



**BRECKENRIDGE TOWN COUNCIL WORK SESSION**  
**Tuesday, October 25, 2011; 3:00 p.m.**  
**Town Hall Auditorium**

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

<b>3:00 – 3:15 p.m.</b>	<b>I</b>	<b><u>PLANNING COMMISSION DECISIONS</u></b>	<b>2</b>
<b>3:15 – 3:45 p.m.</b>	<b>II</b>	<b><u>LEGISLATIVE REVIEW*</u></b> Warrior’s Mark Private Open Space Burn Permit Cub Scout Pack 187 Burn Permit	<b>52</b> <b>57</b>
<b>3:45 - 4:15 p.m.</b>	<b>III</b>	<b><u>MANAGERS REPORT</u></b> Public Projects Update Housing/Childcare Update Committee Reports Financials	<b>Verbal</b> <b>Verbal</b> <b>15</b> <b>16</b>
<b>4:15 – 5:00 p.m.</b>	<b>IV</b>	<b><u>OTHER</u></b> Child Care Task Force CMC/School Use	<b>33</b> <b>36</b>
<b>5:00 – 5:30 p.m.</b>	<b>V</b>	<b><u>PLANNING MATTERS</u></b> Cucumber Goals & Actions	<b>39</b>
<b>5:30 – 6:00 p.m.</b>	<b>VI</b>	<b><u>MISCELLANEOUS/OTHER MATTERS</u></b>	
<b>6:00 p.m.</b>		<b><u>DINNER ON YOUR OWN</u></b>	

**\*ACTION ITEMS THAT APPEAR ON THE EVENING AGENDA** **47**

*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:** October 19, 2011

**Re:** Town Council Consent Calendar from the Planning Commission Decisions of the October 18, 2011, Meeting.

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***DECISIONS FROM THE PLANNING COMMISSION AGENDA OF October 18, 2011:***

**CLASS C APPLICATIONS:**

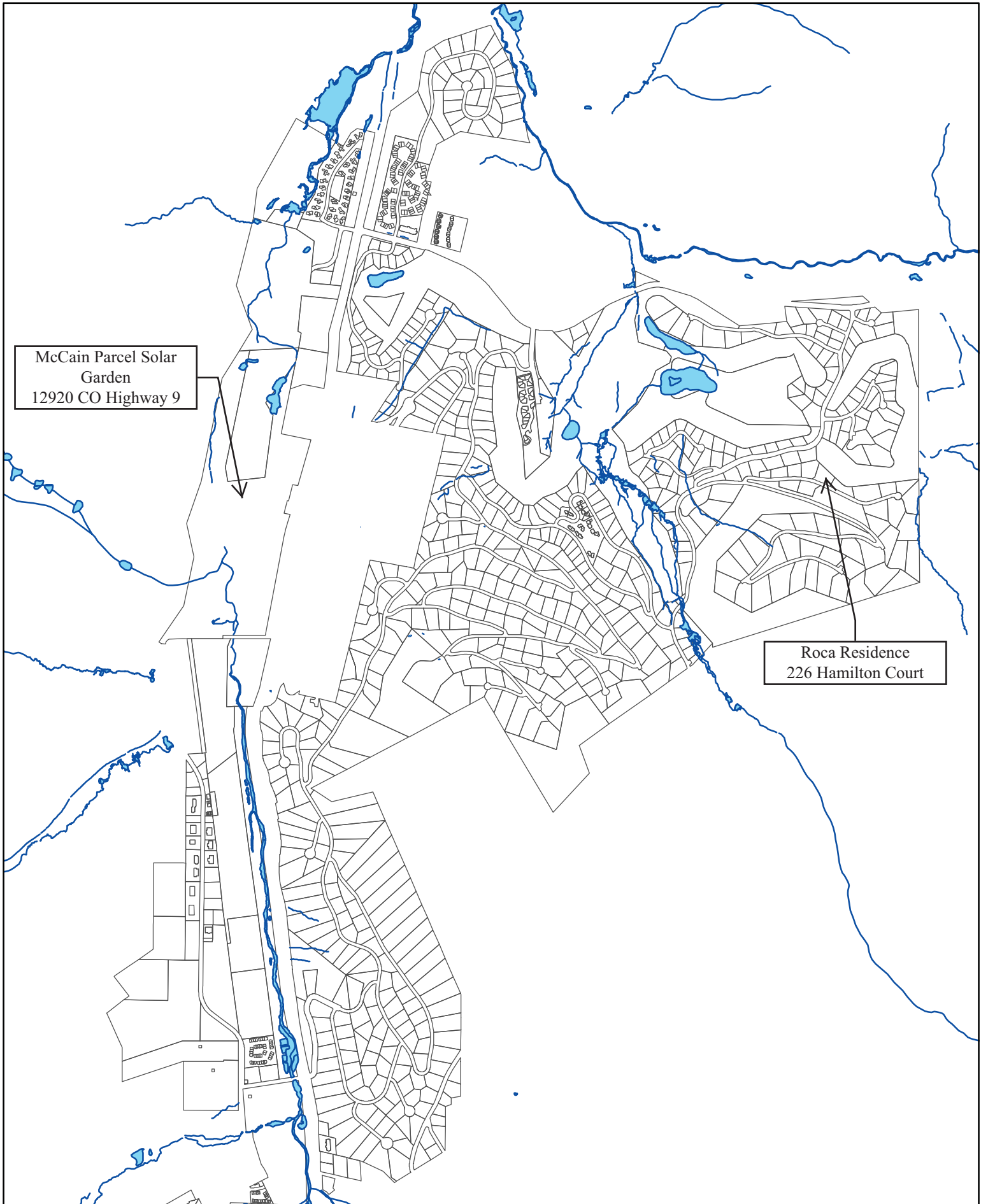
1. Roca Residence (MGT) PC#2011063; 226 Hamilton Court  
Construct a new single family residence with 4 bedrooms, 4.5 bathrooms, 3,487 sq. ft. of density and 4,363 sq. ft. of mass for a F.A.R. of 1:12.00. Approved.
2. Motherloaded Tavern Façade (CN) PC#2011067; 103 South Main Street  
Replace the existing, non-historic façade windows with new historically compatible wood windows. Approved.

**CLASS B APPLICATIONS:**

1. Ali's Pals Home Childcare (MGT) PC#2011066; 12 Leap Frog Green  
Use the existing, 1,173 square foot, single-family residence at 12 Leap Frog Green for the operation of a home child care business for six children, Monday through Friday. Approved.

**PUBLIC PROJECT HEARINGS:**

1. McCain Parcel Solar Garden (JP) PC#2011065; 12920 CO Highway 9  
Installation of a 2 megawatt photovoltaic (PV) solar garden (approximately 8,333 panels in 27-30 rows that will produce approximately 300,000 kWh of energy per year) on a 10 acre portion of the McCain property. Recommendation to the Town Council of denial due to a failing point analysis.



McCain Parcel Solar  
Garden  
12920 CO Highway 9

Roca Residence  
226 Hamilton Court

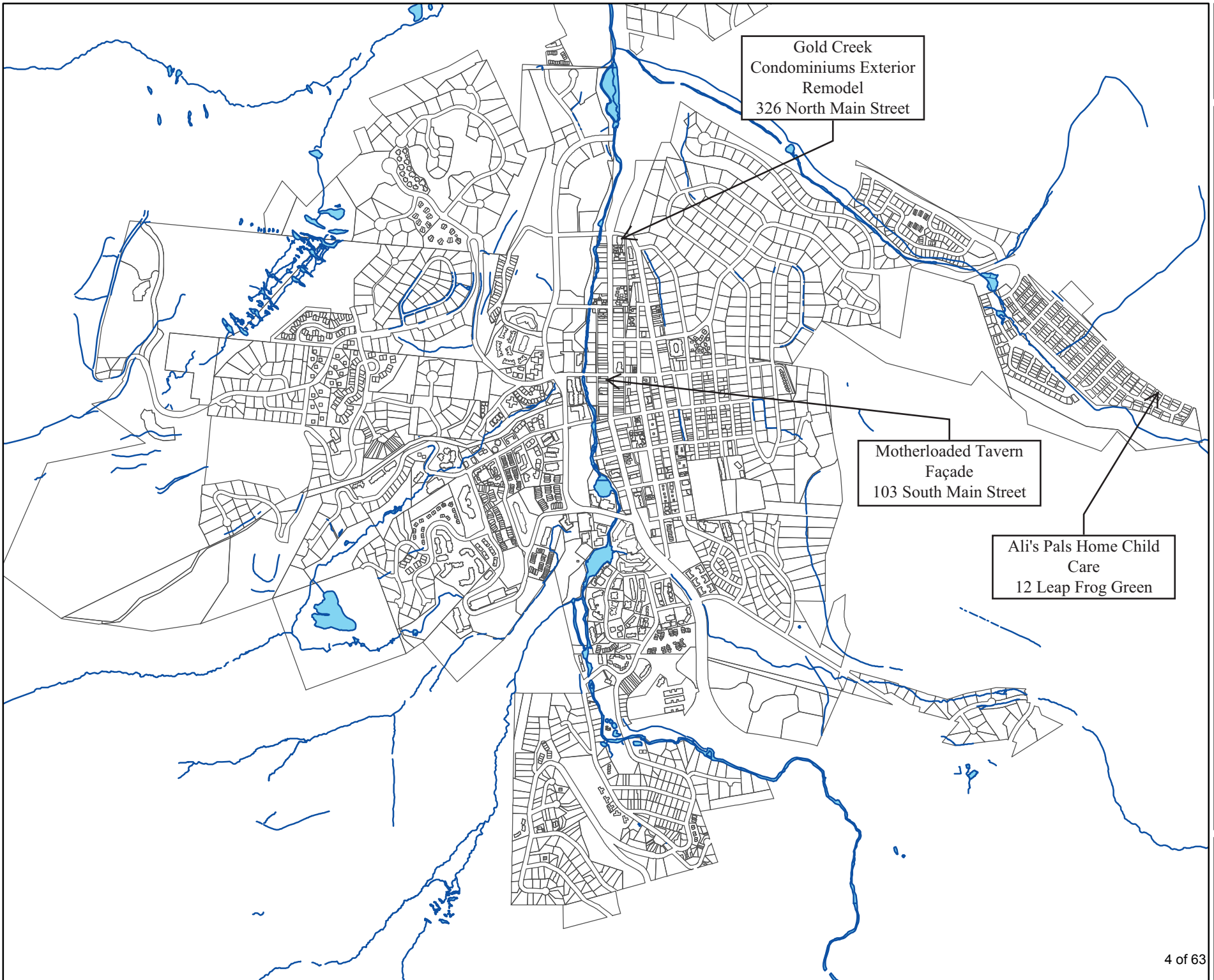


Town of Breckenridge and Summit County governments  
assume no responsibility for the accuracy of the data, and  
use of the product for any purpose is at user's sole risk.

### Breckenridge North

printed 4/12/2011





NOT TO SCALE

printed 4/12/2011

# Breckenridge South

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



## PLANNING COMMISSION MEETING

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

### ROLL CALL

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

### APPROVAL OF MINUTES

With no changes, the October 4, 2011 Planning Commission meeting minutes were approved unanimously (6-0).

### APPROVAL OF AGENDA

With no changes, the October 18, 2011 Planning Commission meeting agenda was approved unanimously (6-0).

### **CONSENT CALENDAR:**

1. Roca Residence (MGT) PC#2011063, 226 Hamilton Court
2. Motherloaded Tavern Façade (CN) PC#2011067, 103 South Main Street

With no requests for call up, the Consent Calendar was approved as presented.

### **MAIN STREET IMPROVEMENT UPDATE:**

Mr. Neubecker presented a memo updating the Planning Commission on the Main Street Improvement project. The bids on the bulb outs were too expensive, so they have been delayed. The work currently being installed along the 100 south block of Main Street includes: 36 new Aspen trees, flagstone pavers in the amenity zone (between the curb and sidewalk), removal of some ground level vegetation, and electrical infrastructure for special events. Landscaping that was removed from the amenity zone will be replaced in the summer months with hanging flower baskets and moveable planter boxes. It is possible that similar work will be completed on the 200 south and 300 south blocks of Main Street in 2013. The Main Street project is being broken into smaller yearly projects partly due to the limited construction season. We originally brought this plan to the Planning Commission back in 2005. Staff wanted to bring the Planning Commission up to speed in case they get questions about the plan. There is the possibility of historic plaques in the area. They were originally discussed being in the sidewalk, but that would be problematic.

### *Commissioner Questions / Comments:*

Mr. Dudney:                      What is the schedule? (Mr. Neubecker: As funds become available. Bulb outs next summer.) All of them? (Mr. Neubecker: Adams, Ski Hill and Wellington. The schedule is due to budgets. Plans are to do all of the plan; could be three or four more years.) Sidewalk pavers? (Mr. Neubecker: Areas with existing sidewalk will keep sidewalk, in most places the sidewalk is in good condition and will be retained.)

Mr. Lamb:                        When is this year's project going to be done? (Mr. Grosshuesch: They are trying to get done before the snow flies. They are waiting for stone cutters to get done with vertical trim. Started this week on cutting; shipment should come next week. I think they are going to get it done in the next couple of weeks.)

Mr. Pringle:                      What about the November 1 deadline? (Mr. Neubecker: Explained that is for street cuts and those are done.) Thanks for the update. It is helpful. It is because of the amount of activity and the visual clutter, it is difficult to see pedestrians at night; I don't know if we need to ramp up the street lighting, but the pedestrians walk out in the middle of the street, I have noticed they come at you pretty quick. I don't know if there is something we can do. (Mr. Neubecker: At night?) Yes. (Mr. Neubecker: Because cars are going slow, pedestrians feel safer, but it also makes the drivers slow down as well. We can pass that message along to the Streets Department.) I am concerned about a pedestrian being hit. (Mr. Rath: Sometimes they walk across the street as if the entire avenue is a crosswalk.)

### **PUBLIC PROJECT HEARINGS:**

1. McCain Parcel Solar Garden (JP) PC#21011065, 12920 CO Highway 9

Ms. Puester presented a proposal to install a 2 megawatt photovoltaic (PV) solar garden on a 10 to 11 acre portion of the town's McCain property, north of Coyne Valley Road and West of Highway 9. The entire property is 102 acres. The proposed solar panels would consist of approximately 8,333 panels in 27-30 rows and produce approximately 3,000,000 kWh of energy per year. The panels would be 13 to 15 feet in height. The proposed solar panels would be managed by a third

party, the Clean Energy Collective. They would then sell panels to residents and businesses within Summit County who would pay the upfront cost of the panels purchased; in turn, Xcel Energy would credit the purchaser's Xcel bill monthly for their share of the value of the energy produced. A local installer would do the installation. A representative from Clean Energy Collective is here this evening to listen to the presentation. The exact location of the solar garden as proposed may change as the Town Council reviews the plan and the Town renegotiates leases currently existing throughout the McCain property. The Town will be submitting a Request for Proposal (RFP) to Xcel Energy with this preliminary information for their selection process. Should the Town's solar garden project be selected, we will move forward on finalizing the exact location of the panels on the site. The exact site may shift after discussion with Town Council as well as other programming for the McCain Site.

Staff recommended positive six (+6) points under Policy 24/R-Council Goals for the use of renewable energy, negative four (-4) points under Policy 7/R-Site and Environmental Design for lack of buffers, and negative two (-2) points under Policy 22/R-Landscaping for lack of new plantings. This would result in a passing score of zero (0) points.

Staff did not recommend any points under the Energy Policy (33/R) at this time but the Commission could decide to assign up to two (+2) positive points under the "other" section which is not tied to a building. The project would pass without those points as recommended by staff.

Staff supports the use of renewable sources of energy as an active step to reduce the Town's carbon footprint.

The Planning Commission is being asked to make a recommendation to the Town Council, and the Town Council will make a final decision. The business decisions will be made by the Town Council. The Commission needs to focus on the site planning and development code issues.

*Commissioner Questions / Comments:*

Ms. Christopher: Can berms and landscaping be added at a later point? (Ms. Puester: Yes, and the Commission could recommend additional berms or landscaping to the Council.)

Mr. Lamb: Do you know how much energy this converts to? (Mr. Brian Waldes, Financial Services Manager: About 300 houses. The Town uses 4,000,000 kWh per year for municipal buildings and facilities.)

Ms. Dudney: On Policy 5/A it just says "complies" on the point analysis because that is an absolute policy. Regarding the location of the detached solar, does it comply because you feel like the visibility was reduced "to the extent possible"? On item 3E, almost to the end of the section, second to last paragraph of that policy? (Mr. Grosshuesch: Yes.) On the aesthetics, which is the first one under Policy 5/R? It just says "be integrated into". Mr. Waldes, the panels are non-reflective? (Mr. Waldes: Correct, panels absorb the sun, not reflect it.) You don't think the aesthetics are affected? (Mr. Grosshuesch: There is hardly anything you can do to the panels to change their aesthetics. You can't add stone or other materials the way you can with a building.)

Mr. Rath: Will there be a fence around it for security? (Mr. Neubecker: No, not at this point.) They can get stolen. They are expensive, \$600 per panel. (Mr. Waldes: They will be insured.)

Ms. Dudney: The site does not front on Coyne Valley Road; what will be the use of the site adjacent to Coyne Valley Road? (Ms. Puester: That will be decided in the future by the Town Council.) Should we consider the impact on that future development? What if people live there? (Mr. Grosshuesch: This project is already taking negative points for site buffering. Possible uses still being considered are a reservoir, open space, park, service-commercial, and parking, but no residential. No final decisions have been made yet.)

Mr. Butler: It is impossible to determine the use of that site. (Ms. Puester: The site is currently used for mining; we don't know what it will be used for in the future.) (Mr. Neubecker: When we know down the road what the uses will be, we can evaluate and if necessary, buffer them at that time.)

Ms. Dudney: Regarding Policy 7/R, if it is not being buffered, do you just do one negative (-1) point for that? (Mr. Neubecker: We assign negative points for one item not for multiple options. Don't want to "double ding" a project for the same issue.) (Ms. Puester: We did recommend negative points for lack of landscape (-2) and lack of buffering at (-4).)

Mr. Rath: Every solar garden I have seen has a fence around it, many with barbed wire along the top. If it was necessary to put a fence around it, would we go through another approval process? (Mr. Grosshuesch: The Town Council will see all of your comments. I can't guarantee you will see every modification that happens to this project, similar to how you did not see every modification that went into the PPA solar array projects on other Town buildings.) I think if it is going to get potentially uglier, and there is no

landscaping going in around this, we have to be realistic. (Mr. Grosshuesch: There is a mine site there now, which has the potential to go on there for quite some time. It is not in a residential or signature area like the Riverwalk Center or Golf Course. I hear what you are saying; we will take your comments to the Town Council. If you think it needs a fence, we can take that to Council.) (Mr. Waldes: In regard to insurance, we have already insured two ground mounted arrays without fences around them.)

Ms. Dudney: Is there potential for positive points under air quality Policy 30/R? (Mr. Neubecker: I don't know if you can argue that in this case.) But might be a step in the right direction. (Ms. Puester: That is up to the Commission if you would like to add positive points under 30/R to change the point analysis.) I think it could get positive points under air quality. Infrastructure Capital Improvements, Policy 26/R, can it get points there too? (Mr. Grosshuesch: This is not the kind of public infrastructure we envisioned when we wrote that policy. The business plan is going to be written such that we could sell these panels to members of the community; for example, if they are in the historic district and can't get solar access on their property there.) (Mr. Neubecker: If you are spending your money on infrastructure for something that the Town otherwise would have to construct, then that is more relevant to Capital Projects.) (Ms. Puester: The Town is not paying for the installation or maintenance.) What about the open space requirement? (Ms. Puester: Whatever happens on this property, we would retain 30% of the total land area for open space. The river plan, under the Army Corps of Engineers, would make improvements to the river. This would be a continuation of improvements made to the south segments of the river throughout Town when there is money available from the Army Corps.) Is that a positive point issue, providing more than 15% open space? (Ms. Puester: We did not consider that; it could be although it has not had a formalized plan.) On the deal with CEC, my thinking is this is a 50 year lease and we obviously can't anticipate what is going to happen in 50 years, we can't estimate impact to neighbors to south, east and west. A risk I see is it could become obsolete and the Clean Energy Collective could walk away, it might not be maintained. Then the issue of buffering and eyesore to the neighbors could become more severe. Something to consider that there are protections so if it is not maintained and the buffers are not there that the Town could step in. (Mr. Neubecker: It is not a code issue but a business issue for the Council.) It is not, but it relates to code with effects to neighboring properties. Normally we rely on the developer to maintain. Business issues relate to buffering issues, should you require more up front? We have to look 50 years down the road. (Mr. Grosshuesch: We have given it negative points for buffering; we will pass your comments on to Town Council.)

