



**BRECKENRIDGE TOWN COUNCIL
WORK SESSION
Tuesday, September 23, 2008**

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.

3:00 – 3:15 pm I.	<u>PLANNING COMMISSION DECISIONS</u>	Page 2
3:15 – 3:45 pm II.	<u>BRC MARKETING PLAN</u>	Page 7
3:45 – 4:15 pm III.	<u>LEGISLATIVE REVIEW</u> *	
	Planning Commission Pay	Page 73
	PSCo Easement	Page 76
	Sanitation District Easement	Page 82
	Claimjumper Easement	Page 88
	Ordinance Approving Deed of Dedication	Page 98
	Town Council Rules and Procedures	Page 102
	Town Manager Contract Amendment	Page 105
	Burn Permit for Tract D, Highlands Park Fuel Break	Page 108
4:15 – 5:00 pm IV.	<u>MANAGERS REPORT</u>	
	Public Projects Update	Page 26
	Housing/Childcare Update	Verbal
	Committee Reports	Page 27
	Financials	Page 29
	Ballot Issues Discussion	Verbal
	CIP Delivered	Handout on Sept 23, 2008
5:00 – 5:30 pm	V. <u>OTHER MATTERS</u>	
	Transit Study Recommendations	Page 51
5:30 – 6:30 pm VI.	<u>PLANNING MATTERS</u>	
	Trails Plan Changes	Page 58
	Pine Beetle Defensible Space	Page 60
	Entrada Follow Up	Page 63
6:30 – 7:30pm VII.	<u>EXECUTIVE SESSION</u>	

***ACTION ITEMS THAT APPEAR ON THE EVENING AGENDA** **Page 67**

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

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

MEMORANDUM

To: Town Council

From: Peter Grosshuesch

Date: September 17, 2008

Re: Town Council Consent Calendar from the Planning Commission Decisions of the September 16, 2008, meeting.

DECISIONS FROM THE PLANNING COMMISSION AGENDA OF September 16, 2008

CLASS C APPLICATIONS:

1. Abbett Placer Inn Solar Panels (MGT) PC#2008101; 205 South French Street
Installation of a 2.6 kilowatt photovoltaic solar system. Approved.
2. Deal Residence Addition (MGT) PC#2008100; 683 Settlers Lane
Construct an addition of a single car garage to an existing single-family residence with an existing one car garage to create a total of 3 bedrooms, 3 bathrooms, 1,948 sq. ft. of density and 2,570 sq. ft. of mass for a F.A.R. of 1:0.90. Approved.

CLASS A APPLICATIONS:

1. BBC Master Plan Modification (MM) PC#2008102; 13445 Colorado State Highway 9
Modify the original Delaware Flats Master Plan (Permit #2000159) to allow the addition of 2,100 square feet to allow the enclosure of an exterior storage shed and to allow the approved Master Plan architecture of the exterior sheds to allow this enclosure. There were no other changes proposed. Approved.

PLANNING COMMISSION MEETING

THE MEETING WAS CALLED TO ORDER AT 7:00 P.M.

ROLL CALL

Michael Bertaux
Leigh Girvin

Rodney Allen
Jim Lamb

Dan Schroder
Dave Pringle arrived at 7:25

Mike Khavari was absent.

Eric Mamula, Town Council Liaison, arrived at 8:30pm for the worksessions.

APPROVAL OF MINUTES

With no changes, the minutes of the September 2, 2008 Planning Commission meeting were approved unanimously (5-0). Mr. Pringle was absent.

APPROVAL OF AGENDA

Mr. Neubecker announced an additional worksession on the Planning Commission Top 5 to be discussed after the Highlands Park Fuel Break. In addition, there will be an update to the Planning Commission field trip. With no other changes, the Agenda for the September 16, 2008 Planning Commission meeting was approved unanimously (5-0). Mr. Pringle was absent.

CONSENT CALENDAR:

1. Abbett Placer Inn Solar Panels (MGT) PC#2008101; 205 South French Street

Mr. Lamb asked if there was a requirement that the color of the solar cells needed to match the color of the roof. (Staff explained code requirements. Staff encourages applicants with new roofs proposed or new construction to match the roof color to the solar panels, but they do not require applicants to change existing roof shingles or colors when solar panels are installed.)

Mr. Schroder asked if solar panels could vary in color.

2. Deal Residence Addition (MGT) PC#2008100; 683 Settlers Lane

Ms. Girvin: What about if the next door unit decides they want the same feature? Is a precedent being made in this situation? What kind of precedent is being set? (Staff explained if an applicant has room on their lot and they meet the code they would be allowed to move forward.)

Mr. Allen: Who controls the remaining density and mass? (Staff explained that the HOA controls the remaining density and mass in the subdivision.)

With no motions, the consent calendar was approved unanimously (5-0). Mr. Pringle was absent.

COMBINED HEARINGS:

1. BBC Master Plan Modification (MM) PC#2008102; 13445 State Highway 9

Mr. Mosher presented a proposal to modify the original Delaware Flats Master Plan (Permit #2000159) to allow the addition of 2,100 square feet of density on this site to allow the enclosure of an exterior storage shed and to allow the approved Master Plan architecture of the exterior sheds to allow this enclosure. There were no other changes proposed.

Mr. Mosher explained how the 40 SFEs of Service Commercial density on Lots 1, 2, and 3 was flexible with Lot 1 establishing the base remaining density for Lots 2 and 3. This modification moves 2.1 SFEs onto Lot 1 to cover the enclosure of one of the storage sheds. Jon Brownson owns all three lots, so he is aware that less density will be available on Lots 2 and 3 if this proposal is approved.

Staff believed the submittal met the intent of the Development Code and the original Placer Flats Master Plan. Staff suggested the Commission approve the Modification to the Placer Flats Master Plan, PC# 2008102, by supporting the presented Point Analysis along with the Findings and Conditions.

Commissioner Questions/Comments:

Mr. Bertaux: Final Comments: No comments, supported the project

Ms. Girvin: Would this satisfy the need for more storage? (Staff explained yes.) Will this application come before the Commission again? (Staff explained this was a combined hearing. A class D application will be submitted to staff.)

Final Comments: Concurred with Mr. Bertaux.

Mr. Schroder: Sought clarification regarding the density and if it was available. (Staff explained that density was available.)

Final Comments: Concurred with Mr. Bertaux.

Mr. Lamb: Final Comments: “Slam-dunk” application.

Mr. Allen: Final Comments: Fine with application.

Mr. Bertaux made a motion to approve the point analysis for the BBC Master Plan Modification, PC#2008102, 13445 State Highway 9, as presented and Mr. Lamb seconded. The motion was carried unanimously (5-0). Mr. Pringle was absent.

Mr. Lamb made a motion to approve the BBC Master Plan Modification, PC#2008102, 13445 State Highway 9, with the presented findings and conditions. Mr. Schroder seconded, and the motion was carried unanimously (5-0). Mr. Pringle was absent.

PRELIMINARY HEARINGS:

1. O’Rourke Square (MM) PC#2008091; 226 South Ridge Street

Mr. Mosher presented a proposal to remove the existing small non-historic house and then construct a new single family residence with an accessory apartment. The main house would have four bedrooms, four and one-half bathrooms and a two-car garage. The accessory apartment would have one-bedroom and one bath with a one-car garage.

