,661,024	52%	95%	17,615,720	21,097,838	3,482,118	83%	37,397,169	47%
Revenue Less Expenditures	2,587,926	1,962,669			5,927,137	440,987	5,486,150		(2,058,684)	

**TOWN OF BRECKENRIDGE
TAXABLE SALES ANALYSIS BY BUSINESS SECTOR**

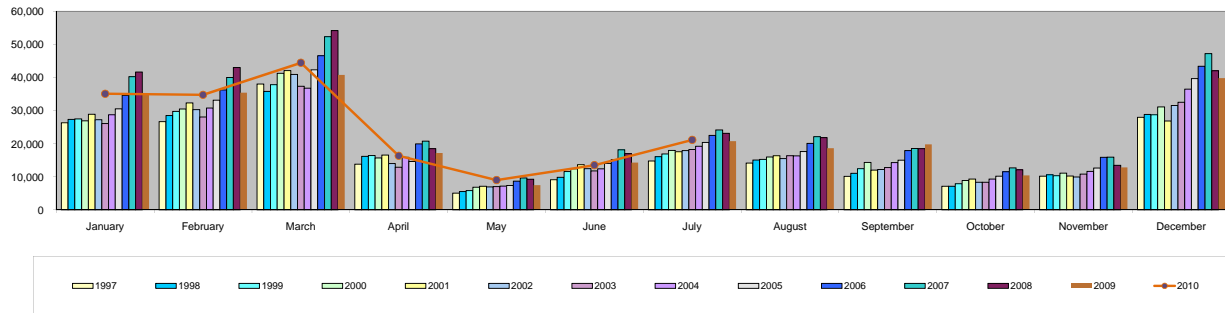
(in Thousands of Dollars)

Total - All Categories*

* excluding Undefined and Utilities categories

	Actual 1997	Actual 1998	Actual 1999	Actual 2000	Actual 2001	Actual 2002	Actual 2003	Actual 2004	Actual 2005	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Monthly 09-10	YTD 2009	YTD 2010	YTD % Change 09-10
January	26,315	27,355	27,490	26,938	28,887	27,264	26,117	28,764	30,549	34,589	40,283	41,665	34,783	35,102	0.9%	34,783	35,102	0.9%
February	26,667	28,510	29,777	30,510	32,350	30,295	28,093	30,808	33,171	36,236	40,034	43,052	35,453	34,789	-1.9%	70,236	69,891	-0.5%
March	38,037	35,824	37,843	41,307	42,120	40,962	37,377	36,807	42,370	46,603	52,390	54,237	40,810	44,484	9.0%	111,046	114,375	3.0%
April	13,809	16,196	16,407	15,702	16,565	13,982	12,868	15,894	14,635	19,963	20,758	18,483	17,171	16,346	-4.8%	128,217	130,721	2.0%
May	5,024	5,530	5,822	6,816	7,107	6,914	7,028	7,179	7,355	8,661	9,629	9,251	7,475	8,999	20.4%	135,692	139,720	3.0%
June	9,093	9,826	11,561	12,400	13,676	12,426	11,774	12,395	14,043	15,209	18,166	16,988	14,286	13,506	-5.5%	149,978	153,226	2.2%
July	14,791	16,080	16,899	17,949	17,575	17,909	18,273	19,208	20,366	22,498	24,168	23,160	20,788	21,143	1.7%	170,766	174,369	2.1%
August	14,145	15,077	15,253	15,994	16,389	15,508	16,362	16,326	17,625	20,071	22,125	21,845	18,656	0	n/a	189,422	174,369	n/a
September	10,099	11,033	12,427	14,310	12,002	12,224	12,778	14,261	15,020	17,912	18,560	18,481	19,806	0	n/a	209,228	174,369	n/a
October	7,120	7,132	7,880	8,876	9,289	8,323	8,311	9,306	10,170	11,544	12,687	12,120	10,410	0	n/a	219,638	174,369	n/a
November	10,173	10,588	10,340	11,069	10,211	9,942	10,780	11,604	12,647	15,877	15,943	13,483	12,809	0	n/a	232,447	174,369	n/a
December	27,965	28,845	28,736	31,107	26,870	31,564	32,525	36,482	39,687	43,431	47,258	42,076	39,859	0	n/a	272,306	174,369	n/a
Totals	203,238	211,996	220,435	232,978	233,041	227,313	222,286	239,034	257,638	292,594	322,001	314,841	272,306	174,369				

2010 Monthly Sales Tax Activity (in thousands of dollars)



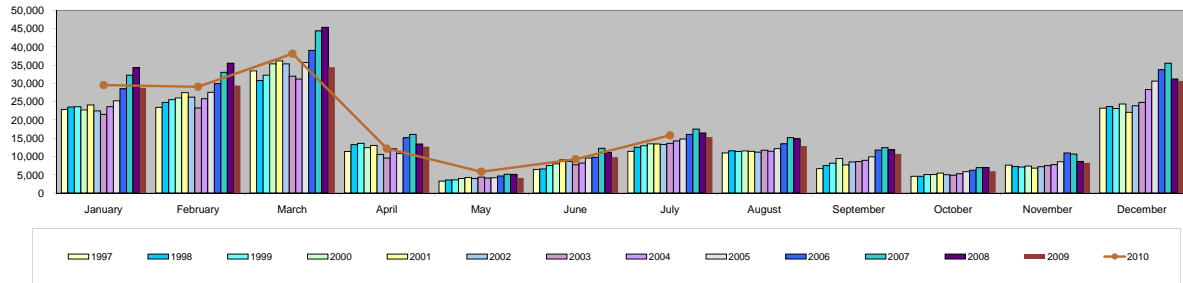
**TOWN OF BRECKENRIDGE
TAXABLE SALES ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Retail-Restaurant-Lodging Summary

	Actual 1997	Actual 1998	Actual 1999	Actual 2000	Actual 2001	Actual 2002	Actual 2003	Actual 2004	Actual 2005	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Monthly 09-10	YTD 2009	YTD 2010	YTD % Change 09-10
January	22,893	23,523	23,629	22,723	24,118	22,465	21,509	23,620	25,240	28,528	32,258	34,290	28,802	29,535	2.5%	28,802	29,535	2.5%
February	23,443	24,805	25,532	26,044	27,464	26,258	23,253	25,826	27,553	29,972	33,039	35,511	29,401	29,088	-1.1%	58,203	58,623	0.7%
March	33,414	30,809	32,254	35,348	36,196	35,344	31,988	31,209	35,705	39,051	44,390	45,338	34,428	38,135	10.8%	92,631	96,758	4.5%
April	11,347	13,256	13,579	12,426	13,029	10,587	9,562	12,102	10,773	15,134	16,025	13,410	12,653	12,154	-3.9%	105,284	108,912	3.4%
May	3,264	3,565	3,610	3,949	4,203	3,950	4,331	4,095	4,179	4,647	5,146	5,111	4,125	5,836	41.5%	109,409	114,748	4.9%
June	6,451	6,588	7,513	8,001	9,058	8,619	7,724	8,217	9,568	9,789	12,225	11,112	9,829	9,251	-5.9%	119,238	123,999	4.0%
July	11,405	12,527	12,944	13,464	13,406	13,292	13,590	14,248	14,766	16,038	17,499	16,446	15,305	15,793	3.2%	134,543	139,792	3.9%
August	10,981	11,517	11,352	11,542	11,407	11,174	11,717	11,429	12,122	13,446	15,167	14,815	12,859	0	n/a	147,402	139,792	n/a
September	6,687	7,492	8,160	9,443	7,666	8,513	8,599	8,940	9,897	11,761	12,418	11,794	10,705	0	n/a	158,107	139,792	n/a
October	4,560	4,578	5,049	5,054	5,425	4,991	4,855	5,257	5,824	6,248	6,934	6,977	5,986	0	n/a	164,093	139,792	n/a
November	7,617	7,255	7,122	7,352	6,816	7,174	7,511	7,771	8,557	10,963	10,650	8,637	8,234	0	n/a	172,327	139,792	n/a
December	23,219	23,650	23,124	24,361	22,090	23,901	24,818	28,314	30,619	33,736	35,517	31,211	30,667	0	n/a	202,994	139,792	n/a
Totals	165,281	169,565	173,868	179,707	180,878	176,268	169,457	181,028	194,803	219,313	241,268	234,652	202,994	139,792				

2010 Monthly Sales Tax Activity (in thousands of dollars)



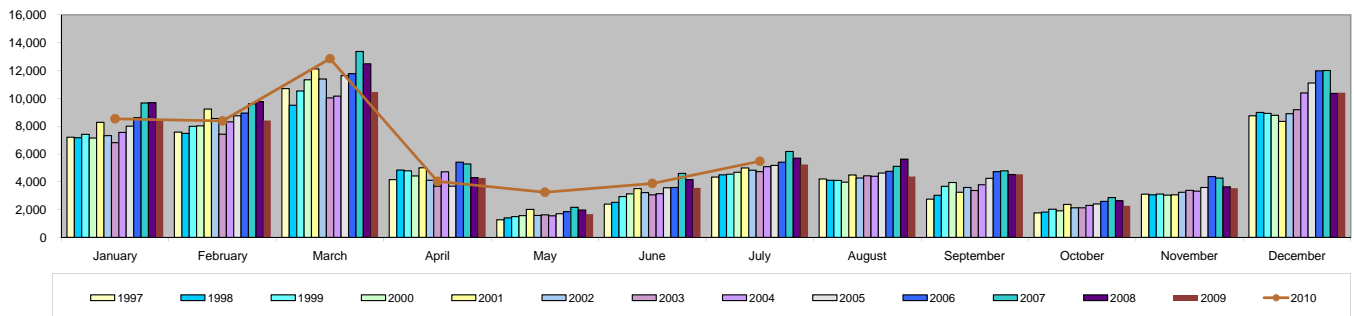
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Retail Sales

	Actual 1997	Actual 1998	Actual 1999	Actual 2000	Actual 2001	Actual 2002	Actual 2003	Actual 2004	Actual 2005	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Monthly 09-10	Actual 2009	Actual 2010	YTD 09-10
January	7,205	7,173	7,411	7,149	8,271	7,320	6,807	7,545	8,001	8,607	9,665	9,684	8,430	8,527	1.2%	8,430	8,527	1.2%
February	7,568	7,474	7,983	8,024	9,231	8,549	7,418	8,312	8,744	8,942	9,607	9,763	8,401	8,376	-0.3%	16,831	16,903	0.4%
March	10,702	9,507	10,525	11,337	12,116	11,390	10,028	10,162	11,632	11,774	13,373	12,479	10,449	12,850	23.0%	27,280	29,753	9.1%
April	4,156	4,841	4,789	4,423	5,008	4,105	3,679	4,714	3,678	5,406	5,287	4,301	4,274	4,032	-5.7%	31,554	33,785	7.1%
May	1,272	1,408	1,492	1,569	2,014	1,583	1,626	1,549	1,708	1,858	2,165	1,965	1,675	3,251	94.1%	33,229	37,036	11.5%
June	2,391	2,521	2,931	3,135	3,514	3,227	3,062	3,140	3,565	3,589	4,597	4,153	3,558	3,882	9.1%	36,787	40,918	11.2%
July	4,336	4,499	4,543	4,678	4,998	4,838	4,732	5,087	5,174	5,403	6,176	5,700	5,240	5,477	4.5%	42,027	46,395	10.4%
August	4,199	4,109	4,100	3,973	4,492	4,269	4,429	4,397	4,620	4,757	5,110	5,631	4,384	0	n/a	46,411	46,395	n/a
September	2,753	3,021	3,671	3,944	3,242	3,587	3,370	3,781	4,249	4,726	4,783	4,527	4,536	0	n/a	50,947	46,395	n/a
October	1,759	1,815	2,024	1,908	2,374	2,132	2,127	2,298	2,404	2,591	2,866	2,635	2,277	0	n/a	53,224	46,395	n/a
November	3,108	3,060	3,124	3,041	3,057	3,249	3,378	3,326	3,586	4,376	4,267	3,641	3,540	0	n/a	56,764	46,395	n/a
December	8,746	8,985	8,919	8,782	8,338	8,893	9,184	10,388	11,099	11,971	12,000	10,358	10,403	0	n/a	67,167	46,395	n/a
Totals	58,195	58,413	61,512	61,963	66,655	63,142	59,840	64,699	68,460	74,000	79,896	74,837	67,167	46,395				

2010 Monthly Sales Tax Activity (in thousands of dollars)



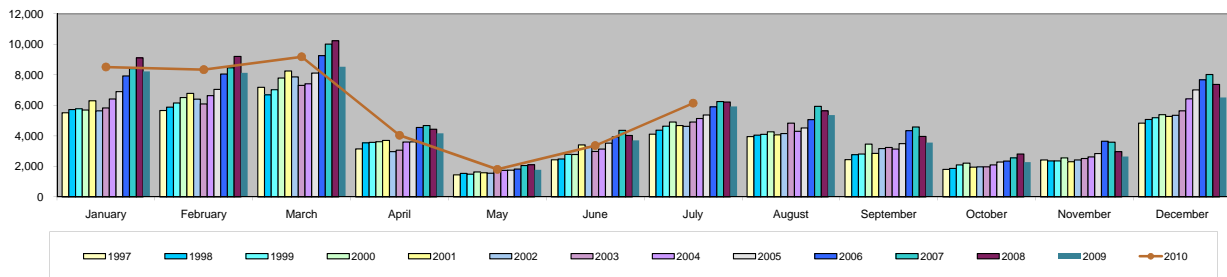
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Restaurants/Bars

	Actual 1997	Actual 1998	Actual 1999	Actual 2000	Actual 2001	Actual 2002	Actual 2003	Actual 2004	Actual 2005	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Monthly 09-10	Actual 2009	Actual 2010	YTD 09-10
January	5,515	5,723	5,784	5,697	6,300	5,644	5,835	6,425	6,897	7,924	8,414	9,117	8,231	8,515	3.5%	8,231	8,515	3.5%
February	5,667	5,880	6,162	6,519	6,783	6,412	6,092	6,637	7,047	8,058	8,467	9,208	8,129	8,343	2.6%	16,360	16,858	3.0%
March	7,180	6,688	7,031	7,792	8,258	7,870	7,307	7,413	8,117	9,256	10,015	10,240	8,527	9,186	7.7%	24,887	26,044	4.6%
April	3,149	3,548	3,576	3,624	3,706	2,967	3,068	3,595	3,609	4,552	4,678	4,440	4,173	4,042	-3.1%	29,060	30,086	3.5%
May	1,454	1,541	1,492	1,641	1,590	1,561	1,808	1,746	1,760	1,832	2,058	2,107	1,783	1,812	1.6%	30,843	31,898	3.4%
June	2,437	2,488	2,796	2,779	3,413	3,257	2,982	3,136	3,525	3,938	4,370	4,030	3,712	3,366	-9.3%	34,555	35,264	2.1%
July	4,113	4,380	4,639	4,910	4,675	4,632	4,913	5,138	5,375	5,905	6,249	6,218	5,931	6,146	3.6%	40,486	41,410	2.3%
August	3,953	4,056	4,106	4,270	4,068	4,156	4,832	4,302	4,521	5,067	5,933	5,639	5,365	0	n/a	45,851	41,410	n/a
September	2,452	2,770	2,814	3,468	2,860	3,169	3,249	3,138	3,498	4,340	4,585	3,971	3,565	0	n/a	49,416	41,410	n/a
October	1,807	1,870	2,097	2,220	1,959	1,977	1,978	2,100	2,290	2,352	2,564	2,818	2,285	0	n/a	51,701	41,410	n/a
November	2,428	2,364	2,367	2,558	2,307	2,425	2,520	2,624	2,841	3,651	3,593	2,972	2,649	0	n/a	54,350	41,410	n/a
December	4,834	5,076	5,191	5,393	5,275	5,354	5,646	6,428	7,017	7,681	8,028	7,371	6,524	0	n/a	60,874	41,410	n/a
Totals	44,989	46,384	48,055	50,871	51,194	49,424	50,230	52,682	56,497	64,556	68,954	68,131	60,874	41,410				

2010 Monthly Sales Tax Activity (in thousands of dollars)



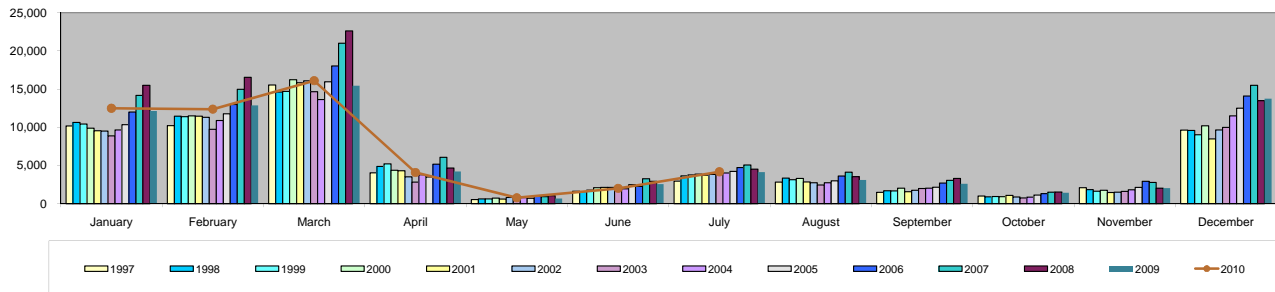
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Short-Term Lodging

	Actual 1997	Actual 1998	Actual 1999	Actual 2000	Actual 2001	Actual 2002	Actual 2003	Actual 2004	Actual 2005	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Monthly 09-10	Actual 2009	Actual 2010	YTD 09-10
January	10,173	10,627	10,434	9,877	9,547	9,501	8,867	9,650	10,342	11,997	14,179	15,489	12,141	12,493	2.9%	12,141	12,493	2.9%
February	10,208	11,451	11,387	11,501	11,450	11,297	9,743	10,877	11,762	12,972	14,965	16,540	12,871	12,369	-3.9%	25,012	24,862	-0.6%
March	15,532	14,614	14,698	16,219	15,822	16,084	14,653	13,634	15,956	18,021	21,002	22,619	15,452	16,099	4.2%	40,464	40,961	1.2%
April	4,042	4,867	5,214	4,379	4,315	3,515	2,815	3,793	3,486	5,176	6,060	4,669	4,206	4,080	-3.0%	44,670	45,041	0.8%
May	538	616	626	739	599	806	897	800	711	957	923	1,039	667	773	15.9%	45,337	45,814	1.1%
June	1,623	1,579	1,786	2,087	2,131	2,135	1,680	1,941	2,478	2,262	3,258	2,929	2,559	2,003	-21.7%	47,896	47,817	-0.2%
July	2,956	3,648	3,762	3,876	3,733	3,822	3,945	4,023	4,217	4,730	5,074	4,528	4,134	4,170	0.9%	52,030	51,987	-0.1%
August	2,829	3,352	3,146	3,299	2,847	2,749	2,456	2,730	2,981	3,622	4,124	3,545	3,110	0	n/a	55,140	51,987	n/a
September	1,482	1,701	1,675	2,031	1,564	1,757	1,980	2,021	2,150	2,695	3,050	3,296	2,604	0	n/a	57,744	51,987	n/a
October	994	893	928	926	1,092	882	750	859	1,130	1,305	1,504	1,524	1,424	0	n/a	59,168	51,987	n/a
November	2,081	1,831	1,631	1,753	1,452	1,500	1,613	1,821	2,130	2,936	2,790	2,024	2,045	0	n/a	61,213	51,987	n/a
December	9,639	9,589	9,014	10,186	8,477	9,654	9,988	11,498	12,503	14,084	15,489	13,482	13,740	0	n/a	74,953	51,987	n/a
Totals	62,097	64,768	64,301	66,873	63,029	63,702	59,387	63,647	69,846	80,757	92,418	91,684	74,953	51,987				

2010 Monthly Sales Tax Activity (in thousands of dollars)



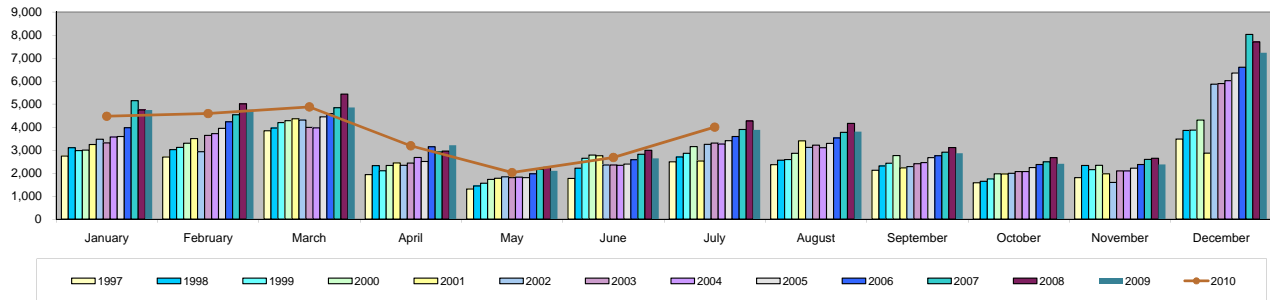
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Grocery/Liquor Stores

	Actual 1997	Actual 1998	Actual 1999	Actual 2000	Actual 2001	Actual 2002	Actual 2003	Actual 2004	Actual 2005	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Monthly 09-10	Actual 2009	Actual 2010	YTD 09-10
January	2,746	3,104	2,977	2,999	3,242	3,472	3,314	3,570	3,589	3,977	5,149	4,744	4,741	4,472	-5.7%	4,741	4,472	-5.7%
February	2,702	3,020	3,119	3,296	3,501	2,931	3,643	3,714	3,949	4,233	4,536	5,009	4,755	4,590	-3.5%	9,496	9,062	-4.6%
March	3,839	3,960	4,199	4,282	4,366	4,311	3,988	3,968	4,449	4,585	4,844	5,436	4,852	4,877	0.5%	14,348	13,939	-2.9%
April	1,937	2,325	2,105	2,330	2,441	2,336	2,437	2,682	2,503	3,149	2,920	2,959	3,213	3,186	-0.8%	17,561	17,125	-2.5%
May	1,309	1,440	1,558	1,728	1,779	1,836	1,801	1,823	1,806	1,969	2,169	2,246	2,100	2,024	-3.6%	19,661	19,149	-2.6%
June	1,772	2,214	2,648	2,784	2,760	2,352	2,354	2,341	2,392	2,584	2,822	2,990	2,643	2,682	1.5%	22,304	21,831	-2.1%
July	2,494	2,701	2,862	3,152	2,527	3,253	3,303	3,266	3,414	3,588	3,899	4,264	3,881	3,999	3.0%	26,185	25,830	-1.4%
August	2,364	2,559	2,587	2,861	3,404	3,117	3,216	3,103	3,292	3,529	3,771	4,161	3,807	0	n/a	29,992	25,830	n/a
September	2,122	2,311	2,430	2,765	2,231	2,284	2,409	2,456	2,671	2,757	2,908	3,113	2,864	0	n/a	32,856	25,830	n/a
October	1,584	1,644	1,748	1,969	1,965	1,990	2,066	2,069	2,239	2,372	2,494	2,673	2,408	0	n/a	35,264	25,830	n/a
November	1,804	2,330	2,152	2,339	1,970	1,597	2,096	2,096	2,214	2,377	2,600	2,647	2,379	0	n/a	37,643	25,830	n/a
December	3,477	3,858	3,869	4,305	2,865	5,868	5,897	6,017	6,356	6,604	8,028	7,705	7,234	0	n/a	44,877	25,830	n/a
Totals	28,150	31,466	32,254	34,810	33,051	35,347	36,524	37,105	38,874	41,724	46,140	47,947	44,877	25,830				

2010 Monthly Sales Tax Activity (in thousands of dollars)



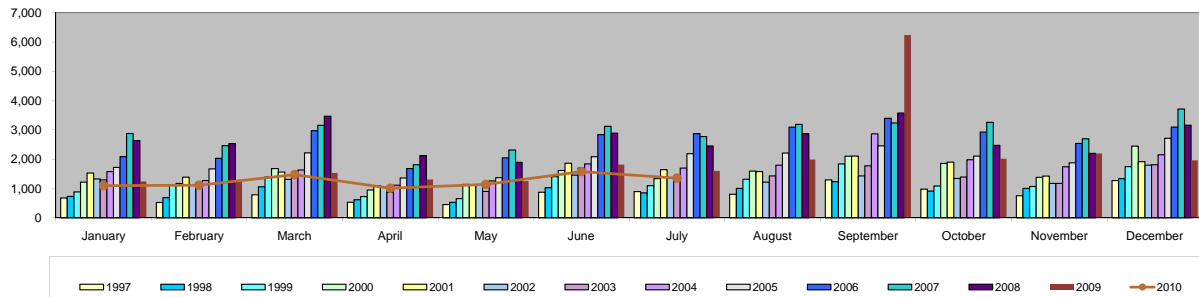
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Supplies

	Actual 1997	Actual 1998	Actual 1999	Actual 2000	Actual 2001	Actual 2002	Actual 2003	Actual 2004	Actual 2005	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Monthly 09-10	Actual 2009	Actual 2010	YTD 09-10
January	676	728	884	1,216	1,527	1,327	1,294	1,574	1,720	2,084	2,876	2,631	1,240	1,095	-11.7%	1,240	1,095	-11.7%
February	522	685	1,126	1,170	1,385	1,106	1,197	1,268	1,669	2,031	2,459	2,532	1,297	1,111	-14.3%	2,537	2,206	-13.0%
March	784	1,055	1,390	1,677	1,558	1,307	1,401	1,630	2,216	2,967	3,156	3,463	1,530	1,472	-3.8%	4,067	3,678	-9.6%
April	525	615	723	946	1,095	1,059	869	1,110	1,359	1,680	1,813	2,114	1,305	1,006	-22.9%	5,372	4,684	-12.8%
May	451	525	654	1,139	1,125	1,128	896	1,261	1,370	2,045	2,314	1,894	1,250	1,139	-8.9%	6,622	5,823	-12.1%
June	870	1,024	1,400	1,615	1,858	1,455	1,696	1,837	2,083	2,836	3,119	2,886	1,814	1,573	-13.3%	8,436	7,396	-12.3%
July	892	852	1,093	1,333	1,642	1,364	1,380	1,694	2,186	2,872	2,770	2,450	1,602	1,351	-15.7%	10,038	8,747	-12.9%
August	800	1,001	1,314	1,591	1,578	1,217	1,429	1,794	2,211	3,096	3,187	2,869	1,990	0	n/a	12,028	8,747	n/a
September	1,290	1,230	1,837	2,102	2,105	1,427	1,770	2,865	2,452	3,394	3,234	3,574	6,237	0	n/a	18,265	8,747	n/a
October	976	910	1,083	1,853	1,899	1,342	1,390	1,980	2,107	2,924	3,259	2,470	2,016	0	n/a	20,281	8,747	n/a
November	752	1,003	1,066	1,378	1,425	1,171	1,173	1,737	1,876	2,537	2,693	2,199	2,196	0	n/a	22,477	8,747	n/a
December	1,269	1,337	1,743	2,441	1,915	1,795	1,810	2,151	2,712	3,091	3,713	3,160	1,958	0	n/a	24,435	8,747	n/a
Totals	9,807	10,965	14,313	18,461	19,112	15,698	16,305	20,901	23,961	31,557	34,593	32,242	24,435	8,747				

