



BRECKENRIDGE TOWN COUNCIL WORK SESSION
Tuesday, September 13, 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.*

			Page
3:00 – 3:15 p.m.	I	<u>PLANNING COMMISSION DECISIONS</u>	2
3:15 – 3:45 p.m.	II	<u>LEGISLATIVE REVIEW*</u> Upper Blue Nordic Master Plan	67
3:45 – 4:00 p.m.	III	<u>MANAGERS REPORT</u> Public Projects Update Housing/Childcare Update Committee Reports Financials	9 Verbal 10 12
4:00 – 4:30 p.m.	IV	<u>OTHER</u> USA Pro Cycling Challenge Follow-Up Solar Garden Partnership Capital Improvement Plan (CIP) Delivery	25 27 32
4:30 – 6:00 p.m.	V	<u>PLANNING MATTERS</u> Cucumber Gulch Continuum Exercise Summit Energy Plan Recreation Annual Report	33 37
6:00 – 7:15 p.m.	VI	<u>JOINT MEETING - BRECKENRIDGE HERITAGE ALLIANCE</u>	60

***ACTION ITEMS THAT APPEAR ON THE EVENING AGENDA** **62**

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

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

MEMORANDUM

To: Town Council

From: Peter Grosshuesch

Date: September 7, 2011

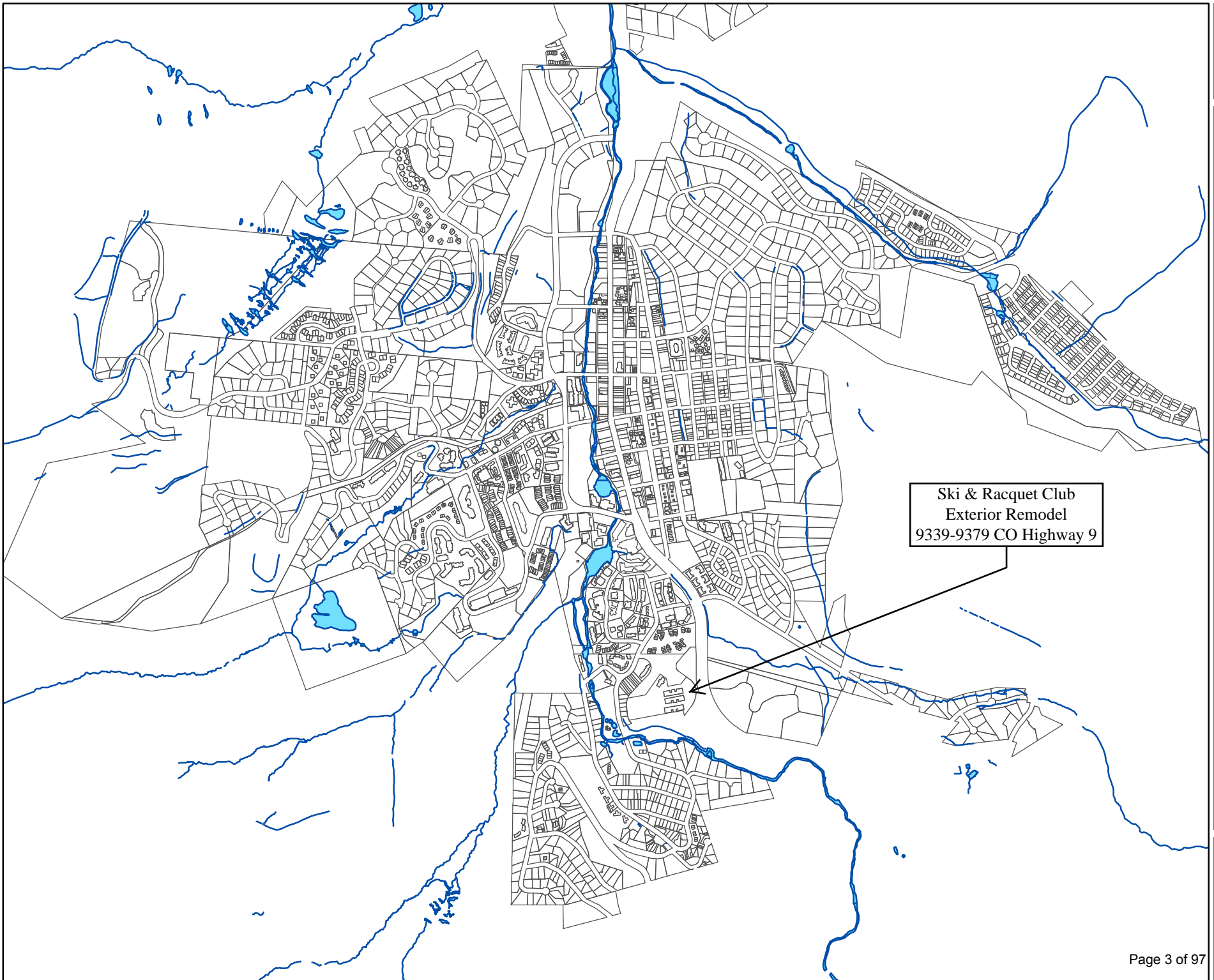
Re: Town Council Consent Calendar from the Planning Commission Decisions of the September 6, 2011, Meeting.

DECISIONS FROM THE PLANNING COMMISSION AGENDA OF September 6, 2011:

CLASS C APPLICATIONS:

1. Ski & Racquet Club Exterior Remodel, PC#2011052, 9339-9379 Colorado Highway 9

Exterior remodel of existing condominium complex to remove the existing siding from the exterior elevations of Buildings A, B, and C and replace with new wood trim, beams, handrails, and fiber cement siding. Approved.



NOT TO SCALE

printed 4/12/2011

Breckenridge South

Ski & Racquet Club
Exterior Remodel
9339-9379 CO Highway 9

Town of Breckenridge and Summit County governments
assume no responsibility for the accuracy of the data, and
use of the product for any purpose is at user's sole risk.



PLANNING COMMISSION MEETING

The meeting was called to order at 7:04 p.m.

ROLL CALL

Kate Christopher Dan Schroder Dave Pringle
Trip Butler Gretchen Dudney
Michael Rath and Jim Lamb were absent.

APPROVAL OF MINUTES

With no changes, the August 16, 2011 Planning Commission meeting minutes were approved unanimously (5-0).

APPROVAL OF AGENDA

With no changes, the September 6, 2011 Planning Commission meeting agenda was approved unanimously (5-0).

CONSENT CALENDAR:

1. Ski & Racquet Club Exterior Remodel (MGT) PC#2011052; 9339-9379 Colorado Highway 9

Mr. Pringle asked Mr. Thompson what the color of the siding is going to be. Mr. Thompson then presented a color board to the commissioners.

After Mr. Pringle's question the Consent Calendar was approved as presented.

WORKSESSIONS:

1. Mechanical Room Mass (CN/JP)

Ms. Puester presented. Staff has been approached with a potential exterior remodel at Ski Side Condos on Grandview Drive. The owner of the property is interested in enclosing the open air walkways (which are internal to the buildings and therefore not visible from off site locations) to make the building more energy efficient, as well as enclose a 250 square foot area for a mechanical room for the new solar thermal panels. The property was built prior to the Land Use Guidelines adoption and is already over density and mass (a legal non-conforming use). Per the Development Code, enclosing the interior hallways and adding a new mechanical room would result in a large number of negative points rendering the project infeasible.

The Commission discussed potential changes to the Relative Policy on Mass on May 18th. The topics discussed were:

1. Mass allowance for mechanical rooms for the purpose of renewable energy systems; and
2. Mass allowance for enclosing hallways and entrances for energy efficiency savings (i.e. airlocks).

This issue challenges two different goals of the Town: 1) encouraging energy efficiency improvements and renewable sources of energy and 2) maintaining community character including building massing limitations. Staff would like to find a way to encourage renewable energy without compromising character. This could be accomplished by limiting the size of the additional mass allowance for mechanical rooms of renewable energy systems.

The Commission asked staff to research how many multifamily buildings are already over mass. Staff's research shows that almost all older multi-family buildings in Town have been built to or are over the allowed mass. Staff also believes that in most cases, mechanical room additions would be able to be accommodated within the existing building footprints (in hallways of the multifamily buildings).

Staff also noted that another potential option for some of these structures is to buy into the solar garden concept which is still at a very early stage of development. Summit County government is working on locating and applying for such as concept within the next year and if accepted, could open another renewable energy opportunity for all properties in Town. However, this may take years before it is implemented.

Staff sees a few possible code changes that could accommodate such energy efficiency upgrades:

Additional mass for mechanical rooms of limited size could be allowed for renewable energy systems if hidden from public view and built no larger than necessary to accommodate the intended purpose. For example, 5% of the existing building mass, not to exceed 500 square feet. This would require some type of waiver for the negative points for mass created by

these additional mechanical rooms. Further, Staff foresees a restrictive covenant, limiting the additional mass for the ongoing purpose of mechanical rooms for renewable energy, as a condition of approval. Staff also envisions the mass bonus to be reviewed as a Class D permit (staff level). The application could be heightened to a Class C application to allow for the Commission's review if staff had concerns such as visibility from a right of way. Also, enclosing hallways could be an option if proven energy efficient.

Staff welcomed Commissioner comments and input on the presented questions. We hope to come to some type of consensus on this issue, so that we can move forward with ordinance language, if desired.

Commissioner Questions / Comments:

Ms. Dudley: Some of the buildings could accommodate these rooms without the separate mechanical rooms. It sounds like some properties might need this and some might not. (Ms. Puester: Once you enclose part of that open air hallway it is considered mass.) So you are saying that they can use existing footprint to hold the mechanical rooms? (Ms. Puester: Yes, they could do that but would count as mass.) If you could use an existing enclosed space, what would be their incentive for doing that as opposed to building another structure? (Mr. Neubecker: If they are over mass they wouldn't be able to do that. A lot of buildings don't have left over room for them to do this. We are talking about new space that is specifically designed for a new system which wasn't figured into the design before. These buildings were not designed originally with extra room to do this.) How comfortable do you feel that 500 feet is the cap? (Ms. Puester: Feels that this is an adequate amount of space maximum after looking at proposed mechanical room. First we would look to a percentage of the building so that it relates to the size of the building and mechanical system, than have a cap in case we get a very large building in, similar in concept to how we wrote the home size policy.)

Mr. Pringle: Are we talking about a specific application or policy? (Ms. Puester: We are talking about policy.) In this particular case, I feel like they received additional points because it had some employee housing. What would be fair is if we allowed for receiving sites for density out of the back country that could be used for this, which could adjust their mass to an equal amount. (Mr. Neubecker: It comes down to community goals; is this something we want to encourage in the town?) Maybe there is another way we could do it? (Mr. Grosshuesch: These decisions are made based on paybacks. How many years will it take to pay it back if you add it on? For smaller projects it might be past the tipping point. We are exploring ways to incentivize reducing our carbon footprint in critical buildings to meet this new public goal for the town. You have to decide which one is more important and where does it fit side by side with other values.) (Mr. Truckey: Since most of these buildings are already exceeding their mass we could make another amendment to the code; however, with regard to TDRs, you can now exceed your density by only 5% without negative points, and a lot of these are beyond that percentage already so even if they bought a TDR, they would still receive negative points, which due to the 5X multiplier would be difficult to overcome.)

Mr. Schroder: Would we want to wait for the solar garden to evolve or do we need to accommodate projects in the future? (Mr. Grosshuesch: Solar gardens are for solar electric only so it wouldn't apply to water heat.)

Mr. Dudley: My concern is that the size is roughly a 2-car garage (500sq/ft); what is your design that you will require? (Mr. Grosshuesch: We want to cap it somewhere.) It concerns me that it is a one-size fits all. (Mr. Neubecker: Most of these will be interior to the footprint but some could be outside. A lot of these areas will be additions that you can't see from the street.) Would it work to say it is only interior or is that too constructive? (Mr. Grosshuesch: We could write it so that it is limited; whether it is internal or freestanding. We want to leave ourselves some latitude. We could write in criteria that visibility is a big deal, etc. and bump it to a Class C.) (Mr. Neubecker: We would encourage them to look at the building and use an area that is not highly visible. In some cases it won't be possible to have an interior hallway. You may need to put it on the exterior.) (Ms. Darci Hughes, Architect: Any intelligent designer wouldn't want the mechanical room anywhere but near the center of the building because it costs a ton to run lines and insulate to an outside structure so that would be a last resort anyway. This code could reduce the carbon footprint for some of these buildings. Also, not all building owners are going to want to enclose hallways because there are hurdles (ex: sprinklers and venting) they will have to overcome. But this could dramatically decrease their carbon footprint and potentially could be a huge savings for them if the costs work out.) I just want some protection in here that is just for mechanical. I want to express concern about people abusing this policy and making the space leasable/usable for other uses besides its primary intent.

(Mr. Grosshuesch: It will probably enclose a common element. If they notice discrepancy to this policy, the inspectors will bust them.) I would like to see the language so the incentive is interior. (Mr. Neubecker: We need feedback about these issues so we can structure the language of the policy. We will be inspecting these things.)

Ms. Christopher: Is it going to be a percentage and cap? So they can't do 500 sq feet if their percentage is less than that? (Mr. Grosshuesch: We would write it so they would use whichever is less.) Conceptually that is what we were thinking; that the size of the mechanical room would meet the size of the project.

Mr. Pringle: Buildings were built to their allowable mass and now they are going to add to it. (Mr. Schroder: We are now in an era where the new "golden item" has to do with this global reduction in carbon emission. I understand your concerns but this would also give applicants the chance to reach this goal. I am in favor of giving mass (cautiously)...for renewable energy. It is where we draw the line that is the question.) Once you get this going, where do you stop this thing? (Mr. Grosshuesch: The question we should be asking is: is there a degree to which we are willing to go with mass as an incentive in this energy conservation effort? The building is constructed; we are not adding footprint to the site. From our field observation you wouldn't necessarily notice the enclosure because it is internal. If this is a precedent thing we can write the restrictions narrowly.) It has been my observation that when we write the policy we have one application in mind and then the next one blows it out of the water. When you talk about it in the light of only energy conservation (it doesn't offend people) but I do have some skepticism that once all these projects come down the road projects will be adding mass and density; and next thing you know it is storage.

Mr. Butler: What is the theory? If I increase the amount of enclosed space for unconditioned space? (Mr. Pringle: It is an air locked entry into your unit.)

Ms. Christopher: Without financials it is hard to look into hallways. I like the solar garden but we aren't sure if this is going to occur. (Ms. Puester: It is only for solar electric also.) (Mr. Neubecker: We will always be chasing technology. Keep in mind we are reacting to someone who is actively working on this.) (Ms. Hughes: We are looking into both of these depending on the costs that will come of it and we have also been re-insulating walls, the windows are new, etc. The engineers believe we will cut the energy in half by enclosing the hallways.)

Mr. Pringle: I am more worried about future projects and how they use this policy. (Mr. Neubecker: Ms. Hughes is working on a plan for this.)

Ms. Dudney: She is saying she knows the benefits but she doesn't know the costs. You need to tell us the costs. (Ms. Hughes: We do not know the specifics of it because right now it is not worth spending money determining it, since it is not permitted by code.) If we gave you the ok would you do the hallway enclosure research? (Ms. Hughes: I am not at liberty to say because I am not the one spending the money.) (Mr. Grosshuesch: If this were my building I would not be spending money on consulting when I don't even know if you will let us do that.)

Ms. Christopher: We shouldn't decide this on this one application. I wouldn't spend my money on a consultant if I didn't know if we were allowed to do it.

Ms. Dudney: I am worried about unintended consequences. Seems like the mechanical room is figured out pretty well, but I don't feel comfortable because the hallways are a bigger issue and more visible. Hiring a contractor to look into the savings is easy.

Mr. Butler: When the building was designed they did not enclose them since energy wasn't as big of a deal. (Mr. Grosshuesch: They all met code when they were approved and they were probably at their allowed density at the time. We have down-zoned a lot of these older buildings since they were built.) (Ms. Puester: There are also many cases in Warriors Mark which were built under County jurisdiction and annexed in as is.)

Ms. Dudney: What is the issue? Is it mass or aesthetics? For me, it is aesthetics. I need to see the language on the hallways.

Mr. Schroder asked the Commission for the support to the Staff to write and recommend this to the Council.

Mr. Pringle: It is a principled argument from my point because 25 years ago they got all the density that they were allowed then. And now they want to add more just because it will be more energy efficient. I think we really have to look at what is going on here. The common denominator in all of this is that they had so much density and they chose to build it that way. (Mr. Neubecker: It goes both ways, look at it with the mechanical room standpoint.) I would prefer if they went and bought density from the density bank, etc.

1. Did the Commission support Staff moving forward with drafting a policy which would allow for additional mass for the purpose of a renewable mechanical room?
 - Mr. Schroder: In support of mechanical rooms and the language works, need max cap.
 - Ms. Dudley: I do support this with the language that it is for renovations only and not for new construction. The policy should include something that it is preferential that it is interior. Class D permit unless visible.
 - Ms. Christopher: I concur with the above statements.
 - Mr. Butler: Concur with above statements.
 - Mr. Pringle: I believe they should all be Class C consent calendar. I would also be interested in pursuing this with tight restrictions with how this works.

2. Did the Commission support a change to additional mass to allow hallways to be enclosed?
 - Mr. Schroder: I am not sure if I need to support this right now. What if we see atriums over Gold Camp? Would take both issues to Council. It seems as though this is going towards a case by case basis.
 - Mr. Pringle: Unknown, overwhelming, so I am very skeptical about this. Not persuaded. Have a problem with the principle-they got it all (density/mass) and now want more. Once we write the policy it is available for anyone to use. (Mr. Grosshuesch: We will write conditions that they have to meet. Would you let us write the language so we could get it close?)
 - Ms. Christopher: I have faith in you guys and reviewing the wording would be helpful. Not sure tonight. Would like to see the hardship and reasoning from applicants.
 - Mr. Butler: My point is that the criteria are important when we write this policy. The applicant should come before the Commission with a solid plan.
 - Ms. Dudley: Ok with mechanical mass but skeptical of hallways which could be used as storage or enclosed as part of units.

2. Transition Standards Update (MM) (Memo Only)

Mr. Mosher presented a memo summarizing the open house on August 22, 2011 seeking public input regarding the adoption of the “Handbook of Design Standards for the Transition Character Areas of the Conservation District”. The Open House was advertised in the Summit Daily for 3-days and on the Town of Breckenridge website. The Transition boundary map that was placed in the newspaper showed a boundary error along the East Side Residential Transition Character Area. (This was pointed out to staff at the public open house and a correction was placed in the paper for two following days and on the Town’s website.) The public turnout consisted of a total of six people. All attendees interacted with planning staff and a presentation was made describing the concept and process of the Transition Standards. Staff discussed the public attendance and has decided to present the overview of the standards to the Planning Commission as a public hearing on September 20th. For this meeting, Staff will mail a notice to all property owners within the Transition Areas. Public comment will also be taken by the Town Council during the publically advertised ordinance adoption process.

Commissioner Questions / Comments:

- Mr. Mosher: There was a map error. It was just placed wrong in the ad. We will be notifying the property owners since the showing was so low the first time.
- Mr. Neubecker: This will be an official public hearing with minutes. We will allow them to go to Council afterwards as well. We will be upgrading photos in the document as well.
- Mr. Pringle: Is Council even aware of what this is all about? Have they voiced support for this? (Mr. Mosher: They are aware of all of the work sessions for this held so far. After the next meeting, it will go to Council.)

OTHER MATTERS:

- Mr. Neubecker:
 - Defensible Space Site Visit Summary:
- Ms. Dudley: The visit was good, it seems like it was a little hit and miss since it was just the sites that the town owns. (Mr. Grosshuesch: The Highlands and Shock Hill have a couple. There are a few more out there, it is not just town owned space.) (Mr. Neubecker: The two places we went to were good examples. They did a great job cleaning up all of the fuels on the forest floor.)
- Mr. Schroder: How do we as Commissioners take back what we learned into these seats? (Mr. Grosshuesch: So that when you see these single family homes come in with defensible space come in you know what it looks like and you can relate it to the plan; there are shades of gray with this (condition of forest, etc.). 30 feet is more justifiable.)

- Vendor carts: Staff will be writing a policy that will eliminate them. The ones with permits will run until they expire (most of those are a three-year permit). The Town will also be banning food trucks downtown.
- F-Lot Hotel is a “no-go”.
- Television in the front entry of Town Hall will be showing energy generated by TOB Solar Project. (Current solar projects: Recreation Center, Ice Arena, Public Works.) (Future solar projects: Riverwalk, Breckenridge Golf Course Maintenance, Police Station/Tennis Courts at the Recreation Center.)

ADJOURNMENT:

The meeting was adjourned at 8:48 p.m.

Dan Schroder, Chair

Memorandum

TO: Town Council
FROM: Tom Daugherty, Town Engineer
DATE: September 8, 2011
RE: Public Projects Update

Airport Road Sidewalk

The Airport Road sidewalk work continues. As previously discussed, Qwest has mobilize a crew to relocate a phone line between the car wash and the north end of the project to facilitate the completion of the project. Work continues towards the north.

Fall Asphalt Overlay

The asphalt overlay is complete except for filling in the shoulders. Some concrete replacement will happen throughout Town in late September through mid October.

Main Street Project

Staff is finalizing the contracts and is expected to begin on September 19 after October Fest.

MEMO

TO: Mayor & Town Council
FROM: Tim Gagen, Town Manager
DATE: September 7, 2011
SUBJECT: Committee Reports for 9.13.2011 Council Packet

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

CDOT Quarterly Meeting	Tim Gagen	August 30, 2011
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- CDOT reported that Federal dollars are in jeopardy due to the failure by Congress to act on Transportation reauthorization. Even if Congress does act, there are proposals for further cuts in amounts authorized.
- The Silverthorne interchange design has been put on hold as CDOT is focusing most of their I-70 energy and money on the Twin Tunnels.
- The last segment of Highway 9 (Agape to Tiger Road) is ready to go if money can be found.
- The Four O'Clock roundabout is moving forward with a new approach to acquisition of right of way.

Summit Stage Advisory Board Meeting	James Phelps	August 31, 2011
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John Jones reported under 'Old Business' that the Stage was still awaiting notification of receipt of a 5304 Planning Grant. Due to this delay, final report of this project would be tentatively delivered by mid-summer 2012. John also updated the Board that the proposed 2012 Budget has been revised with projected administrative and medical costs. The result of these monetary changes has the proposed 2012 budget showing a -\$500k deficit. This deficit is equally split between operating and capital. The goal at this time is for the budget to be balanced prior to adoption. Under 'new business' it was reported that the Town of Blue River has inquired as to transportation service. This is only a discussion at this point due to lack of funding. Any grant monies that could be applied would be 2013 at the earliest. Additionally, Blue River has inquired as to having a "board seat" on the Advisory Board.

Total Ridership for July: decrease of 3.22% under 2010. Para transit Ridership for June: a decrease of 3.53% under 2010. Late night Ridership for June: decrease of 23.25% under 2010. Lake County (Contracted Route) Ridership (July) – 429 riders, an increase of 192.38% over 2010. Tax Collections thru June 2011 - up 1.4% or \$51,072.00 over 2010.

I-70 Coalition	Tim Gagen	September 7, 2011
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- With the departure of Michael Penny, Stan Zemler was appointed the new Chair of the Coalition. The Board had reports from the TDM Committee who is working with CDOT and the Trucker Association on ideas for minimizing semis on the I-70 corridor during peak travel times.
- HPTE reported that they have received an unsolicited proposal to implement the I-70 improvements in the ROD. Once the proposal has been reviewed and if a decision is made to review further, a public process will begin.
- CDOT has formed project teams for the Twin Tunnel and Clear Creek County Frontage Road projects and the Coalition has appointed representatives to sit on both teams.

Police Advisory Committee (PAC)	Chief Holman	September 7, 2011
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The Police Advisory Committee (PAC) held its bimonthly meeting on September 7, 2011. The Chief and PAC members discussed the following:

- **Introduction of new staff:** Four police department employees introduced themselves to the PAC group. Staff included: Officer Kylor Dossett, Officer Christen Lish, CSO David Herrera, and CSO Tom Kotz.
- **USA Pro Cycling Challenge:** Staff provided the PAC committee with a behind the scenes look at the public safety side of planning for the USA Pro Cycling Challenge.

- **Canine Violations:** The group discussed an increase in complaints for a variety of canine violations occurring in Town. The committee felt there was a need for increased enforcement of violations particularly with irresponsible pet owners. The group suggested a press release encouraging compliance with laws in order to keep Breckenridge a “dog friendly” community.
- **Staffing Changes:** The PAC was advised of a recent supervisory change involving officers Lyn Herford and Bryan Ridge. Both were moved to day shift and are currently functioning in Developmental Supervisor positions. They have been working as Sergeants since July and are doing well.

Committees	Representative	Report Status
CAST	Mayor Warner	Verbal Report
CDOT	Tim Gagen	Included
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	No Meeting/Report
Wildfire Council	Matt Thompson	No Meeting/Report
Public Art Commission*	Jenn Cram	No Meeting/Report
Summit Stage Advisory Board*	James Phelps	Included
Police Advisory Committee	Rick Holman	included
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.

FINANCIAL MEMORANDUM

TO: TIM GAGEN, TOWN MANAGER
FROM: CLERK AND FINANCE DIVISION
SUBJECT: JULY NET TAXABLE SALES & RETT REPORTING
DATE: 9/7/2011

As a new addition to your packet, this memo explains significant items of note in relation to sales that occurred within the Town of Breckenridge in the month of July. Real Estate Transfer Tax, including an analysis of the monthly “churn” and sales by property type, is also included. You will continue to see this memo with the presentation of net taxable sales reports and a similar memo included with the tax collections reports.

New Items of Note:

Net Taxable Sales

- Overall, Net Taxable sales for July were up 13% over 2010 & also exceeded 2006 #s. Recently, we have been slightly behind 2006 #s.
- EVERY category tracked ahead of prior year.
- Only Supplies fell below 2006 sales. However, it is worth noting that Supplies did fare better than 2009 (by 1%) and 2010 (by 19.4%).
- Restaurants and Short Term lodging had their best sales in July ever. Retail & Grocery / Liquor fell behind only 2007 sales; these categories did exceed every other year. This is quite an improvement over the decline we’ve seen in retail sales in recent months.

Real Estate Transfer Tax

- Total August collections exceeded budget, but fell behind prior year collections by 13.2%
- Overall YTD collections are behind prior year by 3.5%. However, the “churn” is tracking ahead of prior year by 21.4%. Therefore, it appears that we have had less new construction than prior year, but re-sales seem to have picked up, as compared to last year.
- Sales of single family homes and timeshares were up a notable amount from prior year.