This application has been started well. Pending the comments on possible positive points being sought, the above ground density coverage may be adjusted to ensure a passing score on the final review.

Staff had four questions for the Commission:

1. Did the Commission believe the module massing was met on the north elevation?
2. Would the Commission be supportive of allowing the upper level deck on the south elevation facing Washington Avenue ROW?
3. The applicant would possibly be seeking positive points for donation of the existing building to the Town. Staff welcomed any Commissioner comments.
4. The applicant was seeking positive points for the proposed landscaping. Staff welcomed any Commissioner comment.
5. Staff also welcomed comment on the proposed solar panels.

Staff welcomed any additional comments on the overall development. The Planning Department recommended this application return for another review.

Alice Santman, Agent from BHH Partners, presented the initial color schemes to the Commission. Concurred with what staff had presented. Ms. Santman would like to obtain enough information tonight from the Commission to move forward to the final hearing. Pro-forma on the solar panels is difficult to obtain at a preliminary design. This is a prime location for solar use.

Amy O’Rourke, Applicant: We took great pains to comply with code and present a project agreeable to everyone. Had several meetings with staff to present a preliminary review that had already addressed many concerns. Plan to have this house “off the grid”.

Commissioner Questions/Comments:

Ms. Girvin: Why would the Arts District want this building? (Staff explained they were interested in the building character, and the size is right.) What was the story behind it? (Ms. Santman explained that the building could be destroyed and disposed of or be refurbished and reused. The goal here is to save the building.) Questioned the on-site parking: three garage spaces and would there be three parking

spaces available in the driveway? (Staff explained that three spaces were required and the garage spaces fulfilled this requirement. The spaces in the driveway do not meet the required depth and were not counted.) Can the accessory apartment be rented? (Staff explained that the only requirement for the accessory apartment is that it be kept under one ownership. It can be rented or simply used by the owner.) How would this proposal improve the current ice damming along the sidewalk from water running out of the alley? (Ms. Santman pointed out that Public Works did not want the heated sidewalk for maintenance reasons.) Do you want to be off the grid or have net metering? Massing was fine, perhaps a dormer on the north side would be appropriate to break up the roof form. Fine with upper level deck. Landscaping positive points would be fine, but focus on quality vs. quantity. Would like to see the landscape plan tweaked before awarding positive points. Having problems with awarding positive points for moving a white elephant (the existing building). Seems like double dipping as the Town incurs the costs and hassle. Would like additional info regarding the Arts District's desire for the building. Wanted to be sold on the positive three (+3) points. Concerned about residents or renters parking in the alley. (Ms. Santman pointed out that the alley paving was away from the property line. The actual paving of the driveway would allow parking without affecting circulation through the alley.

Mr. Bertaux: How does one discern the historic average age of a house? (Staff explained how the average was determined with County records.) Was there a grade change as the alley heads north? (Ms. Santman explained how there was just a small change in grade to the alley behind the garage and then the alley climbs more as it heads north.) Pointed out that the letter from the applicant indicated that the home was built in the 1960's. Concerned this project with the accessory apartment will be used as a duplex or lock off and generate unwanted impacts to the site. Concerned intense use will adversely impact the neighborhood with excessive parking etc. Massing is to the code but this building appears as a duplex with the link. Why two paint color schemes? Proposed upper deck was fine. Positive points for the donation of the old house would be suspect if the town doesn't really want the building. Try to get more information for the next meeting. Beef up the landscaping to obtain positive points. Agreed with Ms. Girvin that the Adams Street sidewalk icing should be resolved.

Mr. Schroder: Liked the design style. Highlighted the link criteria paragraph in the staff report. Didn't look at all like a duplex. Looks appealing and will be an asset to the corner. Module massing met on north elevation. Pedestrian friendliness was fine. Upper level deck or porch was fine. In support of positive three (+3) points for donation of building to town. Sought clarification by next hearing regarding solar power data. (Ms. O'Rourke stated goal was to be as off the grid as possible.) Wanted to be sure enough energy can be gained before positive points were awarded. Landscaping was fantastic. Reverse meter might be better than off the grid. Going down the right and good road.

Mr. Lamb: Have positive points been awarded for donation in the past? (Staff pointed out the Nichols received positive points for donating the Quandary Antiques building.) Duplexes are equal size and this is not. Didn't look like a duplex. Massing looked good. Upper level decks would not be a problem and they looked fine. Struggled with positive points for building donation. Find other ways to reduce points to make application easier to pass. Rebecca Waugh's comments would be warranted. Positive points for landscaping was fine, beef it up though. Loved solar and glad to see the applicant is doing it.

Mr. Pringle: (Arrived at 7:25pm.) Asked if a cultural resource survey had been done on the property. (Staff and applicant confirmed one had not occurred.) Suggested maybe one should be done first. Not in favor of donating what appears to be a contemporary building into the Arts District. Sought clarification regarding the connector element in the middle of this project. (Staff explained a connector element is required per a priority policy whenever the above ground density exceeds the suggested nine units per acre. This is done to break up the perceived massing.) Pointed out this looks like two separate single family homes or a duplex. Stated duplexes are prohibited in this district and this looks like a duplex. Would prefer not to see the connector element. Reads to him as two separate houses with two separate functions which is prohibited. Felt like two single family homes on the lot. Upper deck was nice but maybe don't go so deep. Not persuaded about the donation of the existing house to the Arts District and not supportive of the positive three (+3) points without more information. As for the landscaping: better is better, plan for the future growth of the plantings so the site is not overwhelmed later. This is a very prominent pedestrian route.

Mr. Allen: This will greatly improve the sight. Liked module massing. No problem with upper deck. Positive points for donation would be ok if he can be persuaded the Town wants the building. Would like to see the applicant contribute some of the costs associated with moving the building if positive points

were awarded. Landscaping quality over quantity more mature species. Was ok with positive points for solar generation. Take care of grading and icing which may earn more positive points too.

WORKSESSIONS:

1. Highlands Park Fuel Break (JC)

(Mr. Mamula arrived at the start of this work session.)

Ms. Cram presented a proposal to reduce fuels around Tract D, Highlands Park, involving the removal of trees to reduce possible fire spreading and allow space for fire fighters to work. Project would take about one week. Will be visible from valley. About two truck loads of usable lumber will be hauled off site. Others would be chipped or burned once there is snow on ground. Some natural revegetation will take place over time. Some seeding may be necessary in a few years to assist regrowth. We have been working with the RWB and Highlands Park HOA.

Commissioner Questions/Comments:

Ms. Girvin: Weeds follow this kind of work, hope this will be monitored and weeds mitigated if they sprout up. Skid roads serve as emergency access. If this is fire mitigation, don't we want to keep this area clear and not replant? (Staff explained fire mitigation doesn't always mean keeping a forest clear. The RWB fire district is in favor of what was proposed.)

Mr. Schroder: The forest has changed and we need to change with it. Can we gain anything from salvageable logs? (Staff explained that the decision to treat the areas included the contractor being able to salvage some of the lumber.)

Mr. Lamb: This isn't clear cutting, this is forest management.

Mr. Pringle: Is blow down a concern? (Staff explained Eric Petterson, consultant, has addressed the potential for blow down in the way that areas are treated.) What would be the likelihood to do some light grading for emergency access which would be very beneficial if a fire ever broke out? (Staff explained that the skid roads would aid in this regard.) A good time to plant a tree was 20 years ago and today.