2010 Monthly Sales Tax Activity (in thousands of dollars)



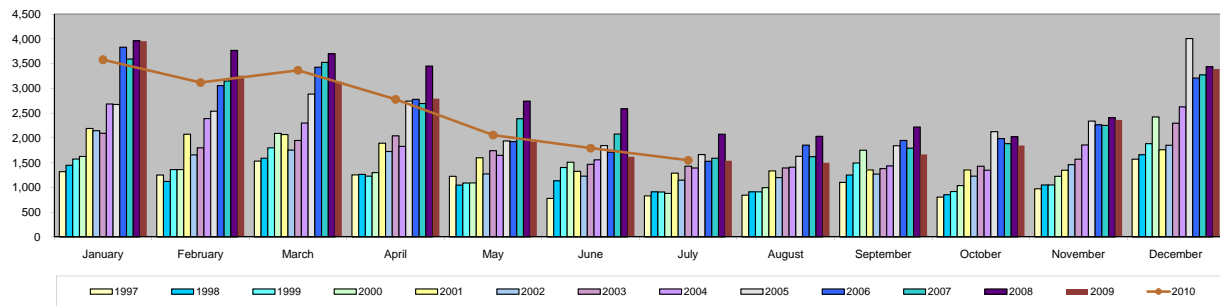
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Utilities

	Actual 1997	Actual 1998	Actual 1999	Actual 2000	Actual 2001	Actual 2002	Actual 2003	Actual 2004	Actual 2005	Actual 2006	Actual 2007	Actual 2008	Actual 2009	Actual 2010	Monthly 09-10	Actual 2009	Actual 2010	YTD 09-10
January	1,320	1,446	1,575	1,625	2,191	2,144	2,093	2,684	2,675	3,829	3,591	3,961	3,950	3,577	-9.4%	3,950	3,577	-9.4%
February	1,250	1,121	1,360	1,359	2,075	1,659	1,800	2,391	2,540	3,056	3,149	3,765	3,253	3,118	-4.2%	7,203	6,695	-7.1%
March	1,533	1,591	1,799	2,090	2,067	1,754	1,947	2,299	2,883	3,428	3,525	3,699	3,134	3,365	7.4%	10,337	10,060	-2.7%
April	1,255	1,262	1,227	1,299	1,894	1,724	2,040	1,827	2,741	2,778	2,694	3,448	2,792	2,779	-0.5%	13,129	12,839	-2.2%
May	1,226	1,047	1,089	1,091	1,599	1,272	1,740	1,647	1,939	1,926	2,386	2,742	1,917	2,057	7.3%	15,046	14,896	-1.0%
June	780	1,133	1,402	1,510	1,325	1,228	1,466	1,558	1,846	1,713	2,078	2,588	1,620	1,793	10.7%	16,666	16,689	0.1%
July	830	913	907	880	1,289	1,147	1,427	1,394	1,663	1,529	1,588	2,075	1,539	1,548	0.6%	18,205	18,237	0.2%
August	844	910	913	994	1,336	1,198	1,393	1,408	1,629	1,854	1,621	2,031	1,497	0	n/a	19,702	18,237	n/a
September	1,103	1,249	1,494	1,752	1,354	1,271	1,381	1,435	1,843	1,949	1,792	2,219	1,667	0	n/a	21,369	18,237	n/a
October	804	854	917	1,039	1,353	1,227	1,429	1,348	2,127	1,987	1,883	2,026	1,845	0	n/a	23,214	18,237	n/a
November	974	1,049	1,052	1,225	1,348	1,461	1,569	1,856	2,340	2,264	2,251	2,411	2,364	0	n/a	25,578	18,237	n/a
December	1,570	1,661	1,885	2,423	1,760	1,852	2,297	2,627	4,005	3,206	3,271	3,435	3,389	0	n/a	28,967	18,237	n/a
Totals	13,489	14,236	15,620	17,287	19,591	17,937	20,582	22,474	28,231	29,519	29,829	34,400	28,967	18,237				

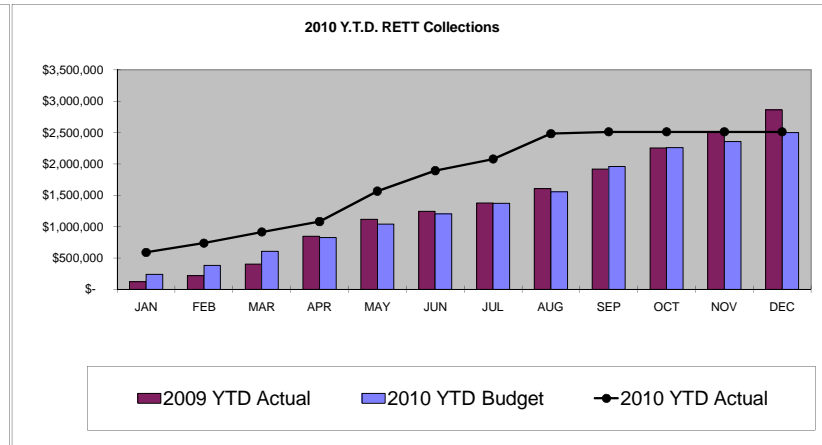
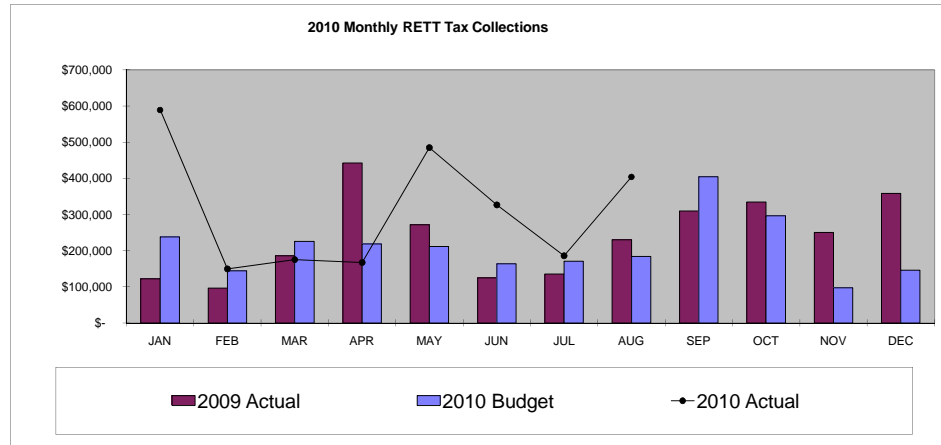
2010 Monthly Sales Tax Activity (in thousands of dollars)



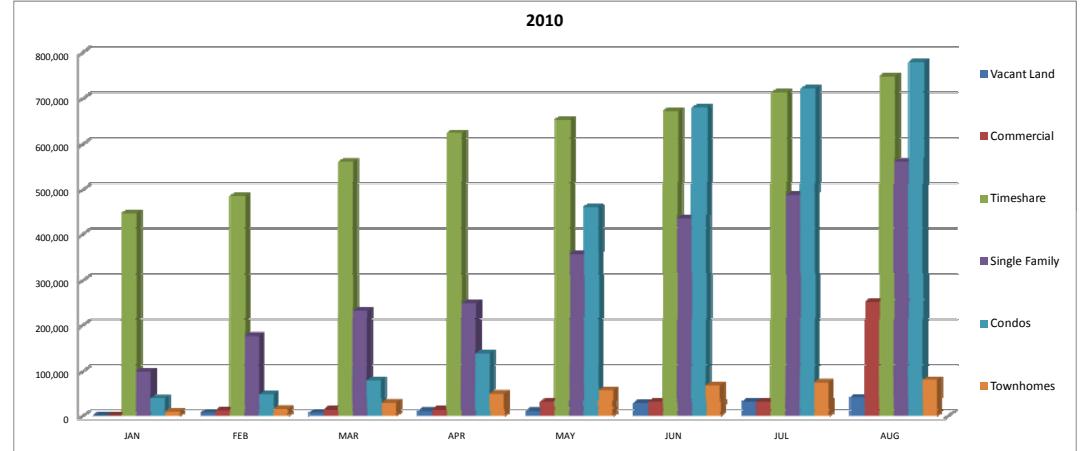
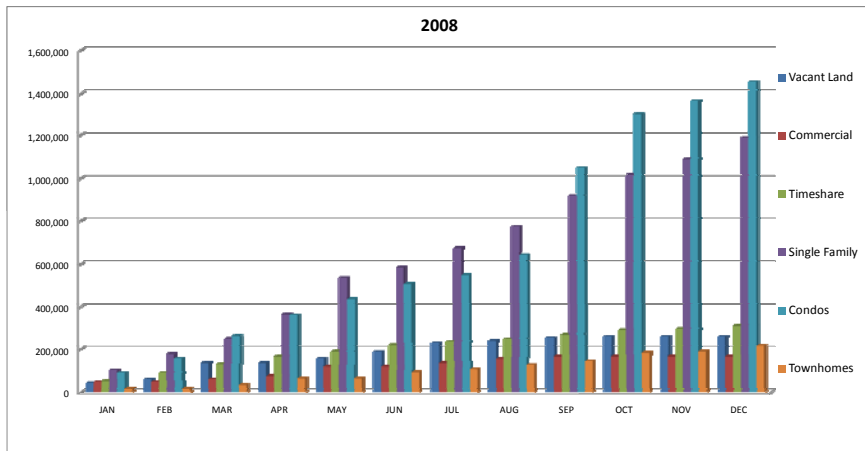
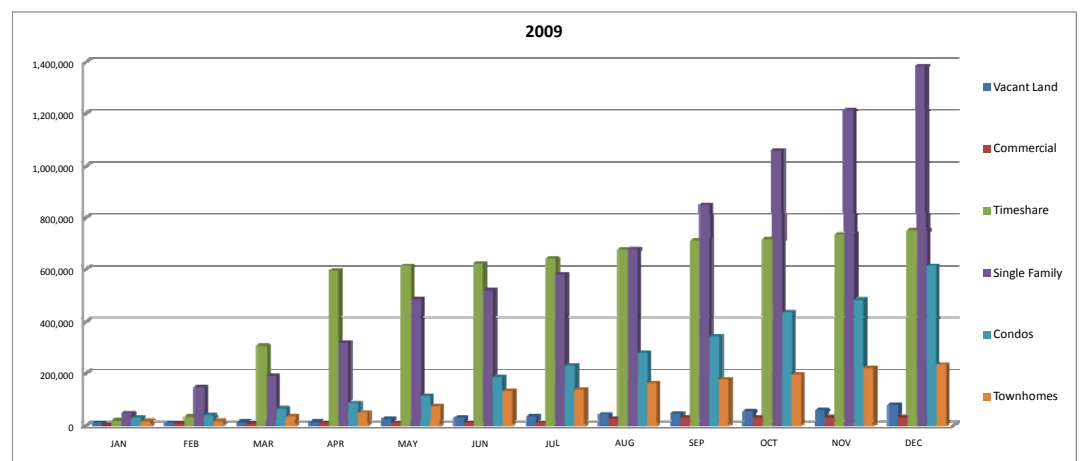
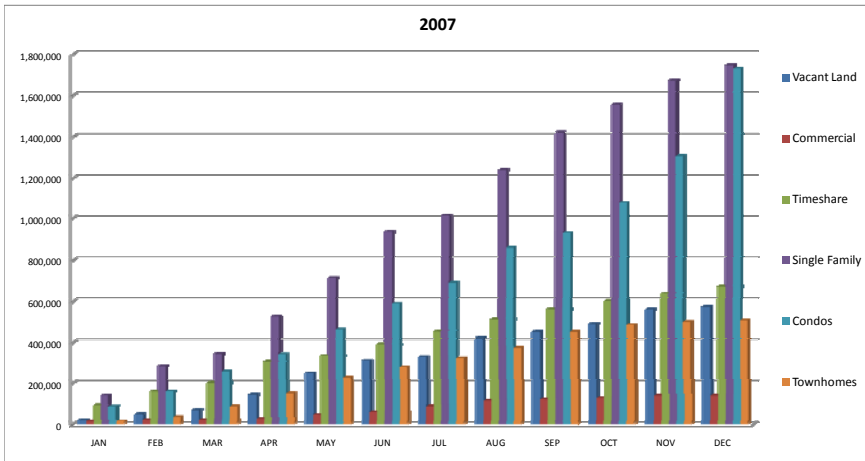
**TOWN OF BRECKENRIDGE
REAL ESTATE TRANSFER TAX COLLECTIONS
REPORTED IN THE PERIOD EARNED**

Sales Period	2007 Collections			2009 Collections			2010 Budget			2010 Monthly				2010 Year to Date			
	Tax Collected	Year To Date	Percent of Total	Tax Collected	Year To Date	Percent of Total	Tax Budgeted	Year To Date	Percent of Total	Actual	% of Budget	% Change from 2007	% Change from 2009	Actual	% of Budget	% Change from 2007	% Change from 2009
JAN	\$ 352,958	\$ 352,958	6.2%	\$ 122,238	\$ 122,238	4.3%	\$ 237,814	\$ 237,814	9.51%	\$ 588,874	247.6%	66.8%	381.7%	\$ 588,874	247.6%	66.8%	381.7%
FEB	342,995	695,953	12.3%	96,379	218,617	7.6%	144,335	382,149	15.29%	149,303	103.4%	-56.5%	54.9%	738,178	193.2%	6.1%	237.7%
MAR	271,817	967,770	17.1%	185,714	404,331	14.1%	225,613	607,762	24.31%	175,161	77.6%	-35.6%	-5.7%	913,339	150.3%	-5.6%	125.9%
APR	564,624	1,532,394	27.0%	442,039	846,370	29.6%	218,626	826,388	33.06%	167,038	76.4%	-70.4%	-62.2%	1,080,377	130.7%	-29.5%	27.6%
MAY	533,680	2,066,074	36.4%	271,393	1,117,763	39.1%	211,243	1,037,631	41.51%	484,618	229.4%	-9.2%	78.6%	1,564,995	150.8%	-24.3%	40.0%
JUN	522,999	2,589,073	45.6%	124,822	1,242,585	43.4%	163,352	1,200,983	48.04%	326,779	200.0%	-37.5%	161.8%	1,891,775	157.5%	-26.9%	52.2%
JUL	343,610	2,932,683	51.7%	135,393	1,377,977	48.2%	170,942	1,371,925	54.88%	186,067	108.8%	-45.8%	37.4%	2,077,841	151.5%	-29.1%	50.8%
AUG	594,349	3,527,032	62.1%	230,014	1,607,991	56.2%	183,756	1,555,681	62.23%	404,004	219.9%	-32.0%	75.6%	2,481,846	159.5%	-29.6%	54.3%
SEP	711,996	4,239,028	74.7%	309,701	1,917,692	67.0%	404,440	1,960,121	78.40%	28,970	7.2%	-95.9%	-90.6%	2,510,816	128.1%	-40.8%	30.9%
OCT	392,752	4,631,779	81.6%	334,899	2,252,591	78.7%	296,502	2,256,623	90.26%	-	0.0%	n/a	n/a	2,510,816	111.3%	-45.8%	11.5%
NOV	459,147	5,090,926	89.7%	250,106	2,502,697	87.5%	97,454	2,354,077	94.16%	-	0.0%	n/a	n/a	2,510,816	106.7%	-50.7%	0.3%
DEC	\$ 584,308	\$ 5,675,235	100.0%	\$ 358,422	\$ 2,861,119	100.0%	\$ 145,922	2,500,000	100.00%	\$ -	0.0%	n/a	n/a	\$ 2,510,816	100.4%	-55.8%	-12.2%

September #s are as of 09/03/10

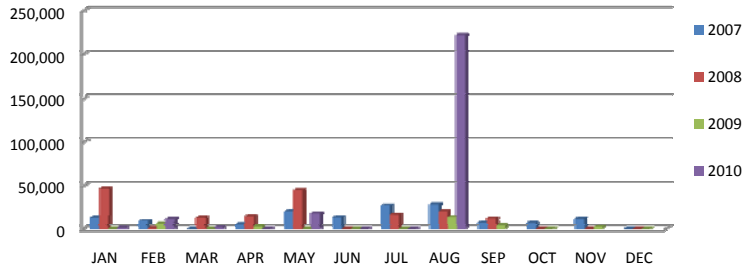


**TOWN OF BRECKENRIDGE
REAL ESTATE TRANSFER TAX COLLECTIONS
YTD CATEGORIES BY MONTH**

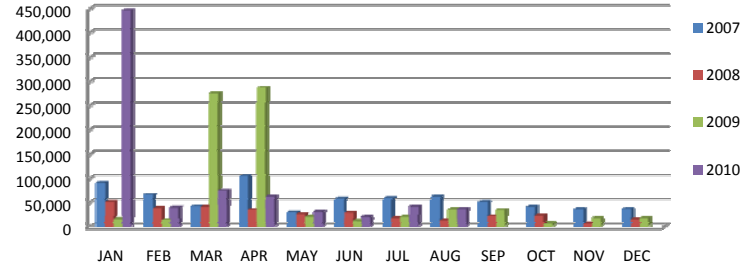


TOWN OF BRECKENRIDGE REAL ESTATE TRANSFER TAX COLLECTIONS MONTHLY BY CATEGORY

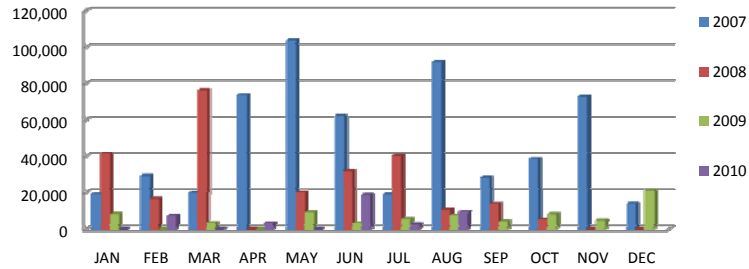
Commercial



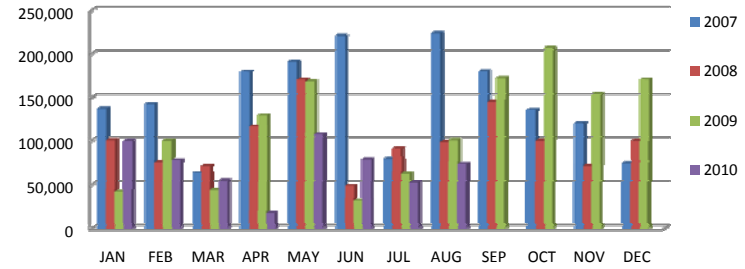
Timeshare



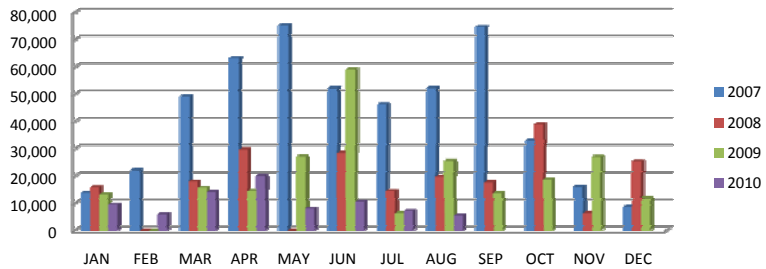
Vacant Land



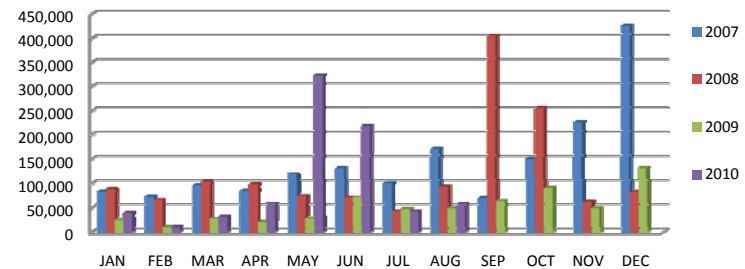
Single Family



Townhomes



Condos



MEMORANDUM

TO: Town Council

FROM: Mark Truckey, Assistant Director of Community Development
Chris Kulick, Planner I

DATE: September 7, 2010 for September 14 Meeting

SUBJECT: Sustainable Breck Update on Public Process and Comments

The public involvement portion of the Sustainable Breck project is nearing completion. This memo outlines what has been accomplished to date and updates the memo sent for the Council's August 24 meeting. We have also provided a brief summary of the results of the Wrap-Up survey.

Kickoff Meeting June 21

The kickoff event on June 21 was successful, with over 120 people attending the event. The event was highlighted by a keynote speech from Auden Schendler, Executive Director of Sustainability for Aspen Skiing Company. Auden discussed some of the challenges he had faced in implementing sustainability measures in the Aspen area. The public seemed to enjoy an electronic polling exercise we conducted, which gave us some early feedback on the community's priorities for sustainability. "Energy" and "Economy" were the two sustainability topics with the highest community interest. Attendees were encouraged to sign up for the three subsequent breakout sessions.

Breakout Sessions July and August

Although not as well attended as the kickoff meeting, we had considerable public interest at the breakout group meetings. Over 40 people participated in the best attended breakout meeting (July 19), with smaller attendance at the other two meetings. A wealth of public comments were collected and the verbatim list of comments can be reviewed at www.sustainablebreck.com. Individual breakout sessions were held on ten topics, with two of the topics (energy and economy) being discussed twice.

Staff took each of the breakout groups through an introduction of issues, including a list of suggested actions the Town could take to address the topic. The suggested actions were those actions that had been developed by the Sustainability Task Force and endorsed by the Town Council at their March 23 meeting. Staff from the Keystone Center then facilitated group discussions on the topic. Comments were recorded on flip charts as they were made. At the end of each breakout group, the participants had an opportunity to vote on several key questions. The questions included:

- A. Is the Town on the right track regarding its proposed targets and actions?
- B. Is the proposed level of effort appropriate?
- C. Which actions or targets are highest priority?

Regarding question A, participants overwhelmingly responded that the Town is on the right track or is for "the most part" on the right track for nine of the ten topic areas listed above. Only under the Housing category was there a split, with half of the participants indicating the Town was mostly or on the right track, and the other half not thinking the Town was on the right track. Comments received indicated some of the concerns were related to targeting the housing program more towards lower income families.

Regarding question B, participants noted that the Town's proposed levels of effort should be increased somewhat or a lot for energy, housing, economy, water, wildlife, land use, and transportation. Participants felt that the Town's proposed level of effort regarding forest health, child care, and open space/recreation was appropriate.

Regarding question C., see the discussion below under Wrap-Up Survey.

Wrap-up Survey

On August 16 staff launched a Sustainable Breck Wrap-Up Survey online. The same questions that were asked at the breakout meetings were included in the survey. The intent of the survey was to get feedback from people that were not able to attend the breakout meetings, as well as getting input from people that may have attended one or more breakout meetings, but were unable to attend all of the topic sessions. The preliminary results from the Wrap-Up Survey include:

- A total of 95 people responded to the Survey.
- The survey did attract feedback from people that did not participate in the breakout meetings. About 50 percent of the respondents had not attended any of the breakout meetings.
- We had a relatively good cross section of age groups represented in the survey.
- Combining the results of the Wrap-Up Survey with the results of the Breakout Group meetings, the following actions were identified by the public as high priority:
 - Creation of rental housing for lower income families and protection of market rate housing for the workforce
 - Increases in commercial and residential energy efficiencies
 - Watershed protection (to address potential erosion after wildfire)
 - A need to identify long term funding for child care and to work with operators on cost reduction strategies
 - Growing a tourism-related economy and focusing marketing efforts on new visitors
 - Highest priority recreational amenities identified included special events, nordic skiing, park facilities/picnic amenities, and Rec Center hours
 - Maintenance/stewardship of existing open space
 - Conserving large areas of contiguous wildlife habitat through development of a wildlife management plan
 - Increasing water storage to accommodate more of our water rights and water conservation efforts
 - Increasing the utilization of transit and parking management
 - Addressing the potential loss of service commercial/light industrial uses

Upcoming September 15 Wrap-up Meeting

The final Wrap-Up meeting will report back to the public on the results from the breakout groups and surveys and will describe how the Council will be using the input from the public as they finalize the Sustainable Breck Action Plan. The public will also get to see the proposed monitoring program for measuring progress on different sustainability issues, and they will be informed of next steps.

Prioritization of Sustainability Actions

In the upcoming weeks, the Sustainability Task Force will be reviewing the public input received through the Sustainable Breck process and evaluating a list of sustainability actions that will ultimately be endorsed by the Town Council in the form of a Sustainability Action Plan. The actions are largely based on the recommendations of the Task Force that were endorsed by the Council in March, along with the comments received at the summer's public meetings and in the Wrap-Up survey.

Questions for Council

This memo is intended primarily as an update to the Council on the progress of the Sustainable Breck project. Staff welcomes any comments the Council has regarding meeting and survey responses or any other input the Council wishes to provide.



Memorandum

To: Town Council
From: Jennifer Cram, AICP
Date: August 4, 2010
Subject: Landscaping Policy 22 Changes

Staff has been working with the Planning Commission since July of 2009 to update Policy 22 - Landscaping to better reflect the goals of the Town's forest health programs, the desire to raise the bar on new landscaping and to consolidate the requirements of recent Ordinance adoptions. The end result is to create a Policy that is user friendly for applicants, sets a basic requirement for landscape plans that improve forest health, utilize native or high altitude plants and provides for the appropriate allocation of positive points for those landscape plans that exceed basic requirements.

Because there have been so many changes made throughout the last year it has been difficult to continue to track all of the changes and move forward with an understandable document. Many of the changes involved simple word-smithing to allow the Planning Commission to better evaluate a development proposal. As such, the document attached is cumulative and staff outlined below the primary changes made to the Policy over the past year.

Absolute Changes

Under Section A. Maintenance, the following additions/changes were added.

- (2) Properties shall be kept free of noxious weeds as designated in the Town's Noxious Weed Management Plan as updated from time to time.
- (4) Dead and terminally diseased shall be cut as close to the ground as possible and removed from the property and disposed of properly on an annual basis. (Please refer to the Landscaping Guidelines for references on common diseases and infestations that affect vegetation at a high altitude.)
- (5) Terminally diseased trees that are removed, such as Mountain Pine Beetle infested trees, shall be replaced on a case-by-case basis in a manner to provide effective screening between properties for privacy and to screen properties from view sheds and public rights of way. Property owners will not be required to replace trees on a per caliper inch basis.

Under Section B. Requirements, the following additions/changes were made. Changes to an

existing number are underlined.

- (1) Each site shall provide through existing vegetation or with new landscaping screening from adjacent properties, a separation of uses, enhancement of privacy and the protection of view sheds from public rights of way as appropriate for each neighborhood. The individual character of each neighborhood shall be considered by the Commission. (Moved from #13 to #1 and enhanced)
- (4) All planting materials proposed in areas also designated as snow stacking areas or anticipated snow shedding areas shall be of a size or type that will not be adversely affected by the proposed snow storage. To the extent possible, new trees shall not be located in areas proposed for snow storage or snow shedding.
- (6) All surface areas on the approved landscaping plan that will not be a hard surface shall be planted with adequate native or high altitude ground cover as approved by the Town and shall be top-dressed with a minimum of two inches (2") of top soil prior to planting. In addition, irrigation shall be provided in those instances where required to guarantee the proper growth and maintenance of the landscaping being provided. (The addition of native or high altitude was added and irrigation for proper growth and maintenance was added.)
- (9) Wheel retention devices shall be utilized for parking areas to protect landscaping where possible. Flexibility in the design of wheel retention devices will be reviewed on a case by case basis to allow for positive drainage and so as not to interfere with snow removal operations.
- (10) At least fifty percent (50%) of all tree stock shall be of a size equal to or greater than six feet (6') in height for evergreen trees and one and one-half inches (1-1/2") caliper for deciduous trees, measured six inches (6") above ground level. (Minimum sizes were increased.)