Continuing Items of Note:

- Net Taxable Sales are reported in the first Council meeting following the due date of the tax remittance to the Town of Breckenridge. Taxes collected from the customer by the vendor are remitted to the Town on the 20th of the following month.
- Quarterly taxes are reported in the last month of the period. For example, taxes collected in the first quarter of the year (January – March), are include on the report for the period of March.
- Net Taxable Sales are continually updated as late tax returns are submitted to the Town of Breckenridge. Therefore, you may notice slight changes in prior months, in addition to the reporting for the current month.

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

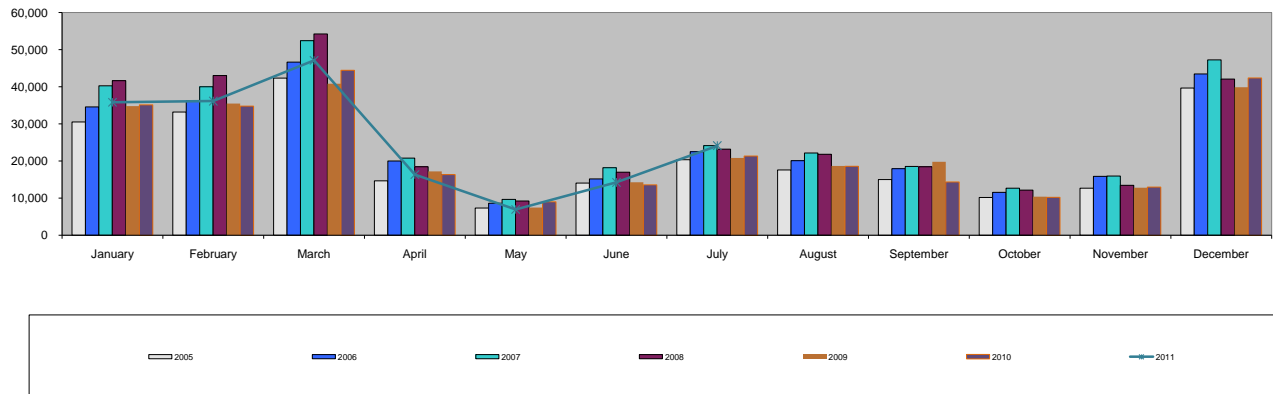
(in Thousands of Dollars)

Total - All Categories*

* excluding Undefined and Utilities categories

	Actual 2005	YTD 2005	Actual 2006	YTD 2006	Actual 2007	YTD 2007	Actual 2008	YTD 2008	Actual 2009	YTD 2009	Actual 2010	YTD 2010	Actual 2011	YTD 2011	Monthly 10-11	YTD % Change 10-11
January	30,549	30,549	34,589	34,589	40,283	40,283	41,665	41,665	34,783	34,783	35,105	35,105	35,805	35,805	2.0%	2.0%
February	33,171	63,720	36,236	70,825	40,034	80,317	43,052	84,717	35,453	70,236	34,791	69,896	36,128	71,933	3.8%	2.9%
March	42,370	106,090	46,603	117,428	52,390	132,707	54,237	138,954	40,810	111,046	44,485	114,381	47,100	119,033	5.9%	4.1%
April	14,635	120,725	19,963	137,391	20,758	153,465	18,483	157,437	17,171	128,217	16,346	130,727	16,370	135,403	0.1%	3.6%
May	7,355	128,080	8,661	146,052	9,629	163,094	9,251	166,688	7,475	135,692	8,999	139,726	6,969	142,372	-22.6%	1.9%
June	14,043	142,123	15,209	161,261	18,166	181,260	16,988	183,676	14,286	149,978	13,557	153,283	14,235	156,607	5.0%	2.2%
July	20,366	162,489	22,498	183,759	24,168	205,428	23,160	206,836	20,788	170,766	21,346	174,629	24,131	180,738	13.0%	3.5%
August	17,625	180,114	20,071	203,830	22,125	227,553	21,845	228,681	18,656	189,422	18,603	193,232	0	180,738	n/a	n/a
September	15,020	195,134	17,912	221,742	18,560	246,113	18,481	247,162	19,806	209,228	14,320	207,552	0	180,738	n/a	n/a
October	10,170	205,304	11,544	233,286	12,687	258,800	12,120	259,282	10,410	219,638	10,226	217,778	0	180,738	n/a	n/a
November	12,647	217,951	15,877	249,163	15,943	274,743	13,483	272,765	12,809	232,447	12,985	230,763	0	180,738	n/a	n/a
December	39,687	257,638	43,431	292,594	47,258	322,001	42,076	314,841	39,859	272,306	42,343	273,106	0	180,738	n/a	n/a
Totals	257,638		292,594		322,001		314,841		272,306		273,106		180,738			

2011 Monthly Sales Tax Activity (in thousands of dollars)



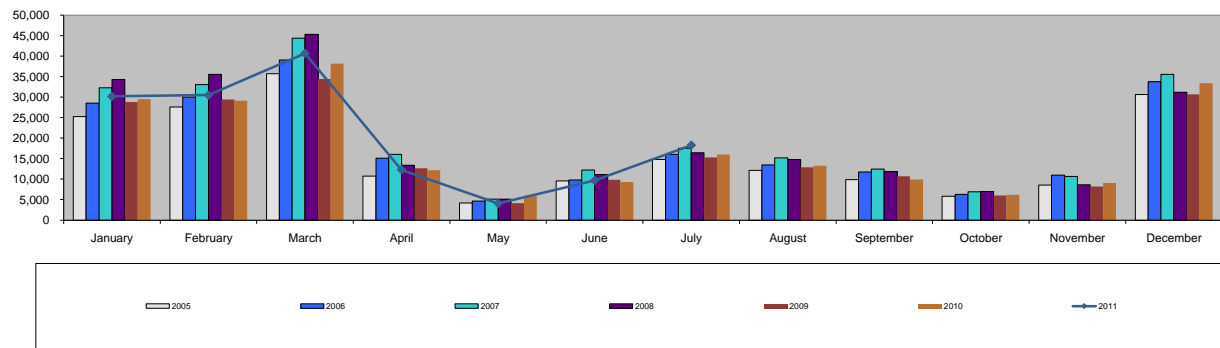
**TOWN OF BRECKENRIDGE
TAXABLE SALES ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Retail-Restaurant-Lodging Summary

	2005		2006		2007		2008		2009		2010		2011		Monthly 10-11	YTD % Change 10-11
	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD		
January	25,240	25,240	28,528	28,528	32,258	32,258	34,290	34,290	28,802	28,802	29,538	29,538	30,174	30,174	2.2%	2.2%
February	27,553	52,793	29,972	58,500	33,039	65,297	35,511	69,801	29,401	58,203	29,090	58,628	30,504	60,678	4.9%	3.5%
March	35,705	88,498	39,051	97,551	44,390	109,687	45,338	115,139	34,428	92,631	38,136	96,764	40,676	101,354	6.7%	4.7%
April	10,773	99,271	15,134	112,685	16,025	125,712	13,410	128,549	12,653	105,284	12,154	108,918	12,281	113,635	1.0%	4.3%
May	4,179	103,450	4,647	117,332	5,146	130,858	5,111	133,660	4,125	109,409	5,836	114,754	4,077	117,712	-30.1%	2.6%
June	9,568	113,018	9,789	127,121	12,225	143,083	11,112	144,772	9,829	119,238	9,302	124,056	9,713	127,425	4.4%	2.7%
July	14,766	127,784	16,038	143,159	17,499	160,582	16,446	161,218	15,305	134,543	15,993	140,049	18,296	145,721	14.4%	4.1%
August	12,122	139,906	13,446	156,605	15,167	175,749	14,815	176,033	12,859	147,402	13,261	153,310	0	145,721	n/a	n/a
September	9,897	149,803	11,761	168,366	12,418	188,167	11,794	187,827	10,705	158,107	9,894	163,204	0	145,721	n/a	n/a
October	5,824	155,627	6,248	174,614	6,934	195,101	6,977	194,804	5,986	164,093	6,143	169,347	0	145,721	n/a	n/a
November	8,557	164,184	10,963	185,577	10,650	205,751	8,637	203,441	8,234	172,327	9,068	178,415	0	145,721	n/a	n/a
December	30,619	194,803	33,736	219,313	35,517	241,268	31,211	234,652	30,667	202,994	33,363	211,778	0	145,721	n/a	n/a
Totals	194,803		219,313		241,268		234,652		202,994		211,778		145,721			

2011 Monthly Sales Tax Activity (in thousands of dollars)



Tourism Ratio (Retail + Restaurant)/Lodging

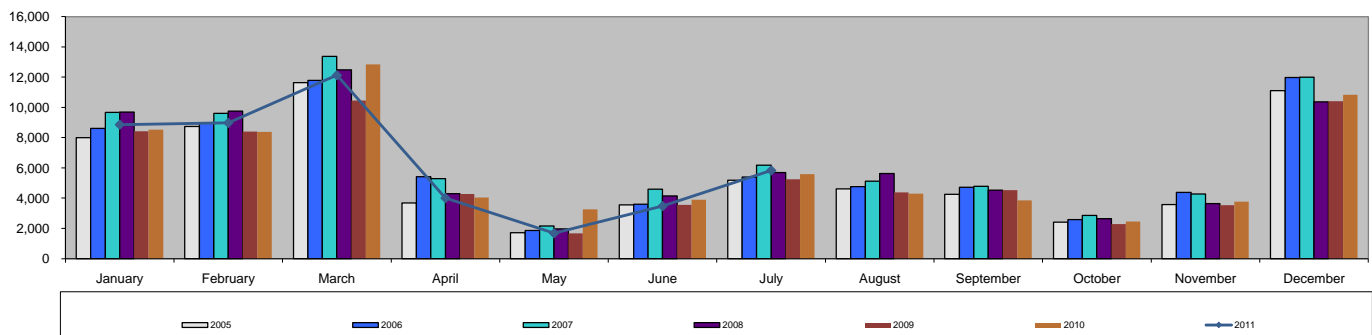
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Retail Sales

	2005		2006		2007		2008		2009		2010		2011		Monthly 10-11	YTD 10-11
	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD		
January	8,001	8,001	8,607	8,607	9,665	9,665	9,684	9,684	8,430	8,430	8,530	8,530	8,862	8,862	3.9%	3.9%
February	8,744	16,745	8,942	17,549	9,607	19,272	9,763	19,447	8,401	16,831	8,378	16,908	8,982	17,844	7.2%	5.5%
March	11,632	28,377	11,774	29,323	13,373	32,645	12,479	31,926	10,449	27,280	12,851	29,759	12,125	29,969	-5.6%	0.7%
April	3,678	32,055	5,406	34,729	5,287	37,932	4,301	36,227	4,274	31,554	4,032	33,791	4,006	33,975	-0.6%	0.5%
May	1,708	33,763	1,858	36,587	2,165	40,097	1,965	38,192	1,675	33,229	3,251	37,042	1,679	35,654	-48.4%	-3.7%
June	3,565	37,328	3,589	40,176	4,597	44,694	4,153	42,345	3,558	36,787	3,895	40,937	3,477	39,131	-10.7%	-4.4%
July	5,174	42,502	5,403	45,579	6,176	50,870	5,700	48,045	5,240	42,027	5,582	46,519	5,834	44,965	4.5%	-3.3%
August	4,620	47,122	4,757	50,336	5,110	55,980	5,631	53,676	4,384	46,411	4,302	50,821	0	44,965	n/a	n/a
September	4,249	51,371	4,726	55,062	4,783	60,763	4,527	58,203	4,536	50,947	3,848	54,669	0	44,965	n/a	n/a
October	2,404	53,775	2,591	57,653	2,866	63,629	2,635	60,838	2,277	53,224	2,453	57,122	0	44,965	n/a	n/a
November	3,586	57,361	4,376	62,029	4,267	67,896	3,641	64,479	3,540	56,764	3,764	60,886	0	44,965	n/a	n/a
December	11,099	68,460	11,971	74,000	12,000	79,896	10,358	74,837	10,403	67,167	10,824	71,710	0	44,965	n/a	n/a
Totals	68,460		74,000		79,896		74,837		67,167		71,710		44,965			

2011 Monthly Sales Tax Activity (in thousands of dollars)



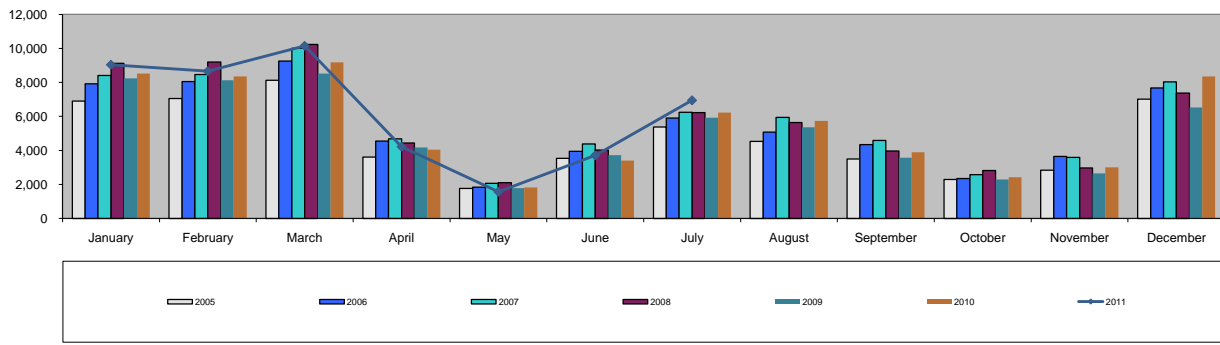
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Restaurants/Bars

	2005		2006		2007		2008		2009		2010		2011		Monthly 10-11	YTD 10-11
	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD		
January	6,897	6,897	7,924	7,924	8,414	8,414	9,117	9,117	8,231	8,231	8,515	8,515	9,039	9,039	6.2%	6.2%
February	7,047	13,944	8,058	15,982	8,467	16,881	9,208	18,325	8,129	16,360	8,343	16,858	8,660	17,699	3.8%	5.0%
March	8,117	22,061	9,256	25,238	10,015	26,896	10,240	28,565	8,527	24,887	9,186	26,044	10,151	27,850	10.5%	6.9%
April	3,609	25,670	4,552	29,790	4,678	31,574	4,440	33,005	4,173	29,060	4,042	30,086	4,222	32,072	4.5%	6.6%
May	1,760	27,430	1,832	31,622	2,058	33,632	2,107	35,112	1,783	30,843	1,812	31,898	1,570	33,642	-13.4%	5.5%
June	3,525	30,955	3,938	35,560	4,370	38,002	4,030	39,142	3,712	34,555	3,397	35,295	3,704	37,346	9.0%	5.8%
July	5,375	36,330	5,905	41,465	6,249	44,251	6,218	45,360	5,931	40,486	6,222	41,517	6,949	44,295	11.7%	6.7%
August	4,521	40,851	5,067	46,532	5,933	50,184	5,639	50,999	5,365	45,851	5,729	47,246	0	44,295	n/a	n/a
September	3,498	44,349	4,340	50,872	4,585	54,769	3,971	54,970	3,565	49,416	3,883	51,129	0	44,295	n/a	n/a
October	2,290	46,639	2,352	53,224	2,564	57,333	2,818	57,788	2,285	51,701	2,420	53,549	0	44,295	n/a	n/a
November	2,841	49,480	3,651	56,875	3,593	60,926	2,972	60,760	2,649	54,350	3,006	56,555	0	44,295	n/a	n/a
December	7,017	56,497	7,681	64,556	8,028	68,954	7,371	68,131	6,524	60,874	8,351	64,906	0	44,295	n/a	n/a
Totals	56,497		64,556		68,954		68,131		60,874		64,906		44,295			

2011 Monthly Sales Tax Activity (in thousands of dollars)



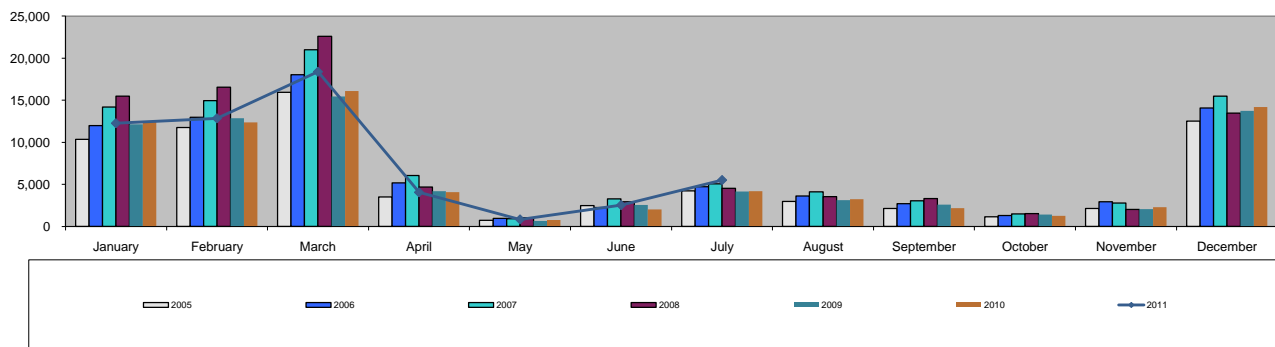
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Short-Term Lodging

	2005		2006		2007		2008		2009		2010		2011		Monthly 10-11	YTD 10-11
	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD		
January	10,342	10,342	11,997	11,997	14,179	14,179	15,489	15,489	12,141	12,141	12,493	12,493	12,273	12,273	-1.8%	-1.8%
February	11,762	22,104	12,972	24,969	14,965	29,144	16,540	32,029	12,871	25,012	12,369	24,862	12,862	25,135	4.0%	1.1%
March	15,956	38,060	18,021	42,990	21,002	50,146	22,619	54,648	15,452	40,464	16,099	40,961	18,400	43,535	14.3%	6.3%
April	3,486	41,546	5,176	48,166	6,060	56,206	4,669	59,317	4,206	44,670	4,080	45,041	4,053	47,588	-0.7%	5.7%
May	711	42,257	957	49,123	923	57,129	1,039	60,356	667	45,337	773	45,814	828	48,416	7.1%	5.7%
June	2,478	44,735	2,262	51,385	3,258	60,387	2,929	63,285	2,559	47,896	2,010	47,824	2,532	50,948	26.0%	6.5%
July	4,217	48,952	4,730	56,115	5,074	65,461	4,528	67,813	4,134	52,030	4,189	52,013	5,513	56,461	31.6%	8.6%
August	2,981	51,933	3,622	59,737	4,124	69,585	3,545	71,358	3,110	55,140	3,230	55,243	0	56,461	n/a	n/a
September	2,150	54,083	2,695	62,432	3,050	72,635	3,296	74,654	2,604	57,744	2,163	57,406	0	56,461	n/a	n/a
October	1,130	55,213	1,305	63,737	1,504	74,139	1,524	76,178	1,424	59,168	1,270	58,676	0	56,461	n/a	n/a
November	2,130	57,343	2,936	66,673	2,790	76,929	2,024	78,202	2,045	61,213	2,298	60,974	0	56,461	n/a	n/a
December	12,503	69,846	14,084	80,757	15,489	92,418	13,482	91,684	13,740	74,953	14,188	75,162	0	56,461	n/a	n/a
Totals	69,846		80,757		92,418		91,684		74,953		75,162		56,461			

2011 Monthly Sales Tax Activity (in thousands of dollars)



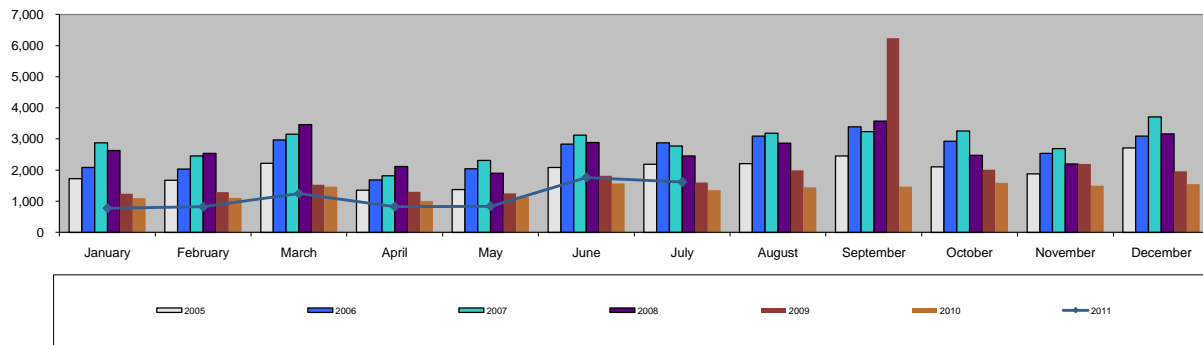
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Supplies

	2005		2006		2007		2008		2009		2010		2011		Monthly 10-11	YTD 10-11
	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD		
January	1,720	1,720	2,084	2,084	2,876	2,876	2,631	2,631	1,240	1,240	1,095	1,095	777	777	-29.0%	-29.0%
February	1,669	3,389	2,031	4,115	2,459	5,335	2,532	5,163	1,297	2,537	1,111	2,206	821	1,598	-26.1%	-27.6%
March	2,216	5,605	2,967	7,082	3,156	8,491	3,463	8,626	1,530	4,067	1,472	3,678	1,244	2,842	-15.5%	-22.7%
April	1,359	6,964	1,680	8,762	1,813	10,304	2,114	10,740	1,305	5,372	1,006	4,684	828	3,670	-17.7%	-21.6%
May	1,370	8,334	2,045	10,807	2,314	12,618	1,894	12,634	1,250	6,622	1,139	5,823	839	4,509	-26.3%	-22.6%
June	2,083	10,417	2,836	13,643	3,119	15,737	2,886	15,520	1,814	8,436	1,573	7,396	1,765	6,274	12.2%	-15.2%
July	2,186	12,603	2,872	16,515	2,770	18,507	2,450	17,970	1,602	10,038	1,354	8,750	1,616	7,890	19.4%	-9.8%
August	2,211	14,814	3,096	19,611	3,187	21,694	2,869	20,839	1,990	12,028	1,446	10,196	0	7,890	n/a	n/a
September	2,452	17,266	3,394	23,005	3,234	24,928	3,574	24,413	6,237	18,265	1,471	11,667	0	7,890	n/a	n/a
October	2,107	19,373	2,924	25,929	3,259	28,187	2,470	26,883	2,016	20,281	1,595	13,262	0	7,890	n/a	n/a
November	1,876	21,249	2,537	28,466	2,693	30,880	2,199	29,082	2,196	22,477	1,495	14,757	0	7,890	n/a	n/a
December	2,712	23,961	3,091	31,557	3,713	34,593	3,160	32,242	1,958	24,435	1,548	16,305	0	7,890	n/a	n/a
Totals	23,961		31,557		34,593		32,242		24,435		16,305		7,890			

2011 Monthly Sales Tax Activity (in thousands of dollars)



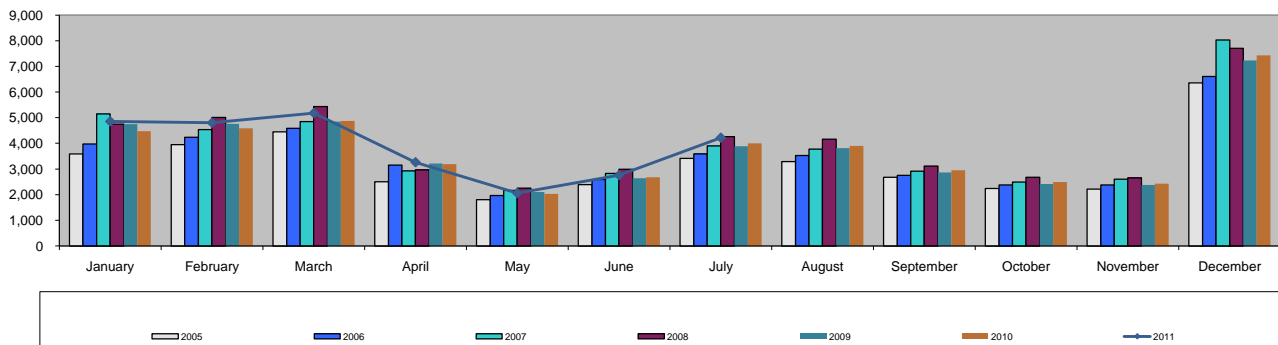
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Grocery/Liquor Stores

	2005		2006		2007		2008		2009		2010		2011		Monthly 10-11	YTD 10-11
	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD		
January	3,589	3,589	3,977	3,977	5,149	5,149	4,744	4,744	4,741	4,741	4,472	4,472	4,854	4,854	8.5%	8.5%
February	3,949	7,538	4,233	8,210	4,536	9,685	5,009	9,753	4,755	9,496	4,590	9,062	4,803	9,657	4.6%	6.6%
March	4,449	11,987	4,585	12,795	4,844	14,529	5,436	15,189	4,852	14,348	4,877	13,939	5,180	14,837	6.2%	6.4%
April	2,503	14,490	3,149	15,944	2,920	17,449	2,959	18,148	3,213	17,561	3,186	17,125	3,261	18,098	2.4%	5.7%
May	1,806	16,296	1,969	17,913	2,169	19,618	2,246	20,394	2,100	19,661	2,024	19,149	2,053	20,151	1.4%	5.2%
June	2,392	18,688	2,584	20,497	2,822	22,440	2,990	23,384	2,643	22,304	2,682	21,831	2,757	22,908	2.8%	4.9%
July	3,414	22,102	3,588	24,085	3,899	26,339	4,264	27,648	3,881	26,185	3,999	25,830	4,219	27,127	5.5%	5.0%
August	3,292	25,394	3,529	27,614	3,771	30,110	4,161	31,809	3,807	29,992	3,896	29,726	0	27,127	n/a	n/a
September	2,671	28,065	2,757	30,371	2,908	33,018	3,113	34,922	2,864	32,856	2,955	32,681	0	27,127	n/a	n/a
October	2,239	30,304	2,372	32,743	2,494	35,512	2,673	37,595	2,408	35,264	2,488	35,169	0	27,127	n/a	n/a
November	2,214	32,518	2,377	35,120	2,600	38,112	2,647	40,242	2,379	37,643	2,422	37,591	0	27,127	n/a	n/a
December	6,356	38,874	6,604	41,724	8,028	46,140	7,705	47,947	7,234	44,877	7,432	45,023	0	27,127	n/a	n/a
Totals	38,874		41,724		46,140		47,947		44,877		45,023		27,127			