Mr. Allen: No comment.

Mr. Mamula: Good job.

2. Planning Commission Top 5 List (CN)

Mr. Neubecker presented an update to the Planning Commission Top 5 List.

Commissioner Questions/Comments:

Ms. Girvin: Attach weeds to landscaping and wildfire item.

Mr. Pringle: Energy conservation needs to be discussed so it can be quantifiable and measurable. Sunsetting density is important but shouldn't be in the top five. Concerned about deed restrictions in light of the foreclosure pace in the current economy.

OTHER MATTERS:

Chris Kulick mentioned that October 8, 9, and 10, 2008, are the dates for the Park City field trip, which is still on. He discussed the tentative agenda. Staff will buy airline tickets very soon.

ADJOURNMENT:

The meeting was adjourned at 9:25 p.m.

Rodney Allen, Vice Chair



2009 BRC Marketing Plan





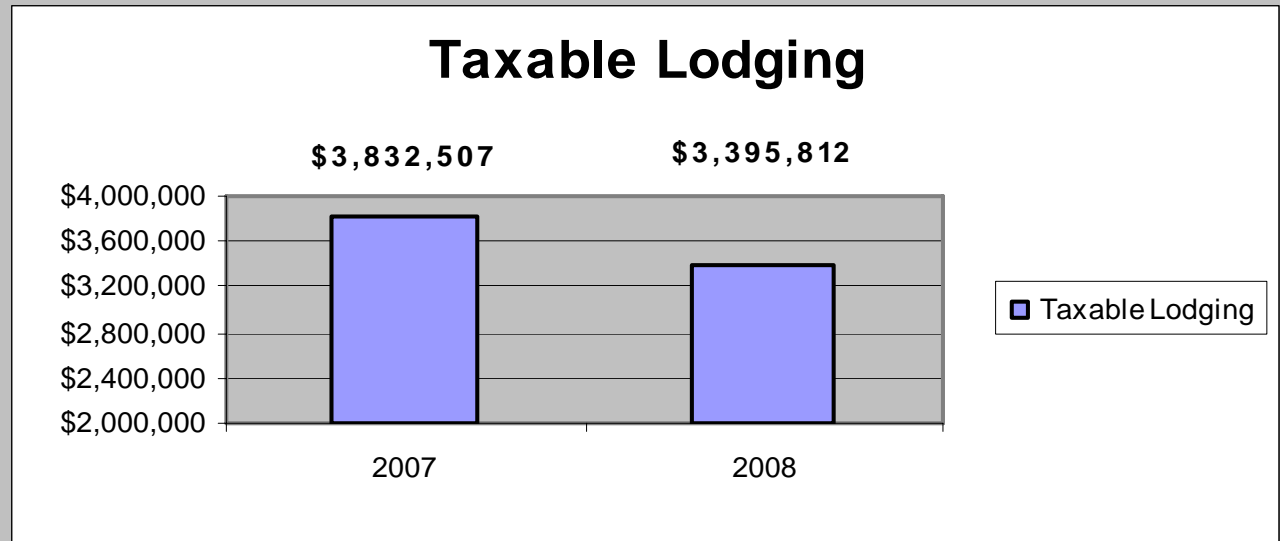
BRC Metric

- **Metric 1.** Taxable Lodging Revenues to Central Reservations
- **Metric 2.** Event Attendance
- **Metric 3.** Lodging Revenue Generated From Group Sales Efforts
- **Metric 4.** Friends Welcome Scores
 - Secret Shopper Scores
 - “Friendliness of Town” Scores





Metric 1. Taxable Lodging Revenue to Central Reservations



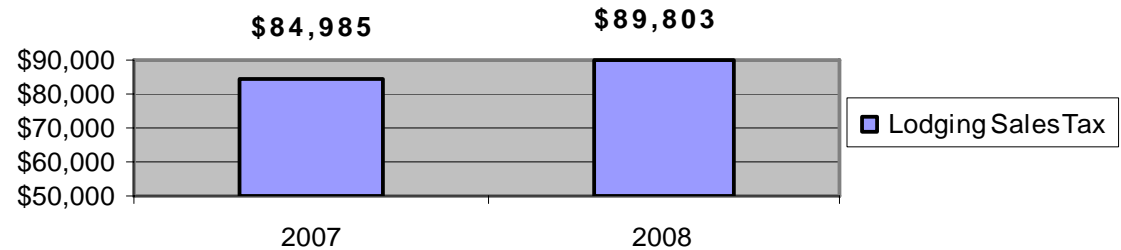
- 11% Decline YOY
- Lack of inventory during key seasons
- Early spring
- Economic challenges