Section C. Wildfire Mitigation was created based on the Voluntary Defensible Space Ordinance. As this is a Development Code Policy, it will only apply to new construction and major remodels.

The creation of defensible space around structures is required for all new construction, additions greater than 10% of existing square footage, and major remodels that affect the exterior of a structure and/or a structures footprint. All Properties shall be divided into three zones. Properties will be reviewed on a case-by-case basis. Properties within the Conservation District and those properties within a Master Plan with smaller setbacks shall be given special consideration to allow for site buffers and screening to be maintained and created while still meeting the intent of reducing fuels for wildfire mitigation.

(1) Zone One

- (a) Zone One shall extend 30-feet from the eave of the structure or deck.
- (b) All non-firewise vegetation shall be removed within Zone One except that specimen trees with a minimum of ten feet (10') between

the crowns of other vegetation may remain. Specimen trees in close proximity to a structure may be considered part of the structure for measurement purposes.

- (c) Stone or other noncombustible materials with a weed barrier shall be placed under all decks or structure projections such as bay windows.
- (d) Fire-wise landscaping may be planted within Zone One, 15 –feet away from the edge of all eaves or decks. All fire-wise landscaping planted within Zone One shall be maintained in irrigated planting beds. New plantings shall maintain a minimum of ten feet (10') between the crown spacing of individual or groupings of trees at maturity.
- (e) All grasses within Zone One shall be maintained less than six inches (6") in height. For landscape plans that propose taller growing native grasses or wild flowers, these plantings shall be cut back annually in the fall after the plantings have gone to seed.
- (f) All fire-wise trees within Zone One shall be pruned annually to remove all dead branches a minimum of six-feet (6') above ground level.

(2) Zone Two

- (a) Zone Two shall be measured 75 feet up to 125 feet (depending on slope) from the eave of a structure or deck.
- (b) All dead and diseased trees shall be removed within Zone Two.
- (c) All dead trees and branches on the ground shall be removed. Leaf and needle clutter shall not exceed three inches (3") in depth.
- (d) New landscaping may be planted to create site buffers and screening. New plantings shall maintain a minimum of ten feet (10') between the crown spacing of individual or groupings of trees at maturity.
- (e) All trees shall be pruned annually to remove all dead branches a minimum of six-feet (6') above ground level.

(3) Zone Three

- (a) Zone Three shall be measured from the edge of Zone Two to the property line.
- (b) All dead and diseased trees shall be removed within Zone Three. A minimum of one standing dead tree per acre or fraction thereof may remain on site for wildlife habitat provided that a minimum of ten feet (10') is maintained between the dead tree and the crowns of living trees.
- (c) All dead trees and branches on the ground shall be removed. Leaf and needle clutter shall not exceed three inches in depth.
- (d) New landscaping may be planted to create site buffers. New plantings shall maintain a minimum of ten feet (10') between the crown spacing of individual or groupings of trees at maturity.

- (e) All trees shall be pruned annually to remove all dead branches a minimum of six-feet above ground level.

Section D. Water Features was added to address the moratorium on water features.

- (1) Water features shall meet all required setbacks for structures and shall not be permitted outside of disturbance envelopes, nor shall they be permitted when the construction of said feature results in the removal of existing specimen trees, or trees that provide required site buffers. Replacement trees may be considered.
- (2) The use of Glycol or other anti-freezing additives within water features is prohibited.
- (3) Water features that are proposed for year round use may receive negative points under Policy 33 – Energy Conservation.

Relative Changes

Under Section A. the following additions/changes were made. Changes to an existing number are underlined.

- Within the beginning explanation the following language was added. New landscaping should enhance forest health, preserve the natural landscape and wildlife habitat and support fire-wise practices. A layered landscape, through the use of ground covers, shrubs and trees that utilize diverse species and larger sizes where structures are screened from view sheds, public rights of way and other structures, is strongly encouraged.
- (1) It is encouraged that at least one tree a minimum of eight-feet (8') in height, or three inch (3") caliper be planted at least every fifteen feet (15') along public rights of way. (The caliper size was increased.)
- (2) It is encouraged that all landscaping areas have a minimum dimension of ten feet (10'). (The minimum dimension was increased from 5' to 10')
- (4) It is encouraged that the landscaping materials utilized are those species that are native to Breckenridge, or appropriate for the high altitude environment found in Breckenridge.(Native, or appropriate for the high altitude environment was added.)
- (5) It is encouraged that the landscaping materials utilized are those species that need little additional water to survive, or that the applicants provide for an irrigation system that is based on low flows or the recycling of water. In general, native species are the most drought tolerant after establishment. Xeriscaping with native species is encouraged.
- (6) Irrigation that utilizes low flow systems and the recycling of water are strongly encouraged. (Emphasis on low flow and recycling of water.)
- (7) The use of bioswales planted with native vegetation that can filter and absorb

surface water runoff from impervious surfaces to promote water quality is encouraged.

- (8) The use of permeable paving in low traffic areas, to allow precipitation to percolate through areas that would traditionally be impervious, is encouraged.
- (10) It is encouraged that the remaining fifty percent (50%) of the tree stock include a variety of larger sizes ranging up to the largest sizes for each species which are possible according to accepted landscaping practices at maturity which recognize the Breckenridge high altitude environment, transplant feasibility, and plant material availability. Interrelationships of height, caliper, container size and shape shall be in general compliance with the American Standard for Nursery Stock. Fifty percent (50%) of all deciduous trees should be multi-stem.
- (11) It is encouraged that landscaping be provided in a sufficient variety of species to ensure the continued appeal of a project in those instances where a particular species is killed through disease. Native species are preferred.
- (12) It is encouraged that at least fifty percent (50%) of the area of a project that is not being utilized for buildings or other impervious surfaces shall be kept in a natural/undisturbed state. Native grasses, wild flowers and native shrubs are desirable features to maintain.

The point multipliers has also been changed to negative two (-2), positive two (+2), positive four (+4) and positive six (+6). The original point multipliers were negative eight (-8) to positive eight (+8). The change places more emphasis on the absolute policy, yet still allows for the allocation of negative points for applications that provide no public benefit. The positive points were restructured to allow the Commission flexibility in allocating positive points and reducing the likelihood that landscaping can offset major negative impacts of a proposal. In order to aid the Commission examples were also provided for each point allocation for illustrative purposes with the ultimate discretion being up to the Commission.

Negative points will be awarded according to the following point schedule for new landscaping proposals, in direct relation to the scope of the project, subject to approval by the Planning Commission:

-2: Proposals that provide no public benefit. Examples include: providing no landscaping to create screening from adjacent properties, public right of way and view sheds; the use of large areas of sod or other non-native grasses that require excessive irrigation and that do not fit the character of the neighborhood; the use of excessive amounts of exotic species; and the removal of Specimen trees that could be avoided with an alternative design layout.

Positive points will be awarded according to the following point schedule for new landscaping proposals, in direct relation to the scope of the project, subject to approval by the Planning Commission:

+2: Proposals that provide some public benefit. Examples include: the

preservation of a specimen tree/s as a result of a new building footprint configuration to preserve the tree/s; preservation of groupings of existing healthy trees that provide wildlife habitat; preservation of native ground covers and shrubs significant to the size of the site; xeriscape planting beds; the planting of trees that are of larger sizes a minimum of 2.5” caliper for deciduous trees and eight feet (8’) for evergreen trees; utilizing a variety of species and the layering of ground covers, shrubs and trees that enhance screening and assist in breaking up use areas and creating privacy. In general plantings are located within Zone One (as defined) on the site.

+4: Proposals that provide above average landscaping plans. Examples include: all those noted above in addition to the planting of trees that are of larger sizes a minimum of 3” caliper for deciduous trees and ten feet (10’) for evergreen trees; utilizing a variety of species and the layering of ground covers, shrubs and trees that enhance screening and assist in breaking up use areas and creating privacy 50% of all new planting should be native to Breckenridge and the remaining 50% should be adapted to a high altitude environment. In general plantings are located within Zones One and Two (as defined) on the site.

+6: Proposals that that provide significant public benefit through exceptional landscape plans. Examples include: all those noted above and the planting of deciduous and evergreen trees that are a combination of the minimum sizes noted under positive four points (+4) and the largest possible for their species; the planting of the most landscaping possible on the site at maturity; utilizing a variety of species and the layering of ground covers, shrubs and trees to break up use areas, create privacy and provide a substantial screening of the site; 75% of all new plantings should be native to Breckenridge and the remaining 25% should be adapted to a high altitude environment. In general plantings are located in Zones One, Two and Three (as defined) on site.

Staff looks forward to reviewing the updates to Policy 22 – Landscaping that have been proposed thus far and getting direction on further changes for adoption.

22. (ABSOLUTE) LANDSCAPING (22/A):

General Statement: The Town hereby finds that it is in the public interest for all developments to maintain healthy trees and to provide landscape improvements for the purposes of: complementing the natural landscape and retaining the sense of a mountain environment; improving the general appearance of the community and enhancing its aesthetic appeal; preserving the economic base; improving the quality of life; delineating and separating use areas; increasing the safety, efficiency, and aesthetics of use areas and open space; screening and enhancing privacy; mitigating the adverse effects of climate, aspect, and elevations; conserving energy; abating erosion and stabilizing slopes; deadening sound; and preserving air and water quality.

To ensure that landscaping is provided and maintained, the following requirements for the installation, maintenance, and protection of landscaping areas are required to be met for every project issued a permit under this Chapter:

A. Maintenance:

- (1) All plantings shall be maintained in a healthy and attractive condition. Maintenance shall include, but not be limited to, watering, fertilizing, weeding, cleaning, pruning, trimming, spraying, and cultivating.
- (2) Properties shall be kept free of noxious weeds as designated in the Town's Noxious Weed Management Plan as updated from time to time.
- (2) Landscaping structural features such as fencing, planter boxes, etc., shall be maintained in a sound structural and attractive condition.
- (3) Selective tree cutting/thinning to maintain the health of the tree stand and to allow for greater species diversity is appropriate, provided that effective screening is maintained to protect view sheds, blend the development into the site and provide privacy between properties.
- (4) Dead and terminally diseased shall be cut as close to the ground as possible and removed from the property and disposed of properly on an annual basis. (Please refer to the Landscaping Guidelines for references on common diseases and infestations that affect vegetation at a high altitude.)
- (5) Whenever plants are removed or die, they shall be replaced by planting materials as soon as possible that meet the original intent of the approved landscaping design. Terminally diseased trees that are removed, such as Mountain Pine Beetle infested trees, shall be replaced on a case-by-case basis in a manner to provide effective screening between properties for privacy and to screen properties from view sheds and public rights of way. Property owners will not be required to replace trees on a per caliper inch basis.

B. Requirements:

- (1) Each site shall provide through existing vegetation or with new landscaping screening from adjacent properties, a separation of uses, enhancement of privacy and the protection of view sheds from public rights of way as appropriate for each neighborhood. The individual character of each neighborhood shall be considered by the Commission.
- (2) All open industrial or commercial storage areas shall be screened from all public rights of way or adjacent property by use of landscaping, berms, or a combination of landscaping and other features to a height of six feet (6') minimum.
- (3) When a parking lot and public right of way are contiguous, a landscaped area a minimum of five feet (5') in width, separating the parking lot from the right of way, and which also effectively screens the lot shall be provided.
- (4) All planting materials proposed in areas also designated as snow stacking areas or anticipated snow shedding areas shall be of a size or type that will not be adversely affected by the proposed snow storage. To the extent possible, new trees shall not be located in areas proposed for snow storage or snow shedding.
- (5) Any site contiguous to or facing any residential uses or future residential uses shall screen its parking lots, loading docks, or similar uses through the use of landscaping elements to a height of four feet (4') minimum.
- (6) All surface areas on the approved landscaping plan that will not be a hard surface shall be planted with adequate native or high altitude ground cover as approved by the Town and shall be top-dressed with a minimum of two inches (2") of top soil prior to planting. In addition, irrigation shall be provided in those instances where required to guarantee the proper growth and maintenance of the landscaping being provided.
- (7) Revegetation measures, including but not limited to seeding with native or high altitude seed mixtures, biodegradable netting, straw, mulching and irrigation to establish plantings on cut/fill slopes, are required. Cut and fill slopes intended for plantings shall not exceed a 2:1 gradient. Retaining walls shall be required for all gradients greater than 2:1.
- (8) Not less than six percent (6%) of the interior areas of all parking lots and drive-through establishments shall be placed in landscaping.
- (9) Site plans shall be designed to avoid conflicts with parking areas and landscaping materials. Wheel retention devices shall be utilized for parking areas to protect landscaping where possible. Flexibility in the design of wheel

retention devices will be reviewed on a case by case basis to allow for positive drainage and so as not to interfere with snow removal operations.

- (10) At least fifty percent (50%) of all tree stock shall be of a size equal to or greater than six feet (6') in height for evergreen trees and one and one-half inches (1-1/2") caliper for deciduous trees, measured six inches (6") above ground level. Said tree shall be in a minimum of five (5) gallon containers, if container stock; or a minimum of twelve inch (12") root spread, if bare root stock; or a minimum of fourteen inch (14") ball diameter if balled and burlapped with the ball depth not less than seventy five percent (75%) of diameter or three-quarters ($\frac{3}{4}$) of width. Size adjustments which reflect the growth habits of particular species may be made at the discretion of the Town. (Refer to Landscaping Guidelines for further details.)
- (11) At least fifty percent (50%) of all shrub stock shall be of a size equal to or greater than Type 2, four (4) cans or more, two feet (2') and up, if deciduous; Type 1, twelve inch (12") spread, if creeping or prostrate evergreens; or Type 2, twelve inch (12") spread and height, if semi-spreading evergreens. Size adjustments which reflect the growth habits of a particular species may be made at the discretion of the Town. (Refer to Landscaping Guidelines for further details.)
- (12) All plant materials shall be specified and provided according to the American Standard for Nursery Stock and adapted to a high altitude environment, or an elevation appropriate for the site. Additional information beyond the minimum requirements stated therein, which provide a more definitive indication of size, quality, shape, confirmation, condition, and/or the method of transplanting, is encouraged.
- (13) Large trees shall be staked as per American Nursery Standards. (Ord. 19, Series 1988)

C. Wildfire Mitigation:

The creation of defensible space around structures is required for all new construction, additions greater than 10% of existing square footage, and major remodels that affect the exterior of a structure and/or a structures footprint. All Properties shall be divided into three zones. Properties will be reviewed on a case-by-case basis. Properties within the Conservation District and those properties within a Master Plan with smaller setbacks shall be given special consideration to allow for site buffers and screening to be maintained and created while still meeting the intent of reducing fuels for wildfire mitigation.

- (1) Zone One

- (a) Zone One shall extend 30-feet from the eave of the structure or deck.
- (b) All non-firewise vegetation shall be removed within Zone One except that specimen trees with a minimum of ten feet (10') between the crowns of other vegetation may remain. Specimen trees in close proximity to a structure may be considered part of the structure for measurement purposes.
- (c) Stone or other noncombustible materials with a weed barrier shall be placed under all decks or structure projections such as bay windows.
- (d) Fire-wise landscaping may be planted within Zone One, 15 –feet away from the edge of all eaves or decks. All fire-wise landscaping planted within Zone One shall be maintained in irrigated planting beds. New plantings shall maintain a minimum of ten feet (10') between the crown spacing of individual or groupings of trees at maturity.
- (e) All grasses within Zone One shall be maintained less than six inches (6") in height. For landscape plans that propose taller growing native grasses or wild flowers, these plantings shall be cut back annually in the fall after the plantings have gone to seed.
- (f) All fire-wise trees within Zone One shall be pruned annually to remove all dead branches a minimum of six-feet (6') above ground level.

(2) Zone Two

- (a) Zone Two shall be measured 75 feet up to 125 feet (depending on slope) from the eave of a structure or deck.
- (b) All dead and diseased trees shall be removed within Zone Two.
- (c) All dead trees and branches on the ground shall be removed. Leaf and needle clutter shall not exceed three inches (3") in depth.
- (d) New landscaping may be planted to create site buffers and screening. New plantings shall maintain a minimum of ten feet (10') between the crown spacing of individual or groupings of trees at maturity.
- (e) All trees shall be pruned annually to remove all dead branches a minimum of six-feet (6') above ground level.

(3) Zone Three

- (a) Zone Three shall be measured from the edge of Zone Two to the property line.
- (b) All dead and diseased trees shall be removed within Zone Three. A minimum of one standing dead tree per acre or fraction thereof may remain on site for wildlife habitat provided that a minimum of ten feet (10') is maintained between the dead tree and the crowns of living trees.
- (c) All dead trees and branches on the ground shall be removed. Leaf and needle clutter shall not exceed three inches in depth.
- (d) New landscaping may be planted to create site buffers. New plantings shall maintain a minimum of ten feet (10') between the crown spacing of individual or groupings of trees at maturity.
- (e) All trees shall be pruned annually to remove all dead branches a minimum

of six-feet above ground level.

D. Water Features

- (1) Water features shall meet all required setbacks for structures and shall not be permitted outside of disturbance envelopes, nor shall they be permitted when the construction of said feature results in the removal of existing specimen trees, or trees that provide required site buffers. Replacement trees may be considered.
- (2) The use of Glycol or other anti-freezing additives within water features is prohibited.
- (3) Water features that are proposed for year round use may receive negative points under Policy 33 – Energy Conservation.

22. (RELATIVE) LANDSCAPING (22/R):

A. All developments are strongly encouraged to make landscaping improvements which exceed the requirements outlined in the absolute policy. New landscaping should enhance forest health, preserve the natural landscape and wildlife habitat and support fire-wise practices. A layered landscape, through the use of ground covers, shrubs and trees that utilize diverse species and larger sizes where structures are screened from view sheds, public rights of way and other structures, is strongly encouraged. The resulting landscape plan should contribute to a more beautiful, safe, and environmentally sound community. To meet this goal, all projects will be evaluated on how well they implement the following suggested criteria:

- (1) It is encouraged that at least one tree a minimum of eight-feet (8') in height, or three inch (3") caliper be planted at least every fifteen feet (15') along public rights of way.
- (2) It is encouraged that all landscaping areas have a minimum dimension of ten feet (10').
- (3) Development applications are encouraged to identify and preserve specimen trees, significant tree stands, tree clusters and other existing vegetation that contribute to wildlife habitat. Trees considered as highest priority for preservation are those that are disease-free, have a full form, and are effective in softening building heights and creating natural buffers between structures and public rights of way. Buildings shall be placed in locations that result in adequate setbacks to preserve these specimen trees and existing vegetation. Measures shall be taken to prevent site work around these areas. Applicants are encouraged to seek professional advice on these issues from experts in the field.
- (4) It is encouraged that the landscaping materials utilized are those species that are native to Breckenridge, or appropriate for the high altitude environment found in Breckenridge. The Town of Breckenridge Landscaping Guide shall be used to evaluate those particular criteria.

- (5) It is encouraged that the landscaping materials utilized are those species that need little additional water to survive, or that the applicants provide for an irrigation system that is based on low flows or the recycling of water. In general, native species are the most drought tolerant after establishment. Xeriscaping with native species is encouraged.
- (6) Installation, use and maintenance of irrigation systems to ensure survival of landscaping in the long-term is strongly encouraged until plant material is established. Irrigation that utilizes low flow systems and the recycling of water are strongly encouraged. All irrigation systems should be maintained on an annual basis.
- (7) The use of bioswales planted with native vegetation that can filter and absorb surface water runoff from impervious surfaces to promote water quality is encouraged.
- (8) The use of permeable paving in low traffic areas, to allow precipitation to percolate through areas that would traditionally be impervious, is encouraged.
- (9) It is encouraged that plant materials be provided in sufficient quantity, of acceptable species, and placed in such arrangement so as to create a landscape which is appropriate to the Breckenridge setting and which subscribes to the Historic District Guidelines as appropriate.
- (10) It is encouraged that the remaining fifty percent (50%) of the tree stock include a variety of larger sizes ranging up to the largest sizes for each species which are possible according to accepted landscaping practices at maturity which recognize the Breckenridge high altitude environment, transplant feasibility, and plant material availability. Interrelationships of height, caliper, container size and shape shall be in general compliance with the American Standard for Nursery Stock. Fifty percent (50%) of all deciduous trees should be multi-stem.
- (11) It is encouraged that landscaping be provided in a sufficient variety of species to ensure the continued appeal of a project in those instances where a particular species is killed through disease. Native species are preferred.
- (12) It is encouraged that at least fifty percent (50%) of the area of a project that is not being utilized for buildings or other impervious surfaces shall be kept in a natural/undisturbed state. Native grasses, wild flowers and native shrubs are desirable features to maintain.
- (13) In all areas where grading and tree removal is a concern, planting of new landscaping materials beyond the requirements of absolute policy 22 "Landscaping" of this policy is strongly encouraged. New trees and

landscaping should be concentrated where they will have the greatest effect on softening disturbed areas and buffering off site views of the property. (Ord. 19, Series 1995)

Negative points will be awarded according to the following point schedule for new landscaping proposals, in direct relation to the scope of the project, subject to approval by the Planning Commission:

-2: Proposals that provide no public benefit. Examples include: providing no landscaping to create screening from adjacent properties, public right of way and view sheds; the use of large areas of sod or other non-native grasses that require excessive irrigation and that do not fit the character of the neighborhood; the use of excessive amounts of exotic species; and the removal of Specimen trees that could be avoided with an alternative design layout.

Positive points will be awarded according to the following point schedule for new landscaping proposals, in direct relation to the scope of the project, subject to approval by the Planning Commission:

+2: Proposals that provide some public benefit. Examples include: the preservation of a specimen tree/s as a result of a new building footprint configuration to preserve the tree/s; preservation of groupings of existing healthy trees that provide wildlife habitat; preservation of native ground covers and shrubs significant to the size of the site; xeriscape planting beds; the planting of trees that are of larger sizes a minimum of 2.5" caliper for deciduous trees and eight feet (8') for evergreen trees; utilizing a variety of species and the layering of ground covers, shrubs and trees that enhance screening and assist in breaking up use areas and creating privacy. In general plantings are located within Zone One (as defined) on the site.

+4: Proposals that provide above average landscaping plans. Examples include: all those noted above in addition to the planting of trees that are of larger sizes a minimum of 3" caliper for deciduous trees and ten feet (10') for evergreen trees; utilizing a variety of species and the layering of ground covers, shrubs and trees that enhance screening and assist in breaking up use areas and creating privacy 50% of all new planting should be native to Breckenridge and the remaining 50% should be adapted to a high altitude environment. In general plantings are located within Zones One and Two (as defined) on the site.

+6: Proposals that that provide significant public benefit through exceptional landscape plans. Examples include: all those noted above and the planting of deciduous and evergreen trees that are a combination of the minimum sizes noted under positive four points (+4) and the largest possible for their species; the planting of the most landscaping possible on the site at maturity; utilizing a variety of species and the layering of ground covers, shrubs and trees to break up use areas, create privacy and provide a substantial screening of the site; 75%

of all new plantings should be native to Breckenridge and the remaining 25% should be adapted to a high altitude environment. In general plantings are located in Zones One, Two and Three (as defined) on site.

¹. Examples set forth in this policy are for purpose of illustration only, and are not binding upon the planning commission. The ultimate allocation of points shall be made by the planning commission pursuant to section 9-1-17-3 of this title.

MEMORANDUM

TO: Tim Gagen
FROM: Chris Kulick, Planner I
DATE: February 2, 2010
SUBJECT: Existing Enclaves

After researching, I have found 5 enclaves within the Town of Breckenridge, which are completely surrounded by the Town. These include: the Contino property, 112 Beavers Drive, the Silver Shekel area (Silver Shekel, Tom's Baby, Tatro, and Fairview Homes subdivisions, Plus Vienna Townhomes), the Four O' Clock Subdivision, the Woods Manor Condominiums, 290 Broken Lance, and the Public Service Company Property, off of Wellington Road. Below is specific information for each one of these enclaves including existing development and development potential, availability of services, existing infrastructure and short narratives describing the potential positive and negative associated with annexing these properties.

The Contino property, 112 Beavers Drive – This 0.459 acre property has one 7,267 square foot single-family home that was constructed in 1998. The property currently is serviced by well water and a septic system. This property is accessed by Town maintained roads and is not eligible for Town water service without annexation.

This property is attractive to annex based on potential collection of property, lodging, and real estate transfer taxes. Additionally the property is accessed off of the Town maintained Beavers Drive, so there is little or no impact on Town services. This property is eligible for enclave annexation as it has been surrounded for more than 3 years.

Silver Shekel Area (one enclave containing the following five subdivisions)

Silver Shekel Subdivision, Filings 1, 2 & 3 – Silver Shekel consists of three separate filings which have a total of 192 single-family lots. The typical lot size is close to ½ acre, ranging from 0.4 to 2.3 acres. 180 of the 192 lots have been developed and were completed between 1968 and 2009. Home sizes range from 740 to 6,842 square feet in size, with the average home being 2,551 square feet. The Silver Shekel subdivision filings are largely comprised of second homes, with 105 of the 170 developed properties being second homes. Though the majority of these properties are second homes, a significant percentage of these properties are rented out to the local population and act as workforce housing. Access to this subdivision is via the County maintained, Fairview Boulevard and Shekel lane and the Town and County maintained Silver Circle. All of these roads are paved. Presently 170 of the 180 constructed residences are served by Breckenridge Water. The remaining 10 existing homes and 12 un-built lots are eligible for Town water service. The majority of developed lots are served by the Breckenridge Sanitation District. All of the lots are eligible for sanitation district service if desired.

Fairview Homes Subdivision – The Fairview Homes Subdivision has a total of 14 single-family lots. The typical lot size is close to ½ acre, ranging from 0.33 to 0.58 acres. All but one of the lots has been developed and all were completed between 1999 and 2005. Home sizes range from 2,476 to 5,445 square feet in size, with the average home being 3,286 square feet. Access to the subdivision is via the County maintained, Fairview Boulevard and Fairview Circle. Both of these roads are paved. Presently 13 of the lots are served by Breckenridge Water. The remaining un-built lot is eligible for Town water service. All developed lots are served by the Breckenridge Sanitation District. The single remaining undeveloped lot is eligible for sanitation district service if desired.

Tom's Baby Subdivision – This subdivision has 3 single family lots that are each ½ acre in size. All three lots have been developed with residences that range in size from 1,904 to 2,729 square feet. All three properties currently serve as primary residences. Subdivision access is obtained through the County maintained Fairview Boulevard. Presently all units are served by Breckenridge Water and the Breckenridge Sanitation District.

Vienna Townhomes - Vienna Townhomes is a 28 unit, multi-family residential development, situated on a 1.96 acre parcel of land adjacent to highway 9. The complex was constructed in 1973. Today 18 of the 28 units are owned by local residents. Units in the complex range in size between 1,058 and 1,162 square feet. Access to the development is through the County maintained Fairview Boulevard. Presently all units are served by Breckenridge Water and the Breckenridge Sanitation District.