2011 Monthly Sales Tax Activity (in thousands of dollars)



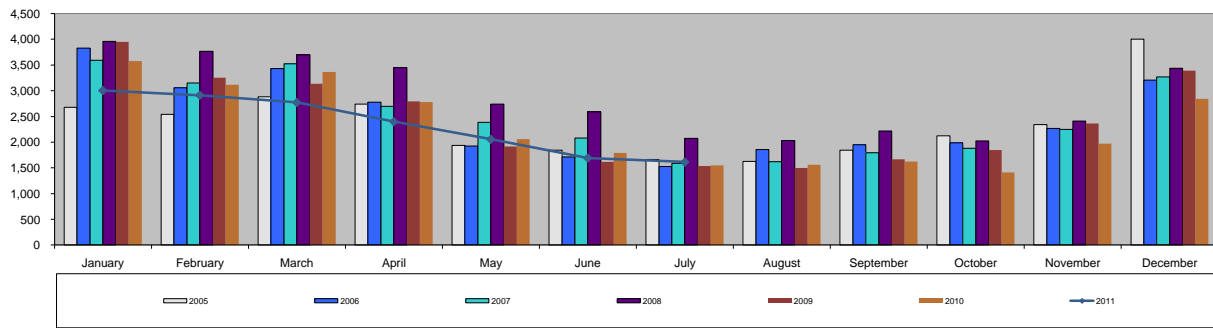
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Utilities

	2005		2006		2007		2008		2009		2010		2011		Monthly 10-11	YTD 10-11
	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD	Actual	YTD		
January	2,675	2,675	3,829	3,829	3,591	3,591	3,961	3,961	3,950	3,950	3,577	3,577	3,004	3,004	-16.0%	-16.0%
February	2,540	5,215	3,056	6,885	3,149	6,740	3,765	7,726	3,253	7,203	3,118	6,695	2,913	5,917	-6.6%	-11.6%
March	2,883	8,098	3,428	10,313	3,525	10,265	3,699	11,425	3,134	10,337	3,365	10,060	2,772	8,689	-17.6%	-13.6%
April	2,741	10,839	2,778	13,091	2,694	12,959	3,448	14,873	2,792	13,129	2,779	12,839	2,400	11,089	-13.6%	-13.6%
May	1,939	12,778	1,926	15,017	2,386	15,345	2,742	17,615	1,917	15,046	2,057	14,896	2,057	13,146	0.0%	-11.7%
June	1,846	14,624	1,713	16,730	2,078	17,423	2,588	20,203	1,620	16,666	1,793	16,689	1,693	14,839	-5.6%	-11.1%
July	1,663	16,287	1,529	18,259	1,588	19,011	2,075	22,278	1,539	18,205	1,548	18,237	1,614	16,453	4.3%	-9.8%
August	1,629	17,916	1,854	20,113	1,621	20,632	2,031	24,309	1,497	19,702	1,558	19,795	0	16,453	n/a	n/a
September	1,843	19,759	1,949	22,062	1,792	22,424	2,219	26,528	1,667	21,369	1,625	21,420	0	16,453	n/a	n/a
October	2,127	21,886	1,987	24,049	1,883	24,307	2,026	28,554	1,845	23,214	1,412	22,832	0	16,453	n/a	n/a
November	2,340	24,226	2,264	26,313	2,251	26,558	2,411	30,965	2,364	25,578	1,972	24,804	0	16,453	n/a	n/a
December	4,005	28,231	3,206	29,519	3,271	29,829	3,435	34,400	3,389	28,967	2,845	27,649	0	16,453	n/a	n/a
Totals	28,231		29,519		29,829		34,400		28,967		27,649		16,453			

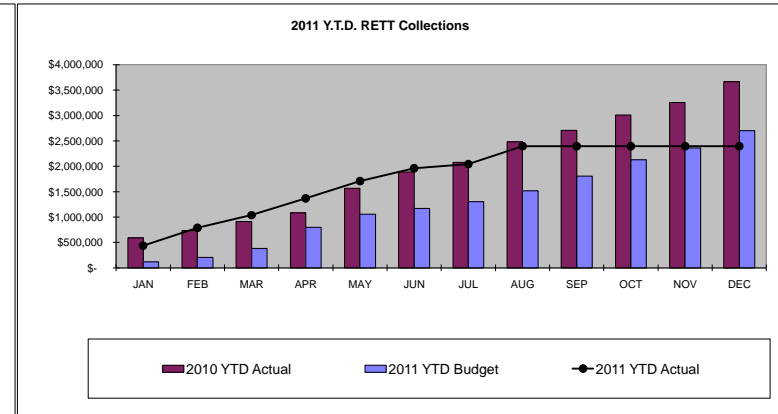
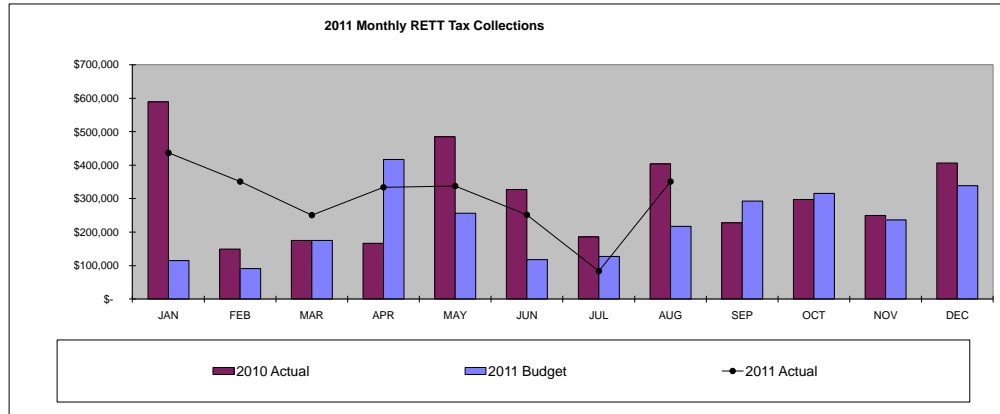
2011 Monthly Sales Tax Activity (in thousands of dollars)



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

Sales Period	2007 Collections			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%	83,522	65.4%	-75.7%	-55.1%	2,044,785	157.2%	-30.3%	-1.6%
AUG	594,349	3,527,032	62.1%	404,004	2,481,846	67.8%	217,061	1,517,440	56.2%	350,730	161.6%	-41.0%	-13.2%	2,395,515	157.9%	-32.1%	-3.5%
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	2,395,515	132.4%	-43.5%	-11.6%	
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	2,395,515	112.7%	-48.3%	-20.3%	
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	2,395,515	101.4%	-52.9%	-26.4%	
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	\$ 2,395,515	88.7%	-57.8%	-34.6%	

August RETT #s through 8/17/2011

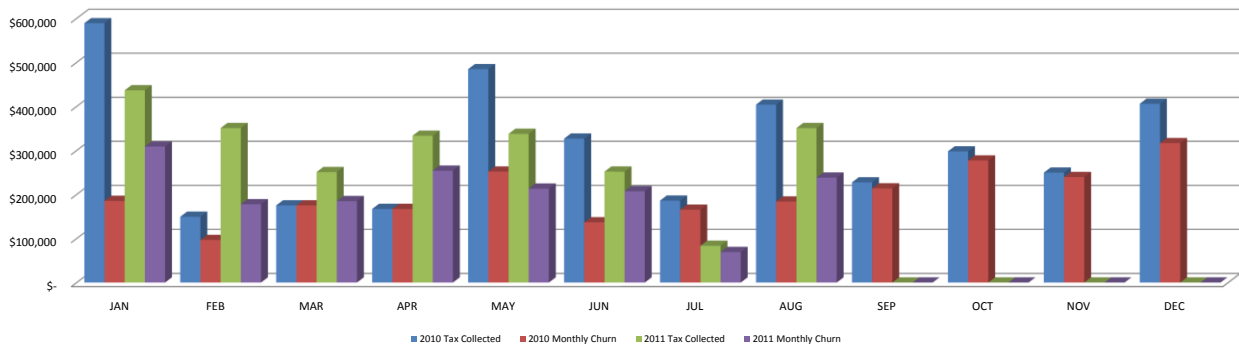


**TOWN OF BRECKENRIDGE
REAL ESTATE TRANSFER TAX CHURN
REPORTED IN THE PERIOD EARNED**

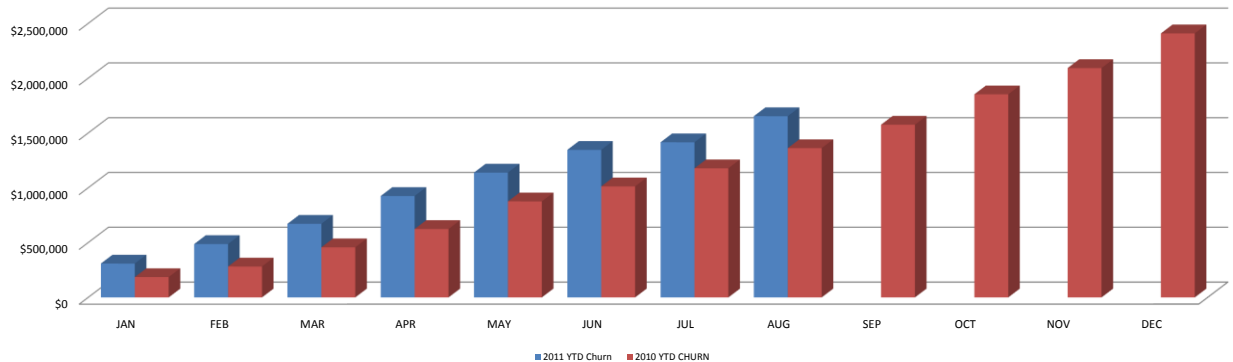
Sales Period	Tax Collected	Year To Date	2010 Collections					Monthly Churn	YTD Churn	% of YTD Total
			New Construction							
			Beaver Run	Grand Lodge	1 Ski Hill	Water House	Other			
JAN	\$ 588,874	\$ 588,874	0	403,514	0	0	0	\$ 185,361	\$185,361	31.5%
FEB	\$ 149,303	\$ 738,178	0	52,748	0	0	0	\$ 96,555	\$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	\$ 83,522	\$ 2,044,785	14,277	0	0	0	\$ 69,244	\$ 1,300,380	\$1,415,508	69.2%	20.1%
AUG	\$ 350,730	\$ 2,395,515	107,470			5,050	\$ 238,210	\$ 1,517,440	\$1,653,718	69.0%	21.4%
SEP	\$ -	\$ 2,395,515					\$ -	\$ 1,809,701	\$1,653,718	n/a	n/a
OCT	\$ -	\$ 2,395,515					\$ -	\$ 2,125,742	\$1,653,718	n/a	n/a
NOV	\$ -	\$ 2,395,515					\$ -	\$ 2,361,764	\$1,653,718	n/a	n/a
DEC	\$ -	\$ 2,395,515					\$ -	\$ 2,700,002	\$1,653,718	n/a	n/a

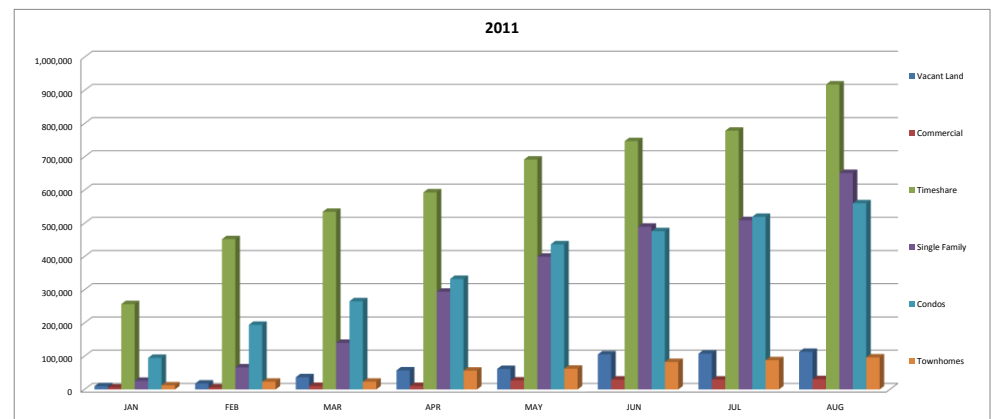
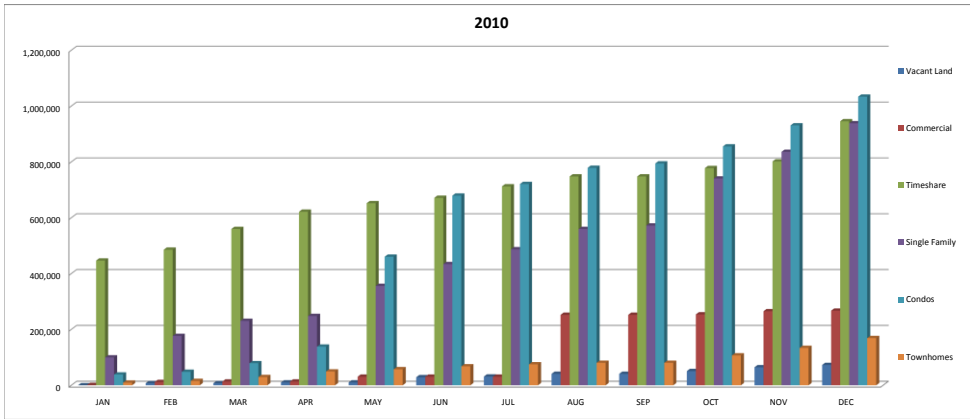
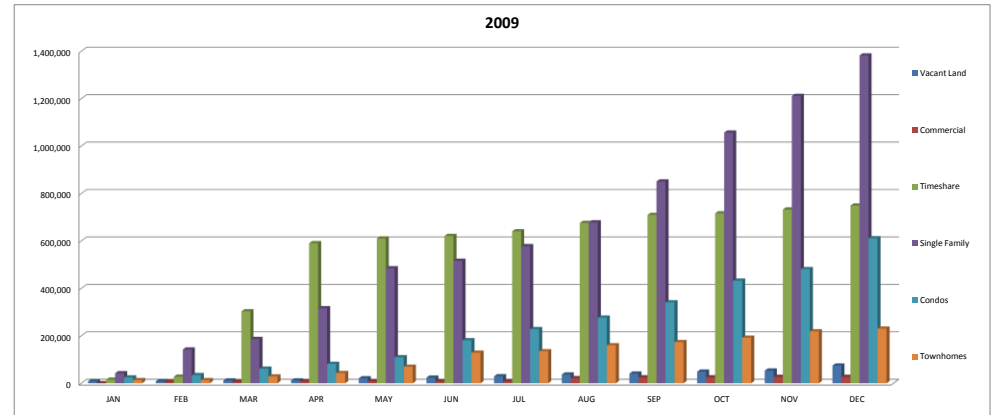
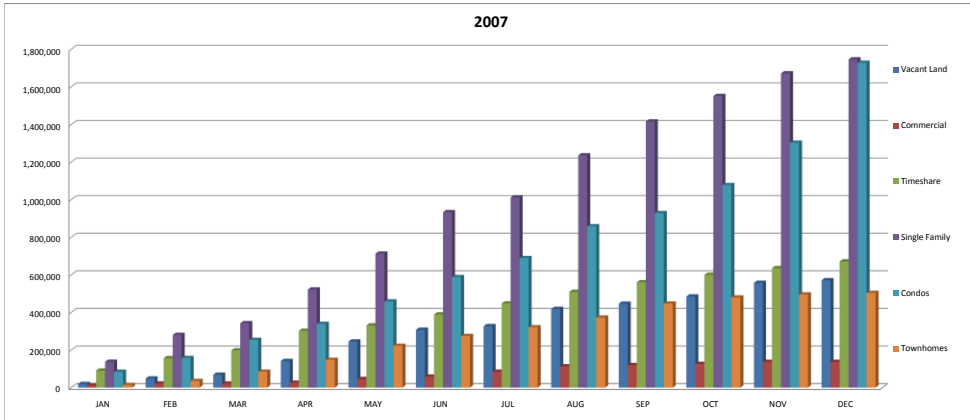
RETT Monthly Collections vs. Churn



YTD Churn Analysis

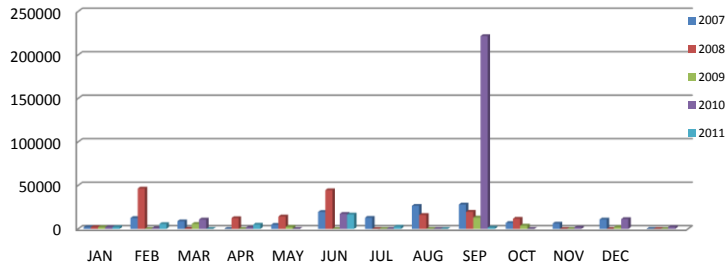


**TOWN OF BRECKENRIDGE
REAL ESTATE TRANSFER TAX COLLECTIONS
YTD CATEGORIES BY MONTH**

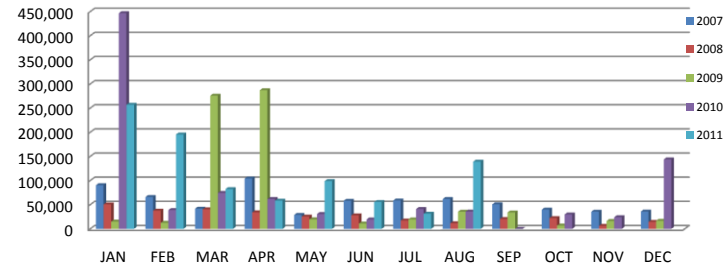


TOWN OF BRECKENRIDGE REAL ESTATE TRANSFER TAX COLLECTIONS MONTHLY BY CATEGORY

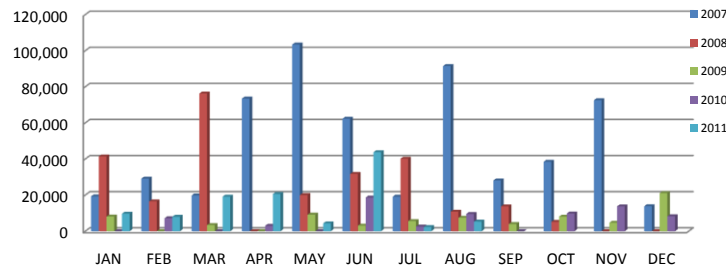
Commercial



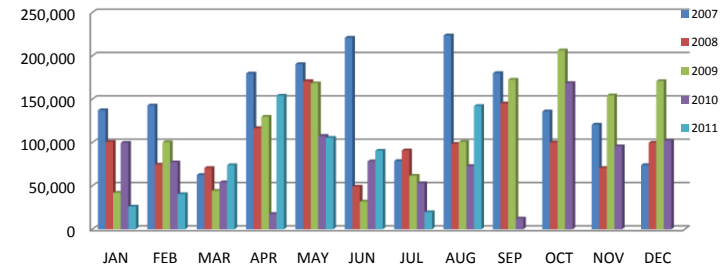
Timeshare



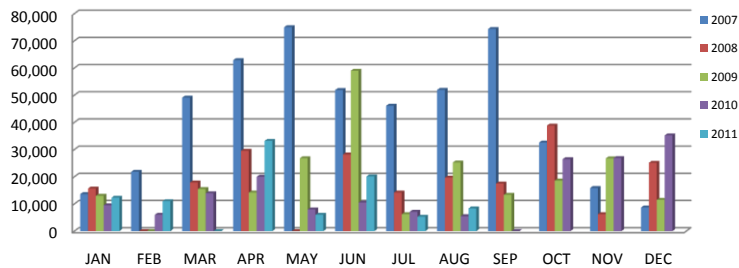
Vacant Land



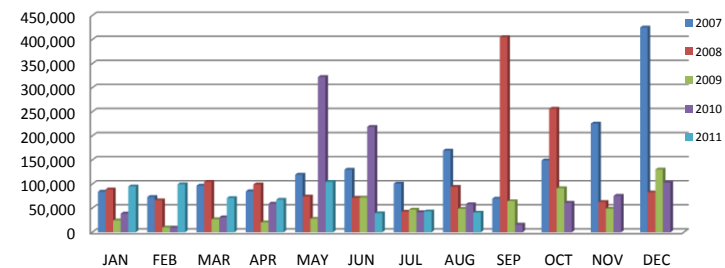
Single Family



Townhomes



Condos



TO: BRECKENRIDGE TOWN COUNCIL
FROM: BRIAN WALDES, FINANCIAL SERVICES MANAGER
SUBJECT: U.S.A. PRO CYCLING CHALLENGE PRELIMINARY FINANCIAL RESULTS
DATE: 9/6/11
CC: TIM GAGEN, KATE BONIFACE

The purpose of this memo is to summarize the preliminary financial results of the Breckenridge stage of the U.S.A. Pro Cycling Challenge (PCC) on August 27, 2011. This analysis will comprise two sections; the event budget analysis and sales activity impacts. The former will compare the actual expense and event revenue results to the budget created by the Breckenridge Local Organizing Committee (LOC). The latter section will summarize the preliminary estimates of impacts to local sales activity on that particular weekend (final weekend of August).

EVENT BUDGET ANALYSIS

The Town committed \$150,000 to promote and execute the Breckenridge PCC stage. In addition to this funding, the LOC was able to raise \$29,000 from local sponsors and patrons. Including some other revenue sources, the total revenue for the event is roughly \$200g. This total includes reimbursements from the race promoter for Town paid lodging expenses. As of this date, expenses total roughly \$150,000. This figure includes some estimates of invoices not yet received, but the final figure should not vary significantly.

With the results above considered, it appears the Town will not be required to expend the full \$150,000 budgeted for the event. This is a result of both the substantial revenues raised by the LOC, as well as efficiencies realized in many of the expense budget items. The actual expense to the Town will be in the \$120,000 range. The exact figure will be calculated when all invoices have been received and paid. This result includes the substantial jump in the entertainment segment of the LOC budget for Big Head Todd to play the Riverwalk Center.

SALES ACTIVITY IMPACTS

Prior to the event, the Town sent an electronic survey to all business license holders for which we have an email address. The balance received mailed surveys. To date, we have received 80 responses. The survey asked the license holder to compare their August 26th through August 28th results from this year with those of the equivalent weekends over the past 2 years. There was also a space available for additional comment with regard to how the license holder thought the event helped the Town and what they would like to see in the event's future. The results of the sales activity section of the surveys we have received are summarized in the tables below.

	<i>Avg % incr</i>
Lodging	63%
Restaurant	39%
Retail	76%

	<i>Restaurant</i>	<i>Retail</i>	<i>Avg % incr</i>
100N	50%	54%	52%
100S	38%	42%	41%
200S	n/a	56%	56%
300S	32%	51%	46%

The results of the questions regarding the impacts to Town are summarized in the table below.

Table 3

Impact					
Your business		Town overall		Drawing people	
<i>Very Positive</i>	39%	<i>Very Positive</i>	75%	<i>Very Positive</i>	84%
<i>Somewhat Positive</i>	28%	<i>Somewhat Positive</i>	24%	<i>Somewhat Positive</i>	14%
<i>No Impact</i>	21%	<i>No Impact</i>	0%	<i>No Impact</i>	1%
<i>Somewhat Negative</i>	6%	<i>Somewhat Negative</i>	1%	<i>Somewhat Negative</i>	0%
<i>Very Negative</i>	6%	<i>Very Negative</i>	0%	<i>Very Negative</i>	0%

Additional comments were also logged by staff. The majority of these comments were positive, and many reflected a desire to see the event return (next year, if possible). Negative comments were few. The log of all the comments is available for Council review upon request.

CONCLUSION

The PCC expenses will more than likely come in below the \$150g appropriated for the event. The business survey results are overwhelmingly positive, in terms of both financial and subjective metrics. Most survey respondents expressed a desire to see the event return. Town staff has not yet received any substantial negative feedback for the PCC.

TO: TOWN COUNCIL
FROM: BRIAN WALDES, FINANCIAL SERVICES MANAGER
SUBJECT: SUMMIT COUNTY SOLAR GARDEN PROJECT
DATE: AUGUST 23, 2011
CC: TIM GAGEN, KATE BONIFACE

The purpose of this memo is to present to Council a potential renewable energy opportunity for the Town of Breckenridge currently being developed by Summit County government. The potential project is a 'Solar Garden' that would allow entities, both public and private, to purchase renewable energy produced locally. These purchases would offset energy consumed from the grid. The aspect of Solar Garden projects that makes them different from Power Purchase Agreements (PPAs) is that the arrays need not be co-located with the consuming facility. This new rule issued by the PUC presents several new possibilities to end users.

Solar Garden Structure

A Solar Garden is intended as a mechanism for allowing widespread participation in renewable energy utilization. The owner, or "subscribing entity", is required to sell the power produced by their garden to customers, or "subscribers". Anyone in the Xcel service area and county wherein the garden is located is eligible to participate. In this case, it would be the nexus of Summit County residents and Xcel customers that will be potential subscribers. No single subscriber can purchase more than 40% of the garden's output. Subscribers may then resell their subscriptions at a later date. Financial savings are realized by subscribers in the form of credits on their Xcel bills. The current model being explored at this preliminary stage would require the subscriber to purchase a portion of the array up front. As such, there would be a break even period before savings would be realized. This aspect is substantially different from our current PPA. The PPA did not involve any upfront costs; the solar garden would require a substantial initial investment. A conservative estimate of the cost of investment is \$4/Watt. At this price point, 100 kW would cost \$400,000 up front. Preliminary break even estimates are currently 8-9 years. When considering that the solar arrays can produce for up to 30 years, this is an option worth contemplating, even with these conservative assumptions.

Potential Benefits for the Town

Investment in a solar garden could be an excellent complement to our current PPA project. Where the PPA offsets specific buildings that can accommodate large arrays, a solar garden can offset any location's usage without a collocated installation. In addition, the current solar garden structure would allow the Town to sell percentages of its share of the garden to private entities within the Town (or County, as described above). One example of how this could be an asset to the Town and our citizens is the potential for selling solar power to residences and/or businesses that cannot install their own arrays for various reasons. As such, residents in 'restricted' areas could still participate in renewable energy efforts, as well as save money in the long run. There would still be an upfront cost to the residents, very similar to the cost of installing their own arrays. Exact pricing models, tax credits, and other financial factors have yet to be finalized.

The Town could also maintain ownership of part of the array for its own purposes. This could include offsetting locations that are not suitable for arrays for whatever reason, similar to what we found at the Riverwalk center and golf course clubhouse. For example, the 160 kW in arrays we had planned on installing at these two locations could now be purchased by the Town and located at the solar garden. Under this arrangement, the Town would experience the long term financial benefits of the solar garden opportunity, as well as have the ability to directly offset consumption at locations where solar installations are not feasible.

Process and Timeline

Xcel will open applications for 6 mW of solar garden reservations sometime this fall. Current estimate are late September to early October. At that time, Xcel will review applications for potential solar garden locations. Applicants are encouraged to enter their forms as close to the opening of the process as possible. As such, the County will want their application ready as soon as possible. The current plan calls for a 500 kW array located at the dump in Dillon. As part of the application, the County will need to list 10 entities that have expressed interest in participating in the garden, i.e. purchasing a part of the array as soon as it is functional. Construction would begin in spring 2012.

Summary and Staff Request

The Summit County solar garden project is still in a very early stage. But, if the local application is accepted, it represents a very exciting opportunity for the Town to expand participation in renewable energy. We could both further offset our own energy consumption, as well as offer this opportunity to local citizens and businesses.