Short Term Lodging Sales Tax Revenue



Lodging Sales Tax Revenue

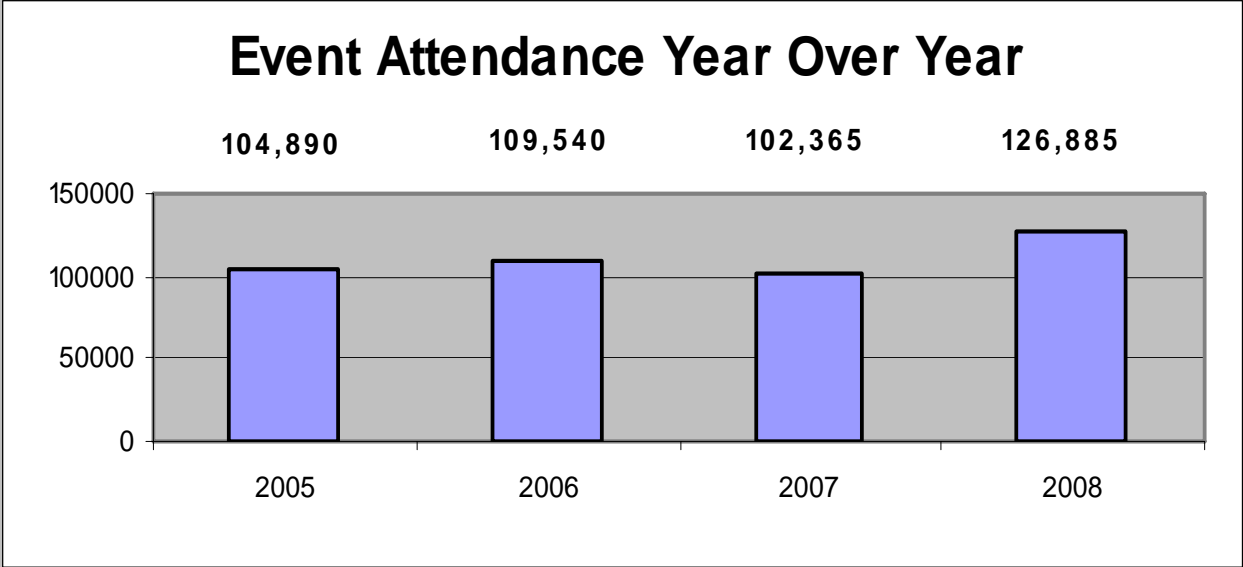
* reported in thousands



- Sales tax increased 5.6% YOY for this period
- Consistent with historical data



Metric 2. Event Attendance



- Event attendance increased 24% over the same period last year

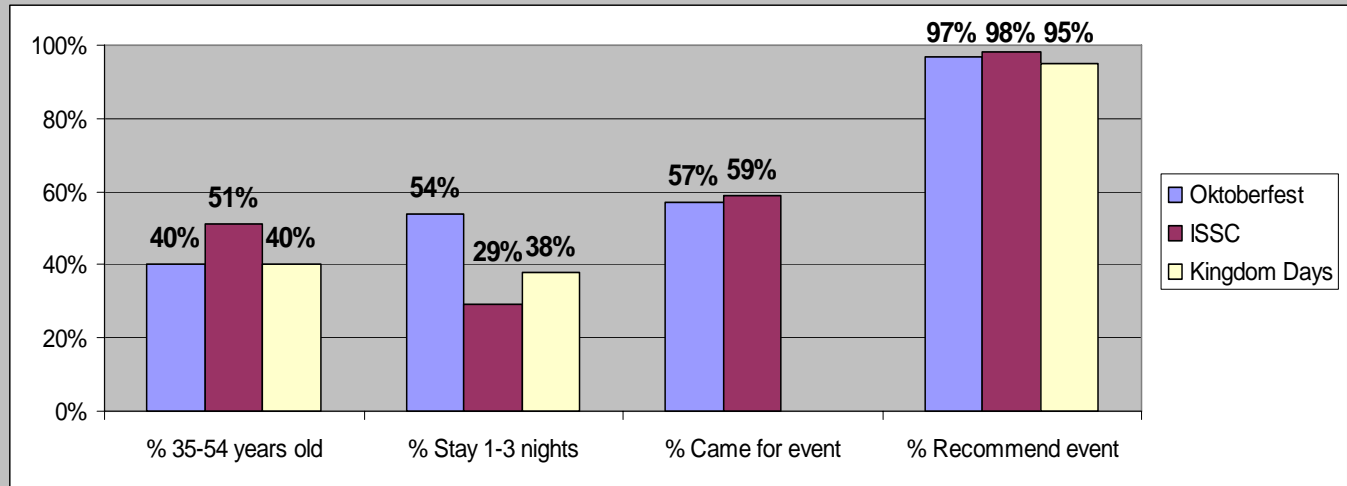
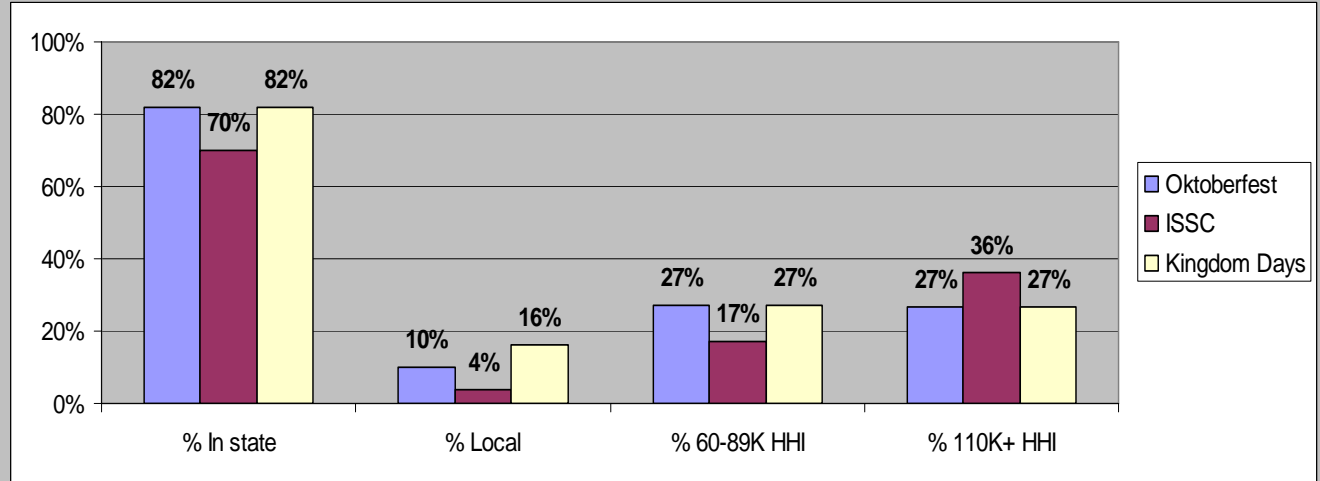


Event Attendance Estimation Measures

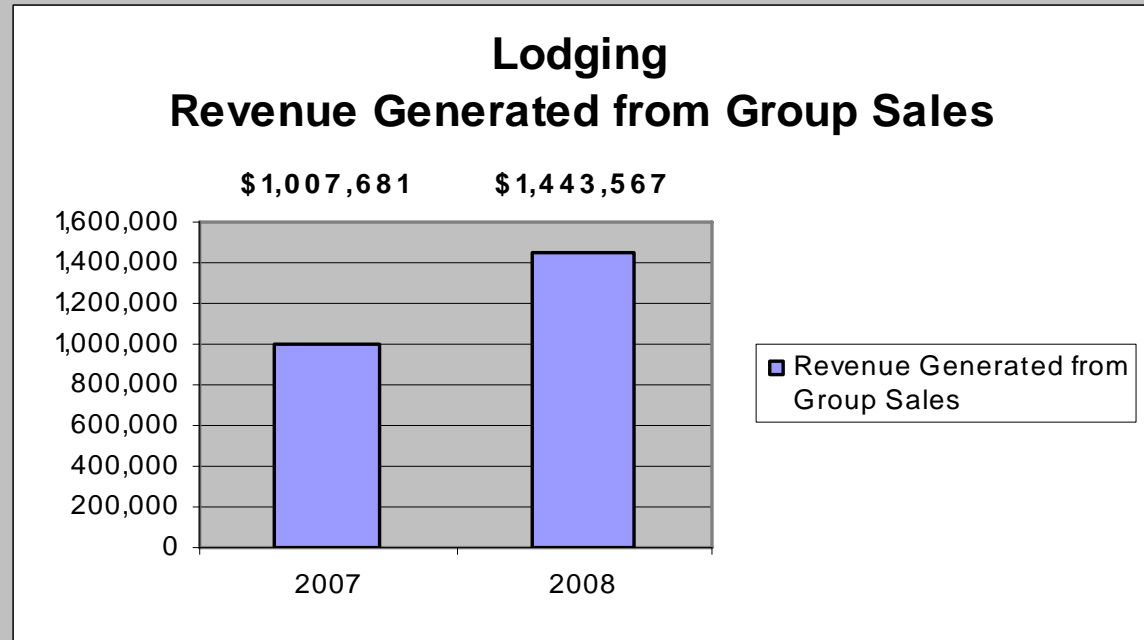
- Hard counts
- Clickers
- YOY comparison
- Growth estimates
- Other methods



