



**BRECKENRIDGE TOWN COUNCIL WORK SESSION**  
**Tuesday, July 26, 2011; 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.*

<b>3:00 – 3:15 p.m.</b>	<b>I</b>	<b><u>PLANNING COMMISSION DECISIONS</u></b>	2
<b>3:15 – 3:30 p.m.</b>	<b>II</b>	<b><u>LEGISLATIVE REVIEW*</u></b> Woods Manor/Allaire Timbers Annexation Woods Manor/Allaire Timbers Zoning SCR 3 Annexation Fact Finding Resolution	41 45 47
<b>3:30 – 4:00 p.m.</b>	<b>III</b>	<b><u>MANAGERS REPORT</u></b> Public Projects Update Housing/Childcare Update Committee Reports Financials	8 Verbal 9 10
<b>4:00 – 4:40 p.m.</b>	<b>IV</b>	<b><u>OTHER</u></b> Free Ride Winter Options Retail Square Footage Analysis F-Lot Hotel	23 24 26
<b>4:40 – 5:00 p.m.</b>	<b>V</b>	<b><u>PLANNING MATTERS</u></b> Arts District Master Plan & CIP – Overview Breckenridge Cannabis Club Sign (Memo only)	28 31
<b>5:00 – 7:00 p.m.</b>	<b>VI</b>	<b><u>PEAK 6 DRAFT EIS OPEN HOUSE</u></b>	32

***\*ACTION ITEMS THAT APPEAR ON THE EVENING AGENDA*** 37

*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:** July 20, 2011

**Re:** Town Council Consent Calendar from the Planning Commission Decisions of the July 19, 2011, Meeting.

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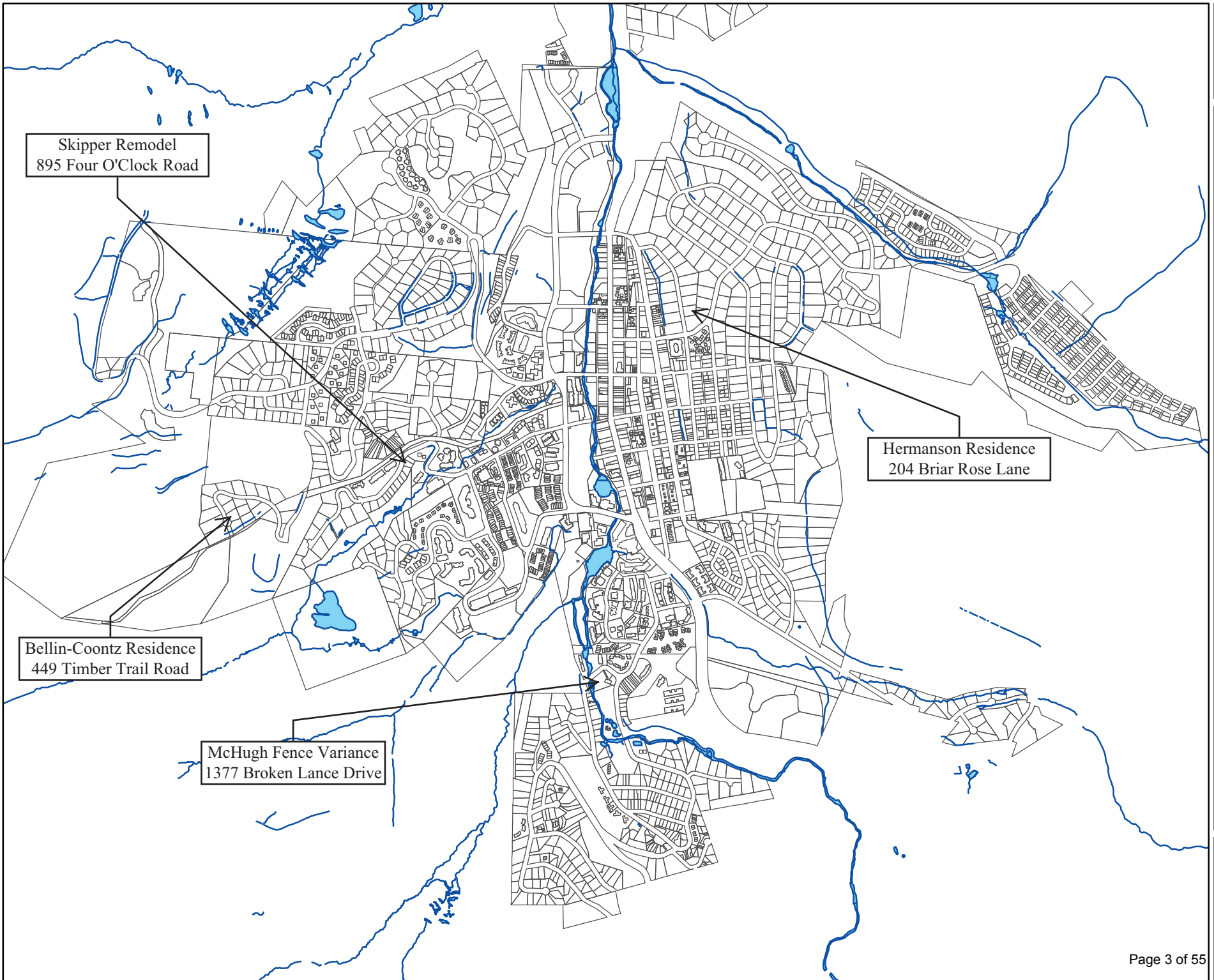
**DECISIONS FROM THE PLANNING COMMISSION AGENDA OF July 19, 2011:**

**CLASS C APPLICATIONS:**

1. Hermanson Residence (MGT) PC#2011043; 204 Briar Rose Lane  
Construct a new, single family residence with 4 bedrooms, 4 bathrooms, 4,056 sq. ft. of density and 4,684 sq. ft. of mass for a F.A.R. of 1:4.30. Approved.
2. Bellin-Coontz Residence (MGT) PC#2011045; 449 Timber Trail Road  
Construct a new, single family residence with 4 bedrooms, 4.5 bathrooms, 5,901 sq. ft. of density and 6,601 sq. ft. of mass for a F.A.R. of 1:2.6. Approved
3. Skipper Residence Remodel (JP) PC#2011044; 895 Four O'clock Road  
Remodel one-half of an existing duplex building with natural horizontal wood and shake cedar siding, stone base and accents, new windows, decking, rails, lights and metal siding accents. Approved.

**CLASS C APPLICATIONS:**

1. McHugh Fence Variance (JP) PC#2011042; 1377 Broken Lance Drive  
Install a wood split rail fence along the rear property line adjacent to Warriors Mark HOA Open Space, to prevent trespassing. Approved.



Skipper Remodel  
895 Four O'Clock Road

Bellin-Coontz Residence  
449 Timber Trail Road

McHugh Fence Variance  
1377 Broken Lance Drive

Hermanson Residence  
204 Briar Rose Lane



NOT TO SCALE

printed 4/12/2011

# Breckenridge South

Town of Breckenridge and Summit County governments  
assume no responsibility for the accuracy of the data, and  
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## PLANNING COMMISSION MEETING

The meeting was called to order at 7:02 p.m.

### ROLL CALL

Kate Christopher                      Gretchen Dudney                      Jim Lamb  
Dave Pringle                              Trip Butler                              Michael Rath

There was no Town Council member present. Dan Schroder was absent.

### APPROVAL OF MINUTES

With no changes, the July 5, 2011 Planning Commission meeting minutes were approved unanimously (6-0).

### APPROVAL OF AGENDA

With no changes, the July 19, 2011 Planning Commission meeting agenda was approved unanimously (6-0).

### **CONSENT CALENDAR:**

1. Hermanson Residence (MGT) PC#2011043, 204 Briar Rose Lane
2. Bellin-Coontz Residence (MGT) PC#2011045, 449 Timber Trail Road
3. Skipper Remodel (JP) PC#2011044, 895 Four O'Clock Road

Ms. Dudney made a motion to call up the Skipper Remodel, PC#2011044, 895 Four O'Clock Road. Mr. Butler seconded, and the motion was carried unanimously (6-0).

Ms. Puester presented a proposal to perform an exterior renovation of half a duplex building. There is no HOA or design review committee. The adjacent property owner has also recently submitted an application for a remodel using the same materials proposed, but it will be reviewed at the next meeting.

The current exterior materials are outdated and the owner would like to update their unit with a more modern appearance. Although it would be ideal if both units would participate in an exterior remodel, Staff is encouraged to see the effort toward updating the appearance of the property. The adjacent property owner has since submitted a formal application for an exterior remodel as of yesterday. As buildings age throughout town, it is encouraging to see owners' make an effort and commit financially to upgrading structures. The building's exterior remodel and modification consists of:

- Residing the unit to cedar shake shingle, horizontal wood siding, natural stone base, metal accent on chimney, and metal section of roof on the rear (east) elevation;
- Additional window on south side, near chimney;
- Four new windows;
- New wood garage door;
- New deck railings and composite decking;
- Second story deck extension (to match footprint of first level deck);
- Gas fire-pit and hot tub on deck;
- New timber pergola (with relocation of drainage easement, condition #19)
- Patterned concrete porch and new front door;
- New lighting;
- New color scheme compatible with the adjacent unit.

The proposal would keep compatible materials with the existing wood siding however, the orientation of the siding would differ to horizontal and shake and have a natural stone base. (Existing siding is diagonal.) Colors would be complimentary to existing colors.

In this case, staff believes that the proposed remodel meets the intent of Policy 5, and that it will be architecturally compatible with the neighboring unit. Staff has included a special finding (#6) which addresses this case in the Findings and Conditions attached. Also, we believe that the neighbor will be doing a similar remodel, possibly at the same time.

Jarrett Buxkemper, bhh Partners (Agent): The applicant would like to move forward. They have to order some custom windows which will take a few weeks while the adjacent owner just recently decided to also move forward with the remodel,

but does not need any new windows. We feel that the materials and color are compatible with what is there now and with adjacent properties. It was done with compatibility in mind. Made a class C submittal to have the same upgrades next door—the new materials would still be cedar materials and the color of the siding would be compatible with the adjacent unit owners even if the owners do not go forward. We feel the compatibility that the code requests are shown in our drawings and the adjacent unit owner has made a submittal to make the same upgrade. He is asked that the commission take that into consideration.

*Commissioner Questions / Comments:*

- Mr. Lamb: Not familiar with duplex lots—is the land owned like condos, or do they own the land? (Ms. Puester: They own the land. This is a standalone duplex without a master plan, which typically does own a lot associated with the duplex. In a master plan its more common to have a footprint and common space.)
- Ms. Dudney: You said that this project would set a precedent. Compatibility of adjacent properties; wants to make sure the adjacent owner wasn't in the audience and against it. (Ms. Puester: Had spoken to adjacent owner and he had submitted an application for the same remodel with the same architect, as of yesterday.)
- Mr. Pringle: I think we are setting a real bad precedent; a duplex was developed as one structure. We have half the structure looking one way and no assurance that the other half will come in and look the same. Is this the right path we want to go down? We are lucky that the other party submitted an application for the same project. What happens when the two neighbors do not get along and don't want the same thing when they want something remodeled? We need to be careful of one-half of a duplex to coming in to change the look of the structure. (Mr. Lamb: I hear your concern Mr. Pringle but this is a case by case basis. In this case, both the materials and colors are compatible. Not one white and one green.) Because we haven't faced this issue before we need to be careful how we handle it. When the buildings were built they were built as one unit. (Ms. Puester: We did include a finding #6 for this application on pg. 29 of the packet which finds that the materials and colors are compatible in this application.) (Mr. Grosshuesch: Our philosophy on selecting code changes to try to move through the system depends on how often we run into problems with these ordinances. We hardly ever run into this issue. We will probably be ok by approving this.) What is to stop one person from trying to drastically change his unit? (Mr. Grosshuesch: Excessive dissimilarity is addressed in code.) If we start seeing duplexes and triplexes coming through where one owner proposes a remodel without the other two—I think that is a horrible precedence and we should plan on a code amendment.
- Mr. Lamb: It's not like stucco on one side and log on another. OK with this as proposed.
- Mr. Rath: I think it is dangerous precedence to say "no" to this because we are setting precedence for future projects like this—if we say "no", nothing will ever be upgraded. (Mr. Pringle: This could be a nightmare if we start seeing a lot of applications with split owners trying to change their places. Why do we spend all the time reviewing projects coming in if we just let this go so quickly?) (Ms. Dudney: Sides with the rights of the property owners to improve their property and if it is compatible to the commission; we don't want to give disincentives for people to purchase duplexes in the future. Given the history that not many cases come through like this without a common HOA, I think it is ok. Especially in this case because this design does appear compatible with what the other individual is doing. I say yes, on a case by case basis.) (Mr. Lamb: I agree with Ms. Dudney's point.) (Mr. Butler: Could you say that it is a "finding?")
- Ms. Dudney: The language is already there as stated in Policy 5/R, unless you think we should propose new language to it. (Mr. Rath: We have the opportunity to look at the building as a whole, can we evaluate it as a whole at the next meeting?) We shouldn't hold one owner hostage. This application is before us now. If it was ever too excessive dissimilarity, than we could give them -6 under the current code. Hard to make up negative points with an existing property.
- Mr. Pringle: There is a presumption that when you buy a duplex it is one structure—the presumption is that there it should be an organized look to any remodel or any addition that goes on to the building. We need to be careful in the future. Thinks that applicants could make up negative points.
- Ms. Christopher: On the fence. Agrees with Mr. Pringle—would love to see the entire structure the same; I have no problems with the new remodel, but we need to be careful in the future with certain applications.
- Mr. Pringle: Maybe bringing a motion to change Policy 5/R; it will get the attention to the council.

Ms. Dudney opened comments to the public and none were made.

Mr. Pringle motioned to change the point analysis for Policy 5/R Architectural Compatibility to reflect that it gets -3 points for architectural dissimilarity with the other duplex. Ms. Christopher seconded. The motion was voted (3-3) and therefore failed. (Mr. Lamb, Mr. Butler, and Ms. Dudney against).

Ms. Dudney motioned to approve the Skipper Remodel PC#2011044 with the point analysis and staff findings and conditions as presented by staff; the motion was seconded by Mr. Lamb and was passed unanimously (6-0).

**TOWN COUNCIL REPORT:**

No report was given.

**COMBINED HEARINGS:**

1. McHugh Fence Variance (JP) PC#2011042, 1377 Broken Lance Drive

Ms. Puester presented a proposal to build a fence. Per Policy 47/A, Fences, Gates and Gateway Entrance Monuments, the applicant is seeking a variance to construct a wooden split rail fence along the south property line to separate the public use of the Warrior's Mark HOA owned Open Space from the applicant's private property abutting the park.

In front of the lot there is a large gravel and dirt area in the right of way. The applicant's driveway is oversized which gives the look and feel of a public access road rather than a private residential driveway. To further the issue, there is a clear line of sight from Broken Lance Drive through the applicant's property to the open space. The house is off to the side hidden from view largely by existing trees. Over time, the applicant has observed people regularly accessing the open space through his driveway by foot as well as by car, often parking on his property. There have been several instances where the unwanted visitors refuse to leave the property after being asked by the applicant.

A wooden split rail fence along the rear of the applicant's property is proposed to match the existing fence along the roadway from the open space. This would block direct physical access from the private property to the open space and hopefully create a visual barrier, deterring unwanted visitors from using the private property for access to open space.

Staff believes that, per Policy 47/A, a fence is warranted in this area as the fence is between private land and the open space. The placement of the fence should help to eliminate confusion and to reduce the risk of liability of uninvited people getting injured on private property. The simple wooden split rail design is supported by the Code.

Staff supports granting the variance based on the criteria outlined in the packet.

*Commissioner Questions / Comments:*

Ms. Dudney: Asked about how the public is supposed to access the open space. Is there public parking for the open space? (Burke McHugh, Applicant: There is parking around the other side of Broken Lance.)

Mr. Pringle: People trespass on my property, too. They are very rude when told it is private property. In favor.

Burke McHugh, Applicant: Two weeks ago, the HOA installed horseshoe pits and other improvements which has added to the traffic through the property.

Tracey Sheffield, Agent: The "No Trespassing" signage on the property has been torn down time and time again and ignored. In fact, this winter snow ramps and tubes were built right next to the signs on the property.

Ms. Dudney opened the floor to public comment and none were made.

Mr. Lamb motioned to approve the McHugh Fence Variance PC#2011042, 1377 Broken Lance Drive, it was seconded by Ms. Dudney and was passed unanimously (6-0).

**OTHER MATTERS:**

Mr. Neubecker presented a memo summarizing the Class C subdivisions approved for the first six months of 2011. Code requires that we send this to you.

Mr. Neubecker also discussed the following items:

- A. Upcoming Commissioner training is in Central City sometime in October (possibly the 7<sup>th</sup>)
- B. Commissioner tour this summer will focus on historic district—looking into setting a new date because the last one did not work well.
- C. Added a site visit on August 16 to look at wildfire mitigation and defensible space projects.
- D. APA Four Corners Conference is September 11—15. Please let us know if you are interested.

***ADJOURNMENT:***

The meeting was adjourned at 8:00 p.m.

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Gretchen Dudney, Vice-Chair

# Memorandum

**TO:** Town Council  
**FROM:** Tom Daugherty, Town Engineer  
**DATE:** July 21, 2011  
**RE:** Public Projects Update

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## **Coyne Valley Road**

We hope to begin excavation for the replacement culverts the on Monday or Tuesday of next week. We have been waiting for delivery of the culverts, the temporary phone to be placed overhead and an emergency permit from the Army Corps of Engineers. We are working with Stan Miller Inc. and expect the work to take 3 to 4 weeks depending on conditions like rain, and unknown issues below the surface. The total cost for this wash out is expected to be between \$150,000 and \$200,000. Airport Road is open and will be open depending on conditions like rain.

## **Washington Street Parking**

On Tuesday, June 14<sup>th</sup>, 2011 the Police Department presented the Annual Parking Report to Town Council. During the presentation we discussed the challenges associated with diagonal parking in the twelve (12) spaces on Washington Street. The primary challenge is in enforcing and managing parking on Washington with signage that properly defines the types and sizes of vehicles allowed. Parking staff has determined that the only signage option is to define the length of vehicles allowed to park in those spaces. Since most citizens do not know the length of their vehicle this option would likely cause confusion and make compliance difficult.

As an alternative, Parking staff has worked with the Engineering Department to map out a parallel parking option that will work on Washington Street. Re-aligning these parking spaces from diagonal to parallel will reduce the number of spaces on Washington Street from twelve (12) to eight (8). However, with the addition of new spaces on Main Street over the last two years, there will still be a net increase in the number of available spaces within the core of town.

Given these facts, staff recommends converting the diagonal spaces on Washington Street to parallel spaces in order to improve winter operations by creating wider lane usage for our Transit Department.