Is Council interested in further exploring participation in a solar garden project? If so, then we need to simply notify the County of our interest. Future steps would be to decide how much of the production to purchase. Staff will revisit with Council when actual costs, ROI, and break-even analysis have been completed. We are requesting commitment at this early date in order to help facilitate the County's application process, as they may need to have the documents ready in 6-8 weeks.

Solar Garden in Summit County

What is a Solar Garden?

A solar garden is a large solar (photovoltaic) array, optimally sighted for ideal solar production, and then parceled out and sold to “subscribers” throughout the County. In order to submit an application to Xcel, the County needs at least ten subscribers and no one subscriber can own more than 40% of the garden. The eventual goal is 100% subscription within two years. Subscribers can be individuals, businesses, local governments, non-profits, or other entities within Summit County who are retail customers of Xcel Energy. Each subscriber purchases a proportionate interest in the energy produced by the solar garden.



How do I subscribe?

Fill out our subscriber interest form (page 3). Interested subscribers are not financially liable until program details are release by Xcel Energy. No subscriber will be charged until the system is built. Power production is guaranteed by the developer within one month of payment.

How much solar can I buy?

Each subscription must be for a minimum of one kilowatt (qualified low income subscribers will be able to purchase less). The maximum subscription interest is 120% of the average annual consumption of electricity at the subscriber’s premise (or meter).

How much will it cost?

Until Xcel releases their “Standard Offer” (rebate or incentive they’re going to give each subscriber) for Solar Gardens, we won’t know how much a kilowatt in the solar garden will cost. However, the Public Utilities Commission has released their guidelines for Xcel, which give us a very good idea of what this number will be.

We hope to have several payment methods available. Currently, the upfront cost is estimated at \$3 to \$5 per watt of installed DC power (includes tax credit). So the minimum purchase of 1 kilowatt will be approx \$3,000 - \$5,000 upfront. Simple payback on your investment will be approximately 10-12 years. Options for leasing, or paying a monthly fee comparable to your utility bill, are being developed. .

How will your investment pay you back?

In energy (kWh produced by your share) and a monthly check (the renewable energy credit currently at \$.11/kWh). Energy appears on your bill as a ‘virtual net meter.’ A per kWh renewable energy credit is given to you as cash. Xcel is likely to charge a fee on this transaction, to be determined when the program is released. Renewable energy credits will be guaranteed from Xcel for 20 years.

For additional information or to sign up for the Solar Garden Subscriber list, please contact Lynne Greene at High Country Conservation Center: (907) 668-5703 or lynneg@highcountryconservation.org.

What if I move?

If you plan to sell your home, your share is transferable to any electricity meter in the county. If you leave the county, you can sell your share back to the project developer at current market value.

When will it be built?

If Summit County's application is accepted with Xcel Energy, the system will most likely be built in Summer, 2012. Subscribers will NOT pay for their share until the system is built, and will be guaranteed solar power within one month of paying for their share.

Who pays for the array to be built?

A solar garden will be possible in Summit County through partnership with a developer and financier, which will pay the upfront cost of building the system (several million dollars). This group also takes the tax credit associated with installation and passes savings along to the consumer. The developer organization handles liability and ownership issues, as well as software enabling the remote monitoring of share output.

Who is the developer?

We are currently in negotiations with the Clean Energy Collective. They successfully developed neighboring Garfield County's 800 kW solar array.

Where and how big will it be?

We aren't sure yet, but we are exploring the landfill, on Summit County Government land. It will be 500 kW in size, or approximately 3 acres. A 1200 sqft home would typically offset 100% of their electricity usage with 1-3kW of solar power. The average Summit County system is 5 kW in size (for a larger home).

Who handles maintenance ?

The developer includes a maintenance fee in the cost of the system, which will be no more than 5% of the cost of the project. The subscriber organization is responsible for all maintenance issues including breakage and snow loads. Panels are warranted at 85% of their power production on day one, for 25 years.

Who installs it?

The developer will accept bids for installation services.

What is the High Country Conservation Center's role?

Our role in this project will be to help facilitate a successful application to Xcel Energy for Summit County and work with appropriate partners for the project, including a subscriber organization, developer and financier.

For additional information or to sign up for the Solar Garden Subscriber list, please contact Lynne Greene at High Country Conservation Center: (907) 668-5703 or lynne@highcountryconservation.org.

Yes, I am interested in being on the subscriber list for a Summit County Solar Garden.

There is no obligation on my part at this time to purchase a subscription. Please keep me posted as things progress.

NAME:

PHONE and EMAIL:

SUBSCRIPTION SIZE (in kW)*:

*You can choose or guess at a rough amount you'd like to buy based on any or all of the following:

- What percentage of your usage do you want to offset? (You can get your 12 month usage from Xcel Energy at 1-800-895-4999.)--OR--
- How big of a system do you want? (A 4.5 kW system will produce approximately 6,000 kWh per year in Summit County.)--OR--
- How much do you want to spend? (A 2 kW to 4 kW size subscription will cost between \$8,000 and \$16,000 with a simple payback on your investment of 10-12 years.)

Please return this form or email the information above to Lynne Greene at lynne@highcountryconservation.org. For more information call 970.668.5703.

For additional information or to sign up for the Solar Garden Subscriber list, please contact Lynne Greene at High Country Conservation Center: (907) 668-5703 or lynne@highcountryconservation.org.

Memorandum

TO: Town Council
FROM: Tom Daugherty, Town Engineer
DATE: September 8, 2011
RE: Capital Improvement Plan

At the work session the proposed 2012 Capital Improvement Plan (CIP) will be handed out. It will include an "A" and "B" list of projects for 2012. The "A" list is the projects that are proposed to be funded and the "B" list is projects that could be funded if moneys become available.

The 5 year plan shows the planned projects for the next 5 years. This list evolves from year to year and is intended for the Council to use when evaluating the future spending on capital projects.

Behind the 5 year plan are the information sheets for each project in the 5 year plan.

Memorandum

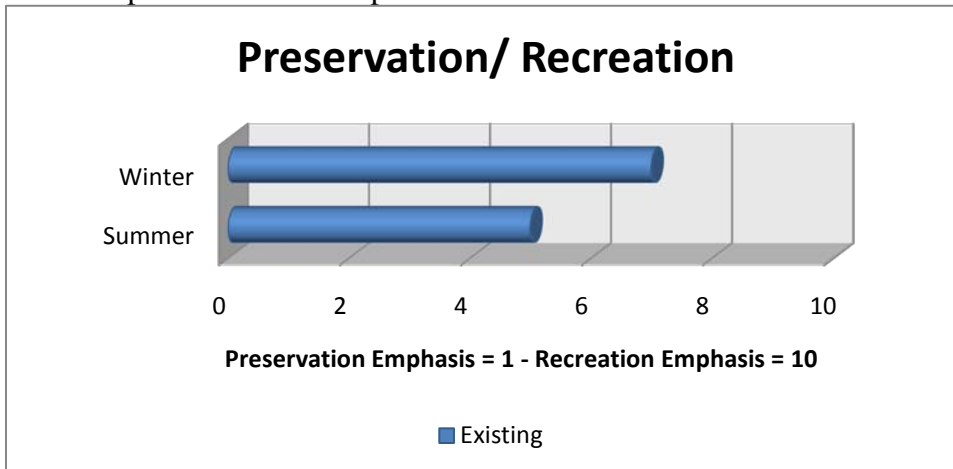
To: Town Council
From: Open Space and Trails Staff
Re: Cucumber Gulch Preserve Master Plan Continuum Exercise
Date: August 19, 2011 (for the September 13th meeting)

Background

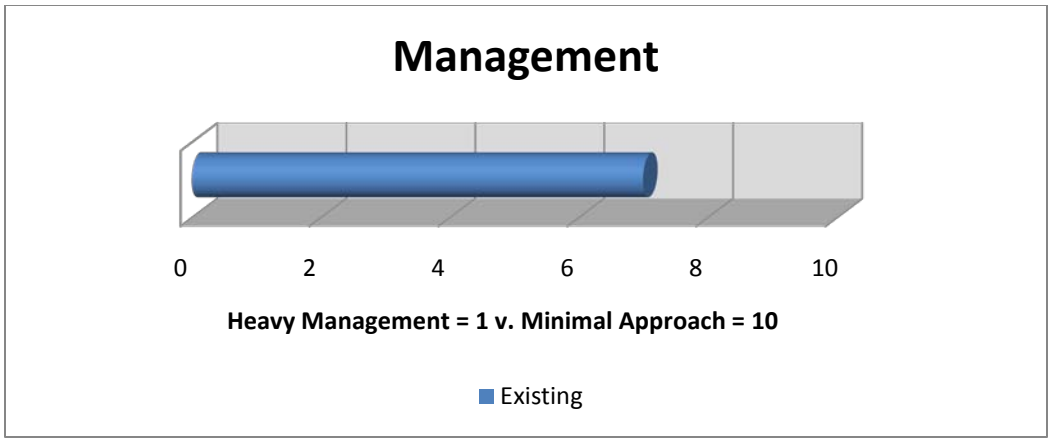
Recently, staff began developing a comprehensive management plan for Cucumber Gulch Preserve. As part of the plan development process, staff worked with the BOSAC on a continuum exercise that surveyed BOSAC members on several of the Preserve’s management issues. These issues included preservation levels, recreational access, land management, land acquisition, development restrictions, forest health, special events, and fencing and signage. Pursuant to Council’s direction, staff will be undertaking the exercise with you on September 13th. The results from the continuum exercise are intended to help staff draft management goals and actions for Cucumber Gulch Management Plan that BOSAC will review at its next meeting (September 12th).

Continuum Exercise

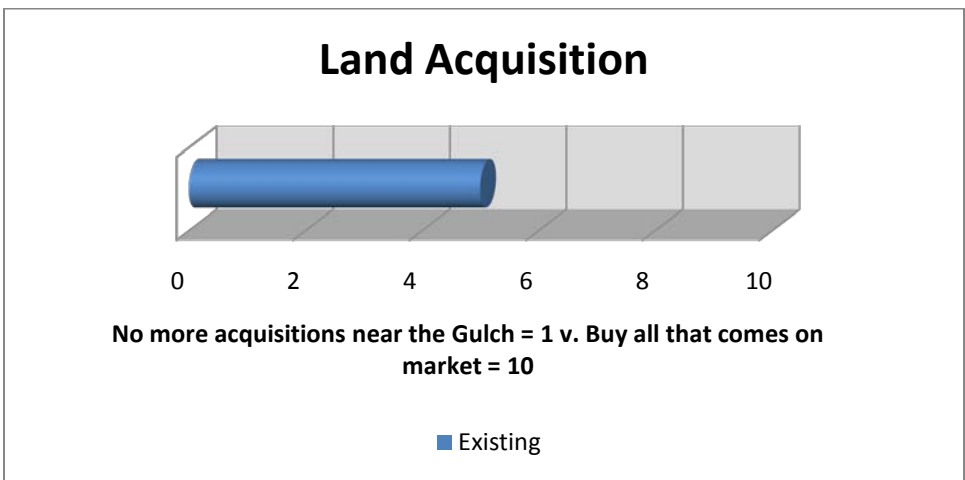
To conduct the continuum exercise, staff will outline each issue for Council and provide an existing baseline score between 1 and 10 for each issue. After reviewing the baseline score, Council members will individually state their numerical preference between 1 and 10 of how they desire each issue be addressed. During the exercise with BOSAC, some members verbally explained their preferred scores, and in other instances members thought the numerical direction was sufficient. After the Council states their numerical preferences, staff will total a median from the votes to establish preferred outcomes. Below are the baseline scores for the eight management issues that will be reviewed in this exercise. BOSAC completed this exercise, and those results will be provided to the Council upon Council’s completion of the exercise..



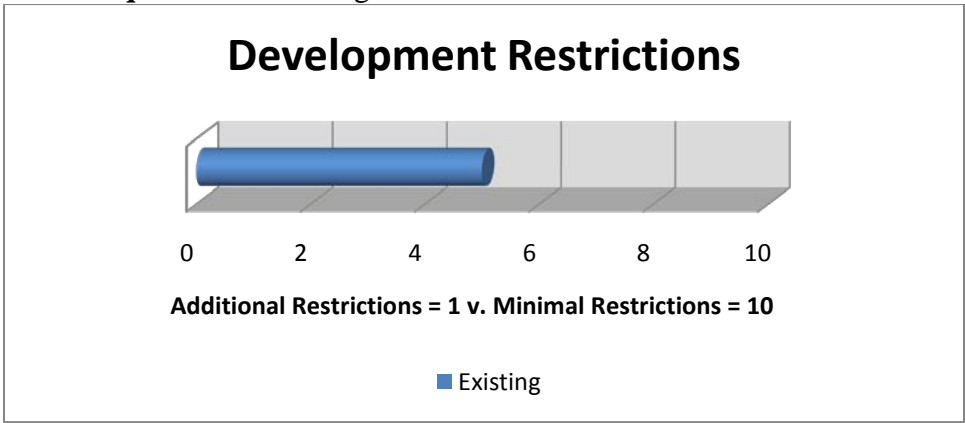
Preservation/ Recreation - Existing conditions summer 5, winter 7



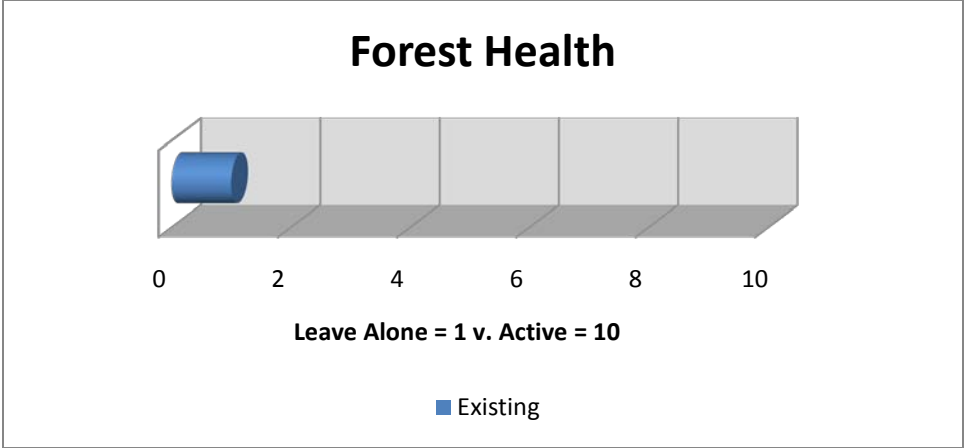
Management – existing 7



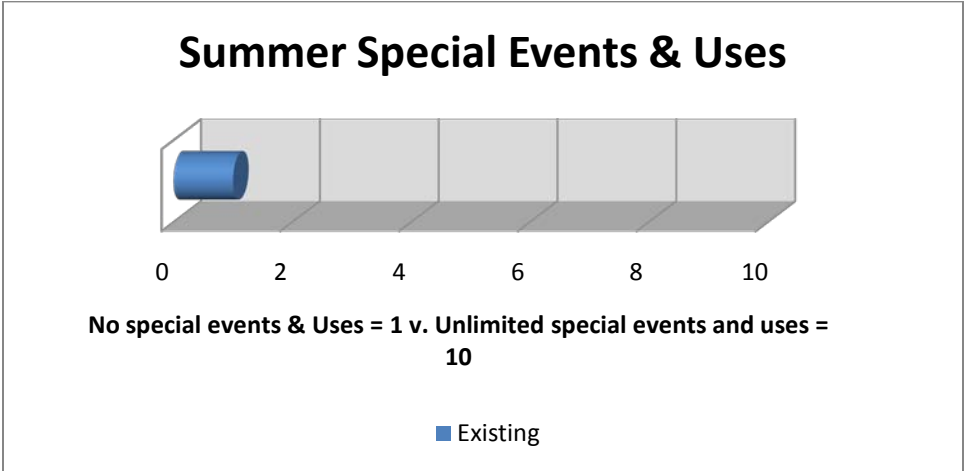
Land Acquisition – existing 5



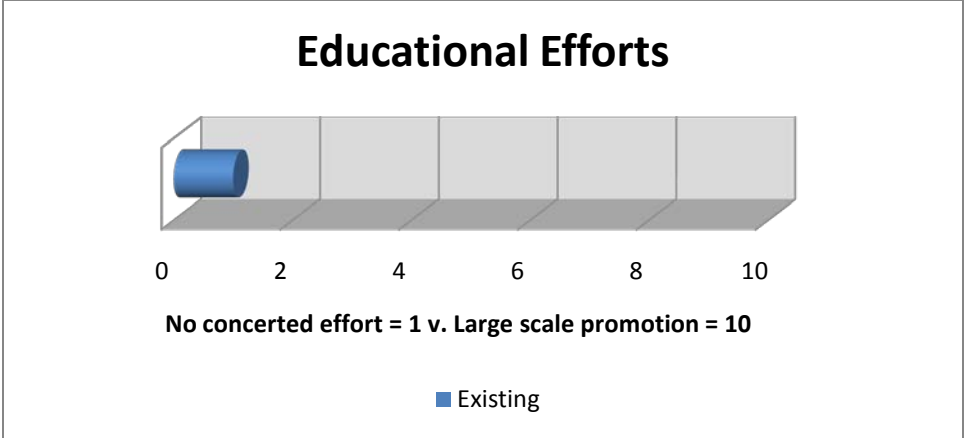
Development Restrictions – existing 5



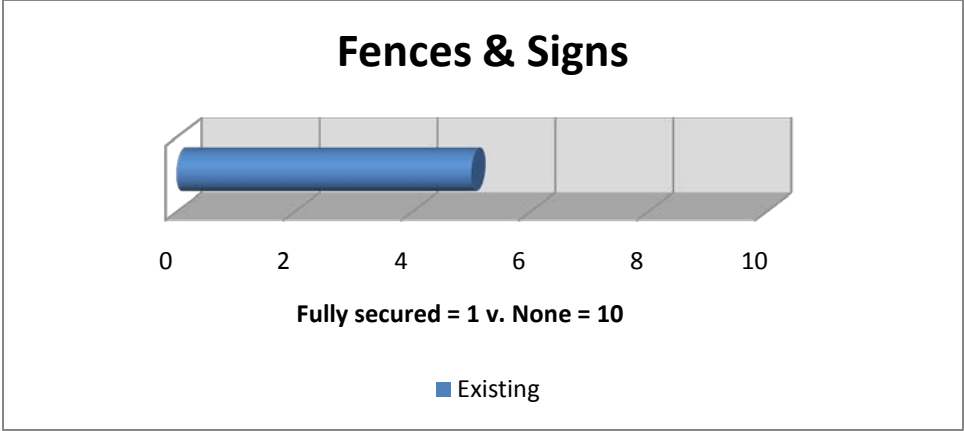
Forest Health – existing 1, preferred 2



Summer Special Events – existing 1



Educational Efforts – existing 1



Fences & Signs – existing 5,

Council Recommendation

Staff seeks Council feedback on the following:

- Numerical preferences for each of the eight management issues.
- Other issues in Cucumber Gulch that the Council would like to see addressed in the management plan?

MEMORANDUM

TO: Town Council

FROM: Chris Kulick, AICP
Lynne Westerfield, Summit County Community Energy Coordinator

DATE: December 7, 2010

SUBJECT: Summit County Community Energy Action Plan

Background

For the past eleven months the Summit County Energy Work Group has been meeting regularly to develop a community energy plan. The plan, when completed, will guide the residents and businesses of Summit County, Breckenridge, Dillon, Frisco, Silverthorne, Blue River and Montezuma to become more energy efficient and set goals for energy reduction and renewable energy creation. Members of the energy work group include representatives from each of the County's local governments, the Governor's Energy Office, Xcel Energy, Vail Resorts, High Country Conservation Center, a local architect and a local renewable energy company. Included in your packet is a working draft of the plan that is scheduled to go through a public process in the next couple of months. Prior to the start of the public process, the draft plan is being presented to all of the town councils in Summit County and the Board of County Commissioners for initial feedback. It is the goal of the work group and the Governor's Energy Office to have the councils and commissions of all the local Summit County governments endorse the plan at the completion of the public process.

The development of the energy plan is funded through the Governor's Energy Office Community Energy Coordinator grant. The grant dollars come from \$9.5 million allocated to the Governor's Energy Office under the Recovery Act-funded Energy Efficiency Conservation Block Grant program. Due to the GEO being heavily involved in the creation of the plan, it is anticipated signees to the plan may have an added advantage in receiving state funding for energy related issues. Prior to getting started on the energy plan, members of the group had an opportunity to attend a three day energy plan training program that was completely funded by the Sonoran Institute. At the training members of the group learned from other Colorado communities that had recently completed energy plans and begin the first steps of developing a plan of our own.

Getting support for the plan from all of the Summit County communities and ski resorts is a high priority among members of the working group and the GEO. To help ensure this goal is accomplished, we chose reduction targets and goals from those set by the State of Colorado's own plan. As you may recall, basing reduction targets and goals off of the State's plan is consistent with the Town's own Carbon Action Plan.

Proposed Reduction Targets

- Reduce county-wide energy use in buildings by 20% below 2007 levels by 2020.
- Summit County will produce 30% of its energy from renewable resources by 2020.
- Reduced vehicle miles traveled and fuel usage in Summit County.
- Achieve a community-wide waste diversion rate of 50% by 2020.

Intent of the Plan

The plan is a first attempt for all of the communities in Summit County to work together on energy issues and agree to a common vision. Our Carbon Action Plan says to "work with other communities and any statewide efforts to encourage more climate friendly transportation, energy generation and waste disposal practices" and notes the "Town continues to support the HC3 and their efforts to reduce the County's carbon footprint". This collaborative approach is also consistent with feedback we received during the Sustainable Breck public process.

Many Sustainable Breck participants suggested the Town work with neighboring communities to address issues of sustainability in addition to focusing on initiatives within the Town. The proposed County-wide plan will complement our own Carbon Action Plan, will not have any direct conflicts with the goals and actions of our plan, and will be subordinate to our plan. Due to the regional effort, the proposed County-wide plan is a non-binding plan designed to get buy-in from all of the communities in the County as well as the Ski Resorts.

Analysis of Plan Actions

Within the document a total of 36 community-wide recommended actions are listed to direct the partners towards achieving the stated goals. Of the 36 actions, 27 are prescribed to be conducted by the staff of HC3 and 22 call for direct involvement from the Town. In reviewing the plan staff specifically analyzed the actions that called for direct Town involvement to assess their feasibility and their impact on Town financial commitments and staffing resources. Through this assessment we acknowledge 12 of the actions listed request our involvement in endeavors we are currently not pursuing. Below is a list of these actions with comments from staff on how these new actions may affect the Town. The remainder of the recommended actions that prescribe Town involvement are either actions we are already undertaking or have been already directed to research. Future time committed from staff to this project in addition to our own sustainability initiatives is estimated at roughly five hours per month for one employee.

“Explore successful models for energy disclosure. These policies seek to inform the housing market by requiring that information about building energy performance be disclosed to potential buyers, renters and the general public. Models exist for disclosure at point-of-sale/ lease across the country. Work with appropriate parties to develop a viable program”. – Point of sale energy disclosure, requires sellers and landlords to inform potential buyers or tenants the true cost of energy consumed in the operation of a building. This concept was brought to the previous Council and at the time Council directed staff not to pursue this type of program, as there were concerns that disclosure (HERs rating) would add to the cost of home sales. Staff still believes this may be something to consider in the future as it is a new level of consumer protection and brings energy consumption into the forefront of items to consider when purchasing property.

“Work to develop and adopt a sustainable building code specific to commercial buildings in each town and the county”.

– Our Chief Building Official does not believe it is feasible to accomplish developing a commercial building code by committee the same way our residential code was developed. He believes if we decide we want to adopt a commercial sustainable building code, we should consider using a nationally recognized program such as “Green Globes” or “LEED”. If the Council is interested in supporting the future adoption of a green commercial building code our Building Department recommends the language of this action be changed to include adopting a “nationally recognized sustainable building code specific to commercial buildings”.

“Ensure local energy codes are linked to the most recent International Energy Conservation Code (IECC), so that they adapt as IECC becomes efficient”.

– Our typical timeframe for adopting new building regulations is every 3 to 6 years as needed in an effort to not be unduly confusing to our building community. Currently our building department has concerns that the 2009 IECC standards are not achievable in our climate without creating undue financial hardships on contractors. Our Building Department has additional concerns related to the 2009 code beyond energy requirements. For example the 2009 code requires sprinkling systems in all single-family homes. For these reasons the building department does not recommend supporting this particular action.

“Develop funding sources that will finance energy efficiency and renewable programs. Local programs will be locally sustained. Explore development of a local carbon offset program and participation by the ski industries. Explore use of Xcel franchise fee to fund energy programs. Consider a renewable energy or energy efficiency mitigation program similar to Pitkin County’s program”.

– Pitkin County’s REMP program is listed in our own Carbon Action Plan as a potential revenue generating mechanism. Programs such as these are an impact fee associated with excessive energy consumption and could be a significant revenue generator for local energy programs. It’s worth noting in general our Development Code is grounded in the philosophy of mitigating development impacts onsite and not being able to buy your way out of trouble and that our local builders most likely would not be in favor of another impact fee. Due to these concerns staff is not 100% supportive of this action.

“Develop a county-map of the best possible solar locations and rooftops. Explore creation of a solar map where any building owner/ manager can access their solar energy potential and links to solar installers. Enlist the support of CSU engineering students. HC3 has submitted a proposal to GEO for this project. Provide resources and consulting to the best candidates for rooftop solar”.

- Staff generally supports this project because of the potential benefits to area residents and anticipated minimal impact on staff time and financial resources.

“Research other large scale community-funded renewable energy projects, such as community solar gardens. Support is available from the National Renewable Energy Laboratory for this type of analysis. Create partnerships to pursue regional or statewide solutions”. - Our Finance staff will be looking into this concept when state laws for solar gardens change in 2011. Solar Gardens allow people who can't put solar panels on their houses or businesses to buy into community solar installations. These so-called solar gardens will offer subscribers the same benefits as people who install the panels on their roofs, including access to rebates and tax incentives. Solar garden subscribers will also see the electricity produced by their share of the panels show up as a credit on their electricity bills. Our Finance staff has stated that our PPA provider is interested in pursuing a solar garden within the Town. Despite a significant amount staff time that would be needed to facilitate a solar garden program, our Finance department estimates that all of the Town incurred costs for such a program can be recouped through the sale of service to the consumer while at the same time saving the consumer money on their electric bill and providing them with renewable energy. The main impact associated with a solar garden to the Town will be a long-term dedication of land for the solar garden to be sited. Because of the many potential benefits solar gardens could bring to the Town, staff recommends to continue working with our PPA provider and researching their feasibility.