Event Demographics



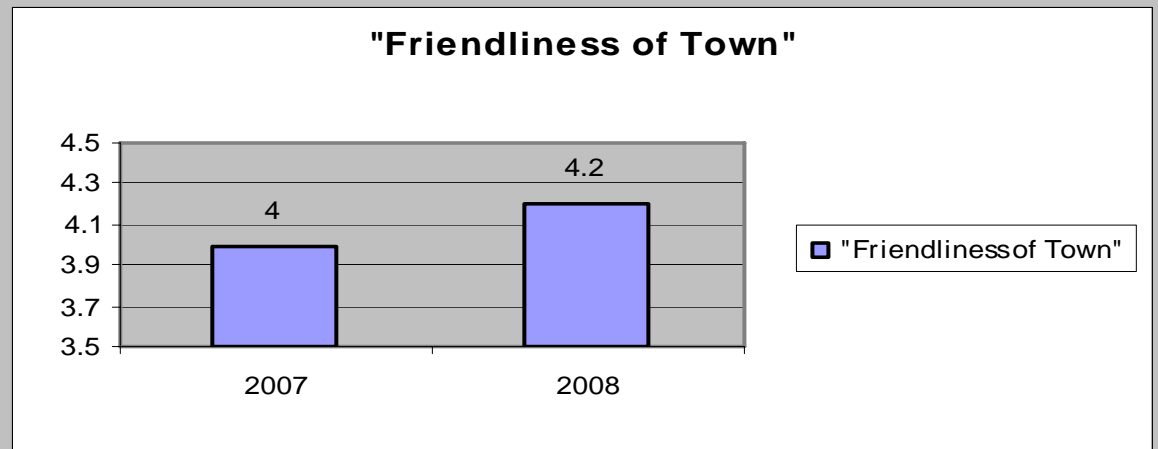
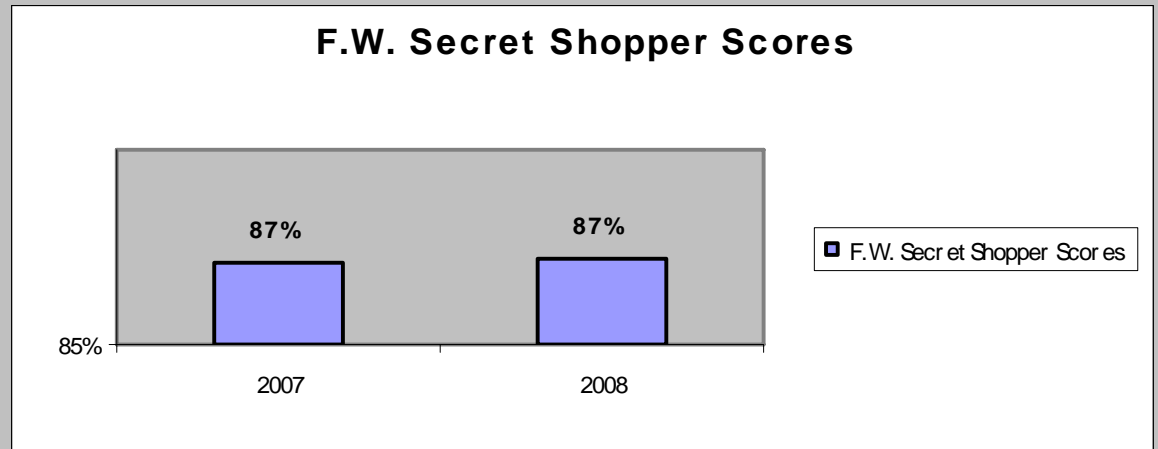
Metric 3. Lodging Revenue Generated From Group Sales



- Revenue from Group Sales increased 43%
- National Brotherhood of Skiers (NBS) – invested \$40,000, generated \$443,000
- NBS “Renegades” generated \$100,000



Metric 4. Friends Welcome Scores



- Friend Welcome secret shopper scores remained strong showing continued success
- “Friendliness of Town” scores increased slightly
- “Net Promoter Score”

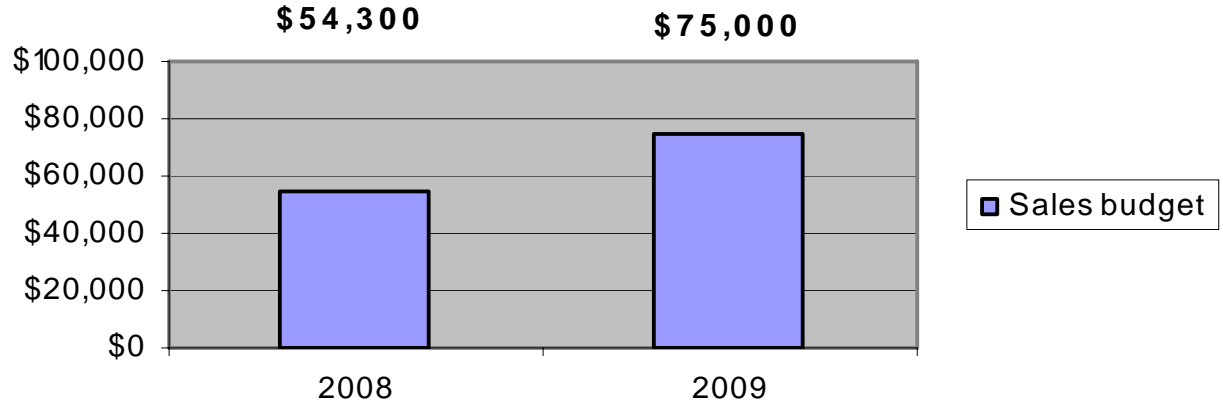
According to the Metric was the BRC successful?

- Taxable Lodging Revenue
- Event Attendance
- Revenue from Group Sales
- Friends Welcome Scores





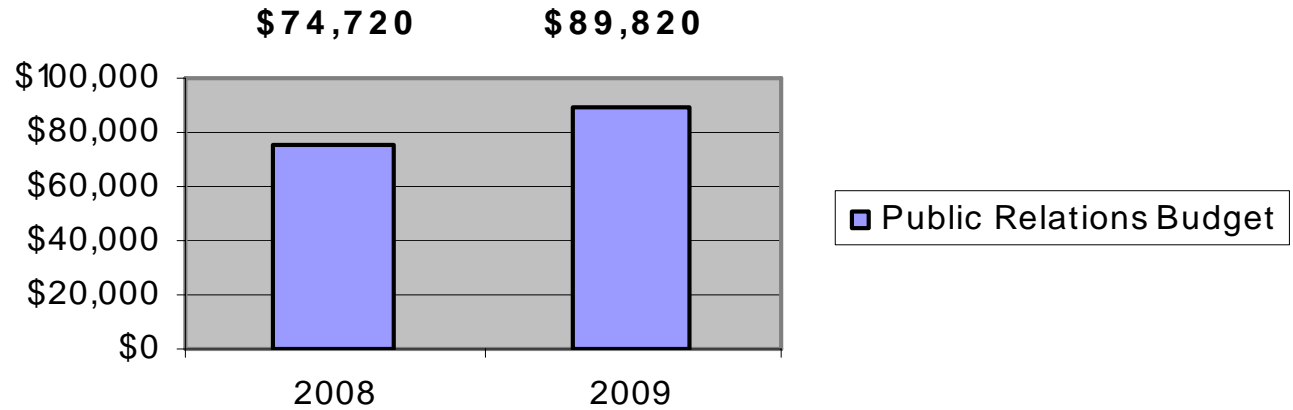
Sales Budget



- The Sales Department is requesting a \$20,700 budget increase for 2009 for the following initiatives:
 - Capture Adventure Travel Trade Association World Summit and other influential groups
 - Continue international presence including booth at London Metro Ski Show
- The Sales Department's biggest success was facilitating National Brotherhood of Skiers, which brought \$1.8 million to town businesses