Tatro Subdivision – The Tatro Subdivision consists of two lots. Lot 1 is 5 acres in size and has a 7,140 square foot commercial structure that was constructed in 2001. Lot 2 is 3 acres in size and currently is undeveloped. Under the Town's land use guidelines, lot 1 could achieve a maximum density of 8,712 square feet and lot 2 could reach 5,227 square feet, if specific conditions are met. Lot 1 is currently served by Breckenridge Water and Lot 2 is eligible for water service if the site is developed. Breckenridge Sanitation serves lot 1 and lot 2 is eligible for service.

Silver Shekel Area Impacts – In order for any type of enclave annexation to occur, all five subdivisions will have to be annexed at the same time. Fairview Homes, Tatro, and Silver Shekel are eligible to request annexations individually or through an electoral process. Due to being less than 1/6 contiguous with Town Boundaries, Tom's Baby and Vienna Townhomes are not eligible to be individually annexed. Overall it is difficult to determine the full extent of the impacts that annexing the entire Silver Shekel area would create. Fairview Townhomes, Tom's Baby, Tatro and Vienna Townhomes are presumed to have mainly a positive fiscal impact on the Town because of their adjacency to Highway 9 which would enable us to minimally expand our services. By contrast if Silver Shekel is annexed, the Town would be responsible for several miles of additional roads that will have to be maintained, plowed, patrolled, and possibly brought up to our Town road standards. Additionally Silver Shekel has a fairly large population base which would impact other services.

Four O'clock Subdivision – This subdivision has 38 single family home sites, 33 of the lots have single-family homes, and 5 are undeveloped. All but two of the 38 lots are ½ acre in size. Home size and age of the homes is quite varied in the Four O'clock subdivision. The oldest property was developed in 1969 and newest developed in 2007. Home size ranges from 1,148 to 7,142 square feet, with the average size being 3,762. The Four O' Clock subdivision overwhelmingly is comprised of second homes, with 31 of the 33 developed properties fitting in this category. The subdivision is accessed by a Town maintained, paved section of Four O' Clock Run Road, the County maintained, dirt section of Four O' Clock Run Road and the dirt Sawmill Run Road. Presently 24 of the lots are served by Breckenridge Water. The remainder of the lots are eligible for Town water service. The majority of the lots are served by the Breckenridge Sanitation District. All of the lots are eligible for sanitation district service if desired.

The Four O' clock subdivision offers the most positive and negative impacts of any of the enclaves. Positive impacts could be gained through the property, lodging and real estate transfer collected due to the enclave's adjacency to the ski resort. Significant negative impacts would be absorbed through acquiring the substandard, dirt street network. Other negative impacts may include necessary drainage and utility upgrades. The Town was approached several years about annexation by several homeowners but declined as the owners were unwilling to bring their roads up to Town standards. This property is eligible for annexation under an enclave annexation as it has been surrounded for more than 3 years.

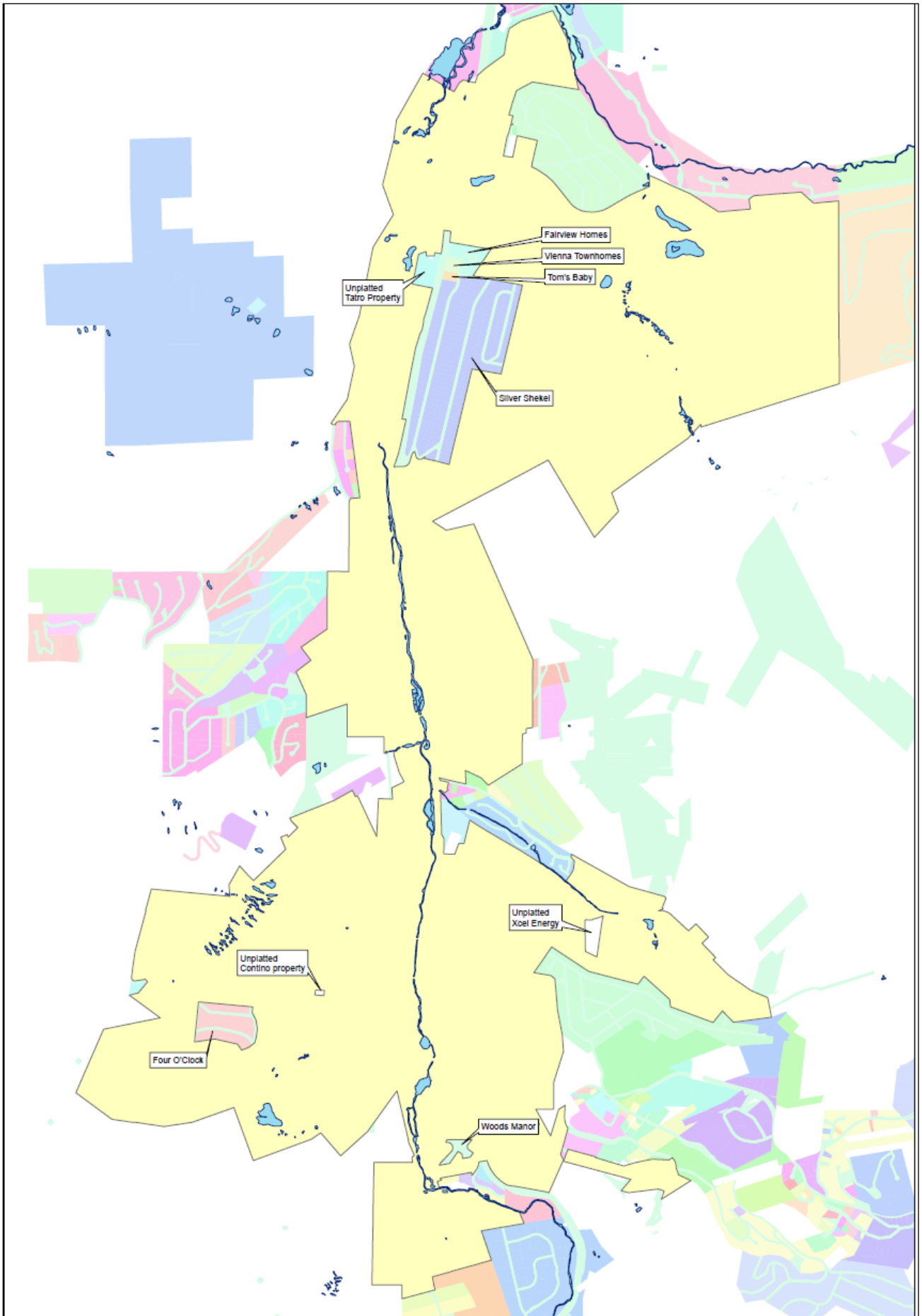
Woods Manor Condos – Woods Manor Condos is a 24 unit residential development situated on a 3.9 acre parcel of land adjacent to Maggie Placer, Ski and Racquet Condominiums, Amerind Townhomes and Village Point Townhomes. The complex was constructed in 1985. 18 units are owned by second home owners and 6 units are timeshares. Units in the complex range in size between 939 and 1,338square feet. Access to the development is through the Town maintained Broken Lance Drive. Presently all units are served by Breckenridge Water and the Breckenridge Sanitation District. This property was left out of the petition for annexation of Warriors Mark in 2001.

Woods Manor Condos impacts, both positive and negative, should be fairly minimal if annexed. This is due to the complex being accessed off of the Town maintained and patrolled Broken Lance Drive. Some positive impacts to the Town from annexation could be achieved through lodging, property and real estate transfer tax collected from the property. This property is eligible for annexation under an enclave annexation as it has been surrounded for more than 3 years.

Public Service Company property on Wellington Road – Within this 5.9 acre parcel a Public Service sub-station is located. Access to this property is off of Wellington Road. The parcel is adjacent to the Revett's Landing Subdivision, Stilson Placer, and the Corkscrew Subdivision.

It is presumed there will be no impact Town one way or the other if the property were annexed. Currently the County does not collect any taxes on this property and the property is accessed off of a Town maintained road, Wellington Road. This property is eligible for annexation as an enclave.

Enclave Location Map





To: Mayor and Town Council Members
Cc: Town Manager and Assistant Town Manager
From: Director of Communications
Date: September 8, 2010 (for September 14 meeting)
RE: Breckenridge Central Reservations Scenarios

At the last joint BRC/Town Council meeting (in May), the BRC relayed that they were working, along with the Breckenridge Central Reservations (BCR) Board, on various scenarios for a sustainable model for BCR.

Following is the “white paper” developed to clearly outline the current situation; this is followed by financial information on various scenarios.

BCR representatives will have a power point presentation during the meeting, and then they anticipate a ‘Q & A’, followed by discussion.



Breckenridge Resort Chamber/Central Reservations Inc.

White Paper 2010

**Prepared by Bill Wishowski
Vice President - Breckenridge Resort Chamber**

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**BRECKENRIDGE RESORT CHAMBER/
CENTRAL RESERVATIONS, INC.**

MISSION STATEMENT

Breckenridge Resort Chamber/Central Reservations shall provide a distinct, friendly, state of the art, easy and convenient centralized reservation service for customized packages including: lodging, air transportation, ground transportation, ski lift tickets, and other similar services to guests planning to visit the Town of Breckenridge. In so doing, we will strive to meet the expectations of our membership by maximizing revenues in a fair and equitable fashion, our guests by being the “Experts” and employees by being the place to work and preserve the image of Breckenridge as a recognized world renowned destination resort.

INTRODUCTION

On numerous occasions over the past few years; the validity, sustainability, purpose and business model of Breckenridge Central Reservations has been questioned. These questions are easy to ask; especially without having knowledge of the foundation and rules of business for the Breckenridge Central Reservations business model. The intention of this document is to provide an education on the history of the organization, the current situation, current impacts to the business; most of which are beyond the organization's control, the caveats to the business model and the future of the organization.

HISTORY

Founded prior to 1973 as a non-profit department within the Breckenridge Resort Chamber; Breckenridge Central Reservations has been in existence for almost 40 years or more. The organization's purpose was to serve the common good of the town and was considered one leg of a three legged stool that also included The Breckenridge Ski Area and the Town of Breckenridge.

The Breckenridge Ski Area needed butts in chairs, lodging needed heads in beds and the Town of Breckenridge needed tax revenues generated via retail, restaurant, grocery, construction supplies and more. Only later would the town implement the true gold mine know as RETT.

In the beginning the Breckenridge Ski Area was a relatively small business and was; in simple terms, an uphill transportation company and did not own or operate lodging, very little retail or restaurant options and did not own a transportation company. Breckenridge Central Reservations was the only central reservation organization competing in town and sold lodging only. Funding for Breckenridge Central Reservations included \$.50 per room night sold **and membership dues** from those organizations that were represented by Breckenridge Central Reservations. Breckenridge Central Reservations was a department within the **"not for profit"** Breckenridge Resort Chamber. Overtime, the Breckenridge Ski Area experienced multiple owners yet support remained consistent.

In 1994 the revenues generated by Breckenridge Central Reservations were exceeding 50% of the overall Resort Chamber revenues and the Breckenridge Resort Chamber was in jeopardy of having to pay unrelated business taxes (UBIT). The result was Breckenridge Central Reservations was switched to a "for-profit" incorporated business; wholly owned by the "not for profit" Breckenridge Resort Chamber. As time passed the organization grew by selling air transportation, ground transportation and lift tickets. Breckenridge Central Reservation's funding came from commissions on sales and booking fees paid by consumers utilizing the services.

In 1994 common practice dictated 7 night minimum stays during Christmas Season, 4 and 5 night stays if staying over a weekend and one and two night stays were limited to hotels and excluded condominium properties. Simply stated; during key travel periods

demand was far greater than supply. Today, supply is rarely less than demand and the Christmas Holiday Season and Spring Break Seasons have received supplemental funding to curb the risk of market share loss.

Multiple times in the history of the organization; sustainability has been a question as economic times applied pressure to the consumer’s ability to travel. Lengths of stay have experienced dramatic decreases and supply greatly exceeds demand with few exceptions. Usually the Christmas Holiday and Spring Break time periods receive the most supply vs. demand pressure and will be the first time periods to recover; especially rate recovery.

In the past twelve years Breckenridge Central Reservations has reached out to the lodging community to approve commission increases; trusted the Board of Directors to oversee expenses, ensure efficient operations and dedicated the organization to the “selling” of the town experience while maintaining the latest in technological advances. Listed below is a review of the modern historical metrics:

<u>Year</u>	<u>Phone Volume</u>	<u>Revenue</u>	<u>Net Income</u>	<u>Marketing Contribution</u>
2000	104,014	\$6,856,419	\$57,616	\$20,000
2001	82,377	\$8,086,027	\$148,319	\$20,000
2002	81,714	\$7,825,250	\$98,171	\$35,000
2003	58,933	\$5,899,377	(\$107,327)	\$20,000
2004	50,595	\$5,442,061	(\$32,703)	\$0
2005	37,013	\$4,310,302	\$22,122	\$0
2006	42,441	\$5,597,789	\$76,686	\$20,000
2007	43,868	\$5,543,485	\$39,670	\$15,000
2008	31,608	\$5,010,806	(\$31,497)	\$0
2009	19,924	\$2,862,592	(\$117,007)	\$0

* Income includes expense deduction for depreciation, amortization and marketing contribution.

* 2002 income included expense for a \$15,000 rebate to lodging members after a commission increase.

The tragedy of September 11, 2001 was the largest single day event to impact the travel industry in our history. Prior to this time, the Expedia’s, Orbitz’s and Travelocity’s (OTA’s) of the world were not really working with smaller resort properties and made their bread and butter from airlines and chain operated hotels. Their primary presence in Breckenridge was with larger operators who could guarantee significant amounts of inventory of limited numbers of unit types.

As a result of consumers travelling less and the OTA’s need to grow market share; these organizations expanded their business by entering into relationships with smaller resort properties in all vacation destinations. The OTA’s brought nationwide exposure to the select organizations they work with, demand larger margins and take advantage of Destination Marketing Organization dollars. The combination of deep discounts provided

by suppliers to stimulate demand, the growing consumer acceptance of the internet as a method of booking travel beyond the chain hotel and the perception of great deals available online allowed these OTA's to rapidly gain market share in smaller destination markets. Initially these organizations tried to sell without service and quickly learned their success hinged on operating "contact centers" to service their clients.

In the winter of 2002-2003; Breckenridge Central Reservations lost the support of the Breckenridge Ski area and thus lost approximately 50% of its phone opportunities. Vail Resorts had a significant stake in lodging in Breckenridge, significant plans for future development, the infrastructure to support multiple destinations and had made a significant technology investment. The time came to point their marketing dollars to their owned and operated central reservation organization; Reservations for the Summit (RFTS); which had been in existence for almost ten years.

Over the past ten years, revenues have been as high as \$8.1 million (2000/01) and as low as \$2.6 million in 2009. Currently; 70% of all revenue is generated as a result of personalized contact in the call center via phone, e-mail messaging and chat conversations. In 2001 over 99% of the revenue was generated in the call center. In 2000/01 Breckenridge Central Reservations handled over 82,000 calls; in 2010 we are budgeted for a little over 19,200 calls. The current phone volume is pacing 61% below the volume of calls presented in 2006-2007; a year in which BCR handled over 43,000 calls, generated \$5.5 million in revenue, \$39,670 in net income and over 83% of the revenue was generated in the call center.

Besides lodging and transportation; Breckenridge Central Reservations now offers complete vacation packages including summer and winter activities, equipment rentals, spa treatments, event packages, concert tickets, theatre tickets, and historical tours. Breckenridge Central Reservations currently represents over 80 suppliers who contribute over \$50,000 in dues revenue to the Breckenridge Resort Chamber. Breckenridge Central Reservations receives no financial benefit from dues revenue, unlike the original model. This is contrary to the supplier perception that dues are a cost of doing business with Central Reservations. Today, Breckenridge Central Reservations will produce approximately \$3,000,000 of revenue with 6 staff members.

BRECKENRIDGE CENTRAL RESERVATIONS SUPPORTS

Over the past ten years Breckenridge Central Reservations has contributed \$130,000 to the marketing fund. Annual expenses paid by Breckenridge Central Reservations to the Breckenridge Resort Chamber for overhead and salaries have been as much as \$131,000 and are currently \$100,000 per year. In the spring of 2002; Breckenridge Central Reservations rebated \$15,000 to lodging suppliers as a result of greater than expected profits.

Breckenridge Central Reservations is the front line for answering calls directed to the Breckenridge Welcome Center (BWC). Welcome Center staff are currently placed on the second line of defense with the exception of calls placed directly to a staff member extension.

Breckenridge Central Reservations is the second line of defense for the purpose of handling general information calls directed to the Breckenridge Resort Chamber. This process frees director level time from the burden of handling informational and event related calls.

Complimentary lodging is a necessity in marketing tourism. Breckenridge Central Reservations staff handles all complimentary lodging reservations. Over the past three years Breckenridge Central Reservations lodging suppliers have provided between \$70,000 and \$90,000 annually in complimentary lodging.

CAVEATS FOR DOING BUSINESS

Breckenridge Central Reservations is being asked to re-model itself to operate as a normal business. However, several limitations to expanding the business do exist.

Territory Limits

Breckenridge Central Reservations is territorially limited to lodging properties located between Farmer's Corner and Hoosier Pass. Investigation into expanding the current model to include representing companies/properties located in areas outside the territorial limits has repeatedly received adamant protests. Breckenridge marketing dollars must not float down valley.

Inventory Control

In December 2007 and March 2008 BCR was shut out of inventory as demand for this time period exceeded supply. Property Managers justifiably withheld inventory because direct demand levels exceeded supply levels and offering products via secondary channels would have **effectively equaled selling for a loss**. Restricted sales opportunities during these two weeks of heavy demand accounted for significant decreases in revenue.

Agreeably, supply has exceeded demand in the past two seasons. However business levels during these Christmas and Spring Break time periods are recovering quickly and we expect to face inventory restrictions as early as the 2010 – 2011 season. As the economy recovers the frequency of this situation will increase. The organization will need to reach an agreement with suppliers that ensures consistent supply and minimizes supplier loss of revenue.

Bear in mind lodging revenue was not the only lost revenue but also any incremental revenue sold in a travel package. In 2006-2007; for every dollar in lodging revenue collected, BCR collected \$.38 in incremental revenue. For the same time period in 2009-10, BCR collected \$.21 in incremental revenue for every dollar in lodging. This drop in revenue can be attributed to many factors; including economic conditions, shift from destination to Front Range in consumer behavior and marketing strategy, shorter lengths of stay, reduced efforts to sell airfare, and increased revenue from online reservations. One of the most significant impacts on the bottom line is booking fee revenue; details of which will be covered later in the document.

Barriers to Entry

Requiring a check in location in Breckenridge is designed to ensure consistent levels of service for the Breckenridge visitor. However, a company located outside Breckenridge; having rental units located within Breckenridge, must make a second operational investment to remain compliant with our agreement. Besides the obvious increase in costs to do business with BCR; this also restricts who will work with BCR. BCR receives requests annually from organizations outside of Breckenridge who wish to have their Breckenridge units represented and a contributing factor to not joining the organization is the cost associated with operating a second front desk located in Breckenridge.

The Breckenridge Central Reservations vendor agreement requires property management companies to provide a sum of complimentary lodging based on the quantity of pillows represented. The quantity will range from six to 30 depending upon the size of organization. The cleaning and maintenance of the lodging provided is a financial burden to the host property management company. In some cases they do receive direct promotional benefit; however in most cases it is not guaranteed. This provision upon acceptance of the terms of agreement could be considered an asset of Breckenridge Central Reservations.

A core element in the Breckenridge Central Reservations charter is to represent the business owner in Breckenridge. Breckenridge Central Reservations cannot represent a homeowner or small business unless it has a minimum of 5 units. These businesses must provide check in services in the Town of Breckenridge.

The requirement to own/operate 5 units in the territory prevents BCR from working with single homeowners. This rule was established to protect the small business owner we represent.

Among the many ideas being considered is changing this requirement and allowing single homeowners to use BCR. This could accomplish several goals, including available inventory during high demand dates, increased tax collections, increased lead generation, not to mention a significant increase in revenue and the associated growth in our database.

The contradiction is we would now be telling homeowners they do not have to have a property manager and can rent their unit on their own. This change would impact our relationship with our core business supplier. The idea has been discussed in board circles, board to member conversations and a supplier survey. Justifiably, Property Managers are not in support of this change. In the 2010 Supplier Survey; 57% of the 21 lodging category respondents strongly disagreed with BCR representing VRBO homeowners. Another 19% disagreed while only 13% agreed with representing VRBO homeowners

Best Consumer Pricing

The property direct channel **will always offer** the best prices available. Breckenridge Central Reservations has limited ability to adjust prices. A few Property Managers are using a net rate model. BCR has the ability to flex rates in a net rate model; yet this reduction impacts the BCR margin. Property Managers on a commission model are less likely to flex rates and often desire a lower commission for a reduced rate reservation. The direct channel can reduce rates immediately and at their discretion. Rate parity from property to property, day to day is inconsistent. The supplier survey conducted in June asked suppliers for feedback on a variety of commission changes. BCR will be looking very closely at commission structures and rate parity in the near future.

Most Expensive Channel of Distribution

Breckenridge Central Reservations is viewed by suppliers as the most expensive channel for conducting business. Commission levels are considered competitive as 19% of the lodging supplier survey respondents indicated the commission were lower than most and 52% agreed the commissions were comparable to other channels. Twenty nine percent felt BCR commissions were more expensive than most channels.

Suppliers view the complimentary lodging provided **plus** the dues paid as additional costs of doing business that are not expected from other channels. This perception exists despite education of the fact that BCR receives no financial benefit from dues or complimentary lodging and uses less than a handful of the total complimentary lodging nights provided by suppliers. Lodging supplier comments on the survey confirm this philosophy.

Over the past three years Breckenridge Central Reservations lodging suppliers have provided between \$70,000 and \$90,000 in complimentary lodging as a result of the Breckenridge Central Reservations Vendor Agreement. This is a significant investment made for the betterment of the community. When a travel writer promoted the dining,

shopping and activity experience in Breckenridge; chances are very good the lodging was provided complimentary from a Breckenridge Central Reservations member.

In a pure corporate environment one department would be financially responsible to another department for the use of these assets. If Central Reservations ceased to exist; marketing and/or operational dollars would need to be invested to acquire complimentary lodging for Property Managers.

Untraceable Marketing Results

Online Travel Agencies (OTA) and wholesalers will benefit from BRC marketing efforts. This business volume is not track able without significant disclosure from suppliers. On a daily basis our agency will sell a product and location to learn via follow up that the same product was available at Expedia or another OTA for less. The bottom line is these agencies do not create demand for Breckenridge. These channels benefit from DMO marketing and sales efforts and I challenge you to find a Breckenridge specific advertisement. These channels have no brand loyalty and will move guests at will to close the business. They thrive on customer disloyalty to a destination. Ironically; lodging suppliers pay a higher commission or net rate margin to these channels and **do not** get the customer data BCR provides.

Non Biased Destination Representation

All vendor agreements are equal. No supplier has a commission or placement advantage. Any supplier wishing to pay dues can become a member and thus eligible for sales in Central Reservations. No service level requirements or consumer expectation guidelines are used as a barrier to entry. Despite these caveats some vendors feel they are not getting their share. Variations in revenue amounts can be impacted by several factors; quality of products or services, relationships with staff members, available inventory, responsiveness to consumer/sales staff inquiries, problem solving skills and especially consumer feedback and experiences. In a normal business world BCR would limit activity suppliers and RFP for highest service levels and margins. In a member based business a RFP model would have a negative impact on dues revenue.

UNACCOUNTED REVENUE

In June 2010; Breckenridge Central Reservations asked suppliers to complete a survey asking for feedback on their business relationship with Breckenridge Central Reservations. Among the many questions was feedback on the level of annual revenue provided by referrals from Breckenridge Central Reservations and revenue generated from repeat visitors that originated from Breckenridge Central Reservations. Of our 33 lodging suppliers; 21 completed the survey. Sixteen of these 21 suppliers have worked with Breckenridge Central Reservations for 10 years or more.

Supplier survey results from the 21 completed surveys indicate that **Breckenridge Central Reservations refers approximately \$284,000 to \$375,000 in annual revenue**

to said suppliers. Projected to include estimates from the remaining 12 suppliers; Breckenridge Central Reservations provides approximately \$446,286 to \$589,286 in referral revenue to Breckenridge Central Reservations members annually.

Supplier survey results from the 21 completed surveys indicates that **revenue from repeat clients that originated with Breckenridge Central Reservations** ranges from approximately \$160,000 to \$215,000 in annual revenue to said suppliers. Projected to include estimates from the remaining 12 suppliers; Breckenridge Central Reservations provides approximately \$251,429 to \$337,857 in revenue to Breckenridge Central Reservations members annually.

If you project these numbers; Breckenridge Central Reservations has provided \$444,000 to \$590,000 in revenue annually to the 21 suppliers who completed the survey. Projections that include all lodging members push the revenue to \$697,714 to \$927,143. Admittedly, these are projections based on ranges of data in an online survey. While the exact dollar amount is debatable; the overall revenue from referrals and repeat visitors is significant.

Breckenridge Central Reservations is a member based business and does little to disguise the provider of the end product to the consumer. Simply stated; we work for the betterment of the community and hope consumers will pay for the benefits of the service. Reality is; especially in these tough economic times, that consumers will contact suppliers directly **and in many cases will receive a better deal directly** because a property can waive its service fees and discount rates to be the more competitive offer. In a true business model; the supplier would be disguised until the sale is closed. Consequently the prospect would have to invest more time to find a better deal and BCR would be in a competitively stronger position.

Historically the BRC and BCR have made small investments in marketing to repeat visitors. Our charter is to find new customers and allow suppliers to more competitively market to their client base without dilution of a Breckenridge message. A true business model would invest more dollars marketing to the existing client database. Alternative Central Reservations Models will disguise the supplier, aggressively market to a client database and move clients to other destinations to maximize their ROI. Consequently the amount of revenue to suppliers will be reduced as well as higher percentage of the revenue will sold at a lower margin to the supplier.

CURRENT SITUATION

Travel volumes are at their lowest levels in many years. At the end of May 2008, BCR had \$284,809 in cash reserves. As of June 30, 2010 those funds are depleted. By the end of December 2010, BCR is projected to be in a financial deficit of \$70,000 - \$80,000. Projections are based on current trends used to forecast future business.

In the fall of 2009, the 2010 BCR budgeted revenue was approved to be flat to 2009. The subsequent volume of opportunities was also budgeted to be flat. As of June 30, 2010 financials;

- BCR Revenues are pacing at 105% of budget.
- Costs of goods sold are pacing at 104% of budget.
- Wages expenses are pacing at 91% of budget.
- Administrative expenses are pacing at 107% of budget.
- Net income is pacing 20% above budget.

Breckenridge Central Reservations has just completed two years of wage freeze. This is the second wage freeze since 2001. There has been no discussion on lifting the wage freeze. Breckenridge Central Reservations has not hired a new staff member since 2007. Five employees plus a Director that is also responsible for oversight on the Chamber side of the business will produce just shy of \$3 million dollars in revenue. The majority of the cost of goods sold for the business is revenue to local business owners. The staff is comprised of locals who buy goods and services in town; own homes in the area or pay rent to second homeowners. The administrative expenses support chamber operations directly and indirectly. In 2010; BCR will pay \$100,000 to the resort chamber of overhead expenses.