# MEMO

**TO:** Mayor & Town Council  
**FROM:** Tim Gagen, Town Manager  
**DATE:** July 21, 2011  
**SUBJECT:** Committee Reports for 7.26.2011 Council Packet

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

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<b>I-70 Coalition</b>	<b>Tim Gagen</b>	<b>July 14, 2011</b>
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The entire Coalition met on July 14 and received updates on HPTE, Division of Transit & Rail and the AGS study. CDOT reported that a heavy emphasis is being placed on the Twin Tunnel/Floyd Hill Project by CDOT management including the identification of funding for construction. The TDM committee is seeking a grant from CDOT to identify the current users of the Denver area Park & Rides and what level of car pooling is occurring. Additionally, the TDM committee offered collaborative support for CDOT expanding their COTrip website to include better user information from the Coalition GOI70 website. The Coalition agreed to prepare dues for 2012 at half the 2010 rate.

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<b>Liquor Licensing Authority</b>	<b>MJ Loufek</b>	<b>July 19, 2011</b>
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- A resolution was adopted allowing the local licensing authority to issue special event permits without requiring state authority approval. This change will give the Town more flexibility in the amount of time it takes for special event permit approval and issuance.
- The liquor licensing authority considered and approved a proposed settlement of the pending liquor violation charge against the Beaver Run Homeowners Association, Inc. regarding the recent incident at the Copper Top. The settlement provides that:
  - The licensee admits that a violation of Regulation 47-900 “Conduct of Establishment” occurred at the Copper Top on March 21, 2011.
  - The Related Facility Permit for Copper Top is suspended for fourteen (14) days.
  - The licensee was permitted to ask for permission to pay a fine in lieu of suspension in accordance with the applicable Town ordinance.
  - The licensee agreed to pay a fine amount is \$5,000, which is the maximum fine allowable under state law.
  - Upon payment of the fine, the suspension is stayed.
  - The licensee agreed to maintain until at least July, 2012 certain new management policies including: prohibiting service of multi-person drinks (including pitchers of beer); prohibiting drinking contests; and prohibiting hourly employees from consuming alcohol on the premises.
- The Liquor Licensing Authority directed the Town Attorney to draft a resolution setting a show cause hearing for the Quandary Grille for unlawful consumption of alcoholic beverages after 2 a.m.

Committees	Representative	Report Status
CAST	Mayor Warner	Verbal Report
CDOT	Tim Gagen	No Meeting/Report
CML	Tim Gagen	No Meeting/Report
I-70 Coalition	Tim Gagen	Included
Mayors, Managers & Commissions Meeting	Mayor Warner	Verbal Report
Summit Leadership Forum	Tim Gagen	No Meeting/Report
Liquor Licensing Authority*	MJ Loufek	Included
Wildfire Council	Matt Thompson	Next Meeting Thursday, July 21
Public Art Commission*	Jenn Cram	No Meeting/Report
Summit Stage Advisory Board*	James Phelps	No Meeting/Report
Police Advisory Committee	Rick Holman	No Meeting/Report
Housing/Childcare Committee	Laurie Best	Verbal Report

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

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

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INTEROFFICE MEMORANDUM

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**TO:** TIM GAGEN, TOWN MANAGER  
**FROM:** CLERK AND FINANCE DIVISION  
**SUBJECT:** JUNE 2011 FINANCIAL VARIANCE HIGHLIGHTS MEMO  
**DATE:** 7/21/2011

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The audit of the 2010 Comprehensive Annual Financial Report (CAFR) is complete; however, the 2010 financials have not yet been updated for audit adjustments. Those adjustments will be reflected in the August reports. 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

If you prefer a hard copy, please notify Laura Kennedy

This memo explains significant variations between the 2011 budget and actual figures for the Town of Breckenridge for the period ending June 30, 2011.

Variances explained in prior months that continue to appear in this month's reports are explained on page 2 of this memo.

**Fund Updates:**

**General Fund**

Revenue ahead of budget by \$678k (106% of YTD budget).

- A new variance is in the Transit Services Program department: over budget by 21% due to a \$133k grant received.

Expenses are below YTD budget at 94% (\$607k)

- The Administrative Management Program is under budget by 11% (\$37k) due to a reduction in personnel.

**Excise Fund:**

- Sales tax revenue is at 108% of budget (\$445k ahead of budget)
- Accommodations taxes are at 86% of budget (\$149k less than budget)
- Public Service Franchise Fees are under budget due to timing.
- RETT collections through June 30, 2011 exceeded budget by 67% or \$789k
- Excise Fund transfers were made according to the 2011 budget, except for the transfer to the Marketing Fund, which is based on actual Accommodation Taxes collected.

**All Funds**

No new variances

## **Variations Explained in Prior Months:**

### ***General Fund:***

#### **Revenue:**

- Municipal Court revenue is over budget in the Penal Fine account by 29% (\$32k) due to an increase in ski pass violations.
- Public Safety Community Service is over budget by \$156k due to Pay Parking/Permit revenue (\$92k) and Parking Tickets (\$65k).
- Building Services is at 207% of YTD budget (over budget by \$272k) due to Building Permits (\$100k), Electrical Permits (\$52k) and Plan Check Fees/Building (\$68k) primarily related to Grand Lodge-phases 4 & 5. The department is already at 100% of the annual revenue budget for 2011.
- Facilities Admin revenue over budget due to insurance recoveries and rental income.
- Recreation Programs is \$66k over budget (37%) due to Summer Recreation Fees.
- Nordic Center Operations Revenue ended the 2010-2011 season ahead of budget by 7% (\$7k).

#### **Expenses:**

- Special Events is at 86% of the YTD 2011 budget for expenditures due to BMF/NRO expenditures and Special Events/Programs-timing.
- Finance Administration and Accounting Program are under budget by \$72k combined due to staff turnover and the timing of audit fees paid.
- Public Safety Patrol Services and Public Safety Community Service are under budget by \$155k (combined) due to staffing/open positions.
- Planning Services is under budget by 7% (\$32k) due to reduced staffing.
- Public Works Admin is over YTD budget by 15% (\$32k) due to timing. Compared to the annual budget, the department at 45%.
- The "Grants to Other Agencies" line is at 99% of the annual budget due to timing. We funded 2011 grants in January but the budget is spread out over 12 months.
- Recreation Operations Programs is under budget by \$108k due to staffing (\$68k), electric and gas expenditures are less than budgeted as well (\$43k).
- Ice Rink Operations are under budget by \$57k due to staffing and electric and gas expenditures.

### ***Utility Fund:***

- Revenue is ahead of budget by \$242k due to Plant Investment Fees collected for Grand Lodge phases 4 & 5.
- Expense variance is due to Major System Improvement budgeted expenses of \$2 million for the pump back project for which no expenditures have been made.

***Capital Fund:*** the budget for both revenues and expenditures in the Capital Fund is reflected at 100% as the expenditures in the Capital Fund do not follow a particular trend.

***Golf:*** expenditures variance is due to timing.

***Housing Fund:*** the revenue variance is due to Valley Brook units. The proceeds from home sales are being held by the Summit Housing Authority rather than being paid to the Town and then reimbursed by the Town. The expenditure variance is due to Valley Brook-rather than reimbursing Valley Brook for expenditures, the SHA is using the proceeds from the sales of Phase 1.

***Garage Fund:*** Expenditures are under budget due to budgeted Capital Acquisitions (timing).

***Information Technology Fund:*** over budget due timing of purchases of minor equipment and computer support/maintenance.

**TOWN OF BRECKENRIDGE  
GENERAL FUND  
CURRENT YEAR TO PRIOR YEAR COMPARISON  
FOR THE 6 MONTHS ENDING JUNE 30, 2011**

50 % OF THE FISCAL YEAR HAS ELAPSED

	PRIOR YEAR				CURRENT YEAR						
	YTD ACTUAL	YE TOTAL	% OF YE REC'D/SPENT	2010 ACTUAL/ 2011 ACTUAL % CHANGE	YTD ACTUAL	YTD BUDGET	ACTUAL/BUDGET \$ VARIANCE FAVORABLE/(UNFAVORABLE)	ACTUAL/BUDGET % VARIANCE	ANNUAL BUDGET	% OF BUDGET REC'D/SPENT	
<b>REVENUE</b>											
MUNICIPAL COURT PROGRAM	116,003	231,448	50%	81%	142,742	110,640	32,102	129%	204,668	70%	
ADVICE & LITIGATION PROGRAM	221,746	1,046,746	21%	0%	-	-	-	N/A	-	N/A	
ADMINISTRATIVE MGT PROGRAM	1,430	1,580	91%	200%	716	132	584	542%	302	237%	
SPECIAL EVENTS/COMM PROGRAM	195,403	552,703	35%	108%	181,545	178,935	2,610	101%	417,406	43%	
TOWN CLERK ADMIN PROGRAM	19,734	26,588	74%	87%	22,776	7,001	15,775	325%	21,001	108%	
FINANCE ADMINISTRATION PROGRAM	1,124	1,332	84%	497%	226	102	124	222%	204	111%	
TRANSIT ADMIN PROGRAM	100,000	100,000	100%	667%	15,000	32,000	(17,000)	47%	32,000	47%	
TRANSIT SERVICES PROGRAM	241,545	642,861	38%	76%	318,021	262,680	55,341	121%	484,067	66%	
PUBLIC SAFETY ADMIN/RECORDS	25,553	83,092	31%	78%	32,575	34,818	(2,243)	94%	46,001	71%	
PUBLIC SAFETY PATROL SVCS PROG	-	-	0%	0%	-	11,000	(11,000)	0%	11,000	0%	
PUBLIC SAFETY COMMNTY SVC PROG	366,375	517,400	71%	77%	477,391	320,660	156,731	149%	510,600	93%	
PLANNING SERVICES ADMIN PROGRAM	216,519	204,413	106%	335%	64,541	52,905	11,636	122%	87,567	74%	
ARTS DISTRICT	5,791	27,329	21%	36%	16,069	18,537	(2,468)	87%	31,545	51%	
BUILDING SERVICES ADMIN PROGRAM	318,323	521,286	61%	61%	525,937	253,478	272,459	207%	525,362	100%	
PUBLIC WORKS ADMIN PROGRAM	249,714	575,770	43%	98%	254,512	238,664	15,848	107%	582,689	44%	
STREETS PROGRAM	21,136	41,785	51%	116%	18,220	19,698	(1,478)	92%	33,196	55%	
PARKS PROGRAM	20,869	31,043	67%	139%	15,062	-	15,062	N/A	-	N/A	
FACILITIES ADMIN PROGRAM	25,976	69,661	37%	47%	55,635	-	55,635	N/A	46,800	119%	
ENGINEERING ADMIN PROGRAM	1,191	1,717	69%	40%	2,990	1,750	1,240	171%	2,200	136%	
RECREATION PROGRAM	185,903	331,139	56%	77%	240,762	175,121	65,641	137%	347,031	69%	
RECREATION OPERATIONS PROGRAM	705,835	1,415,219	50%	95%	739,922	764,733	(24,811)	97%	1,473,275	50%	
NORDIC CENTER OPERATIONS	166,531	212,438	78%	152%	109,808	103,035	6,773	107%	159,210	69%	
ICE RINK OPERATIONS PROGRAM	315,733	608,782	52%	94%	337,283	331,074	6,209	102%	674,990	50%	
PROPERTY TAX/EXCISE TRANSFER	9,217,723	16,878,314	55%	107%	8,637,338	8,615,152	22,186	100%	15,167,584	57%	
<b>TOTAL REVENUE</b>	<b>12,740,157</b>	<b>24,124,646</b>	<b>53%</b>	<b>104%</b>	<b>12,209,071</b>	<b>11,531,065</b>	<b>678,006</b>	<b>106%</b>	<b>20,856,598</b>	<b>59%</b>	

**TOWN OF BRECKENRIDGE  
GENERAL FUND  
CURRENT YEAR TO PRIOR YEAR COMPARISON  
FOR THE 6 MONTHS ENDING JUNE 30, 2011**

50 % OF THE FISCAL YEAR HAS ELAPSED

	PRIOR YEAR				CURRENT YEAR						
	YTD ACTUAL	YE TOTAL	% OF YE REC'D/SPENT	2010 ACTUAL/ 2011 ACTUAL % CHANGE	YTD ACTUAL	YTD BUDGET	ACTUAL/BUDGET \$ VARIANCE FAVORABLE/(UNFAVORABLE)	ACTUAL/BUDGET % VARIANCE	ANNUAL BUDGET	% OF BUDGET REC'D/SPENT	
<b>EXPENDITURES</b>											
LAW & POLICY MAKING PROGRAM	61,541	138,984	44%	117%	52,622	90,628	38,006	58%	146,253	36%	
MUNICIPAL COURT PROGRAM	88,391	181,395	49%	97%	90,922	112,261	21,339	81%	218,010	42%	
ADVICE & LITIGATION PROGRAM	116,506	203,897	57%	180%	64,763	54,100	(10,663)	120%	228,584	28%	
ADMINISTRATIVE MGT PROGRAM	309,005	540,719	57%	108%	285,203	322,078	36,875	89%	608,521	47%	
HUMAN RESOURCES ADMIN PROGRAM	180,146	386,734	47%	98%	183,339	211,150	27,811	87%	424,000	43%	
SPECIAL EVENTS/COMM PROGRAM	408,738	1,030,754	40%	106%	384,043	444,016	59,973	86%	905,028	42%	
TOWN CLERK ADMIN PROGRAM	126,519	254,831	50%	98%	128,565	133,980	5,415	96%	288,586	45%	
FINANCE ADMINISTRATION PROGRAM	149,331	289,442	52%	110%	135,667	174,018	38,351	78%	328,172	41%	
ACCOUNTING PROGRAM	163,246	328,599	50%	99%	164,974	199,752	34,778	83%	377,757	44%	
TRANSIT ADMIN PROGRAM	60,736	120,798	50%	68%	88,992	74,626	(14,366)	119%	190,556	47%	
TRANSIT SERVICES PROGRAM	1,168,556	2,248,462	52%	120%	973,970	993,088	19,118	98%	1,887,814	52%	
PUBLIC SAFETY ADMIN/RECORDS	407,774	889,781	46%	89%	456,306	433,224	(23,082)	105%	883,295	52%	
PUBLIC SAFETY COMMUNICATN PROG	160,760	326,791	49%	111%	144,557	157,808	13,251	92%	305,139	47%	
PUBLIC SAFETY PATROL SVCS PROG	772,642	1,494,644	52%	100%	775,089	883,351	108,262	88%	1,736,121	45%	
PUBLIC SAFETY COMMNTY SVC PROG	206,591	424,372	49%	100%	206,044	257,019	50,975	80%	494,378	42%	
PLANNING SERVICES ADMIN PROGRAM	565,247	1,131,669	50%	108%	523,382	560,985	37,603	93%	1,104,145	47%	
ARTS DISTRICT	12,514	30,487	41%	84%	14,936	8,742	(6,194)	171%	25,984	57%	
BUILDING SERVICES ADMIN PROGRAM	199,213	399,576	50%	105%	188,909	204,186	15,277	93%	404,624	47%	
PUBLIC WORKS ADMIN PROGRAM	241,317	474,871	51%	100%	241,846	210,009	(31,837)	115%	534,348	45%	
STREETS PROGRAM	880,704	1,789,985	49%	107%	824,950	875,729	50,779	94%	1,717,186	48%	
PARKS PROGRAM	493,366	1,045,861	47%	99%	499,528	518,666	19,138	96%	1,159,109	43%	
FACILITIES ADMIN PROGRAM	532,021	1,223,353	43%	85%	627,117	606,957	(20,160)	103%	1,344,429	47%	
ENGINEERING ADMIN PROGRAM	155,659	308,588	50%	103%	150,807	165,163	14,356	91%	317,405	48%	
GRANTS TO OTHER AGENCIES	104,911	132,620	79%	86%	121,500	61,248	(60,252)	198%	122,496	99%	
RECREATION ADMIN PROGRAM	316,133	607,928	52%	104%	304,247	310,038	5,791	98%	642,277	47%	
RECREATION PROGRAM	244,028	539,280	45%	86%	284,461	291,009	6,548	98%	629,021	45%	
RECREATION OPERATIONS PROGRAM	733,008	1,641,210	45%	89%	826,988	935,371	108,383	88%	1,888,001	44%	
NORDIC CENTER OPERATIONS	158,338	263,367	60%	116%	136,594	125,346	(11,248)	109%	241,566	57%	
ICE RINK OPERATIONS PROGRAM	476,159	954,625	50%	96%	496,300	553,607	57,307	90%	1,125,615	44%	
LONG TERM DEBT	208,589	416,966	50%	99%	210,136	210,136	-	100%	419,851	50%	
SHORT TERM DEBT	2,971	128,441	2%	0%	-	-	-	0%	-	N/A	
GENERAL EXPENDITURES	-	47,143	0%	0%	2,867	-	(2,867)	0%	-	N/A	
COMMITTEES	5,736	13,657	42%	83%	6,936	24,996	18,060	28%	49,992	14%	
<b>TOTAL EXPENDITURES</b>	<b>9,715,547</b>	<b>20,013,846</b>	<b>49%</b>	<b>101%</b>	<b>9,596,622</b>	<b>10,203,287</b>	<b>606,665</b>	<b>94%</b>	<b>20,748,263</b>	<b>46%</b>	
<b>REVENUE LESS EXPENDITURES</b>	<b>3,024,610</b>	<b>4,110,800</b>			<b>2,612,449</b>	<b>1,327,778</b>	<b>1,284,671</b>		<b>108,335</b>		

**TOWN OF BRECKENRIDGE  
EXCISE TAX FUND  
CURRENT YEAR TO PRIOR YEAR COMPARISON  
FOR THE 6 MONTHS ENDING JUNE 30, 2011**