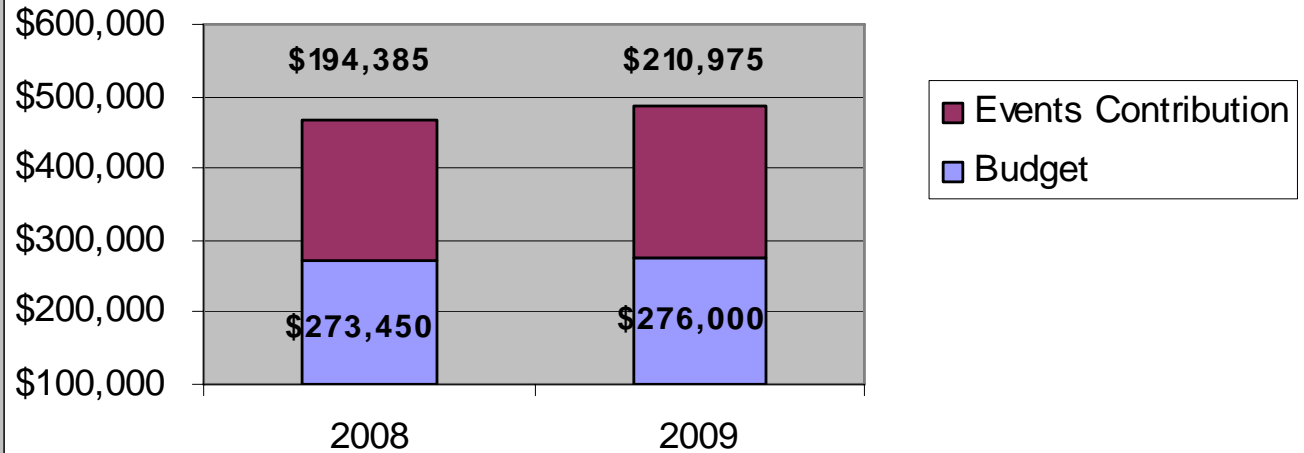
Public Relations Budget



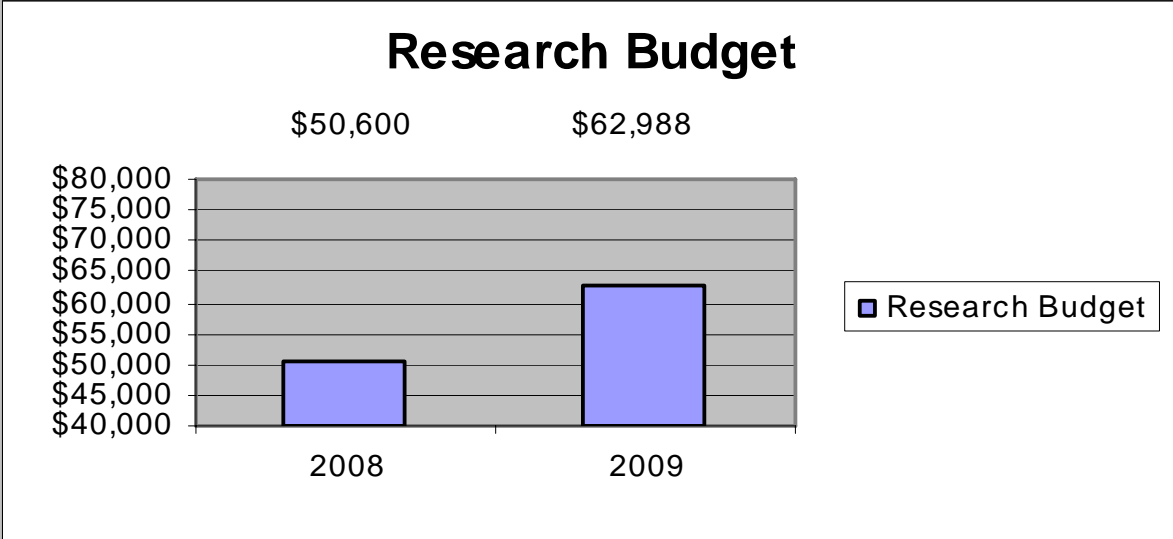
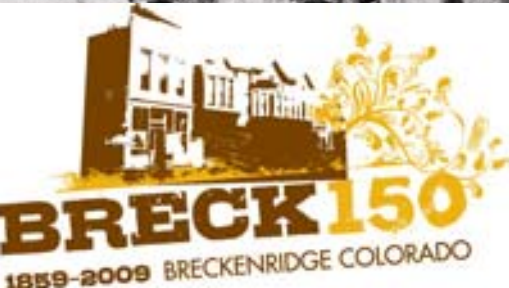
- The PR Department is requesting a \$15,100 budget increase from 2008 to 2009. This includes a 10% budget contingency for special projects such as the 2008 New York trade show.
- The PR Department's biggest success over the past year was getting Breckenridge prominently featured on the *Today Show* twice in one year (June 2007 and April 2008)



Events Budget



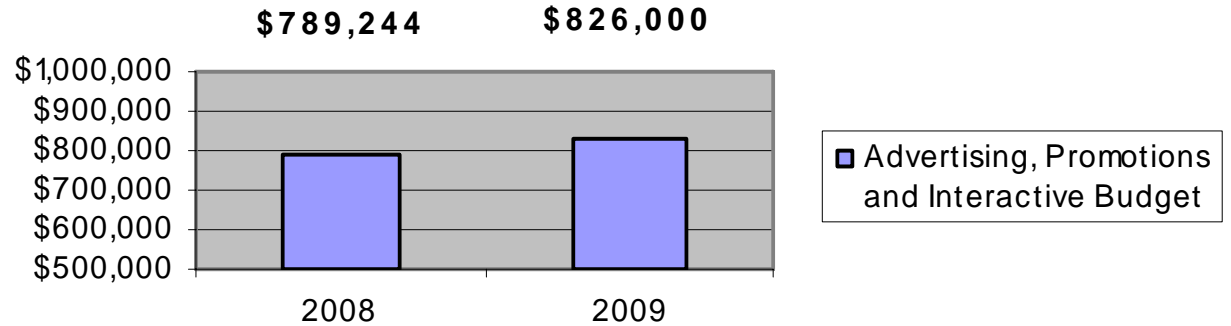
- There is a nominal increase in the Events Department budget
- The 2009 request includes special projects
 - ISSC travel stipend (rollover of 2008 funds committed but not spent)
 - Kingdom Days
 - Spring Massive entertainment and advertising
 - Funding for Ridge Street Massive Music Weekend



- The BRC is asking for a \$12,388 increase in the 2009 Research Budget due to the following reasons:
 - Increasing occupancy reports
 - Initiating competitive analysis
 - 3% expected increase in postal costs
 - 10% expected increase in research costs