IMPACTS ON BRECKENRIDGE CENTRAL RESERVATIONS

All of us are very familiar with the economic impacts since mid-2008. Besides the obvious economic impacts to the travel industry; let alone the world economy, the following metrics have had a significant impact on BCR.

One of the biggest factors is a reduced booking fee revenue line. As Property Managers increase their fees, more pressure is being put on BCR booking fees; especially in competitive selling situations. Additional pressure was placed by OTA's who dropped fees in hopes of getting more volume. The OTA's do not charge consumer fees; yet require a higher margin for the sale and are now asking for as much as a 30% commission to cover their costs of operating. (For the fiscal year 2009; Orbitz reported a net loss of \$337 million on \$778 of net revenue). Negotiating final price for a package by reducing booking fees was one of our only responses to meeting a price demand. Today those fees begin at a low level with little room to negotiate.

In BCR's fiscal year of 2008 the revenue from booking fees was \$117,534. This revenue flows directly to the bottom line. In 2010 our forecasted revenue from booking fees is \$47,762. OTA volume and high margins plus additional property management fees have

made booking fees our booking fees obsolete despite the superior service we provide. One of the biggest challenges to the travel industry since 2008 is how to “un-commoditize” your product or service.

Conversely; as lodging rates have dropped; causing an eroding margin for property managers, properties have pushed their own resort fees. Today those fees range from as little as \$15 a night to 8.5% of the lodging total. The channel pressure of no fees and the increase in property resort fees has placed substantial pressure on our ability to charge a booking fee for our superior service to the first time visitor.

Traditionally our booking fees are based on a percent of sale (4%). Consumer pressure forced BCR to change from a \$25 per booking fee for an online reservation to a \$15 fee per booking to remain relatively competitive. The quantity of online bookings has not increased at a level that will offset the 40% reduction in the fee.

The drops in Average Length of Stay and Average Daily Rate have reduced the dollar return on the booking fee for a non competitive situation not to mention the reduction we face in competitive situations. Adding additional pressure to the equation; more business has transitioned to our last minute booking engine which does not add a booking fee. Ironically the Airline Industry is finally reporting profits after reducing service and increasing fees. One cannot overstate the impact of the booking fee revenue line when business goes down; let alone when business is good.

Phone volume in BCR is currently pacing 18% below budgeted expectations. Comparably, our Central Reservations Associates of Destination Resorts (CRADR) counterparts are pacing at 2% down in phone volume to the year before. Phone volume in Reservations for the Summit (RFTS) is pacing up by 25%. In BCR, the value of a call center reservation is 117% higher than an online reservation.

The number of visits to the GoBreck.com web site is pacing 9% below budgeted expectations. The number of visits to GoBreckNow.com is pacing 39% below budgeted expectations. The volume of unique visitors to GoBreck.com is down 16% to last year vs. CRADR unique visitor counts are down 13%.

A comparison of the lodging value per night for a reservation arrival from November 2009 to March 2011 to the same time period from November 2007 to March 2009 reveals that the Average Daily Rate (ADR) has dropped from \$276.21 to \$222.04, a 20% drop in rate (-\$54.17). Concurrently; the Average Length of Stay (LOS) has dropped from 3.2 nights to 2.7 nights, a 15% drop in LOS. During this time period, phone volume is 41% less in June 2009 to June 2010 compared to June 2007 to June 2008.

Prior to the Fall of 2008, the Breckenridge Resort Chamber Marketing efforts included numerous markets with less frequency. Economic conditions would dictate changes to the strategy. Economic conditions combined with changes in strategy and tactics resulted in greater efforts placed on fewer markets that have consistently produced, were better positioned to ride out the economic downturn and demonstrated a lower cost of travel to

our destination. Secondary markets received lower investment. Consequently many of our competitors increased their focus in these markets for similar reasons.

Traditional top 5 markets such as Illinois and Texas have received the primary spend. The emphasis on the Front Range Market has increased as the popularity of stay vacations has increased. Some results worth mentioning include:

Total Revenue via the Inntopia Channel (Advanced Reservations)

	Colo., Ill., Tex.	Remaining U.S. Markets
June 2009 – May 2010	\$763,182	\$1,135,033
June 2008 – May 2009	\$827,516	\$1,294,360
June 2007 – May 2008	\$1,170,226	\$2,477,424

In two years BCR has experienced a 35% drop (-\$407,044) in revenue from the Big 3 markets. Additionally, BCR has experienced a 54% drop (-\$1,342,391) in revenue from the remaining U.S. Markets.

Total Revenue via GoBreckNow Channel (Distressed Inventory Sales)

June 2009 – May 2010	\$415,674
June 2008 – May 2009	\$469,715
June 2007 – May 2008	\$372,782

The growth in revenue from the Front Range; \$139,826 over two years has not come close to making up the variance in the destination markets of -\$1,501,718; let alone the total variance of -\$1,973,096 from the advanced reservation channel. The numbers above reflex the addition in the year over year variances. Mathematically speaking one could say BCR has experienced a \$2.5 million dollar drop over two years in the amount of revenue from secondary markets as a result of economic conditions and changes in marketing strategy.

A similar strategy was used to gain market share for the destination. Significant marketing dollars were used to place banners on Expedia and other OTA channels. Benefitting the destination via OTA bookings; this did sacrifice BCR fulfillment of the marketing expenditure.

The emphasis on Travel Agent business has diminished to the point of “little to no investment”. The results of this change and the economic impacts are as follows:

June 2009 – May 2010	\$341,270
June 2008 – May 2009	\$389,447
June 2007 – May 2008	\$638,998

In two years BCR has experienced a 47% decrease in revenue from travel agents.

SWOT ANALYSIS

Strengths

- Located in Breckenridge
- 40 years as a source of information for guests, a revenue generator for local businesses and the fulfillment of Breckenridge Marketing efforts.
- Established relationships with local suppliers and staff.
- Breckenridge Central Reservations Staff and their relationships with suppliers.
- The knowledge of the town, the amenities provided, the services offered and the events produced is second to none.
- The ability to package several categories of local business into one vacation package.
- Shortest tenure in the office is 3 years; longest tenure is 21 years
- One stop shop for the most variety of products available in Breckenridge 365 days a year.
- Objectivity of a Chamber based organization
- A sales center; not an order taking business.
- Timeliness of payments to vendors
- Telephone technology able to track the source and results of calls.
- Reservations system technology offers an easy to use supplier extra net and easy to use consumer interface.
 - Currently 60% of the bookings occur online compared to the CRADR aggregate tracking at 35%.
 - Inntopia currently interfaces with 9 property management systems, our 2 car rental suppliers and Apollo GDS Systems

Weaknesses

- Limited Geographic market representation; Farmer's Corner to Hoosier Pass
- When forecasted demand exceeds supply; BCR's supply of inventory is limited
- When forecasted demand does not exceed supply; BCR is under cut on price
- Role Contradiction: Membership based business first; business model second.
 - Product suppliers look at BCR as business first.
- Decreased Marketing resources, Branding first; call to action second

Opportunities

- Enhance the product line to increase the dollar value per reservation.
- Increase the value of online reservations via more packaging, more behavior specific packaging and experience specific packaging.
- Utilize technology to provide application services that reduce costs of operating for suppliers.
- Establish relationship with non-competing destinations.

Threats

- Online travel agencies such as Expedia, Orbitz, etc.
- Local booking agencies such as Vail Resorts owned Reservations for the Summit and Breckenridge Discount Lodging.
- Owner use booking engines such as VRBO and Home away
- Industry wholesalers who have economies of scale by selling multiple destinations
- Rate integrity of lodging in Breckenridge (could be a weakness)

WHAT IS AT RISK?

The support provided by BCR to answer calls for the Breckenridge Welcome Center and the back up support on general information and event related inquiries would require additional expenditure in wages for the Breckenridge Resort Chamber and Welcome Center operations. Funding for this expense would have to come from increased dues, sponsorship sales, marketing expense or member assessment. Revenue opportunities in the Breckenridge Welcome Center exist. Increasing BWC revenues will require some capital expense and a slight departure from current operational philosophy.

Based on feedback from the 2010 supplier survey; some activity vendors do not want to pay commissions on activity sales. These suppliers would prefer a referral only system. These suppliers will challenge the commission payments and are likely to decline financial subsidy to fund the operations of the source of the referral. These members expect “member dues” to cover the operational expense of operating the Breckenridge Welcome Center.

A departure from an independent; non biased sales organization will impact independent/entrepreneur lodging and ski rental businesses in Breckenridge. This is not a criticism of a large corporation; this is a business decision observation or prediction. Management Companies with units in competitive locations report that they do not experience bookings from VRI operations. The perception is VRI operations will fill their units first. Ski Rental vendors will be shut out of package sales in favor of owned and operated business or the vendor(s) of choice from a third party fulfillment house.

Lodging Members pay dues based on the number of pillows represented in town. If dues are paid by the number of employees; as other members pay, the dues would drop by an estimated \$16,000; roughly 8% of all dues. BCR did not estimate the loss of dues resulting from dropped membership; yet some should be expected.

Breckenridge Central Reservations provides \$100,000 annually to cover overhead expenses in Resort Chamber Operations and BCR operations. Actual BCR expenses account for approximately 30% of this amount. Pending changes in the business may require BRC to find approximately \$50,000 in overhead if Central Reservations ceases to operate.

IDEAS FOR CHANGE

There are many subtle changes that can be made to the existing model. Cost reduction is a 24 hour initiative. New technology is constantly monitored and we are currently accepting bids for updated phone technology that we hope will reduce overhead expenses and increase our already substantial capabilities.

As the economic impacts continued to decrease travel opportunities and the industry experienced significant drops in ADR and LOS; BCR's ability to fund longer hours of operation has hurt the overall revenue stream. Increasing the hours of operation and providing additional call services to our members should be the goal of the future. The frequency of members interested in after hours call service has grown in recent months. More time committed to the growth of the operation rather than the defense of the operation is needed.

In the spring of 2010 we began testing the possibility of enhancing the "Member Affiliate Program" made available with the *GoBreckNow* investment in February 2004 and enhanced with the *Inntopia* investment made in June 2005. Today we have a handful of Property Management companies participating in our "Member Affiliate Program" which pays a travel agent commission to the any property management company who books a reservation in a competitor unit. This is a great tool for keeping the prospect in Breckenridge and demonstrates how these businesses can work together for the benefit of each other **via technology investments made by BCR.**

Combining BCR and BWC operations into one is an obvious investigation that will take place. The primary concern is that BWC revenues will not support the increased labor; thus creating the obvious challenge of how do you increase revenues at what expense over how much time. Additional challenges will ultimately surface in the investigation of this model change.

Obviously there is member resistance to an increased level of commissions. This does not limit the opportunity to be creative with the commission structure. Encouraging suppliers to use net rate models is growing momentum. These options should provide more inventory during all seasons, simplify accounting expenses and allows BCR to be more competitive.

The GoBreckNow technology has proven successful in the lodging arena. Now that BCR has a substantial volume of suppliers for activities and events and revenues have grown we now have our eyes on providing additional products on GoBreckNow. Increased membership visibility, a stronger channel of business and increased revenues are some of the benefits. Bottom line need is for activity vendor to list products on a free sell basis like lodging vendors provide for their products. The mutual benefit is increased revenues, the largest desire of our activity vendors.

Limited discussions have taken place regarding BCR's ability to represent a non competing destination. Town Council's blessing is needed to consider pursuing this alternative seriously.

FUTURE NEEDS

The first need of Breckenridge Central Reservations is a re-evaluation of the Administrative overhead line amounting to \$100,000 annually. The result of a shift in this allocation will be increased burden on The Breckenridge Resort Chamber. A fair amount of this expense will be reduced when The BRC enters a new lease in October 2010.

The second need is sales opportunities. Breckenridge Central Reservations has experienced a sharper decline and a slower recovery than the aggregate of our Central Reservations Association for Destination Resorts (CRADR) counterparts from June 2008 – June 2010. Lead generation from travel agents, the existing database and co-op marketing efforts are three areas of focus. The possibility of sharing or purchasing databases needs to be an action item.

Changes in the works include “book now/book online” verbiage will be at the top of all website pages. BRC and BCR are working together to build “Specific lodging” pages designed to lead organic search results and close packages online. Increasing the average reservation price for online reservations is a primary objective. Additionally, chat invitations on most website pages will be utilized to engage consumers visiting the website and searching for vacation packages. The fact that BRC is working to secure a workable *content management system* for our website will be a big boost in our ability to sell higher priced accommodations and packages on the web.

One of the toughest nuts to crack will be guaranteeing BCR has last unit availability during all seasons. This will likely never happen. However, the closer we can get to this goal, the stronger BCR can be financially. This is tough because we are essentially asking a supplier to sell their highest demand product to our prospect for less than they can sell it for themselves. This needs a big picture vision. The key message to suppliers is reminding them of our objective to find “New” customers to Breckenridge. Once in house they are their customer to lose. If the supplier does their job well; we will not get them as a repeat visitor. If the guest is not impressed; we need the right to try to get them back to Breckenridge. Ultimately it is a customer who can be a client that returns and tells their friends and family about your product or service.

Breckenridge Central Reservations supports the development of a mobile application as quickly as possible. This technology is the future of electronic revenue. Breckenridge Central Reservations will be one of many beneficiaries of this technology. When it comes to managing the guest experience a mobile application will be a key source of member information.

CONCLUSION

Despite an 18% drop in call volume; which accounts for nearly 70% of the revenue generated, BCR revenues are pacing 5% above budget and net income is pacing 20% above budget. The model is not broken. In fact, it is the opinion of the Breckenridge Central Reservations Board that the model is more efficient than it has ever been. What started as one leg among three legs of a stool; and has been balancing on two legs for many years is now being asked to balance on one.

Consider the business climate with and without Breckenridge Central Reservations.

Life with Breckenridge Central Reservations

The Cost of Goods Sold in Breckenridge Central Reservations P&L statement is revenue for local businesses that support taxes via business licenses, taxes and the purchase of goods and services.

Consumers have a non-biased, one stop location for information on and purchase of Breckenridge goods and services that is located in Breckenridge.

Life without Breckenridge Central Reservations

The margin on goods sold is paid to businesses and employees who do not pay local taxes nor purchase goods and services in town.

Lodging Members pay dues based on the number of pillows represented in town. If dues are paid by the number of employees; as other members pay, the dues would drop by an estimated \$16,000; roughly 8% of all dues. BCR did not estimate the loss of dues resulting from dropped membership; yet some should be expected

The risk of losing membership dues because a local business is not represented by the fulfillment of marketing dollars is real; quantifiable only with more research or experiment.

Breckenridge Central Reservations pays \$100,000 in annual overhead expenses to the Breckenridge Resort Chamber. This would need to be off set by the fulfillment alternative.

Staff expenses will increase in the Breckenridge Welcome Center to meet phone and visitor demand.

Breckenridge Resort Chamber staff will need to dedicate more time to the service of general information and event information inquiries.

Why work with a third party who represents other markets after restricting your unbiased sole destination fulfillment house the opportunity to offset costs and grow revenues by

representing other destinations; let alone down valley where most consumers will visit Breckenridge and spend money.

Over the past three years Breckenridge Central Reservations lodging suppliers have provided between \$70,000 and \$90,000 in complimentary lodging. The time invested by BCR staff to locate lodging would have to be re-allocated to the BRC budget. Currently BCR receives less than \$400 dollars for 225 staff hours annually.

The largest investment may come in the form of costs associated with securing lodging for promotions, familiarization trips, travel writers and event sponsors and teams. Without Central Reservations a plan would be needed to secure lodging and expectations are that marketing dollars that would normally hit the street will be needed to secure places to stay.

Breckenridge Central Reservations operates under numerous caveats that do not exist in a “normal” business relationship. Breckenridge Central Reservations needs to produce between \$4.2 and \$4.4 million in revenue to reach sustainability. 2010 revenue is budgeted at \$2.6 million. In the fiscal year that ended in May of 2008, BCR produced \$5 million in revenue. When these levels return is greatly dependent upon economic recovery. Marketing investment and strategy will play important roles. Sales effectiveness and cost control have and remain the mantra.

The Breckenridge Central Reservations Board of Directors would like the Town Council to consider the organization in a similar vein as the Rec Center, Golf Course and Skating Rink. Those town assets are considered functions of marketing that enhance the guest experience and encourage referrals and repeat stays. Breckenridge Central Reservations could be considered a marketing entity that offers a point of sale for products that enhance the guest experience and enhances the livelihood of the member businesses it represents.

Central Reservations Alternative Models

Alternative Models	Third Party Model	RFTS	BCR Model
Total Revenue	\$ 2,745,867	\$ 2,745,867	\$ 2,745,867
Cost of Goods Sold	(2,388,905)	(2,526,198)	(2,471,281)
Gross Margin	\$ 356,963	\$ 219,669	\$ 274,587
Commission Revenue (Estimate 15% of Gross Commissions)	\$ 53,544	\$ 32,950	\$ -
BCR Operating Expenses	\$ -	\$ -	\$ -
BRC Expense			
Liason Salary	\$ (75,000)	\$ (75,000)	\$ -
Comp Lodging Administrative Expense	\$ (9,000)	\$ (9,000)	\$ -
General information call handling	\$ (3,000)	\$ (3,000)	\$ -
Welcome Center Call Handling	\$ (5,000)	\$ (5,000)	\$ -
Total BRC Expense	\$ (92,000)	\$ (92,000)	\$ -
Overhead Expense Paid	\$ -	\$ -	\$ 68,261
Overhead Expense - covered by BRC	\$ (68,261)	\$ (68,261)	\$ -
Dues impact			
Variance of Pillow to Emp Switch	\$ (17,050)	\$ (17,050)	\$ -
Estimated Lost Member	\$ (8,397)	\$ (8,397)	\$ -
Decreased Revenue from Dues	\$ (25,447)	\$ (25,447)	\$ -
Sustainability Expense	\$ (132,164)	\$ (152,758)	\$ (86,915)
			\$ (124,462)
			\$ (86,915)
			\$ (124,462)

Additional Revenue/Benefit to Breckenridge Resort Chamber from Central Reservations Opeartions

Annual Dues Revenue from Lodging Suppliers	\$ 48,416
Street Value of Complimentary Lodging	\$ 90,000
Corporate Interdepartmental Expense for Complimentary Lodging	\$ (10,500.00)

Assumptions

General Assumptions

Revenue Flat for all models as a variable control
 Marketing Funding to remain relatively flat to 2010 funding
 No significant changes in Marketing Strategy

Expect some increased expenditure on additional markets besides Ill., CO., Tex.

Expect limited direct marketing to Central Reservations with the exception of lodging partner co-op

Cost of Goods Sold Assumptions

BCR COGS AT 90%; from 17% FIT Lodging Commission.
 Third Party Margin COGS at 87% from 20% Fit Net
 RFTS COGS at 92% from 15% FIT Lodging Commission

Contribution to BRC from Commission Revenue

BCR would continue with \$68,261 overhead administration payment to BRC.

Sustainability Expense

5 Year average for BCR

Breckenridge Central Reservations - Model Assumptions

General Assumptions

- 2011 Marketing Funding to remain relatively flat to 2010 funding; no holiday stimulus
- No significant changes in strategy
- Expect primary markets to be Illinois, Texas and Colorado
- Expect some increased expenditure on additional markets besides the primary markets
- Expect limited direct marketing to Central Reservations with the exception of lodging partner co-op
- Expect Lodging member dues to be paid to BRC
- Expect Complimentary Lodging Allocation will not change

Revenue Assumptions

- BCR 5 year Performa based on 3% annual increases in revenues

Cost of Goods Sold Assumptions

- Expect BCR Cost of Goods Sold (COGS) to remain consistent to historical trends

Labor Assumptions

- Expect annual decrease in salaries via efficiency and turnover
- Expect annual decrease in commission payments as the percentage of online revenue increases.

General Administrative Assumptions

- \$100,000 overhead administration payment to BRC in 2010.
- \$68,261 overhead administration payment to BRC in 2011
- Expect some slimming of expense via telephone technology changes
- Expect additional operational savings in the future as technology advances and consumer behavior shifts

BCR 5 Year Performa

BRECKENRIDGE CENTRAL RESERVATIONS

2010 FINANCIAL ANALYSIS

September 7, 2010

DESCRIPTION	3%		6%		9%		12%		15%	
	2010	2011	2012	2013	2014	2015	2010	2011	2012	2013
	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
REVENUES	\$ 2,745,867	\$ 2,828,243	\$ 2,910,619	\$ 2,992,995	\$ 3,075,371	\$ 3,157,747				
TOTAL COST OF DOING BUSINESS	\$ 2,475,409	\$ 2,545,419	\$ 2,619,557	\$ 2,693,696	\$ 2,767,834	\$ 2,841,973				
Gross Margin	90%									
	\$ 270,459	\$ 282,824	\$ 291,062	\$ 299,300	\$ 307,537	\$ 315,775				
TOTAL NET PAYROLL	\$ 286,350	\$ 277,760	\$ 269,427	\$ 261,344	\$ 253,504	\$ 245,899				
<i>Administrative Overhead</i>	\$ 100,000	\$ 68,261	\$ 68,261	\$ 68,261	\$ 68,261	\$ 68,261				
TOTAL COST OF OPERATIONS	\$ 169,828	\$ 125,481	\$ 125,110	\$ 124,554	\$ 123,997	\$ 123,997				
TOTAL EXPENSES	\$ 2,931,587	\$ 2,948,660	\$ 3,014,095	\$ 3,079,594	\$ 3,145,335	\$ 3,211,869				
CUM OPERATING PROFIT	\$ (185,720)	\$ (120,417)	\$ (103,475)	\$ (86,598)	\$ (69,964)	\$ (54,121)				
5 Year average										\$ (86,915)

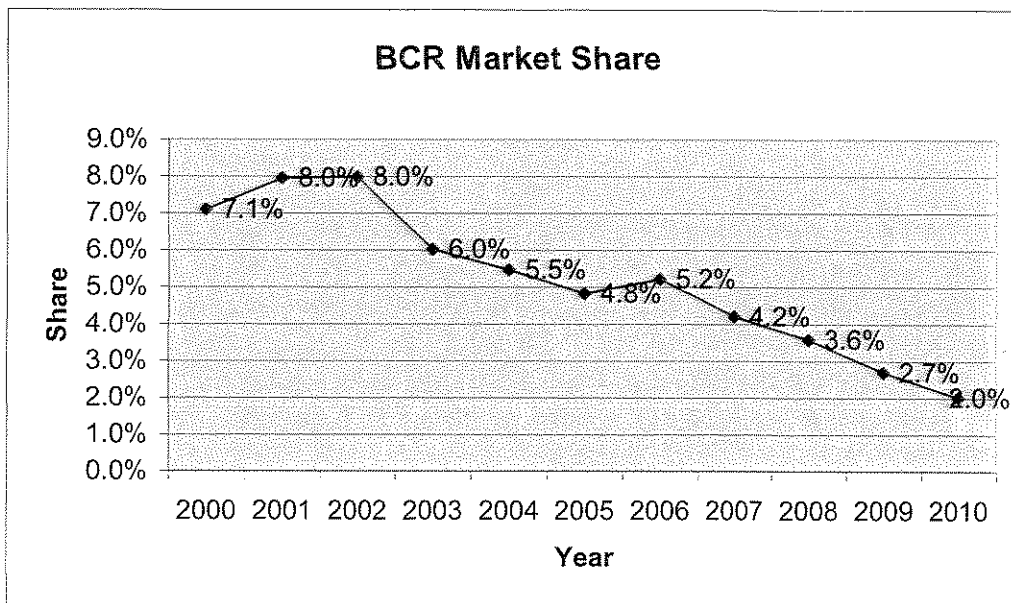
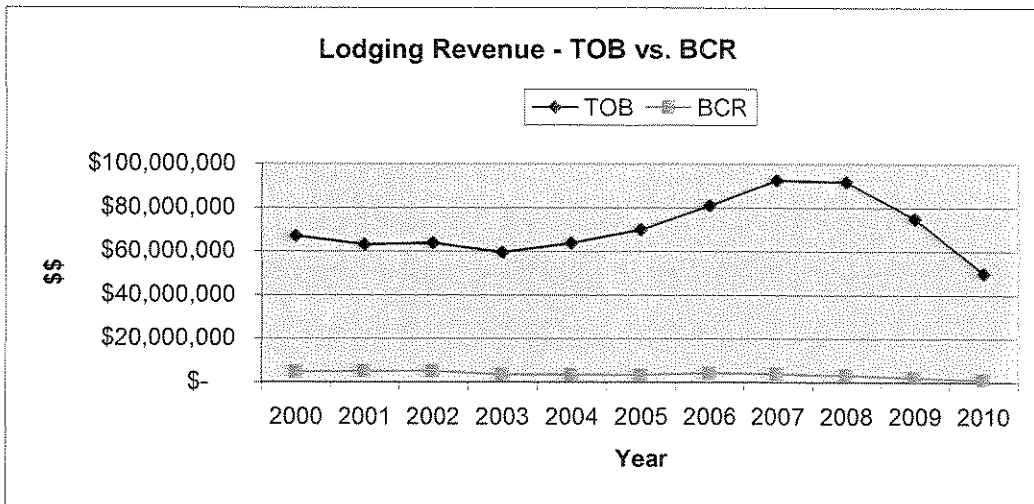
•2010 BCR Supplier Survey estimates referral revenue from BCR referrals to be approximately \$446k - \$589K annually

•2010 BCR Supplier Survey estimates repeat visitor revenue from a BCR originated client to be approximately \$251k - \$338K

Breckenridge Taxable Lodging Revenue

	TOB	BCR	BCR Share
2000	\$ 66,873,000	\$ 4,747,785	7.1%
2001	\$ 63,029,000	\$ 5,011,106	8.0%
2002	\$ 63,702,000	\$ 5,084,660	8.0%
2003	\$ 59,387,000	\$ 3,575,683	6.0%
2004	\$ 63,647,000	\$ 3,480,583	5.5%
2005	\$ 69,846,000	\$ 3,368,629	4.8%
2006	\$ 80,757,000	\$ 4,211,433	5.2%
2007	\$ 92,418,000	\$ 3,878,729	4.2%
2008	\$ 91,684,000	\$ 3,270,001	3.6%
2009	\$ 74,770,000	\$ 2,007,479	2.7%
2010	\$ 49,807,000	\$ 993,668	2.0%

2010 as of June 30, 2010



Impacts on Market Share

Growing Disintermediation of booking channels

- Growth of Online Travel Agencies (OTA)
- By 2008 OTA's had 39% of the online market
- Online travelers cited OTA's as the primary source 47% of the time; up from 40% in 2006
- Priceline and Expedia reporting growth in 2nd Quarter of 2010
- Growth in online aggregators – (Kayak)
- Growth of VRBO

Economic Conditions impacting consumer travel patterns

- Shorter lengths of stay
- Lower Average Daily Rate (ADR)
- Consumers invest more free time to shop for deals
- Consumers staying closer to home
- Travel trends show greater repeat visitors vs. first time visitors

Marketing Strategy

- Strategy to protect overall market share benefitted all but sacrificed BCR
- Stronger efforts to fill high season, less investment in valleys
- Reduced market penetration
- Stronger efforts in the front range; fewer opportunities in secondary markets
- Limited effort with travel agents

The volume of opportunities decreased at a higher rate than CRADR

- 09-10 BCR Winter phone volume down 17%, CRADR -2%
- 09-10 Unique visitors down 16%; CRADR down 13%
- 08-09 BCR Winter phone volume down 34%, CRADR -15%
- 08-09 Unique visitors down 41%; CRADR down 37%

Reduced inventory when demand is greater than supply

- December 2007 and spring break 2008; Suppliers held inventory from BCR

Consumer behavior return/stay with familiar (destination and supplier).