“Research, analyze develop and recommend potential market initiatives. Consider enlisting student support for this effort. For example, Bloomberg New Energy Finance, one of the world’s leading providers of information and research in clean energy and carbon markets, often cites mechanisms such as the feed-in-tariff, where governments ensure a local price for renewable energy, as being critical to establishing renewable energy markets”. - Consulted with Brian Waldes on this concept and although he wasn't that familiar with the concept, he doubted we would be able to achieve the scale to support such a program and suggested we should not spend much time investigating this action.

“Work to standardize the applicable permit requirements and fees across all jurisdictions (to the greatest extent possible). Examine current regulations/ requirements in each jurisdiction and identify any existing impediments and or incentives”. - The Town already waives all planning and building permit fees for renewable energy systems, we would support all Summit County jurisdictions desire to followed our lead but understand that it is up to each individual jurisdictions to establish their own permit requirements and fees. Staff does not suggest spending much time or resources on this particular action.

“Explore models for local revenue generation for local projects, such as renewable energy credits, carbon offset program, or renewable energy mitigation fee. Develop options with potential partners, including the ski resorts”.

- Although sales of both carbon offsets and RECs are tools to finance both new and existing renewable energy technology, staff believes because of the many established carbon offset and REC programs such as Bonneville Environmental Foundation, Renewable Choice Energy and the Colorado Carbon Fund it will be difficult to establish a local carbon offset or REC program locally that will have enough critical mass to finance renewable energy projects of any type of scale. As mentioned above staff does not anticipate renewable energy mitigation programs would be very popular with developers. Due to these perceived limitations staff does not recommend spending much time developing these type of local programs.

“Consider requiring haulers to offer residential and commercial composting services. The towns and county can adopt a hauler ordinance or enter into a franchise fee with haulers, requiring them to offer specific services.” - Staff believes this an excellent way to increase waste diversion and facilitate recycling and composting. We acknowledge the County will have to take the lead on this initiative to ensure appropriate capacity and staffing at the landfill to accommodate an increase in recycling and composting.

“Examine current successful models of funding recycling and composting services. Current funding is vulnerable to decreased trash quantities. Possible options for Summit County include a Mill Levy or Trash Tax. In Boulder

County, the trash tax was initiated in 1988 as an occupation tax on trash haulers serving Boulder. Most trash haulers pass the tax on to the customers in their trash service bills. – Since revenues that support landfill operations, including recycling and composting are tied to “tipping fees” of trash volume, a decrease in landfilled trash and an increase of recycling and composting from a successful waste diversion program will result in a significant reduction in revenue while at the same time increasing operating expenses. Since the scenario will be unavoidable for a successful waste diversion program under the landfill’s current fee collection, an alternative revenue source will be necessary. Since this proposed action is a tax it will take significant resources to educate the public on the benefits this additional cost to facilitate greater waste diversion. This campaign may need to be handled similar to the outreach campaign that was conducted to gain support for the lodging tax.

“Consider requiring haulers to work in a specific district to reduce transportation inefficiencies. Consider requiring haulers to track and report waste, recycling and composting numbers to the County for tracking. Consider requiring haulers to roll the cost of recycling into trash pick-up, so that recycling is offered to all residents is offered to all residents for free”. – Staff has discussed similar ideas with our sustainable task force and in general believes these types of strategies should be pursued. One concept that the STF discussed is to limit one trash hauler contract per subdivision to eliminate duplicate trips and the inefficiencies that having an unlimited number of haulers serving a neighborhood creates. Staff also agrees that offering recycling along with trash service should be mandatory.

At this time we are not asking the Council to take any formal action but wanted to you to have a first look and solicit your comments prior to the public process. During the worksession we will be happy answer any questions and take comments related to the plan’s goals and actions.

Council Input

- Is Council generally supportive of participating in this County-Wide effort?
- Does Council agree with the conclusions staff has made on each of the seven actions that we have not yet undertaken of?
- Other Comments on the Plan.

Summit County

Energy Action Plan

DRAFT December, 2010

Energy Advisory Group

Public Sector Representatives

Governor's Energy Office, Mona Newton
Summit County Government, Kate Berg
Town of Breckenridge, Chris Kulick
Town of Dillon, Beverly Kaiser
Town of Frisco, Jocelyn Mills
Town of Silverthorne, Lina Lesmes

Business, Non-Profit, Education Representatives

About Saving Heat, Dennis Brachfeld
High Country Conservation Center, Lynne Westerfield, Trevor Schatz, Matt Wright
Innovative Energy, Michelle Zimmerman
Matt Stais Architects, Matt Stais
Summit Independent Business Alliance, John Karis
Vail Resorts, Dave November
Xcel Energy, Suzannah Pedigo

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Executive Summary

Background - Energy Planning as Part of a State-Wide Effort

The development of this energy plan is funded through the Governor's Energy Office Community Energy Coordinator Grant. Eighteen community partners across Colorado have received grants to develop local strategies for saving energy and creating jobs in the state's rural, agricultural and mountainous region. According to the Governor's Energy Office, the Community Energy Coordinators will "work across government boundaries, helping obtain energy related grants, developing local strategies and identifying the best energy efficiency opportunities for specific jurisdictions." The Community Energy Coordinator position is administered by the High Country Conservation Center (HC3). In order to ensure support from the Governor's Energy Office and all Summit County communities, reduction targets and goals in this plan were chosen in order to match those set by the State of Colorado's own plan. These targets and goals are also consistent with local plans adopted in the Towns of Breckenridge and Frisco.

The Energy Action Plan - A Living Document

The *Summit County Energy Action Plan* provides a community-based collaborative approach to energy solutions through a framework of goals, objectives, and action items. The *Energy Advisory Group* and supporting entities will continue to seek new and innovative strategies to achieve the overall goals of the *Summit County Energy Action Plan*. As such, the plan is a 'living document.'

- *Goals* provide long-term vision for Summit County.
- *Objectives* provide strategies for residents, government and business leaders.
- *Action Items* reflect specific, measurable tactics, to be implemented by public and private sector leaders and HC3, and guided by the *Energy Advisory Group*.
- ☑ *Early Action Items* - *Early Action Items* labeled in this document are currently in progress.
- * *Tier 1 Action Item* - *Tier One Action Items* will achieve measurable results in the first year of plan implementation.
- * * *Tier 2 Action Item* - *Tier Two Action Items* are in the developmental phase. They are meant to achieve measurable results in approximately three years.

The Stakeholders

Energy Advisory Group

The *Energy Advisory Group* has been primarily responsible for creating this energy plan and will guide plan implementation. Since May 2101, the *Energy Advisory Group* has been meeting monthly to gather and analyze baseline data, develop goals, objectives and action items, and implement early action items. The group, which is made up of public and private sector leaders and facilitated by HC3, includes representatives from Summit County Government, the Towns of Breckenridge, Dillon, Frisco and Silverthorne, the Governor's Energy Office, Xcel Energy, Vail Resorts, HC3, Summit Independent Business Alliance, and local architecture, retrofit and renewable energy companies.

Community Input

A larger 'stakeholder group' has provided input during the planning process. The 'stakeholder group' includes representatives from organizations across the county including Colorado Mountain College, the Northwest Colorado Council of Governments (NWCCOG), the Summit County School District, Eagle Valley Alliance, the Towns of Blue River and Montezuma, Summit Stage, local businesses and ski resorts. The plan formation process has been transparent to the public. The HC3 website, HC3

newsletter, and articles in the Summit Daily have cataloged progress. A community forum will be held in February 2011, in order to grow community support and help to shape the final plan.

Key Players

In guiding plan implementation, the *Energy Advisory Group* will solicit formal support from groups. In the first year of plan implementation, supporting resolutions will be solicited from each town council, the county commissioners, ski resorts and the business organizations. Supporting organizations will commit to working toward the goals in the *Summit County Energy Action Plan*. In achieving these goals, we expect supporting organizations to develop their own internal initiatives, outside of the action items included in this document. The *Summit County Energy Action Plan* is meant to catalyze local action while providing county-wide guidance, and pointing to key collaborative initiatives. For example, the Towns of Breckenridge and Frisco have adopted their own community-wide carbon and energy plans, which are consistent with the strategies outlined in this plan.

Vision

The vision of the *Summit County Energy Action Plan* is to power our community in a way that protects the natural environment upon which our economy and prosperity is based; secures our energy future by providing energy independence, security and efficiency; and builds on a culture of environmental and social responsibility to ensure the sustainability of our mountain lifestyle for current and future generations.

Statement of Purpose

Successful implementation of this plan will **lower greenhouse gas emissions, improve energy efficiency and conservation, and increase renewable energy production**. These solutions will have the following local effects. They will:

- save energy and money for residents and businesses,
- improve comfort and quality of life,
- reduce carbon dioxide and other harmful emissions,
- reinvest money in the local economy,
- revitalize building trades,
- reduce local economic risk from a volatile energy industry, and ultimately
- keep winters cool, benefiting our mountain lifestyle and (snow-based) economy.

Early Action Items

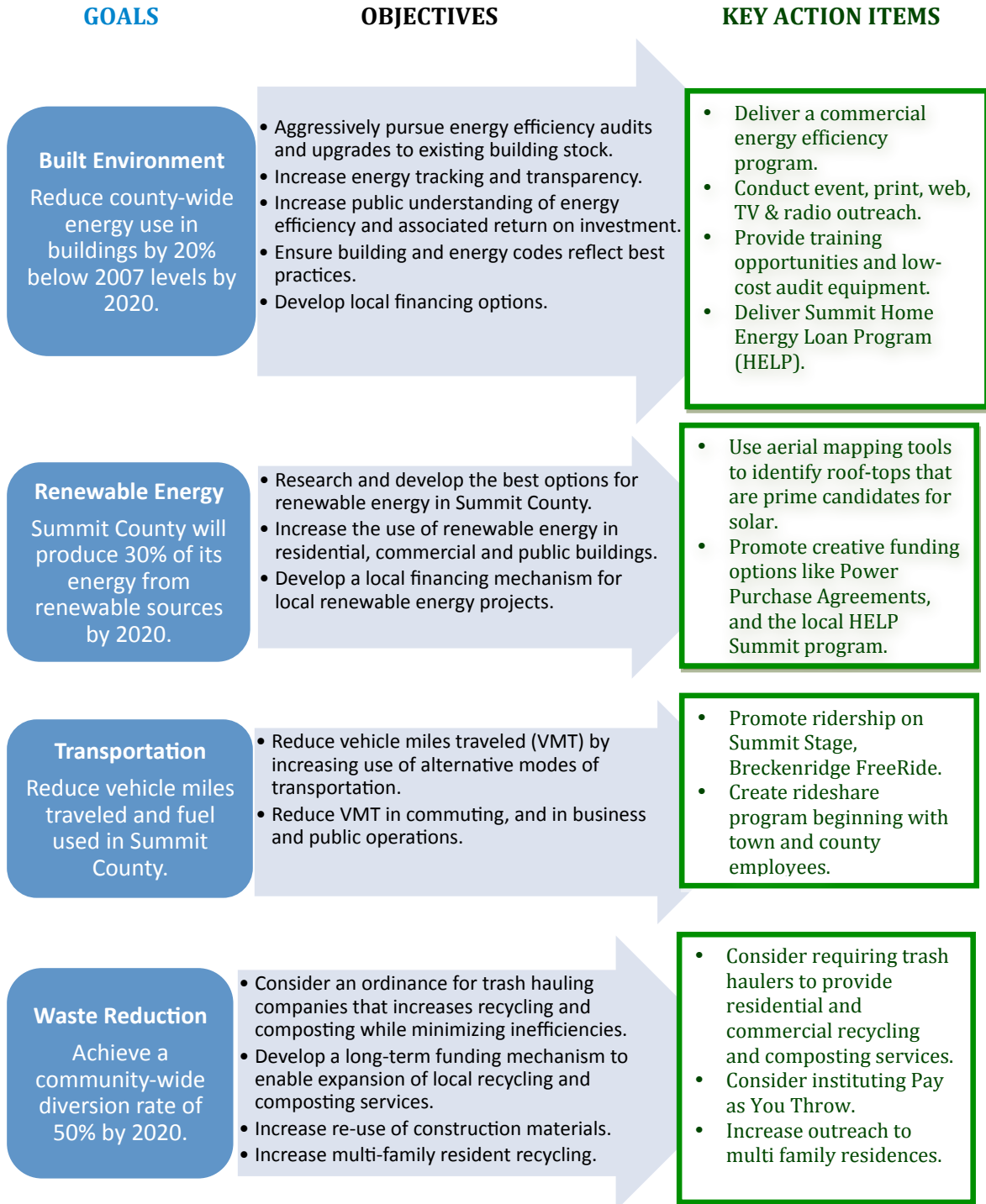
Strategies and tactics are recommended in four major areas: the built environment, renewable energy, transportation and waste reduction. Thirty-six action items are outlined in this document, ten of which are already in progress, as 'early action items.' Early action items have been selected as community priorities by the *Energy Advisory Group*, and have been implemented by HC3.

They include the following:

- An outreach and marketing program including events, print, radio, and web is being conducted (\$8,000 committed from Governor's Energy Office).
- Energy audit equipment has been obtained through a grant (\$9,000 committed from Governor's Energy Office) and will be rented out to community auditors.
- Two Building Performance Institute Energy Analyst courses have been offered in 2010.
- A pilot *energy efficiency for businesses program* has been developed and (\$7,500 in funding secured from The Governor's Energy Office with contribution from the Town of Frisco).
- County-wide energy data has been obtained from Xcel Energy. Ongoing analysis informs energy goals.

Key Strategies

Overall Goal: Reduce Summit County-wide greenhouse gas emissions by 20% below 2007 levels by 2020.



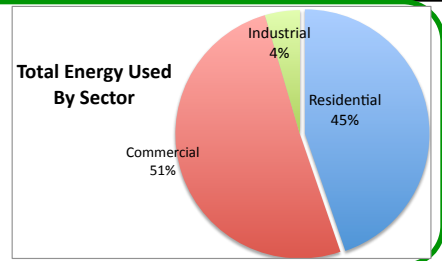
1. Built Environment

Goal: Reduce county-wide energy use in buildings and operations by 10% below 2007 levels by 2015, and 20% by 2020.

1.1 Objective: Aggressively pursue energy audits and upgrades to existing buildings.	
1.1.1 Promote energy audits and energy upgrades through marketing and outreach.	<input checked="" type="checkbox"/>
Deliver the HC3's <i>EnergySmart</i> marketing and outreach program addressing energy audits, energy efficiency and energy upgrades. Highlight return on investment and increase in building comfort. Audit numbers will increase from 150 in 2009 to approximately 200 in Summit County in 2011.	HC3 ¹
1.1.2 Develop a one-stop-shop where the community can access information on all available energy programs. Streamline incentives at the county level.	<input checked="" type="checkbox"/>
Develop a web-portal, help desk and call center where the community can access all incentives, programs, information and local services, housed on the HC3 website and at the HC3 office. Provide coaching and technical assistance to community members, contractors, businesses and residents.	HC3
1.1.3 Provide training opportunities for energy auditors and contractors.	<input checked="" type="checkbox"/>
Provide Building Performance Institute (BPI), ENERGY STAR and other training opportunities. Encourage local auditors and contractors to use best practice procedures.	HC3
1.1.4 Lower initial barriers for perspective auditors and contractors by providing rental equipment.	<input checked="" type="checkbox"/>
Energy assessment equipment (blower door, infrared camera, gas-sniffer, manometer) will be available to perspective auditors and contractors for a reasonable fee from HC3. Technical assistance and a brief tutorial will be provided.	HC3
1.1.5 Develop and secure funding for a energy efficiency programs for businesses.	<input checked="" type="checkbox"/>
Develop and secure funding for a comprehensive energy efficiency program for businesses. This program may be in conjunction with a green business program. A comprehensive green business program that highlights energy efficiency will include outreach, free or low-price energy and waste audits, coaching and technical assistance, incentives, and marketing. A pilot program has been developed and will be delivered in 2011 by HC3, and the Town of Frisco.	HC3 TOF ² TBD ³

Baseline Data:

In 2009, the commercial sector used slightly more than half of Summit County's energy and produced 43% of the County's CO₂ (from buildings). On average, one commercial premise in Summit County uses more than five times the electricity of one residential premise, and more than seven times the amount of natural gas (Xcel Energy data, 2009).



¹ The responsible entity or entities for implementation of action item will be noted in this column.

² TOF (Town of Frisco), Governor's Energy Office, have contributed matching funds to deliver a Frisco *CleanTracks* business program in 2011.

³ TBD (To Be Determined). The project will be expanded after it's pilot year and other partnering entities will be brought on board.

1.1.6 Deliver the Summit County Home Energy Loan Program (HELP)	*
Work with partners and stakeholders at the local, state and national level to find a solution to current road-blocks in the program. Work to institute a local solution if possible. After its pilot year, consider expanding the existing HELP program to include commercial buildings, and renewable energy.	HC3 SCG TOB TBD

Property Assessed Clean Energy (PACE) Programs:

PACE programs allow residents to obtain up-front funding for energy upgrades and pay the money back through property taxes. PACE programs across the country have been shown to boost local contractor jobs and reduce monthly energy bills for homeowners. The HELP Summit program was created in 2010 through a partnership between Summit County Government, the Town of Breckenridge and HC3. Ten applications were accepted and a total of \$100,000 was ready to be loaned by Summit County Government. Accepted applications were for cost efficient projects with high energy savings like insulation, air sealing and boiler replacement. The HELP Summit program, and PACE programs across the country, were placed on hold in August 2010, due to objections on the national level from the FHFA.

1.1.7 Increase technical assistance to building owners and managers to interpret audit results and implement recommended improvements.	*
Explore one-on-one coaching services for businesses and residents. Work with Summit County auditors to develop a coaching component to energy assessments. Explore coaching options for businesses in concert with a green business program. Increase coaching through HC3's website, help desk and call center (1.1.2).	HC3

Successful Example:

Boulder County's energy concierge program provides free assistance directly to homeowners and businesses at their respective locations. An energy concierge helps analyze energy audits, assist with contractors, explain financing options, and provide assistance with rebates.

1.1.8 Examine energy efficiency possibilities for home owners associations and multi-family units.	*
Continue to offer discounted audits in bulk to home owners associations (HOAs) and multi-family units (MFUs). Increase marketing and outreach. Explore creative funding mechanisms that lower upfront costs. Increase audits delivered to HOAs and MFUs by 50% in 2011.	HC3 TBD

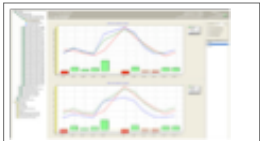
1.2 Objective: Increase energy tracking and transparency in Summit County, in order to promote more informed energy choices.

1.2.1 Develop community-level tracking tools. Use energy baseline and tracking data to inform energy consumption goals.	<input checked="" type="checkbox"/>
Continue to collect and analyze Xcel Energy data by premise, square foot, end user (commercial, industrial, residential) and \$ per taxpayer. Explore community-level tools that allow individuals to enter data, which can that be aggregated across the community.	HC3 EAG ⁴

⁴ EAG (Energy Advisory Group) will work with HC3 to analyze community energy data and use data to inform energy goals.

1.2.2 Encourage businesses, industry, public entities and residences to track (and therefore understand) energy data and costs.	*
Encourage use of tracking tools including spreadsheets or free online tracking tools like <i>GreenQuest</i> and EPA Portfolio Manager for public entities, businesses, industry, and residences. Explore one-on-one coaching opportunities to increase energy tracking.	HC3, All Parties ⁵


Free Online Analysis Tools:
Free individual tracking tools like *GreenQuest* provide building owners with simple analyses showing energy use and cost over time, and effects of weather and other factors on energy use. Other free analysis tools like EPA Portfolio Manager are



1.2.3 Promote energy monitoring devices like home energy monitors or kilowatt meters, to enable energy measurement and transparency.	*
Kilowatt meters were distributed to local libraries in 2010 (provided by Xcel Energy). Kilowatt meters (or Kill A Watt meters, after the popular device made by P3) are plugged between a wall socket and an electrical appliance to show how much energy the appliance uses. Another tool in measurement, home energy monitors usually involve real-time monitoring of whole-house energy use, a web-server interface and in the case of the smart meters, two-way communication with the utility. HC3 will work with partners including GEO and Xcel Energy to explore further funding for greater dissemination of measuring devices.	HC3

1.2.4 Consider instituting premise-level disclosure of energy information before sale or lease of building.	**
Explore successful models for energy disclosure. These policies seek to better inform the housing market by requiring that information about building energy performance be disclosed to potential buyers, renters, and the public. Models exist for disclosure at point-of-sale/lease across the country. Work with appropriate parties to develop a viable program.	All Parties

Successful Example:
In Seattle, on February 1st, 2010, Mayor Mike McGinn signed a bill into law that included mandatory building performance disclosure for multifamily properties with five units or more. Commercial building owners are required to disclose Energy Star Portfolio Manager benchmarking data and performance ratings. Outreach and training are a key part of the program. The Seattle Building Owners and Management Association chapter has developed the Kilowatt Crackdown challenge, a competition that challenges the real estate industry to reduce energy use through rating disclosure. The City of Seattle’s economic analysis showed that the program would save more than 47 million kWh annually and create as many as 150 jobs. It is widely supported by trades industry in Seattle (Sarno, 2010, NorthEast Energy Efficiency Partnership). Mandates may not be necessary. For example, Denver has explored voluntary disclosure programs.

1.3 Objective: Increase public understanding of energy efficiency and associated return on investment.	
1.3.1 Deliver outreach and technical assistance to those involved in the market cycle of new and existing residential and commercial buildings.	

⁵ HC3 will encourage public and private entities to track energy data. Supporting partners will commit to tracking and analyzing energy data, including the towns and County, ski resorts, and other business partners.

Work to affect change in respective industries. Deliver HC3's <i>EnergySmart</i> marketing and outreach program with the following target audiences: homeowners and occupants, property management companies, homebuyers, lenders, realtors, builders and appraisers. Highlight understanding of increased market value of energy efficiency.	HC3
1.3.2 Develop community awareness of energy goals.	<input checked="" type="checkbox"/>
Community leaders from the public and private sector will be a part of the Energy Action Plan formation and implementation process. Energy Advisory Group will work to obtain support from key entities. The plan itself will be marketed through events, media outlets and by physical distribution of the plan itself. Supporting partners will facilitate staff awareness at respective entities.	HC3, All Parties

1.4 Objective: Ensure building and energy codes for new and existing buildings reflect best practices in energy efficiency.

1.4.1 Expand and strengthen existing sustainable building code.	* *
Encourage adoption of the sustainable building code by all municipalities. Consider strengthening existing sustainable building code to apply to remodels and building upgrades. Work with Sustainable Building Code advisory group, HC3, and all towns and county government.	Towns & County, HC3

Summit Sustainable Building Code
 The Summit Sustainable Building Code addresses all residential construction and additions. It uses a points-based system in three sections: Mandatory Measures; Secondary Measures, which includes Intensive Energy Measures; and the Sustainable Building Menu. The code was created through a collaborative effort that involved HC3, local builders, and town and county representatives.

1.4.2 Consider development of a commercial building code.	* *
Work to develop and adopt a sustainable building code specific to commercial buildings in each town and the county.	Towns & County
1.4.3 Ensure that energy codes reflect best practices.	* *
Ensure local energy codes are linked to the most recent International Energy Conservation Code (IECC), so that they adapt as IECC becomes more efficient. Explore further incentives or increased requirements for energy efficiency for existing sustainable building code.	Towns & County

1.5 Objective: Develop local financing options.	
Develop funding source(s) that will finance energy efficiency and renewable programs. Local programs will be locally sustained. Explore development of a local carbon off-set, renewable energy credit program, or local community-renewable energy project. Explore participation by ski resorts. Explore use of Xcel Energy franchise fee to fund energy programs. Explore renewable energy or energy efficiency mitigation programs.	* * EAG, HC3

Successful Example:

In 2000, Aspen and Pitkin County used a luxury tax to create a successful funding source for energy programs, entitled the Renewable Energy Mitigation Program (REMP). REMP requires homeowners to pay a fee or install renewable energy systems if their home is over 5,000 sqft. Home owners are also charged a fee up to \$100,000 if they exceed the 'energy budget,' related to equipment for snowmelt. To date the program has raised over 7 million dollars. Phil Overeynder, city utility director, reports few complaints. "When you present the program in its proper context, people understand. We either offset the cost—both economic and environmental—of luxury energy consumption, or we place more restrictions on use. Being able to show where the money goes also has helped build support for REMP" (Energy Services Bulletin, Vol. 22, No.1).


2. Renewable Energy

Goal: Summit County will produce 15% of its energy from renewable sources by 2015 and 30% by 2020.

2.1 Objective: Research and develop the best options for renewable energy in Summit County.	
2.1.1 Use National Renewable Energy Laboratory (NREL) data, in combination with aerial mapping tools to analyze the solar-energy potential of Summit County rooftops and open spaces.	*
Develop a county-map of the best possible solar locations. Explore creation of a solar map where any building owner/manager can access their solar-energy potential and links to solar installers (Denver is currently working on such a project). Enlist the support of CSU engineering students, NREL, and/or other partners as necessary. HC3 has submitted a proposal to GEO for this project. Provide resources and consulting to the best candidates for rooftop solar.	HC3, Towns & County, TBD
2.1.2 Identify locations and options that would be most appropriate for community-scale production of renewable energy.	**
Support is available from NREL for this type of analysis. Research other large scale community-funded renewable energy projects, such as community solar gardens. Create partnerships to pursue regional or statewide solutions. Work to develop the community-scale renewable energy systems that are identified as most appropriate. Potential options include: community solar gardens, hydropower at Dillon Dam, partnership opportunities with the school district that include an educational component.	TBD

Successful Example:
 The *Ellensburg Solar Community Project* in Ellensburg, Washington, began generating power in November of 2006, and has since produced more than 170,000 kilowatt-hours, averaging 58,000 kilowatt-hours, annually. Local residential and commercial utility customers were asked to partner with the City to help fund the project. In exchange for their financial support, the members receive compensation for each kilowatt-hour of electricity produced by the project (in a form of a credit on their utility bill) for a period of 20+ years. To calculate member reimbursement, Ellensburg values the power at the local utility's wholesale rate.

2.1.3 Research and analyze factors in successful renewable energy markets, make recommendations for Summit County.	**
Research, analyze, develop and recommend potential market initiatives. For example, the feed-in tariff, where governments ensure a local price for renewable energy, is often cited by energy market analysts, as being critical to establishing new energy markets (Bloomberg New Energy Finance, 2010). Consider enlisting student support for this effort.	TBD

2.2 Objective: Increase the use of renewable energy in residential, commercial, and public buildings.	
2.2.1 Increase public understanding and awareness of renewable energy options.	