50 % OF THE FISCAL YEAR HAS ELAPSED

	PRIOR YEAR			2010 vs. 2011 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
<b>TAX REVENUE</b>										
SALES TAX	6,032,606	13,431,647	45%	100%	6,006,261	5,561,014	445,247	108%	12,381,645	49%
ACCOMMODATIONS TAX	945,380	1,607,129	59%	100%	947,121	1,096,305	(149,184)	86%	1,478,709	64%
CIGARETTE TAX	24,226	51,070	47%	101%	24,550	23,807	743	103%	48,001	51%
TELEPHONE FRANCHISE TAX	13,582	27,154	50%	47%	6,360	14,250	(7,890)	45%	28,500	22%
PUBLIC SERVICE FRANCHISE	310,373	621,971	50%	83%	259,053	380,292	(121,239)	68%	600,003	43%
CABLEVISION FRANCHISE TAX	37,757	153,277	25%	103%	38,977	49,750	(10,773)	78%	140,000	28%
REAL ESTATE TRANSFER TAX	1,891,775	3,662,755	52%	104%	1,961,263	1,172,611	788,652	167%	2,700,002	73%
INVESTMENT INCOME	32,467	55,208	59%	44%	14,269	25,710	(11,441)	55%	51,420	28%
<b>TOTAL FUND REVENUE</b>	<b>9,288,166</b>	<b>19,610,211</b>	<b>47%</b>	<b>100%</b>	<b>9,257,854</b>	<b>8,323,739</b>	<b>934,115</b>	<b>111%</b>	<b>17,428,280</b>	<b>53%</b>
<b>EXCISE TAX DEBT SERVICE</b>										
COP FEES	0	650	0%	0%	650	0	(650)	N/A	-	N/A
2005 COP'S PRINCIPAL	0	155,000	0%	N/A	0	-	-	N/A	165,000	0%
2005 COP'S INTEREST	71,413	142,825	50%	96%	68,506	68,507	1	100%	137,014	50%
2007 COP'S PRINCIPAL	0	130,000	0%	N/A	0	0	-	N/A	135,000	0%
2007 COP'S INTEREST	69,033	138,065	50%	96%	66,433	66,433	-	100%	132,864	50%
<b>TOTAL EXCISE TAX DEBT SERVICE</b>	<b>140,446</b>	<b>566,540</b>	<b>25%</b>	<b>97%</b>	<b>135,589</b>	<b>134,940</b>	<b>(649)</b>	<b>100%</b>	<b>569,878</b>	<b>24%</b>
<b>TRANSFERS</b>										
TRANSFER TO GENERAL FUND	5,693,838	11,387,676	50%	91%	5,181,048	5,181,048	-	100%	10,362,096	50%
TRANSFER TO GOLF FUND	64,998	129,996	0%	N/A	124,998	124,998	-	100%	249,996	50%
TRANSFERS TO CAPITAL FUND	478,002	1,074,504	44%	148%	705,498	705,498	-	100%	1,410,996	50%
TRANSFER TO MARKETING	366,648	733,296	50%	64%	235,866	274,077	38,211	86%	369,679	64%
TRFS TO EMPLOYEE HSG FUND	1,166,460	2,332,920	50%	111%	1,290,534	1,290,534	-	100%	2,581,068	50%
TRFS TO SPECIAL PROJECTS FUND	182,502	365,004	50%	108%	197,502	197,502	-	100%	395,004	50%
<b>TOTAL TRANSFERS</b>	<b>7,952,448</b>	<b>16,023,396</b>	<b>50%</b>	<b>97%</b>	<b>7,735,446</b>	<b>7,773,657</b>	<b>38,211</b>	<b>100%</b>	<b>15,368,839</b>	<b>50%</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>8,092,894</b>	<b>16,589,936</b>	<b>49%</b>	<b>97%</b>	<b>7,871,035</b>	<b>7,908,597</b>	<b>37,562</b>	<b>100%</b>	<b>15,938,717</b>	<b>49%</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>1,195,272</b>	<b>3,020,275</b>			<b>1,386,819</b>	<b>415,142</b>	<b>896,553</b>		<b>1,489,563</b>	

**TOWN OF BRECKENRIDGE  
ALL FUNDS  
CURRENT YEAR TO PRIOR YEAR COMPARISON  
FOR THE 6 MONTHS ENDING JUNE 30, 2011**

**50 % OF THE FISCAL YEAR HAS ELAPSED**

	PRIOR YEAR			2010 ACTUAL/ 2011 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
<b>REVENUE</b>										
1 GENERAL FUND	12,740,157	24,124,647	53%	96%	12,209,069	11,531,065	678,004	106%	20,856,598	59%
2 UTILITY FUND	1,293,500	2,893,139	45%	124%	1,607,228	1,364,885	242,343	118%	2,944,170	55%
3 CAPITAL FUND	552,819	1,438,792	38%	142%	783,910	2,380,447	(1,596,537)	33%	2,380,447	33%
4 MARKETING FUND	893,901	1,916,992	47%	141%	1,259,994	1,310,535	(50,541)	96%	2,152,457	59%
5 GOLF COURSE FUND	689,506	2,860,237	24%	97%	666,820	568,116	98,704	117%	2,269,730	29%
6 EXCISE TAX FUND	9,288,166	19,639,290	47%	100%	9,257,854	8,323,739	934,115	111%	17,428,279	53%
7 HOUSING FUND	1,602,835	4,149,023	39%	102%	1,633,767	2,831,436	(1,197,669)	58%	5,618,810	29%
8 OPEN SPACE ACQUISITION FUND	913,331	1,847,526	49%	101%	921,807	962,669	(40,862)	96%	1,745,020	53%
9 CONSERVATION TRUST FUND	15,382	32,550	47%	122%	18,842	15,896	2,946	119%	32,083	59%
10 GARAGE SERVICES FUND	1,426,424	3,039,176	47%	77%	1,094,834	1,037,845	56,989	105%	2,144,466	51%
11 INFORMATION TECHNOLOGY FUND	521,988	1,043,978	50%	85%	443,232	443,232	-	100%	886,464	50%
12 FACILITIES MAINTENANCE FUND	115,218	230,436	50%	115%	132,546	132,528	18	100%	265,056	50%
13 SPECIAL PROJECTS FUND	201,502	434,004	46%	98%	197,502	197,502	-	100%	395,004	50%
<b>TOTAL REVENUE</b>	<b>30,254,729</b>	<b>63,649,790</b>	<b>48%</b>	<b>100%</b>	<b>30,227,405</b>	<b>31,099,895</b>	<b>(872,490)</b>	<b>97%</b>	<b>59,118,584</b>	<b>51%</b>
<b>EXPENDITURES</b>										
1 GENERAL FUND	9,715,546	20,773,307	47%	99%	9,596,625	10,408,739	812,114	92%	20,748,263	46%
2 UTILITY FUND	1,205,228	2,351,370	51%	95%	1,149,127	2,822,914	1,673,787	41%	5,293,563	22%
3 CAPITAL FUND	194,049	1,269,129	15%	188%	363,863	2,396,928	2,033,065	15%	2,396,928	15%
4 MARKETING FUND	1,076,763	1,788,213	60%	129%	1,384,237	1,303,850	(80,387)	106%	2,172,452	64%
5 GOLF COURSE FUND	924,025	2,826,844	33%	97%	895,215	1,163,304	268,089	77%	2,268,821	39%
6 EXCISE TAX FUND	8,092,893	16,589,936	49%	97%	7,871,035	7,976,096	105,061	99%	15,938,717	49%
7 HOUSING FUND	1,006,992	4,119,633	24%	97%	975,770	457,844	(517,926)	213%	6,350,971	15%
8 OPEN SPACE ACQUISITION FUND	483,330	1,751,692	28%	409%	1,979,178	2,170,454	191,276	91%	3,094,093	64%
9 CONSERVATION TRUST FUND	15,498	30,996	50%	142%	22,002	22,002	-	100%	43,998	50%
10 GARAGE SERVICES FUND	851,264	1,711,675	50%	107%	906,836	1,066,985	160,149	85%	1,982,668	46%
11 INFORMATION TECHNOLOGY FUND	356,141	619,326	58%	126%	447,142	384,872	(62,270)	116%	769,777	58%
12 FACILITIES MAINTENANCE FUND	-	85,963	0%	N/A	0	56,362	56,362	0%	76,078	0%
13 SPECIAL PROJECTS FUND	133,254	388,903	34%	N/A	145,634	221,023	75,389	66%	395,001	37%
<b>TOTAL EXPENDITURES</b>	<b>24,054,983</b>	<b>54,306,987</b>	<b>44%</b>	<b>107%</b>	<b>25,736,664</b>	<b>30,451,373</b>	<b>4,714,709</b>	<b>85%</b>	<b>61,531,330</b>	<b>42%</b>
	<b>6,199,746</b>	<b>9,342,803</b>			<b>4,490,741</b>	<b>648,522</b>	<b>3,842,219</b>		<b>(2,412,746)</b>	

**TOWN OF BRECKENRIDGE  
ALL FUNDS, NET OF TRANSFERS  
CURRENT YEAR TO PRIOR YEAR COMPARISON  
FOR THE 6 MONTHS ENDING JUNE 30, 2011**

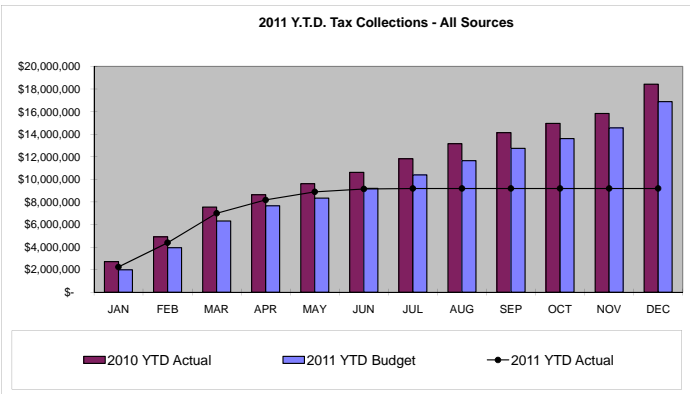
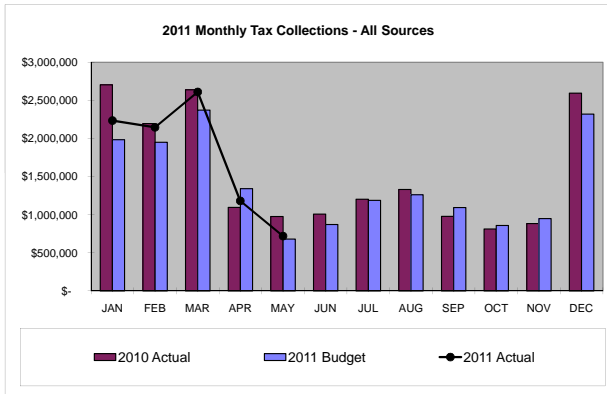
50 % OF THE FISCAL YEAR HAS ELAPSED

	PRIOR YEAR			2010 ACTUAL/ 2011 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
<b>REVENUE</b>										
1 GENERAL FUND	6,845,247	12,334,827	55%	100%	6,820,919	6,142,915	678,004	111%	10,080,298	68%
2 UTILITY FUND	1,293,500	2,893,139	45%	124%	1,607,228	1,364,885	242,343	118%	2,944,170	55%
3 CAPITAL FUND	74,817	364,288	21%	105%	78,412	969,447	(891,035)	8%	969,447	8%
4 MARKETING FUND	527,253	1,183,696	45%	194%	1,024,128	1,036,458	(12,330)	99%	1,782,778	57%
5 GOLF COURSE FUND	626,178	2,731,911	23%	87%	541,822	568,116	(26,294)	95%	2,019,730	27%
6 EXCISE TAX FUND	9,288,166	19,639,290	47%	100%	9,257,854	8,323,739	934,115	111%	17,428,279	53%
7 HOUSING FUND	436,375	1,816,103	24%	79%	343,233	1,540,902	(1,197,669)	22%	3,037,742	11%
8 OPEN SPACE ACQUISITION FUND	913,331	1,847,526	49%	101%	921,807	962,669	(40,862)	96%	1,745,020	53%
9 CONSERVATION TRUST FUND	15382	32,550	47%	122%	18,842	15,896	2,946	119%	32,083	59%
10 GARAGE SERVICES FUND	191,833	569,995	34%	33%	63,350	6,361	56,989	0%	81,498	78%
11 INFORMATION TECHNOLOGY FUND	0	2	0%	N/A	0	-	-	0%	-	0%
12 FACILITIES MAINTENANCE FUND	0	0	N/A	N/A	0	-	-	N/A	-	N/A
13 SPECIAL PROJECTS FUND	19,000	69,000	28%	0%	0	-	-	N/A	-	N/A
<b>TOTAL REVENUE</b>	<b>20,231,082</b>	<b>43,482,327</b>	<b>47%</b>	<b>102%</b>	<b>20,677,595</b>	<b>20,931,388</b>	<b>(253,793)</b>	<b>99%</b>	<b>40,121,045</b>	<b>52%</b>
<b>EXPENDITURES</b>										
1 GENERAL FUND	8,514,147	17,611,050	48%	101%	8,613,393	9,425,489	812,096	91%	18,781,775	46%
2 UTILITY FUND	982,910	1,906,734	52%	93%	913,819	2,587,606	1,673,787	35%	4,822,947	19%
3 CAPITAL FUND	194,049	1,269,129	15%	188%	363,863	2,396,928	2,033,065	15%	2,396,928	15%
4 MARKETING FUND	1,076,763	1,788,213	60%	129%	1,384,237	1,303,850	(80,387)	106%	2,172,452	64%
5 GOLF COURSE FUND	924,025	2,167,384	43%	97%	895,215	1,163,304	268,089	77%	2,268,821	39%
6 EXCISE TAX FUND	140,445	566,540	25%	97%	135,589	202,439	66,850	N/A	569,878	24%
7 HOUSING FUND	1,006,992	4,119,633	24%	97%	975,770	457,844	(517,926)	213%	6,350,971	15%
8 OPEN SPACE ACQUISITION FUND	480,324	1,745,680	28%	411%	1,974,594	2,165,870	191,276	91%	3,084,925	64%
9 CONSERVATION TRUST FUND	0	0	N/A	N/A	0	0	-	N/A	0	N/A
10 GARAGE SERVICES FUND	843,698	1,696,543	50%	106%	893,144	1,053,293	160,149	85%	1,955,284	46%
11 INFORMATION TECHNOLOGY FUND	354,767	616,578	58%	126%	445,372	383,102	(62,270)	116%	766,237	58%
12 FACILITIES MAINTENANCE FUND	0	85,963	0%	N/A	0	56,362	56,362	N/A	76,078	N/A
13 SPECIAL PROJECTS FUND	133,254	388,903	34%	109%	145,634	221,023	75,389	66%	395,001	37%
<b>TOTAL EXPENDITURES</b>	<b>14,651,374</b>	<b>33,962,350</b>	<b>43%</b>	<b>114%</b>	<b>16,740,630</b>	<b>21,417,110</b>	<b>4,676,480</b>	<b>78%</b>	<b>43,641,297</b>	<b>38%</b>
<b>Revenue Less Expenditures</b>	<b>5,579,708</b>	<b>9,519,977</b>			<b>3,936,965</b>	<b>(485,722)</b>	<b>4,422,687</b>		<b>(3,520,252)</b>	



**TOWN OF BRECKENRIDGE**  
**CASH TAX COLLECTIONS - ALL SOURCES - SALES, LODGING, RETT, ACCOMMODATIONS**  
**REPORTED IN THE PERIOD EARNED**

Sales Period	2010 Collections			2011 Budget			2011 Monthly			2011 Year to Date		
	Tax Collected	Year To Date	Percent of Total	Tax Budgeted	Year To Date	Percent of Total	Actual	% Change from 2010	% of Budget	Actual	% Change from 2010	% of Budget
JAN	\$ 2,704,530	\$ 2,704,530	14.7%	\$ 1,984,911	\$ 1,984,911	11.8%	\$ 2,235,977	-17.3%	112.6%	\$ 2,235,977	-17.3%	112.6%
FEB	\$ 2,196,643	\$ 4,901,172	26.6%	\$ 1,951,696	\$ 3,936,607	23.3%	\$ 2,147,724	-2.2%	110.0%	4,383,701	-10.6%	111.4%
MAR	\$ 2,640,013	\$ 7,541,185	40.9%	\$ 2,373,496	\$ 6,310,104	37.4%	\$ 2,610,507	-1.1%	110.0%	6,994,208	-7.3%	110.8%
APR	\$ 1,097,223	\$ 8,638,408	46.9%	\$ 1,341,437	\$ 7,651,541	45.3%	\$ 1,180,638	7.6%	88.0%	8,174,846	-5.4%	106.8%
MAY	\$ 977,114	\$ 9,615,523	52.2%	\$ 681,560	\$ 8,333,101	49.4%	\$ 719,987	-26.3%	105.6%	8,894,832	-7.5%	106.7%
JUN	\$ 1,007,403	\$ 10,622,926	57.6%	\$ 871,759	\$ 9,204,860	54.5%	\$ 251,806	-75.0%	28.9%	9,146,638	-13.9%	99.4%
JUL	\$ 1,203,311	\$ 11,826,237	64.2%	\$ 1,188,112	\$ 10,392,972	61.6%	\$ 43,673	-96.4%	3.7%	9,190,311	-22.3%	88.4%
AUG	\$ 1,332,356	\$ 13,158,593	71.4%	\$ 1,261,679	\$ 11,654,652	69.1%	\$ -	n/a	0.0%	9,190,311	-30.2%	78.9%
SEP	\$ 978,953	\$ 14,137,546	76.7%	\$ 1,094,547	\$ 12,749,198	75.5%	\$ -	n/a	0.0%	9,190,311	-35.0%	72.1%
OCT	\$ 813,640	\$ 14,951,186	81.1%	\$ 859,985	\$ 13,609,183	80.6%	\$ -	n/a	0.0%	9,190,311	-38.5%	67.5%
NOV	\$ 884,439	\$ 15,835,624	85.9%	\$ 949,013	\$ 14,558,196	86.3%	\$ -	n/a	0.0%	9,190,311	-42.0%	63.1%
DEC	\$ 2,595,070	\$ 18,430,694	100.0%	\$ 2,319,674	\$ 16,877,870	100.0%	\$ -	n/a	0.0%	\$ 9,190,311	-50.1%	54.5%

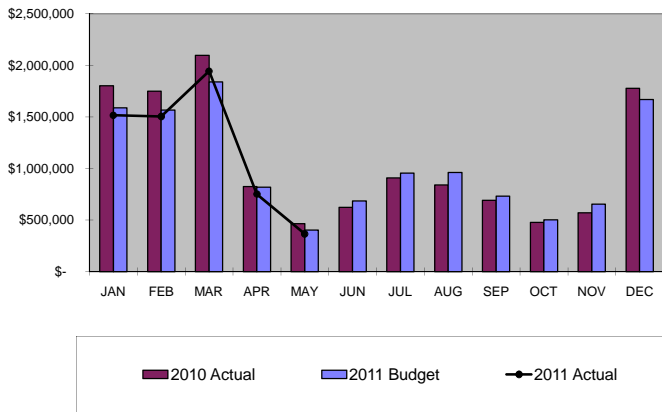


Prior Year Actual and Current Year Budget Variances					
	TOTAL	Sales	Accommodations	RETT	Housing
vs. May 10 Actual	(257,128)	(99,908)	83	(147,041)	(10,262)
May 11 Budget	38,426	(37,814)	2,495	81,467	(7,721)
vs. YTD 10 Actual	(720,690)	(855,733)	33,408	144,462	(42,827)
vs. YTD 11 Budget	561,731	(135,750)	57,868	654,639	(15,026)