Ms. Christopher: I have faith in the Council that they will include this. Likes the project but we should be careful to do it appropriately. If this is the parcel, recommend to Town Council to buffer it more and look at a percentage of panels for Town residents only.

Mr. Pringle: Are we going to see just the 8,300 panels or will there be metering, transformers and items like that? (Ms. Lauren Martindale, Clean Energy Collective: On this site there will be two inverter pads, which together are less than the size of a tractor trailer. They come in standard colors very compatible with surroundings, green or tan color. They will be in the existing footprint of the plan you see. It is basically a mechanical box on a concrete pad on the ground next to the panels. The inverters turn the electricity into power that can be transferred into the grid. There are no moving parts. No moving parts, no traffic, dust etc., no noise.) Is there any substation infrastructure or will it be undergrounded? How does it get to the grid? (Ms. Martin: We generally do an above ground line. We want that line to be as short as possible, we will pick closest point in the array and run the line to that. We have not engineered it enough, but my guess is it is going to be less than 30 feet.) (Ms. Michelle Zimmerman, Innovative Energy: Most of the lines there are underground.) Will this just be for Town residents, and people adjacent to the parcel, or anyone in the County? (Mr. Waldes: Anyone in the County. The Town of Breckenridge can buy panels and resell to only Town residents if it chooses.) What will be the split? (Mr. Waldes: Its available to anyone in the same service area, so anyone in the County. The Council has yet to work out a business deal with those details.) (Ms. Martindale: We don't know the breakup yet.) Positive six (+6) points for renewable energy, is it a community goal to provide energy to the entire County? Is generating for other residents outside the Town part of the intent? (Mr. Grosshuesch: Council's intent is to create this array but also to buy a number of the panels to use for Town facilities and also to sell back to residents and businesses within the Town.) Policy 22/A Landscaping talks about screening industrial and commercial storage. We are not doing that. How do we comply with the absolute policy? (Mr. Grosshuesch: When that policy was written, we discussed it as industrial storage and commercial storage. This is not storage and therefore that section is not applicable.) I don't read it the same way. I don't think we would let anyone else come in here and

do this. I know the Town can do this, but I think this is in violation of Policy 22/A with regard to screening.

Mr. Butler: I like the garden. Good site but why not add more landscaping and buffering?

Ms. Dudney: Policy 22/A was superseded by other language. This is not industrial storage or commercial storage. (Mr. Pringle: It is industrial use, though.) (Mr. Grosshuesch: We could put landscaping around the site, but not next to the panels because the shadowing would shut down the panels. We don't think landscaping would help to buffer from those neighbors who can see the project, as they are above it, but landscaping could from the highway.)

Mr. Pringle: We make all the other applicants adhere to the landscaping policy; I interpret it differently than staff.

Mr. Butler: This does not fit neatly into the box, but it should comply, same as the pellet plant.

Ms. Dudney opened the hearing to public comment.

Mr. Eric Buck, full time resident in Breckenridge: I am the only person in all of Breckenridge to comment on the solar garden. This is a massive project. It is likely that the planners made all the required public notice; it is obvious that most of the public does not know. I have talked to a number of people in Silver Shekel and they had no clue. 300' is the requirement, but that only covers a small number of residents in Silver Shekel. This is a big subsidy to economic tax breaks. On the aesthetics, the corridor coming down Highway 9 to Breckenridge is the first thing people see. Mr. Grosshuesch said it is not a signature area. This is not the alternative. This could be a signature area, a public park, mountain views, properties in that valley are valued over 1 million per acre and we are talking about giving away acres of this property. Why we would give away this jewel? It is like building a trash can out of gold. You need to have it but you don't need to see it. Calling this a "government use" is a massive stretch; a private company building this project to sell that project to private individuals. There is no requirement to give any of this power to Breckenridge. It does not make sense to use the prime property to give this away to other residents of Summit County. I have never seen a converter that does not make noise. Detached array policy was clearly written to be attached to a building, a home. Not meant to be a farm. 10 acres of glass near the public right of way. I drove Highway 9 today. For at least a mile you can see this valley floor. The bike path is probably within 50 feet of this array with no screening. This should be receiving significant negative points under item 6. No landscaping going on, only negative two (-2) points, what do you have to do to get more than negative two (-2) points? That seems significantly low. Buffering, negative four (-4) points. To summarize, looking at the findings it says "not have significant adverse effects"; how you can say ten acres of glass will not have impacts? I encourage you to go along Highway 9 and see for yourselves. I know Silver Shekel is not part of Breckenridge, but we should not turn our noses up at them, they will see this project. No economical feasible alternatives? There are lots of alternative locations...up French Creek, not the negative impacts there. To put it in prime property makes no sense at all.

Mr. Darryl Baker, President of Silver Shekel Homeowner's Association: We have not studied this, but I want to point out that Silver Shekel looks down on this from our location. I live directly above this. The river ran right through this area for about a month this spring. I know the river will be a problem for this project.

There was no more public comment and the hearing was closed.

*Commissioner Questions / Comments:*

Mr. Lamb: I agree with Mr. Grosshuesch. Policy 22/A does not apply as its not storage. It is taking the negative hit for the buffering and lack of landscaping and it is making it up with renewable energy. This is very important to the community, to the Town Council, our community, our country. We are going to run out of oil. The river is going to move further west. This is something we should have done a long time ago and I support it wholeheartedly.

Mr. Pringle: I read "all open industrial or commercial storage shall be screened". I think any kind of development of like this requires it to be screened. We would not allow anyone else to come in without doing any screening like we did with the pellet plant. Town Council can do what they want, but I don't think we can ignore the code. It does not comply with Landscaping, Policy 22/A, and should be listed as such in the point analysis. If we are providing a 10 acre solar array, not sure how much is going to be absorbed by the rest of the County. We absorb the negatives; we don't know what the future uses will be that could be affected by this. Do positive six (+6) points warrant that? I am a big proponent of solar. If we want to do solar on any massive scale, this is the way to do it. We have to be sensitive to the application, make it acceptable to all people, show other communities about how we would like them to take care of their applications, landscape and screen those projects.



Mr. Butler: I really agree with Mr. Pringle, it is a great project, first step toward what that McCain property can look like, strongly in favor of project. But I think there is a right way to do it, would like to see more landscaping and buffering.

Ms. Christopher: I love that the Town is making this a priority, but we do need to do things carefully. The Town Council needs to do this thoughtfully, make it beautiful; it is the gateway to our community. Maybe make it a percentage of the energy goes to Town of Breckenridge residents.

Mr. Rath: I totally agree with a lot of what has been said, I am a big proponent of solar and have had to fight with homeowners associations in the past to get solar panels on the roofs of my buildings. The whole area is in need of reclamation, we should not ignore the fact that we want to bring this back to more than just a mining area with no trees. There is an opportunity to make this area positive gateway to Town. I am very familiar with the view looking down from Silver Shekel, having done a remodel there just this past year. We should do everything we can to improve what they look at now. What was said about positive six (+6) points, I am torn. I think all sustainable projects need our support, but are we really benefitting Breckenridge for positive six (+6) points or all of Summit County for positive six (+6) points?

Ms. Dudney: Negative points are understated. I don't have a problem with the positive six (+6) points, what benefits Breckenridge benefits the County as well, in this case. Want to send a strong message to the Council about needing buffering to the site.

Mr. Lamb made a motion to approve the point analysis for the McCain Parcel Solar Garden, PC#2011065, 12920 CO Highway 9. Mr. Butler seconded. The motion failed for lack of a vote.

Mr. Pringle made a motion to modify the point analysis for the McCain Parcel Solar Garden, PC#2011065, 12920 CO Highway 9, regarding Policy 22/A from "complies" to "does not comply" because there is no landscaping. Ms. Christopher seconded. (Mr. Grosshuesch: When we wrote the policy about storage areas, it was because the Code did not require screening. When Airport Road was developed, we then changed it to require screening. Does that mean the front of the buildings? The intent was to screen the storage areas.) The motion failed with a vote of 4-2.

Ms. Dudney made a motion to modify the point analysis for the McCain Parcel Solar Garden, PC#2011065, 12920 CO Highway 9, regarding Policy 7/R from negative four (-4) to negative eight (-8) points. Mr. Butler seconded. The motion passed with a vote of 5-1. (Ms. Dudney: I recommend that the Town protect itself so it can step in and maintain the property if it becomes an eyesore.)

Mr. Pringle made a motion that the Planning Commission recommend denial of the McCain Parcel Solar Garden, PC#2011065, 12920 CO Highway 9, due to failing score of negative four (-4) points. Ms. Dudney seconded, and the motion was approved with a vote of 5-1.

#### **WORKSESSIONS:**

1. Gold Creek Condominiums Exterior Remodel (CN), 326 North Main Street

Mr. Neubecker presented. Gold Creek Condominiums, at the southeast corner of North Main Street and North French Street is considering a major remodel. As part of this remodel, Sonny Neely of Neely Architecture has created some preliminary concepts on how the building might look. The preliminary plans envision the use of timber beams and roof components that would extend above the existing building height. The existing flat roofed building is approximately 34' tall. The recommended building height in this Land Use District is two stories, or twenty-six (26') feet.

The maximum height limit in this Land Use District is two stories above the "recommended height", which would be a maximum height of 50'. The proposed features would be about 41' above grade.

In addition, screening of mechanical equipment is encouraged by the code. The applicants are proposing to install solar panels on the roof of the building, and the taller parapet walls and tower elements would help to screen the panels. The Applicant would like to know if the parapet and tower features that are shown on the draft plans would be waived from the height requirement. The height definition exempts "elevator shaft extensions, chimneys, and focal elements such as church steeples, spires, clock towers or similar structures that have no density or mass".

Staff believes that the proposal does qualify as an exemption based on these criteria. We support this application moving forward without the allocation of negative points for building height, since we believe that the additional height is exempt. However, Staff and the Applicant would like Commissioner input on this proposal.

**Questions:**

1. Did the Commission agree that the additional parapet walls and tower elements are exempt from the building height measurement?
2. Did the Commission have any other general feedback on the proposal?

Ron and Kathy Schuman are here from Patriot Management representing the Owners and the Architect.

*Commissioner Questions / Comments:*

Mr. Pringle: Would this bring up Paragraph B of Policy 7/R where building roofs are encouraged to be broken up? (Mr. Neubecker: Yes, this would make the building more interesting.) Would that warrant more than one positive point, if it is found to be not exempt? (Mr. Neubecker: The building is already over height. Do you get the negative points for the incremental difference? I don't know if this building ever went through a point analysis.) It did not; it is "pre-Pringle". (Mr. Schuman: Built in 1972.) Solar, broken up ridge lines all apply to this application.

Mr. Schuman, Registered Agent for the Property: The Architect sends his regrets; he is at a Jimmy Buffet concert this evening. We are just developing an improvement plan. We are under a four to five year plan to tie in with Columbia Lode and whatever happens on the Vail lot across the street. We are looking at some historical effects, to reduce the "boxiness"; it is a cement box. Would like to consider using beetle kill wood; want to make it a good looking building at that corner. Packet speaks for itself. We just need your input; we have a zero lot line on the south. The northeast corner is very tight; we have to manipulate an element over that, we are in a very tight position. We need your guidance. This would be negative ten (-10) points without the variance, which would make the project a non starter.

Ms. Dudney opened the hearing to public comment. There was no public comment and the hearing was closed.

*Commissioner Questions / Comments:*

Mr. Rath: I think the design looks good. I would look at the elements as a chimney or something like that. I would do anything at this point to move this project along.

Ms. Christopher: I agree. The elements would break up the roof line; if nothing else they would add points. (Mr. Neubecker: This element here (demonstrated the parapet wall on the plan) goes up a few feet over the height; keep that in mind.) Even so, yes, we are going higher, but we are making something look better.

Mr. Pringle: Would this be considered mass? (Mr. Neubecker: No, since there is no additional floor area.)

Mr. Butler: I totally agree.

Ms. Dudney: Agree with everything said.

Mr. Lamb: I agree; we have done this before on the justice center.

Mr. Pringle: Agree also, but want a special finding to specify this is legal non-conforming so the next guy who comes in to propose this is aware of this. I don't want someone else to come in who does not need this. I would pursue that and look at positive points for breaking up the ridgeline.

***COMBINED HEARINGS:***

1. Ali's Pals Home Childcare (MGT) PC#2011066, 12 Leap Frog Green

Mr. Thompson presented a proposal to use the single-family residence of 1,173 sq. ft., at 12 Leap Frog Green, for the operation of a home child care business. Mr. Thompson introduced Ms. Ali McAlpine, the owner of the house and the Applicant, as well as Mr. Cory McAlpine, Ms. McAlpine's husband, who will not be working in the childcare in home business. This application is required pursuant to Ordinance 15, Series 2005. Per policy 38.5 (Absolute) Home Childcare Business (38.5/A), the business will always be limited to the care of a maximum of twelve (12) children. The business will meet the State Childcare Licensing requirements. The applicant has stated there will be no more than six children at the home, five days a week. The owner of the home will be the only employee running the home childcare business.

Noting the lack of childcare facilities in the community, the Town Council has identified Day Care as a "Priority Goal". The applicant hopes to continue to help meet this goal by offering a Home Childcare Business. Typical hours of the applicant's operation are from 7:30 am to 5:30 pm, Monday through Friday while closed on weekends and holidays. As a Condition of Approval, the applicant shall confirm in writing to limit the number of children in her care at any one time to a maximum of 12. The applicant understands these conditions and has agreed to abide with them. Outside play areas for the children are indicated on the site plan in the back yard. With approval of this application, the applicant shall be required to obtain a Town of

Breckenridge business license on an annual basis, and applicant shall process a Class D Permit on an annual basis for renewal (fee waived) of this home childcare business license. Conditions of Approval indicating such have been added. Breckenridge Building Department Staff has completed a site visit to the property and found that the house meets current Building Code requirements.

The notice was sent to all property owners within 300 feet of the property, even though the code requires notice only to those within 100 feet. Staff received a letter of support which was included in the packet as well as another statement of support from a neighbor within 300 feet who could not attend the meeting this evening.

If the Commission finds the application to be compatible with the adjacent properties, then it is Staff's recommendation that the Planning Commission approve Ali's Pals Home Childcare Business, PC#2011066, 12 Leap Frog Green, with the presented Findings and Conditions.

*Commissioner Questions / Comments:*

- Mr. Pringle: If staff requires them to have a fenced in area and the Town will not let them fence, is that a problem? (Mr. Thompson: They have already fenced in their yard, which is allowed under the Wellington Neighborhood Master Plan.) The fence is not in conflict with the Master Plan? (Mr. Thompson: No.) (Ms. McAlpine: I decided to pursue this because I love kids and education and my goal is to keep this geared toward families in neighborhood. They can walk to my home. My goal is to grow this and I do provide structured environment with structured program of education in home setting at an affordable rate. Eventually we would like to pursue moving into a commercial location if we grow. For now we are just taking six children.)
- Mr. Butler: What do the parents, your current customers, do for work? (Ms. McAlpine: Many different jobs. Ski area, title companies, real estate, etc.) Closed on holidays could be a problem for those clients as many of them will have to work holidays. (Ms. McAlpine: Sure, understood.)

Ms. Dudney opened the hearing to public comment.

Ms. Kathy Schuman, lives at 11 Willow Green: I am all in favor of this application. My husband and I are empty nesters, so we won't be using it, but it is a great service you would be offering. Support the application.

Mr. Daniel Lewis, lives across the green from the Applicant: I am another homeowner that doesn't have business out of my home. My concern is one, we have this document which states rules and regulations. They put a fence in, if not in fenced area, must be in approved play area approved by the department. You are not in business yet? (Ms. Mc Alpine: I have been doing nanny service for now, but goal is to get licensed.) Will it hurt home values? This is just in front of my property. Will that affect my property if they are using the green for the business? We have kids and there are other kids on that green, but there may be kids that don't live in the neighborhood. The green is for people that live there, not necessarily a business. I see six kids there now; I don't believe anyone has any state licenses yet. We are supposed to have a homeowners meeting on this but that has not happened yet. In a nutshell, I just wanted to present some ideas to think about from another owner on the green. (Ms Dudney: When approval comes up in another year, would there be opportunity for comment?) (Mr. Thompson: Yes, but a Class D permit does not require notice for the neighbors. If there were problems, I would hope the neighbors or HOA would contact the Town to communicate that.)

Karen Kufner: I also live on Leap Frog Green. My comment is about kids that don't live there using the green which is seven houses for the residents, not a business. If there is mud in the enclosed area they have now, then that needs to be addressed. If this is an approval now for six, will there be a change to approval for additional kids or for another employee?

Mr. Cory McAlpine: We closed on our home on August 12<sup>th</sup> and I just built the fence last weekend. Our plan is to sod and to use the back yard only for the play area, we understand we need to use our area and don't have a problem with that. Our plan is to plant the sod in the spring. The State requires 35 square feet for indoor area and 75 square feet per child for outdoor. Times six equals 450 square feet; our outdoor are is 800 to 1,000 square feet. We will not take on any more children in this house; six would be the maximum we would take on.

Mr. Daniel Lewis: In terms of the six kids there now, is that an operation happening there now? I was concerned about licensure there now. (Ms. Dudney: Your comments have been heard by the Commission; that is not a Commission concern.)

There was no more public comment and the hearing was closed.

*Commissioner Questions / Comments:*

Ms. Christopher: Is there any conflict with this being a deed restricted property? (Mr. Thompson: No, it is a home occupation. I did run this application by Laurie Best, Planner III for the Town, who handles both affordable housing and child care, and she agreed it is an appropriate use.) (Mr. Neubecker: Not a problem in regard to the deed restriction.)

Mr. Pringle: I used to live behind Little Red Schoolhouse, and of all the uses available, the sound of kids playing in the backyard is one of the least impactful. Having said that, you need to be sensitive to the needs of your neighbors and doing so will go a long way. I would consider an alternative to sod. Backyards are small, I don't know what would be allowable, another option might be possible. (Mr. McAlpine: The State requirement for sand would be 3-4 inches deep which would be problematic with hardening.) I think it is great application, exactly where it is supposed to be.

Mr. Lamb: I have to agree with Mr. Pringle. Wellington Neighborhood was designed for this type of use. I don't know the difference between a six person child care and a large family. As far as them playing on the green, there are always a ton of kids out there. Just a personal recommendation to seed before the winter.

Ms. Christopher: I agree. It's a place with high density of families, creating a benefit. Encourage you to be good to your neighbors.

Mr. Rath: It is a neighborhood with lots of children, definite benefit to the community.

Ms. Dudney: Agree, and I encourage any neighbor to please write a letter to the town with any issues.

Mr. Pringle made a motion to approve the point analysis for Ali's Pals Home Childcare Business, PC#2011066, 12 Leap Frog Green. Mr. Lamb seconded, and the motion was approved unanimously (6-0).

Mr. Pringle made a motion to approve Ali's Pals Home Childcare Business, PC#2011066, 12 Leap Frog Green, with the presented Findings and Conditions. Ms. Christopher seconded, and the motion was carried unanimously (6-0).

***OTHER MATTERS:***

Ms. Christopher: At the Commissioner training we attended, I learned to not say "I like this, I like that". It does not sound very professional. Say "I believe" instead of "I like". The trainer gave a list of words you are not supposed to say. (Mr. Pringle: You have to take the emotional part out and be analytical.)

Ms. Dudney: I was in a session on "FRESH" infill development: footprint, roofline, envelope, setbacks, holes (windows, doors). It was informative.

Mr. Neubecker: We will be sending out information on the Saving Places Historic Preservation conference, which is in early February. It is really a great conference. There is ongoing historic preservation learning. Staff attends as well. We will send the dates to the Commission; I believe it is February 1-3, 2012.

Some Town Council Updates:

- There was an ordinance passed on animals at special events.
- The Upper Blue Nordic Master Plan was endorsed by Town Council. (Mr. Pringle: Did they add the changes we recommended?) (Mr. Truckey: We did.)
- There has been some discussion about burn permits, especially in Warrior's Mark. They got a grant, but there is some disagreement within the HOA about that. Some owners are opposed and want the trees hauled off. The Council requested they try to work it out; they are scheduled to come back to Council next week. The Town and Red, White and Blue Fire District are also doing some burns in Town and up on Baldy, outside of Town limits.
- The South Branch library is looking at expanding or building a new building. The Town Council suggested building new. The project would be off of Rankin Road, just north of the library. Maybe vacating that road. They are doing preliminary plans. Existing library would be added onto and converted for District Attorney's office, which is currently out on Airport Road. Those plans will come to you at some point. (Mr. Lamb: What about the helicopter landing area?) They will need to consider that.
- The Council is working on an agreement with Denver Water involving exchanges of water rights; something of benefit to the Town.