Advertising, Promotions and Interactive Budget

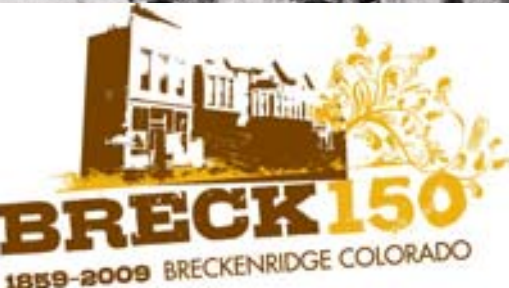
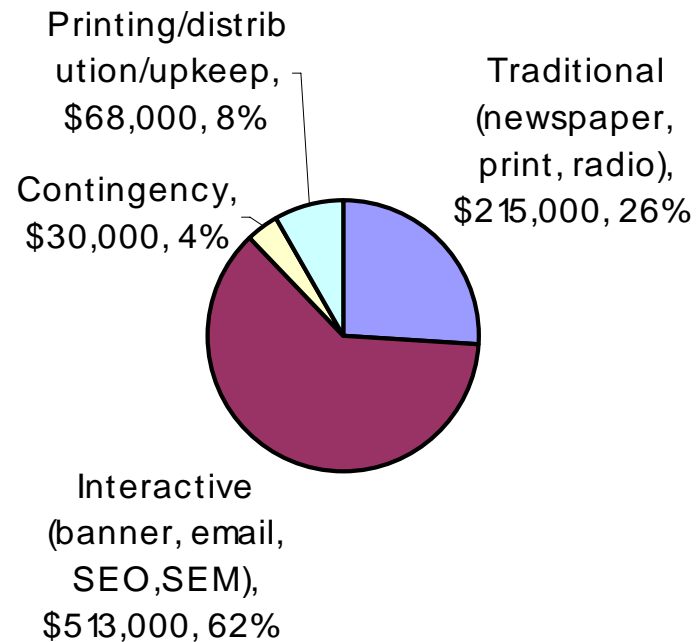


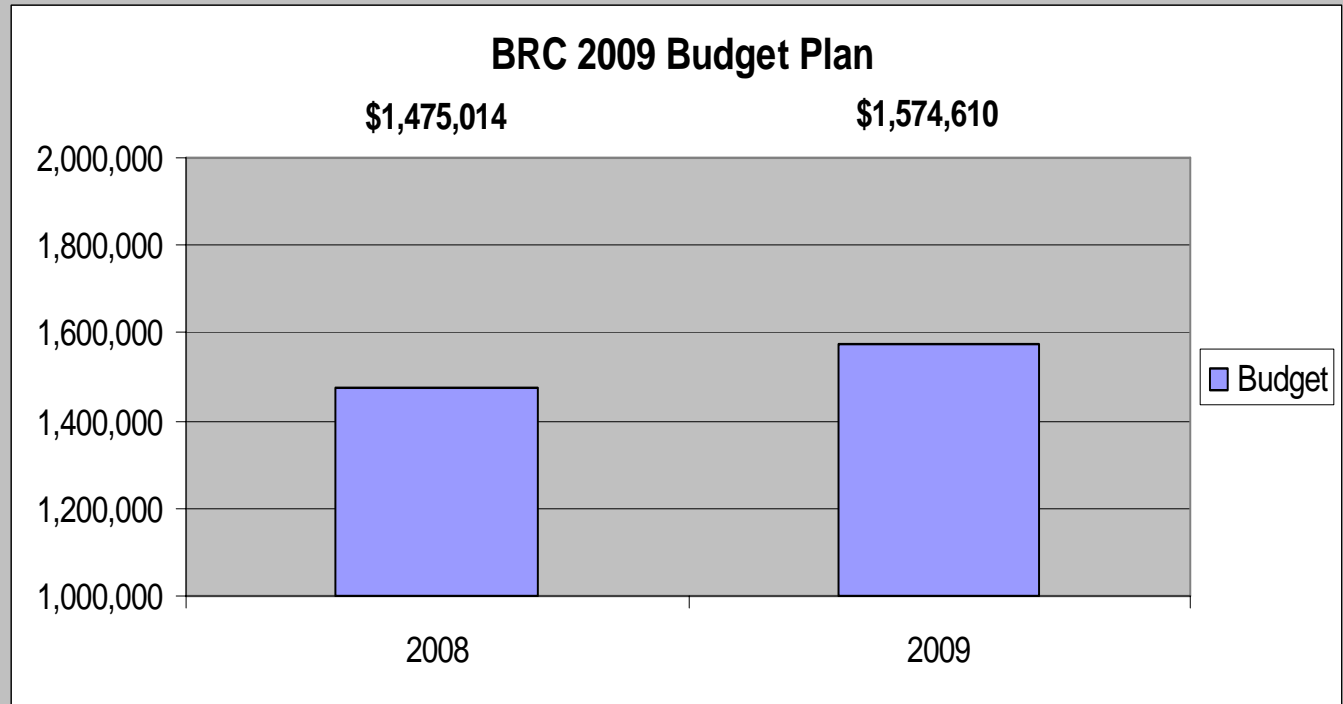
- API is asking for a \$39,556 increase over last year's budget due to inflation and the increased cost of advertising



API Budget Breakout by Mode

Total API Budget: \$826,000





- Total BRC ask for 2009: \$1,574,610
- Overall budget increase of 6%
- Continue to grow events
- Attract high quality groups
- Expand the Breckenridge message
- Push to interactive marketing

What will the BRC do Differently in 2009

- Marketing Oversight Committee
- Advertising, Promotions and Interactive Metric
 - Evaluate the success of ad campaigns based on a cost per lead analysis
 - Use existing Data from Central Reservations to determine Cost Per Lead





Thank You



Memorandum

TO: Town Council
FROM: Tom Daugherty, Town Engineer
DATE: September 18, 2008
RE: Public Projects Update

Boreas Pass Road

The road will be closed on September 22. We expect to be open by October 7. The road will open as a gravel road. The contractor will place the curb and gutter and pavement under traffic.

Wayfinding

The bids are expected on Friday September 19. I will be providing an update on Tuesday and will be asking if the project should move forward this year. The budget for this phase of the project is \$200,000.

Welcome Center Remodel

The Welcome Center Remodel will begin on Monday, September 29 with an anticipated completion date of October 31. During construction, access will be available to the restrooms and elevator at all times. BRC staff will be moving operations to the western portion of the building (river side entrance) during the construction. TCD is the general contractor coordinating the work.

MEMO

TO: Mayor & Town Council

FROM: Tim Gagen

DATE: September 23, 2008

RE: Committee Reports

I-70 Coalition Tim Gagen September 11

Main topic on the meeting agenda was the Rocky Mountain Rail authority High Speed Rail Feasibility Study which is just kicking off and will provide the Coalition with critical information on type, alignment and economic feasibility of high speed transit in the I-70 Corridor through the mountains. The coalition also approved its work plan focus for 2009 and its principle for reacting to proposed ballot and/or legislation going forward.

BEDAC Julia Skurski September 11

BEDAC discussed remaining issues regarding the gondola lot master plan. (Underground parking, hotel branding, and transit oriented development). BEDAC also had an update regarding the Town's financial standing. The projects that BEDAC is currently working on include research for the Lift Ticket Tax topic and Economic Indicator Business Portal program.