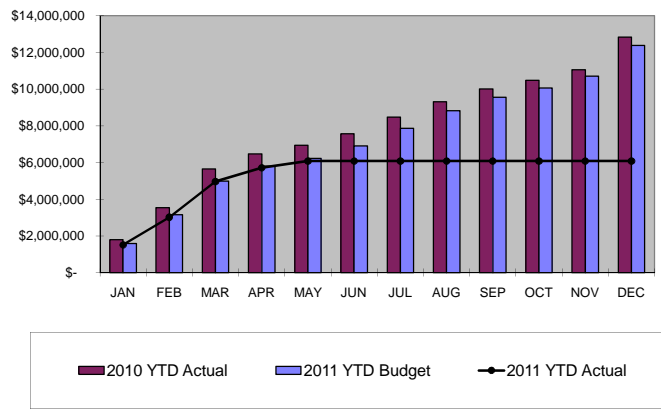
**TOWN OF BRECKENRIDGE  
SALES TAX COLLECTIONS  
REPORTED IN THE PERIOD EARNED**

Sales Period	2010 Collections			2011 Budget			2011 Monthly			2011 Year to Date		
	Tax Collected	Year To Date	Percent of Total	Tax Budgeted	Year To Date	Percent of Total	Actual	% Change from 2010	% of Budget	Actual	% Change from 2010	% of Budget
JAN	\$ 1,801,834	\$ 1,801,834	14.0%	\$ 1,589,208	\$ 1,589,208	12.8%	\$ 1,515,467	-15.9%	95.4%	\$ 1,515,467	-15.9%	95.4%
FEB	1,748,748	3,550,582	27.7%	1,565,285	3,154,493	25.5%	\$ 1,504,878	-13.9%	96.1%	3,020,345	-14.9%	95.7%
MAR	2,095,513	5,646,094	44.0%	1,839,058	4,993,551	40.3%	\$ 1,944,024	-7.2%	105.7%	4,964,368	-12.1%	99.4%
APR	826,063	6,472,157	50.4%	820,716	5,814,267	47.0%	\$ 751,963	-9.0%	91.6%	5,716,332	-11.7%	98.3%
MAY	466,655	6,938,812	54.1%	404,562	6,218,829	50.2%	\$ 366,747	-21.4%	90.7%	6,083,079	-12.3%	97.8%
JUN	625,370	7,564,182	58.9%	685,463	6,904,291	55.8%	n/a	0.0%	6,083,079	-19.6%	88.1%	
JUL	909,629	8,473,811	66.0%	954,293	7,858,584	63.5%	n/a	0.0%	6,083,079	-28.2%	77.4%	
AUG	840,855	9,314,666	72.6%	961,257	8,819,841	71.2%	n/a	0.0%	6,083,079	-34.7%	69.0%	
SEP	693,592	10,008,257	78.0%	733,049	9,552,891	77.2%	n/a	0.0%	6,083,079	-39.2%	63.7%	
OCT	478,831	10,487,088	81.7%	504,021	10,056,911	81.2%	n/a	0.0%	6,083,079	-42.0%	60.5%	
NOV	571,080	11,058,168	86.1%	655,468	10,712,380	86.5%	n/a	0.0%	6,083,079	-45.0%	56.8%	
DEC	\$ 1,778,688	\$ 12,836,856	100.0%	\$ 1,669,265	12,381,645	100.0%	n/a	0.0%	\$ 6,083,079	-52.6%	49.1%	

2011 Monthly Sales Tax Collections



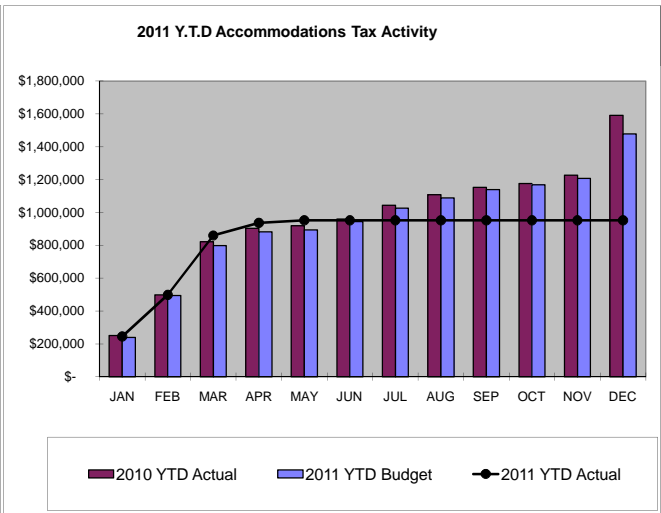
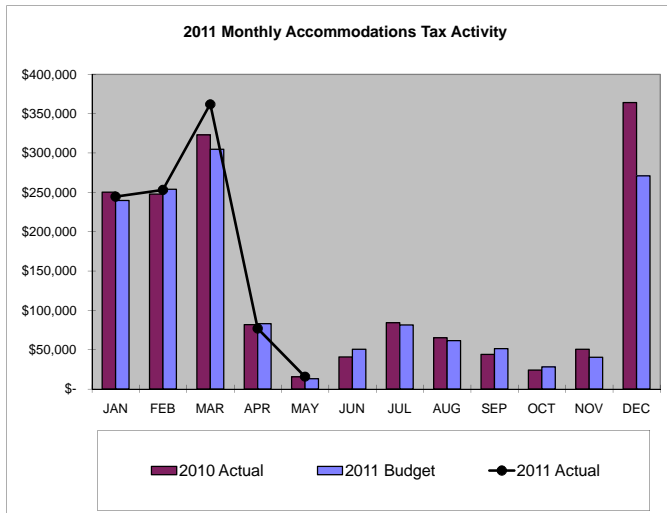
2011 Y.T.D. Sales Tax Collections



**TOWN OF BRECKENRIDGE  
ACCOMMODATION TAX COLLECTIONS  
REPORTED IN THE PERIOD EARNED**

Sales Period	2010 Collections			2011 Budget			2011 Monthly			2011 Year to Date		
	Tax Collected	Year To Date	Percent of Total	Tax Budgeted	Year To Date	Percent of Total	Actual	% Change from 2010	% of Budget	Actual	% Change from 2010	% of Budget
JAN	\$ 250,450	\$ 250,450	15.7%	\$ 239,518	\$ 239,518	16.2%	\$ 244,648	-2.3%	102.1%	\$ 244,648	-2.3%	102.1%
FEB	247,884	498,334	31.3%	253,918	493,436	33.4%	\$ 253,098	2.1%	99.7%	497,746	-0.1%	100.9%
MAR	323,218	821,552	51.6%	304,840	798,276	54.0%	\$ 361,978	12.0%	118.7%	859,724	4.6%	107.7%
APR	81,743	903,295	56.8%	82,971	881,247	59.6%	\$ 76,896	-5.9%	92.7%	936,620	3.7%	106.3%
MAY	15,579	918,875	57.7%	13,167	894,414	60.5%	\$ 15,662	0.5%	119.0%	952,282	3.6%	106.5%
JUN	40,624	959,499	60.3%	50,494	944,908	63.9%	n/a	0.0%		952,282	-0.8%	100.8%
JUL	84,378	1,043,876	65.6%	81,549	1,026,457	69.4%	n/a	0.0%		952,282	-8.8%	92.8%
AUG	64,959	1,108,835	69.7%	61,362	1,087,819	73.6%	n/a	0.0%		952,282	-14.1%	87.5%
SEP	43,974	1,152,809	72.4%	51,368	1,139,187	77.0%	n/a	0.0%		952,282	-17.4%	83.6%
OCT	23,958	1,176,767	73.9%	28,101	1,167,288	78.9%	n/a	0.0%		952,282	-19.1%	81.6%
NOV	50,468	1,227,235	77.1%	40,346	1,207,634	81.7%	n/a	0.0%		952,282	-22.4%	78.9%
DEC	\$ 364,070	\$ 1,591,305	100.0%	\$ 271,074	1,478,708	100.0%	n/a	0.0%		\$ 952,282	-40.2%	64.4%

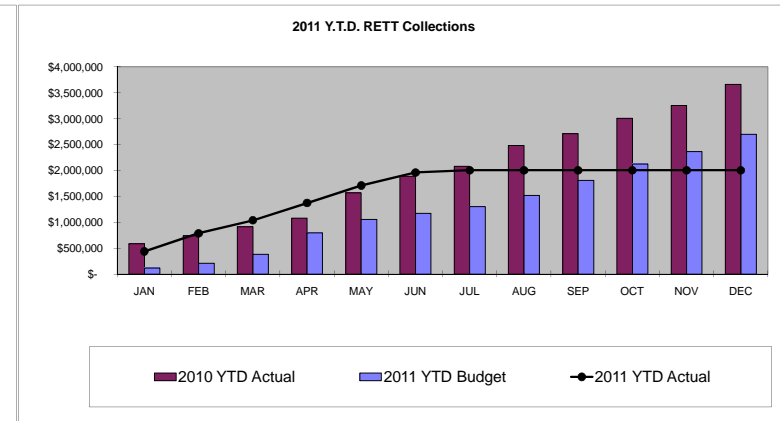
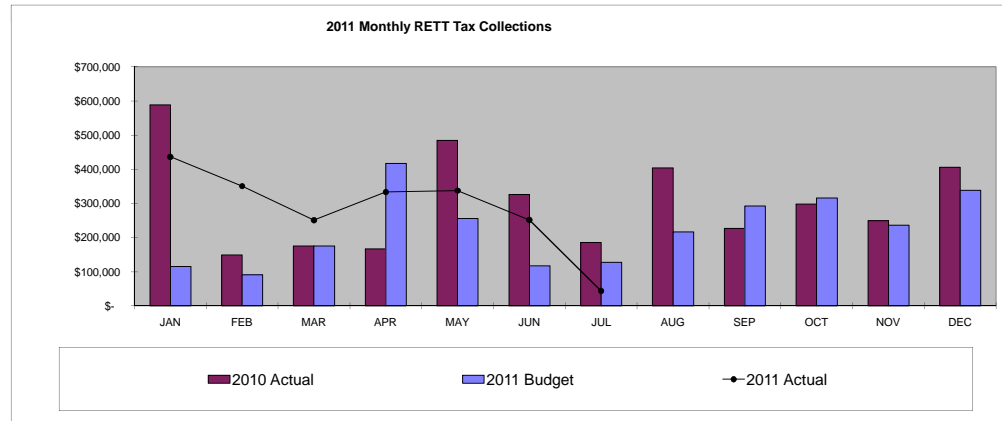
Accommodation tax amounts reflect collections at the 2% rate.



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

Sales Period	2007 Collections			2010 Collections			2011 Budget			2011 Monthly				2011 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 2010	Actual	% of Budget	% Change from 2007	% Change from 2010
JAN	\$ 352,958	\$ 352,958	6.2%	\$ 588,874	\$ 588,874	16.1%	\$ 115,354	\$ 115,354	4.3%	\$ 436,605	378.5%	23.7%	-25.9%	\$ 436,605	378.5%	23.7%	-25.9%
FEB	342,995	695,953	12.3%	149,303	738,178	20.2%	90,951	206,306	7.6%	350,866	385.8%	2.3%	135.0%	787,471	381.7%	13.2%	6.7%
MAR	271,817	967,770	17.1%	175,161	913,339	24.9%	175,256	381,562	14.1%	250,986	143.2%	-7.7%	43.3%	1,038,457	272.2%	7.3%	13.7%
APR	564,624	1,532,394	27.0%	167,038	1,080,377	29.5%	417,147	798,708	29.6%	333,424	79.9%	-40.9%	99.6%	1,371,881	171.8%	-10.5%	27.0%
MAY	533,680	2,066,074	36.4%	484,618	1,564,995	42.7%	256,110	1,054,819	39.1%	337,577	131.8%	-36.7%	-30.3%	1,709,458	162.1%	-17.3%	9.2%
JUN	522,999	2,589,073	45.6%	326,779	1,891,775	51.6%	117,793	1,172,611	43.4%	251,806	213.8%	-51.9%	-22.9%	1,961,263	167.3%	-24.2%	3.7%
JUL	343,610	2,932,683	51.7%	186,067	2,077,841	56.7%	127,768	1,300,380	48.2%	43,673	34.2%	-87.3%	-76.5%	2,004,937	154.2%	-31.6%	-3.5%
AUG	594,349	3,527,032	62.1%	404,004	2,481,846	67.8%	217,061	1,517,440	56.2%	0.0%	n/a	n/a	n/a	2,004,937	132.1%	-43.2%	-19.2%
SEP	711,996	4,239,028	74.7%	227,440	2,709,285	74.0%	292,261	1,809,701	67.0%	0.0%	n/a	n/a	n/a	2,004,937	110.8%	-52.7%	-26.0%
OCT	392,752	4,631,779	81.6%	297,809	3,007,094	82.1%	316,040	2,125,742	78.7%	0.0%	n/a	n/a	n/a	2,004,937	94.3%	-56.7%	-33.3%
NOV	459,147	5,090,926	89.7%	249,583	3,256,677	88.9%	236,022	2,361,764	87.5%	0.0%	n/a	n/a	n/a	2,004,937	84.9%	-60.6%	-38.4%
DEC	\$ 584,308	\$ 5,675,235	100.0%	\$ 406,078	\$ 3,662,755	100.0%	\$ 338,238	\$ 2,700,002	100.0%	0.0%	n/a	n/a	n/a	\$ 2,004,937	74.3%	-64.7%	-45.3%

June RETT #s through 7/19/2011

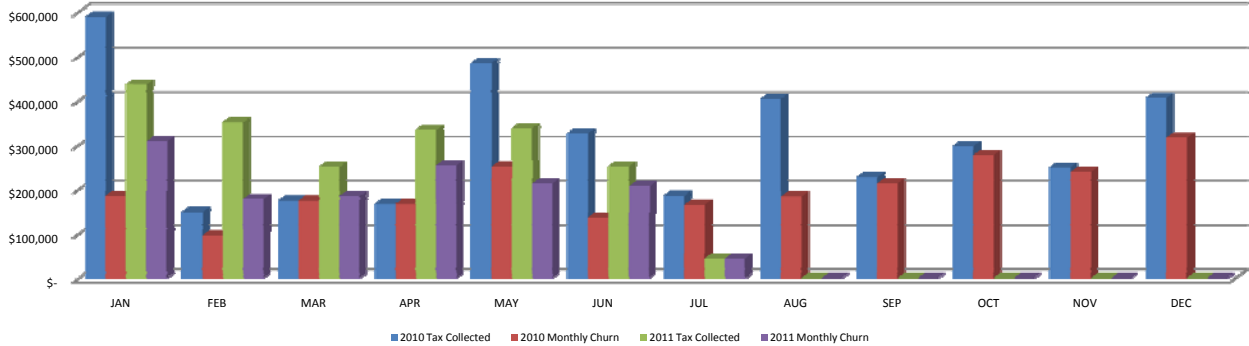


## TOWN OF BRECKENRIDGE REAL ESTATE TRANSFER TAX CHURN REPORTED IN THE PERIOD EARNED

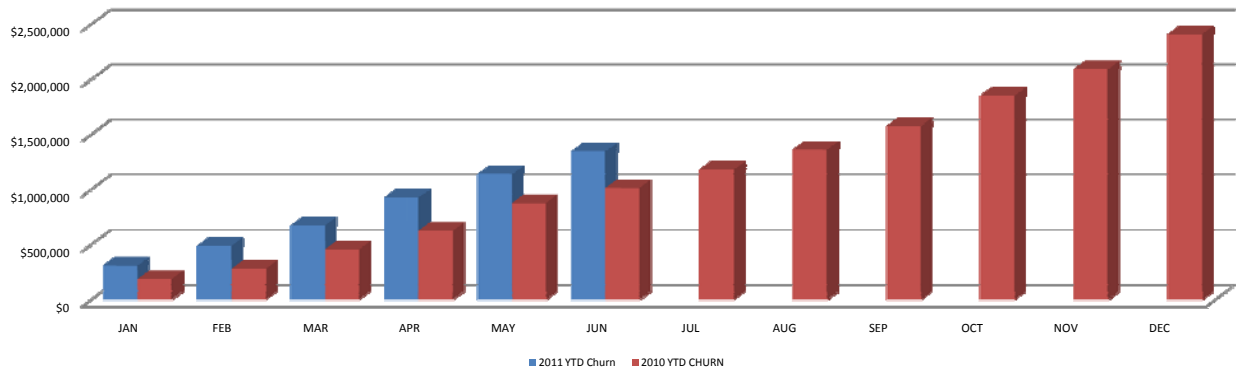
Sales Period	Tax Collected	Year To Date	2010 Collections					Monthly Churn	YTD Churn	% of YTD Total
			New Construction							
			Beaver Run	Grand Lodge	1 Ski Hill	Water House	Other			
JAN	\$ 588,874	\$ 588,874	0	403,514	0	0	0	\$ 185,361	\$185,361	31.5%
FEB	\$ 149,303	\$ 738,178	0	52,748	0	0	0	\$ 96,555	\$281,915	38.2%
MAR	\$ 175,161	\$ 913,339	0	0	0	0	0	\$ 175,161	\$457,077	50.0%
APR	\$ 167,038	\$ 1,080,377	0	0	0	0	0	\$ 167,038	\$624,115	57.8%
MAY	\$ 484,618	\$ 1,564,995	0	0	232,663	0	0	\$ 251,955	\$876,070	56.0%
JUN	\$ 326,779	\$ 1,891,775	0	0	189,994	0	0	\$ 136,786	\$1,012,856	53.5%
JUL	\$ 186,067	\$ 2,077,841	0	0	20,767	0	0	\$ 165,300	\$1,178,157	56.7%
AUG	\$ 404,004	\$ 2,481,846	220,000	0	0	0	0	\$ 184,004	\$1,362,161	54.9%
SEP	\$ 227,440	\$ 2,709,285	0	13,758	0	0	0	\$ 213,682	\$1,575,843	58.2%
OCT	\$ 297,809	\$ 3,007,094	0	20,555	0	0	0	\$ 277,254	\$1,853,097	61.6%
NOV	\$ 249,583	\$ 3,256,677	0	10,065	0	0	0	\$ 239,517	\$2,092,614	64.3%
DEC	\$ 406,078	\$ 3,662,755	0	43,263	10,292	35,908	0	\$ 316,615	\$2,409,229	65.8%