***ADJOURNMENT:***

The meeting was adjourned at 9:30 p.m.

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Gretchen Dudney, Vice Chair

**TO:** BRECKENRIDGE TOWN COUNCIL  
**FROM:** BRIAN WALDES, FINANCIAL SERVICES MANAGER  
**SUBJECT:** SOLAR GARDEN DISCUSSION  
**DATE:** 10/19/11  
**CC:** TIM GAGEN, KATE BONIFACE

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The purpose of this memo is to give Council a timeline for future discussions on the Solar Garden project at the McCain property. The project was discussed by Planning Commission at their 10/18/11 meeting. The minutes from that meeting are included herein.

Staff would like to place the McCain Solar Garden project on the November 9, 2011, Town Council work session agenda to discuss several aspects of this project, to include the Planning Commission feedback and potential steps to address the same. This timing will give staff adequate time to incorporate several late developments in the analysis.

# MEMO

**TO:** Mayor & Town Council  
**FROM:** Tim Gagen, Town Manager  
**DATE:** October 19, 2011  
**SUBJECT:** Committee Reports for 10.25.2011 Council Packet

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

<b>I-70 Coalition</b>	<b>Tim Gagen</b>	<b>October 13, 2011</b>
<ul style="list-style-type: none"><li>• Vail Manager, Stan Zemler, was elected as Chair to fill Michael Penny's vacancy and will also serve as the 1-70 Coalition representative to the Collaborative Effort, Division of Transit &amp; Rail Advisory Committee and State Freight &amp; Passenger Rail Plan.</li><li>• The Coalition received an update on the Twin Tunnel project which the CDOT Commission has approved to move forward. They have also given approval to the unsolicited proposal submitted to HPTE by Parsons to improve I-70. The Parson's proposal has moved to the next step which involves a formal evaluation of its merits.</li><li>• The Director of the HPTE, Mike Cheroutes, spoke about the different models a public/private project might take for a corridor like I-70. The TDM committee reported that up to three bus services and CME will be operating this winter to bring Front Range skiers to the resorts. The TDM is also looking at a user survey to find out how the Hogback commuter lots are being used, particularly by resort bound car poolers.</li></ul>		

<b>Liquor Licensing Authority</b>	<b>MJ Loufek</b>	<b>October 18, 2011</b>
<ul style="list-style-type: none"><li>• The Liquor Licensing Authority had a very brief meeting, and all consent calendar items were approved.</li></ul>		

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

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

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

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INTEROFFICE MEMORANDUM

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**TO:** TIM GAGEN, TOWN MANAGER; KATE BONIFACE, ASSISTANT TOWN MANAGER  
**FROM:** CLERK AND FINANCE DIVISION  
**SUBJECT:** SEPTEMBER 2011 FINANCIAL VARIANCE HIGHLIGHTS MEMO  
**DATE:** 10/18/2011

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

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

**Fund Updates:**

**General Fund**

Revenue ahead of budget by \$768k (105% of YTD budget).

Expenses are below YTD budget at 96% (\$531k)

**Excise Fund:**

- Sales tax revenue is at 111% of budget (\$792k ahead of budget)
- Accommodations taxes are at 113% of budget (\$138k more than budget).
- Public Service Franchise Fees are under budget due to Xcel previously remitting tax to the Town for customers not located in the Town of Breckenridge (Blue River & unincorporated). They are no longer remitting for these areas.
- RETT collections through September 30, 2011 exceeded budget by 48% or \$867k
- Excise Fund transfers were made according to the 2011 budget, except for the transfer to the Marketing Fund, which is based on actual Accommodation Taxes collected and is also 13% ahead of budget.

**All Funds**

No new variances in September.



## **Variances Explained in Prior Months:**

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

#### ***Revenue:***

- Municipal Court revenue is over budget in the Penal Fine account by 34% (\$57k) due to an increase in ski pass violations.
- Special Events is at 157% of the YTD 2011 budget for revenue due to BMF/NRO expenditures and Special Events/Programs. This is offset by pass through payments which are also above budget.
- The Transit Services Program department: over budget by 17% due to a grant received.
- Public Safety Community Service is over budget by \$139k due to Pay Parking/Permit revenue and Parking Tickets.
- Building Services is at 189% of YTD budget (over budget by \$369k) due to Building Permits, Electrical Permits and Plan Check Fees/Building. They are tracking further ahead of budget due to a 58% increase in permit approvals this year over last year. In August, 17 single family homes were approved which is more than the whole of 2009.
- Facilities Admin revenue over budget due to insurance recoveries and rental income.
- Recreation Programs is \$72k over budget (27%) due to Summer Recreation Fees.
- Property Tax/Excise Transfer/Investment Income line is under budget due to investment income. As investments in our portfolio mature, the funds are reinvested at the current lower rates.

#### ***Expenses:***

- The Administrative Management Program is under budget by 12% (\$54k) due to a reduction in personnel.
- Special Events is at 122% of the YTD 2011 budget for expenditures due to BMF/NRO expenditures and Special Events/Programs-this is offset by revenues (see above).
- Public Safety Patrol Services and Public Safety Community Service are under budget by \$140k (combined) due to staffing/open positions.
- Public Works Admin is over YTD budget by 19% (\$59k) due to timing. Compared to the annual budget, the department is at 69%.
- The "Grants to Other Agencies" line is at 99% of the annual budget due to timing. We funded 2011 grants in January but the budget is spread out over 12 months.
- Recreation Operations Programs is under budget by \$145k due to staffing and electric/gas expenditures.
- Ice Rink Operations are under budget by \$89k due to staffing and electric and gas expenditures.

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

- Revenue is ahead of budget by \$342k primarily due to Plant Investment Fees collected for Grand Lodge phases 4 & 5.
- Expense variance is due to Major System Improvement budgeted expenses of \$2 million for the pump back project for which no expenditures have been made.

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

***Marketing Fund:*** Revenues ahead of budget due to Accommodation Tax and Transfer from Excise (based on Accommodation tax). Expense variance is due to costs related to the US Pro Cycling Challenge.

***Golf:*** Golf Fund revenues ended the 2011 season in October at 98% of the annual budget (see All Funds Net of Transfers report). The expenditure variance is due to timing.

***Housing Fund:*** the revenue variance is due to Valley Brook units. The proceeds from home sales are being held by the Summit Housing Authority rather than being paid to the Town and then reimbursed by the Town. The expenditure variance is also due to Valley Brook-timing.

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

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

**TOWN OF BRECKENRIDGE  
GENERAL FUND  
CURRENT YEAR TO PRIOR YEAR COMPARISON  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2011**

75 % OF THE FISCAL YEAR HAS ELAPSED

	PRIOR YEAR				CURRENT YEAR						
	YTD ACTUAL	YE TOTAL	% OF YE REC'D/SPENT	2010 ACTUAL/ 2011 ACTUAL % CHANGE	YTD ACTUAL	YTD BUDGET	ACTUAL/BUDGET \$ VARIANCE FAVORABLE/(UNFAVORABLE)	ACTUAL/BUDGET % VARIANCE	ANNUAL BUDGET	% OF BUDGET REC'D/SPENT	
<b>REVENUE</b>											
MUNICIPAL COURT PROGRAM	185,675	231,448	80%	82%	225,636	168,791	56,845	134%	204,668	110%	
ADVICE & LITIGATION PROGRAM	1,046,746	1,046,746	100%	0%	-	-	-	N/A	-	N/A	
ADMINISTRATIVE MGT PROGRAM	1,580	1,580	100%	221%	716	189	527	379%	302	237%	
SPECIAL EVENTS/COMM PROGRAM	486,465	552,703	88%	97%	501,398	318,587	182,811	157%	417,406	120%	
TOWN CLERK ADMIN PROGRAM	26,163	26,588	98%	68%	38,243	16,524	21,719	231%	21,001	182%	
FINANCE ADMINISTRATION PROGRAM	1,198	1,332	90%	468%	256	183	73	140%	234	109%	
TRANSIT ADMIN PROGRAM	100,000	100,000	100%	667%	15,000	32,000	(17,000)	47%	32,000	47%	
TRANSIT SERVICES PROGRAM	369,736	642,861	58%	84%	438,771	373,978	64,793	117%	484,067	91%	
PUBLIC SAFETY ADMIN/RECORDS	76,491	83,092	92%	254%	30,153	40,034	(9,881)	75%	46,001	66%	
PUBLIC SAFETY PATROL SVCS PROG	-	-	0%	0%	10,000	11,000	(1,000)	91%	11,000	91%	
PUBLIC SAFETY COMMNTY SVC PROG	429,669	517,400	83%	83%	520,513	381,031	139,482	137%	510,600	102%	
PLANNING SERVICES ADMIN PROGRAM	223,067	204,413	109%	248%	89,962	73,018	16,944	123%	87,567	103%	
ARTS DISTRICT	18,950	27,329	69%	55%	34,734	25,041	9,693	139%	31,545	110%	
BUILDING SERVICES ADMIN PROGRAM	435,461	521,286	84%	56%	783,390	413,960	369,430	189%	525,362	149%	
PUBLIC WORKS ADMIN PROGRAM	478,021	579,993	82%	100%	479,828	472,885	6,943	101%	582,689	82%	
STREETS PROGRAM	36,297	41,785	87%	129%	28,105	29,347	(1,242)	96%	33,196	85%	
PARKS PROGRAM	23,565	31,043	76%	130%	18,075	-	18,075	N/A	-	N/A	
FACILITIES ADMIN PROGRAM	55,094	69,661	79%	78%	71,054	-	71,054	N/A	46,800	152%	
ENGINEERING ADMIN PROGRAM	1,537	1,717	90%	38%	4,098	1,976	2,122	207%	2,200	186%	
CONTINGENCIES	-	-	0%	0%	-	(1,575)	1,575	0%	(2,100)	0%	
RECREATION ADMIN PROGRAM	-	(25,000)			-	-	-		-		
RECREATION PROGRAM	270,358	306,139	88%	79%	342,577	270,308	72,269	127%	347,031	99%	
RECREATION OPERATIONS PROGRAM	1,010,492	1,365,219	74%	99%	1,022,012	1,088,573	(66,561)	94%	1,473,275	69%	
NORDIC CENTER OPERATIONS	166,531	212,438	78%	152%	109,857	111,641	(1,784)	98%	159,210	69%	
ICE RINK OPERATIONS PROGRAM	448,677	608,782	74%	100%	446,651	473,884	(27,233)	94%	674,990	66%	
PRPRTY TX/EXCISE TSFER/INV INCOME	13,133,338	16,867,097	78%	108%	12,112,977	12,254,657	(141,680)	99%	15,167,584	80%	
COMMITTEES	2,000	2,000	100%	0%	-	-	-	N/A	-	N/A	
<b>TOTAL REVENUE</b>	<b>19,027,111</b>	<b>24,017,652</b>	<b>79%</b>	<b>110%</b>	<b>17,324,006</b>	<b>16,556,032</b>	<b>767,974</b>	<b>105%</b>	<b>20,856,628</b>	<b>83%</b>	

**TOWN OF BRECKENRIDGE  
GENERAL FUND  
CURRENT YEAR TO PRIOR YEAR COMPARISON  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2011**

75 % OF THE FISCAL YEAR HAS ELAPSED

	PRIOR YEAR				CURRENT YEAR						
	YTD ACTUAL	YE TOTAL	% OF YE REC'D/SPENT	2010 ACTUAL/ 2011 ACTUAL % CHANGE	YTD ACTUAL	YTD BUDGET	ACTUAL/BUDGET \$ VARIANCE FAVORABLE/(UNFAVORABLE)	ACTUAL/BUDGET % VARIANCE	ANNUAL BUDGET	% OF BUDGET REC'D/SPENT	
<b>EXPENDITURES</b>											
LAW & POLICY MAKING PROGRAM	90,500	138,984	65%	118%	76,652	118,588	41,936	65%	146,253	52%	
MUNICIPAL COURT PROGRAM	129,871	181,505	72%	93%	139,349	159,821	20,472	87%	218,010	64%	
ADVICE & LITIGATION PROGRAM	153,371	203,897	75%	138%	111,076	101,568	(9,508)	109%	228,584	49%	
ADMINISTRATIVE MGT PROGRAM	420,246	538,193	78%	104%	403,513	457,606	54,093	88%	608,521	66%	
HUMAN RESOURCES ADMIN PROGRAM	277,455	392,183	71%	95%	290,688	309,353	18,665	94%	424,000	69%	
SPECIAL EVENTS/COMM PROGRAM	852,688	1,025,932	83%	102%	833,088	682,240	(150,848)	122%	905,028	92%	
TOWN CLERK ADMIN PROGRAM	184,728	258,885	71%	93%	199,279	204,474	5,195	97%	288,586	69%	
FINANCE ADMINISTRATION PROGRAM	217,045	294,828	74%	101%	214,201	241,060	26,859	89%	328,172	65%	
ACCOUNTING PROGRAM	238,930	325,780	73%	92%	258,423	283,305	24,882	91%	377,757	68%	
TRANSIT ADMIN PROGRAM	87,885	120,798	73%	64%	136,801	110,369	(26,432)	124%	190,556	72%	
TRANSIT SERVICES PROGRAM	1,660,974	2,248,358	74%	128%	1,302,219	1,390,226	88,007	94%	1,887,814	69%	
PUBLIC SAFETY ADMIN/RECORDS	629,325	900,402	70%	93%	674,632	652,579	(22,053)	103%	883,295	76%	
PUBLIC SAFETY COMMUNICATN PROG	241,117	326,791	74%	112%	215,039	236,209	21,170	91%	305,139	70%	
PUBLIC SAFETY PATROL SVCS PROG	1,107,077	1,542,585	72%	92%	1,197,953	1,282,083	84,130	93%	1,736,121	69%	
PUBLIC SAFETY COMMNTY SVC PROG	302,570	431,312	70%	99%	305,616	361,972	56,356	84%	494,378	62%	
PLANNING SERVICES ADMIN PROGRAM	827,316	1,143,037	72%	103%	803,572	817,525	13,953	98%	1,104,145	73%	
ARTS DISTRICT	21,764	30,487	71%	85%	25,655	13,113	(12,542)	196%	25,984	99%	
BUILDING SERVICES ADMIN PROGRAM	289,672	396,728	73%	101%	287,200	296,269	9,069	97%	404,624	71%	
PUBLIC WORKS ADMIN PROGRAM	345,293	475,897	73%	93%	369,585	310,194	(59,391)	119%	534,348	69%	
STREETS PROGRAM	1,330,476	1,789,272	74%	96%	1,380,223	1,507,507	127,284	92%	1,942,186	71%	
PARKS PROGRAM	799,123	1,046,999	76%	94%	851,249	833,991	(17,258)	102%	1,159,109	73%	
FACILITIES ADMIN PROGRAM	805,883	1,225,784	66%	86%	937,819	938,997	1,178	100%	1,344,429	70%	
ENGINEERING ADMIN PROGRAM	224,518	305,533	73%	97%	230,413	241,182	10,769	96%	317,405	73%	
GRANTS TO OTHER AGENCIES	132,620	132,620	100%	109%	121,500	91,872	(29,628)	132%	122,496	99%	
RECREATION ADMIN PROGRAM	466,202	613,366	76%	102%	455,520	462,291	6,771	99%	642,277	71%	
RECREATION PROGRAM	418,460	541,483	77%	84%	498,173	481,605	(16,568)	103%	629,021	79%	
RECREATION OPERATIONS PROGRAM	1,137,596	1,672,029	68%	93%	1,220,650	1,365,663	145,013	89%	1,888,001	65%	
NORDIC CENTER OPERATIONS	176,790	263,367	67%	113%	157,135	164,940	7,805	95%	241,566	65%	
ICE RINK OPERATIONS PROGRAM	684,241	952,098	72%	96%	713,583	802,333	88,750	89%	1,125,615	63%	
LONG TERM DEBT	208,589	416,966	50%	99%	210,136	210,136	-	100%	419,851	50%	
SHORT TERM DEBT	2,971	128,441	2%	0%	-	-	-	0%	-	N/A	
GENERAL EXPENDITURES	-	47,143	0%	0%	2,867	-	(2,867)	0%	-	N/A	
COMMITTEES	8,053	13,657	59%	71%	11,415	37,494	26,079	30%	49,992	23%	
<b>TOTAL EXPENDITURES</b>	<b>14,477,212</b>	<b>20,129,356</b>	<b>72%</b>	<b>99%</b>	<b>14,635,635</b>	<b>15,166,565</b>	<b>530,930</b>	<b>96%</b>	<b>20,973,263</b>	<b>70%</b>	
<b>REVENUE LESS EXPENDITURES</b>	<b>4,549,899</b>	<b>3,888,296</b>			<b>2,688,371</b>	<b>1,389,467</b>	<b>1,298,904</b>		<b>(116,635)</b>		

**TOWN OF BRECKENRIDGE  
EXCISE TAX FUND  
CURRENT YEAR TO PRIOR YEAR COMPARISON  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2011**

75 % OF THE FISCAL YEAR HAS ELAPSED

	PRIOR YEAR			2010 vs. 2011 ACTUAL % VARIANCE	CURRENT YEAR					
	YTD ACTUAL	YE TOTAL	% OF YE REC'D/SPENT		YTD ACTUAL	YTD BUDGET	ACTUAL/BUDGET \$ VARIANCE	ACTUAL/BUDGET % VARIANCE	ANNUAL BUDGET	% OF BUDGET REC'D/SPENT
<b>TAX REVENUE</b>										
SALES TAX	8,168,379	13,253,186	62%	102%	8,322,182	7,529,826	792,356	111%	12,381,645	67%
ACCOMMODATIONS TAX	1,164,208	1,607,129	72%	104%	1,209,510	1,071,180	138,330	113%	1,478,709	82%
CIGARETTE TAX	37,375	51,070	73%	100%	37,353	35,129	2,224	106%	48,001	78%
TELEPHONE FRANCHISE TAX	20,338	27,154	75%	62%	12,681	21,375	(8,694)	59%	28,500	44%
PUBLIC SERVICE FRANCHISE	425,404	621,971	68%	88%	372,894	410,380	(37,486)	91%	600,003	62%
CABLEVISION FRANCHISE TAX	75,584	153,277	49%	103%	78,140	95,034	(16,894)	82%	140,000	56%
REAL ESTATE TRANSFER TAX	2,709,285	3,662,755	74%	99%	2,676,889	1,809,702	867,187	148%	2,700,002	99%
INVESTMENT INCOME	45,983	41,780	110%	39%	17,885	38,565	(20,680)	46%	51,420	35%
<b>TOTAL FUND REVENUE</b>	<b>12,646,556</b>	<b>19,418,322</b>	<b>65%</b>	<b>101%</b>	<b>12,727,534</b>	<b>11,011,191</b>	<b>1,716,343</b>	<b>116%</b>	<b>17,428,280</b>	<b>73%</b>
<b>EXCISE TAX DEBT SERVICE</b>										
COP FEES	650	650	0%	0%	650	0	(650)	N/A	-	N/A
2005 COP'S PRINCIPAL	0	155,000	0%	N/A	0	-	-	N/A	165,000	0%
2005 COP'S INTEREST	71,413	142,825	50%	96%	68,506	68,507	1	100%	137,014	50%
2007 COP'S PRINCIPAL	0	130,000	0%	N/A	0	0	-	N/A	135,000	0%
2007 COP'S INTEREST	69,033	138,065	50%	96%	66,433	66,433	-	100%	132,864	50%
<b>TOTAL EXCISE TAX DEBT SERVICE</b>	<b>141,096</b>	<b>566,540</b>	<b>25%</b>	<b>96%</b>	<b>135,589</b>	<b>134,940</b>	<b>(649)</b>	<b>100%</b>	<b>569,878</b>	<b>24%</b>
<b>TRANSFERS</b>										
TRANSFER TO GENERAL FUND	8,540,757	11,387,676	75%	91%	7,771,572	7,771,572	-	100%	10,362,096	75%
TRANSFER TO GOLF FUND	97,497	129,996	75%	192%	187,497	187,497	-	100%	249,996	75%
TRANSFERS TO CAPITAL FUND	717,003	1,074,504	67%	207%	1,483,247	1,483,247	-	100%	1,835,996	81%
TRANSFER TO MARKETING	549,972	733,296	75%	55%	301,463	267,797	(33,666)	113%	369,681	82%
TRFS TO EMPLOYEE HSG FUND	1,749,690	2,332,920	75%	111%	1,935,801	1,935,801	-	100%	2,581,068	75%
TRFS TO SPECIAL PROJECTS FUND	273,753	365,004	75%	108%	296,253	296,253	-	100%	395,004	75%
<b>TOTAL TRANSFERS</b>	<b>11,928,672</b>	<b>16,023,396</b>	<b>74%</b>	<b>100%</b>	<b>11,975,833</b>	<b>11,942,167</b>	<b>(33,666)</b>	<b>100%</b>	<b>15,793,841</b>	<b>76%</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>12,069,768</b>	<b>16,589,936</b>	<b>73%</b>	<b>100%</b>	<b>12,111,422</b>	<b>12,077,107</b>	<b>(34,315)</b>	<b>100%</b>	<b>16,363,719</b>	<b>74%</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>576,788</b>	<b>2,828,386</b>			<b>616,112</b>	<b>(1,065,916)</b>	<b>1,750,658</b>		<b>1,064,561</b>	