<p>Make renewable energy information more accessible to the public through a virtual and physical one-stop shop. Deliver HC3's <i>EnergySmart</i> marketing and outreach program highlighting renewable energy, return on investment. To be implemented by HC3 and local renewable energy companies. Consider development of renewable energy curriculum in K-12 schools.</p>	<p>HC3</p>
<p>2.2.2 Streamline local building permit procedures to facilitate installations of on-site renewable energy systems in residential and commercial buildings.</p>	<p>*</p>
<p>Examine current regulations/requirements in each jurisdiction and identify any existing impediments and or incentives. Work to standardize the applicable permit requirements and fees across all jurisdictions (to greatest extent possible).</p>	<p>Towns & County</p>
<p>2.2.3 Develop and promote creative funding options for residential, commercial and public renewable energy.</p>	<p>**</p>
<p>Consider renewable energy options for the Summit Home Energy Loan Program (HELP). Promote creative funding mechanisms like Power Purchase Agreements (PPAs).</p>	<p>Towns & County</p>

A Power Purchase Agreement, or PPA, is a legal contract between an electricity generator (provider) and a power purchaser (host) that allow for creative financing of renewable power. PPAs allow the building owner to have solar panels installed without upfront cost and in most cases without owning the panels. Building owners usually agree to a rate of purchase for energy.

<p>2.3 Objective: Develop a local financing mechanism for local renewable energy projects.</p>	
<p>Explore models for local revenue generation for local projects, such as renewable energy credits, carbon off-set program, or renewable energy mitigation fee. Develop options with potential partners, including the ski resorts.</p>	<p>** All Parties</p>

3. Transportation

Goal: Reduce vehicle miles traveled and fuel used in Summit County.

3.1 Objective: Reduce vehicle miles traveled (VMT) by increasing use of alternative modes of transportation.	
3.1.1 Increase use of public transportation in Summit County.	*
Explore market factors and ridership to commuting counties. Promote ridership on the Summit Stage and Breckenridge Free Ride.	Towns & County, HC3
3.1.2 Explore bike share or car-share program.	**
Work with local stakeholders to explore possibilities for local bike-share program. Examine successful models such as Denver’s bike-share program. Explore car-share programs like zipcar, where cars are available for a fee, to be picked up and returned to a reserved parking space.	TBD
3.1.3 Increase regional transportation options to and from Summit County.	**
Support regional solutions for rail or transit options to lessen vehicle traffic along the I-70 corridor. Promote partnerships with entities to provide improved public transport options. To be implemented by all parties.	TBD

3.2 Objective: Reduce VMT in commuting, and in business and public operations.	
3.2.1 Create county-wide initiative to reduce single occupant vehicle travel.	*
Create a public employee ride-share program that encourages town and county employees reduce single occupancy vehicle miles. Program can later be expanded. Adopt a county-wide and all-town resolution to support employee trip reduction programs. Promote carpooling, teleconferencing, telecommuting and flexible hours by county businesses/major employers.	Towns & County, TBD
3.2.2 Increase use of local products, especially growth and distribution of local food.	*
Work with HC3’s local and sustainable food program to support local food production, distribution and use. Work with HC3 and local business groups to conduct outreach opportunities. As part of sustainable and energy efficiency business program, consult with businesses to end inefficient purchasing practices. To be implemented by HC3, local business groups, and towns and the County as appropriate.	HC3, TBD
3.2.3 Encourage businesses to reduce inefficient transportation operations.	*
Offer consulting services to businesses, either separately or as a part of green business program. Address inefficiencies in business operations as they pertain to transportation. To be implemented by HC3, local business groups, and towns and the County as appropriate.	HC3, TBD
3.2.4 Increase public knowledge of and ability to use alternative transportation options.	*
Promote Summit Stage, Breckenridge Free Ride and other public transportation options, walking, biking, and living close to where you work. Encourage fuel efficient driving practices and flexible work schedules.	TBD

4. Waste Reduction

Goal: Achieve a community-wide waste diversion rate of 35% by 2015, 50% by 2020, and 75% by 2030.

4.1 Consider an ordinance for trash hauling companies (haulers) that increases recycling and composting while minimizing inefficiencies.

4.1.1 Consider requiring Summit County haulers to offer residential and commercial recycling and composting services.	*
Consider requiring haulers to offer residential and commercial composting services. The towns and county can adopt a hauler ordinance or enter into a franchise fee with haulers, requiring them to offer specific services. HC3 will work with the County, towns, and stakeholders to develop viable recommendations for a Summit County ordinance.	Towns & County

Successful Examples: Trash Hauler Ordinances in Boulder County

Boulder County's trash hauler ordinance combines mandatory recycling and composting with other hauler regulations. The residential diversion rate in Boulder County is currently 50%. A December 2007 ordinance requires haulers to:

1. Offer unlimited, weekly or bi-weekly recycling collection services at no additional cost (cost is rolled into trash fees.)
2. Provide customers in certain areas of the unincorporated county with weekly or bi-weekly collection of up to 96 gallons of compostables (food wastes, yard wastes and other organics) at no additional cost.
3. Charge residential customers based on the volume of waste that is set out for collection (PAYT). Boulder County haulers are allowed to charge their customers either a straight per-can rate, or a base fee and a per-can rate. Haulers will no longer be able to offer unlimited trash services, or charge minimal amounts for extra trash, or charge extra for collection of recyclables and compostables.
4. The ordinance also requires all haulers of trash, recyclables and compostables to submit annual reports to the county on tons of materials collected.

4.1.2 Consider requiring haulers to offer trash service priced by Pay as You Throw (PAYT).	*
PAYT is a common first step in communities that have achieved high diversion rates. PAYT is shown to be most effective when combined with a comprehensive trash hauler ordinance. The towns and the County can adopt an ordinance mandating a PAYT system. <i>Note:</i> Multi-family units present a critical impediment to widespread implementation of PAYT. In buildings with a single trash and recycling drop off for multiple tenants, a standard PAYT system is difficult to enforce. Exploring methods for instituting a per-unit payment method in multi-family units will be important to this initiative.	Towns & County

Pay As You Throw (PAYT),

PAYT, also known as volume-based-pricing, charges users for the collection of trash based on the amount thrown away. According to a Duke University study, communities that institute PAYT decrease community waste 14-17% and increase recycling rates by 32-59% on average (EPA, 2009). PAYT is currently being implemented with success in towns and counties across Colorado and the country, including Boulder, Fort Collins, Loveland and Lafayette

<p>4.1.3 Consider additional requirements for Summit County haulers that reduce inefficiencies and increase recycling and composting rates</p>	<p>*</p>
<p>Consider requiring haulers to work in a specific district to reduce transportation inefficiencies. Consider requiring haulers to track and report waste, recycling and composting numbers to the county for tracking (this type of tracking goes hand in hand with PAYT pricing methods). Consider requiring haulers to roll the cost of recycling into trash pick-up, so that recycling is offered to all residents 'for free.' This method is also used in many areas that require PAYT.</p>	<p>Towns & County</p>

Districts for Haulers

The City of Fort Collins passed an hauler ordinance in 1995, requiring mandatory recycling, PAYT and a reorganization of haulers so that each of six haulers had its own district (minimizing transportation inefficiencies). Susie Gordan, City of Fort Collins Environmental Program Manager, reports that “in any given day you could have all six companies coming through your neighborhood. It was hard on the streets. The ordinance gave each hauler a district that they are required to pick-up trash and recyclables on the same day.” (American Recycler, 2010)

<p>4.2 Develop a long-term funding mechanism to enable expansion of local recycling and composting services.</p>	
<p>Examine current successful models of funding. Research and develop options and make recommendations. Current funding is tied to trash fees, and vulnerable to decreased in trash quantities. Possible options for Summit County include a Mill Levy or Trash Tax. In Boulder County, the trash tax was initiated in 1988 as an occupation tax on trash haulers serving Boulder. Most trash haulers pass the tax on to customers in their trash service bills.</p>	<p>* County & Towns, HC3</p>
<p>4.2 Increase re-use of construction materials.</p>	
<p>Explore options for increasing re-use of construction materials. Consider expanding services offered by the Habitat for Humanity Re-Store and/or other options. To be implemented by HC3, community stakeholders including Summit Sustainable Building Code group, Habitat for Humanity, and leaders in the building industry, towns and the County.</p>	<p>** HC3, TBD</p>
<p>4.3 Increase multi-family resident recycling and composting.</p>	
<p>Expand educational programs to Home Owners Association and Multi-Family Unit (HOA/MFU) boards. Target HOA/MFU's with high rates of year round residents. Perform waste audits and educational training sessions for participating MFU's.</p>	<p>** HC3</p>

Key Players:

Lead By Example - Public Buildings and Operations

Summit County Government and the Towns of Breckenridge, Dillon, Frisco and Silverthorne will lead by example in promoting energy efficiency, energy conservation and clean energy.

Leadership by example from local governments is critical in accomplishing county-wide goals. In guiding plan implementation, the *Energy Advisory Group* will solicit formal support from key community groups, including each town council, and the county commissioners, which will sign a resolution committing to the goals of the *Summit County Energy Action Plan*.

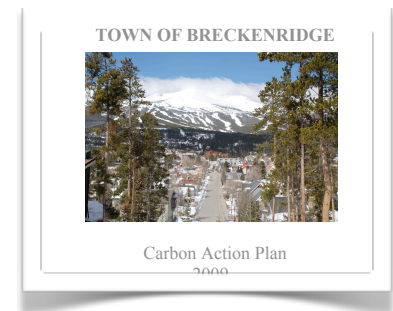
The *Summit County Energy Action Plan* is meant to catalyze local plans while providing county-wide guidance, and pointing to key collaborative initiatives. In achieving the goals of the *Summit County Energy Action Plan*, supporting organizations will develop their own internal initiatives and plans. The goals, objectives and action items in the *Summit County Energy Action Plan* are consistent with, and complementary to, strategies already outlined by our partners.

Local Sustainability, Carbon and Energy Planning Documents:

All towns and the County have taken steps to track and improve energy use. The Towns of Breckenridge and Frisco have adopted community-wide carbon and energy action plans. Summit County Government (SCG) has drafted a government-specific plan. The Town of Dillon has begun an Energy Conservation Program aimed at increasing energy efficiency and clean energy in public buildings and operations.

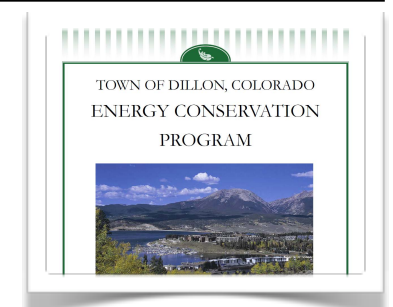
Key strategies for Breckenridge (community-wide plan):

- Recommend point of sale energy audits.
- Pursue a revenue generating mechanism.
- Support PAYT recycling, composting.
- Increase transit, Summit Stage use. Create green business brand.
- Institute no planning fees or sales tax collected on renewable energy projects.
- Support weatherization programs.
- Promote walking and biking.
- Establish a staff advocate.



Key actions taken by the Town of Dillon (public buildings and operations):

- A GHG inventory has been completed.
- Energy assessments have been conducted on all town buildings and retrofits completed on some.
- Development fees are waived for energy conservation and renewable energy.
- Zero-waste is encouraged at all events.
- A 25.2 kw solar PV system has been installed on town hall.
- New LED streetlights are being installed.



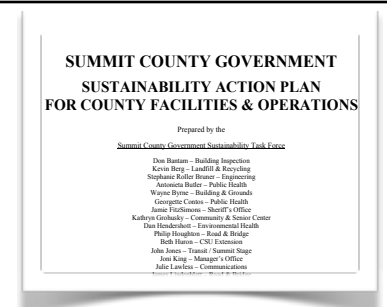
Key strategies for Frisco (community-wide plan):

- Establish 'time of sale' energy audits.
- Implement curriculum in schools.
- Develop a carbon offset program, or other viable funding sources.
- Implement PAYT recycling.
- Increase Summit Stage ridership.
- Develop a business efficiency program.
- Increase fleet fuel efficiency.
- Establish renewable energy powered public buildings.
- Establish tracking tools and an information clearinghouse.



Key strategies for Summit County Government (public buildings and operations):

- Implement building improvements and renewable energy recommendations by feasibility studies/audits.
- Conduct waste audits, implement composting at all facilities.
- Develop sustainable purchasing policies.
- Support employee alternative modes of transportation, flexible work schedules



Summit County Energy Action Plan

Public Buildings and Operations

Goals

To be supported by:
 Summit County Government
 Town of Breckenridge
 Town of Dillon
 Town of Frisco
 Town of Silverthorne

- Reduce greenhouse gas emissions in public buildings by 20% below 2007 levels by 2020, (10% by 2015).
- Reduce energy use in public buildings by 20% below 2007 levels by 2020, (10% by 2015).
- Increase renewable energy produced in public buildings and operations to 30% of overall use by 2020, (15% by 2015).
- Reduce VMT. Reduce fuel used by local public fleets by 20% by 2020.
- Achieve a waste diversion goal in public buildings of 50% by 2020, (35% by 2015, and 75% by 2030).

Suggested Objectives and Action Items:

Institutional Buy-In and Awareness

- Elected officials will offer support of *Summit County Energy Action Plan* goals (through a resolution, or other means of support). The *Energy Advisory Group* will include a member of the staff of each Town and the County.

- Town and County staff and elected officials will be aware of and understand *Summit County Energy Action Plan* goals. Energy Advisory Group representatives will facilitate staff awareness through formal and informal presentations, and distribution of the plan.

Built Environment

Objective 1.1 - Energy Audits and Upgrades

- Work to complete energy audits on all public buildings. Identify and act on appropriate energy efficiency and conservation measures.

Objective 1.2 - Tracking and Measurement

- Work to measure and track energy consumption in public facilities and operations and mark progress toward lower energy and lower emissions annually.

Objective 1.4 - Building Code

- Towns and the County will work collaboratively to adopt and improve existing sustainable building code.
- Towns and the County will work together to develop new codes as needed, including possibilities for commercial buildings codes and energy codes.

Renewable Energy

Objective 2.1 - Research and Development

- Explore partnerships in developing larger community-scale renewable energy projects. Use research and recommendations provided by the Energy Advisory Group on best possibilities in Summit County (see renewable energy section).

Objective 2.2 - Renewable Energy in Buildings

- Explore renewable energy financing mechanisms for public buildings such as Power Purchase Agreements, Energy Performance Contracting, lease-to-own options, grant possibilities, and potential partnerships that may create economies-of-scale.

Objective 2.3 - Local Funding Mechanisms

- Town and County will work with HC3 and Energy Advisory Group to develop long-term local and sustainable funding options.

Transportation

Objective 3.1 - Alternate Forms of Transportation

- Work with Energy Advisory Group to consider options and increase ridership on Summit Stage and Breckenridge Free Ride.

Objective 3.1 - VMT in commuting and operations.

- Consider fuel efficient purchasing guidelines.
- Promote behavioral changes to government vehicle operation, shown to have solid returns, such as tire inflation, low idling policies, maximum speeds.
- Establish a public employee rideshare program that can be expanded. The program will encourage town and county employees to carpool, and reduce single occupancy vehicle miles. Consider incentives and rewards. Recommend flexible schedules and telecommuting.

Waste Reduction

Objective 4.1 - Consider regulations for haulers that will increase composting and recycling.

Towns and the County will work together to consider regulations for haulers, including mandatory recycling and composting services and PAYT.

Objective 4.2 - Increase re-use of construction materials.

Towns and the County will work with HC3 and local stakeholders to develop and implement appropriate strategies to increase re-use of construction material.

Objective 4.4 - Long-term funding mechanism.

Summit County Government, the towns, and HC3 will work to examine current models of funding, research and develop options and make recommendations.

Sustainable Land Use Planning

Local governments will work to follow the following land-use planning guidelines:

- ☀ Every jurisdiction will work to revise street standards so that they require 'complete streets.' Complete streets are designed and operated to enable safe access for all users: pedestrians, bicyclists, motorists, and public transportation users. There is no one design prescription but they may include sidewalks, bikelanes or wide paved shoulders, special bus lanes, comfortable and accessible public transportation stops, frequent crossing opportunities, median islands, accessible pedestrian signals and curb extensions. Highways will also be considered. Each municipality and the County will work with Colorado Department of Transportation to address state highways through the county.
- ☀ Focus development in existing urban areas. Protect outlying areas from sprawl. Encourage infill and redevelopment. Encourage new community facilities to be located near population centers (within biking distance).
- ☀ Provide workforce housing in close proximity to existing workforce housing.



Agenda

Town Council Joint Meeting

September 13, 2011

- I. Update on current and recently completed capital projects
- II. 2012 Proposed Capital Projects
- III. Maintenance of historic buildings
- IV. Heritage tourism program changes and impacts

Project name	Basic Description, Need and Funding (outside of ToB support)	Project Budget
Rotary Snowplow Park Phase II	Additional enhancements to the site, including an exhibit overhaul of the Luethe Cabin, electrical upgrade, planning for train-themed playground park.	20,000
Town of Breckenridge Historic District	Begin multi-year, phased program to replace street signs within the Historic District. New signs will include a National Historic District symbol. In 2012, work with designer to create a new look for the signs, fabricate a first batch of signs (15-20 signs) and replace existing street signs. There is also the option of placing a sign "topper" on existing signs, which is less expensive than full replacement. There are 94 street signs within the district.	5,000
Wakefield Sawmill Site	Develop plan for sawmill exhibit at the Wakefield site. Funds would be used for research, planning, site and engineering drawings, and site clean-up in preparation for site construction (Phase II). This project was approved in 2007, but was shelved due to budget cuts. The Alliance proposes Town funding contingent upon the Alliance securing \$5000 in matching funds.	5,000
Barney Ford House Museum exhibit upgrade	Exhibit enhancements at the Barney Ford House Museum, to include additional themes related to Ford's life, slavery, the underground railroad and the mining era. This would be a multi-year, phased project. The current Barney Ford Museum exhibit has been in place since 2004.	20,000
Historic Stabilization Account	Annual funding allocated for historic structure/artifact stabilization and restoration. This may include mine sites in the Golden Horseshoe, in-town structures (like the Klack Cabin), or other sites identified for immediate "emergency" stabilization or repairs. Funds not used will accumulate and roll over year to year.	10,000
Other		
Oral Histories	Produce ski history documentary to include early Breckenridge Ski Area pioneers. Our time is limited to capture some of our ski pioneers on film. The Alliance will seek \$10k in matching funds from Vail Resorts and Colorado Humanities.	15,000
Valley Brook Cemetery Monument Restoration	Ongoing monument restoration program that was started in 2002 to repair damage from the 1997 blowdown. Work is 80% complete.	15,000
Total		90,000



BRECKENRIDGE TOWN COUNCIL REGULAR MEETING
Tuesday, September 13, 2011; 7:30 p.m.
Town Hall Auditorium

I	CALL TO ORDER, ROLL CALL	Page
II	APPROVAL OF MINUTES – August 23, 2011	63
III	APPROVAL OF AGENDA	
IV	COMMUNICATIONS TO COUNCIL	
	A. Citizen’s Comment - (Non-Agenda Items ONLY; 3-minute limit please)	
	B. BRC Director Report	
	C. Ski Area Update	
	D. Representative Millie Hamner	
V	CONTINUED BUSINESS	
	A. SECOND READING OF COUNCIL BILLS, SERIES 2011 - PUBLIC HEARINGS - None	
VI	NEW BUSINESS	
	A. FIRST READING OF COUNCIL BILLS, SERIES 2011	
	1. Council Bill No. 35, Series 2011 – An Ordinance Amending Section 9-1-21 Of The <u>Breckenridge Town Code</u> By Adopting The “ Upper Blue Nordic Master Plan (Revised 2011)” As A Correlative Document To The Breckenridge Development Code	67
	B. RESOLUTIONS, SERIES 2011- None	
	C. OTHER - None	
VII	PLANNING MATTERS	
	A. Planning Commission Decisions of September 6, 2011	2
VIII	REPORT OF TOWN MANAGER AND STAFF*	
IX	REPORT OF MAYOR AND COUNCILMEMBERS*	
	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)	
X	OTHER MATTERS	94
XI	SCHEDULED MEETINGS	97
XII	ADJOURNMENT	

CALL TO ORDER and ROLL CALL

Mayor Warner called the August 23, 2011 town council meeting to order at 7:34 p.m. The following council members answered roll call: Mr. Bergeron, Mr. Dudick, Mr. Mamula, Ms. McAtamney, Mr. Joyce, and Mayor Warner. Mr. Burke was absent.

APPROVAL OF MINUTES – August 9, 2011 Regular Meeting

Mr. Dudick corrected his Marketing Committee report - ...72% of the rentals are from Reservations for the Summit (not “non-Vail Resorts”)... He stated they are not community wide statistics.

Mr. Joyce corrected his Summit Combined Housing Authority report – Mr. Joyce reported the county (not SCHA)...because they didn’t have good procedures set up and SCHA (not the county) will probably sell these loans (not these properties).

With those changes to be made to the meeting minutes of August 9, 2011, Mayor Warner declared they would stand approved as corrected.

APPROVAL OF AGENDA

Tim Gagen, Town Manager, brought to council’s attention a revised version of Council Bill 34. If there is a motion to approve this council bill, the revised version should be referenced. Under “Other Matters”; F-Lot will be discussed. Depending on how that discussion goes an executive session may be added to the meeting.

COMMUNICATIONS TO COUNCIL

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

Mitch Weiss, Pine Ridge Rentals, was present and read a statement agreed upon by many in the lodging community about the F-Lot situation. His bullet points included: against giving public land to a private company for a questionable financial return and no guaranteed town benefit; Questionable as to whether or not a hotel will draw “new customers”; not against competition, against dilution – he mentioned new inventory that has come on board recently – all but time shares are occupied 45-50% of the year; demand does not nearly exceed supply; reduced rental income negatively reduces property value; mid –high range demographic market has worked for Breckenridge for years, ranked among the best; many complexes have gone to great expense to upgrade within the last couple years; parking lot should be “open space”, hotel will create “clustered” and crowded feel; impede views of ski area, why “kill” the investments made on the Riverwalk.

Chris O’Reilly also commented on F-Lot. He would like to see the area maintained as “open space” in the form of parking. He referenced a moderately shrinking downtown core area referencing potential development of the gondola lot. He would like to see remaining open space maintained in the downtown core area and not closed in by buildings. He closed by referencing recent letters to the editor on this subject. Most were in opposition to giving public land away. The town should continue to bring people to town during the shoulder seasons.

Bob Barto, Beaver Run Resort and Conference Center, clarified a quote that appeared in the paper in reference to branding of a hotel. Beaver Run is not supportive of this proposed use of F-Lot. He agreed with the points brought up by Mr. Weiss.

Michael Colpitts, Steak & Rib Restaurant, summarized an effort to set up a small tent on the Steak & Rib property to sell burgers during very busy weekends, like the one coming up. Chris Neubecker, Senior Planner, stated his read of the code was that this would fall under the vending cart discussion and since there is a moratorium on vending carts this would not be permissible at this time. Mr. Bergeron asked what is the difference between setting up a grill on the Steak & Rib deck verses serving from a tent or gazebo structure located on a privately owned parking lot. Peter Grosshuesch, Community Development Director, stated the most recent similar situation Community Development has addressed was smoking tents outside of restaurant/bars. The previous council was not in favor of allowing this type of structure. Mr. Neubecker stated this will involve a temporary structure permit. Mr. Bergeron stated the upcoming event may negatively impact some local businesses. He would like to see the town try and help these businesses offset some of the inconvenience. Ms. McAtamney would like to see the town make this work for the Steak & Rib. Mr. Dudick commented that currently no one is sure how many people will be in town for the event. The town may not be able to meet the demands of the event with its current infrastructure. He would like to see the town work with the businesses. Mr. Colpitts was asked to work with Mr. Neubecker to work out the details. Council will look at this issue in the future.

David Garrett, Ski Country Resort and Sports, spoke in support of comments made by his colleagues in the lodging community. He would like to see current projects get finalized and parking issues resolved before moving forward with an F-Lot proposal. He cautioned council about jumping on the first attractive offer that comes along.

CONTINUED BUSINESS

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

1. Council Bill No. 32, Series 2011 - AN ORDINANCE ANNEXING A PORTION OF SUMMIT COUNTY ROAD 3 TO THE TOWN OF BRECKENRIDGE (0.901 acres, more or less)

Tim Berry, Town Attorney, stated several months ago the town received an annexation petition from the Board of County Commissioners requesting the town look into annexing the property reference in the council bill title. Town staff went through the procedures to ensure the parcel is eligible for annexation. If approved tonight this small portion of Summit County Road 3 would be annexed into the town. There are no changes from first reading.

Mayor Warner opened a public hearing. There were no comments from the public. He closed the public hearing.

Mr. Dudick moved to approve on second reading Council Bill No. 32, Series 2011 as previously read into the record. Mr. Mamula seconded the motion.

A roll call vote was taken. The motion passed 6-0.

2. Council Bill No. 33, Series 2011 - AN ORDINANCE PLACING RECENTLY ANNEXED PROPERTY IN LAND USE DISTRICT 39 (Part of Summit County Road 3 – 0.901 acres, more or less)

Mr. Berry explained the Colorado Municipal Annexation Law requires the town to zone newly annexed property within 90 days after annexation. This council bill would place the property referenced in the title into Land Use District 39. There are no changes from first reading.

Mayor Warner opened a public hearing. There were no comments from the public. He closed the public hearing.

Mr. Bergeron moved to approve on second reading Council Bill No. 33, Series 2011 as previously read into the record. Ms. McAtamney seconded the motion.

A roll call vote was taken. The motion passed 6-0.

3. Council Bill No. 34, Series 2011 – AN ORDINANCE REPEALING AND READOPTING WITH CHANGES CHAPTER 14 OF TITLE 4 OF THE BRECKENRIDGE TOWN CODE CONCERNING THE LICENSING AND REGULATION OF MEDICAL MARIJUANA FACILITIES

Mr. Berry explained two years ago the State legislature adopted a new licensing program for Medical Marijuana Facilities. That State statute became effective July 1, 2011. The State is now actively processing applications and in some cases issuing licenses. The new legislation calls for dual licensing of Medical Marijuana Facilities, including licensing at the local level as well as the State level. Currently, the town’s Medical Marijuana Dispensary Ordinance is out of date. This council bill, if approved, would bring the town’s code into compliance with the State’s legislation, including changes in terminology, while at the same time maintaining the town’s local uniqueness. Mr. Berry mentioned one change to the ordinance. The change was added to the council bill after comments were received during the work session today. The change deals with the limitation on the number of licenses (Mr. Berry refers to this as the “cap provision”). This provision has been replaced with language from the State statute directing the local licensing authority (in this case Mr. Gagen) to consider the number, type and availability of existing facilities before granting additional licenses. Mr. Berry also cited a correction to a miss spelling of violation on page 18 of the ordinance. If there is a motion to approve this council bill, the motion should reference the version handed out before the meeting.

Mayor Warner opened a public hearing. There were no comments from the public. He closed the public hearing.

Mr. Bergeron moved to approve on second reading Council Bill No. 34, Series 2011 in the form handed out by the town attorney before the meeting. Mr. Mamula seconded the motion.