Sales Period	Tax Collected	Year To Date	2011 Collections				Monthly Churn	YTD Budget	YTD Churn	% of YTD Total	% Change In Churn from Prior Year
			New Construction								
			Grand Lodge	1 Ski Hill	Water House	Other					
JAN	\$ 436,605	\$ 436,605	74,378	0	53,370	0	\$ 308,857	\$ 115,354	\$308,857	70.7%	66.6%
FEB	\$ 350,866	\$ 787,471	135,046	26,482	11,550	0	\$ 177,787	\$ 206,306	\$486,644	61.8%	72.6%
MAR	\$ 250,986	\$ 1,038,457	56,805	0	9,300	0	\$ 184,880	\$ 381,562	\$671,524	64.7%	46.9%
APR	\$ 333,424	\$ 1,371,881	41,651	7,296	19,170	11,300	\$ 254,006	\$ 798,708	\$925,531	67.5%	48.3%
MAY	\$ 337,577	\$ 1,709,458	87,830	36,403	0	0	\$ 213,344	\$ 1,054,819	\$1,138,875	66.6%	30.0%
JUN	\$ 251,806	\$ 1,961,263	44,417	0	0	0	\$ 207,389	\$ 1,172,611	\$1,346,264	68.6%	32.9%
JUL	\$ 43,673	\$ 2,004,937					\$ 43,673	\$ 1,300,380	\$1,389,937	69.3%	18.0%
AUG	\$ -	\$ 2,004,937					\$ -	\$ 1,517,440	\$1,389,937	n/a	n/a
SEP	\$ -	\$ 2,004,937					\$ -	\$ 1,809,701	\$1,389,937	n/a	n/a
OCT	\$ -	\$ 2,004,937					\$ -	\$ 2,125,742	\$1,389,937	n/a	n/a
NOV	\$ -	\$ 2,004,937					\$ -	\$ 2,361,764	\$1,389,937	n/a	n/a
DEC	\$ -	\$ 2,004,937					\$ -	\$ 2,700,002	\$1,389,937	n/a	n/a

RETT Monthly Collections vs. Churn



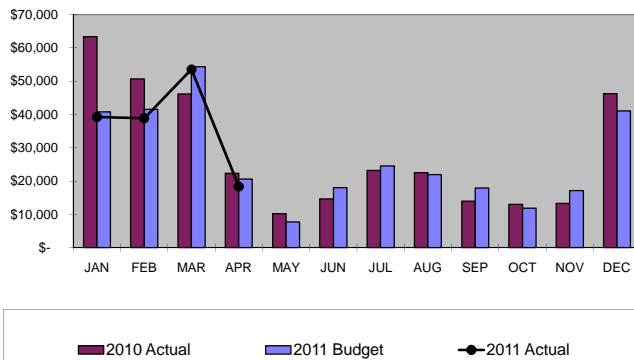
YTD Churn Analysis



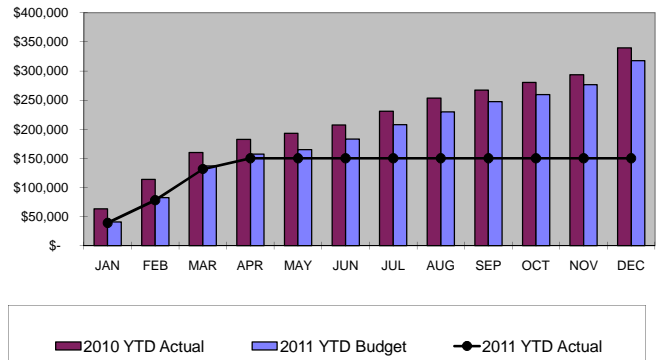
**TOWN OF BRECKENRIDGE**  
**AFFORDABLE HOUSING SALES TAX COLLECTIONS**  
**REPORTED IN THE PERIOD EARNED**

Sales Period	2010 Collections			2011 Budget			2011 Monthly			2011 Year to Date		
	Tax Collected	Year To Date	Percent of Total	Tax Budgeted	Year To Date	Percent of Total	Actual	% Change from 2010	% of Budget	Actual	% Change from 2010	% of Budget
JAN	\$ 63,372	\$ 63,372	18.7%	\$ 40,831	\$ 40,831	12.9%	\$ 39,257	-38.1%	96.1%	\$ 39,257	-38.1%	96.1%
FEB	50,707	114,079	33.6%	41,542	82,373	25.9%	\$ 38,882	-23.3%	93.6%	78,139	-31.5%	94.9%
MAR	46,121	160,200	47.1%	54,342	136,715	43.1%	\$ 53,520	16.0%	98.5%	131,660	-17.8%	96.3%
APR	22,379	182,579	53.7%	20,604	157,319	49.5%	\$ 18,354	-18.0%	89.1%	150,014	-17.8%	95.4%
MAY	10,262	192,841	56.8%	7,721	165,040	52.0%	n/a	0.0%		150,014	-22.2%	90.9%
JUN	14,630	207,471	61.1%	18,010	183,050	57.7%	n/a	0.0%		150,014	-27.7%	82.0%
JUL	23,238	230,709	67.9%	24,502	207,552	65.4%	n/a	0.0%		150,014	-35.0%	72.3%
AUG	22,538	253,247	74.5%	21,999	229,551	72.3%	n/a	0.0%		150,014	-40.8%	65.4%
SEP	13,947	267,194	78.6%	17,868	247,420	77.9%	n/a	0.0%		150,014	-43.9%	60.6%
OCT	13,042	280,237	82.5%	11,823	259,242	81.6%	n/a	0.0%		150,014	-46.5%	57.9%
NOV	13,308	293,545	86.4%	17,177	276,419	87.1%	n/a	0.0%		150,014	-48.9%	54.3%
DEC	\$ 46,234	\$ 339,779	100.0%	\$ 41,096	317,515	100.0%	n/a	0.0%		\$ 150,014	-55.8%	47.2%

2011 Monthly Aff. Housing Sales Tax Collections



2011 Y.T.D. Aff. Housing Sales Tax Collections





July 20, 2011 for July 26 work session

TO: Breckenridge Town Council

FROM: James Phelps and Maribeth Lewis

RE: Transit Free Ride - Options for early (4 weeks) resumption of winter operations

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During the May Budget retreat meeting, there was interest for restoring some transit service beginning November 12, 2011. Council requested more information on what service options might be feasible. Options are as follows:

Option #1	Option #2	Option #3
Hybrid	Full Day	Full Day Plus
<b>Brown/Black 1 hr</b> 4 weeks *7:15 am - 5:45 pm	<b>Brown/Black 1 hr</b> 4 weeks 6:15 am - 11:45 pm	<b>Gray N/ Gray S 1hr</b> <b>Orange-Brown 1 hr</b> <b>Purple**-Black 1 hr</b> 4 weeks 6:15 am - 11:45 pm
<b>\$10,894.45</b>	<b>\$13,696.45</b>	<b>\$26,891.00</b>

- Option #1 would restore daytime service to the Warrior’s Mark and Ski Hill neighborhoods with \*‘‘limited’’ service hours - Hybrid Service would address some transit dependent work force. 1 hour Service, for Brown/Black routes only, limited hours would service approximately 81% (or 10,610 passengers) of last year’s full day ridership for same 4 week period.
- Option #2 would restore full schedule service to the Warrior’s Mark and Ski Hill neighborhoods regular Transit hours. Full Day would address all transit dependent work force on Brown and Black routes. 1 hour Service. Last Year Ridership for Brown/Black routes = 13,033 passengers for same 4 week period.
- Option #3 would put a one-hour; full operations/all routes, until the winter service plan begins (see below) - all Six Transit Routes. 1 hour Service Approx. Last Year Ridership = 35,000 passengers for this same 4 week period. \*\*Purple Route already in service/no additional cost

Staff will be available at work session to answer additional questions of Council. Staff will be requesting a decision of Service Option. Service Option choice will be implemented on November 12, 2011. Full winter operations will begin on December 10, 2011. This will include 30 min Service on all Routes.

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INTEROFFICE MEMORANDUM

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**TO:** TOWN COUNCIL  
**CC:** TIM GAGEN, TOWN MANAGER; KATE BONIFACE, ASSISTANT TOWN MANAGER  
**FROM:** CLERK AND FINANCE DIVISION  
**SUBJECT:** DOWNTOWN BUSINESS ANALYSIS  
**DATE:** 6/20/2011

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**1.) What factors were considered in this analysis?**

I selected a representative sampling of established businesses (in business 3 years or longer) on the South end of Town & then selected a comparable business on the North end of Town. I chose to begin with selecting a business on the South end due to the reduced selection of established businesses on the South end to consider in the analysis. In selecting comparable businesses, I considered the type and price of goods sold. I used South Park Avenue as the dividing line for North vs. South.

**2.) Do businesses on the North end of Town fare better than those on the South end of Town?**

	<b>Avg Monthly Net Taxable</b>	<b>Avg monthly / sq ft</b>
<b>Restaurant</b>		
North	\$143,870	\$0.85
South	\$89,980	\$1.07
<b>Retail</b>		
North	\$25,540	\$0.41
South	\$28,210	\$0.33

**3.) What do in-town businesses average in sales per square foot?**

	<b>Avg monthly / sq ft</b>
Restaurant	\$0.96
Retail	\$0.40



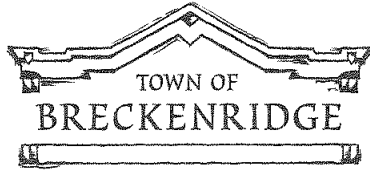
**4.) How much vacant space currently exists on the South end of Town?**

Restaurant spaces remain full. However, there is considerable vacant retail space within Main Street Station and La Cima Mall. It is worth noting that, with the exception of Taddeo's, all occupied businesses in The Village complex are owned by Vail Resorts.

	La Cima	Main Street Station	The Village	
Vacant Units	5		7	2
Total Units	28		22	20
Vacancy Rate	18%		32%	10%

**5.) What other factors need to be considered?**

There are other factors besides simply the type of business and its location that affect the profitability of a business. Examples of such factors may include advertising, quality of goods for sale, pricing, and business reputation. These factors must be considered when attempting to make such an analysis.



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## MEMORANDUM

To: Town Council  
From: Peter Grosshuesch, Director of Community Development  
Subject: F-Lot Hotel Proposals  
Date: July 20, 2011

At the Town Council discussion on May 10 regarding the Triumph development proposal for F-Lot, Council directed staff to open up the process to other developers, by posting advertisements requesting concept development proposals for the site.

As a result of those ads, three responses were received to our request for concept proposals for F-lot development. The concept proponents are:

- Triumph Development with Steve Virostek and Mike Foster (reviewed previously by the Council);
- Jack Wolfe of Wolfe & Company;
- Ed Mace with Ascent Resort Partners, Jack Hunn with Hunn Consulting Group and O'Bryan Partnership Architects.

Profiles of the project team members are included in the bound booklet proposals provided to the Council for each of the two new proponents. Team bios and project resumes for Triumph were previously reviewed by the Council and are included in the booklet proposal handed out at that time.

All of the concepts feature hotel developments that range in size from 125 rooms up to 243 rooms. The smallest of the three could go larger in a future phase. The following table is intended to provide a side by side thumbnail description of various development elements and amenity packages of the three project concepts.

Staff has advised project proponents that Council will entertain brief presentations of their concepts at the August 9 Town Council meeting due to the time allotted for the Peak 6 issue, and therefore team representatives will be available on the 26<sup>th</sup> to answer questions you may have of them.

At this time staff is seeking confirmation about the presentations for 8/9 and what other next steps the Council would like or what additional information is needed. Staff continues to work on other background information that might be useful to the Council in it's consideration of the proposals which should be ready in advance of the 9<sup>th</sup>.

Proponents	Wolfe & Co.	Ascent Partners	Triumph
Hotel	Luxury hotel (not branded)– 150 rooms (148,885 sf, 412 sf/rm) 5 stories; 24 hr full service, destination spa (100 sf/key), full time valet parking, children's' programs; ADR \$300	Branded hotel – 243 keys (102,675 sf, 420 sf/rm), 3 stories + garden level; spa/gym 2700 sf (11 sf/key); pool and deck	125 suites/keys (subsequent phasing could double this number) 99,000 sf; spa 5407 sf; restaurant 6323 sf; 3 stories plus a garden level ; ADR \$300; Marriott reservation system
Conference space –	8,000 sf, including a ballroom with seating for 250	10,650 sf	7,365 sf
Lobby/Bar/Restaurant	Lobby/bar – 5,000 sf	Lobby/valet – 13,944 sf Restaurant /bar – 250 seats; 4,900 sf	Bar in restaurant
Retail	Hotel Retail - 1,000 sf	Hotel Retail – 7,382 sf	12,000 sf
For Sale Residential Units	Branded multi-family residences – 46 units (83,950 sf). 1br 20; 2br 16; 3 or 4br 10	Residential for sale – 40 units;	10,000 sf employee housing (probably rentals)
Parking	Replace surface parking with structured parking; 380 public, 150 hotel (1-1.1 space/key), 50 residential = 580 spaces,	Replace surface parking with structured parking; 382 public, 169 development (0.5 sp/key) = 551 total	179 surface, 317 structured 496 total
River walk Center	River walk Center – including it in the project – adding blackout capability and enhanced floor configuration	Support space in the hotel/conference center building	Fully integrated into the project. Some RWC support spaces in the hotel/conference center building
Sustainability	LEEDS certification (silver or gold)	LEEDs or LEEDS equivalent	LEED or LEEDS equivalent
Total project square ft	435,395 sf	450,585 sf	100,095 sf
Project cost	\$140M \$321/sf	\$125 – \$145M \$321/sf	\$40 (including parking)
Incentives asking for	Land, RETT from residences, shared/reduced parking, bonding of parking revenues, TIF on sales and lodging tax	Land; Public Parking revenue to be kept by Town	Land
		Transit hub included; Adams street to connect with Park Ave	

# Memorandum

**To:** Town Council  
**From:** Jennifer Cram, Planner III  
**Date:** 7/21/2011  
**Re:** Arts District Master Plan Update and CIP Priorities

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The Arts District of Breckenridge Master Plan was adopted by the Council in 2004 as a correlative document to the Development Code and Town Code. As many faces have changed on the Council since its adoption, we wanted to take a moment to refresh the Council on the vision for the Arts District, proposed phasing of infrastructure and current CIP priorities for the future.

The Arts District campus on the corner of South Ridge Street and East Washington Avenue began in 2001 with the purchase of the Shamus O'Tooles Saloon and partnership with the Backstage Theatre Company to renovate the facility into a small theatre. Shortly after this project was completed, the Town also purchased the properties on the corner of South Ridge Street and East Washington Avenue with the vision of creating an Arts District. Modeled after Anderson Ranch in Snowmass, Council realized the potential that the historic structures had for adaptive reuse as artist studios. Cultural Heritage tourism was also a hot topic and the potential to create an additional layer of activity for our local community and visitors were motivators. The site contains 4 historic structures including the Robert Whyte House, Burro Barn, Fuqua Livery Stable and Mikolitis Barn. The Quandary Antiques Cabin was donated to the Arts District and moved from South Ridge Street to the Arts District. Although not technically historic it has social significance and meets the architectural guidelines for the district. The master planning for the campus began with the assistance from Harry Teague Architects and Mathew Stais Architects. A copy of the Arts District Master Plan has been included in your packet for review. We have highlighted the major points and will be available to walk the Council through the plan during the worksession.

## **Arts District Master Plan**

Major components of the Arts District Master Plan include:

- Documentation of how the proposed Arts District can strengthen existing programs and accommodate programs that are missing.
- A schematic of proposed programming in a campus setting is included in the master plan on the page titled Arts Program. This schematic is conceptual and exact locations and programs will evolve over time.
- A phased plan for future development. The plan is conceptual and takes into consideration public budget and private investment. We look at the Arts District master plan as a 5 – 25 year plan. Restoration of historic structures is the first priority.

- Planned density of just under 12 units per acre above ground to provide the critical mass to make indoor and outdoor spaces successful.
- Pedestrian spines to connect plazas and provide access to structures.

### **Creation of an Arts Campus**

The historic fabric and grid pattern of Breckenridge provides strong urban design cues to the formation of an 'arts campus' setting for the Arts District of Breckenridge. The indoor and outdoor rooms that are created as the result of carefully located buildings and plazas provide the correct atmosphere for an activated cultural arts mecca year round. This is reinforced further by the location of windows and doors on building facades that allows passersby to be able to connect with what is happening indoors. The use of historically compatible windows and large barn door styled openings that can open up to the plazas outside is suggested in the master plan. This campus setting is a highly pedestrianized environment that encourages interaction between its occupants and visitors, thus creating vibrancy year round. In order to achieve the campus setting new buildings are proposed as infill around existing historic structures. The master plan also proposes the potential to relocate jeopardized historic structures to the area. The mix of historically compatible new construction with restored historic structures will help to reinforce the historic fabric of Town.

### **Parking**

With the development of a campus setting the existing surface parking on site is proposed to be displaced. We understand the importance and concern that Council and the community have with the loss of any valuable parking in the core of Town. With the new parking provided on Washington Avenue (12 currently + 3 when the sidewalk gets moved) and parking along the alley (14), 29 new spaces are provided. The number of surface parking spaces that exist on site is currently 38 (26 in Barney Ford lot and 12 at the Breckenridge Theatre), for a total of 67 spaces. At buildout, the total deficit of parking for the arts district at build out is thus 22 or 29, depending on whether or not basements are constructed. We plan to preserve the existing surface parking, with aesthetic improvements, until later phases of development. The deficit in parking will not be realized until later phases of development. However, the parking deficit has been subsequently addressed with the construction of the Exchange parking structure. The Arts District is currently over parked.

### **Washington Avenue**

The master plan proposed a reconfiguration to Washington Avenue to allow one-way traffic and parking. This has actually already been implemented and is working well except for issues with large vehicles using the compact spaces. Washington Avenue would also be redesigned to be a visual link from Main Street and the Blue River Plaza to the Arts District. This is proposed to be accomplished with decorative pavers, landscaping, lighting and street furniture. These features follow the cues from the Main Street redesign. Washington Avenue will also serve as additional space for special events. As witnessed by the ongoing Arts District Celebration with the sidewalk chalk art contest, the grade on Washington Avenue lends itself nicely for events and as a visual link.

### **Architectural Character**

The proposed architectural character for the Arts District will meet historic district guidelines. Structures will adhere to the module size, mass, form and height that is appropriate in the historic district. Materials found historically such as lap siding, board and batten siding and corrugated metal will also be utilized. The window and door openings will also be historically compatible.

## **Site Plan**

In order for Council to get a better understanding of how the Arts District will look, we have put together a site plan based on the conceptual master plan with proposed building locations, uses, walkway and plaza locations, finished floor elevations and preliminary drainage. A copy of the site plan is included at the back of the master plan as appendix c.

The proposed location of uses keeps the noisy and messy arts such as blacksmithing, woodworking, ceramics and glassblowing in one area and cleaner arts in another. All structures are intended to be highly flexible to accommodate a mixture of uses. It is envisioned that there will be a 1/3 resident artist to 2/3 workshop space in each structure. The sizes of structures are compatible for proposed uses based on research from other organizations. In addition, the resident artist rent will help to offset operational costs of each structure.

## **Operational Costs**

New Business Model – The business reset and resulting Council direction is to make the district self supporting. Staff is committed to making the operational side of the Arts District self sustaining. We have streamlined our expenses as much as possible. Renting studio space to resident artists helps bring in consistent revenue. We have also prepared packages to rent facilities for special events. Workshops themselves are self sustaining, as we charge for the workshop what it costs to pay instructors and purchase necessary materials. We also have a minimum number of participants required to make a workshop go. Most often workshops fill with more than the minimum number of participants and are profitable. The “Friends of the Arts District” assist with additional fund raising to compensate for overhead such as utilities and marketing. The “Friends” are committed to three major fundraising events per year. They are looking at events that provide the biggest return on the effort. We also have a pledge drive and have received some significant donations from Arts District supporters to date. Applying for grants for specific programs and marketing support will also be sought out. Collaboration with other local cultural nonprofits is also a priority.