**TOWN OF BRECKENRIDGE  
ALL FUNDS  
CURRENT YEAR TO PRIOR YEAR COMPARISON  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2011**

**75 % OF THE FISCAL YEAR HAS ELAPSED**

	PRIOR YEAR			2010 ACTUAL/ 2011 ACTUAL % CHANGE	CURRENT YEAR					
	YTD ACTUAL	YE TOTAL	% OF YE REC'D/SPENT		YTD ACTUAL	YTD BUDGET	ACTUAL/BUDGET \$ VARIANCE FAVORABLE/(UNFAVORABLE)	ACTUAL AS A % OF BUDGET	ANNUAL BUDGET	% OF BUDGET REC'D/SPENT
<b>REVENUE</b>										
1 GENERAL FUND	19,027,111	24,017,652	79%	91%	17,324,007	16,556,032	767,975	105%	20,856,628	83%
2 UTILITY FUND	2,061,897	2,965,173	70%	116%	2,400,939	2,058,462	342,477	117%	2,944,170	82%
3 CAPITAL FUND	919,605	1,434,970	64%	175%	1,609,301	2,717,447	(1,108,146)	59%	2,717,447	59%
4 MARKETING FUND	1,223,778	1,913,019	64%	136%	1,660,953	1,381,553	279,400	120%	2,148,459	77%
5 GOLF COURSE FUND	2,111,262	2,860,938	74%	103%	2,167,017	1,904,802	262,215	114%	2,269,730	95%
6 EXCISE TAX FUND	12,674,382	19,447,400	65%	100%	12,727,534	11,011,191	1,716,343	116%	17,428,280	73%
7 HOUSING FUND	2,326,354	4,137,220	56%	105%	2,434,480	4,193,392	(1,758,912)	58%	5,618,809	43%
8 OPEN SPACE ACQUISITION FUND	1,324,004	1,802,211	73%	98%	1,298,930	1,175,235	123,695	111%	1,745,021	74%
9 CONSERVATION TRUST FUND	24,299	32,531	75%	110%	26,790	23,760	3,030	113%	32,083	84%
10 GARAGE SERVICES FUND	2,186,240	3,007,777	73%	75%	1,639,767	1,592,239	47,528	103%	2,144,466	76%
11 INFORMATION TECHNOLOGY FUND	782,982	1,043,978	75%	85%	664,848	664,848	-	100%	886,464	75%
12 FACILITIES MAINTENANCE FUND	172,827	230,436	75%	115%	198,819	198,792	27	100%	265,056	75%
13 SPECIAL PROJECTS FUND	292,753	434,004	67%	101%	296,253	296,253	-	100%	395,004	75%
<b>TOTAL REVENUE</b>	<b>45,127,494</b>	<b>63,327,309</b>	<b>71%</b>	<b>98%</b>	<b>44,449,638</b>	<b>43,774,006</b>	<b>675,632</b>	<b>102%</b>	<b>59,451,617</b>	<b>75%</b>
<b>EXPENDITURES</b>										
1 GENERAL FUND	14,477,211	20,888,817	69%	101%	14,635,636	15,372,017	736,381	95%	20,973,263	70%
2 UTILITY FUND	1,756,208	2,885,988	61%	109%	1,923,016	4,019,081	2,096,065	48%	5,293,563	36%
3 CAPITAL FUND	688,365	1,269,129	54%	126%	866,747	2,821,928	1,955,181	31%	2,821,928	31%
4 MARKETING FUND	1,652,384	1,788,213	92%	113%	1,863,923	1,828,619	(35,304)	102%	2,298,452	81%
5 GOLF COURSE FUND	1,413,750	2,553,742	55%	102%	1,442,733	1,718,954	276,221	84%	2,268,821	64%
6 EXCISE TAX FUND	12,069,767	16,589,936	73%	100%	12,112,072	12,211,572	99,500	99%	16,363,719	74%
7 HOUSING FUND	2,273,634	4,119,633	55%	88%	1,991,040	687,378	(1,303,662)	290%	6,350,971	31%
8 OPEN SPACE ACQUISITION FUND	1,076,178	1,753,425	61%	239%	2,568,220	2,492,042	(76,178)	103%	3,094,093	83%
9 CONSERVATION TRUST FUND	23,247	30,996	75%	142%	33,003	33,005	2	100%	44,000	75%
10 GARAGE SERVICES FUND	1,190,402	2,121,357	56%	108%	1,283,277	1,622,811	339,534	79%	1,982,668	65%
11 INFORMATION TECHNOLOGY FUND	455,384	619,326	74%	146%	663,283	550,365	(112,918)	121%	769,777	86%
12 FACILITIES MAINTENANCE FUND	-	85,963	0%	N/A	51,000	66,220	15,220	77%	76,078	67%
13 SPECIAL PROJECTS FUND	271,572	388,903	70%	N/A	223,279	309,751	86,472	72%	395,001	57%
<b>TOTAL EXPENDITURES</b>	<b>37,348,102</b>	<b>55,095,428</b>	<b>68%</b>	<b>106%</b>	<b>39,657,229</b>	<b>43,733,743</b>	<b>4,076,514</b>	<b>91%</b>	<b>62,732,334</b>	<b>63%</b>
	<b>7,779,392</b>	<b>8,231,881</b>			<b>4,792,409</b>	<b>40,263</b>	<b>4,752,146</b>		<b>(3,280,717)</b>	

**TOWN OF BRECKENRIDGE  
ALL FUNDS, NET OF TRANSFERS  
CURRENT YEAR TO PRIOR YEAR COMPARISON  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2011**

75 % OF THE FISCAL YEAR HAS ELAPSED

	PRIOR YEAR			2010 ACTUAL/ 2011 ACTUAL % CHANGE	CURRENT YEAR					
	YTD ACTUAL	YE TOTAL	% OF YE REC'D/SPENT		YTD ACTUAL	YTD BUDGET	ACTUAL/BUDGET \$ VARIANCE FAVORABLE/(UNFAVORABLE)	ACTUAL/BUDGET % CHANGE	ANNUAL BUDGET	% OF BUDGET REC'D/SPENT
<b>REVENUE</b>										
1 GENERAL FUND	10,184,746	12,227,832	83%	91%	9,241,782	8,473,807	767,975	109%	10,080,328	92%
2 UTILITY FUND	2,061,897	2,965,173	70%	116%	2,400,939	2,058,462	342,477	117%	2,944,170	82%
3 CAPITAL FUND	202,602	360,466	56%	62%	126,054	881,447	(755,393)	14%	881,447	14%
4 MARKETING FUND	673,806	1,179,723	57%	202%	1,359,490	1,113,756	245,734	122%	1,778,778	76%
5 GOLF COURSE FUND	2,015,435	2,730,942	74%	98%	1,979,520	1,904,802	74,718	104%	2,019,730	98%
6 EXCISE TAX FUND	12,674,382	19,447,400	65%	100%	12,727,534	11,011,191	1,716,343	116%	17,428,280	73%
7 HOUSING FUND	576,664	1,804,300	32%	86%	498,679	2,257,591	(1,758,912)	22%	3,037,741	16%
8 OPEN SPACE ACQUISITION FUND	1,324,004	1,802,211	73%	98%	1,298,930	1,175,235	123,695	111%	1,745,021	74%
9 CONSERVATION TRUST FUND	24,299	32,531	75%	110%	26,790	23,760	3,030	113%	32,083	84%
10 GARAGE SERVICES FUND	334,354	538,596	62%	28%	92,541	45,013	47,528	0%	81,498	114%
11 INFORMATION TECHNOLOGY FUND	0	2	0%	N/A	0	-	-	0%	-	0%
12 FACILITIES MAINTENANCE FUND	0	0	N/A	N/A	0	-	-	N/A	-	N/A
13 SPECIAL PROJECTS FUND	19,000	69,000	28%	0%	0	-	-	N/A	-	N/A
<b>TOTAL REVENUE</b>	<b>30,091,189</b>	<b>43,158,176</b>	<b>70%</b>	<b>99%</b>	<b>29,752,259</b>	<b>28,945,064</b>	<b>807,195</b>	<b>103%</b>	<b>40,029,076</b>	<b>74%</b>
<b>EXPENDITURES</b>										
1 GENERAL FUND	12,675,113	17,726,560	72%	104%	13,160,788	13,897,148	736,360	95%	19,006,775	69%
2 UTILITY FUND	1,422,731	2,441,352	58%	110%	1,570,054	3,666,119	2,096,065	43%	4,822,947	33%
3 CAPITAL FUND	688,365	1,269,129	54%	126%	866,747	2,821,928	1,955,181	31%	2,821,928	31%
4 MARKETING FUND	1,652,384	1,788,213	92%	113%	1,863,923	1,828,619	(35,304)	102%	2,298,452	81%
5 GOLF COURSE FUND	1,413,750	1,894,282	75%	102%	1,442,733	1,718,954	276,221	84%	2,268,821	64%
6 EXCISE TAX FUND	141,095	566,540	25%	97%	136,239	269,405	133,166	51%	569,878	24%
7 HOUSING FUND	2,273,634	4,119,633	55%	88%	1,991,040	687,378	(1,303,662)	290%	6,350,971	31%
8 OPEN SPACE ACQUISITION FUND	1,071,669	1,747,413	61%	239%	2,561,344	2,485,166	(76,178)	103%	3,084,925	83%
9 CONSERVATION TRUST FUND	0	0	N/A	N/A	0	0	-	N/A	0	N/A
10 GARAGE SERVICES FUND	1,179,053	2,106,225	56%	107%	1,262,739	1,602,273	339,534	79%	1,955,284	65%
11 INFORMATION TECHNOLOGY FUND	453,323	616,578	74%	146%	660,628	547,710	(112,918)	121%	766,237	86%
12 FACILITIES MAINTENANCE FUND	0	85,963	0%	N/A	51,000	66,220	15,220	77%	76,078	N/A
13 SPECIAL PROJECTS FUND	271,572	388,903	70%	82%	223,279	309,751	86,472	72%	395,001	57%
<b>TOTAL EXPENDITURES</b>	<b>23,242,689</b>	<b>34,750,791</b>	<b>67%</b>	<b>111%</b>	<b>25,790,514</b>	<b>29,900,671</b>	<b>4,110,157</b>	<b>86%</b>	<b>44,417,297</b>	<b>58%</b>
<b>Revenue Less Expenditures</b>	<b>6,848,500</b>	<b>8,407,385</b>			<b>3,961,745</b>	<b>(955,607)</b>	<b>4,917,352</b>		<b>(4,388,221)</b>	

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**FINANCIAL MEMORANDUM**

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**TO:** TIM GAGEN, TOWN MANAGER  
**FROM:** CLERK AND FINANCE DIVISION  
**SUBJECT:** AUGUST TAX COLLECTIONS  
**DATE:** 10/19/2011

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This memo explains significant items of note in relation to collections that occurred within the Town of Breckenridge in the month of August.

**New Items of Note:**

- Overall, tax collections for August were up 3.6% from 2010 and 109.4% of the month's budget.
- Overall YTD, we are 4.8% behind prior year and 107.5% of budget.
- Sales Tax was up 8.6% from 2010, but down 5% from budget. YTD, sales tax is down 6.6% from prior year and down 1.4% from budget.
- Accommodations Tax continues to improve and track ahead of other categories – it was up 27.5% over 2010 and 135% of budget for the month. YTD, it is up 7.7% over last year and 109.8% of budget.
- Real Estate Transfer Tax in August was down from prior year by 13.2%, yet 161.6% of budget (due to the variance between 2009 & 2010 August collections). This decline over prior year brought our overall monthly collections vs. prior year down.
- As of 10/18/11, Real Estate Transfer Tax for October was at 26% of budget for the month. We recently exceed our annual budget of \$2,700,000.
- Housing Tax was up 49% from prior year and at 153% of budget for August. YTD, it is down 7.1% from prior year & 103% of budget.

**Continuing Items of Note:**

- Tax collections are reported in the second Council meeting following the due date of the tax remittance to the Town of Breckenridge. The taxes in these reports are listed in the month that they were paid by the customer. The tax may have been remitted to the Town in any month and therefore these reports will vary from the amounts reported in the financial statements.
- Town of Breckenridge taxes collected from the customer by the vendor are remitted to the Town on the 20<sup>th</sup> of the following month.
- Taxes remitted to the State of Colorado, department of revenue for Summit County are distributed to the Town around the 8<sup>th</sup> business day of the month following the due date – ex. taxes collected by the vendor in January are due to the State on February 20<sup>th</sup> and distributed to the Town on the 8<sup>th</sup> business day of March.

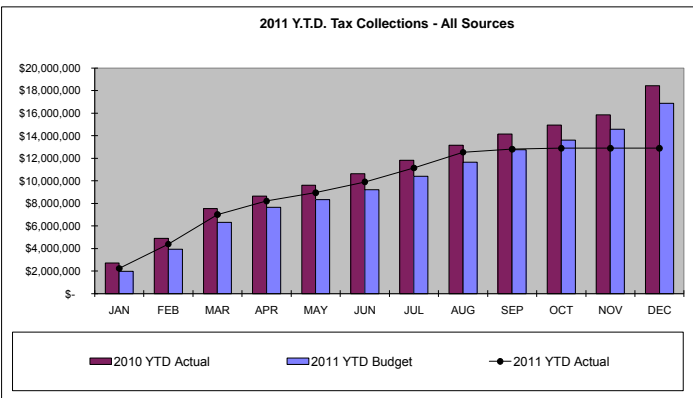
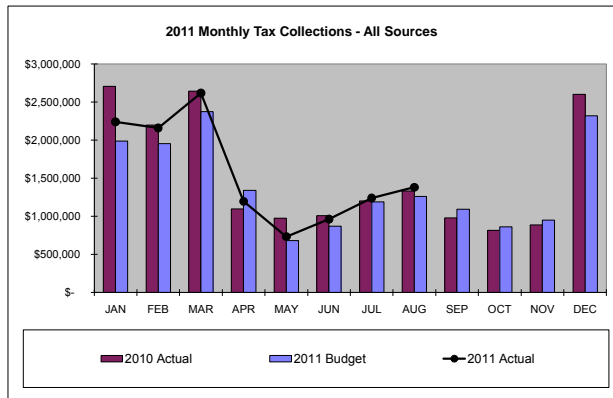
- Quarterly taxes are reported in the last month of the period. For example, taxes collected in the first quarter of the year (January – March), are include on the report for the period of March.
- Sales and accommodations tax collections are continually updated as late tax returns are submitted to the Town of Breckenridge. Therefore, you may notice slight changes in prior months, in addition to the reporting for the current month.
- Sales & accommodations tax collections are reported as of the day that the reports are generated. Therefore, if late returns have been remitted in the current month, that revenue is included in the tax collection reports. However, that revenue would not be included in the financial statements provided to Council for the same meeting. This difference can cause the total collections to exceed the total tax reported in the financial statements.



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

Sales Period	2010 Collections			2011 Budget			2011 Monthly			2011 Year to Date		
	Tax Collected	Year To Date	Percent of Total	Tax Budgeted	Year To Date	Percent of Total	Actual	% Change from 2010	% of Budget	Actual	% Change from 2010	% of Budget
JAN	\$ 2,704,530	\$ 2,704,530	14.7%	\$ 1,984,911	\$ 1,984,911	11.8%	\$ 2,238,695	-17.2%	112.8%	\$ 2,238,695	-17.2%	112.8%
FEB	\$ 2,196,643	\$ 4,901,172	26.6%	\$ 1,951,696	\$ 3,936,607	23.3%	\$ 2,157,918	-1.8%	110.6%	4,396,613	-10.3%	111.7%
MAR	\$ 2,640,013	\$ 7,541,185	40.9%	\$ 2,373,496	\$ 6,310,104	37.4%	\$ 2,615,903	-0.9%	110.2%	7,012,516	-7.0%	111.1%
APR	\$ 1,097,223	\$ 8,638,408	46.9%	\$ 1,341,437	\$ 7,651,541	45.3%	\$ 1,195,690	9.0%	89.1%	8,208,206	-5.0%	107.3%
MAY	\$ 977,114	\$ 9,615,523	52.2%	\$ 681,560	\$ 8,333,101	49.4%	\$ 733,857	-24.9%	107.7%	8,942,062	-7.0%	107.3%
JUN	\$ 1,007,403	\$ 10,622,926	57.6%	\$ 871,759	\$ 9,204,860	54.5%	\$ 962,109	-4.5%	110.4%	9,904,172	-6.8%	107.6%
JUL	\$ 1,203,311	\$ 11,826,237	64.1%	\$ 1,188,112	\$ 10,392,972	61.6%	\$ 1,239,427	3.0%	104.3%	11,143,598	-5.8%	107.2%
AUG	\$ 1,332,356	\$ 13,158,593	71.4%	\$ 1,261,679	\$ 11,654,652	69.1%	\$ 1,380,593	3.6%	109.4%	12,524,191	-4.8%	107.5%
SEP	\$ 978,953	\$ 14,137,546	76.7%	\$ 1,094,547	\$ 12,749,198	75.5%	\$ 276,774	-71.7%	25.3%	12,800,965	-9.5%	100.4%
OCT	\$ 813,921	\$ 14,951,467	81.1%	\$ 859,985	\$ 13,609,183	80.6%	\$ 82,322	-89.9%	9.6%	12,883,288	-13.8%	94.7%
NOV	\$ 885,093	\$ 15,836,560	85.9%	\$ 949,013	\$ 14,558,196	86.3%	\$ -	n/a	0.0%	12,883,288	-18.6%	88.5%
DEC	\$ 2,601,273	\$ 18,437,833	100.0%	\$ 2,319,674	\$ 16,877,870	100.0%	\$ -	n/a	0.0%	\$ 12,883,288	-30.1%	76.3%

July Housing Tax had not been received at the time of this report

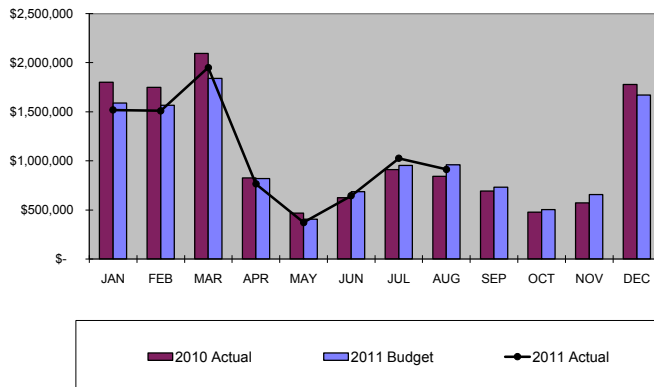


Prior Year Actual and Current Year Budget Variances					
	TOTAL	Sales	Accommodations	RETT	Housing
vs. Aug 10 Actual	48,237	72,539	17,889	(53,274)	11,083
Aug 11 Budget	118,913	(47,863)	21,486	133,669	11,622
vs. YTD 10 Actual	(634,402)	(615,966)	85,837	(86,331)	(17,942)
vs. YTD 11 Budget	869,539	(121,142)	106,854	878,074	5,753

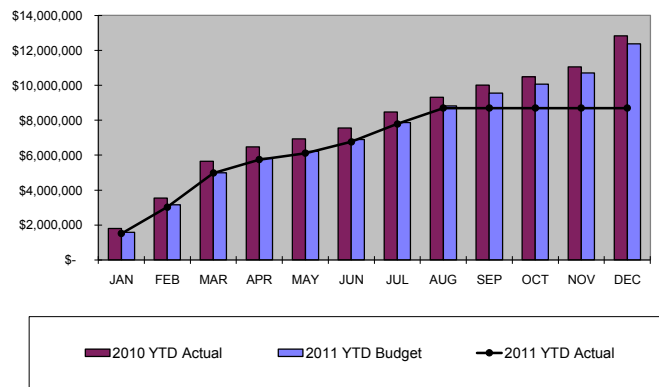
**TOWN OF BRECKENRIDGE  
SALES TAX COLLECTIONS  
REPORTED IN THE PERIOD EARNED**