A roll call vote was taken. The motion passed 6-0.

NEW BUSINESS

A. FIRST READING OF COUNCIL BILL, SERIES 2011

None

B. RESOLUTIONS, SERIES 2011

None

C. OTHER

Liquor Licensing Authority (LLA) Appointments

Mr. Mamula moved the town council appoint Dave Garrett and Dave Blank to four-year terms on the Breckenridge Liquor Licensing Authority. Ms. McAtamney made the second. A roll call vote was taken. All were in favor of the motion.

PLANNING MATTERS

A. Planning Commission Decisions of August 16, 2011

With no request to call an item off the consent calendar, Mayor Warner declared the Planning Commission Decisions of August 16 would stand approved as presented.

REPORT OF TOWN MANAGER AND STAFF

As town staff prepares the 2012 budget, Mr. Gagen stated if council would like to consider changes to its compensation package, discussion would need to occur “at or before” the town’s April Municipal Election. Discussion can occur at a work session or at the budget retreat. This would address compensation for only new and incoming council members. Mr. Mamula felt the Rec benefit the council currently receives is not enough (\$600). He would like to see it increased to \$1200. Council asked Mr. Gagen to have staff consider including these amounts in budget projections.

REPORT OF MAYOR AND COUNCILMEMBERS

A. **CAST/MMC** (Mayor Warner) – No report

B. **Breckenridge Open Space Advisory Commission** (Mr. Dudick) – Was not able to attend the most recent BOSAC meeting due to a conflict with another meeting.

C. **Breckenridge Resort Chamber** (Mr. Burke) – No report

D. **Marketing Committee** (Mr. Dudick) – Meets on Tuesday, August 30. After that the group will meet on a monthly basis

E. **Summit Combined Housing Authority** (Mr. Joyce) – No meeting

F. **Breckenridge Heritage Alliance** (Mr. Burke) – In Mr. Burke’s absence, Mayor Warner reported the BHA is reviewing the scope of work for the cosmetic restoration of the Engine #9 Tender. The board decided to maintain current fees at museums, at least through the fall. They will begin to push group/family tour rates. State Historic Preservation office and the State Historic Fund have renewed interest in the Reiling Dredge. BHA is waiting for those two entities to weigh in on the current stabilization plan. BHA is still hoping to do some of their stabilization work this summer and fall. The board continues its work to get the Reiling Dredge listed on the National Register of Historic Places. The site may be eligible for the highest designation as a National Historic Landmark. There are only 21 such sites in the State of Colorado. BHA will have its Pro Cycling Challenge viewing area on the Barney Ford lawn Saturday. Tickets are going very well. The board is compiling goals for 2012 and will review those with council during the upcoming joint session. Mayor Warner asked about the Reiling Dredge stabilization process. Mr. Gagen reported the question being debated at this time is how far to go with the stabilization. Mr. Grosshuesch commented a national landmark designation would enable the site to be eligible for more grant money. The level of stabilization could be done in phases and will be determined at a later date.

G. **Water Task Force** (Mr. Mamula) – No meeting

OTHER MATTERS

1. **F-Lot discussion:** Mr. Gagen stated there is an initial question based on the proposals presented: 1) does council want to look further at potential development on F-Lot; 2) does council need more information but does not want developers to do any more work; or 3) is council ready to talk about proposals and ask developer(s) to do more detailed feasibility, design and architectural work.

Ms. McAtamney stated she would like to spend more time at the council level understanding what the town’s lodging should look like. She would like to see what the Vail gondola lot development will bring to the town’s lodging makeup. Can council help to move the lodging bar higher? Thirty year old properties should be redeveloped. Not ready to go forward with any proposal at this time.

Mr. Dudick feels the town needs a three or four star hotel. The lodging stats are unacceptable. He is willing to wait on F-Lot deal to see what Vail decides to build on the gondola lot. The town has condo properties primarily and not hotel properties, there is a big difference.

Mr. Bergeron believes this question will keep coming back. Right now he is not interested in going forward with any F-Lot development. He would like to wait and see if the economy turns around. Not fair to developers to lead them along.

Mayor Warner wanted to know if the town should study the lodging question on its own. Mr. Dudick would like to see Vail or other developers take on studying the question on their own. Ms. McAtamney says a broader study is needed - does the town’s lodging currently match the town’s branding? The town has a problem and it should be addressed. Mr. Bergeron agreed.

Mr. Mamula stated he was against this entire question from the beginning. Not interested in giving away land to a new player to create a new playing field because something is lacking. Not the way the town does business. He

commented on the term “open space” brought up by Mr. O’Reilly. He took pictures earlier in the day and passed them around for council’s review. He questions whether Breckenridge is a three or four star town or is any national chain a fit for this town. Town government should not interfere in the town’s commerce or in this case the lodging business within the town.

Mr. Joyce asked if there is an “assist” the town can put together to work towards improving the lodging business. The lodging rating was eye opening for him. Lodging can be an impediment to the success of the town. He agrees with Mr. Dudick that we need a three or four star hotel. Disagrees with Mr. Mamula that Breckenridge is a budget town. He believes there is a strong segment of the population who would pay to have a three or four star hotel experience. Guests come to Breckenridge for the experience. He would like to know how much a study would cost. Council could benefit from learning more about this subject.

Mayor Warner agreed with Mr. Joyce and Mr. Dudick. Maybe the timing is not right for a three or four star hotel. The town would be short sighted to not explore this question. What would a hotel bring to the community? Retention is important – the best guest to have is the one who comes back over and over.

Mayor Warner summarized stating the council would not like to move forward with any of the options. The town should move forward on a study and look at an “assist”. Council needs to understand aging condominium properties and should wait and see what Vail Resorts will do with the gondola lot property. Council should be proactive and try to understand some of the lodging questions that have come up.

Mr. Dudick would like to see results of studies that come about from developers rather than spending public money on conducting studies. Mr. Mamula would rather have the town pay for studies so the town gets the information it needs. Mr. Gagen believes studies should be the job of the lodging community. Mr. Dudick suggested bringing this idea up at the Breckenridge Marketing Advisory Committee (BMAC) level. He will bring this up at their next meeting. Mr. Gagen will get numbers on what studies might cost.

2. Mr. Gagen brought up an issue a citizen brought to the town’s attention. This issue concerns the carriage operation based on the east side of Main Street in front of the Barney Ford property. It was asked why the town allows this amenity. There is an odor issue. Council felt it was a nice amenity. Perhaps staff could look at a different location to base the operation. Aside from the operation’s base location there are issues with traffic congestion. Routes differ based on customer requests, however, there is a permit that outlines the routes they are allowed to take. Council would like staff to look at a different base location, look at routes and operating conditions including yielding to traffic. Clean up after the horse is part of the current conditions as is not leaving the horse unattended. Conditions should be looked out.

3. Mr. Joyce asked if there was any word on uses for the old CMC building. He would like a status report. Mr. Gagen commented the town is waiting to hear from a potential buyer interested in town hall and other locations in the vicinity of town hall. On another subject, Mr. Joyce stated he would like to help out during the Pro Cycling Challenge but has not received an email update. Kim Dykstra-DiLallo stated she just emailed council on the same subject.

4. Mayor Warner reiterated concerns Mr. Burke had concerning the inclusion of what Mr. Burke felt were non-EIS items mentioned within the Peak 6 points document. In closing, Mayor Warner announced he will be running for re-election during the April, 2012 election.

5. On the subject of the April, 2012 election, Mr. Gagen stated there is a TABOR question on the ballot and as such Pro/Con statements will be accepted. Otherwise, no other staff time or town money is allowed to be spent on promoting the question. Council will be able to write letters to the editor.

SCHEDULED MEETINGS

There were no other scheduled meetings other than those listed in the council’s packet.

ADJOURNMENT

With no further business to discuss, the meeting adjourned at 9:20 p.m.

Submitted by Wanda Creen, Deputy Town Clerk.

ATTEST:

Mary Jean Loufek, CMC, Town Clerk

John Warner, Mayor

MEMO

TO: Town Council

FROM: Town Attorney

RE: Ordinance Making Revised “Upper Blue Nordic Master Plan” A Correlative Document Under the Development Code

DATE: September 7, 2011 (for September 13th meeting)

Enclosed with this memo is an ordinance making the updated “Upper Blue Nordic Master Plan (Revised 2011)” a correlative document under the Development Code. It is my understanding that the Council has previously reviewed the updated master plan document and agreed that it was ready for approval.

The updated Nordic Master Plan document will also be incorporated into the Town’s new Comprehensive (Master Plan). The resolution required to do this will be brought to you in the next few weeks.

I will not be at Tuesday’s meeting, but staff will be present and will be able to discuss the enclosed ordinance and the new Nordic Master Plan document with you.

1 **FOR WORKSESSION/FIRST READING – SEPT. 13**

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

5
6 COUNCIL BILL NO. 35

7
8 Series 2011

9
10 AN ORDINANCE AMENDING SECTION 9-1-21 OF THE BRECKENRIDGE TOWN CODE
11 BY ADOPTING THE “UPPER BLUE NORDIC MASTER PLAN (REVISED 2011)” AS A
12 CORRELATIVE DOCUMENT TO THE BRECKENRIDGE DEVELOPMENT CODE

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

16
17 Section 1. The reference to the “Upper Blue Nordic Master Plan” in Section 9-1-21 of
18 the Breckenridge Town Code is amended to read as follows:

- 19
20 • Upper Blue Nordic Master Plan (Revised 2011)

21
22 Section 2. Except as specifically amended hereby, the Breckenridge Town Code, and the
23 various secondary codes adopted by reference therein, shall continue in full force and effect.

24
25 Section 3. The Town Council hereby finds, determines and declares that this ordinance is
26 necessary and proper to provide for the safety, preserve the health, promote the prosperity, and
27 improve the order, comfort and convenience of the Town of Breckenridge and the inhabitants
28 thereof.

29
30 Section 4. The Town Council hereby finds, determines and declares that it has the power
31 to adopt this ordinance pursuant to: (i) the Local Government Land Use Control Enabling Act,
32 Article 20 of Title 29, C.R.S.; (ii) Part 3 of Article 23 of Title 31, C.R.S. (concerning municipal
33 zoning powers); (iii) Chapter 4 of Title 9 of the Breckenridge Town Code; (iv) the authority
34 granted to home rule municipalities by Article XX of the Colorado Constitution; and (v) the
35 powers contained in the Breckenridge Town Charter.

36
37 Section 5. This ordinance shall be published and become effective as provided by
38 Section 5.9 of the Breckenridge Town Charter.

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

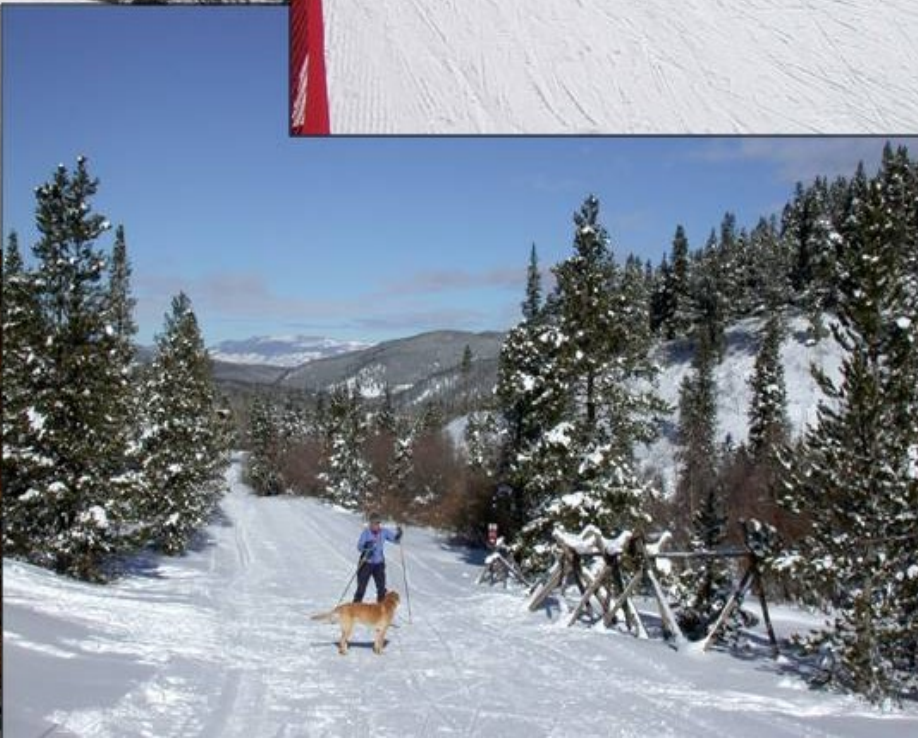
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TOWN OF BRECKENRIDGE, a Colorado
municipal corporation

By _____
John G. Warner, Mayor

ATTEST:

Mary Jean Loufek, CMC,
Town Clerk



2011 Upper Blue Nordic Plan



2011 Upper Blue Nordic Plan



Town Council

John Warner, Mayor

Eric Mamula

Mike Dudick

Jeffrey Bergeron

Peter Joyce

Jennifer McAtamney

Mark Burke

Open Space Advisory Commission

Dennis Kuhn, Chair

Scott Yule

Devon O'Neil

Jeff Cospolich

Erin Hunter

Jeff Carlson

Prepared by the Community
Development Department
P.O. Box 168
Breckenridge, Co. 80424

2011 Upper Blue Nordic Plan



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Upper Blue Nordic Master Plan Executive Summary

The Upper Blue Nordic Master Plan (UBNMP) outlines recommendations for preserving or improving nordic skiing access and opportunities in the Upper Blue basin. It is intended for use in planning development review, for outlining management goals of the two nordic centers, in seeking ways to improve backcountry ski access, and for formulating comments for travel management planning (e.g. U.S. Forest Service planning process).

The original UBNMP, approved by the Breckenridge Town Council in 2001, provided clear direction for the protection of existing nordic routes, construction of new routes, and the establishment of the Gold Run Nordic Center. Since 2001, many of the goals outlined in the UBNMP were accomplished, leading to a revision process undertaken in 2010 and 2011.

The revision process involved convening a UBNMP review committee including representatives from Summit County Government, the U.S. Forest Service, the Breckenridge Open Space Advisory Committee, Backcountry Snowsports Alliance, nordic ski concessionaires, Summit Huts, the local ski racing community, and Town of Breckenridge Planning and Recreation Department staffs. The group reviewed, discussed, and revised the existing nordic document, leading to the attached updated plan.

The UBNMP is a non-binding visionary document, intended to provide a vision for the desired future nordic improvements in the basin. Implementation of any nordic improvements recommended in the Plan will be subject to future funding decisions authorized by Town Council or the Summit Board of County Commissioners and their designated advisory committees.

The UBNMP represents the work and creativity of a group of citizens who are committed to preserving and improving nordic skiing in the Upper Blue basin in the next decade. The Town extends its gratitude to all those who have worked to promote nordic access in the Breckenridge area.

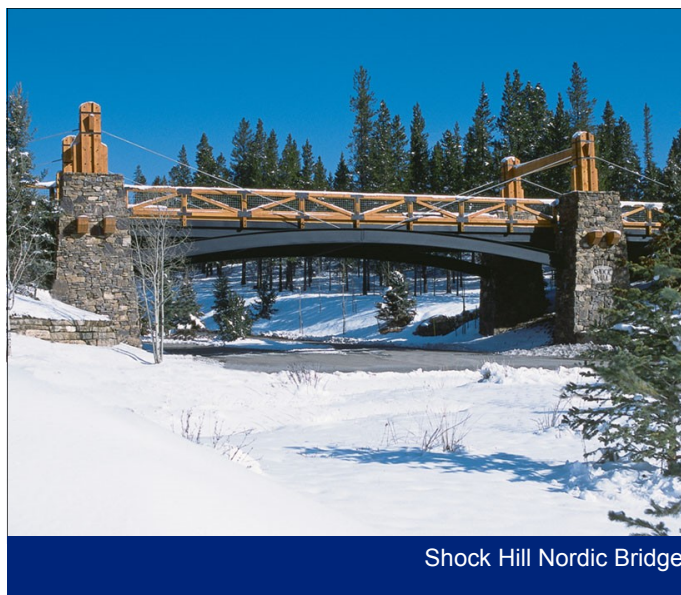
1.0 Background

1.1 History

The sport of nordic skiing has a special heritage in Summit County, the Town of Breckenridge, and the Upper Blue River Basin. The founders of the local ski community were themselves largely responsible for introducing nordic skiing from Norway to the area. Since that time, the sport has evolved to become a popular activity for those seeking an introduction to the backcountry as well as those training to compete on an international level in racing. Nordic opportunities have existed in the Upper Blue Basin for many years, and long standing public and private efforts have been made to protect the access and available terrain from being transformed to other uses.

The Town of Breckenridge Open Space and Trails program also owes its inception to the sport of nordic skiing. The potential for loss of nordic (and summer) trails through the Shock Hill and Cucumber Creek Estates development review processes partially prompted the nordic community to organize themselves and bring an open space ballot initiative to vote by the general public in 1996. The initiative passed, giving the Breckenridge community a .5% sales tax dedicated to open space acquisition and management.

The Town of Breckenridge (Town) first became directly engaged in the support of nordic skiing when the Town accepted nordic trail easements in the Shock Hill development. Since that time, the Town has continued to receive dedications of other sections of the nordic trail system around the



Breckenridge Nordic Center. In the winter of 2001, the Town acquired the Preservation Parcel of the Cucumber Creek Estates development. This \$4.75 million purchase was the largest expense at that time that the Town had invested in open space and trails. The purchase of this property also meant that the Breckenridge Nordic Center would need to be eventually moved from its present site to one that was designated specifically as a nordic skiing facility on an adjacent lot. Once the Breckenridge Town Council discussed the Town's investment in the relocation and potential reconstruction of the Breckenridge Nordic Center, they realized that there may be other nordic facility opportunities

worthy of the Town's investment. As a result, the Breckenridge Town Council sought to thoroughly investigate all potential locations for nordic facilities and trails and determine the best array of sites and allocation of resources.

The Breckenridge Town Council called for the creation of the Upper Blue Nordic Master Plan Committee to accomplish this task. The committee was established with representatives from the Breckenridge Open Space Advisory Commission (BOSAC), nordic ski concessionaires, media, local racing community, local nordic advocacy organizations, and Town Planning Department and Recreation staff. The committee met on a monthly basis beginning in the winter of 2001 to develop the Master Plan.

The following were the goals outlined by the Upper Blue Nordic Master Plan Committee in 2001 and approved by both the Breckenridge Open Space Advisory Commission and the Breckenridge Town Council:

- 1) Expand the Breckenridge Municipal Golf Course trails network to approximately twenty kilometers and utilize the clubhouse as a nordic center building.
- 2) Reconstruct and expand the Breckenridge Nordic Center, and an associated nature center, with future expansion of both uses incorporated into one building.
- 3) Consider a satellite facility with the potential for future expansion at the Shock Hill Nordic Site. This would include lighted trails, incorporating low-level directional lights.
- 4) Find and secure an alternative alignment of the Breckenridge to Frisco groomed ski trail (which was the Rec Path at the time).
- 5) Seek a commitment by Vail Resorts to contribute to proposed nordic facilities, trails, and/or grooming.



In the nine years since the original 2001 UBNMP was approved, the following progress has occurred:

- The Gold Run Nordic Center was created, utilizing the Breckenridge Municipal Golf Course Clubhouse as the main facility. Approximately 20 kilometers are groomed on the golf course. The facility is owned and managed by the Town of Breckenridge.
- The Golden Horseshoe management planning process occurred during 2006 and 2007, part of which addressed groomed and undeveloped nordic trails in the Golden Horseshoe area.

- Nordic Group International was hired by the Town of Breckenridge to write a feasibility study addressing the expansion of the Gold Run Nordic Center into the Golden Horseshoe (Appendix A).
- The results of the nordic-related Golden Horseshoe management planning process included: a bubble was drawn around the area adjacent to the Gold Run Nordic Center (GRNC) where up to 30 kilometers of future nordic trails could be improved and constructed to bring the total kilometers of groomed nordic trails to 50 kilometers (Map 1); the decision was made to manage Sallie Barber road as non-motorized during the winter months; and a number of designated non-motorized ski routes in the Golden Horseshoe area were identified.

- Morton Trails, Inc. was hired by the Town of Breckenridge to phase and design the 30 kilometer expansion area in the Golden Horseshoe adjacent to the GRNC (Appendix B).



Sallie Barber Mine

- Morton Trails recommended three phases of expansion. The first phase was a five kilometer loop in the Peabody Placer, designed for intermediate and advanced skiers, and suitable for a race venue. (Map 2)

- The Hoodoo Voodoo Trail was constructed in 2009 and represents the first phase of the expansion.

- The Breckenridge Open Space Advisory Commission held a retreat in February 2009 and discussed the question of whether the goal still existed to make Breckenridge a “regionally significant nordic destination.” BOSAC

was in consensus that this goal had been reached, but that improvements should continue to be pursued.

- At the February 2009 retreat, BOSAC recommended that staff initiate a revision of the Upper Blue Nordic Master Plan that was approved in 2001 that would include both the developed nordic centers and the undeveloped cross country and backcountry ski areas.

- In 2010 and early 2011, staff held meetings to address the UBNMP revision. These meetings were attended by representatives from the Breckenridge



Hoodoo Voodoo Trail Ribbon Cutting

Open Space Advisory Commission, Town Planning and Recreation departments, U.S. Forest Service, Summit County Open Space and Trails department, Breckenridge Nordic Center, Summit Huts Association, Summit Nordic Council, and interested users.

- Town of Breckenridge staff took the recommendations from the Upper Blue Nordic Master Plan Committee to draft the 2011 UBNMP revision.

1.2 Role of Nordic skiing in the community

Nordic skiing plays an important role for the local community. As an alternative activity for alpine ski resort visitors, it is also popular with local residents for several reasons. Some citizens are competitive nordic skiers that utilize the groomed trails for training and racing. Others nordic ski as a way to explore the backcountry, get exercise on their nearby trails, or cross train for other sports. During the 2009/2010 season, the skier numbers at nordic centers in Summit County were 40,000 and they are estimated to be 45,000 for the 2010/2011 season.

1.3 Entities involved

The process of revising of the UBNMP has involved the Breckenridge Town Council, Breckenridge Open Space Advisory Commission, Town of Breckenridge staff (from Community Development Department, Open Space and Trails Division, Recreation Department, and Gold Run Nordic Center), Summit County Government, U.S. Forest Service, Summit Huts, Summit Nordic Ski Club, and interested users.

1.4 User groups

The following user groups are defined and are being addressed as a part of this UBNMP:

- Skate skiers: these skiers utilize trails that are groomed specifically for skate skiing.
- Classic skiers: these skiers utilize trails that are groomed specifically for classic skiing.
- Cross country skiers: these skiers utilize ungroomed backcountry routes that are often also existing summertime roads or trails. These skiers park at trailheads throughout the Upper Blue Basin. The trails utilized by these skiers are occasionally marked by blue diamonds on trees.
- Backcountry skiers: these skiers are utilizing trailheads and ungroomed trails to access backcountry terrain for making alpine or telemark turns. They do not necessarily remain on established routes for their entire experience, but often will start on marked and ungroomed trails to access their desired terrain.

2.0 Vision

The vision that was established as a part of the original 2001 Upper Blue Nordic Master Plan was as follows:



Backcountry Skier on Baldy Mountain

“The vision of the Breckenridge Town Council is to provide an exceptional and well-rounded nordic skiing experience. There will be opportunities for the whole spectrum of nordic skiers, including those who have never attempted the sport and need basic instruction and beginner trails, those looking for a respite from an alpine ski vacation, those needing a backcountry excursion, and competitors requiring long distance training and racing opportunities with an array of terrain features.”

This vision continues to be valid and has been retained for the purposes of this revised nordic plan.

3.0 Nordic trails guidelines



Racers at the Gold Run Nordic Center

Because the vision for nordic skiing in the Upper Blue River Basin includes the need for trails that are managed for racing and training, groomed recreational skiing (skating and classic), and backcountry touring, the terrain and maintenance of these trails should be appropriate for the user group addressed.

Guidelines for the design and construction of nordic ski trails are discussed more in-depth in the Golden Horseshoe Nordic Assessment (Nordic Group International, 2006) (Appendix A) and the Golden Horseshoe Nordic Trails Plan: Nordic Expansion Area (Morton Trails, 2008) (Appendix B).

3.1 Design Considerations

Racing/training: Generally the terrain for this use should be more challenging, with more hills and elevation grade changes.

Recreational groomed skiing: The terrain for this use should be flatter with less abrupt elevation changes and turns.

Cross Country skiing: The terrain for this use should be undulating yet moderate with long sweeping alignments as opposed to sharp corners or curves.

Backcountry skiing: The terrain for this use can be varied, but should provide a rustic experience that is easily accessible yet also integrates more rural and remote experiences. These users can tolerate and often prefer steeper approaches and descents that expedite their travel to alpine terrain.



Groomer on Peabody Placer

3.2 Grooming

The following chart displays typical grooming dimensions for the different types of nordic skiing. The format of the chart was adapted from the Pitkin County Nordic Trails Plan (2008).

Categories	Full Width	Medium Width	Narrow Width	Ungroomed
Width	Up to 24 feet	14-16 feet	5-8 feet	N/A
Track Type	Dual or single classic and 12-foot skate lane	Single classic and 8-foot or wider skate lane	Skate lane with or without classic track, or a classic	Tracked by skiers themselves
Examples	Buffalo Flats	Hoodoo Voodoo	Preston Loop	Peaks Trail
User Groups	Skiers/Snowshoers possibly on the side	Skiers/Snowshoers possibly on the side	Generally classic skiers	Cross Country skiers, Backcountry skiers, snowshoers and snow
Grooming	Snowcat	Snowcat	Snowmobile	N/A

4.0 Infrastructure

Structures associated with nordic skiing pursuits, such as warming huts, trailheads and informational kiosks, should generally reflect the nordic community goals of being energy efficient and unobtrusive, and should not alter the backcountry character of the open space program. The existing clubhouse at Gold Run should be utilized due to its exceptional space, parking and accessibility. The proposed Breckenridge Nordic Center building should be designed and built in a way that meets the needs of the nordic concessionaire and the Town while also minimizing impacts to the Cucumber Gulch Preserve open space.



5.0 Guiding principles for trail improvements and expansion

Trail improvements for nordic skiing should be well planned to accommodate nordic skiing, summer uses and forest health access, where applicable. Improvements should be considered when there is the appropriate demand, political support, and available resources. Trails should increase connectivity with other existing nordic routes while maximizing the benefit to trail users and protecting open space values. The onetime impact of trail construction should be considered in light of the long term maintenance of those routes. The long term maintenance and grooming (where appropriate) should be given consideration over the short term construction impacts.