## **Summary**

The Arts District is an important project in the evolution of Breckenridge. The continued development of the Arts District will help to improve our economic sustainability by providing yet another reason to visit and live in Breckenridge.

## **CIP Priorities**

1. Clean up and Stabilize/Panelize collapsed Burrow Barn
2. Robert Whyte House Phase I -- restore windows, doors (energy efficient) and ADA bathroom
3. Barney Ford Parking Lot Improvements – Special Events/Landscaping etc.
4. Robert Whyte House Phase II - new foundation, live/work studio for resident artist potential
5. Transformer
6. Burro Barn Rehabilitation into Restrooms and Laundry Facility
7. Mikolitis Barn Rehabilitation – Woodworking and Metalsmithing Studio

We look forward to reviewing the plan and CIP priorities with you during the worksession on July 26<sup>th</sup>.



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**MEMORANDUM**

**TO:** Town Council  
**FROM:** Chris Neubecker  
**DATE:** July 20, 2011  
**SUBJECT:** Breckenridge Cannabis Club Sign (Memo Only)

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The Town Council recently raised the question of the signs for the Breckenridge Cannabis Club (226 S. Main Street), and if the signs are in compliance with Town Codes.

On March 8, 2011 the Town Council adopted an ordinance (Ord. 12, Series 2011) amending the current medical marijuana dispensary moratorium by allowing an existing medical marijuana dispensary within the Downtown Overlay District to relocate to another location within the Downtown Overlay District, subject to several conditions. One of the conditions was that at the new location, signs advertising the dispensary could not be visible from any public street within the Downtown Overlay District. The signs at Breckenridge Cannabis Club are for a dispensary that is in its original location, and has not moved. A sign permit was issued, and the current sign complies with the approved permit and the Town’s original ordinance for review and approval of medical marijuana dispensaries. The only regulation relating to signage in the original ordinance was that the sign could not include the word “marijuana” and may not include a graphic image of marijuana. Ordinance 12, Series 2011 does not affect the existing sign at Breckenridge Cannabis Club.

## MEMORANDUM

**TO:** Town Council

**FROM:** Peter Grosshuesch, Community Development Director  
Mark Truckey, Assistant Director of Community Development

**DATE:** July 20 for July 26 Council Meeting

**SUBJECT:** Peak 6 Draft EIS Review and Public Open House

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Staff provided an introduction on the Peak 6 Draft Environmental Impact Statement (DEIS) to the Council at its June 28 meeting. The primary purpose of our July 26 meeting is to provide the public an opportunity to get information and comment to the Council on the proposal. In addition, Forest Supervisor Scott Fitzwilliams will be present at the meeting to answer questions related to the DEIS. Staff suggests the following format for the meeting:

1. Introduction of Scott Fitzwilliams, allowing him to make a brief presentation regarding the DEIS, followed by a question and answer session between Supervisor Fitzwilliams and the Council. The Council may also wish to allow for some limited questions directed to the Council from the public in attendance.
2. Council receives public comments on the DEIS
3. With the remaining time, Council should provide direction to staff on issues and comments that should be included in the Town's comment letter to the Forest Service on the Peak 6 DEIS.

### **Comment Period**

The comment period for the DEIS has been extended to August 26, at the Council's request. This will allow for the Council to continue discussions on the Peak 6 DEIS beyond our July 26 meeting. We anticipate finalizing the comment letter with the Council at the August 23 Council meeting.

### **Issue Analysis**

The staff memo for the June 28 meeting outlines the proposed action of a lift on Peak 6 under Alternative 2 and the Alternative 3 proposal of a lift on Peak 6½. The memo also outlines other issues related to the DEIS, including the purpose and need for the proposal, along with tables outlining some general impacts. At the June 28 meeting, Council identified a number of issues that they would like to see some analysis provided. Staff has provided this analysis below. In some cases, staff has summarized the discussions in the DEIS, and where applicable we have provided suggestions or outlined issues/questions for the Council to consider. Council direction on these issues, in terms of what should be included in the comment letter, is requested.

### Social and Socioeconomic Impacts of the Peak 6 Expansion

The Memorandum of Understanding addressing social and socioeconomic impacts of the Peak 6 expansion, which was a product of the Peak 6 Taskforce process between the Town, Summit County, and the Breckenridge Ski Area, may be signed by all parties in the near future. At that time it should be utilized by the Forest Service as a reference document, corollary to the EIS Record Of Decision, and used as a mechanism to address the additive social impacts imposed on the community as a result of the selection of an action alternative. The MOU should be the "road map" for discussion topics addressed in



the “joint agency and resort management response process to limit and better accommodate anticipated visitation at BSR” that is called for in the DEIS, (Chapt. 2 Description of Alternatives Project Design Criteria). The mitigation of identified impacts in the MOU generated by the Peak 6 expansion on social services and transportation and parking are especially well suited for this process. It should be a requirement of the Record of Decision that BSR fully participate as a principal member in that process.

#### Principals of the MOU

The following solutions for social and socioeconomic issues identified in the MOU, should be made conditions of approval of the project, and corresponding requirements of the BSR should be articulated in the Record of Decision.

1. Real-estate development at the base of Peak 6 – BSR should not be allowed to acquire nor develop any real-estate at the base of Peak 6, unless requested by the Town or County to do so in response to future community considerations.
2. Terrain Expansion - BSR should be prohibited to apply for or undertake any expansion of the boundary beyond the Peak 6 expansion, unless requested by the Town or County in response to potential future community considerations.
3. Housing – BSR will restrict by covenant housing units equal to 40% of the employees generated to operate the Peak 6 improvements times 350 square feet, so as to be permanently affordable at 80% of AMI.
4. Social services – BSR should be required in the ROD to have a representative participate on the Summit County Care Council, and to have a senior executive of BSR meet with the Care Council twice per year.
5. Parking and Transportation – in order to avoid additional days when the principal vehicular infrastructure of the Town operate at level of service F, BSR will work with the Town and County to:
  1. Coordinate BSR’s bus program with the Summit Stage and the Town and update the “Integration of Town and BSR transit systems” portion of the 2001 Transportation, Circulation and Main St Reconstruction Plan for the Town of Breckenridge;
  2. Develop comprehensive, long term strategies for transportation demand management;
  3. Annually address the results of such coordination and strategies as provided for in the Cooperation Agreement between BSR and the Town dated March 9, 2004;
  4. BSR will continue to allow free parking on its pay lots after 3:00 p.m. during the winter season.

#### Proposed 150 Seat Restaurant in Alternative 2

Given that the Peak 7 mid station restaurant with a capacity of 400 seats has not been constructed, we question the need for the proposed restaurant on Peak 6. These two food and beverage facilities would be fairly close to each other, and therefore seem somewhat redundant in function. Potentially, the Peak 7 facility could be increased in capacity, and would then be able to accommodate the increased demand for these services generated by a Peak 6 expansion.

Should a restaurant be included in the final EIS and record of decision, we ask that it be designed to very high environmental standards, including a LEED’s or LEED’s equivalent rating, that the building be designed with exterior materials make it blend into the natural background as much as is feasible, that it be connected to the Town water system, and the Upper Blue Sanitation District sewer system, that site disturbance associated with the building and its construction be minimized, and that storm water runoff be accommodated by water quality control features of a high performance standard. The Town also requests that we have the opportunity to review and comment on the site planning and exterior components of the building.

#### Mid-station Unloading

The mid-station on the Peak 6 lift is proposed as a loading station only—there would be no unloading of skiers. The Council has suggested that allowing intermediates to unload may help so that they are not forced to ski the upper mountain, particularly during stormy and bad visibility weather. Ski area officials have explained that there is only one run from mid-station to bottom terminal (intermediate) and the ski resort does not think it would be useful for intermediates as a skiing experience on its own. Thus, no unloading at the mid-station is proposed.

### Bottom-drive Lift

The proposed Peak 6 lift is proposed to be a bottom-drive lift. As a result, this will negate the need for a service road above treeline to access the top of the lift. Per Chapter 2 of the DEIS, "... in order to construct a road, a considerable amount of ground disturbance (cut and fill slopes) would be required, both above and below treeline. This disturbance would be visible from viewpoints within the Breckenridge community and would be inconsistent with 2002 Forest Plan forest-wide alpine guideline (2) to minimize new roads, trails, and livestock driveways in alpine ecosystems. The Forest Service has determined that the top terminal could be constructed without a road." Chapter 2 of the DEIS also notes "The proposed lift towers would be transported to the site by helicopter. The top terminal infrastructure would also be transported by helicopter and assembled on-site, thereby eliminating the need for an up-mountain access road."

### Best Management Practices

Minimizing potential resource impacts from construction and the implementation of any approved projects is very important. The Project Design Criteria (PDC) identified in the DEIS should be verified on the ground for proper implementation and regularly monitored for effectiveness throughout the term of the construction activity, and beyond as may be appropriate (for issues such as noxious weed control, stormwater runoff and water quality, etc.).

### Cumulative Effects

The Town's scoping comment letter to the Forest Service requested that "cumulative impacts" be addressed in the EIS. The DEIS addresses this under "cumulative effects". "Cumulative effects are the result of the incremental direct and indirect effects of any action when added to other past, present, and reasonably foreseeable future actions, and can result from individually minor but collectively major actions taking place over a period of time" (excerpt from DEIS). Appendix A of the DEIS describes a number of approved projects (e.g., previously approved ski area projects, base area development, forest health and fuel projects) that all can contribute to cumulative effects. Under Chapter 3, "Cumulative Effects" are discussed under every environmental topic. The conclusions are for the most part generalized. For example, under "Scenery" the DEIS notes that each ski lift such as Imperial and proposed Peak 6 lift would incrementally contribute to the heavily altered scenic character of land in the ski permit boundary. It appears cumulative effects have been addressed, although the conclusions are very generalized.

### Lynx standard

In 2008 an amendment was made to the White River National Forest Plan to address management and recovery of the lynx population. Included in that management direction was a standard that "New or expanded permanent developments and vegetation management projects must maintain habitat connectivity in an LAU and/or linkage area". The ski area is within the Swan River Lynx Analysis Unit (LAU). Because the Forest Service has determined that the ski area's special use permit area "currently does not support the biological function necessary to achieve lynx habitat connectivity", an amendment to the Forest Plan is proposed to exempt Alternatives 2 and 3 from having to meet the lynx standard.

In general, the DEIS seems to note that lynx habitat within the ski area vicinity has already been heavily compromised and that it is unrealistic to meet the established lynx standard. In discussions with Rick Thompson, the wildlife consultant who did the wildlife analysis for the Peak 6 DEIS, there is good lynx

habitat in the spruce/fir forest on Peak 6. Regarding meeting the lynx standard of maintaining habitat connectivity, Rick has indicated that this primarily relates to the distance that the lynx have to travel to cross the ski area (where they potentially could have human encounters 5.5 months/year). The current lynx travel distance in the spruce/fir zone is 2.9 miles across the ski area. Under Alternative 2, this would go to over 4 miles in width and the DEIS acknowledges that this would further impair lynx connectivity/movement. Because the travel distances have already been compromised (and because of other existing habitat limitations), the amendment to the Forest Plan is sought. Some of the other habitat limitations cited in the DEIS include commercial, residential, and ski area development, alpine areas that do not provide lynx habitat, low quality habitat in lodgepole forests, and limited availability of higher quality spruce-fir habitat. Finally, the DEIS notes “the habitat present across the developed ski area will likely remain largely non-functional to lynx as anything other than travel and opportunistic, low-value foraging habitat”.

The DEIS indicates that the high quality habitat provided by the spruce/fir forest comprises a small percentage of land within the ski area special use permit boundaries. Given the apparent disproportionate importance of the spruce/fir habitat for lynx, it seems that the DEIS should further note the impacts of losing more of this important habitat as a result of Alternatives 2 and 3.

#### Gladed Ski Runs and Tree Preservation

Alternative 2 includes conventional ski runs that are cleared of most trees on Peak 6. Attempts would be made to preserve “legacy trees”. Legacy trees are large diameter and older spruce/fir trees (300 to 500 years old). A narrow band in the spruce/fir forest on Peak 6 (between 11,520 and 11,590 feet) contains these legacy trees. Alternative 3 proposes gladed ski terrain on Peak 6½, along with new conventional ski trails developed within the existing ski area. Forest thinning for gladed terrain would remove from 10 to 30 percent of the trees. However, overall tree removal would be somewhat greater under Alternative 3 because forest would also be removed within the existing ski area to add some 14 new trails.

The DEIS notes that impacts to wildlife may actually be more significant under the gladed ski runs of Alternative 3 than the conventional ski runs proposed in Alternative 2. Cleared runs offer skiers an obvious way down the mountain and the assumption is that most skiers will not veer off into the treed intertrail islands. This helps protect undisturbed areas for the snowshoe hare (prime food source for the lynx). With gladed skiing, the DEIS indicates more dispersed skiing through these intertrail islands would be expected, since typically higher ability level skiers would use gladed terrain.

The Town Council may wish to comment on some of the following points related to the proposed tree removal under Alternatives 2 and 3:

- With the devastation of the lodgepole forest in the wake of the pine beetle epidemic, our spruce/fir forests represent some of the healthier forest left in the area.
- Spruce/fir forest provides some of the best habitat for a number of species, including lynx.
- The DEIS concludes that tree and vegetation removal is not an irreversible commitment/impact because vegetation is a renewable resource. While this statement is true to the extent that vegetation is renewable, it should be recognized that (particularly in the high elevation spruce/fir forest) it can take several hundred years to replicate forest conditions currently existing.
- We question how successful the ski area will be at preserving “legacy trees” under Alternative 2. Alternative 2 states that legacy trees will be preserved to the “maximum extent practicable”. However, the proposed conventional ski trails under Alternative 2 involved clear-cutting of trail areas. The ski area is not favorable to leaving isolated trees on the ski run because of conflicts with grooming operations. Some tree “islands” could be left to protect legacy trees, but it seems uncertain whether this approach will be successful, particularly in the long term as windblow,

grooming, and other factors threaten their survival. The gladed approach under Alternative 3 seems much more practical in being able to actually preserve legacy trees.

- Although the speculation that less skiers will use intertrail islands under the conventional trail scenario of Alternative 2 compared to the gladed trails of Alternative 3 seems reasonable, we do question if this in fact will be the case. The existing intertrail islands on Peaks 7 and 8, for example, receive a fair amount of use even though they are adjacent to conventional ski trails. Factors such as openness of the forest and the ability of the ski area to actively manage these intrusions may play an even more important role in determining the effectiveness of intertrail islands as habitat areas.

### Backcountry Terrain Impacts

The Council had questioned whether the DEIS addressed the loss of Peak 6 as a unique backcountry recreation experience in relatively safe terrain. The DEIS acknowledges that under Alternative 2, “the existing backcountry experience within the Peak 6 portion of BSR’s current SUP area would be eliminated”. (Section B, DEIS) “Removing the Peak 6 portion of BSR’s SUP area from Summit County’s supply of backcountry terrain would directly impact a portion of skiers who value this area for the experience it affords, its proximity to the town of Breckenridge, and its relatively easy access (compared to more remote backcountry options in the area)”. (Section B, DEIS) The DEIS also notes that this will result in displacing backcountry skiers “presumably to either Peak 5, or another relatively local backcountry destination”.

The DEIS notes that under Alternative 3, the “the backcountry experience within the Peak 6 portion of BSR’s SUP area would be retained”. However, the closer proximity with the lift on Peak 6½ will allow easier access to Peak 6 and “this could impact the user’s solitude” and also provide easier access to Peak 5. The DEIS also indicates that the terrain on Peak 5 is more avalanche prone than Peak 6 and would likely cater to expert skiers.

### **Council Direction**

After the Council holds its open house and receives public comments, staff looks for direction from Council on the following:

- Does the Council agree with staff analysis on the issues discussed above and wish to submit these issues as comments in the DEIS comment letter?
- Are there other issues the Council would like more information on or wishes to add as an issue to be addressed in the comment letter?
- Does Council have thoughts on which alternative they support, or does the Council wish to identify portions of different alternatives that they support?



**BRECKENRIDGE TOWN COUNCIL REGULAR MEETING**  
**Tuesday, July 26, 2011; 7:30 p.m.**  
**Town Hall Auditorium**

<b>I</b>	<b>CALL TO ORDER, ROLL CALL</b>	
<b>II</b>	<b>APPROVAL OF MINUTES – July 12, 2011</b>	38
<b>III</b>	<b>APPROVAL OF AGENDA</b>	
<b>IV</b>	<b>COMMUNICATIONS TO COUNCIL</b>	
	A. Citizen’s Comment - (Non-Agenda Items ONLY; 3-minute limit please)	
<b>V</b>	<b>CONTINUED BUSINESS</b>	
	A. <b>SECOND READING OF COUNCIL BILLS, SERIES 2011 - PUBLIC HEARINGS</b>	
	1. <b>Council Bill No. 24, Series 2011 - AN ORDINANCE FINDING AND DETERMINING THAT CERTAIN REAL PROPERTY LOCATED IS AN ENCLAVE UNDER APPLICABLE LAW; MAKING CERTAIN OTHER FINDINGS IN ACCORDANCE WITH THE “MUNICIPAL ANNEXATION ACT OF 1965”; AND ANNEXING SUCH REAL PROPERTY TO THE TOWN OF BRECKENRIDGE (Woods Manor Subdivision – 4.5664 Acres, More or Less)</b>	41
	2. <b>Council Bill No. 25, Series 2011 - AN ORDINANCE PLACING RECENTLY ANNEXED PROPERTY IN LAND USE DISTRICT 30 (Woods Manor Subdivision – 4.5664 Acres, More or Less)</b>	45
<b>VI</b>	<b>NEW BUSINESS</b>	
	A. <b>FIRST READING OF COUNCIL BILLS, SERIES 2011</b>	
	None	
	<b>RESOLUTIONS, SERIES 2011</b>	
	B. <b>RESOLUTIONS, SERIES 2011</b>	
	1. A RESOLUTION MAKING CERTAIN FINDINGS OF FACT AND CONCLUSIONS REGARDING THE PROPOSED ANNEXATION TO THE TOWN OF BRECKENRIDGE OF A PARCEL OF LAND (Part of Summit County Road 3 – 0.901 acres, more or less) – <b>PUBLIC HEARING</b>	47
	C. <b>OTHER</b>	
<b>VII</b>	<b>PLANNING MATTERS</b>	2
	A. Planning Commission Decisions of July 19, 2011	
<b>VIII</b>	<b>REPORT OF TOWN MANAGER AND STAFF*</b>	
<b>IX</b>	<b>REPORT OF MAYOR AND COUNCILMEMBERS*</b>	
	A. CAST/MMC (Mayor Warner)	
	B. Breckenridge Open Space Advisory Commission (Mr. Dudick)	
	C. BRC (Mr. Burke)	
	D. Marketing Committee (Mr. Dudick)	
	E. Summit Combined Housing Authority (Mr. Joyce)	
	F. Breckenridge Heritage Alliance (Mr. Burke)	
	G. Water Task Force (Mr. Mamula)	
<b>X</b>	<b>OTHER MATTERS</b>	
<b>XI</b>	<b>SCHEDULED MEETINGS</b>	55
<b>XII</b>	<b>EXECUTIVE SESSION (Acquisition; Personnel)</b>	
<b>XIII</b>	<b>ADJOURNMENT</b>	

\*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 July 12, 2011 Town Council Meeting to order at 7:30 p.m. The following members answered roll call: Mr. Dudick, Ms. McAtamney, Mr. Bergeron, Mr. Mamula, Mr. Joyce, Mr. Burke, and Mayor Warner.