BCR focus on new customer; hard to grow when you are the most visited ski area in North America

Central Reservations Model - % of Market Share

Market Share Model	\$80 - 2%	\$80 - 2.5%	\$80 - 3%	2010 BCR Forecast
TOB Lodging Revenue	\$ 80,000,000	\$ 80,000,000	\$ 80,000,000	
BCR Lodging Revenue	\$ 1,600,000	\$ 2,000,000	\$ 2,400,000	\$ 1,982,680
BCR Incremental Revenue	\$ 640,000	\$ 800,000	\$ 960,000	\$ 762,587
BCR Total Revenue	\$ 2,240,000	\$ 2,800,000	\$ 3,360,000	\$ 2,745,267
Cost of Goods Sold	\$ 2,016,000	\$ 2,520,000	\$ 3,024,000	\$ 2,475,409
Gross Margin	\$ 224,000	\$ 280,000	\$ 336,000	\$ 269,858
Total Payroll	\$ 285,000	\$ 285,000	\$ 285,000	\$ 286,350
Total Cost of Operations	\$ 133,462	\$ 133,462	\$ 133,462	\$ 169,828
Admin Overhead	\$ 68,261	\$ 68,261	\$ 68,261	\$ 100,000
Net Income	\$ (194,462)	\$ (138,462)	\$ (82,462)	\$ (186,320)

Market Share Model	\$84 - 2%	\$84 - 2.5%	\$84 - 3%	2010 BCR Forecast
TOB Lodging Revenue	\$ 84,000,000	\$ 84,000,000	\$ 84,000,000	
BCR Lodging Revenue	\$ 1,680,000	\$ 2,100,000	\$ 2,520,000	\$ 1,982,680
BCR Incremental Revenue	\$ 672,000	\$ 840,000	\$ 1,008,000	\$ 762,587
BCR Total Revenue	\$ 2,352,000	\$ 2,940,000	\$ 3,528,000	\$ 2,745,267
Cost of Goods Sold	\$ 2,116,800	\$ 2,646,000	\$ 3,175,200	\$ 2,475,409
Gross Margin	\$ 235,200	\$ 294,000	\$ 352,800	\$ 269,858
Total Payroll	\$ 285,000	\$ 285,000	\$ 285,000	\$ 286,350
Total Cost of Operations	\$ 133,462	\$ 133,462	\$ 133,462	\$ 169,828
Admin Overhead	\$ 68,261	\$ 68,261	\$ 68,261	\$ 100,000
Net Income	\$ (183,262)	\$ (124,462)	\$ (65,662)	\$ (186,320)

Market Share Model	\$88 - 2%	\$88 - 2.5%	\$88 - 3%	2010 BCR Forecast
TOB Lodging Revenue	\$ 88,000,000	\$ 88,000,000	\$ 88,000,000	
BCR Lodging Revenue	\$ 1,760,000	\$ 2,200,000	\$ 2,640,000	\$ 1,982,680
BCR Incremental Revenue	\$ 704,000	\$ 880,000	\$ 1,056,000	\$ 762,587
BCR Total Revenue	\$ 2,464,000	\$ 3,080,000	\$ 3,696,000	\$ 2,745,267
Cost of Goods Sold	\$ 2,217,600	\$ 2,772,000	\$ 3,326,400	\$ 2,475,409
Gross Margin	\$ 246,400	\$ 308,000	\$ 369,600	\$ 269,858
Total Payroll	\$ 285,000	\$ 285,000	\$ 285,000	\$ 286,350
Total Cost of Operations	\$ 133,462	\$ 133,462	\$ 133,462	\$ 169,828
Admin Overhead	\$ 68,261	\$ 68,261	\$ 68,261	\$ 100,000
Net Income	\$ (172,062)	\$ (110,462)	\$ (48,862)	\$ (186,320)



ToB TC and BRC BoD
Joint meeting agenda

September 13, 2010 dinner meeting
Council Chambers, Town Hall

- Funding targets for 2011
 - With lodging tax increase/without lodging tax increase
- New Town Marketing Committee
- Groups/conferences
 - Vettes on the Rockies, National Brotherhood
- Tour of Colorado/Quiznos Pro Challenge
- Holiday Animation of Town
 - Retailers, etc.

In lieu of a presentation, the BRC invites Council and those interested to go to the link listed for the Annual Meeting video and Power Point:

<http://www.gobreck.com/members/annual-report>



BRECKENRIDGE TOWN COUNCIL REGULAR MEETING
Tuesday, September 14, 2010; 7:30 p.m.

I	CALL TO ORDER and ROLL CALL	
II	APPROVAL OF MINUTES – August 24, 2010	80
III	APPROVAL OF AGENDA	
VI	COMMUNICATIONS TO COUNCIL	
	A. Citizen’s Comment - (Non-Agenda Items ONLY; 3 minute limit please)	
	B. Breckenridge Resort Chamber Director Report	
V	CONTINUED BUSINESS	
	A. SECOND READING OF COUNCIL BILLS, SERIES 2010 - PUBLIC HEARINGS	
	1. Council Bill No. 19, Series 2010 - AN ORDINANCE REPEALING ORDINANCE NO. 23, SERIES 2009, CONCERNING THE PROPOSED ANNEXATION OF A PARCEL OF LAND TO THE TOWN OF BRECKENRIDGE (Entrada – 3.98 acres, more or less)	86
	2. Council Bill No. 29, Series 2010 – AN ORDINANCE AMENDING CHAPTER 12 OF TITLE 9 OF THE <u>BRECKENRIDGE TOWN CODE</u> CONCERNING EXTERIOR LIGHTING	89
VI	NEW BUSINESS	
	A. FIRST READING OF COUNCIL BILLS, SERIES 2010	
	1. Council Bill No. 30, Series 2010 – AN ORDINANCE AMENDING THE <u>BRECKENRIDGE TOWN CODE</u> REGARDING BUILDING FOOTPRINT LOTS	93
	2. Council Bill No. 31, Series 2010 – AN ORDINANCE AMENDING CHAPTER 5 OF TITLE 9 OF THE <u>BRECKENRIDGE TOWN CODE</u> BY AMENDING “THE BRECKENRIDGE DESIGN STANDARDS” CONCERNING FOOTPRINT LOTS	99
	B. RESOLUTIONS, SERIES 2010	
	1. A RESOLUTION OPPOSING PROPOSITION 101 AND AMENDMENTS 60 AND 61, URGING THE VOTERS OF BRECKENRIDGE TO VOTE AGAINST THESE PROPOSITIONS AND AMENDMENTS AND URGING THEM TO EDUCATE THEIR FAMILY AND FRIENDS ON THE NEGATIVE IMPACTS THEY WILL HAVE ON THE STATE OF COLORADO	105
	C. OTHER	
	1. Red, White and Blue Burn Permit	110
	2. Marketing Committee Selection	
VII	PLANNING MATTERS	
	A. Planning Commission Decisions of September 7, 2010	
	B. Town Council Representative Report (Mr. Burke)	
VIII	REPORT OF TOWN MANAGER AND STAFF*	
IX	REPORT OF MAYOR AND COUNCILMEMBERS*	
	A. CAST/MMC (Mayor Warner)	
	B. Breckenridge Open Space Advisory Commission (Ms. McAtamney)	
	C. BRC (Mr. Dudick)	
	D. Summit Combined Housing Authority (Mr. Joyce)	
	E. Breckenridge Heritage Alliance (Mr. Burke)	
	F. Sustainability Committee (Mr. Bergeron, Mr. Joyce, Mayor Warner)	
X	OTHER MATTERS	
XI	SCHEDULED MEETINGS	114
XII	ADJOURNMENT	

*Report of Town Manager; Report of Mayor and Council Members; Scheduled Meetings and Other Matters are topics listed on the 7:30 pm Town Council Agenda. If time permits at the afternoon work session, the Mayor and Council may discuss these items. The Town Council may make a Final Decision on any item listed on the agenda, regardless of whether it is listed as an action item

CALL TO ORDER and ROLL CALL

Mayor Warner called the August 24, 2010 Town Council Meeting to order at 7:37 p.m. The following members answered roll call: Ms. McAtamney, Mr. Dudick, Mr. Bergeron, Mr. Burke, Mr. Mamula, Mr. Joyce, and Mayor Warner.

APPROVAL OF MINUTES – August 10, 2010 Regular Meeting

Mr. Burke made one correction on the first page of the minutes and clarified that it was Mr. Bergeron, not Mr. Dudick who commented on Mr. Burke’s statements about the tennis courts. Mayor Warner also had a correction on the second page, first paragraph where he stated the choices for tonight’s meeting. He would like the wording to be changed from “to appeal, to repeal, or continue the ordinance” to “approve or continue the ordinance”.

With no other changes or corrections to the meeting minutes of August 10, Mayor Warner declared the minutes were approved as corrected.

APPROVAL OF AGENDA

There were no changes.

COMMUNICATIONS TO COUNCIL

A. Citizen’s Comments - (Non-Agenda Items ONLY; 3 minute limit please)

Wally Ducayet presented a cookbook to the council members.

Sherry Shelton, from the Merchants Association came to express her concern with traffic flow and how to bring more shoppers to Main Street. She understands that the Town has taken a lot of time figuring out parking issues throughout town and would like Council to help local merchants with their questions they have regarding these issues.

Deana Raitman, a local citizen stated that she is tired of people saying that Breckenridge is congested with traffic - she feels that it is not. Ms. Raitman also doesn’t feel that we need to get rid of our events that we have in town due to the extra congestion. She feels that the town should look at more event possibilities in order to keep the tourists coming back to Breckenridge. Ms. Raitman loves to see the tourists coming to enjoy the town. Mayor Warner thanked her for her comments.

Sharon Edwards, owner of Heart’s Delight stated that she helped Sherry Shelton organize the Merchants Association. She came to express the need for more signs in the town’s free parking lots that say “Free after 3:00 p.m.”. Ms. Edwards also expressed the idea of having areas for ski storage near Main Street to make it convenient for people to come into town. She thought that a winter shuttle into town would be a great idea. Mayor Warner clarified that there is a problem with buses on Main Street because they just don’t move along in traffic very well. Mayor Warner stated that it’s a priority for tourists to have a good place to park and then everyone else comes after that. Mr. Bergeron complimented some of the local business owners on being very good about having their employees car pool or park in outlying areas but feels the town would need a buy-in from local businesses. Mayor Warner added that we might need the Merchant Association to go along with the shuttle concept as well but that the Council is in agreement about the importance of being visible and consistent. Mr. Dudick shared information about the Breckenridge Resort Chamber board of directors meeting taking place tomorrow morning at 8:30 and suggested that Ms. Edwards attend during the guest and member comments portion of the meeting to become integrated with what the BRC is doing.

Eric Westerhoff, employee of Innovative Energy is very excited that the town is interested in the Power Purchase Agreement (PPA) solar project and would like to help out in any way possible. Of the three PPA providers that Mr. Westroff has talked to, most of them suggested that the request go out to companies in the form of a Request for Proposal (RFP). The incentives continue to get better and there are no up-front costs. However, due to the alpine conditions here in Breckenridge it would require different equipment and engineering than Front Range communities which might come at a higher cost and lower rate of return. Mr. Westroff stated that the police department building would be good option for the solar panels but had some concern regarding the ice rink since the roofs are designed to move. Mr. Westroff advised Council to think very carefully about where these systems will be placed and pointed out that roof-mount systems will work well. Flat roofs are difficult to do ballast masts on the roof because of the wind and snow conditions so Mr. Westroff suggested creating a solar garden on the ground. Mr. Mamula asked about space requirements for a solar garden. Mr. Westroff informed the Council that a solar garden would start off as small as a half an acre. Mr. Dudick asked if the solar garden had to be local. Mr. Westroff clarified that the solar garden would have to have the same service provider, such as Xcel Energy and that it has to be within the same County.

CONTINUED BUSINESS

A. **SECOND READING OF COUNCIL BILL, SERIES 2010 – PUBLIC HEARINGS**

1. **Council Bill No. 19, Series 2010 - AN ORDINANCE REPEALING ORDINANCE NO. 23, SERIES 2009, CONCERNING THE PROPOSED ANNEXATION OF A PARCEL OF LAND TO THE TOWN OF BRECKENRIDGE (Entrada – 3.98 acres, more or less)**

Town Attorney Tim Berry explained that this ordinance would repeal Ordinance No. 23, Series 2009. Mr. Berry talked to Kirk Michelson, one of the owners of the Entrada property to see if there is a realistic chance for an alternative proposal. Mr. Michelson wasn’t overly optimistic about an alternate proposal. Mr. Berry felt that there was sufficient cause to

continue the ordinance until the September 14 council meeting. Mr. Michelson understood that Council would need to make a decision regarding the ordinance at that time.

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

Mr. Dudick moved to continue Council Bill No. 19, Series 2010 as previously read into the record to the September 14 meeting. Mr. Mamula seconded the motion. The motion passed 7-0.

2. **Council Bill No. 22, Series 2010 - AN ORDINANCE ESTABLISHING THE "BRECKENRIDGE MARKETING COMMITTEE" AS AN ADVISORY BOARD OF THE TOWN OF BRECKENRIDGE**

Mr. Berry explained that this ordinance would create a marketing advisory committee that would establish the rules and regulations for their operation. There were no changes from the first reading.

Mayor Warner opened the public hearing. Toby Babich, owner of Resort Managers in Breckenridge expressed his concern about where these funds would be allocated five to ten years into the future. He felt the need for more direct language that the funds would be spent on efforts that would produce more money. Mr. Babich had a concern about using a dedicated fulfillment center for marketing dollars. Mr. Bergeron asked for clarification on what a "dedicated fulfillment center" was. Mr. Babich gave the example of Central Reservations that the Breckenridge Resort Chamber uses. Mr. Mamula added that he talked to Toby earlier and feels that these suggestions should be written into the rules and regulations once the committee is set up. Mr. Babich thanked Council for their time.

Mitchell Weiss, of the Pineridge Home Owners Association expressed that this would be a perfect opportunity for this marketing committee to combine other groups into one larger committee and focus on all assets and tools in order to be more effective. Mr. Gagen added that Kim DiLallo is accepting applications for this committee and Council will conduct interviews in September of this year.

There were no further comments and the public hearing was closed. Mr. Mamula moved to approve Council Bill No. 22, Series 2010. Mr. Joyce seconded the motion. The motion passed 7-0.

3. **Council Bill No. 23 Series 2010 - AN ORDINANCE DESIGNATING CERTAIN FUNDS FOR USE IN CONNECTION WITH THE "TOWN OF BRECKENRIDGE MARKETING FUND"**

Mr. Berry explained this ordinance would provide certain revenues and would be included in the marketing fund if approved by the voters at the November 2 election. The funds would include the money received by the elimination of the sales tax vendor's fee back in 1992, .04 percent accommodation tax, the Business & Occupational/Sales Tax License (BOLT) fund, all revenue collected from the one percent increase in accommodation tax if approved by voters on November 2, and an additional one-half percent public accommodation tax. There were no changes from the first reading. Mr. Dudick asked Mr. Gagen for clarification relative to how we determine the budget amount if it isn't really known until the 2011 budget is completed. Mr. Gagen explained that they start with the 2010 dollar amount as a baseline and then Council moves on from that point. They can change the budget mid-year if Council sees any performance changes or leave the budget the way it is and it will roll into the fund balance. After that, Council can decide how to spend the fund balance. Mr. Dudick expressed his opinion that it is better business to come up with actual dollar amount. Mr. Gagen explained that staff will give them a certain number ahead of time based on projections from 2010 and when it comes time for the budget retreat, Council will decide what the amount will be beyond that. Mr. Joyce added that it would be important to share what their vision is and then verify what funds are available. Mr. Gagen stated that in the past, the town has done a little better than what they originally projected.

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

Mr. Bergeron moved to approve Council Bill No. 23, Series 2010 with the correction on page 82, line 12, the first "that" would be stricken from the ordinance. Ms. McAtamney seconded the motion. The motion passed 7-0. Mr. Mamula thanked Mr. Dudick for getting this organized.

4. **Council Bill No. 24, Series 2010 – AN ORDINANCE SUBMITTING TO THE REGISTERED ELECTORS OF THE TOWN OF BRECKENRIDGE AT THE GENERAL ELECTION TO BE HELD ON NOVEMBER 2, 2010 THE QUESTION OF WHETHER, COMMENCING JANUARY 1, 2011, THE "TOWN OF BRECKENRIDGE PUBLIC ACCOMMODATION TAX" TAX RATE SHOULD BE INCREASED FROM 2.4% TO 3.4% ON THE PRICE PAID FOR THE LEASING OR RENTAL OF ANY HOTEL ROOM, MOTEL ROOM OR OTHER ACCOMMODATION LOCATED IN THE TOWN AS A TAX RATE INCREASE TAX PURSUANT TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION; REQUIRING ALL OF THE INCREASED PUBLIC ACCOMMODATION TAX REVENUES COLLECTED BY THE TOWN AS A RESULT OF THE TAX RATE INCREASE TO BE PAID INTO A SPECIAL FUND OF THE TOWN AND USED ONLY TO MARKET AND ADVERTISE THE TOWN; SETTING FORTH THE BALLOT TITLE; AND PROVIDING FOR THE CONDUCT OF THE ELECTION**

Mr. Berry explained this ordinance is actually the TABOR ordinance that was submitted to increase accommodation tax for the November 2 election. There is an amendment from first reading where the amount of post tax increase has been estimated and will go into the ordinance at \$985,000. Other than that change, there were no other changes from the first reading.

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

Mr. Dudick moved to approve Council Bill No. 24, Series 2010 as it appears in the agenda. Mr. Mamula seconded the motion. The motion passed 7-0.

5. **Council Bill No. 26, Series 2010** – AN ORDINANCE REPEALING AND READOPTING WITH CHANGES CHAPTER 1 OF TITLE 7 OF THE BRECKENRIDGE TOWN CODE; ADOPTING BY REFERENCE THE MODEL TRAFFIC CODE FOR COLORADO, 2010 EDITION, PUBLISHED BY THE COLORADO DEPARTMENT OF TRANSPORTATION; MAKING CERTAIN AMENDMENTS TO THE MODEL TRAFFIC CODE FOR COLORADO, 2010 EDITION; AND PROVIDING PENALTIES FOR THE VIOLATION OF THE MODEL TRAFFIC CODE FOR COLORADO, 2010 EDITION

Mr. Berry explained that the town periodically adopts the State Model Traffic Code so that it can be made applicable to municipalities. The form of the ordinance included in the agenda packet has already been approved by the Colorado Department of Transportation (CDOT). There were no changes from the first reading.

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

Mr. Joyce moved to approve Council Bill No. 26, Series 2010. Ms. McAtamney seconded the motion. The motion passed 6-1 with Mr. Burke voting in opposition to the ordinance.

6. **Council Bill No. 27, Series 2010** - AN ORDINANCE AMENDING CHAPTER 2 OF TITLE 5 OF THE Breckenridge Town Code BY ELIMINATING THE DISTANCE RESTRICTIONS FOR HOTEL & RESTAURANT LIQUOR LICENSES ISSUED FOR THE CAMPUS OF A JUNIOR COLLEGE DISTRICT LOCATED WITHIN THE CORPORATE LIMITS OF THE TOWN OF BRECKENRIDGE

Mr. Berry explained that this ordinance would make it possible for Colorado Mountain Collage (CMC) apply for a liquor license and offer culinary cooking classes for their students. Currently, State law requires that a licensed premise can't be within 500 feet of a school. However, a local governing board can change the law. This ordinance would modify the rule and allow the town's liquor licensing authority to grant a Hotel and Restaurant liquor license to CMC. There were no changes from the first reading.

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

Mr. Bergeron moved to approve Council Bill No. 27, Series 2010. Mr. Mamula seconded the motion. The motion passed 7-0.

7. **Council Bill No. 28, Series 2010** – AN ORDINANCE ADOPTING CHAPTER 21 OF TITLE 1 OF THE BRECKENRIDGE TOWN CODE CONCERNING THE PUBLICATION OF TOWN ORDINANCES, NOTICES, AND OTHER DOCUMENTS

Mr. Berry explained this ordinance was approved by voters during the April 2010 election to allow the publication of town ordinances on the town website as long as it is not required by State or Federal law. If publication is not required, then the ordinances would be published for five consecutive days on town's website. The ordinance would also allow the Town Clerk to set up the administrative rules and regulations regarding publication. There were no changes from the first reading.

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

Mr. Bergeron moved to approve Council Bill No. 28, Series 2010. Mr. Burke seconded the motion. The motion passed 7-0.

NEW BUSINESS

A. FIRST READING OF COUNCIL BILL, SERIES 2010

1. Council Bill No. 29, Series 2010 – AN ORDINANCE AMENDING CHAPTER 12 OF TITLE 9 OF THE BRECKENRIDGE TOWN CODE CONCERNING EXTERIOR LIGHTING

Julia Puester of the Community Development Department explained that this ordinance would combine the definition of holiday and bistro lighting into one term to be called decorative lighting. It would also allow all lighting in zone one and two to be on all year. Zone three would be allowed for display from November 1 to February 1 of the following year. The ordinance also states that decorative lighting would be converted to LED lighting. Ms. Puester mentioned that the amendments made during the work session would be included for the second reading.

Mr. Mamula moved to approve Council Bill No. 29, Series 2010 An Ordinance Amending Chapter 12 of Title 9 of the Breckenridge Town Code Concerning Exterior Lighting. Mr. Burke seconded the motion. The motion passed 7-0.

B. RESOLUTIONS, SERIES 2010

1. A RESOLUTION APPROVING THE SALE OF THE TOWN'S RAILROAD LOCOMOTIVE #111 TO THE STATE HISTORICAL SOCIETY OF COLORADO

Mr. Berry explained that this resolution would sell railroad engine #111 to the Colorado Historical Society (CHS) for \$230,000 and would also allow the town to enter into a loan agreement with the CHS for engine No. 9.

Mr. Joyce moved to approve a Resolution Approving the Sale of the Town's Railroad Locomotive #111 to the State Historical Society of Colorado. Mr. Burke seconded the motion. The motion passed 7-0.

2. A RESOLUTION APPROVING A LOAN AGREEMENT WITH THE STATE HISTORICAL SOCIETY OF COLORADO (RAILROAD ENGINE #9)

Mr. Berry explained that this resolution would authorize the loan agreement for engine No. 9. Mr. Berry pointed out a revision to the resolution on page one, line 12 which strikes out the words “and tender collectively” because there will be a third agreement later on dealing with the tender. Mr. Berry made Council aware that the date of delivery is November 2010 and the shelter for the engine shall be constructed no later than June 30, 2011.

Mr. Burke moved to approve a Resolution Approving a Loan Agreement with the State Historical Society of Colorado (Railroad Engine #9) according to the version that was handed out to Council from Mr. Berry. Ms. McAtamney seconded the motion. The motion passed 7-0.

A. **OTHER**

1. **Amazing Grace Parking Variance.**

The hearing on the Amazing Grace Parking Variance was held in accordance with Section 9-3-16: “Relief Procedures” of the Town’s Off-Street Parking Regulations. A verbatim tape recording of the proceedings was made and will be maintained as required by law. No attempt is made in these minutes to set forth a verbatim record of the proceedings of this hearing.

Mr. Bergeron disclosed for the record that his wife is employed by the proponent to the discussion and would like to be excused. There was a discussion among the Council on whether or not Mr. Bergeron should have the ability to excuse himself from the vote.

Mayor Warner asked for discussion from the Council. The Council members took turns expressing their thoughts on the matter. Council felt that Mr. Bergeron’s opinion was valued in this situation. One council member expressed respect for Mr. Bergeron’s reasoning to abstain from the vote. However, they generally felt that Mr. Bergeron should stay and participate in the vote.

At the conclusion of the variance hearing, Mr. Dudick moved to approve the Amazing Grace Parking Variance to allow for a waiver of the requirement to place two (2) parking spaces on the property in the rear yard, based on the presentation by the staff and the applicant, along with the variance findings and conditions provided in the August 24, 2010 Town Council packet. Mr. Bergeron seconded. The motion passed 7-0.

PLANNING MATTERS

A. **Planning Commission Decisions of August 17, 2010**

There were no requests for call up. Mayor Warner declared the Planning Commission Decisions were approved as presented.

B. **Town Council Representative Report**

No report.

REPORT OF TOWN MANAGER AND STAFF

Mr. Gagen pointed out an email from Kim DiLallo and Vanessa Agee regarding the Quiznos Pro Challenge bike race where the town would host the event next year. Mr. Gagen explained that the scope of dollars involved for the proposal would need to be submitted by September 10. The group is meeting and trying to refine those numbers. Ms. McAtamney asked how many other communities were solicited. Mr. Gagen confirmed that Aspen, Steamboat Springs, Boulder, Frisco, and Vail were some of the communities that were solicited. Mr. Gagen suggested the possibility of having a council member volunteer to be a representative.

Mr. Gagen explained that the Summit County Housing Authority discussed the letter from Sean McAllister regarding capital improvements where he was asking for a substantial increase in funds for capital improvements.

The month of June was a little weak as far as financials go. The Beaver Run Homeowners Association will buy the convention/conference services from Beaver Run. Mr. Gagen also added that the Valley Brook project is really going very well and that all of the units are spoken for with contracts process. Laurie Best of the Community Development Department reported on a particular property on Rodeo Dr in the Wellington neighborhood which sustained substantial loss on the property. Ms. Best investigated the loss on the property.

REPORT OF MAYOR AND COUNCILMEMBERS

A. **CAST/MMC (Mayor Warner)** – Mr. Warner reported that the next meeting of CAST is on Thursday and Friday. Mayor Warner reported that he and Ms. McAtamney met with Little Red Schoolhouse and Ms. McAtamney put together a terrific PowerPoint presentation. The commission was impressed with the amount of money that the town has allocated towards childcare. They will be reconvening their advisory committee that was initially set up and their members were interested in participating in this.

B. **Breckenridge Open Space Advisory Commission (Ms. McAtamney)** – Ms. McAtamney stated that the meeting was cancelled this month.

C. **Breckenridge Resort Chamber (Mr. Dudick)** - Mr. Dudick reported that the BRC has signed a lease in the Bly Building on Ski Hill Road and will save approximately \$40,000 per year in expenses when they move to the new location.

They asked that the contract not be renewed annually because they would need to get a line of credit and wouldn't be able to with the town being a funding source. There was a discussion between council members about this issue and it was decided that a temporary solution would be a line of credit through the town and then have the marketing committee obtain a long-term contract when the committee is formed.

D. **Summit Combined Housing Authority** (Mr. Joyce) – Mr. Joyce reported that this committee is not currently meeting.

E. **Breckenridge Heritage Alliance** (Mr. Burke) – Mr. Burke had nothing to report.

F. **Sustainability** (Mr. Bergeron, Mr. Joyce, Mayor Warner) – Mr. Bergeron stated that their next meetings were on September 2 and September 10.