6.0 Winter trail system proposed improvements

Table A of the appendix is a list of each of the focus areas that were discussed by the Upper Blue Nordic Master Plan Committee. Map 3 depicts the locations of these areas. The table lists each of the developed nordic areas, including their existing trail systems and proposed expansions, as well as the proposed expansion areas. For each area, the particular characteristics and values were identified, in addition to possible risks, needs or limitations that were noteworthy. The last category “Suggested Enhancements,” contains recommendations by members of the Committee on possible improvements for each of the focus areas. A summary of the primary characteristics and priority recommendations, as agreed upon for each focus area by the Committee, are provided below.

6.1 Developed systems

The Town of Breckenridge is directly involved in the management of the two developed nordic centers in the Upper Blue Basin. The Town manages all aspects of the Gold Run Nordic Center and would be responsible for any related improvements or enhancements. The Breckenridge Nordic Center is a public/private enterprise that is a joint effort between the Town and a concessionaire. Any efforts taken to address enhancements of the existing Breckenridge Nordic Center would be done collaboratively between the Town and the concessionaire. The Peak 6 and 7 expansion areas, however, lie outside of the Town limits and would be the responsibility of the concessionaire and the U.S. Forest Service.

6.1.1 Gold Run Nordic Center

6.1.1.1 Golf Course Terrain

The area of the Gold Run Nordic Center that exists on the Breckenridge Municipal Golf Course terrain is owned and operated by the Town of Breckenridge. It is centrally located and has its own on-site maintenance facility. GRNC is an excellent event venue and allows the public to utilize the clubhouse and parking amenities created for the summer golf operation. In combination with the Golden Horseshoe area, GRNC has a good variety of terrain for different ability levels.



Priority enhancements for the *Gold Run Nordic Center that exist on the golf course terrain*:

- Re-evaluate the existing trail alignments for a better user experience. Enhance the terrain that already exists, while creating more efficient loops for both grooming and events.
- Develop a common vision between the golf course and nordic operations. Encourage grooming that will enhance the nordic experience while preserving the golf course and its operations. Evaluate rubber tracks for the snow cat, which might reduce the impacts to the golf course.
- Develop a homologated loop from the golf course terrain for the purpose of destination events, having a “destination trail,” etc. This loop would likely incorporate the Peabody terrain.

6.1.1.2 Peabody/Preston Area

The Peabody/Preston area is located to the east of the golf course terrain of the Gold Run Nordic Center. Although this area lies on jointly owned Town of Breckenridge and Summit County Government property, it is a part of the Gold Run Nordic Center. This area accommodates a variety of user groups and ability levels. With its northerly aspect, it holds snow well and does not have the greens-related grooming issues present on the golf course portion of the nordic center. There are several historical structures that can be seen from the trails network with excellent wildlife viewing and interpretive opportunities as well. This trail network is very popular with local nordic and cross country skiers, in part due to the dog-friendly trails.

Priority enhancements for the *Peabody/Preston areas of the Gold Run Nordic Center*:

- Create a homologated trail without two-way traffic.

- Construct the Above the Bench and Sluice trails. These proposed trails are a natural extension to the existing network and would increase the amount of moderate terrain close to existing trails.
- Redesign the Preston Loop for a better experience, with a focus on the widening of the trail prism and the rerouting of the Extension Mill Road.

6.1.1.3 Proposed Expansion Area

The area beyond the Peabody/Preston area that was included in the Town of Breckenridge Golden Horse Nordic Trails Plan is considered the proposed expansion area. Phase II of the expansion area is called the Upper Bench and includes the terrain upslope of the Peabody Placer and to the west of Gold Run Road. This terrain is very moderate, user friendly and proximal to the existing groomed nordic trails. Phase III of the plan lies between Dry Gulch and Discovery Hill and has more challenging terrain and exposure issues.



Groomed Trail in the Peabody area

Priority enhancement for the *Golden Horseshoe Expansion Area* is:

- As mentioned above, the short-term focus is on the design and construction of the Above the Bench/Sluice trail (which would help with the race loop concept described above) and the Upper Bench Trail, as described in the Morton Trail plan in Appendix B.

6.1.2 Breckenridge Nordic Center

6.1.2.1 Peak 8 Base

The Breckenridge Nordic Center (BNC) is a well established facility over 30 years old that is located close to town and can be accessed by either public busses or the gondola. The BNC receives early season snow and contains good terrain for a variety of users. The trail system lies largely within the Cucumber Gulch Preserve and so integrates an environmental education component, particularly with the interpretive signage that already exists. The restored Josie's Cabin at the bottom of the wetlands complex provides a historical element as well. This nordic center is a good example of a public/private partnership between the concessionaire and the Town of Breckenridge.

Priority enhancements for the existing *Peak 8 base of the Breckenridge Nordic Center* are as follows:

- Create a year-round facility.

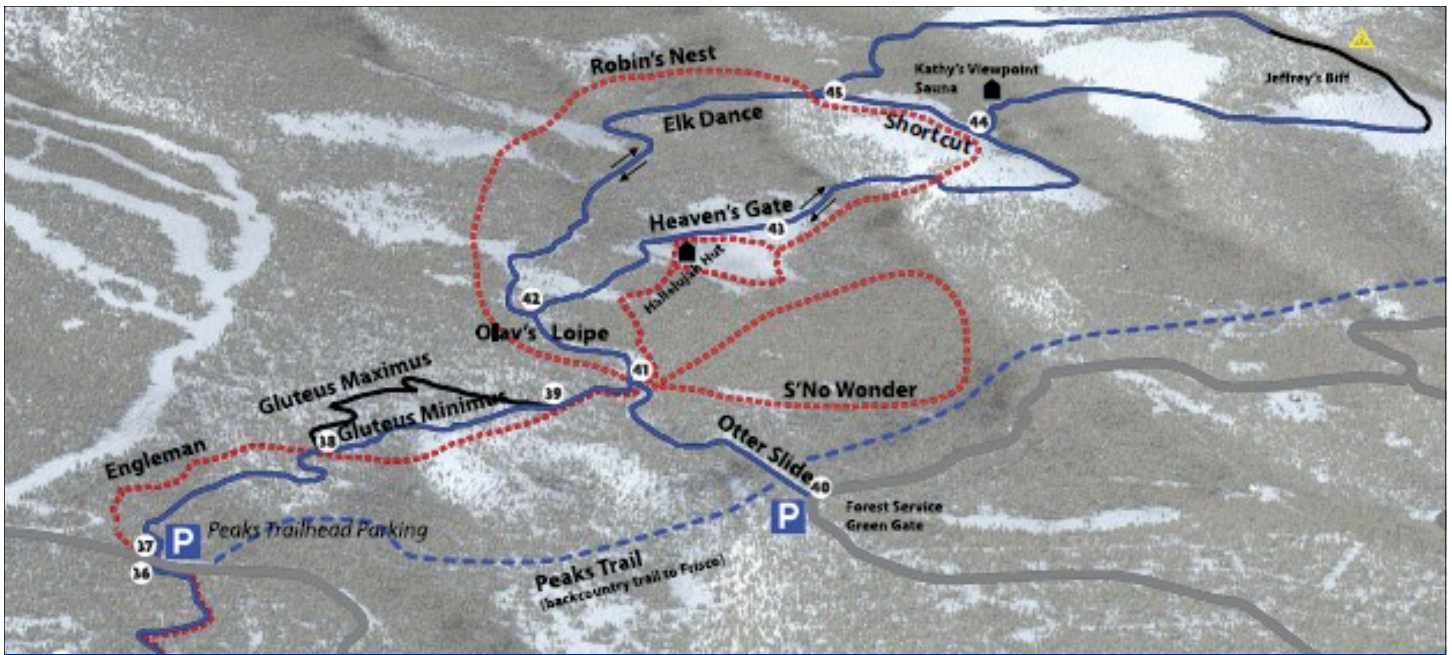
- Establish a stewardship/sentry/guardian presence for the Cucumber Gulch Preserve.
- Provide better management of Josie's Cabin.

6.1.2.2 Peaks 6 and 7

The concessionaire at the Breckenridge Nordic Center holds a special use permit on USFS lands in the area below Peaks 6 and 7. Currently there are approximately 12 kilometers of trails that exist on old alignments and road grades. The concessionaire has been working with the USFS on a long-term plan for the management of the area and an expanded trail network. Currently the trail system is an excellent amenity for locals, has great early and late season snow conditions, and has moderate terrain with expansive views once skiers can access the higher elevation trails.



Breckenridge Nordic Center



Peak 7 Nordic Trails

Priority recommendations for the *proposed Peak 7 expansion area* are the following:

- Build a year-round facility.
- Construct additional 20 kilometers of nordic-specific, machine-built trails that are easily groomed, and more moderate and contoured for a better user experience.
- Reroute the Gluteus Maximus, Minumus, and Jeffrey's Biff trails.

- Maintain dog-friendly trails, but with more management and oversight.
- Maintain free public backcountry access through the groomed nordic system.
- Incorporate an environmental interpretive component.
- Coordinate plans and uses with the surrounding stakeholders.

6.2 Undeveloped systems

The undeveloped areas are largely ungroomed cross country and backcountry skiing trailheads and trails that are skied in by the users. They are often destinations for a combination of cross country skiers, backcountry skiers, snowshoers, and walkers. Although some of these areas lie on property that is owned and managed by Summit County and/or the Town of Breckenridge, many of these areas fall under the U.S. Forest Service jurisdiction and will be subject to the direction of the agency’s approved White River National Forest Travel Management Plan. This plan provides recommendations from the Town of Breckenridge with respect to the management of some of these areas, but the approval and implementation of related actions will be subject to approval by the U.S. Forest Service and in some cases, Summit County Government. It should be noted that the U.S. Forest Service currently does not limit ungroomed skiing to designated routes. Skiing, snowshoeing and walking are allowed throughout the Forest.

6.2.1 General considerations

Some considerations for winter ski routes (primarily for cross country skiing) as both summer and winter trails in the Upper Blue River area are further developed and managed area as follows:

- Provide more education about winter trail etiquette (e.g. separation of uses within a corridor, picking up dog waste, etc.).
- Develop winter-specific trail standards for design and construction.
- Evaluate the snow compaction routes as designated by the USFS for accuracy and appropriateness and alter the system as necessary to reflect use patterns.

6.2.2 Swan River Drainage

Horseshoe Gulch (a.k.a. Tiger Dredge area) is a popular winter recreation destination for non-motorized users. There is a trailhead with good parking and a variety of moderate terrain with many loop opportunities. The area is



good winter elk habitat, so there are plenty of opportunities for wildlife viewing, but also the possibility of skier-generated wildlife impacts.

Priority enhancements In the *Horseshoe Gulch* area:

- Establish a trail connection between Horseshoe Gulch and the Galena Ditch.
- Create a trail connection between the Tiger Townsite and Rock Island (accessing the Galena Ditch from the east).

Further east up the Swan River drainage, the terrain is steeper and there is a greater mixture of motorized and non-motorized use.

Priority enhancements for the *North Fork* area:

- Provide increased law enforcement related to unauthorized motorized use.
- Provide a winter gate and signage for Wise Mountain.

Priority enhancements for the *American Gulch* area:

- Install signage or barriers to help protect Monitor Gulch from encroaching motorized use

6.2.3 French Gulch

French Gulch is one of the most popular areas for ungroomed cross country skiing in the Upper Blue Basin. It is very close to the Town of Breckenridge and local neighborhoods, there is abundant easy and moderate terrain, the motorized and non-motorized uses are segregated, designated parking areas are plowed and maintained, and there are many dog-friendly trails. Most of the land in this area is in public ownership and public access is secure.

Priority enhancements for the *French Gulch* area:

- Create a complete east-west route that would connect the Wellington Neighborhood, the B&B trail, Sallie Barber, and Black Gulch. This would be contingent upon an evaluation of the wildlife impacts and permission to cross private properties.
- Expand the parking at the Lincoln Townsite to accommodate more users and snowmobile trailers effectively.



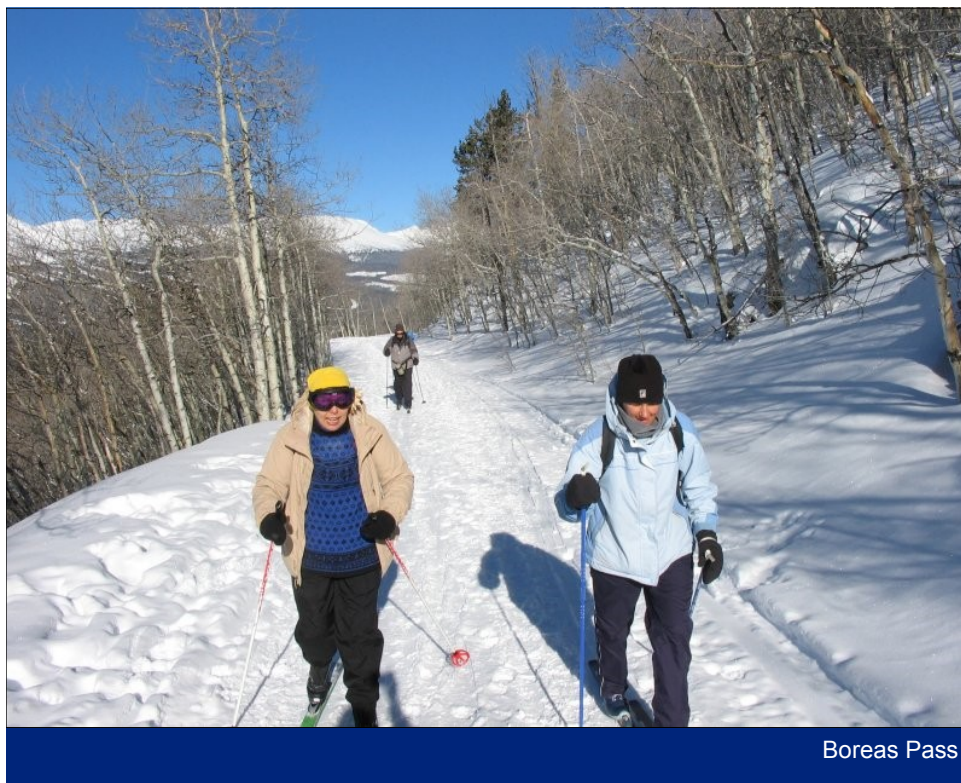
- Gain legal access to Australia Gulch and between the B&B trail and Barney Ford.
- Construct a sustainable reroute of the Weber Gulch Trail.

6.2.4 Baldy to Boreas Pass

This area is close to town and one of the most popular backcountry ski destinations. The variety of terrain, between the Boreas Pass Road and the slopes of Baldy Mountain, and the good snow conditions provide a variety of opportunities for users. Boreas Pass Road provides access to the Section House, a backcountry ski hut managed by Summit Huts Association.

Priority enhancements for the Baldy to Boreas Pass area:

- Enforce the non-motorized designation on Baldy Mountain.
- Pursue trailhead parking for Baldy Mountain area.



Boreas Pass

6.2.5 Indiana/Pennsylvania Gulches

This is also a very popular destination area for groomed nordic, cross country and backcountry skiing. The Spruce Valley Ranch homeowners' association grooms an out-and-back section of Indiana Gulch which is used by many skiers. This trail accesses additional moderate terrain that is very popular with cross country and backcountry users seeking a more remote experience.

Pennsylvania Gulch is popular primarily because of the steeper backcountry ski terrain. The trailhead is owned and managed jointly by the Town of Breckenridge and Summit County Government.

Priority enhancements for *Indiana/Pennsylvania Gulches*:

- Close the central Indiana Gulch and Dyersville roads to motorized use. These provide an excellent cross country ski loop with the main Indiana Gulch trail.

- Pursuant to the outcome of the USFS Travel Management Plan for the White River National Forest, install a gate at the Pennsylvania Gulch trailhead or pursue a non-motorized trail route that would separate users.
- Expand the parking area at the Pennsylvania Gulch trailhead where possible.

6.2.6 Fredonia Gulch

This area only receives light use. It is easily accessible from Highway 9 and provides a good neighborhood amenity. Some skiers use it as an out-and-back route and others utilize it as an access for more backcountry terrain. There is no legal parking and there are private property issues along the main route.

Priority enhancements for *Fredonia Gulch*:

- Secure legal parking for access to Fredonia Gulch.
- Create a connection between Fredonia Gulch, the Blue River Extension Trail, and Pennsylvania Gulch.

6.2.7 Red Mountain

This area only receives light use. It is easily accessible from Highway 9 and provides a good neighborhood amenity. Some skiers use it as an out-and-back route and others utilize it as an access for more backcountry terrain. There is no legal parking and there are private property issues along the main route.

Priority enhancements for *Red Mountain*

- Secure legal parking for access to Fredonia Gulch.
- Create a connection between Fredonia Gulch, the Blue River Extension Trail, and Pennsylvania Gulch.



6.2.8 Bemrose Ski Circus

This is a very popular area for many users. The parking at Hoosier Pass is convenient

Bemrose Ski Circus

and adequate. The main trail is contouring and provides moderate terrain. This area has excellent early season snow conditions and provides easy access to the higher peaks and steeper terrain surrounding it.

Priority enhancements for the *Bemrose Ski Circus* area:

- Provide better motorized/non-motorized signage, strategic barriers and enforcement at both the north and south ends.
- Install pedestrian crossing signs at the top of Hoosier Pass.
- Develop a designated trail between the upper and lower sections.
- Reroute sections of the main trail to avoid wetland impacts.
- Provide legal parking at the lower Bemrose access point.

6.2.9 Hoosier Pass (West)

This area is very popular due to the ease of access. Most of the area is above treeline and therefore very scenic with easy access to high alpine terrain. Like the Bemrose area, this is a great place to ski during the early and late ski season. There are several loop options and Tractor Bowl is a destination area for backcountry skiers seeking steeper terrain.

Priority enhancements for the *Hoosier Pass (West)* area:

- Regulate the motorized and hybrid use, working jointly with the Pike San-Isabel and White River National Forests.
- Re-establish the Wheeler Trail from the summit with blue diamonds.

6.2.10 Quandary/McCullough Gulch

Like the other areas in the Hoosier Pass vicinity, the Quandary/McCullough Gulch area is popular because it has early and late season snow, it provides for a variety of users, and it offers access to higher alpine terrain. Quandary is one of the most popular peaks for backcountry skiers and snowshoers, given its easy access and moderate approach.



Mount Quandary

Priority enhancements for the *Quandary/McCullough Gulch* area:

- Improve and expand the trailhead parking on the Quandary side.
- Improve the system of contouring routes. One possibility would be marking the Wheeler Trail across the base of Quandary with blue diamonds while decommissioning other routes.

6.2.11 Spruce Creek

Spruce Creek offers a separated use opportunity, where non-motorized users can utilize the narrower trail and motorized users can use the road grade. There is a parking lot with adequate space for the large numbers of users that come to this area. The trail and road are used to access Francie's Hut, which is managed by the Summit Huts Association. This area is very popular with locals and visitors alike. It is used primarily by cross country skiers and snowshoers, although backcountry skiers will use the trail system to access the higher alpine terrain above the hut.



Priority enhancements for the *Spruce Creek* area:

- Monitor and manage unauthorized motorized use.
- Improve the signage leading to the parking area.
- Provide earlier season vehicular closures.

6.2.12 Burro Trail

The Burro Trail is close to Breckenridge, it is already well marked with blue diamonds, and has a wide corridor, making the route finding easy. The trail holds snow well and usually has good ski conditions. It has very moderate terrain, making it a great trail for cross country skiing and snowshoeing. It provides good links to other trails on the adjacent USFS lands and is accessible from the base of Peak 9 of the Breckenridge Ski Resort.

Priority enhancements for the *Burro Trail* area:

- Improve the parking options. There should be dedicated public parking and better signage to access the northern end of the trail.
- Improve the trailhead. Besides expanded parking options, a kiosk at the beginning of the trail would improve wayfinding and streamline access.

6.2.13 Peaks Trail

The Peaks Trail is among the most popular winter nordic ski trails in the Upper Blue basin. From the trailhead on CR 3, skiers can find a groomed experience, a moderate cross country ski, or access to excellent backcountry terrain (such as Peaks 4,5, and 6). There are multiple trail connections and loop opportunities for a variety of users and the trails are all dog-friendly.



Peaks Trail

Priority enhancements for the *Peaks Trail*:

- Develop and install an information kiosk at the trailhead.
- Coordinate the access and continued use with the Breckenridge Nordic Center master development plan for Peak 7.
- Work with the County, Breckenridge Ski Resort, and the U.S. Forest Service to manage the trailhead for nordic, cross country, and backcountry skiers only.

6.2.14 Peak 7 Neighborhood (Green Gate, North Barton)



Peak 6

The skiing out of the Peak 7 neighborhood is a great amenity for locals. There are multiple trail connections and loop opportunities. Users can access the groomed skiing, the cross country skiing on the Peaks Trail or other trails, or access the higher alpine skiing on Peaks 4, 5, and 6 for backcountry skiing.

Priority enhancements for the *Peak 7 neighborhood* area:

- Address the parking issues. This could be done through a combination of monitoring and policing the existing parking areas (e.g. unauthorized alpine ski area use parking at the Peaks Trailhead, pushing cross country

skiers to the Green Gate or Slalom Drive), and/or developing a more official trailhead at the Green Gate with delineated parking, signage and a kiosk for the nordic, cross country and backcountry skiers.

- Provide designated backcountry trail access to Peaks 4, 5, and 6 through the groomed system with diamonds on trees or something similar.
- Investigate a new access to Peak 5 in the event that the Breckenridge Ski Resort Peak 6 expansion occurs.
- Monitor the tree clearing from the Breckenridge Fuels Project to continue to provide a buffer of trees to preserve and protect snow quality where possible.

6.2.15 Gold Hill (Colorado Trail trailhead and USFS road)

The Gold Hill area is very popular with easy access and moderate terrain for cross country skiers and snowshoers. There are good loop opportunities with the array of old logging roads and the Colorado Trail is well marked.

Priority enhancements for the *Gold Hill* area:

- Monitor the tree clearing from the Breckenridge Fuels Project to continue to provide a buffer of trees to preserve and protect snow quality where possible.



Town of Breckenridge

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Town of Breckenridge Executive Summary
Economic Indicators
(Published September 7, 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.



Unemployment: Local (July 2011)

Summit County's July unemployment rate dropped for the second consecutive month in July reaching 8% from June's 9.1% rate. This July rate is higher than July 2010 rate of 7.2% and July 2009 rate of 7.1%. July of this year's rate is similar to the last two years' local unemployment rate for all three counties tracked including Pitkin County (6.7%) and Eagle County's (8%), however, still considered high. *See comparison chart online.* (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)



Unemployment: State (July 2011)

The Colorado State unemployment rate inched down slightly by 0.3% in July settling at 8.5%. (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)



Unemployment: National (July-August 2011)

National unemployment rate held steady from July to August 2011 at 9.1%. August 2011 is down however from last August's rate of 9.6% and August's 2009 rate of 9.7%. (Source: BLS)



Destination Lodging Reservations Activity (July 2011)

The Occupancy rate saw a decrease of 1.2%, in addition to decreases in ADR (1.5%) and RevPAR (2.7%) for the month of July 2011 over July 2010. (Source: MTrip)



6 Month Projected YTD Occupancy (July 2011)

Future bookings for the upcoming August 2011-January 2012 period shows an increase of 3.9% 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. (Source: MTrip)



Traffic Counts and Sales Trend (July 2011)

July traffic count in town on Highway 9 at Tiger Road was 20,609 total vehicles. As the traffic count is over 20,000, we expect to see a slight increase in sales tax revenue for July. (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)



Traffic Count at Eisenhower Tunnel and Highway 9 (July 2011)

During the month of July, the traffic count at the Eisenhower tunnel (westbound) was down 3.7% over July 2010. Traffic coming into town on Highway 9 also fell 2.7% from July 2011 (20,609) over July 2010 (21,181). Traffic flows indicate that the Town is maintaining its relative capture coming from the tunnel. (Last month (June) saw the highest volume of traffic westbound on record at Eisenhower tunnel at 763,759!) (Source: CDOT)



Consumer Confidence Index-CCI (August 2011)

The Consumer Confidence Index (CCI), which inched up slightly 0.7 points in July, saw a drastic drop of 14.7 points in August. The Index for August stands at 44.5 (1985=100). Based on a sharp drop in the index, we expect the real estate transfer tax revenues will see a slow down or lower prices for August over previous years as the market reflects consumers' uneasiness toward current economic conditions including the federal debt ceiling discussions followed by the downgrade of both the U.S. and Japanese credit ratings. (Source: CCB)



Mountain Communities Sales Tax Comparisons (June 2011)

The amount of taxable sales in Town for June 2011 was up slightly with a 0.37% increase from June 2010 levels. Of the tracked mountain communities, Breckenridge remains on the lower end of sales tax collected YTD in comparison to last year's numbers. The communities with the most increase over previous YTD continue to be Vail (9.43%) and Snowmass (6.78%). (Source: Steamboat Springs Finance Dept.)



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

The S&P 500 average monthly adjusted closing price dropped for the third consecutive month in August after a nine month upward trend. We also saw our RETT this month decline from what the Town collected in August 2010 however, this month was higher than August 2009 and 2008. We also believe that RETT will continue to lag as the S&P 500 declines. 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 (August 2011)

August 2011 RETT collection (\$350,729) is down 13% from August 2010 (\$404,004). However, this August is up from August 2009 (\$230,014) by 52% and 2008 (\$274,442) by 27%. (Source: Town Finance)



Real Estate Sales (July 2011)

July 2011 compared to July 2010 Summit county real estate sales were down in \$ volume by 8%, however increased 31% in number of transactions. Of that, Breckenridge took in 27% of the \$ volume and 26% of the transactions countywide for this month. YTD, Breckenridge has seen 46% of the dollar volume and 37% of the number of transactions. This month reflects another decrease in the \$ volume for 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)



Foreclosure Stressed Properties (July 2011)

Breckenridge properties (excluding timeshares) which have started the foreclosure process are at 24% (46 properties) of the total units within Summit county in July. This is up from 40 properties in June. 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)



If you have any questions or comments, please contact Julia Puester at (970) 453-3174 or 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.

SEPTEMBER 2011

- Tuesday, September 13; 3:00/7:30 p.m. First Meeting of the Month
- Friday, September 16; 8:00 a.m.; Blue Moose Coffee Talk
- Saturday, September 17 & Sunday, September 18 Oktoberfest, Main Street
- Tuesday, September 20; 1:00 p.m.; Public Works-1095 Airport Rd. Solar “Switch Flipping” Ceremony
- Tuesday, September 27; 3:00/7:30 p.m. Second Meeting of the Month

OCTOBER 2011

- Tuesday, October 11; 3:00/7:30 p.m. First Meeting of the Month
- Tuesday, October 25; 3:00/7:30 p.m. Second Meeting of the Month
- Wednesday, October 26, Location and Time TBD Budget Retreat

OTHER MEETINGS

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

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