**APPROVAL OF MINUTES – June 28, 2011 Regular Meeting and June 30 Special Meeting**

Mr. Burke had one correction to the June 28 regular meeting and wanted to reword a statement under his Breckenridge Resort Chamber update. He would like it to say that if the Central Reservations board were to go away, and all of the fees they cover such as salaries and rent, they would see a net gain of \$16,000. Council had no changes to the June 30 special meeting.

**APPROVAL OF AGENDA**

There were no changes.

**COMMUNICATIONS TO COUNCIL**

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

Mayor Warner stated that during the work session the council had a lengthy discussion concerning the location of the fireworks for next year’s 4<sup>th</sup> of July celebration. The council came to a 4-3 vote which determined that the Town would go back to using the traditional fireworks display as in past years. Council acknowledged the possibility that the gondola lot would no longer be available in the next four to seven years and a new location would need to be determined. More discussion will follow in the future.

Harlan Allman, owner of Allman Painting, Inc. came to express his concern with allowing biking on Main Street and feels there isn’t any enforcement from the Police Department regarding the safety of cyclists. Mayor Warner brought up the example of the skateboarders using Main Street and that council passed an ordinance which gave the skateboarding community approximately one year to show that they could comply with the rules. This ordinance had to be repealed due to non-compliance from local skateboarders. Mayor Warner assured Mr. Allman that if the Police Department or others have a large number of incidents regarding bicyclists, then council would also look into repealing the ordinance dealing with bicycles on Main Street. Mr. Allman also mentioned his concern for the basically non-existing sidewalk adjacent to the Breckenridge Terrace Apartments, wondering why the Town didn’t require Vail Resorts to pave a sidewalk and provide better lighting for that section of the road. Mayor Warner mentioned that the Town recently authorized \$300,000 for improvements to Airport Road which will include a sidewalk that will be located off of the roadway. Mr. Allman also noticed the use of a boom truck during the fireworks and that he would be willing to donate the one owned by his business for use by the Town.

B. BRC Director Report

John McMahon reported that they have started planning sessions for 2012. May was very slow but June picked up a little more. The July 4<sup>th</sup> holiday was strong, the parade went smoothly and saw a good crowd even though consumers were concerned with the fireworks. Mr. McMahon gave Mr. Dudick credit for the use of QR codes which are used with smartphones. These codes will launch you to a certain website with local events, restaurant information, etc. These codes are posted inside every other gondola cab. Central Reservations has been discussing their winter marketing plan. The BRC annual meeting is on July 25. Mr. Bergeron added that it was a great July 4<sup>th</sup> weekend. Mr. McMahon also mentioned the high cost of using barricades during town events and to look into a different alternative in the future because our crowds will keep getting bigger. Mayor Warner summarized council’s opinion of looking at a long-term solution for the barriers and to look into other options instead of throwing the candy out at the parade.

C. USA PCC Update

Mike Shilling of the BRC informed council that they do have a fully signed contract with the USA Pro Cycling Challenge. There was a float in the 4<sup>th</sup> of July parade promoting the event and they have been using commercials on Versus. The BRC has been working with Jeff Westcott of Maverick Sports to do several pre-race events. Beginning at 5:00 a.m. on Saturday, August 27, Main Street will be closed. Around 10:00 a.m. they plan to have events for kids; have street-sprint races down Main Street; and obstacle courses for local bike technicians including maintenance challenges. Ripstoke bike riders will also be out on Main Street. At noon there will be a large exposition area that will have local sponsors and food options. Then around 1:00 p.m., everything will be turned over to Medalist Sports who will have three jumbotrons with live views of the race. The race will probably end shortly after 3:30 and will include a concert at the Riverwalk Center. Racing team announcements keep rolling out every week. The budget is in good shape and they continue to update the budget every two to three weeks. They will be encouraging zero-waste initiatives and will be using volunteers from High Country Conservation. Merchandise will include t-shirts, hoodies, water bottles, and cow bells. There is a solid volunteer basis with many people coming up from the front range to help. The race won’t be a dog-friendly event – this information is mentioned on the website. Mr. Shilling thanked Nikki Arcieri for her wonderful graphic design work on the Stage Five poster.

**CONTINUED BUSINESS**

A. **SECOND READING OF COUNCIL BILL, SERIES 2011 – PUBLIC HEARING**

1. **Council Bill No. 29 Series 2011 - An Ordinance Designating Certain Real Property As A Landmark Under Chapter 11 Of Title 9 Of The Breckenridge Town Code (Lot 69, Bartlett And Shock Addition)**

Town Attorney Tim Berry explained that the Town recently issued a development permit for this property. Under the conditions of permit, this ordinance would designate the property under the Town's Historic Preservation ordinance. If this ordinance is adopted, the property would be designated as a historic landmark. There were no changes to the ordinance from 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. 29, Series 2011. Mr. Mamula seconded the motion. The motion passed 6-0, with Mr. Joyce choosing not to participate in the vote.

2. **Council Bill No. 30, Series 2011** - An Ordinance Allowing The Use Of The Electrical Motor On An Electrical-Assisted Bicycle That Is Being Operated On The Bike Path Within The Town

Mr. Berry explained that State traffic laws authorize local governments to permit - by affirmative action - the use of an electric motor on an electric assisted bicycle being operated on the town's recreational path. This ordinance would allow their use on the recreational bike path in the town. There were no changes from first reading.

Mayor Warner opened the public hearing. There were no comments from the public; however, Mayor Warner stated that he would vote against the ordinance because he would prefer not to see electric assisted bicycles on the recreational path. Mr. Mamula agreed with Mayor Warner stating that he would also vote against the ordinance. Mr. Mamula mentioned his concern that people would be traveling faster than their abilities. There were no further comments and the public hearing was closed.

Ms. McAtamney moved to approve Council Bill No. 30, Series 2011. Mr. Burke seconded the motion. The motion passed 5-2 with Mr. Mamula and Mayor Warner voting against the ordinance.

3. **Council Bill No. 31, Series 2011** – An Ordinance Submitting To The Registered Electors Of The Town Of Breckenridge At A Special Town Election To Be Held On November 1, 2011 The Question Of Whether, Commencing January 1, 2012, The Town Of Breckenridge Should Impose An Excise Tax Of Five Percent (5%) On The Retail Sale Of Medical Marijuana By Authorized Medical Marijuana Retailers As A New Tax Pursuant To Article X, Section 20 Of The Colorado Constitution; Requiring Revenues Collected By The Town From The New Tax To Be Used Only For Designated Purposes; Setting Forth The Ballot Title; And Providing For The Conduct Of The Election

Town Manager Tim Gagen explained that at the retreat, the council discussed the liability of putting forward an excise tax which is an addition to the current sales tax for medical marijuana sales. This tax would cover the cost of administration for medical marijuana laws, the town's legal attorney, and would also be used for detoxification and drug related prevention programs. There were a few changes from the first reading. Mr. Gagen asked that council refer to the form that was included in the packet. Mayor Warner opened the public hearing. There were no comments and the public hearing was closed.

Mr. Bergeron moved to approve Council Bill No. 31, Series 2011. Mr. Dudick seconded the motion. The motion passed 7-0.

**NEW BUSINESS**

A. **FIRST READING OF COUNCIL BILL, SERIES 2011**

1. None.

B. **RESOLUTIONS, SERIES 2011**

1. A Resolution Adopting the "SustainableBreck Plan, July 2011" (PUBLIC HEARING)

Mark Truckey of the Community Development Department explained the large public involvement with this project. The meetings have been well-attended over the last year. He also explained that this sustainability plan is intended to be a living document, something that will change and progress over time. Mr. Truckey encouraged council to take action tonight and adopt the plan. Mayor Warner asked if there were any questions from council. There were none.

Mayor Warner opened the public hearing. Dave November informed council that he attended four of the five nights last summer for the Sustainable Breckenridge project. Mr. November appreciated being a part of the process and gave compliments to council for all of their work. He also thanked Mr. Truckey, Chris Kulick, and Julia Puester of the Community Development Department. Mr. November was in attendance during the discussion of the solar panels and was concerned that certain items won't be supported. He encouraged town citizens to come be involved in the process, as this sustainability project will include some tough decisions. Mr. November also suggested the formation of another advisory commission. Mr. November also mentioned that the discussion on the local economy wasn't reflected properly in the report. He thanked the council for making this report happen.

Mr. Gagen pointed out that this project has been the second most significant item that council has supported in his time working here at the Town. Mayor Warner added that he is pleased with the report and would like to see the commercial/residential area on Airport Road sustained.

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

Mr. Bergeron moved to approve A Resolution Adopting the "SustainableBreck Plan, July 2011". Mr. Joyce seconded the motion. The motion passed 7-0.

C. **OTHER**

1. Planning Commission Appointment

Council voted on the Planning Commission candidate. The successful candidate was Jim Lamb and his appointment will continue through October 30, 2012.

**PLANNING MATTERS**

A. **Planning Commission Decisions of July 5, 2011**

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

B. **Town Council Representative Report (Mr. Burke)**

Mr. Burke had nothing to report.

**REPORT OF TOWN MANAGER AND STAFF**

The report was given during the work session.

**REPORT OF MAYOR AND COUNCILMEMBERS**

A. **CAST/MMC** (Mayor Warner) – Reported during work session.

B. **Breckenridge Open Space Advisory Commission** (Mr. Dudick) – Reported during work session.

C. **Breckenridge Resort Chamber** (Mr. Burke) - Reported during work session.

D. **Marketing Committee** (Mr. Dudick) – Reported during work session.

E. **Summit Combined Housing Authority** (Mr. Joyce) – Reported during work session.

F. **Breckenridge Heritage Alliance** (Mr. Burke) – Reported during work session.

G. **Sustainability Committee** (Mr. Bergeron, Mr. Joyce, Mayor Warner) – Reported during work session.

H. **Joint Upper Blue Master Plan Update Committee** (Mr. Bergeron, Mr. Mamula) – Reported during work session.

I. **Water Task Force** (Mr. Mamula) – Reported during work session.

**OTHER MATTERS**

Ms. McAtamney mentioned the traffic trouble associated with the parade stating that it was backed up into Blue River. She also mentioned the DUI notice signs that were posted up along roadways and asked if they were approved to be there. Police Chief Rick Holman assured council that the signs had his approval to be there.

Mr. Dudick mentioned the issue of excessive parking at the Peaks trailhead. He also stated that if an employee is found parking there, that the employee’s job would be terminated. Mr. Dudick was walking by Breckenridge Cannabis Club and noticed a sign on the lower level door instructing people to come upstairs. He felt that the sign shouldn’t be displayed on the first floor. Mr. Mamula added that, according to town sign codes, businesses are allowed to use signage for their business if they are located on the second floor.

Mayor Warner asked Director of Communications Kim Dykstra-DiLallo about a briefing on the Lyle Lovett concert and when that would occur. Ms. Dykstra-DiLallo stated that there would be a meeting tomorrow at 3:30 and that she does have preliminary figures as to the gross income. Mr. Mamula would like to invite the AEG representatives to a meeting to discuss the possibilities for future concerts.

Mayor Warner took a tour of the Double Diamond distillery and mentioned their need to expand the business and that the process with the Community Development/Building Departments didn’t go as well as they would have preferred. Mayor Warner further explained this was due to the fact that the Double Diamond distillery is a new type of process for Breckenridge. Mayor Warner asked if council would like to include an “Enterprising” zone in the town, which would include incentivizes for new businesses. Jared Manskee commented to the council that the business had a terrible experience with the Building Department. Mayor Warner pointed out that the town can now move forward and have a more seamless process when dealing with distilleries and welcomes suggestions from Community Development Director Peter Grosshuech. Mayor Warner asked the other members how they felt about creating an “Enterprise” zone. Mr. Burke would be open to the idea. Ms. McAtamney and Mr. Bergeron would like to know more information about this type of zone before proceeding further.

**SCHEDULED MEETINGS**

There were none.

**ADJOURNMENT**

With no further business to discuss, the meeting adjourned at 9:15 p.m.

Submitted by Jena Taylor, Administrative Specialist.

ATTEST:

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Mary Jean Loufek, CMC, Town Clerk

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John Warner, Mayor



**MEMO**

TO: Town Council

FROM: Town Attorney

RE: Council Bills 24 & 25 (Annexation and Zoning of Woods Manor Subdivision Enclave)

DATE: July 15, 2011 (for July 26<sup>th</sup> meeting)

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The second reading of the ordinances annexing the Woods Manor/Allires Timbers enclave (Council Bill No. 24) and placing the annexed property in Land Use District 30 (Council Bill No. 25) are both scheduled for your meeting on July 26<sup>th</sup>. There are no changes proposed to either ordinance from first reading.

I understand an issue has been raised concerning the effective date of the annexation. The Municipal Annexation Act provides that, except for general property taxation, an annexation is effective “upon the effective date of the annexing ordinance.” With the recent Charter change, Town ordinances are effective 30 days after the conclusion of the 5-day period of publication on the Town’s web site. Here, if the Annexation Ordinance is adopted on second reading on July 26, 2011 it will become effective for all purposes except general taxation on August 31, 2011. It will become effective for general taxation purposes on January 1, 2012.

Additionally, since the first reading of the annexation ordinance, staff has had a few contacts with the owners of Allaire Timbers concerning the costs and benefits to annexation. Chris Neubecker has been in contact with Sue Carlson and provided her with information on property taxes, RETT, sales and accommodations taxes, and the benefits of annexation (lower water tap fees, lower rates at the Recreation Center and golf course, and service on Town boards and commissions, as well as voting in Town elections). As of the date of this memo, staff has not received the proposed closing date of the pending sale of the property.

I will be happy to discuss this matter with you on Tuesday.

1 **FOR WORKSESSION/SECOND READING – JULY 26**

2  
3 COUNCIL BILL NO. 24

4  
5 Series 2011

6  
7 AN ORDINANCE FINDING AND DETERMINING THAT CERTAIN REAL  
8 PROPERTY LOCATED IS AN ENCLAVE UNDER APPLICABLE LAW;  
9 MAKING CERTAIN OTHER FINDINGS IN ACCORDANCE WITH THE  
10 “MUNICIPAL ANNEXATION ACT OF 1965”;AND ANNEXING SUCH  
11 REAL PROPERTY TO THE TOWN OF BRECKENRIDGE  
12 (Woods Manor Subdivision – 4.5664 ACRES, MORE OR LESS)

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

16  
17 Section 1. The Town Council of the Town of Breckenridge, Colorado hereby finds and  
18 determines as follows:

19  
20 A. The real property described in Section 2 of this ordinance is currently located in an  
21 unincorporated area of Summit County, Colorado.

22  
23 B. The real property described in Section 2 of this ordinance is an “enclave” as  
24 defined by Colorado law, in that it is entirely contained within the outer boundaries of the  
25 Town of Breckenridge.

26  
27 C. Section 31-12-106(1), C.R.S. (which is part of the Municipal Annexation Act of  
28 1965), provides that a municipality may annex an enclave by ordinance in accordance with  
29 Section 30(1)(c) of Article II of the Colorado Constitution without complying with Sections 31-  
30 12-104, 31-12-105, 31-12-108 and 31-12-109, C.R.S., if said area has been so surrounded for a  
31 period of not less than three (3) years.

32  
33 D. The enclave described in Section 2 of this ordinance has been surrounded by (i.e.,  
34 entirely contained within) the boundaries of the Town of Breckenridge for not less than three  
35 (3) years.

36  
37 E. Notice of the proposed annexation of the hereafter described real property has been  
38 published as required by Sections 31-12-106(1) and 31-12-108(2), C.R.S.

39  
40 F. Article II, Section 30 of the Colorado Constitution establishes additional  
41 requirements which must be met before real property may be annexed to a municipality.

42  
43 G. Article II, Section 30 of the Colorado Constitution provides that an area which is  
44 “entirely surrounded” by an annexing municipality may be annexed by such municipality.  
45

1 H. The real property described in Section 2 of this ordinance is entirely surrounded by  
2 the Town of Breckenridge within the meaning of Article II, Section 30 of the Colorado  
3 Constitution.  
4

5 I. No part of the municipal boundary or territory surrounding the real property  
6 described in Section 2 of this ordinance consists of public rights-of-way, including streets and  
7 alleys, that are not immediately adjacent to the municipality on the side of the right-of-way  
8 opposite the enclave.  
9

10 J. No part of the territory surrounding the enclave was annexed to the Town of  
11 Breckenridge since December 19, 1980 without compliance with Article II, Section 30 of the  
12 Colorado Constitution.  
13

14 K. The enclave annexed to the Town by this ordinance does not: (i) have a population  
15 of that exceeds one hundred persons; and (ii) contain more than fifty acres.  
16

17 Section 2. The following described real property is hereby annexed to and made a part of  
18 the Town of Breckenridge, Colorado, to wit:  
19

20 Lots 1, 2, and 3, Woods Manor Subdivision, a subdivision as recorded in the  
21 office of the Clerk and Recorder of Summit County, Colorado at Reception No.  
22 295894. Located in Section 6, Township 7 South, Range 77 West of the 6<sup>th</sup> P.M.  
23

24 Section 3. Within thirty (30) days after the effective date of this ordinance, the Town  
25 Clerk is hereby authorized and directed to:  
26

27 A. File one copy of the annexation map with the original of the annexation ordinance  
28 in the office of the Town Clerk of the Town of Breckenridge, Colorado; and  
29

30 B. File for recording three certified copies of the annexation ordinance and map of  
31 the area annexed containing a legal description of such area with the Summit County Clerk and  
32 Recorder.  
33

34 Section 4. This ordinance shall be published and become effective as provided by  
35 Section 5.9 of the Breckenridge Town Charter.  
36

37 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED  
38 PUBLISHED IN FULL this \_\_\_\_ day of \_\_\_\_\_, 2011. A Public Hearing on the  
39 ordinance shall be held at the regular meeting of the Town Council of the Town of Breckenridge,  
40 Colorado, on the \_\_\_\_ day of \_\_\_\_\_, 2011 at 7:30 p.m. or as soon thereafter as  
41 possible in the Municipal Building of the Town.  
42

TOWN OF BRECKENRIDGE

By \_\_\_\_\_  
John G. Warner, Mayor

ATTEST:

\_\_\_\_\_  
Mary Jean Loufek, CMC  
Town Clerk

1 *FOR WORKSESSION/FIRST READING – JULY 26*

2  
3 COUNCIL BILL NO. 25

4  
5 Series 2011

6  
7 AN ORDINANCE PLACING RECENTLY ANNEXED  
8 PROPERTY IN LAND USE DISTRICT 30  
9 ((Woods Manor Subdivision – 4.5664 ACRES, MORE OR LESS)

10  
11 WHEREAS, the Town has heretofore annexed to the Town the hereafter described parcel  
12 of land; and

13  
14 WHEREAS, the Town is required by Section 31-12-115(2), C.R.S., to zone all newly  
15 annexed areas within ninety (90) days of annexation; and

16  
17 WHEREAS, the Town's Planning Commission has recommended that the recently  
18 annexed parcel be placed within Land Use District 30; and

19  
20 WHEREAS, the Town's Annexation Plan adopted pursuant to Section 31-12-105(1)(e),  
21 C.R.S., indicates that the property should be placed in Land Use District 30.