OTHER MATTERS

Mr. Gagen brought up the request for reimbursement from Nicholas Farkouh of Base Building Solutions regarding the contract with Mercy Housing. Mr. Gagen stated that Town Engineer Tom Daugherty did tell Mr. Farkouh that the Council's original decision was that the Town doesn't compensate people for bidding. One of Mr. Mamula's concerns was that Mr. Farkouh was told by Mercy that he would be compensated for the preconstruction services. Mr. Burke added that it was his understanding that the contract was to be paid once construction was started. Mr. Joyce clarified that if someone is providing services for a customer, then that person would agree on a preconstruction scope of work. Mr. Joyce added that Base Building Solutions did follow the whole bidding process and felt that he should be talking to Mercy, rather than the Town if the services were provided to Mercy. Mr. Gagen stated that Mercy did negotiate the contract and that they were the preferred bidder but they chose to walk away from the contract. Mr. Mamula added that everyone knew that they were having issues with the contract and he wasn't surprised that they quit the process. Mr. Gagen clarified that Mercy was very up-front with the Town regarding changes in the contract but in the end Mercy decided to separate from the contract. Mayor Warner summarized the conversation stating that the answer to Mr. Farkouh's request for money would be denied and that the Town didn't stray from the contract.

Mr. Joyce would like to revisit the use of the bike path in town and thinks that our section in Breckenridge is the worst section of the whole system and felt that our section gets the highest use. Mr. Gagen clarified that the repaving of the bike path will be included in the budget for next year.

Mr. Mamula commented on the sign at the Sally Barber trailhead kiosk and felt that is poorly done because the "you are here" red "x" is in the wrong location. He has called the State Forest Service and has talked to Heide Andersen in the Community Development Department about the error. Mr. Mamula also added that the acrobat performance at the Riverwalk Center was amazing, especially for the price of only \$5.00 and that the Riverwalk staff did a great job. He and his family also enjoyed the Tons of Trucks exhibit and thanked the Recreation Center staff for their interaction with the kids. Mr. Mamula also thanked Scott Jackman of Public Works for being a great ambassador to the town and added that the fire department and police department also did a great job.

Mr. Dudick would like to talk to the Director of Communications for the town, Kim DiLallo about launching some mobile websites for the people entering Breckenridge. The website address would be displayed on one of the message boards outside of town and would direct people to important information such as parking, events, and activities.

Mr. Burke reminded Council about the ski lift user tax and would like to get Vail Resorts on board with it. Mr. Gagen added that Council will be receiving a memo about finances for the parking structure and consolidation of the transit system. Mr. Burke's view is that we should relieve some other funds like transportation or recreation. He would also like to look at signage issues in town for merchants. Mr. Gagen stated the possibility of bringing it back to Council and then deciding how to proceed. Mr. Mamula pointed out one concern that has happened in the past where citizens attend the Council meeting at 7:30 and fail to stay for the remainder of the evening to understand what is happening during the meeting.

Mr. Bergeron made a suggestion regarding the staffing of the Director of Recreation Center position. He suggested that the town consider filling the job and then backfill with other job tasks to other employees. Mr. Gagen clarified that the town always evaluates the situation first and then decides whether to reorganize or consolidate positions. .

Mayor Warner reminded everyone about the going-away party for Lynn Zwaagstra at Carter Park tomorrow.

SCHEDULED MEETINGS

There were none.

ADJOURNMENT

With no further business to discuss, the meeting adjourned at 10:07 p.m.

Submitted by Jena Taylor, Administrative Specialist.

ATTEST:

Mary Jean Loufek, CMC, Town Clerk

John Warner, Mayor

MEMO

TO: Town Council

FROM: Town Attorney

RE: Council Bill No. 19 (Entrada Annexation Repeal Ordinance)

DATE: September 7, 2010 (for September 14th meeting)

The second reading of the ordinance to repeal the Entrada Annexation Ordinance was continued to your meeting on August 24th. There are no changes proposed to ordinance from first reading.

At this writing I have not heard back from Kirk Mickelsen about restructuring the annexation agreement. Further information on that topic will be provided to you at or before the meeting on Tuesday.

1 ***FOR WORKSESSION/SECOND READING – SEPT. 14***

2
3 ***NO CHANGE FROM FIRST READING***

4
5 COUNCIL BILL NO. 19

6
7 Series 2010

8
9 AN ORDINANCE REPEALING ORDINANCE NO. 23, SERIES 2009, CONCERNING THE
10 PROPOSED ANNEXATION OF A PARCEL OF LAND TO THE TOWN OF
11 BRECKENRIDGE
12 (Entrada – 3.98 acres, more or less)

13
14 WHEREAS, on August 11, 2009 the Town Council adopted Ordinance No. 23, Series
15 2009, entitled “An Ordinance Annexing A Parcel of Land To The Town of Breckenridge”; and
16

17 WHEREAS, on October 27, 2009, the Town Council adopted Resolution No. 28, Series
18 2009 approving an Amended Annexation and Development Agreement with Entrada at
19 Breckenridge, Inc., a Colorado corporation; and
20

21 WHEREAS, the Amended Annexation and Development Agreement with Entrada at
22 Breckenridge, Inc., a Colorado corporation, approved by Resolution No. 28, Series 2009 set forth
23 certain terms and conditions that had to be met in order for the property described in Ordinance
24 No. 23, Series 2009 to be annexed to the Town of Breckenridge; and
25

26 WHEREAS, the Amended Annexation and Development Agreement with Entrada at
27 Breckenridge, Inc., a Colorado corporation, approved by Resolution No. 28, Series 2009, has not
28 been signed and the Town Council has been informed and believes that such agreement will not
29 be signed by Entrada at Breckenridge, Inc., a Colorado corporation; and
30

31 WHEREAS, because the Amended Annexation and Development Agreement has not
32 been signed by Entrada at Breckenridge, Inc., a Colorado corporation, the Town Council finds
33 and determines that the terms and conditions under which the real property described in
34 Ordinance No. 23, Series 2009 was to be annexed to the Town have not been complied with; and
35

36 WHEREAS, Ordinance No. 23, Series 2009, and the accompanying annexation map
37 have not been filed as required by Section 31-12-113(1), C.R.S., and pursuant to Section 31-12-
38 113(3), C.R.S., the annexation of the property described in Ordinance No. 23, Series 2009, has
39 not become effective; and
40

41 WHEREAS, the Town Council further finds and determines that Ordinance No. 23,
42 Series 2009 should be repealed and the real property described therein not annexed to and made
43 a part of the Town of Breckenridge.
44

1 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
2 BRECKENRIDGE, COLORADO:

3
4 Section 1. Ordinance No. 23, Series 2009 is repealed. The Town Clerk is directed not to
5 file the annexation ordinance and map as described in Section 31-12-113, C.R.S.

6 Section 2. The Town Council hereby finds, determines and declares that it has the power
7 to adopt this ordinance pursuant to the authority granted to home rule municipalities by Article
8 XX of the Colorado Constitution and the powers contained in the Breckenridge Town Charter.

9 Section 3. This ordinance shall be published and become effective as provided by
10 Section 5.9 of the Breckenridge Town Charter.

11 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
12 PUBLISHED IN FULL this ____ day of _____, 2010. A Public Hearing shall be held at the
13 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of
14 _____, 2010, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building of the
15 Town.

16
17 TOWN OF BRECKENRIDGE, a Colorado
18 municipal corporation
19

20
21
22 By _____
23 John G. Warner, Mayor
24

25 ATTEST:

26
27
28
29 _____
30 Mary Jean Loufek, CMC,
31 Town Clerk
32



MEMORANDUM

TO: Town Council

FROM: Julia Puester, AICP

DATE: September 1st for meeting of September 14, 2010

SUBJECT: Second Reading- Exterior Lighting Policy Modification (Decorative Lighting)

The Council approved the ordinance to amend the Exterior Lighting Policy at first reading on August 24th with modifications to be made prior to second reading.

Modifications to Section 9-12-7 *Exterior Lighting* since the first reading are as follows:

- Included April 30, 2012 as the conformance date for decorative lights to consist of LED bulbs.
- Provided alternative wording in definition to replace “not permanently affixed”.
- Provided date restrictions for decorative lights to include:
 - LZ-1: All properties allowed year-round decorative lighting;
 - LZ-2: All commercial properties allowed year-round decorative lighting;
All residential properties allowed Nov.1 through the end of the Breckenridge Ski Resort ski season;
 - LZ-3: All commercial properties allowed Nov. 1 through the end of the Breckenridge Ski Resort ski season;
All residential properties allowed Nov.1 through Feb. 1

A copy of the proposed ordinance is attached. Staff will be available at the meeting on September 14th to answer and questions or concerns.

1 **FOR WORKSESSION/SECOND READING – SEPT. 14**

2
3 Additions To The Ordinance As Approved on First Reading Are
4 Indicated By **Bold + Dbl Underline**; Deletions By ~~Strikeout~~

5
6 COUNCIL BILL NO. 29

7
8 Series 2010

9
10 AN ORDINANCE AMENDING CHAPTER 12 OF TITLE 9 OF THE BRECKENRIDGE
11 TOWN CODE CONCERNING EXTERIOR LIGHTING

12
13 BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,
14 COLORADO:

15
16 Section 1. Section 9-12-6 of the Breckenridge Town Code is amended by the addition of
17 a new subsection (C), which shall read in its entirety as follows:

18
19 C. All legal nonconforming decorative lighting may continue to be used and
20 maintained after the adoption of the ordinance codified in this chapter, but shall
21 be brought into compliance with the requirements of this chapter upon the first to
22 occur of:

23
24 1. A determination by the director that the legal nonconforming fixture constitutes
25 a public hazard or nuisance; or

26
27 2. April 30, 2012.

28
29 Section 2. The definitions of “Bistro Lights” and “Holiday Lighting” set forth in Section
30 9-12-7 of the Breckenridge Town Code are deleted.

31
32 Section 3. Section 9-12-7 of the Breckenridge Town Code is amended by the addition of
33 a new definition of “Decorative Lighting”, which shall read in its entirety as follows:

34
DECORATIVE LIGHTING:

~~Outline lighting on a building or structure that is not permanently affixed~~Decorative string lighting that outlines a building or structure; or decorative string lighting in trees; or decorative string lighting between commercial or mixed use buildings or to a post or structure forming a canopy over a walkway or outdoor restaurant/bar area. Decorative lighting shall consist only of light-emitting diode (LED) bulbs.

1
2 Section 4. Section 9-12-8(B) of the Breckenridge Town Code is amended so as to read in
3 its entirety as follows:

4
5 B. Decorative Lighting: ~~Lighting installed for the purpose of lighting commercial~~
6 ~~and multi-use buildings, walkways or outdoor restaurant/bar areas for ambiance~~
7 ~~within LZ-1, LZ-2, and LZ-3. Decorative lighting in residential areas of LZ-2 and~~
8 ~~LZ-3 is only allowed between November 1 through February 1 of the following~~
9 ~~year. Decorative lighting shall not blink all at once, flash, or rotate, nor create a~~
10 ~~hazard or nuisance from glare. Decorative lighting shall be maintained in good~~
11 ~~working condition at all times. Decorative lighting is permitted only as follows:~~
12

<u>Lighting Zone</u>	<u>When Decorative Lighting Permitted:</u>
<u>LZ-1</u>	<u>On Residential Buildings: all year</u> <u>On Commercial Buildings: all year</u>
<u>LZ-2</u>	<u>On Residential Buildings: Nov. 1 though end of ski season</u> <u>at Breckenridge Ski Resort</u> <u>On Commercial Buildings: all year</u>
<u>LZ-3:</u>	<u>On Residential Buildings: Nov. 1 through Feb. 1 of the</u> <u>following year</u> <u>On Commercial Buildings: Nov.1 though end of ski season</u> <u>at Breckenridge Ski Resort</u>

13
14 Except as provided above, decorative lighting is unlawful.

15
16 Section 5. Subsection (A)(4) of Section 9-12-11 of the Breckenridge Town Code is
17 deleted.

18
19 Section 6. Section 9-12-9 of the Breckenridge Town Code is amended so as to read
20 in its entirety as follows:

21
22 9-12-9: PROHIBITED LIGHTING: The following are prohibited within the
23 Town:

- 24 A. an unshielded fixture or lamp for outdoor lighting;
25 B. a searchlight;
26 C. a laser light; ~~and~~
27 D. a semi-opaque or transparent backlit canopy or awning; and
28 E. any lighting that does not comply with the requirements of this chapter.

29 Section 7. Section 9-12-12 of the Breckenridge Town Code is amended by the
30 addition of a new subsection 7, which shall read in its entirety as follows:
31

1 7. Decorative Lighting: Decorative lighting shall not blink all at once, flash,
2 or rotate, nor create a hazard or nuisance from glare. Decorative lighting
3 shall be maintained in good working condition at all times.
4

5 Section 8. Except as specifically amended hereby, the Breckenridge Town Code, and the
6 various secondary codes adopted by reference therein, shall continue in full force and effect.
7

8 Section 9. The Town Council hereby finds, determines and declares that this ordinance is
9 necessary and proper to provide for the safety, preserve the health, promote the prosperity, and
10 improve the order, comfort and convenience of the Town of Breckenridge and the inhabitants
11 thereof.
12

13 Section 10. The Town Council hereby finds, determines and declares that it has the
14 power to adopt this ordinance pursuant to: (i) the Local Government Land Use Control Enabling
15 Act, Article 20 of Title 29, C.R.S.; (ii) Part 3 of Article 23 of Title 31, C.R.S. (concerning
16 municipal zoning powers); (iii) Section 31-15-103, C.R.S. (concerning municipal police powers);
17 (iv) Section 31-15-401, C.R.S.(concerning municipal police powers); (v) the authority granted to
18 home rule municipalities by Article XX of the Colorado Constitution; and (vi) the powers
19 contained in the Breckenridge Town Charter.
20

21 Section 11. This ordinance shall be published and become effective as provided by
22 Section 5.9 of the Breckenridge Town Charter.
23

24 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
25 PUBLISHED IN FULL this ____ day of _____, 2010. A Public Hearing shall be held at the
26 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of
27 _____, 2010, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building of the
28 Town.
29

30 TOWN OF BRECKENRIDGE, a Colorado
31 municipal corporation
32
33
34

35 By _____
36 John G. Warner, Mayor
37

38 ATTEST:
39
40
41

42 _____
43 Mary Jean Loufek, CMC,
44 Town Clerk
45
46
47

500-221\2010 Lighting Ordinance Amendment_3 (08-30-10)(Second Reading)



MEMORANDUM

TO: Town Council

**FROM: Julia Puester, AICP
Chris Neubecker, AICP**

DATE: September 7th for meeting of September 14, 2010

SUBJECT: First Reading- Footprint Lots Policy and Modification to the Handbook of Design Standards

At the July 27th Town Council meeting, the Town Council decided to allow footprint lots in the Downtown Overlay District and outside of the Conservation District (with an informal vote of 4-2, and 1 undecided in support of footprint lots within the Downtown Overlay District and 4-3 in support of footprint lots outside the Conservation District).

Staff has drafted an ordinance to modify the Subdivision Standards to address footprint lots as well as an ordinance amending the Handbook of Design Standards for the Historic and Conservation Districts, which includes the following major modifications:

Subdivision Standards:

- Definitions added for “building footprint lot” and “wall plane”.
- Change definition of Class C subdivisions to include footprint lots.
- Requirement for building footprint lots to be approved as part of a Master Plan (Master Plans do not expire) and shall be in compliance with the approved Master Plan.
- Require setbacks for footprint lots within the Downtown Overlay District.

Handbook of Design Standards (applies to properties within the Conservation District):

- Standards added to clarify that secondary structures at the rear of the property are subordinate in scale, height and architectural finishes in comparison to the primary building.
- Defines common materials and finishes found on secondary structures.

Copies of the proposed ordinances are attached. Staff will be available at the meeting on September 14th to answer and questions or concerns.

1 *DRAFT August 30, 2010 DRAFT*

2
3 Additions To The Current Breckenridge Town Code Are
4 Indicated By **Bold + Dbf Underline**; Deletions By ~~Strikeout~~

5
6 COUNCIL BILL NO. ____

7
8 Series 2010

9
10 AN ORDINANCE AMENDING THE BRECKENRIDGE TOWN CODE CONCERNING
11 BUILDING FOOTPRINT LOTS

12
13 BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,
14 COLORADO:

15
16 Section 1. Section 9-2-2 of the Breckenridge Town Code is amended by the addition of a
17 new definition of “Building footprint lot”, that shall read in its entirety as follows:

<u>BUILDING FOOTPRINT LOT:</u>	<u>A lot the boundaries of which approximate the exterior walls of a building or a portion of a building, and designated as “Building footprint lot” on a subdivision plat.</u>
CLASS C SUBDIVISION:	A subdivision of structure(s) into separate units of interest, including, but not limited to, condominiums, timeshare interests, cooperatives, townhouses, <u>footprint lots in conjunction with an approved Master Plan</u> , and duplexes when done in accordance with a previously approved subdivision plan, site plan, development permit or site specific development plan; the modification or deletion of existing property lines resulting in the creation of no additional lots (lot line adjustment); an amendment to a subdivision plat or plan which does not result in the creation of any new lots, tracts or parcels; or the platting or modification of easements, building envelopes or site disturbance envelopes. A class C subdivision application may be reclassified by the director as either a class A or class B subdivision application within five (5) days following the submission of the completed application if the director determines that the application involves issues which make it inappropriate for the application

	to be processed administratively as a class C application.
<u>WALL PLANE:</u>	<u>The horizontal length of the exterior building wall.</u>

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Section 2. Section 9-2-4-5 of the Breckenridge Town Code is amended so as to read in its entirety as follows:

9-2-4-5: LOT DIMENSIONS, IMPROVEMENTS AND CONFIGURATION:

- A. Political Boundaries: No lot shall be laid out so it crosses a political boundary.
- B. Arrangement: The lot arrangement shall be such that there will be little difficulty in securing development permits and building permits in compliance with the Breckenridge development code and building codes and in providing driveway access to buildings on such lots from an approved street at a grade in compliance with all town ordinances and standards.
- C. Lot Dimensions And Standards:
 1. Lots for residential uses and all lots located within residential neighborhoods shall be a minimum of five thousand (5,000) square feet in size, except lots created through the subdivision of townhouses, duplexes, or building footprint lots created as part of a ~~single family or duplex master plan or planned unit development~~, which are exempt when the lot and project as a whole is in general compliance with the town comprehensive planning program and have little or no adverse impacts on the neighborhood. Determination of “general compliance with the town’s comprehensive planning program” shall be based upon, without limitation, the adequacy of proposed setbacks (including setbacks from other building footprint lots), privacy, functional parking, aesthetics, site buffering, circulation and compliance with the Handbook of Design Standards as adopted in Chapter 5 of Title 9 of this Code.
 2. The depth and width of lots shall be adequate to provide for sufficient ingress and egress, for parking facilities as required by the proposed use, and to avoid lot depth greater than twice the width.
 3. In general, side lot lines shall be at right angles or radial to curving street lines unless a variation from this rule provides a better street plan or lot layout. Lots shall take the form of plain geometric shapes except where topographic conditions require otherwise for environmentally sensitive development. Flag lots or other irregular shapes proposed as a means of manipulating the square footage of lots in developed areas shall not be permitted.
 4. Where lots are more than double the minimum required area for the zoning district, the town may require that such lots be arranged so as to allow further subdivision and the

1 opening of future streets where they would be necessary to serve such potential lots, all
2 in compliance with this chapter.

- 3
- 4 5. The depth and width of properties reserved or laid out for business, commercial or
5 industrial purposes shall be adequate to provide for the off street parking and loading
6 facilities required for the type of use and development contemplated.
7
- 8 6. Building setback reservations, nonbuildable and tree preservation easements may be
9 required to protect significant environmentally sensitive areas, significant stands of
10 mature trees and comply with the plan required in subsection 9-2-4-2D2 of this
11 chapter, sites of historical significance, recreation areas including golf courses, parks,
12 significant views or other special areas that in the opinion of the town are necessary for
13 the protection of the health, safety and welfare of the community. (Ord. 23, Series
14 1992)
15
- 16 7. The following standards shall apply to site disturbance envelopes:
17
- 18 a. Site disturbance envelopes shall be platted for all residential lots at the time of
19 subdivision.
20
- 21 b. Outside of the Conservation District, a site disturbance envelope shall be located on a
22 lot in a manner which complies with the following minimum setbacks:
23
- 24 i. Front Yard: Twenty-five feet (25')
 - 25 ii. Rear Yard: Fifteen feet (15')
 - 26 iii. Side Yard: Fifteen feet (15'), with combined side yard setbacks on each lot
27 equaling a minimum of fifty feet (50').
28

29 Site disturbance envelopes shall be located away from significant ridgelines and hillsides.
30

- 31 c. In addition to the minimum requirements which will be established through subsection
32 C7b of this section, the location of a site disturbance envelope shall also take into
33 consideration: 1) the topography of the lot; 2) wetlands or water bodies on or adjacent
34 to the lot, if any; 3) the vegetation, geology, hydrology, and/or historic resources of the
35 lot; 4) any ridgelines or hillsides on the lot visible from an area of concern; and 5)
36 significant trees which will effectively screen future development when viewed from
37 an area of concern. Particular attention shall be given to trees on the downhill side of a
38 site disturbance envelope.
39
- 40 d. Except as provided in subsection C7e of this section, the following shall occur within a
41 platted site disturbance envelope: 1) all construction activities, including, but not
42 limited to, grading, excavation, soil disruption (tree cutting and/or the removal of
43 native vegetation unless approved by separate review in connection with an approved
44 fire mitigation and/or a forest management plan); and, 2) the construction of all
45 permanent improvements, such as buildings, roof overhangs, structures, decks, at grade
46 patios, fences, stairs, window wells, bay windows, or other similar improvements.

1 e. The following may occur outside of a platted site disturbance envelope: 1) construction
2 of approved driveway access and paving, walkways, necessary driveway retaining
3 walls, utility connections, pedestals and boxes, approved drainage facilities, culverts,
4 public and private trails, street lighting, driveway entrance signage and related lighting,
5 and soil disturbances related to all such activities; 2) approved tree planting and
6 landscaping; and 3) other activities approved by the director which are consistent with
7 the intent and purpose of the town requirement for the creation of site disturbance
8 envelopes.
9

10 **8. The following rules shall apply to the subdivision of a building footprint lot:**

- 11
- 12 a. A building footprint lot shall only be allowed if specifically authorized in a
13 approved Master Plan.
- 14
- 15 b. A building footprint lot located within the Conservation District (as defined in
16 Section 9-1-5) shall only be allowed within the Downtown Overlay District.
- 17
- 18 c. Within the Downtown Overlay District the minimum distance between a
19 building footprint lot and any adjacent building or another building footprint
20 lot within the Master Plan shall be a distance that is equal to one third the
21 length of the longest wall plane of the existing or proposed building to be
22 located on the building footprint lot, or six feet (6'), whichever is greater.
- 23
- 24 d. A building footprint lot shall not be located in significant view corridors, or on
25 ridgelines or hillsides.

26

27 ~~8.~~ 9. Lots abutting a water course, drainage way, channel, streams or steep slopes shall
28 have a minimum width and depth required to provide an adequate building site and the
29 minimum usable area for front, side and rear yards, as required in the Breckenridge
30 Development Code.
31

32 Section 3. Policy 35(Absolute) (Subdivision) of Section 9-1-19 of the Breckenridge
33 Town Code is amended so as to read in its entirety as follows:

34 35.(ABSOLUTE) SUBDIVISION:

35

36 A. All subdivisions shall comply with the Breckenridge Subdivision Ordinance.

37

38 B. If a development proposal will require a Subdivision or replatting of the
39 existing parcel, a preliminary plat in conformance with the Breckenridge
40 Subdivision Ordinance shall be filed along with the development application.

41

42 **C. Development on a building footprint lot shall comply with the Master**
43 **Plan that authorized the subdivision of the building footprint lot. Proposed**
44 **changes to a Master Plan for a building footprint lot shall be reviewed for**
45 **access, circulation, and general compatibility with the remainder of the**
46 **Master Plan.**

1
2 Section 4. Except as specifically amended hereby, the Breckenridge Town Code, and the
3 various secondary codes adopted by reference therein, shall continue in full force and effect.

4 Section 5. The Town Council hereby finds, determines and declares that this ordinance is
5 necessary and proper to provide for the safety, preserve the health, promote the prosperity, and
6 improve the order, comfort and convenience of the Town of Breckenridge and the inhabitants
7 thereof.

8 Section 6. The Town Council hereby finds, determines and declares that it has the power
9 to adopt this ordinance pursuant to: (i) the Local Government Land Use Control Enabling Act,
10 Article 20 of Title 29, C.R.S.; (ii) Part 3 of Article 23 of Title 31, C.R.S. (concerning municipal
11 zoning powers); (iii) Section 31-15-103, C.R.S. (concerning municipal police powers); (iv)
12 Section 31-15-401, C.R.S.(concerning municipal police powers); (v) the authority granted to
13 home rule municipalities by Article XX of the Colorado Constitution; and (vi) the powers
14 contained in the Breckenridge Town Charter.

15 Section 7. The Town Council hereby finds, determines and declares that it has the power
16 to adopt this ordinance pursuant to the authority granted to home rule municipalities by Article
17 XX of the Colorado Constitution and the powers contained in the Breckenridge Town Charter.

18 Section 8. This ordinance shall be published and become effective as provided by
19 Section 5.9 of the Breckenridge Town Charter.

20 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
21 PUBLISHED IN FULL this ____ day of _____, 2010. A Public Hearing shall be held at the
22 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of
23 _____, 2010, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building of the
24 Town.