Sales Period	2010 Collections			2011 Budget			2011 Monthly			2011 Year to Date		
	Tax Collected	Year To Date	Percent of Total	Tax Budgeted	Year To Date	Percent of Total	Actual	% Change from 2010	% of Budget	Actual	% Change from 2010	% of Budget
JAN	\$ 1,801,834	\$ 1,801,834	14.0%	\$ 1,589,208	\$ 1,589,208	12.8%	\$ 1,517,312	-15.8%	95.5%	\$ 1,517,312	-15.8%	95.5%
FEB	1,748,748	3,550,582	27.7%	1,565,285	3,154,493	25.5%	\$ 1,510,623	-13.6%	96.5%	3,027,935	-14.7%	96.0%
MAR	2,095,513	5,646,094	44.0%	1,839,058	4,993,551	40.3%	\$ 1,949,973	-6.9%	106.0%	4,977,908	-11.8%	99.7%
APR	826,063	6,472,157	50.4%	820,716	5,814,267	47.0%	\$ 764,766	-7.4%	93.2%	5,742,674	-11.3%	98.8%
MAY	466,655	6,938,812	54.1%	404,562	6,218,829	50.2%	\$ 372,359	-20.2%	92.0%	6,115,033	-11.9%	98.3%
JUN	625,370	7,564,182	58.9%	685,463	6,904,291	55.8%	\$ 644,808	3.1%	94.1%	6,759,841	-10.6%	97.9%
JUL	909,629	8,473,811	66.0%	954,293	7,858,584	63.5%	\$ 1,025,464	12.7%	107.5%	7,785,306	-8.1%	99.1%
AUG	840,855	9,314,666	72.6%	961,257	8,819,841	71.2%	\$ 913,394	8.6%	95.0%	8,698,699	-6.6%	98.6%
SEP	693,592	10,008,257	78.0%	733,049	9,552,891	77.2%	n/a	0.0%		8,698,699	-13.1%	91.1%
OCT	478,831	10,487,088	81.7%	504,021	10,056,911	81.2%	n/a	0.0%		8,698,699	-17.1%	86.5%
NOV	571,080	11,058,168	86.1%	655,468	10,712,380	86.5%	n/a	0.0%		8,698,699	-21.3%	81.2%
DEC	\$ 1,778,688	\$ 12,836,856	100.0%	\$ 1,669,265	12,381,645	100.0%	n/a	0.0%		\$ 8,698,699	-32.2%	70.3%

2011 Monthly Sales Tax Collections



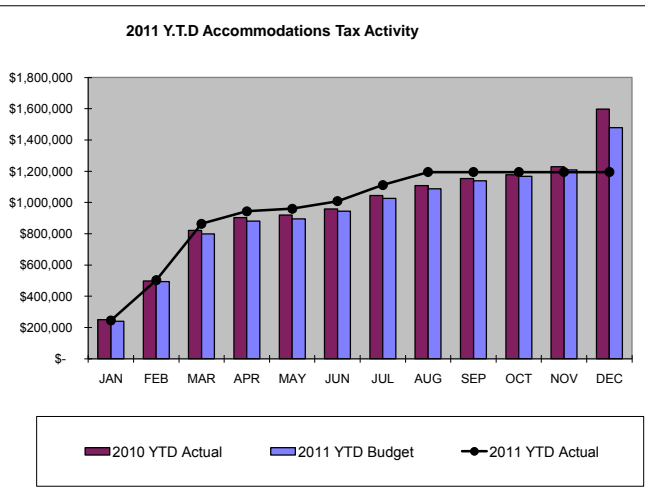
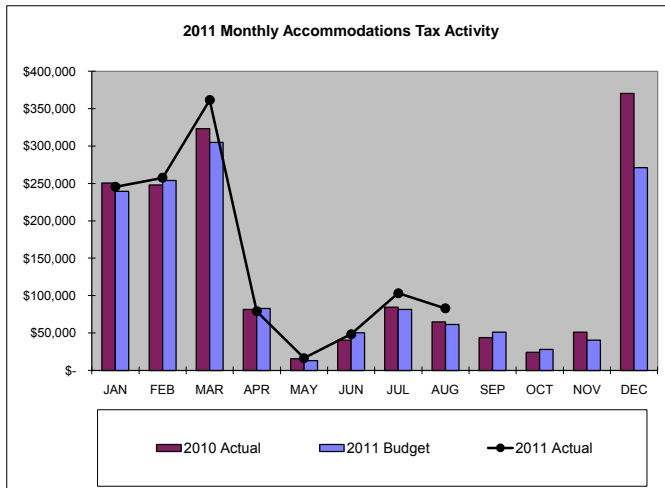
2011 Y.T.D. Sales Tax Collections



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

Sales Period	2010 Collections			2011 Budget			2011 Monthly			2011 Year to Date		
	Tax Collected	Year To Date	Percent of Total	Tax Budgeted	Year To Date	Percent of Total	Actual	% Change from 2010	% of Budget	Actual	% Change from 2010	% of Budget
JAN	\$ 250,450	\$ 250,450	15.7%	\$ 239,518	\$ 239,518	16.2%	\$ 245,521	-2.0%	102.5%	\$ 245,521	-2.0%	102.5%
FEB	247,884	498,334	31.2%	253,918	493,436	33.4%	\$ 257,547	3.9%	101.4%	503,067	0.9%	102.0%
MAR	323,218	821,552	51.4%	304,840	798,276	54.0%	\$ 361,424	11.8%	118.6%	864,492	5.2%	108.3%
APR	81,743	903,295	56.5%	82,971	881,247	59.6%	\$ 79,146	-3.2%	95.4%	943,637	4.5%	107.1%
MAY	15,579	918,875	57.5%	13,167	894,414	60.5%	\$ 16,511	6.0%	125.4%	960,149	4.5%	107.3%
JUN	40,624	959,499	60.0%	50,494	944,908	63.9%	\$ 48,454	19.3%	96.0%	1,008,602	5.1%	106.7%
JUL	84,378	1,043,876	65.3%	81,549	1,026,457	69.4%	\$ 103,222	22.3%	126.6%	1,111,824	6.5%	108.3%
AUG	64,959	1,108,835	69.4%	61,362	1,087,819	73.6%	\$ 82,848	27.5%	135.0%	1,194,672	7.7%	109.8%
SEP	43,974	1,152,809	72.1%	51,368	1,139,187	77.0%	n/a	0.0%		1,194,672	3.6%	104.9%
OCT	24,239	1,177,048	73.6%	28,101	1,167,288	78.9%	n/a	0.0%		1,194,672	1.5%	102.3%
NOV	51,123	1,228,170	76.8%	40,346	1,207,634	81.7%	n/a	0.0%		1,194,672	-2.7%	98.9%
DEC	\$ 370,273	\$ 1,598,444	100.0%	\$ 271,074	1,478,708	100.0%	n/a	0.0%		\$ 1,194,672	-25.3%	80.8%

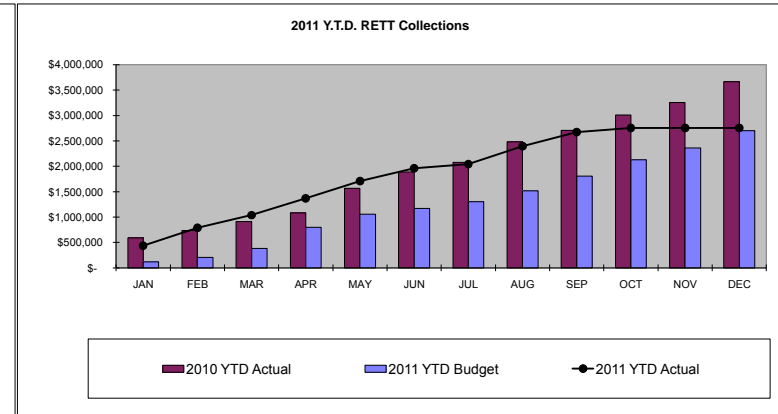
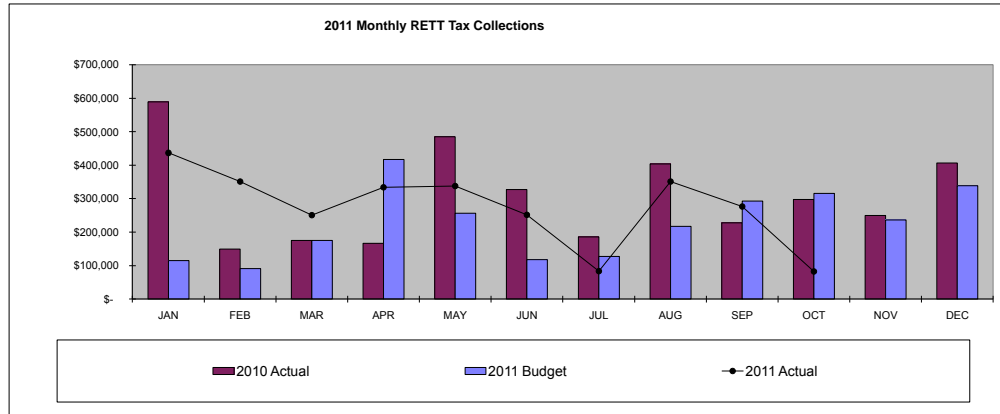
Accommodation tax amounts reflect collections at the 2% rate.



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

Sales Period	2007 Collections			2010 Collections			2011 Budget			2011 Monthly				2011 Year to Date			
	Tax Collected	Year To Date	Percent of Total	Tax Collected	Year To Date	Percent of Total	Tax Budgeted	Year To Date	Percent of Total	Actual	% of Budget	% Change from 2007	% Change from 2010	Actual	% of Budget	% Change from 2007	% Change from 2010
JAN	\$ 352,958	\$ 352,958	6.2%	\$ 588,874	\$ 588,874	16.1%	\$ 115,354	\$ 115,354	4.3%	\$ 436,605	378.5%	23.7%	-25.9%	\$ 436,605	378.5%	23.7%	-25.9%
FEB	342,995	695,953	12.3%	149,303	738,178	20.2%	90,951	206,306	7.6%	350,866	385.8%	2.3%	135.0%	787,471	381.7%	13.2%	6.7%
MAR	271,817	967,770	17.1%	175,161	913,339	24.9%	175,256	381,562	14.1%	250,986	143.2%	-7.7%	43.3%	1,038,457	272.2%	7.3%	13.7%
APR	564,624	1,532,394	27.0%	167,038	1,080,377	29.5%	417,147	798,708	29.6%	333,424	79.9%	-40.9%	99.6%	1,371,881	171.8%	-10.5%	27.0%
MAY	533,680	2,066,074	36.4%	484,618	1,564,995	42.7%	256,110	1,054,819	39.1%	337,577	131.8%	-36.7%	-30.3%	1,709,458	162.1%	-17.3%	9.2%
JUN	522,999	2,589,073	45.6%	326,779	1,891,775	51.6%	117,793	1,172,611	43.4%	251,806	213.8%	-51.9%	-22.9%	1,961,263	167.3%	-24.2%	3.7%
JUL	343,610	2,932,683	51.7%	186,067	2,077,841	56.7%	127,768	1,300,380	48.2%	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%	276,774	94.7%	-61.1%	21.7%	2,672,289	147.7%	-37.0%	-1.4%
OCT	392,752	4,631,779	81.6%	297,809	3,007,094	82.1%	316,040	2,125,742	78.7%	82,322	26.0%	-79.0%	-72.4%	2,754,611	129.6%	-40.5%	-8.4%
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	2,754,611	116.6%	-45.9%	-15.4%
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	\$ 2,754,611	102.0%	-51.5%	-24.8%

October RETT #s through 10/18/2011

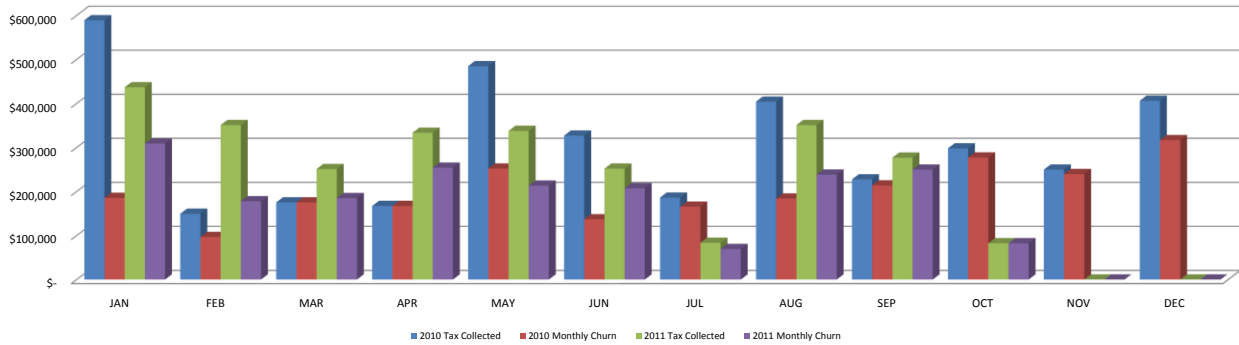


**TOWN OF BRECKENRIDGE  
REAL ESTATE TRANSFER TAX CHURN  
REPORTED IN THE PERIOD EARNED**

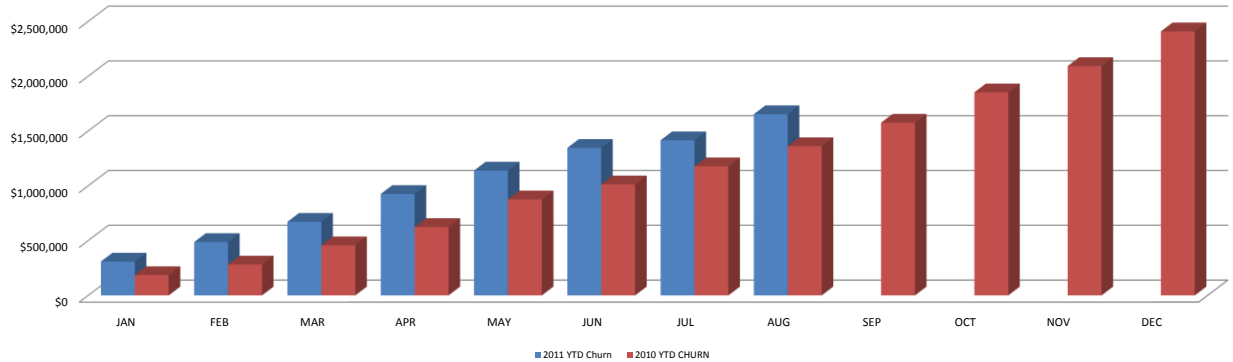
Sales Period	Tax Collected	Year To Date	2010 Collections					Monthly Churn	YTD Churn	% of YTD Total
			New Construction							
			Beaver Run	Grand Lodge	1 Ski Hill	Water House	Other			
JAN	\$ 588,874	\$ 588,874	0	403,514	0	0	0	\$ 185,361	\$185,361	31.5%
FEB	\$ 149,303	\$ 738,178	0	52,748	0	0	0	\$ 96,555	\$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	0	0	5,050	\$ 238,210	\$ 1,517,440	\$1,653,718	69.0%	21.4%
SEP	\$ 276,774	\$ 2,672,289	27,114	0	0	0	\$ 249,660	\$ 1,809,701	\$1,903,378	71.2%	20.8%
OCT	\$ 82,322	\$ 2,754,611					\$ 82,322	\$ 2,125,742	\$1,985,700	72.1%	7.2%
NOV	\$ -	\$ 2,754,611					\$ -	\$ 2,361,764	\$1,985,700	n/a	n/a
DEC	\$ -	\$ 2,754,611					\$ -	\$ 2,700,002	\$1,985,700	n/a	n/a

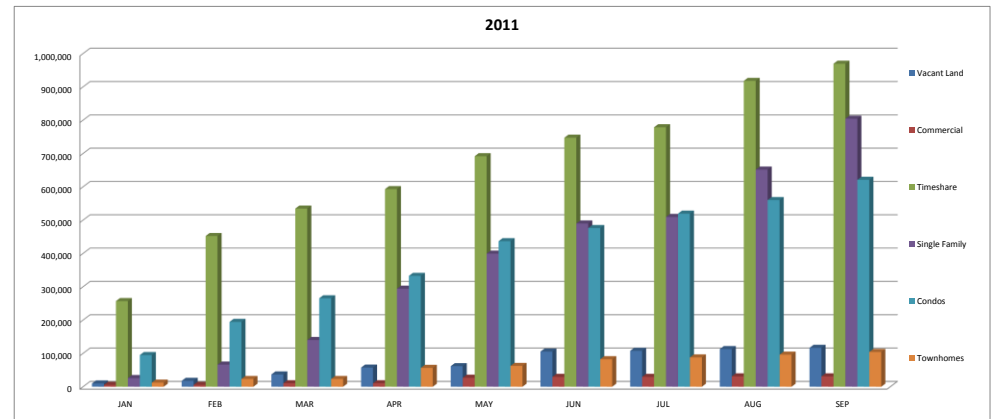
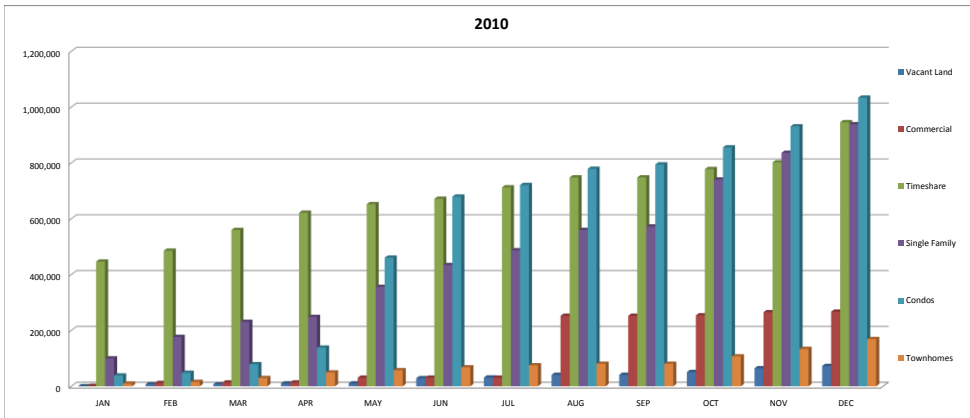
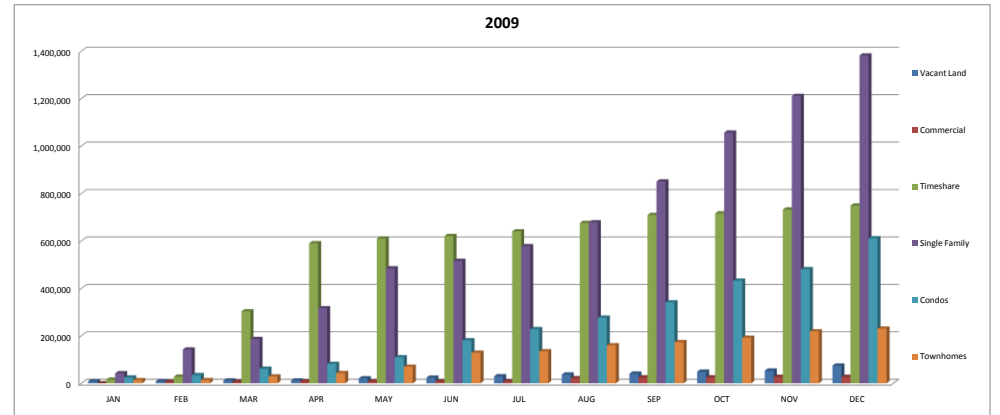
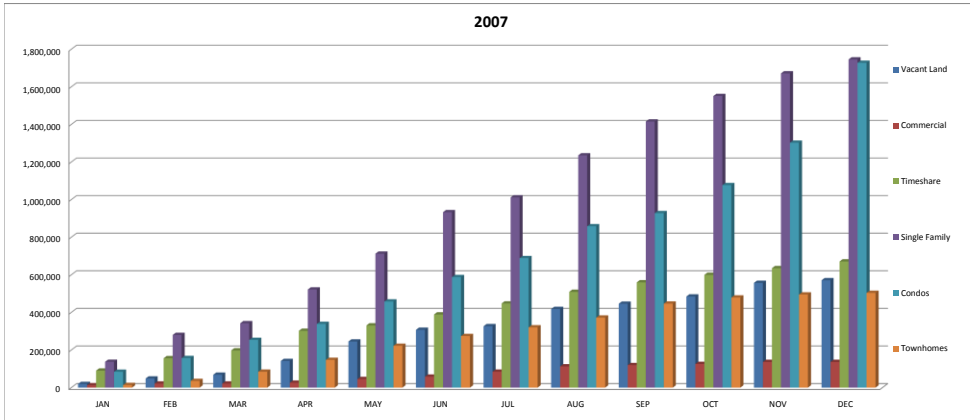
**RETT Monthly Collections vs. Churn**