22  
23 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF  
24 BRECKENRIDGE, COLORADO:

25  
26 Section 1. The following described real property, to wit:

27  
28 Lots 1, 2, and 3, Woods Manor Subdivision, a subdivision as recorded in the  
29 office of the Clerk and Recorder of Summit County, Colorado at Reception No.  
30 295894. Located in Section 6, Township 7 South, Range 77 West of the 6<sup>th</sup> P.M.

31  
32 is hereby placed in Breckenridge Land Use District 30.

33  
34 Section 2. The Town staff is hereby directed to change the Town's Land Use District  
35 Map to indicate that the abovedescribed property has been annexed and placed within Land Use  
36 District 30.

37  
38 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED  
39 PUBLISHED IN FULL this \_\_\_\_ day of \_\_\_\_\_, 2011. A Public Hearing shall be held at the  
40 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the \_\_\_ day of  
41 \_\_\_\_\_, 2011, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building of the  
42 Town.

TOWN OF BRECKENRIDGE, a Colorado  
municipal corporation

By \_\_\_\_\_  
John G. Warner, Mayor

ATTEST:

\_\_\_\_\_  
Mary Jean Loufek, CMC,  
Town Clerk

MEMO

1  
2  
3 TO: Town Council  
4  
5 FROM: Town Attorney  
6  
7 RE: SCR 3 Annexation  
8  
9 DATE: July 14, 2011 (for July 26<sup>th</sup> meeting)  
10

---

11  
12 The public hearing on the proposed annexation of a portion of Summit County Road 3 is  
13 scheduled for next Tuesday. Following the conclusion of the public hearing, state law requires  
14 the Council to adopt what is commonly referred to as the “Fact Finding Resolution.” This  
15 resolution makes specific findings that the property meets all of the statutory requirements and is  
16 therefore eligible for annexation to the Town. You should note, however, that by adopting the  
17 Fact Finding Resolution and establishing the property’s eligibility for annexation to the Town,  
18 the Council is not agreeing to annex the property. The Council will retain its discretion with  
19 respect to that question until the time of the consideration of the actual Annexation Ordinance.  
20

21 A copy of a proposed Fact Finding Resolution for the SCR 3 parcel is enclosed. The  
22 resolution contains all of the statutorily required findings which are needed to establish the  
23 eligibility of the SCR 3 parcel for annexation to the Town.  
24

25 If the Council determines the SCR 3 parcel is eligible for annexation, the next steps in the  
26 annexation process are the adoption of the Annexation Ordinance and the adoption of the  
27 ordinance placing the annexed property in the appropriate Land Use District. These two  
28 ordinances will be presented to Council at a later date.  
29

30 I will be happy to discuss these matters with you next Tuesday.  
31  
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1 **FOR WORKSESSION/ADOPTION – JULY 26**

2  
3 A RESOLUTION

4  
5 SERIES 2011

6  
7 A RESOLUTION MAKING CERTAIN FINDINGS OF FACT AND CONCLUSIONS  
8 REGARDING THE PROPOSED ANNEXATION TO THE TOWN OF BRECKENRIDGE OF  
9 A PARCEL OF LAND  
10 (Part of Summit County Road 3 – 0.901 acres, more or less)

11  
12 WHEREAS, the Town Council of the Town of Breckenridge has previously found a  
13 petition for the annexation of the hereinafter described parcel of land to be in substantial  
14 compliance with the requirements of Section 31-12-107(1), C.R.S.; and

15  
16 WHEREAS, the Town Clerk has given notice of a public hearing on the proposed  
17 annexation by publication of such notice once a week for four consecutive weeks and by mailing  
18 notice of such hearing by registered mail to the Board of County Commissioners of Summit  
19 County, the County Attorney, the school district and to any special district having territory in the  
20 area proposed to be annexed as required by Section 31-12-108(2), C.R.S.; and

21  
22 WHEREAS, the Town Council held a public hearing on July 26, 2011 to determine if the  
23 proposed annexation complies with Sections 31-12-104 and 105, C.R.S., and is, therefore,  
24 eligible for annexation to the Town.

25  
26 NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF  
27 BRECKENRIDGE, COLORADO:

28  
29 Section 1. With regard to the proposed annexation to the Town of the following described  
30 real property, to wit:

31  
32 A tract of land located in Sections 35 and 36, T.6S., R.78W. of the 6<sup>th</sup> P.M.,  
33 Summit County, Colorado, and being more particularly described as follows:

34  
35 Commencing at Corner No. 5 of M.S. 2533 (also being the Southwest corner of  
36 Skiwatch Condominiums, Rec. No. 129688); thence N06°42'00"E along the 5-6  
37 line of said M.S. 2533 a distance of 285.02 feet to the Northwest Corner of said  
38 Skiwatch Condominiums and being the Point of Beginning:

39  
40 Thence continuing N06°42'00"E a distance of 109.54 feet to the Westerly  
41 boundary line of Peak 8 Place (Rec. No. 747649); thence along the Southerly and  
42 Easterly boundaries of said Peak Eight Place for the following four courses:

- 43  
44 1. 128.78 feet along the arc of a curve to the left having a radius of 70.00 feet, a central  
45 angle of 105°24'28" and a chord which bears S46°00'15"E 111.37 feet;  
46 2. N81°17'31"E a distance of 191.27 feet;



- 1 3. 77.80 feet along the arc of a tangent curve to the left having a radius of 70.00 feet, a  
2 central angle of 63°40'43" and a chord which bears N49°27'10"E 73.86 feet distant;  
3 4. N17°36'48"E a distance of 207.40 feet to the Northwest corner of said Peak Eight  
4 Place;

5  
6 Thence N90°00'00" E a distance of 10.20 feet; thence 60.87 feet along the arc of a  
7 curve to the right having a radius of 130.00 feet, a central angle of 26°49'41" and  
8 a chord which bears N53°19'33"E 60.32 feet distant; thence S23°58'14"E a  
9 distance of 13.02 feet; thence S10°03'00"E a distance of 49.17 feet to the  
10 Northerly boundary line of Tract C, Peak 8 Subdivision (Rec. No. 877957);  
11 thence 48.90 feet along the arc of a curve to the left having a radius of 70.00 feet,  
12 a central angle of 40°01'25" and a chord which bears S37°37'31"W 47.91 feet  
13 distant; thence S17°36'48"W a distance of 161.16 feet; thence 144.48 feet along  
14 the arc of a tangent curve to the right having a radius of 130.00 feet, a central  
15 angle of 63°40'43" and a chord which bears S49°27'10"W 137.16 feet distant;  
16 thence S81°17'31"W a distance of 191.27 feet; thence 108.88 feet along the arc of  
17 a tangent curve to the right having a radius of 130.00 feet, a central angle of  
18 47°59'13" and a chord which bears N74°42'52"W 105.72 feet distant to the Point  
19 of Beginning; containing 39,251 square feet or 0.901 acre, more or less.

20  
21 the Town Council of the Town of Breckenridge hereby finds, determines and concludes as  
22 follows:

- 23  
24 A. Not less than one-sixth of the perimeter of the area proposed to be annexed is  
25 contiguous with the existing boundaries of the Town of Breckenridge, Colorado  
26 and, therefore, because of such contiguity, a community of interest exists between  
27 the territory proposed to be annexed and the Town of Breckenridge, Colorado.  
28  
29 B. The territory proposed to be annexed is urban or will be urbanized in the near  
30 future.  
31  
32 C. The territory proposed to be annexed is integrated with, or is capable of being  
33 integrated with, the Town of Breckenridge, Colorado.  
34  
35 D. No land held in identical ownership, whether consisting of one tract or parcel of  
36 real estate or two or more contiguous tracts or parcels or real estate, has been  
37 divided into separate parts or parcels without the written consent of the  
38 landowners thereof unless such tracts or parcels are separated by a dedicated  
39 street, road, or other public way.  
40  
41 E. No land held in identical ownership, whether consisting of one tract or parcel of  
42 real estate or two or more contiguous tracts or parcels or real estate, comprising  
43 twenty (20) acres or more (which, together with the buildings and improvements  
44 situated thereon has a valuation for assessment in excess of Two Hundred  
45 Thousand Dollars [\$200,000] for ad valorem tax purposes for the year preceding  
46 the annexation) has been included without the written consent of the landowners

1 unless such tract of land is situated entirely within the outer boundaries of the  
2 Town as they exists at the time of annexation.

3  
4 F. No annexation proceedings concerning the territory proposed to be annexed have  
5 been commenced by another municipality.

6  
7 G. The proposed annexation will not result in the detachment of area from a school  
8 district.

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10 H. The proposed annexation will not result in the extension of the boundaries of the  
11 Town of Breckenridge more than three miles.

12  
13 I. The Town of Breckenridge has in place a plan for the area proposed to be  
14 annexed.

15  
16 J. In establishing the boundaries of the area proposed to be annexed the entire width  
17 of any street or alley is included within the area to be annexed.

18  
19 K. The area proposed to be annexed meets all applicable requirements under  
20 Colorado law, and is eligible for annexation to the Town of Breckenridge.

21  
22 Section 2. An election is not required in connection with the proposed annexation.

23  
24 Section 3. No additional terms or conditions are to be imposed upon the area proposed to  
25 be annexed.

26  
27 Section 4. This resolution shall become effective upon adoption.

28  
29 RESOLUTION APPROVED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
30 2011.

31  
32 TOWN OF BRECKENRIDGE

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36 By \_\_\_\_\_  
37 John G. Warner, Mayor

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40 ATTEST:

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44 \_\_\_\_\_  
45 Mary Jean Loufek, CMC,  
46 Town Clerk

1 APPROVED IN FORM

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\_\_\_\_\_ date  
Town Attorney

## Town of Breckenridge Executive Summary

### Economic Indicators

(Published July 20, 2011)

#### Indicator Monitoring System

Up and down arrow symbols are used to show whether the indicator appears to be getting better, appears stable, or is getting worse. We have also designated the color green, yellow or red to display if the indicator is currently good, fair or poor.




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#### Unemployment: Local (May 2011)

Summit County's May unemployment rate rose for the second consecutive month in May to 11.4% from April's 7.4% rate. May 2011 is significantly higher than the May 2010 rate of 9.7% and May 2009 rate of 9.9%. Although we typically see an uptick in unemployment in May due to seasonality, this is the highest local unemployment rate in years. Pitkin County (13.3%) and Eagle County's (12.2%) have also seen their unemployment rate rise drastically. *See comparison chart below. (Note that the arrow follows the KEY for all of the indicators. In this case, the arrow pointing down meaning that the unemployment rate has risen and is 'getting worse'.)* (Source: BLS)




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#### Unemployment: State (May 2011)

The Colorado State unemployment rate inched down slightly in May for the third consecutive month registering at 8.7%. (The highest unemployment rate the State has ever seen was 9.3% in February—rates tracked since 1976) *(Note that the arrow follows the KEY for all of the indicators. In this case, the arrow pointing up means that the unemployment rate has dropped and is 'getting better'.)* (Source: BLS)




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#### Unemployment: National (May-June 2011)

The national unemployment rate held fairly steady in May 2011, rising to 9.1% from 9% the prior month of April. May 2011 is down however from last May's rate of 9.7%. (Source: BLS)




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#### Destination Lodging Reservations Activity (June 2011)

The Occupancy rate saw a decrease of 9%, in addition to decreases in ADR (3.6%) and RevPAR (12.3%) for the month of June 2011 over June 2010. The occupancy decline may be in part due to The Village at Breckenridge inventory being offline during construction in 2010. (Source: MTrip)



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### 6 Month Projected YTD Occupancy (June 2011)

Future bookings for the upcoming July-December 2011 period shows an increase of 3.5% in projected occupancy rate over the corresponding period last year. This indicator will continue to be monitored closely however we are optimistic to see an increase in projected occupancy for the first time this year. (Source: MTrip)



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### Traffic Counts and Sales Trend (May 2011)

May traffic count in town on Highway 9 at Tiger Road was 12,362 total vehicles. As the traffic count is under 20,000, we expect to see a significant decrease in sales tax revenue for May. However, lower traffic count and sales tax revenue is typical of May due to the seasonality of the local economy. (Note: There is a strong correlation between high net taxable sales and traffic once a 20,000 vehicle count has been reached. Please see detailed report for chart.) (Source: CDOT and Town of Breckenridge Finance)



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### Traffic Count at Eisenhower Tunnel and Highway 9 (May 2011)

During the month of May, the traffic count at the Eisenhower tunnel (westbound) was down 10% over May 2010. This was the least number of vehicles through the westbound tunnel in the month of May since 2000! Traffic coming into town on Highway 9 also fell 5% from May 2011 (12,362) over May 2010 (13,030). Traffic flows indicate that the Town is maintaining its relative capture coming from the tunnel. (Source: CDOT)



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Consumer Confidence Index-CCI (June 2011) The Consumer Confidence Index (CCI), which dropped 4.3 points in May, dropped another 3.2 points in June to its lowest point in 2011. The Index for June stands at 58.5 (1985=100). Based on a sharp drop in the index over the last two months, we expect the real estate transfer tax revenues will see a slow down or lower prices for July over previous years as the market reflects consumers' uneasiness toward current economic conditions and future earnings. (Source: CCB)



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### Mountain Communities Sales Tax Comparisons (May 2011)

The amount of taxable sales in Town for May 2011 was down 29.6% from May 2010 levels. Of the tracked mountain communities, Breckenridge saw the biggest decrease in sales for May as well as YTD. The communities with the most increase over previous YTD are Vail (9.84%) and Snowmass (6.08%). (Source: Steamboat Springs Finance Dept.)



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### Standard & Poor's 500 Index and Town Real Estate Transfer Tax (June 2011)

The S&P 500 average monthly adjusted closing price dropped for the second consecutive month in June after a nine month upward trend. We also saw our RETT this month decline from what the Town collected in June 2010, however this month was higher than June 2009 and 2008. We also believe that RETT will somewhat lag an S&P 500 recovery due to seasonality of real estate sales. But a prolonged positive change in RETT will likely require a sustained recovery in the S&P 500 index, with an increase in the wealth effect. See website for detailed chart and additional information. (Source: S&P 500 and Town Finance)



Town of Breckenridge RETT Collection (June 2011)

June 2011 RETT collection (\$251,806) is down 22% from June 2010 (\$326,779). However, June 2011 is up from June 2009 (\$124,822) and 2008 (\$243,949). (Source: Town Finance)



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Real Estate Sales (May 2011) May 2011 in comparison to May 2010 Summit County real estate sales were down in \$ volume by 11%, however increased 14% in number of transactions. Of that, Breckenridge took in 42% of the \$ volume and 34% of the transactions countywide for this month. YTD, Breckenridge has seen 50% of the dollar volume and 40% of the number of transactions. This month reflects a decrease in the \$ volume for the first time in 2011. We will continue to monitor how the county and town perform during the big real estate sales season in 2011 (typically May-November). (Source: Land Title)



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Foreclosure Stressed Properties (May 2011)

Breckenridge properties (excluding timeshares) which have started the foreclosure process stand at 23% (23 properties) of the total units in Summit County which have begun the foreclosure process in May. This is up from 17 properties in April. Due to the foreclosure process, these properties may sell at an accelerated rate and lower price per square foot in the short term. (Source: Land Title)



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Sales and Accommodation Tax Trend (May 2011)

***Sales and accommodation tax revenues were not available at the time of this update. Please check website for updated information at a later date.*** (Source: Town Finance)

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Mountain Town Lodging Tax Comparisons (May 2011) –*please check back at a later date for updated information.*

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If you have any questions or comments, please contact Julia Puester at (970) 453-3174 or [juliap@townofbreckenridge.com](mailto:juliap@townofbreckenridge.com).



## 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, unless otherwise noted.*

### **JULY 2011**

July 26; 5:00 p.m., Town Hall Auditorium	Peak 6 Draft EIS Open House
Tuesday, July 26; 3:00/7:30 p.m.	Second Meeting of the Month

### **AUGUST 2011**

Friday, August 12; 8:00 a.m.; Salt Creek, 110 Lincoln Ave.	Coffee Talk
Tuesday, August 9; 3:00/7:30 p.m.	First Meeting of the Month
Tuesday, August 23; 3:00/7:30 p.m.	Second Meeting of the Month

### **OTHER MEETINGS**

1 <sup>st</sup> & 3 <sup>rd</sup> Tuesday of the Month; 7:00p.m.	Planning Commission; Council Chambers
1 <sup>st</sup> Wednesday of the Month; 4:00p.m.	Public Art Commission; 3 <sup>rd</sup> floor Conf Room
2 <sup>nd</sup> & 4 <sup>th</sup> Tuesday of the Month; 1:30p.m.	Board of County Commissioners; County
2 <sup>nd</sup> Thursday of every other month (Dec, Feb, Apr, June, Aug, Oct) 12:00 noon	Breckenridge Heritage Alliance
2 <sup>nd</sup> & 4 <sup>th</sup> Tuesday of the month; 2:00 p.m.	Housing/Childcare Committee
2 <sup>nd</sup> Thursday of the Month; 5:30p.m.	Sanitation District
3 <sup>rd</sup> Monday of the Month; 5:30p.m.	BOSAC; 3 <sup>rd</sup> floor Conf Room
3 <sup>rd</sup> Tuesday of the Month; 9:00 a.m.	Liquor Licensing Authority; Council Chambers
3 <sup>rd</sup> Thursday of the Month; 7:00p.m.	Red White and Blue; Main Fire Station
4 <sup>th</sup> Wednesday of the Month; 9a.m.	Summit Combined Housing Authority
4 <sup>th</sup> Wednesday of the Month; 8:30a.m.	Breckenridge Resort Chamber; BRC Offices
TBD (on web site as meetings are scheduled)	Breckenridge Marketing Advisory Committee; 3 <sup>rd</sup> floor Conf Room

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