25
26 TOWN OF BRECKENRIDGE, a Colorado
27 municipal corporation
28

29
30
31 By _____
32 John G. Warner, Mayor
33

34 ATTEST:
35
36
37

38 _____
39 Mary Jean Loufek, CMC,
40 Town Clerk

41 | [500-283\Footprint Lot Subdivision Ordinance Amendments 3 \(08-30-10\)](#)
42

1 *DRAFT August 9, 2010 DRAFT*

2
3 Additions To The Current “Breckenridge Design Standards” Are
4 Indicated By **Bold + Dbl Underline**; Deletions By ~~Strikeout~~

5
6 COUNCIL BILL NO. 31

7
8 Series 2010

9
10 AN ORDINANCE AMENDING CHAPTER 5 OF TITLE 9 OF THE BRECKENRIDGE
11 TOWN CODE BY AMENDING “THE BRECKENRIDGE DESIGN STANDARDS”
12 CONCERNING FOOTPRINT LOTS

13
14 BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,
15 COLORADO:

16
17 Section 1. Section 9-5-3-1 of the Breckenridge Town Code is amended by the addition
18 of a new subsection C, which shall read in its entirety as follows:

19 C. The portion of Section 5.2 of the “Breckenridge Design Standards” entitled
20 “Building Scale”, and design standard Priority Policy 80 of the “Breckenridge
21 Design Standards”, are amended so as to read in their entirety as follows:

22
23 Building: Scale

24
25 Policy:

26 New buildings should be similar in scale with the historic context of the
27 respective character area.

28
29 Design Standard:

30 **80. Respect the perceived building scale established by historic structures**
31 **within the relevant character area.**

- 32 • An abrupt change in scale within the historic district is inappropriate,
33 especially where a new, larger structure would directly abut smaller historic
34 buildings.
- 35 • Locating some space below grade is encouraged to minimize the scale of new
36 buildings.
- 37 • **Historically, secondary structures at the rear of the property were**
38 **generally subordinate in scale to the primary building façade. This**
39 **relationship should be continued with new development.**

40
41 Section 2. Section 9-5-3-1 of the Breckenridge Town Code is amended by the addition
42 of a new subsection D, which shall read in its entirety as follows:

1 D. The portion of Section 5.2 of the “Breckenridge Design Standards” entitled
2 “Building Height”, and design standard Priority Policy 81 of the “Breckenridge
3 Design Standards”, are amended so as to read in their entirety as follows:
4

5 Building Height

6 *Important Note:*

7 *When considering building heights, also refer to the town's height ordinance,*
8 *which sets limits on construction heights; note that the height limit is a maximum*
9 *which cannot be exceeded but may theoretically be achieved under certain*
10 *combinations of development concepts. It is not a guaranteed, standard building*
11 *height. Each project must still respect its context, and the relationship of the*
12 *height of the proposed project to that of historic buildings must be considered.*
13

14 Policy:

15 Similarity with historic building heights is an important factor that contributes to
16 the visual continuity of the district in general and to the individual character areas
17 specifically. New buildings should not overwhelm historic structures in terms of
18 building height, but rather should be within the range of heights historically found
19 along the block. **For instance, most outbuildings were shorter than primary**
20 **buildings on site.**
21

22 In addition to creating visual continuity, the consistent small size of most historic
23 buildings in Breckenridge helps to establish a sense of human scale that
24 encourages walking and contributes to the sense of community that the town
25 enjoys. This pedestrian-friendly character is a key to the well-being of the town's
26 residents and contributes to the economic health of the area; therefore, it should
27 be emphasized in new buildings.
28

29 Design Standard:

30 **P 81. Build to heights that are similar to those found historically.**

- 31 • This is an important standard which should be met in all projects.
- 32 • Primary facades should be one or two stories high, no more.
- 33 • **Secondary structures should be subordinate in height to the primary**
34 **building.**
- 35 • The purpose of this standard is to help preserve the historic scale of the block
36 and of the character area.
- 37 • Note that the typical historic building height will vary for each character area.
38

39 Section 3. Section 9-5-3-1 of the Breckenridge Town Code is amended by the addition
40 of a new subsection E, which shall read in its entirety as follows:

41 E. The portion of Section 5.2 of the “Breckenridge Design Standards” entitled
42 “Building Setbacks”, and design standard Priority Policy 89 of the “Breckenridge
43 Design Standards”, are amended so as to read in their entirety as follows:
44
45

1 Building Setbacks

2 Policy:

3 Front and side yard setbacks for new buildings should be similar to those of
4 historic buildings in the area.

5
6 Design Standard:

7 **P 89. Maintain the established historic set-back dimensions in new
8 construction.**

- 9 • In some areas, the setbacks will be uniform and buildings will be perceived to
10 align along the block. In such cases, this alignment should be reinforced with
11 new development.
- 12 • In other areas, historic setbacks may vary within an established range. In these
13 cases, new building setbacks should also fit within this range.
- 14 • **When constructing new buildings on a site with an existing primary
15 structure, new structures are recommended to be setback from other
16 structures by one third the length of the longest wall of the existing or
17 proposed building OR not less than six feet (6') whichever is greater.**

18
19 Section 4. Section 9-5-3-1 of the Breckenridge Town Code is amended by the addition
20 of a new subsection F, which shall read in its entirety as follows:

21 F. The portion of Section 5.2 of the “Breckenridge Design Standards” entitled
22 “Building Materials”, and design standard Priority Policy 90 of the “Breckenridge
23 Design Standards”, are amended so as to read in their entirety as follows:

24
25 Building Materials

26 Policy:

27 The major building materials for new structures should appear to be similar to
28 those of historic structures in the area. **The most common material on primary
29 structures was painted lap siding with a dimension of roughly 4”-4 1/2”.**
30 **Secondary structures such as barns and sheds were typically unpainted wood
31 (horizontal lap or vertical board and batten) or corrugated metal sheet
32 siding.**

33
34 Design Standard:

35 **P 90. Use materials that appear to be the same as those used historically.**

- 36 • New materials that appear to be the same in scale, texture and finish as those
37 used historically may be considered.
- 38 • Imitation materials that do not successfully repeat these historic material
39 characteristics are inappropriate.
- 40 • **For secondary structures, stain or paint in appearance similar to natural
41 wood is appropriate. Materials such as stone, brick or masonry
42 wainscoting is inappropriate.**

43
44 Section 5. Section 9-5-3-1 of the Breckenridge Town Code is amended by the addition
45 of a new subsection G, which shall read in its entirety as follows:

1 G. The policy portion of Section 5.2 of the “Breckenridge Design Standards”
2 entitled “Architectural Details”, and design standards Policies 91, 92 and 93 of the
3 “Breckenridge Design Standards”, are amended so as to read in their entirety as
4 follows:

5
6 Architectural Details

7 Design Standard:

8 **91. Use building components that are similar in size and shape to those found**
9 **historically along the street.**

- 10 • These include windows, doors and porches.
11 • **Building components on secondary structures should be similar to those**
12 **on historic secondary structures.**

13
14 Policy:

15 If ornamental details are to be used that are similar to those used historically, they
16 should appear to be functional in the same manner in which they originally
17 occurred. Ornamental details should appear to perform an obvious function.
18 Traditionally, decorative brackets were used to support overhanging cornices, for
19 example. Today, when such details are applied, they should be used in similar
20 ways.

21
22 Design Standard:

23 **92. Ornamental elements, such as brackets and porches, should be in scale**
24 **with similar historic features.**

- 25 • Thin, fake brackets and strap work applied to the surface of a building are
26 inappropriate uses of these traditional details.
27 • **Brackets, porches, long eaves, and other ornamental details or**
28 **embellishments are inappropriate on secondary structures.**

29
30 Policy:

31 Non-historic, small scale ornamentation should relate to the visual characteristics
32 of neighboring historic buildings. They should be simple in their design.

33
34 Design Standard:

35 **93. Avoid the use of non-functional or ornamental bric-a-brac that is out of**
36 **character with the area and secondary structures.**

37
38 Section 6. Section 9-5-3-1 of the Breckenridge Town Code is amended by the addition
39 of a new subsection H, which shall read in its entirety as follows:

40 H. Priority Policy 95 of the “Breckenridge Design Standards” is amended so as to
41 read in its entirety as follows:

42
43 Design Standard:

44 **P 95. The proportions of window and door openings should be similar to**
45 **historic buildings in the area.**

- 1 • **This is an important design standard.**
- 2 • These details strongly influence the compatibility of a building within its
- 3 context.
- 4 • Large expanses of glass, either vertical or horizontal, are generally
- 5 inappropriate on commercial or residential buildings. Oversized doors that
- 6 would create a "grand entry" are also inappropriate.
- 7 • **Smaller windows with simple window frames are recommended for**
- 8 **secondary structures.**
- 9

10 Section 7. Except as specifically amended hereby, the Breckenridge Town Code, and the
11 various secondary codes adopted by reference therein, shall continue in full force and effect.

12 Section 8. The Town Council hereby finds, determines and declares that this ordinance is
13 necessary and proper to provide for the safety, preserve the health, promote the prosperity, and
14 improve the order, comfort and convenience of the Town of Breckenridge and the inhabitants
15 thereof.

16 Section 9. The Town Council hereby finds, determines and declares that it has the power
17 to adopt this ordinance pursuant to: (i) the Local Government Land Use Control Enabling Act,
18 Article 20 of Title 29, C.R.S.; (ii) Part 3 of Article 23 of Title 31, C.R.S. (concerning municipal
19 zoning powers); (iii) Section 31-15-103, C.R.S. (concerning municipal police powers); (iv)
20 Section 31-15-401, C.R.S.(concerning municipal police powers); (v) the authority granted to
21 home rule municipalities by Article XX of the Colorado Constitution; and (vi) the powers
22 contained in the Breckenridge Town Charter.

23 Section 10. The Town Council hereby finds, determines and declares that it has the
24 power to adopt this ordinance pursuant to the authority granted to home rule municipalities by
25 Article XX of the Colorado Constitution and the powers contained in the Breckenridge Town
26 Charter.

27 Section 11. This ordinance shall be published and become effective as provided by
28 Section 5.9 of the Breckenridge Town Charter.

29 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
30 PUBLISHED IN FULL this ____ day of _____, 2010. A Public Hearing shall be held at the
31 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of
32 _____, 2010, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building of the
33 Town.

34
35 TOWN OF BRECKENRIDGE, a Colorado
36 municipal corporation
37

38
39
40 By _____
41 John G. Warner, Mayor
42

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ATTEST:

Mary Jean Loufek, CMC,
Town Clerk

TO: BRECKENRIDGE TOWN COUNCIL
FROM: BRIAN WALDES, FINANCIAL SERVICES MANAGER
SUBJECT: PROPOSITION 101 AND AMENDMENTS 60 AND 61 RESOLUTION
DATE: 8/2/10
CC: TIM GAGEN, KATE BONIFACE

This memo briefly summarizes the potential impacts on the Town of Breckenridge of proposition 101 and amendments 60 and 61. Finance staff has performed an in depth analysis of the fiscal and operational repercussions of these measures. For the purpose of this discussion, the impacts will be categorized into measurable fiscal and potential operational impacts.

Measurable Fiscal Impacts

Proposition 101 would eliminate specific ownership taxes on automobiles. In addition, prop. 101 would decimate the Highway User Tax and FASTER revenue streams. Those cuts, combined with the elimination of taxes on rental vehicles and telecommunications would reduce General Fund revenue by an estimated \$428g in 2011, increasing incrementally to \$534g in 2014.

Amendment 60 would subject the Town to some of the mandates of TABOR. This measure would reverse the separation from TABOR (de-brucing) achieved by the citizens' vote in 1995. In the event of this measure passing, the Town would have to go back to 1995 and recalculate property tax revenue as though the TABOR mandates had been in place. The resulting impacts would reduce General Fund property tax revenue by an estimated \$1.1m. Amendment 60 would also require the Town's enterprise funds (Golf and Water funds) to pay property tax. It also would require that revenues to the Town be reduced by the amount of property tax paid by these two funds. We have no estimate of what the actual property tax amounts due would be. The practical effect would be that water rates would have to increase by the dollar amount of the property tax paid by the utility fund. The effect on the Golf fund would be similar. And, finally, this measure would eliminate the water system maintenance fee (\$236g in 2010), which would require raising water rates that much more.

Amendment 61 would not have any immediate measureable impacts to the Town. This amendment would require the Town to reduce taxes (the type of tax is not specified in the measure) to the extent that the Town extinguishes debt. Over the long term, the Town will have to reduce \$969g in revenue as various debt issues are retired.

Potential Operational Impacts

While proposition 101 would reduce revenue to the Town substantially, it would severely harm the State's revenue streams for CDOT. The lack of funding for highway maintenance would have adverse impacts on state maintained roads throughout the Town. The impacts from the deterioration of I-70 and other roads that access the Town would be hard to measure at this time. In addition, prop 101 would reduce Colorado's state income tax to 3.5% over four years. The crippling effect this reduction would have on State revenues would almost certainly have a trickledown effect on the Town.

Amendment 60 would have a direct and severe fiscal impact on the Town. Other potential impacts could come from the harm done to the local school district, which would suffer a catastrophic reduction of their revenue from property tax reduction (immediate 50% reduction in school mill levies). Although the measure does mandate that all revenues lost by school districts would be “backfilled” by the state, it does not provide for where these funds would come from. The state’s current budget simply does not have the estimated \$1.5 billion in additional expense this mandate would require annually, starting in 2011.

Amendment 61 would not have any immediate fiscal impacts to the Town. However, this measure would severely curtail the Town’s ability to issue any form of debt in the future, including bonded debt. All debt issues would have to be voter approved on a November ballot, including collateralized issues (certificates of participation). Debt terms would be limited to 10 years, regardless of the duration of the project being financed. This would make borrowing prohibitively expensive (picture if only 10 year mortgages were available to consumers). Amendment 61 would also apply to enterprise funds. As such, any borrowing by the Golf or Water funds for major system improvements would be very expensive. This amendment is very loosely written. Some interpretations indicate that the Town would no longer be able to use credit cards, since that is a form of borrowing.

Conclusion

The three measures on the State ballot this November each carry negative implications for the Town and all other forms of government in Colorado. Proponents argue these measures would control government spending and force all levels of governments to budget and spend more reasonably. It is hard to imagine how such drastic, permanent, and arbitrary limits on government revenue could possibly benefit Colorado in the long run.

1 *FOR WORKSESSION/ADOPTION – SEPT. 14*

2
3 A RESOLUTION

4
5 SERIES 2010

6
7 A RESOLUTION OPPOSING PROPOSITION 101 AND AMENDMENTS 60 AND 61,
8 URGING THE VOTERS OF BRECKENRIDGE TO VOTE AGAINST THESE
9 PROPOSITIONS AND AMENDMENTS AND URGING THEM TO EDUCATE THEIR
10 FAMILY AND FRIENDS ON THE NEGATIVE IMPACTS THEY WILL HAVE ON THE
11 STATE OF COLORADO.

12
13 WHEREAS, Breckenridge and state voters will have the opportunity at the November 2
14 statewide general election to protect the fiscal health of local governments by defeating
15 Proposition 101, Amendment 60 and Amendment 61; and

16
17 WHEREAS, Proposition 101 will force cuts to education, transportation and other state
18 services hurting the quality of life and the workforce of the state’s; and

19
20 WHEREAS, Proposition 101 would cut the state’s operating budget by \$1.6 billion
21 affecting funding for schools, colleges, prisons, firefighters and police and water and sewer
22 systems; and

23
24 WHEREAS, Proposition 101 would hurt the ability of the state and local governments to
25 maintain already inadequate roads and bridges and provide public transportation by cutting the
26 state transportation budget by 28%; and

27
28 WHEREAS, Amendment 60 limits property taxes causing a reduction in school funding
29 projected at \$1.87 billion dollars annually; basically requiring that all lost local funds be replaced
30 by state dollars; eliminating any taxes exceeding the published amount in any voter approved tax
31 increase, and requiring that local government pay for all costs and attorneys fees when sued; and

32
33 WHEREAS, Amendment 60 repeals the current voter-approved authority of local
34 governments to permanently keep property taxes above their constitutional limits, essentially
35 reversing the citizens of Breckenridge vote to keep said funds (“De-Bruce”); and

36
37 WHEREAS, Amendment 60 will require the state to cut funding for important services
38 resulting in job losses throughout the state; and

39
40 WHEREAS, Amendment 60 requires the state to compensate schools for the loss of
41 property tax funding, resulting in reducing or eliminating other state functions in order to
42 comply; and

43
44 WHEREAS, Amendment 60 may leave many citizens worse off financially as many
45 entities will have to increase fees to compensate for their loss of tax revenue; and

1 WHEREAS, the ability to finance long-term capital improvements like required water
2 and wastewater treatment plants, recreational projects, fire stations, and other public facilities are
3 dramatically impaired by the restrictions on debt financing as proposed by Amendment 61; and
4

5 WHEREAS, Amendment 61 would eliminate the state’s ability to incur debt and impose
6 a debt limit on local government of 10% of assessed taxable value of real property which limits
7 borrowing for necessary projects; requires a reduction in current tax rates as bonds or other
8 borrowings are repaid even when said borrowing is not paid from tax revenues; and places a ten-
9 year limit on future bonded debt causing amortization on large borrowings to become
10 compressed and more costly; and
11

12 WHEREAS, Amendment 61 will place the full burden of paying for state infrastructure
13 on today’s taxpayers instead of using smart planning and sharing the cost with future residents
14 who still benefit from the improvements; and
15

16 WHEREAS, these measures individually and collectively significantly reduce or
17 otherwise restrict both state and local revenues in a number of different ways including but not
18 limited to: specific ownership taxes, telecommunication taxes, state income taxes, state-shared
19 revenues to assist municipalities with local street and transit improvements, other state grants and
20 loans to help local government, and property taxes; and
21

22 WHEREAS, the following services and programs in the Town of Breckenridge will be
23 limited or curtailed because of the numerous restrictions and revenue reductions proposed by
24 these three measures including the school district, street maintenance, water and sewer
25 enterprises and special districts; and
26

27 WHEREAS, the reduction in tax revenue to the state would likely cause Colorado’s small
28 businesses to be inundated with significant fee increases and licensure to bridge the gap of the
29 \$4.2 billion deficit; and
30

31 WHEREAS, the loss of state funding will cause a severe loss of jobs, the majority being
32 private sector jobs in transportation, health care and construction. This is in addition to the
33 110,000 jobs already lost in Colorado due to the recession; and
34

35 WHEREAS, a number of prominent individuals, newspapers, and organizations are
36 voicing opposition to these measures as not being in the best interests of Colorado and of local
37 communities; and
38

39 WHEREAS, provisions of state law do allow the Town of Breckenridge to put forth this
40 resolution as a statement of opposition to the measures known as Proposition 101, Amendment
41 60, and Amendment 61;
42
43

1 NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF
2 BRECKENRIDGE, COLORADO, as follows:

3
4 The Town hereby expresses its vigorous opposition to Proposition 101 and Amendments 60 and
5 61 and urges the voters of Breckenridge to vote against these propositions and amendments and
6 to urges them to educate their family and friends on the negative impacts they will have on the
7 state of Colorado.

8
9 RESOLUTION APPROVED AND ADOPTED THIS ____ DAY OF _____, 2010.

10
11 TOWN OF BRECKENRIDGE

12
13
14
15 By _____
16 John G. Warner, Mayor

17
18 ATTEST:

19
20
21
22 _____
23 Mary Jean Loufek,
24 CMC, Town Clerk

25
26 APPROVED IN FORM

27
28
29
30 _____
31 Town Attorney Date

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43 900-169\Resolution (09-01-10)

Memorandum

To: Town Council

From: Jennifer Cram, Planner III

Date: September 8, 2010

Re: Special Permit for Red White and Blue Fire Protection District Fuels Reduction Burn Piles

In conjunction with proposed fuels reduction plans with the Town and the Red White and Blue Fire Protection District (RWB) there are ten burn piles in two locations that need to be burned. The piles are generally located near the private drive off of Golden Age Drive and off of Evans Court in the Highlands, (please see the attached map for further location details). The RWB would like to burn the ten piles as early as the end of October through January. The Colorado Air Pollution Control Division would give the RWB the ok when the weather conditions are appropriate. Usually, this is when there is sufficient snow coverage and favorable wind conditions. The RWB would notify the Town when they have been given the ok to burn the ten piles.

The current Town Code (Section 5-5-3) prohibits open burning within town limits. However, Section 5-5-5 allows the Town Council to grant a special permit to authorize open burning. Specifically, Section 5-5-5 states:

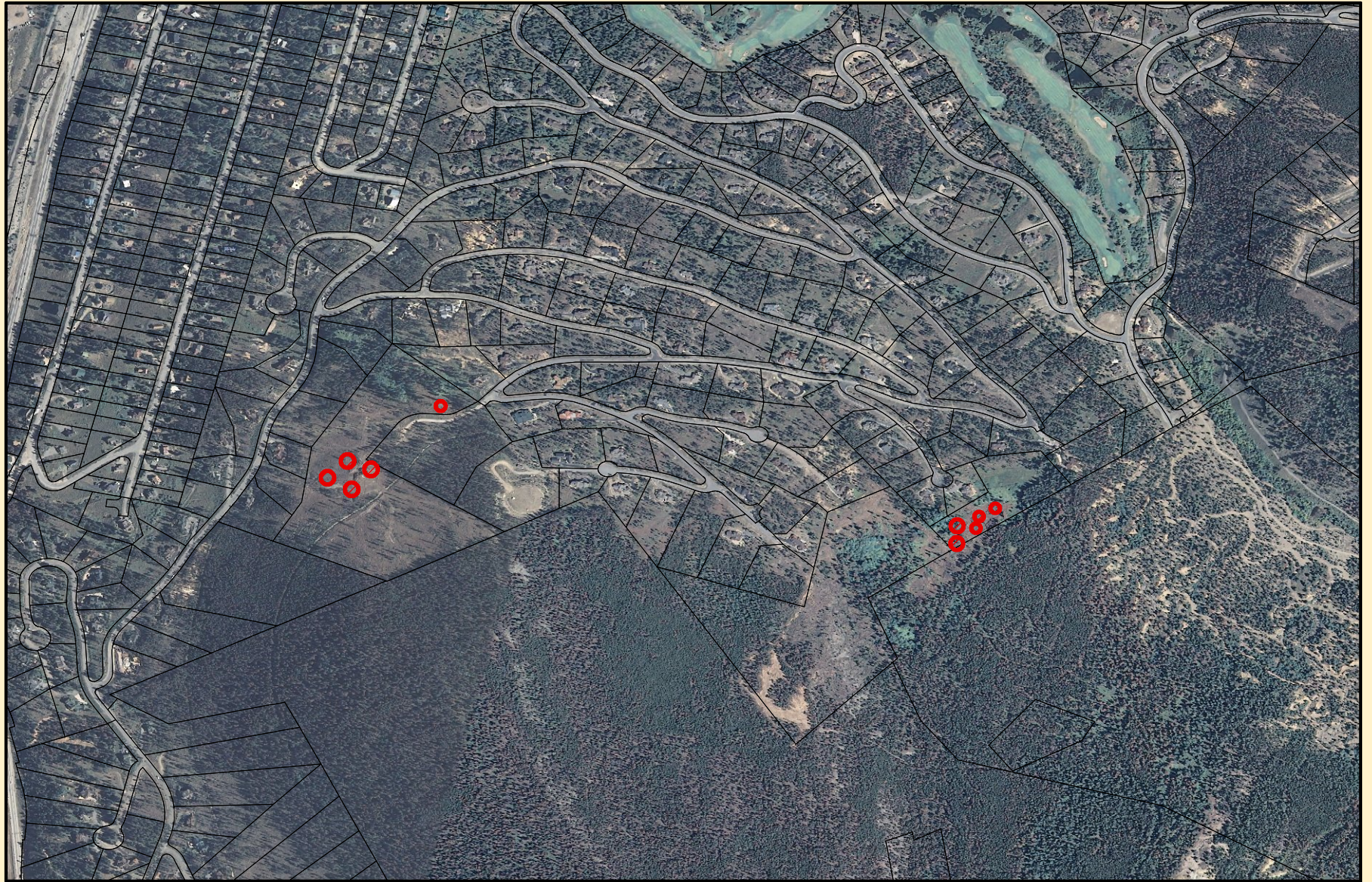
Notwithstanding the provisions of section 5-5-3 of this chapter, the town council shall have the authority to issue a special permit for the purpose of authorizing open burning within the town. An application for such a permit shall be made in writing to the town council and shall state the date, time, location and purpose of such fire, and a description of all safety and precautionary measures planned. The town council shall act upon such request at its next regularly scheduled meeting following receipt of the completed application. The town council may grant such application if it finds that there are special and unique circumstances which justify granting the application. All open burning conducted within the town pursuant to a special permit issued pursuant to this section shall be conducted in accordance with the rules pertaining to open burning contained in the town's fire code. The town council may impose such other reasonable conditions upon a special permit as it shall determine to be necessary to adequately protect the health, safety and welfare of the town and its inhabitants. It shall be unlawful for any person to conduct any open burning within the town in violation of the terms and conditions of a special permit issued pursuant to this section. (Ord. 21, Series 1994)

The RWB has already received a Form A – Pile Prescribed Fire and Smoke Permit from the State (Colorado Air Pollution Control Division). A special permit from the Town Council is the only outstanding issue.

Following is a motion that the Town Council may use to approve the special permit:

“I motion to approve a special permit to allow the Red White and Blue Fire Protection District (RWB) to burn ten burn piles in two locations as noted on the attached site plan as early as the end of October through January as weather permits and with the approval from the Colorado Air Pollution Control Division. All burning of the burn piles shall comply with the “Open Burning” requirements of Section 307 of the International Fire Code, 2000 Edition. The RWB shall notify the Town when the burning of the ten piles commences.

Staff from the RWB will be present during the worksession on September 14th to answer any questions that the Council may have.



Legend
Burn Piles

Highlands at Breckenridge 2010 Burn Piles Town of Breckenridge

This map is for display purposes only.
Do not use for legal conveyance.
Not necessarily accurate by surveying
standards, and does not comply with
National Mapping Accuracy Standards.
8/6/2010



To: Town Council

From: Open Space Staff

Re: Hidden Gems Wilderness Legislation

Date: September 9, 2010

Representative Jared Polis is planning on introducing the legislation representing the Hidden Gems Wilderness proposal at the beginning of the congressional session beginning next week. The legislation differs from what the Town of Breckenridge had endorsed in a number of ways. First of all, almost the southern portion of the Tenmile proposed wilderness area that seemed to fit the traditional sense of wilderness (rugged high alpine terrain, some of it fairly remote) has now been removed.

Additionally, the companion designation (CT) for this area has changed significantly from what the Town of Breckenridge staff and the Summit Fat Tire Society board members had worked out with the Hidden Gems proponents. The CT as it exists in the Polis proposal includes only a very small piece on the east side of the Tenmile and most of it is on the Copper Mountain side. The rest of the eastern portion recommended along the eastern Tenmile up to Frisco has not been included.

There was also a change from the Summit Fat Tire recommendation on the Hoosier Ridge proposed wilderness area that was not included in the Polis map.

According to the Polis staff, there will be time to work out the specific boundaries even after the legislation has been introduced. Staff will continue to work with the Polis office, the Summit Fat Tire Society and the International Mountain Bike Association to work out the details of this proposal to hopefully achieve the most effective land protection legislation for our area.



Scheduled Meetings, Important Dates and Events

Shading indicates Council attendance – others are optional

The Council has been invited to the following meetings and events. A quorum may be in attendance at any or all of them. All Council Meetings are held in the Council Chambers, 150 Ski Hill Road, Breckenridge.

SEPTEMBER 2010

Tuesday, September 14; 3:00/7:30pm	First Meeting of the Month
Friday, September 10; 8:00 – 9:00am	Coffee Talk – Amazing Grace
Tuesday, September 26; 3:00/7:30pm	Second Meeting of the Month

OCTOBER 2010

Friday, October 8; 8:00 – 9:00am	Coffee Talk – Daylight Donuts
Tuesday, October 12; Time/Location TBA	Budget Retreat – Location TBA
Tuesday, October 12; 3:00*/7:30pm	First Meeting of the Month
*The 3:00 pm work session on 10/12 may be cancelled, based on the budget retreat schedule that is being finalized.	
Tuesday, October 26; 3:00/7:30pm	Second Meeting of the Month

OTHER MEETINGS

1 st & 3 rd Tuesday of the Month; 7:00pm	Planning Commission; Council Chambers
1 st Wednesday of the Month; 4:00pm	Public Art Commission; 3 rd floor Conf Room
2 nd & 4 th Tuesday of the Month; 1:30pm	Board of County Commissioners; County
2 nd Wednesday of the Month; 12 pm	Breckenridge Heritage Alliance
2 nd Thursday of the Month; 5:30pm	Sanitation District
3 rd Monday of the Month; 5:30pm	BOSAC; 3 rd floor Conf Room
3 rd Tuesday of the Month; 9:00 am	Liquor Licensing Authority; Council Chambers
3 rd Thursday of the Month; 7:00pm	Red White and Blue; Main Fire Station
4 th Wednesday of the Month; 9am	Summit Combined Housing Authority
Last Wednesday of the Month; 8:30am	Breckenridge Resort Chamber; BRC Offices

Other Meetings: CAST, CML, NWCCOG, RRR, QQ, I-70 Coalition