**YTD Churn Analysis**

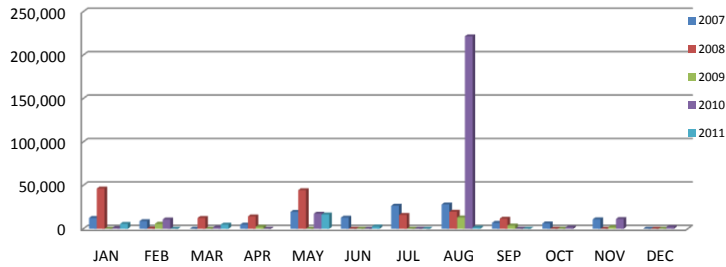


**TOWN OF BRECKENRIDGE  
REAL ESTATE TRANSFER TAX COLLECTIONS  
YTD CATEGORIES BY MONTH**

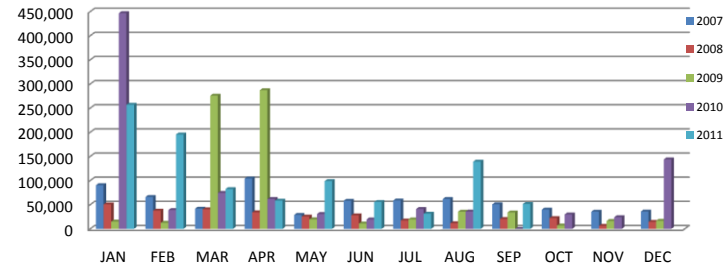


# TOWN OF BRECKENRIDGE REAL ESTATE TRANSFER TAX COLLECTIONS MONTHLY BY CATEGORY

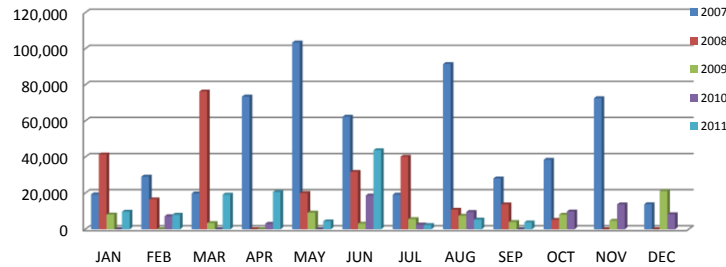
### Commercial



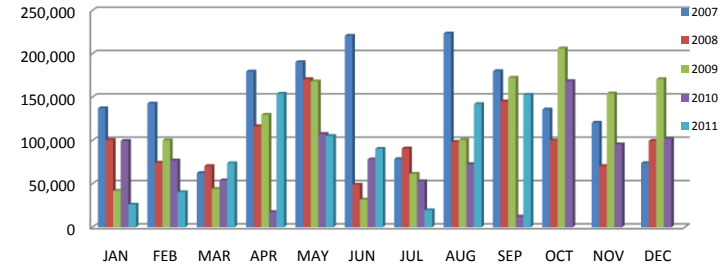
### Timeshare



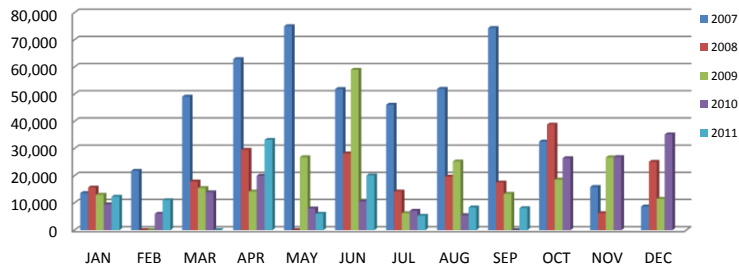
### Vacant Land



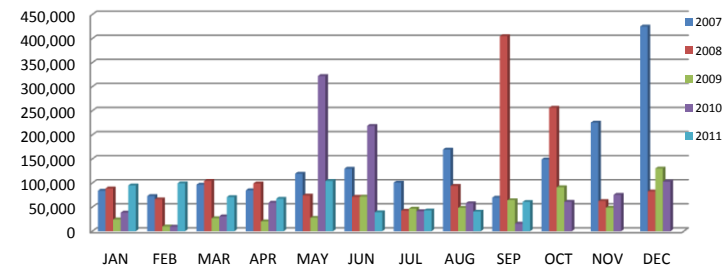
### Single Family



### Townhomes



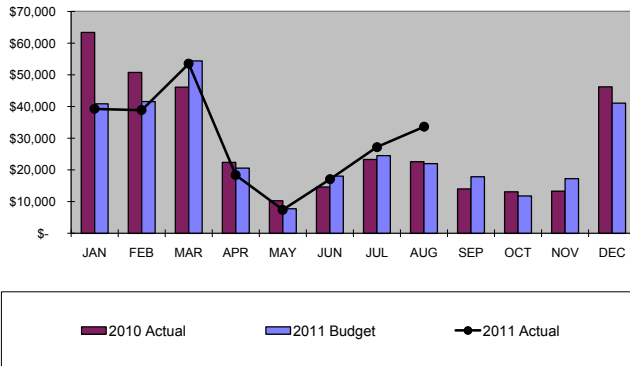
### Condos



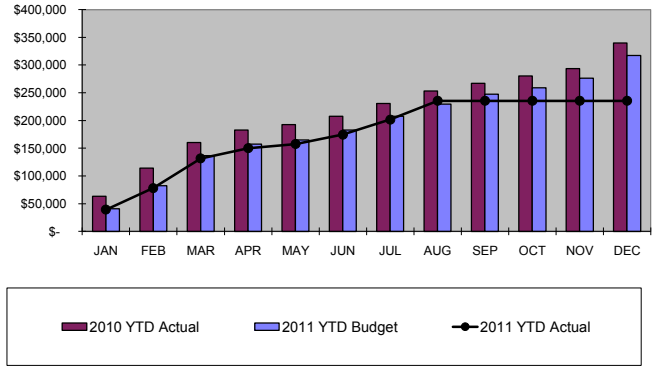
**TOWN OF BRECKENRIDGE  
AFFORDABLE HOUSING SALES TAX COLLECTIONS  
REPORTED IN THE PERIOD EARNED**

Sales Period	2010 Collections			2011 Budget			2011 Monthly			2011 Year to Date		
	Tax Collected	Year To Date	Percent of Total	Tax Budgeted	Year To Date	Percent of Total	Actual	% Change from 2010	% of Budget	Actual	% Change from 2010	% of Budget
JAN	\$ 63,372	\$ 63,372	18.7%	\$ 40,831	\$ 40,831	12.9%	\$ 39,257	-38.1%	96.1%	\$ 39,257	-38.1%	96.1%
FEB	50,707	114,079	33.6%	41,542	82,373	25.9%	38,882	-23.3%	93.6%	78,139	-31.5%	94.9%
MAR	46,121	160,200	47.1%	54,342	136,715	43.1%	53,520	16.0%	98.5%	131,660	-17.8%	96.3%
APR	22,379	182,579	53.7%	20,604	157,319	49.5%	18,354	-18.0%	89.1%	150,014	-17.8%	95.4%
MAY	10,262	192,841	56.8%	7,721	165,040	52.0%	7,409	-27.8%	96.0%	157,423	-18.4%	95.4%
JUN	14,630	207,471	61.1%	18,010	183,050	57.7%	17,042	16.5%	94.6%	174,465	-15.9%	95.3%
JUL	23,238	230,709	67.9%	24,502	207,552	65.4%	27,219	17.1%	111.1%	201,684	-12.6%	97.2%
AUG	22,538	253,247	74.5%	21,999	229,551	72.3%	33,621	49.2%	152.8%	235,305	-7.1%	102.5%
SEP	13,947	267,194	78.6%	17,868	247,420	77.9%	n/a	0.0%		235,305	-11.9%	95.1%
OCT	13,042	280,237	82.5%	11,823	259,242	81.6%	n/a	0.0%		235,305	-16.0%	90.8%
NOV	13,308	293,545	86.4%	17,177	276,419	87.1%	n/a	0.0%		235,305	-19.8%	85.1%
DEC	\$ 46,234	\$ 339,779	100.0%	\$ 41,096	317,515	100.0%	n/a	0.0%		\$ 235,305	-30.7%	74.1%

2011 Monthly Aff. Housing Sales Tax Collections



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





**MEMO**

**TO: Breckenridge Town Council**

**FROM: Laurie Best-Community Development Department**

**RE: Breckenridge Childcare Scholarship Program**

**DATE: October 18, 2011 (for October 25<sup>th</sup> worksession)**

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In 2008 the Town began funding a Childcare Scholarship program to assist local families with the cost of care. Recently, a Task Force was organized to identify strategies for long term funding of the program. The Task Force consists of representatives from the Centers in Town as well as Early Childhood Options. The Task Force would like to meet with Council during your worksession on October 25<sup>th</sup> to discuss the program and their recommendation for a dedicated revenue stream.

Background

When the program was implemented in 2008 the Council agreed to fund the program thru 2013. The funds were made available by implementing a mil levy (property tax) that had been approved by the voters in 1998 but never enacted. The mil levy was enacted in 2007 and used to pay debt related to the golf course. This freed up general fund dollars that could be utilized for the scholarship program. The property tax expires in 2012 (last year collected 2013) and generates approximately \$1 million a year which is the amount of the debt related to the golf course. The cost of the scholarship program has grown from roughly \$139,000 in 2008 to \$590,000 estimated in 2012. Unspent funds are placed in a sustainability account to sustain the program after the expiration of the tax in 2012. Initially it was estimated that program could be sustained through 2017 but current projections show the fund may be exhausted around 2015 or 2016 after which scholarships would no longer be available. With the impending expiration of the tax (and the Council's funding commitment), the task force organized to identify strategies for long term dedicated revenue to fund the program.

Program Summary

Prior to 2008 the tuition rates that were affordable to local families were not sufficient to cover the cost of providing quality care at local Centers. Despite controlling costs, Center budgets could not be sustained without significant fund raising, financial support from the Town, and low wages. As a result, all of the Centers struggled with their expenses, both daily operation and capital, and with staff retention and quality. The Centers approached the Town in 2007 for assistance with budget deficiencies and high staff attrition. Eventually a plan was developed by the Centers and endorsed by the Town Council. This plan included construction of a new

Center, debt relief to the existing Centers, a salary supplement to the Centers (which expires in 2012), and the scholarship program for families.

The intent of the scholarship program was to provide need-based assistance to local families (paying in excess of 12-15% of their income on childcare). In return for participation in the program, the Centers are required to compensate teachers appropriately based on skill and experience, and to pass their true costs onto the users through tuition. This resulted in some large tuition increases during the first years of the program. The goal of the program are to insure that quality care is accessible and affordable for all segments of the community, to improve school readiness, to reduce teacher attrition which impacts cost and quality of care, and to support more sustainable budgets for the Centers.

This was consistent with the Towns Vision Plan because the benefits associated with quality childcare extend beyond the child and the family, to the community at large. It is estimated that the return on public investment in early childcare is \$13-\$19 for every \$1 spent. Early Childhood Options also estimates that childcare has a \$6.5 million economic impact on the local community. The scholarships help families stay in the high-cost community and these families create the community and serve as the workforce necessary to sustain the economy. As of 2011 approximately half of the children in care receive some scholarship, more lower income families are in care, the scholarship funds account for approximately 20-30% of the Center’s revenue, and staff retention has improved significantly.

	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>
Children	0	88	142	173	182	tbd
Budget	0	\$139,917	\$297,520	\$353,020	\$500,000	\$590,000
Tuition	\$41/\$46	\$47/\$52	\$50/\$56	\$54/\$59	\$58/\$62	tbd

Recommendation

The Task Force began meeting in March of 2011 and reviewed the program and funding options. The Task Force has concluded that a dedicated revenue stream would provide the long term funding that is necessary to sustain the program. After reviewing options, the Task Force would recommend that a property tax be placed on the Spring 2012 ballot, and that voters be asked to support childcare in their community by extending the current property tax, but at a lower amount. The current voter approved tax is maxed at 3 mils and the actual annual tax is adjusted each year to equal the debt (approximately \$1 million dollars and 2.2 mils). The Task Force believes the scholarship program could be sustained by a mil levy of approximately 1.43 mils. This would generate approximately \$700,000 which is the estimated cost of the program for year 2013. The goal would be to adjust the levy annually to accommodate an annual cost

increase of 4 to 4.5%. A tax of 1.43 mils would cost homeowners approximately \$34 a year on a \$300,000 home.

With the expiration of the current mil levy in 2012 the Task Force believes this issue is time sensitive and would like to know if the Council is supportive of placing this question on the Spring 2012 ballot or if the Council has other questions or comments on the Childcare Scholarship Program. Members of the Task Force will be available for discussion with the Council at your worksession. Thank you.

## Memorandum

**TO:** Town Council  
**FROM:** Tom Daugherty, Public Works Director  
**DATE:** October 20, 2011  
**RE:** Private School at Old High School

As was discussed at the previous Council meeting, a group of people, headed by Chris Renner, are looking to start a private school. They have approached the Town to temporarily use a portion of the old High School at 103 South Harris for approximately a year while they find a permanent location for the school. The space that staff has identified is the top floor of the front of the building which is approximately 3,200 square feet. This space would be the most appropriate because there would not be interference with the existing tenants.

Staff has looked at the building to determine what work is needed to make the building usable for the requested purpose. The Fire Department and the Chief Building official visited the building. The building and fire codes are not mandatory in a historic building if the building official judges that the use does not constitute a distinct life and/or property safety hazard and an approved fire protection plan are enacted. The code would require a sprinkler system otherwise The School Group would have to hire someone to put together a fire protection plan that the Town and Fire Department would review for approval. The details and costs of that plan are not known at this time. A fire sprinkler system for this space is estimated at \$30,000 and would need to be reconfigured when the Town remodels the space.

The identified space meets the schools needs and they would not change the wall configuration. They would be interested in painting and new carpet or flooring in the hallway. The bathrooms would require new fixtures and a slight remodel to meet ADA requirements. The electrical, mechanical and plumbing are sufficient for the purpose of the school. These remodel costs are estimated to be around \$12,000.

Town staff believes that the use of the building would be an additional \$7,000 and \$8,000 per year in costs like utilities, snow removal, trash removal, fire alarm inspections etc... We also estimate that securing the class rooms would cost approximately \$5,000 to secure the floor where they would be located. There would likely be an increase in staff time to address things that typically arise from being a landlord.

The 2012 budget has a programming study to look at the Speakeasy and Town's use of the space when it becomes the Town Hall. This study can be done while the space is being occupied since we already have most of the information needed for the study. There could be occasions that we need to enter the space while the renters are there to inspect the building condition.

Currently commercial space on Main Street is over \$20/sf. A property off of Main Street can expect to pay between \$15/sf to \$20/sf. Our current tenants in this building pay between \$4/sf and \$8/sf.

**Old CMC cursory Building Code evaluation for partial /temporary use as a private charter school.**

**Existing occupancies-** B (education for students above grade 12), A 1 (Motion Picture Theater), A 3 (dance hall)

**Proposed Occupancy classification-** Educational group E, (six or more persons through 12th grade)

**Type of Construction** – III B (non combustible exterior walls, interior elements of any material. Not fire rated. Not protected by sprinkler.

The building is a non complying existing structure as the current Building code would require a fire suppression sprinkler system for the current uses.

The proposed Educational use is required by the International Fire Code 2006 (as amended) to be protected by an automatic sprinkler system.

The Building Code IBC2006, requires either sprinkler protection or fire rated enclosed stairwells and a fire rated enclosed corridor. Neither has been provided.

The Fire code is more restrictive in this area therefore the provisions of that code would govern and the proposed educational use is required to be protected by an automatic fire sprinkler system.

The existing building is a historic building therefore the provisions of the Fire and Building Codes are not mandatory where such buildings and their use are judged by the Building Official to not constitute a distinct life / property safety hazard and an approved fire protection plan is enacted.

The existing building provides for good exiting and the proposed temporary, low occupancy use could be considered safe without meeting all of the current code requirements subject to an approved fire protection plan.

There were no other obvious code requirements that would cause the space to be determined, not suitable for the proposed temporary educational use.

**Glen Morgan, Chief Building Official, Town of Breckenridge, Oct 14,2011**

**To: Breckenridge Town Council**  
**From: The Peak School**  
**Date: October 25, 2011 – Town Council Worksession**  
**Re: Harris St. Building - Lease**

### **INTERESTED PARTIES**

Chris & Shannon Renner  
Rebekah Simon  
Ryan & Kelly Sanders  
Ken & Margaret Bell

Todd & Megan Morgan  
Russell & Lisa Whitt  
Bobby & Carol Craig  
Adam & Minda Garman

### **SUMMARY**

The Peak School, an independent, private school, seeks to lease vacant space on the third floor of the old Harris Street Building for the period of one school year beginning in 2012. This building was designed and utilized as a school, the space is ideal for an immediate short-term location. We are simply asking to use it for its intended original purpose for one school year – no more.

### **REQUESTED OUTCOME**

We request permission to discuss terms and details of a lease with Tom Daugherty.

### **RELEVANT DISCUSSION POINTS**

#### FINANCIAL

- ZERO additional cost to the Town (no improvements, no repairs requested)
- Provides as much as \$50,000 in additional Town revenue for sharing a vacant building (about 50% of the Speakeasy's requested digital projection upgrades)

#### TERM OF LEASE

- Short-term Interim only, one school year, current market rate (same as dance studio)

#### PARENTAL CONCERNS

- Signed agreement from every parent acknowledging the expiration of our lease

#### DISTRICT CONCERNS

- We've met with all district administrators
- 30 students represents about 1% of the district population

#### BUILDING LOGISTICS

- Requested third floor space is directly above existing leased space (east end) and is heated by common boiler. The entire west end of building can be accessed by the Town if desired during occupancy
- Current tenants have been briefed and are supportive of our request

#### BUILDING CODE LOGISTICS

- Inspected by Glen Morgan (see report), the historic building is deemed habitable, with wide halls and dual stairwells. Glen's only request is that the tenant installs early notification and provides a fire safety plan
- Inspected by Jay Nelson of Red White and Blue Fire District (report forthcoming).

#### OTHER BUILDING OPTIONS

- The Old Harris Street Building ranks #1 in desirability among six other countywide building locations (size, location, cost, needed improvements, habitability)
- Other long-term building and land opportunities have been identified.

## Memorandum

To: Town Council  
From: Open Space and Trails Staff  
Re: Cucumber Gulch Preserve Master Plan Goals and Actions Section Draft  
Date: October 19, 2011 (for the October 25th meeting)

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### Background

From input received through the continuum exercises conducted with both Town Council and BOSAC, staff has prepared draft management goals and actions section for the Cucumber Gulch Management Plan. BOSAC reviewed the goals and actions draft at its October 17<sup>th</sup> meeting and from their input staff has revised the draft. Staff now requests feedback from Council.

Please provide your insight on the general format of the document, as well as on the specifics of the actions and goals. Council direction will be included prior to combining the attached goals and actions with background information to form the complete management plan.

Staff requests specific direction on issues **highlighted** in the attached draft. After direction is collected from Council, we will produce a draft of the entire plan, make it available for public comment at a future open house, then revise and return the document to Council for final review and approval.

### **Council Recommendation**

Staff seeks Council feedback on the following:

- 1. Is Town Council comfortable with the overall goals and actions outlined in this draft? If not, what changes would Council recommend?*
- 2. Staff requests specific feedback on the highlighted goals and actions in the attached draft.*

# Management

## Town Council Directives

- Enhanced protection of the Preserve
- More visible management presence
- Greater enforcement of regulations, particularly regarding pets
- Better utilization of fencing to secure sensitive areas and define a perimeter boundary to adjacent residential properties
- Minimal forest health intervention

## Goals & Actions

### Goals

1. **Preserve the critical habitat and functional wetlands of the Preserve as the primary goal behind management** (The high degree of biodiversity present in the preserve is dependent on the integrity of the wetlands complex. The level of biodiversity is the primary conservation value of the preserve).
2. Convey a strong management presence in the Preserve to send an important resource protection message to visitors and citizens.
3. Residents and visitors should perceive the Preserve as a precious and vulnerable ecological open space area with a heavy Town management presence.

### Actions

1. **Establish and maintain controlled points of entry for the Preserve**

Construct a clearly defined perimeter for the Preserve adjacent to developed land. In constructing the perimeter utilize wildlife-friendly native materials, such as buck-and rail fencing that will clearly define boundaries for human visitors. Note: as an added measure of protection, entry points could be equipped with motion detection cameras to clearly catalogue all visitors to the Preserve.

2. **Post clearly defined regulations for visitors entering the Preserve.**

Regulations should be clearly posted at all established entry points to inform visitors of the importance of their actions in protecting the Preserve's natural resources.

3. **Initiate regular or periodic patrols of the Preserve by uniformed community service officers.**



Regular uniformed patrols of the Preserve will reinforce the Town's management presence and provide a stronger likelihood that visitors will comply with the defined rules of conduct for the Preserve.

4. **Institute a strict policy on regulations infractions within the Preserve, with a particular emphasis on pet infractions.**

. Substantial fines should be given to visitors that do not comply with the established rules and repeat offenders should be banned from future entry to the Preserve. Consider the use of motion cameras as an additional monitoring tool to use for identification of violators.

5. **Conduct monitoring studies to gather information to better evaluate and track natural resource trends and the overall health of the Preserve. Refine Preserve regulations and management as needed.**

Scientifically-based monitoring studies provide the information needed to evaluate the Town's stewardship goals in the Preserve. Routine monitoring allows natural resource trends to be tracked over time and helps inform an adaptive management approach when results fall below acceptable conditions. Of particular importance is water quality and water quantity monitoring.

6. **Investigate any negative trends in water quality and water quantity reported through annual monitoring.**

The water resources of the Preserve are the foundation of the Preserve's system health. .

7. **Remediate sources of water degradation as soon as possible upon confirming causation of a trend.**

Water research should prompt additional evaluation and management steps to address identified water resource threats. A significant portion of the Preserve's water resources are fen wetlands, which take thousands of years to develop and are essentially irreplaceable. Due to the uniqueness, importance and vulnerability of fens in our region, the U.S. Fish & Wildlife Service has set a goal that every "reasonable effort" should be made to avoid impacting fen habitat. Because of the sensitivity of the Preserve's fens and the importance to area wildlife, timely remediation is critical in cases of confirmed water quality degradation.

8. **Expanded gondola hours of operation may require additional impact studies.**

The gondola serves as a useful transportation amenity, delivering passengers from the center of Town to the Peak 7 and 8 base areas of the Breckenridge Ski Resort. The gondola passes directly through the Preserve's boundaries, potentially affecting on the area's native species. Due to the unknown affects on area species, additional impact studies may be required prior to the consideration of additional operating hours for the Gondola.

9. **Signage should be used to inform, direct and educate visitors.**

Preserve signage should clearly inform visitors of area regulations, direct visitors along designated trails, and educate visitors about the Preserve's unique natural resource values worthy of extensive conservation efforts. Signage should be designed to be visible but also compatible with the surrounding character. All signs should fit a coherent professionally-developed pattern.

10. **Selectively acquire land to protect and enhance the Preserve's wildlife habitat value and wetland ecosystem.**

Land in the direct vicinity of the Preserve that connects to the Preserve's wetland system or functions as a wildlife movement corridor should be considered for acquisition to the Town's Open Space portfolio, when available.

11. **Minimal forest health management activities should occur within the Preserves boundaries.**

The 2007 Forest Health and Mountain Pine Beetle Analysis of Cucumber Gulch Preserve recommended no forest health intervention (e.g., tree cutting, tree spraying) for areas within the Preserve due to wetland soils and a limited percentage of lodgepole pine trees in the area. Any new acquisitions (including the MBJ and Wedge parcels) should be evaluated for forest management needs. Tree removal may also be acceptable in limited areas for defensible space purposes.

## **Preservation/ Recreation**

### **Town Council Directives**

- Allow existing Nordic trail system
- Prevent the proliferation of additional snowshoe trails
- Lower the intensity of non-winter recreation

### **Goals & Actions**

#### **Goals**

1. Facilitate safe, low intensity public recreational access and enjoyment of the Preserve, while meeting the primary goal to protect natural resources and wildlife habitat.
2. Maintain existing levels of winter recreational opportunities. Allow summer recreational access as long as it does not compromise conservation objectives. Control access with fencing of sensitive areas, targeted trail closures and signage.

3. Implement greater restrictions on summer recreation as needed.

## **Actions**

1. **Allow the Breckenridge Nordic Center to continue operating on existing trails.**

Threats to the Preserve's natural resources fluctuate seasonally. The winter's ample snow provides the Preserve's sensitive ecosystems a barrier of protection from human disturbance and allows Nordic skiers and snowshoers to navigate areas that are unsustainable for recreational use at other times. Despite the protection it provides, snow also allows the proliferation of additional undesignated trails that impact local wildlife. Due to this concern and acknowledging the importance of Nordic skiing to the Town's winter sports economy, it is recommended to allow the continued operation of the nordic center on existing trails, without the possibility of future network expansion within the Preserve.

2. **Nordic center hours of operation will be one hour after sunrise until one hour prior to sunset.**

Wildlife activity in the Preserve is most prevalent during dusk and dawn. To minimize wildlife disturbance concerns associated with the operation of the Nordic center; nighttime operations shall be limited to approved guided snowshoe tours limited to a maximum of three days per week with a maximum group size of eight. BOSAC and Town Council will oversee and limit the amount of nighttime use in the Preserve.

3. **Establish non-winter use standards for Nordic center building and grounds.**

It is likely that the Town will receive future demand from groups such as weddings and family retreats to use the Nordic Center building during the summer season. Due to the Nordic center's proximity to the Preserve and the intensity of these uses (particularly nighttime uses), non-winter use standards for the Nordic center facility should be established by Town Council.

4. **Restrict access and seasonally close trails within the Preserve during sensitive periods**

Seasonal closures are intended to keep visitors out of the Preserve during the most important and sensitive periods. These critical periods include the incubation period and the beginning of the chick-rearing stage for many of the migratory birds, moose calving season, and other periods when staff determines the Preserve's trails to be too wet, muddy, and at risk of being damaged. When seasonal closures are deemed necessary it is recommended that trails leading into the closure area be closed as well to not strand users at a closure point and have them forced to decide between complying with the closure and having to turn around or disregarding the closure and continuing on their journey.

Under the scope of restricting access a variety of options can be implemented. Below is a sample list of options. Staff requests feedback from Council indicating which options characterize your preferred strategy for controlling access during sensitive periods.

- a. Seasonally close some or all trails

- b. Institute directional travel on select trails
  - c. Close select trails to specific user types
  - d. Permanently close some specific trails (e.g., Toad Alley/Peaks Connect) deemed most impactful to wildlife and the wetlands and seasonally close other trails
  - e. Permanently close all trails in Preserve
5. **Restrict large groups and special events from the Preserve outside of the winter season.**

Due to the Preserve's heightened sensitivity outside of the winter season, no special events of any kind or groups larger than eight individuals are permitted. Standards for approval of all formal group activities of eight individuals or less will be established by the Town Council.

## Educational Efforts

### Town Council Directives

- Educate adjacent residents about the Preserve's valuable natural resources and vulnerability to human impacts.
- Work with front-line lodging staff of neighboring properties to educate guests about the about Preserve's valuable natural resources and vulnerability to human impacts.
- Educate in a way that does not attract more visitors to the Preserve.

### Goals & Actions

#### Goals

1. The educational mission of the preserve is to inform both visitors to, and neighbors of the preserve about its resource values and sensitivity to impacts and disturbances. This is in direct contrast to educational efforts conducted in environmental education centers where higher visitation is encouraged and the conservation areas are marketed to promote educational visitation.
2. Educate visitors and guests to the natural importance of the Preserve without attracting more visitors to the area.
3. Focus on educating residents and visitors which reside immediately adjacent to the Preserve about the Preserve's uniqueness and ecological vulnerability.

## **Actions**

1. **Signage should be used to inform, direct and educate visitors.**

Preserve signage should clearly inform visitors of area regulations, direct visitors along designated trails, and educate visitors about the Preserve's unique natural resource values worthy of extensive conservation efforts. Signage should be designed to be visible but also compatible with the surrounding character. All signs should fit a coherent professionally-developed pattern.

2. **Create an educational pamphlet to distribute to the Preserve's neighboring residents and visitors.**

Publish an easy to understand pamphlet that covers important information pertaining to the Preserve. Important highlights should include: information on the Preserve's sensitivity, the regulations for visitors, a small section highlighting the prohibition of pets and a map clearly defining the boundaries of the Preserve, area trails and notable landmarks. Pamphlets should be distributed to residents and guests of properties adjacent to the Preserve.

3. **Provide educational presentations by Open Space and Trails staff at local HOA meetings of properties adjacent to the Preserve.**

Staff should reach out to the HOA's adjacent to the Gulch and offer presentations on the Preserve at their meetings. The presentation should be designed to cover the most pressing information, instill a sense of stewardship and provide home owners an opportunity to ask questions pertaining to the Preserve.

4. **Work with property managers and concierges of adjacent properties to inform their guests on the Preserve's ecological sensitivity and the strict regulations visitors must adhere to.**

Staff should work with front line employees such as concierges and check-in staff to ensure these staff members are responsibly informing visitors about the fragile resources and the strict regulations and related enforcement for the neighboring Preserve. Encourage concierges and check-in staff to direct visitors to trail opportunities outside of the Preserve/provide them with trails map information.

5. **Utilize media to spread the message of the Preserve's ecological value and newly instituted regulations.**

The Town should strategically use media resources to spread a two-part message covering the Preserve. One message will be intended to generate public support for conservation of the Preserve's natural resources. The second message should draw attention to the heightened management presence in the Preserve. Media opportunities and content will range from more general press releases to shorter, more targeted messages delivered through the Town's social media accounts.

# Development Restrictions

## Town Council Directives

- Minimize disturbance to the Preserve from adjacent development.

## Goals & Actions

### Goals

1. Protect the Preserve's natural resources and habitat while respecting neighboring property owners' rights.
2. Update development regulations as needed for properties adjacent to the Preserve to ensure the protection of the Preserve's natural resources.

### Actions

1. **Continue to conduct best management practices compliance inspections on all projects adjacent to the Preserve and pursue non-compliance aggressively.**

Routine compliance inspections of development activity should be conducted by Town staff and development permit holders to ensure adjacent development is not impacting the ecological integrity of the Preserve.

2. **Periodically review Cucumber Gulch Overlay Protection District regulations to ensure continued effectiveness.**

The Overlay Protection District regulations are valuable protection measures that benefit the continued health of the Preserve. Periodic reviews of these regulations, to ensure that they incorporate the latest scientific recommendations/best management practices regarding environmental protection, will help ensure continued protection of Preserve's valuable natural resources. Preventative Management Area boundaries should be extended into areas of acquired open space that previously were not included.



**BRECKENRIDGE TOWN COUNCIL REGULAR MEETING**  
**Tuesday, October 25, 2011; 7:30 p.m.**  
**Town Hall Auditorium**

<b>I</b>	<b>CALL TO ORDER, ROLL CALL</b>	
<b>II</b>	<b>APPROVAL OF MINUTES – October 11, 2011</b>	48
<b>III</b>	<b>APPROVAL OF AGENDA</b>	
<b>IV</b>	<b>COMMUNICATIONS TO COUNCIL</b>	
	A. Citizen’s Comment - (Non-Agenda Items ONLY; 3-minute limit please)	
<b>V</b>	<b>CONTINUED BUSINESS</b>	
	A. <b>SECOND READING OF COUNCIL BILLS, SERIES 2011 - PUBLIC HEARINGS</b>	
	None	
	B. <b>Warriors Mark Burn Permit</b>	52
<b>VI</b>	<b>NEW BUSINESS</b>	
	A. <b>FIRST READING OF COUNCIL BILLS, SERIES 2011</b>	
	None	
	B. <b>RESOLUTIONS, SERIES 2011</b>	
	None	
	C. <b>OTHER</b>	
	a. <b>Cub Scout Pack 187 Burn Permit</b>	57
<b>VII</b>	<b>PLANNING MATTERS</b>	2
	A. Planning Commission Decisions of October 18, 2011	
<b>VIII</b>	<b>REPORT OF TOWN MANAGER AND STAFF*</b>	
<b>IX</b>	<b>REPORT OF MAYOR AND COUNCILMEMBERS*</b>	
	A. CAST/MMC (Mayor Warner)	
	B. Breckenridge Open Space Advisory Commission (Mr. Dudick)	
	C. BRC (Mr. Burke)	
	D. Marketing Committee (Mr. Dudick)	
	E. Summit Combined Housing Authority (Mr. Joyce)	
	F. Breckenridge Heritage Alliance (Mr. Burke)	
	G. Water Task Force (Mr. Mamula)	
<b>X</b>	<b>OTHER MATTERS</b>	
<b>XI</b>	<b>SCHEDULED MEETINGS</b>	63
<b>XII</b>	<b>ADJOURNMENT</b>	

### **CALL TO ORDER and ROLL CALL**

Mayor Warner called the October 11, 2011 Town Council Meeting to order at 7:31 p.m. The following members answered roll call: Mr. Dudick, Ms. McAtamney, Mr. Joyce, Mr. Burke, and Mayor Warner. Mr. Bergeron and Mr. Mamula were absent.

### **APPROVAL OF MINUTES – September 27, 2011 Regular Meeting**

The minutes were approved as presented.

### **APPROVAL OF AGENDA**

There were no changes to the agenda.

### **COMMUNICATIONS TO COUNCIL**

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

Sheri Shelton, owner of Hand and Glove and participant in the Retail Merchant Association came to ask if the town could split up the reporting of sales tax between retail and restaurants. She also asked council about the possibility of having the new variable message sign direct visitors towards Main Street and if the sign could be used as a marketing tool as well as a traffic tool. Town Manager Tim Gagen explained that there are challenges in the town code regarding the sign issue and that it is limited as to what can be displayed. Mayor Warner added that the main purpose is to inform our guests of traffic updates and provide awareness.

Chris Renner along with several other parents across Summit County came to express their desire to rent out a portion of the old Colorado Mountain College (CMC) property on Harris Street (now owned by the Town of Breckenridge) for an independent (private) school. Mr. Renner mentioned that he has individually met with several council members about this issue. Mr. Renner also asked if they could have a conversation about the details of the project and any clarification points. Mayor Warner mentioned that the council would bring it up later under Other Matters. Ken Bell also added that the group is acting as an advocate for the children and that the space is ideal and would be a large benefit to the community. Mr. Renner clarified that this situation would only be short-term until the Town of Breckenridge moves into the building. Mr. Dudick stated his concern about asking the private school to vacate the building when it comes time to move Town Hall, stating that it would give a bad impression.

Marty Lessow, owner of Marty's for Kids came to ask about the progress of the F-Lot hotel project. Mayor Warner stated that the initial impression was that Breckenridge has support for a higher level of lodging; however, the council isn't currently moving ahead with the proposals that were received in August. The council doesn't have any budget figure and they are trying to understand what the current hotel inventory really looks like to our guests. Mayor Warner added that it's mostly in the "talk" stage right now. Mr. Lessow also asked about the issue of parking. Mayor Warner clarified that the town won't lose any parking with the project. There would most likely be a parking structure of some kind.

#### **B. BRC Director Report**

John McMahon reported that Oktoberfest saw about the same attendance as last year, but still saw an increase in revenue, sponsorship, and membership. Ullr Fest is coming up in January and the BRC is working on bringing more events into town during the event. This year marks the 50<sup>th</sup> anniversary of the ski area. The month of September was strong with an 11.6 percent increase in lodging, which was up about three percent from last year. The council thanked the BRC for their hard work during Oktoberfest. They received many positive comments regarding the expanded format of the event.

#### **C. Ski Area Update (Pat Campbell)**

Pat Campbell reported that they completed the Eco Day trail project on the Peaks Trail. They had 80 volunteers who contributed to the trail work. It was a great event for the ski area, and now they are focusing on opening day, November 11 on Peak 8. Snow-making operations will begin on October 18. The ski area has been promoting their 50<sup>th</sup> anniversary with fun giveaways on Facebook and granting 50 birthday wishes for the "ultimate Breckenridge experience". They have created a new 50<sup>th</sup> anniversary logo. The ski area has also updated their current logo where they will have the term "Breck" (instead of Breckenridge), adding a more local feel since that's how many people refer to the town. The Ski Spectacular will take place December 4 through December 11. The Dew Tour is scheduled for December 15 through December 18. The ski area has been active in public relations in Texas, New York, Australia, and Atlanta, as well as placing ads in Hemisphere Magazine and the Outside Ski Guide. The ski area just completed their annual leadership conference, with the main focus being service initiatives. Mayor Warner thanked them for their wonderful work on the Peaks Trail.

### **CONTINUED BUSINESS**

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

##### **1. Council Bill No. 35, Series 2011 – An Ordinance Amending Section 9-1-21 Of The Breckenridge Town Code By Adopting The "Upper Blue Nordic Master Plan (Revised 2011)" As A Correlative Document To The Breckenridge Development Code**

Town Attorney Tim Berry explained that current Upper Blue Nordic Master Plan is a correlative document to the Breckenridge Development Code. The plan has now been updated and this ordinance would place the new version into the town's development code.

Mayor Warner opened the public hearing. Eric Weidman, a repeating visitor to Breckenridge, expressed his support for the revised plan. He thanked the council for their support of nordic skiing and encouraged them to approve the ordinance. With no further comments, the public hearing was closed.

Ms. McAtamney moved to approve Council Bill No. 35, Series 2011. Mr. Burke seconded the motion. The motion passed 5-0.

##### **2. Council Bill No. 36, Series 2011 – An Ordinance Repealing And Readopting With Changes Chapter 3 Of Title 10 Of The Breckenridge Town Code, Known As The "Breckenridge Flood Damage Prevention Ordinance"**

Mr. Berry explained that this ordinance would update the town's floodplain ordinance and maps. This is a periodic update which occurs. There were no changes from the first reading.

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

Mr. Dudick moved to approve Council Bill No. 36, Series 2011. Mr. Joyce seconded the motion. The motion passed 5-0.

##### **3. Council Bill No. 37, Series 2011 – An Ordinance Amending Article B of Chapter 2 Of Title 6 Of The Breckenridge Town Code Concerning the Prohibition Of Animals At Certain Special Events**



Chief of Police Rick Holman explained that this ordinance designates that at certain special events, certain animals would be prohibited at the event. Signage would need to be posted at entrances to the event. This second reading adds language stating that designated animals would be authorized.

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

Mr. Joyce moved to approve Council Bill No. 37, Series 2011. Ms. McAtamney seconded the motion. The motion passed 5-0.

## **NEW BUSINESS**

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

1. **Council Bill No. 38, Series 2011** – An Ordinance Amending Section 1-7-1 Of The Breckenridge Town Code Concerning The Compensation Of The Mayor And Councilmembers Elected Or Appointed On Or After April 3, 2012

Town Manager Tim Gagen explained that this ordinance sets compensation for future appointments to Town Council – no existing members would receive the benefit. Mr. Gagen also explained that the current benefit credit of \$500 would be raised to \$1000 for the newly appointed council members.

Ms. McAtamney moved to approve Council Bill No. 38, Series 2011. Mr. Joyce seconded the motion. The motion failed 2-3 with Mr. Burke, Mr. Dudick, and Mayor Warner voting in opposition.

### **B. RESOLUTIONS, SERIES 2011**

1. A Resolution Urging The Electors Of The Town Of Breckenridge To Vote “Yes” On Referred Issue “2A” On The November 1, 2011 Ballot To Impose An Excise Tax On The Legal Sales Of Medical Marijuana

Mr. Gagen explained that the council placed a question to impose a five percent excise tax on the legal sale of medical marijuana on the November election ballot to help offset the high cost that has occurred with enforcement and development of regulations. The council is allowed to take a position on a ballot issue but is restricted from spending any tax dollars. This resolution serves as that position statement to educate the voters about the ballot question.

Ms. McAtamney moved to approve A Resolution Urging The Electors Of The Town Of Breckenridge To Vote “Yes” On Referred Issue “2A” On The November 1, 2011 Ballot To Impose An Excise Tax On The Legal Sales Of Medical Marijuana. Mr. Joyce seconded the motion. The motion passed 5-0.

2. A Resolution Amending The Town Of Breckenridge Comprehensive Plan To Include The “Upper Blue Nordic Master Plan (Revised 2011)” As A Part Thereof (PUBLIC HEARING).

Mr. Berry explained that the Upper Blue Nordic Master Plan has been revised and staff has recommended that the plan be included into the town’s comprehensive plan. This resolution requires the approval of council and a public hearing. The plan has been published, reviewed by the Planning Commission, and comments from the public have been solicited.

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

Mr. Joyce moved to approve A Resolution Amending The Town Of Breckenridge Comprehensive Plan To Include The “Upper Blue Nordic Master Plan (Revised 2011)” As A Part Thereof. Mr. Burke seconded the motion. The motion passed 5-0.

3. A Resolution Authorizing The Town Of Breckenridge To Erect And Maintain An ‘Official Advertising Device’

Mr. Berry explained that the administrative rules for Colorado Department of Transportation require approval from CDOT to erect a variable message sign in the Town of Breckenridge; therefore, it is necessary for council to pass this resolution.

Mr. Joyce moved to approve A Resolution Authorizing The Town Of Breckenridge To Erect And Maintain An ‘Official Advertising Device’. Ms. McAtamney seconded the motion. The motion passed 5-0.

### **C. OTHER**

1. Solar Garden – Letter of Interest

Mr. Gagen explained that this project will consist of one or two locations. In conjunction with Summit County, the Town of Breckenridge is being asked to authorize a letter of interest for the project. In order to begin the process, Clean Energy Collective must show interest from a variety of participants. Their hope is that council would be willing to sign a letter of interest for one small project as well as a substantially larger project. This letter wouldn’t commit the town to the project, it would only get the process started and let them know that the town would like more information.

Mr. Dudick moved to approve the Solar Garden Letter of Interest. Ms. McAtamney seconded the motion. The motion passed 5-0. Mr. Joyce added his concern for the visual impact to the river, the Highway 9 business sector, and visitors coming into town.

2. Warrior’s Mark Private Open Space Burn Permit

Matt Thompson of the Community Development Department explained that the Warrior’s Mark Homeowners Association is asking the council for permission to conduct an open burn permit of 16 piles of trees that were removed related to a forest health project. Mayor Warner suggested that findings and conditions be added which would require that an insurance policy exists and that it is accessible to any homeowner. Mr. Berry mentioned that the current policy is set at \$5 million dollars. Several council members preferred to continue this issue to the next council meeting.

Mr. Burke moved to continue the Warrior’s Mark Private Open Space Burn Permit to the October 25 town council meeting. Mr. Dudick seconded the motion. The motion passed 3-2 with Mr. Joyce and Mayor Warner voting in opposition.

3. Red White & Blue/Town of Breckenridge Burn Permits

Jennifer Cram of the Community Development Department explained that as part of a forest regeneration project, the Red White and Blue Fire Protection District has 77 burn piles in 4 different locations and would like council to grant a permit to proceed with the burning. They have agreed to follow all of the requirements of the town code, they won’t charge the town a fee, and they have agreed to give notice as to when they do will this. The piles are generally located off of Discovery Hill Drive and Hamilton Court. Red White and Blue’s goal is to burn during the end of October this year. There was one minor change to Ms. Cram’s memo. The sentence should read “...as early as the end of October through January 1”, instead of “October through November.

Ms. McAtamney moved to approve the Red White & Blue/Town of Breckenridge Burn Permits. Mr. Joyce seconded the motion. The motion passed 5-0.

## **PLANNING MATTERS**

### **A. Planning Commission Decisions of October 4, 2011**

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

**REPORT OF TOWN MANAGER AND STAFF**

Mr. Gagen had nothing further to report.

**REPORT OF MAYOR AND COUNCILMEMBERS (these reports occurred during the work session; see attached notes)**

- A. **CAST/MMC** (Mayor Warner)
- B. **Breckenridge Open Space Advisory Commission** (Mr. Dudick)
- C. **Breckenridge Resort Chamber** (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)

**OTHER MATTERS**

Ms. McAtamney asked if the town has stopped offering the 4-hour residential permits. Mr. Holman wasn't aware of this situation. Ms. McAtamney mentioned that the Parking Department indicated that they were no longer available. Mr. Holman will follow up on this issue.

Mr. Joyce asked Scott Reid of the Community Development Department if he had an update on the construction of the new Country Boy trail. Mr. Reid indicated that there are two other projects that need to be completed first before working on the Country Boy trail.

Council discussed the potential Summit County Independent School comprised of a group of parents who are interested in starting a school beginning the fall of 2012. They are asking council to revisit the possibility of using the Harris Street building for a one year period, adding that they do have some other long-term options. Mayor Warner stated his desire to stay on track and not get distracted from moving the existing Town Hall to the old CMC building on Harris Street. With that being said, he was still willing to listen to their request. Mr. Gagen reminded council that they would need more information from the Speakeasy Movie Theatre as to their timeline for improvements related to the theatre. Mr. Burke expressed his interest in hearing their plan. Ms. McAtamney doesn't want to end up being the "bad guy" when it comes time to ask the school to leave the building and wouldn't want it to become an issue with the existing school district; however, she is willing to listen to the plan. Mr. Dudick would be open to hearing ideas, but would like to see their 20-year plan in order to feel good about it. Mr. Joyce pointed out the potential for conflict during early construction for the new Town Hall and wouldn't want to disrupt the school's programs. He was also concerned about code conflicts that would have to be mitigated. Mayor Warner clarified that the school would only be looking for three or four rooms to use. The representatives from the school requested to be included the council agenda in two weeks; however, Mayor Warner wasn't sure if the issue could be pushed onto the agenda that quickly. Mr. Gagen agreed to look at the upcoming agendas to try and fit it in.

Mayor Warner thanked Mr. Dudick and his wife for their participation in Dancing with the Mountain Stars.

**SCHEDULED MEETINGS**

There were none.

**ADJOURNMENT**

With no further business to discuss, the meeting adjourned at 9:04 p.m.  
Submitted by Jena Taylor, Administrative Specialist.

ATTEST:

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Mary Jean Loufek, CMC, Town Clerk

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John Warner, Mayor



## MEMORANDUM

**To:** Mayor and Town Council  
**From:** Tim Gagen, Town Manager  
**Date:** October 12, 2011  
**Subject:** *Reports made during 10/11/11 work session*

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**MMC/CAST:** John submitted a written report and went into more detail on the County Landfill problems. Council would like a presentation from the County.

**BOSAC:** No meeting.

**BRC:** John will give a report tonight. Oktoberfest was very successful even with the weather. Revenue was up and 67% of waste from the event was diverted.

**BMAC:** Council will get committee recommendation for 2012 budget. Mike questioned BMAC and marketing dollar role in analysis of quality of Town Lodging stock. More discussion to take place at the retreat.

**SCHA:** Budget approved. Received updates on Copper Mountain deed restricted requirements and Silverthorne Smith Ranch proposed units. We must keep our eye on these and how it may affect our needs. Also reported on survey of RWB employees. Results indicated that most are living out of the County and would like to live in the County if housing was available.

**BHA:** No meeting.

**Water Task Force:** Eric absent.

# Memorandum

To: Town Council

From: Matt Thompson, AICP

Date: October 19, 2011

Re: Special Permit for Tract A Warriors Mark West Subdivision, Filing #5, Burn Piles

In conjunction with proposed fuels reduction plans with the Warriors Mark West HOA and the Red White and Blue Fire Protection District (RWB) there are sixteen (16) burn piles in one location on Tract A that need to be burned. The piles are generally located above White Cloud Drive and below New England Drive, (please see the attached map for further location details). The Warriors Mark HOA (in conjunction with Rick Herwehe of A Cut Above Forestry, please see attached letter from ACAF) would like to burn the sixteen piles as early as the end of October through January. The Colorado Air Pollution Control Division would give the HOA the ok when the weather conditions are appropriate. Usually, this is when there is sufficient snow coverage and favorable wind conditions. The HOA would notify the Town when they have been given the ok to burn the sixteen piles.

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

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

Rick Herwehe of A Cut Above Forestry has been working with Coleen Campbell of the Colorado Smoke Management Program to obtain a burn permit for the Warriors Mark burn piles, Form A – Pile Prescribed Fire and Smoke Permit from the State (Colorado Air Pollution Control Division). A special permit from the Town Council is the only outstanding issue.

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

*“I move to approve a special permit to allow the Warriors Mark West HOA to burn sixteen burn piles in one location as noted on the attached site plan as early as the end of October, 2011 and as late as the end of January 2011 as weather permits, subject, however, to the special terms and conditions set forth on the attached Exhibit “A”, which is incorporated herein by reference. All burning of the burn piles shall comply with the “Open Burning” requirements of Section 307 of the International Fire Code, 2000 Edition. The Warriors Mark West HOA shall notify the Town when the burning of the sixteen piles commences.”*

Staff from A Cut Above Forestry will be present during the worksession on October 25<sup>th</sup> to answer any questions that the Council may have.

## **Exhibit "A"**

### **BURN PERMIT CONDITIONS**

1. prior to beginning the burning authorized by this permit the permit holder must obtain, and then maintain in full force and effect throughout the burning, all other permits required by law, including, but not limited to, a permit from the Colorado Air Pollution Control Division.
2. prior to beginning the burning authorized by this permit the permit holder must obtain, at its cost, a policy of commercial general liability insurance with aggregate limits of liability of not less than \$5 million dollars covering damages caused by the burning authorized by this permit. A copy such policy shall be provided to the Town Clerk at least two business days prior to the commencement of any burning authorized by this permit, and upon request to any other interested person. The Town shall be named as an additional insured under such liability insurance policy.
3. The timing of all burning to be conducted pursuant to this permit shall be approved by the Colorado Air Pollution Control Division. No burning shall be done pursuant to this permit until permission to conduct the burn is obtained from the Colorado Air Pollution Control Division.
4. Representatives and appropriate fire fighting equipment of the Red, White & Blue Fire Protection shall be present at the burn site at all times during the burning authorized by this permit. The permit holder shall pay the cost of having the Red, White & Blue Fire Protection District present at the burn site.



**RED, WHITE & BLUE**  
FIRE PROTECTION DISTRICT  
COURAGE, COMMITMENT, CARING

October 17, 2011

Town of Breckenridge  
Town Council  
PO Box 168  
Breckenridge, CO 80424

RE: Warriors Mark Burn Piles

Dear Council:

The burn piles in Warriors Mark were built, to the best of our knowledge, following the requirements of the State of Colorado Air Quality Control guidelines. The Fire District does not govern pile construction as this is a State requirement. The piles appear to have been constructed utilizing best known practices as developed by the Colorado State Forest Service and National Forest Service.

A permit from the Fire District will also be required. The permit will require that a minimum of six (6) inches of permanent snow exist on the ground prior to any burning. The permit requirements are attached to this letter.

Please contact me if you have any questions. I can be reached by email at [jnelson@rwbfire.org](mailto:jnelson@rwbfire.org) or by phone at (970) 453-2474.

Sincerely,

RED, WHITE & BLUE FIRE PROTECTION DISTRICT

Jay T. Nelson  
Deputy Chief

**RED, WHITE & BLUE FIRE PROTECTION DISTRICT**  
**FIRE CONTROL PERMIT**

Permit # \_\_\_\_\_

<b>Date of Application</b>	<b>Permit Expiration Date</b>
<b>Name of Applicant</b>	<b>Phone</b>
<b>Address of Applicant</b>	
<b>Burn Supervisor Name</b>	<b>Phone</b>

**\*\*\*A MAP SHOWING ALL PILE LOCATIONS SHALL BE ATTACHED\*\*\***

This permit is granted pursuant to 32-1-1002, C.R.S., The Colorado Air Quality Control Act 25-7-123, C.R.S., 2006 International Fire Code as amended, Chapter 1, Section 105.

- **Approval and SITE INSPECTION** signatures from both the fire department and either **Summit County Environmental Health**, or an approved **State Burn Permit** issued by the **Colorado Department of Public Health and Environmental** are required before burning can commence.
- This permit shall be retained on the site by the person supervising the burning and shall be shown to any fire department official and/or Summit County Environmental Health personnel upon request.
- A minimum of **6 (six) inches** of permanent snow must be present on the ground before burning can start.
- Applicant is hereby authorized to burn **tree slash and logs free of dirt only**. *No trash, furniture, stumps, milled lumber products, or construction materials* shall be burned at the proposed burn location shown above.
- The size of the pile to be burned will be determined by the State application process. Piles must be no closer than **one hundred feet** to structures.
- Burning shall be permitted **during daylight hours only**. At dusk, all fires shall be extinguished completely with water or another method as approved by the fire code official, unless monitored overnight burning has been approved.

**WITHIN 24 HOURS OF PLANNED BURNING**, the applicant shall:

- a. **Contact Summit County Environmental Health**, which governs air quality and smoke management at (970) 668-4070 to verify that meteorological conditions are acceptable for burning.
- b. Contact **SUMMIT COUNTY COMMUNICATIONS** at (970) 668-8600 and obtain the **BURN INDEX** for the burn area. **If the INDEX is LOW, and 6 (six) inches of permanent snow cover the area, burning shall be allowed.**

**ON EACH DAY OF BURNING:**

- a. The applicant shall advise the **COUNTY COMMUNICATION CENTER** at (970) 668-8600 of intent to start burning and the location of the burn.
- b. Burn piles shall be ignited as early as possible after sunup. Burns shall not be started after **10:00 AM** without prior approval and/or as directed by the Colorado Department of Public Health and Environmental.
- c. No burning shall be allowed during unfavorable weather conditions, red flag warnings, critical fire watches, or fire bans (declared by the federal, state, or local governmental agencies). If any conditions mentioned above, change significantly, while the burn is in progress all burns shall be immediately extinguished.
- d. **If at any time the controlled burn creates a problem for life safety, property or local traffic, permit holder may be required to extinguish the burn until more favorable conditions exist.**



# Memorandum

**To: Town Council**  
**From: Chris Neubecker**  
**Date: October 19, 2011**  
**Re: Special Burn Permit for Cub Scout Pack 187**

Local Cub Scout Pack 187 has requested a special burn permit in order to have a camp fire during their December 6, 2011 pack meeting at Carter Park. They have plans to go night sledding and also have s'mores at their pack meeting. We have discussed this request with the Parks Department (Mark Johnston), and they have no concerns, as long as appropriate safety measures are in place.

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

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

The Committee Co-Chairs for the Pack have been in contact with the Red, White and Blue Fire District concerning this request. The Pack will provide a fire extinguisher that will be available for safety. The Pack leaders will contact the Fire District prior to the event. The fire would be contained within a steel fire bowl. Staff suggests that the fire be located at least fifty feet (50') away from any structures.

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

*"I move to approve a special permit to allow the Cub Scout Pack 187 have a special camp fire in Carter Park on December 6, 2011 from 6:30 – 7:30 PM. Cub Scout Pack*

*187 shall obtain any necessary permits from the Red, White and Blue Fire District, if applicable.”*

Staff and a Pack 187 Committee member will be present during the worksession on October 25<sup>th</sup> to answer any questions that the Council may have.

Kathy Chisholm  
Post Office Box 4176  
Breckenridge, CO 80424

EMAIL: [kathypchis@gmail.com](mailto:kathypchis@gmail.com)  
PHONE: (970) 455-4275

October 5, 2011

Breckenridge Town Council  
c/o Mr. Chris Neubecker  
Planning Department  
Town of Breckenridge  
PO Box 168  
Breckenridge, CO 80424

Dear Chris,

I would like to request special permission from the Town Council to have a fire at our December 6<sup>th</sup> Cub Scout Pack Meeting. We would like to do this at the bottom of the Carter Park sledding hill. Our proposed plan is for the Cub Scouts to go “night sledding” and then gather around a camp fire and make s’mores. We will bring a large fire pit for this event. Here are the proposed details:

WHO: Cub Scouts Pack 187  
30-40 boys ages 6-11.  
Adult Pack Leaders and many parents will be in attendance.

WHEN: Tuesday, December 6<sup>th</sup> from 6:30 PM – 7:30 PM

WHERE: Carter Park Sledding Hill

PURPOSE: FUN...At our December Pack Meeting

SAFETY MEASURES: I have discussed this with the Fire Department. They told me to get permission and/or a permit from the Town and then give them the details. We will need to have a fire extinguisher readily available. We will need to notify them before the event begins as well as once the event concludes.

I look forward to hearing from you to see if we may continue with this plan. If you have any questions, please contact me at: 970-455-4275.

Sincerely,

Kathy Chisholm  
Pack 187 Committee Co-Chair

## Town of Breckenridge Executive Summary

### Economic Indicators

(Published October 20, 2011)

#### Indicator Monitoring System

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




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#### Unemployment: Local (August 2011)

Summit County's August's unemployment rate dropped for the third consecutive month in August reaching 7.9% from July's 8% rate. This August rate is higher than the August 2010 rate of 7.3% and August 2009 rate of 6.4%. August of this year's rate is a similar range to the last two years' local unemployment rate for all three counties tracked including Pitkin County (6.6%) and Eagle County's (7.7%), 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 up means that the unemployment rate has dropped and is 'getting better'.)* (Source: BLS)




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#### Unemployment: State (August 2011)

The Colorado State unemployment rate inched down slightly by 0.2% in August settling at 8.3%. (The highest unemployment rate the State has ever seen was 9.3% in February-rates tracked since 1976) *(Note that the arrow follows the KEY for all of the indicators. In this case, the arrow pointing up means that the unemployment rate has dropped and is 'getting better'.)* (Source: BLS)




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#### Unemployment: National (August-Sept 2011)

National unemployment rate has held steady since July, at 9.1% for September 2011. September 2011 is down however from last September's rate of 9.6% and September's 2009 rate of 9.8%. (Source: BLS)




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

The Occupancy rate saw an increase of 11.6%, in addition to increases in ADR (4.2%) and RevPAR (16.3%) for the month of September 2011 over September 2010. (Source: MTrip)



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

Future bookings for the upcoming October 2011-March 2012 period shows a minor decrease of 0.8% in projected occupancy rate over the corresponding period last year. This indicator will continue to be monitored closely however we are optimistic that we will see an increase, following a national trend of increased projected occupancy for the upcoming winter season. (Source: MTrip)



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

August traffic count in town on Highway 9 at Tiger Road was 20,745 total vehicles. As the traffic count is over 20,000, we expect to see stable sales tax revenues for August. However, lower traffic count and sales tax revenue is typical of August due to the seasonality of the local economy. (Note: There is a strong correlation between high net taxable sales and traffic once a 20,000 vehicle count has been reached. Please see detailed report for chart.) (Source: CDOT and Town of Breckenridge Finance)



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

During the month of August, the traffic count at the Eisenhower tunnel (westbound) was up 0.5% over August 2010. Traffic coming into town on Highway 9 also saw an increase of 5.5% from August 2011 (20,745) over August 2010 (19,662). Traffic flows indicate that the Town is maintaining its relative capture coming from the tunnel. (Source: CDOT)



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### Consumer Confidence Index-CCI (September 2011)

The Consumer Confidence Index (CCI), which saw a drastic drop in August, inched up slightly by 0.7 points in September. The Index for September stands at 45.2 (1985=100). Based on the continued lower index (under 50), we expect the real estate transfer tax revenues will see a slow down or lower prices for September over previous years as the market reflects consumers' continued uneasiness toward economic conditions and their future earnings. (Source: CCB)



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

The amount of taxable sales in Town for August 2011 was down 8.6% from August 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 (10.36%) and Crested Butte (7.77%). (Source: Steamboat Springs Finance Dept.)



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

The S&P 500 average monthly adjusted closing price dropped for the fourth consecutive month in September after a nine month upward trend. However, we saw our RETT increase this month from what the Town collected in September 2010. Yet, this month was lower than September 2009 and 2008. We believe that RETT will lag as the S&P 500 continues to decline. 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 (September 2011)**

September 2011 RETT collection (\$276,776) is up 22% from September 2010 (\$227,439). However, this September is down from September 2009 (\$309,701) by 10% and 2008 (\$604,037) by 54%. (Source: Town Finance)



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### **Real Estate Sales (August 2011)**

August 2011 compared to August 2010 Summit county real estate sales were down in \$ volume by 17%, however increased 28% in number of transactions. Of that, Breckenridge took in 37% of the \$ volume and 30% of the transactions countywide for this month. YTD, Breckenridge has seen 45% of the dollar volume and 36% 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 our big real estate sales season in 2011 (typically May-November). (Source: Land Title)



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### **Foreclosure Stressed Properties (August 2011)**

Breckenridge properties (excluding timeshares) which have started the foreclosure process are at 23% (50 properties) of the total units within Summit County in August. This holds fairly steady compared to July. Should these properties actually undergo foreclosure, these properties may sell at an accelerated rate and lower price per square foot in the short term. (Source: Land Title)



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



## Scheduled Meetings, Important Dates and Events

**Shading indicates Council attendance – others are optional**

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

### **OCTOBER 2011**

Tuesday, October 25; 3:00/7:30 p.m. Second Meeting of the Month

### **NOVEMBER 2011**

Tuesday, November 8; 3:00/7:30 p.m. First Meeting of the Month

Wednesday, November 9; 8:00 a.m., One Ski Hill Place, 1521 Ski Hill Rd Budget Retreat

Friday, November 11 Coffee Talk

Tuesday, November 22; 3:00/7:30 p.m. Second Meeting of the Month

### **DECEMBER 2011**

Friday, December 9 Coffee Talk

Tuesday, December 13; 3:00/7:30 p.m. First and Only Meeting of the Month

### **OTHER MEETINGS**

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

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