LLA MJ Loufek September 16

- Dave Garrett was re-elected as LLA Chair; Dave Blank was elected to the Vice Chair position.
- All Consent Calendar items were approved.
- A Transfer of Ownership was approved for Swiss Haven/Mugs (Alfonso Natarelli-Managing Member)
- Sgt. George Hughes of the Breckenridge Police Department updated the Authority on the following matters:
 - *Citation issued to an underage drinker.* The bartender that served the underage person was a friend. The bartender was fired and no citation was issued to the establishment.
 - *Oktoberfest.* Attendance was estimated to be 20,000 on Saturday and 7-8,000 on Sunday. The Police felt the event was well planned and that the BRC did a great job. Increased police and security presence, an expanded event site, the new band/stage location in the Blue River Plaza, and great weather contributed to a successful event, with fewer problems experienced than last year.
 - *Safe Bar Campaign.* Sgt. Hughes introduced this program whereby the Police Department will partner with Breckenridge bars and restaurants. The purpose is to determine how the department can be most helpful to licensees, and to educate licensees on issues such as: ability to identify and diffuse problems early, recognize fake IDs, and how to be a good witness. A meeting is scheduled in late October.

CML
CAST
Public Art Commission
Summit Leadership Forum
Police Advisory Committee
Wildfire Council
Summit Stage
NWCCOG
SCHA

Other Meetings

Tim Gagen
Tim Gagen
Jen Cram
Tim Gagen
Rick Holman
Peter Grosshuesch
James Phelps
Peter Grosshuesch
Tim Gagen

No Meeting
No Meeting
No Meeting
No Meeting
No Meeting
No Meeting
No Meeting
No Meeting
No Meeting

INTEROFFICE MEMORANDUM

TO: TIM GAGEN, TOWN MANAGER
FROM: FINANCE DEPARTMENT
SUBJECT: AUGUST FINANCIAL STATUS REPORT
DATE: 9/17/2008

This report summarizes the financial condition of the Town of Breckenridge for the period January 1, 2008 – August 31, 2008 (66.67% of the fiscal year). The report includes:

- Benchmark comparisons between prior & current year. Percentage variances compare the Town's present revenue streams and expenditures to both historical levels & YTD budget.
- An overview of each of the Town's twelve funds – both revenue and expenditures (*See attachment titled "All Funds"*).
- An overview of each of the Town's twelve funds, net of inter-fund transfers – both revenue and expenditures. Receipts and charges to/from other funds are not reflected in this report (*See attachment titled "All Funds Net of Inter-Funds Transfers"*).
- Review of the Excise Tax Fund (*See attachment titled "Excise Tax Fund"*).
- Review of the General Fund – both consolidated revenue categories and department expenditures (*See attachment titled "General Fund"*).
- Incorporation of fund balance information for Excise Tax Fund and General Fund to include legally required and Council identified reserves.
- A series of tax reports and related business activity and business sector reports.

The balance of the narrative portion of this report highlights the revenue activity of each of the twelve funds under the heading "Revenue Overview by Fund" followed by a section that describes expenditure activity when applicable under the heading "Expenditure Overview by Fund".

Revenue Overview by Fund:

GENERAL FUND: Revenues are derived from the following sources as a percent of the budget. Recreation Fees 11%, Property Taxes 14%, Miscellaneous Income 3%, Charges for Services 5%, Licenses and Permits 4%, Intergovernmental Revenue and Fines 5%, and Transfers from Other Funds 58%. Recreation Fees are lower than 2007 primarily due to the timing of recording recreation revenue. Property Tax revenues are higher than 2007 due to property valuations and mill levy increases. Investment Income for 2008 is lower than 2007 due to slightly higher market interest rates driving the overall value of portfolio securities down. Miscellaneous Income is higher than 2007 due to forfeitures of municipal court bonds and restitution liabilities due to the Town. Charges for Services are higher than 2007 primarily due to Plan Check Fees for a large developer and parking revenues. Licenses and Permits are higher than 2007 due primarily to building permits. Intergovernmental revenues are higher than 2007 due to Summit Stage reimbursement for operating the north route. Fines/Forfeitures are higher than 2007 due primarily to penal fines. 2008 year-to-date General Fund revenue (net of transfers) is higher than 2007 by 18%.

WATER FUND: Revenues are derived from the following sources, Water Rents, Plant Investment Fees (PIF), Water Service Maintenance Fees (WSMF), Investment Income, and miscellaneous income. 2008 revenues are higher than 2007 due primarily due to Plant Investment Fees for a large developer.

CAPITAL FUND: 2008 revenue is derived from a transfer from the Excise Fund, investment income, Parking District assessment and various grants for projects. 2008 revenues are lower than 2007 primarily due to transfers from the Excise Fund which are budgeted to be less than 2007, and due to the Federal Transportation Grant for the Fleet Maintenance Facility.

MARKETING FUND: Revenues (net of transfers) are driven by Business Licenses, Accommodations Tax, Sales Tax and transfers from the Excise Tax Fund. 2008 revenues are higher than 2007 due primarily to transfers from the Excise Tax Fund which are budgeted to be higher than 2007.

GOLF FUND: Revenues consist of residential card sales, greens fees, cart rental, driving range fees, investment income, clubhouse rent and a transfer from the Excise Tax Fund. 2008 revenues are lower than 2007 primarily due to resident card sales, green fees, cart fees, and investment income.

EXCISE TAX FUND: Sales Tax represents 60% of this fund's budgeted revenue, Real Estate Transfer Tax (RETT) 26%, Accommodation Tax 8%, Investment Income 3%, Cigarette and Franchise Taxes 3%. 2008 revenues are lower than 2007 primarily due to RETT. The major difference between the sales tax revenue reported on this report and the sales tax collection report is the delay in receipt of the County sales tax received from the State the following month. The accompanying tax reports provide more information.

AFFORDABLE HOUSING FUND: Revenues are based on sales tax, impact fees, rental of properties owned or leased by the Town, and repayment of housing assistance loans. 2008 revenues are higher than 2007 due to sales tax, impact fees and transfers from the Excise Tax Fund that are budgeted to be significantly higher.

OPEN SPACE FUND: Revenues are typically derived from sales tax and investment income. 2008 revenues are about level with last year revenues.

CONSERVATION TRUST FUND: Revenues are the Town's share of lottery funds and investment income. The state distributes lottery proceeds on a quarterly basis. Proceeds from the preceding two quarters are slightly higher than 2007.

GARAGE SERVICES FUND: Revenue for this fund is derived by charging the departments within the Town a pro-rata cost based on use of Town vehicles. 2008 revenues are higher than 2007 primarily due to internal service revenue from other funds that are budgeted to be higher.

INFORMATION SERVICES FUND: Revenues are derived from charging the departments within the Town a pro-rata cost based on their use of I/S services. The internal service revenue for 2008 is budgeted to be higher than the prior year.

FACILITIES MAINTENANCE FUND: This fund has been established to provide funding for maintenance and replacement of capital assets. Revenues are derived from other funds associated with primary use of the facility and transfers from the Excise Tax Fund. Revenues are budgeted to be the same as 2007.

SPECIAL PROJECTS FUND: This fund is new this year and has been established to provide funding for non-reoccurring and non-routine projects and initiatives. Revenues are derived through transfers from the Excise Fund.

Expenditure Overview by Fund:

Comments below are limited to funds with significant variance from the prior year.

GENERAL FUND: 2008 General Government expenditures are higher than 2007 primarily due to personnel costs, and legal services. 2008 Community Development expenditures are higher than 2007 due to personnel costs and consultant fees. Engineering expenditures are slightly higher than 2007 due personnel costs. Parking and Transit expenditures are higher than 2007 primarily due to garage fund allocations, personnel costs, and consultant services. 2008 Police expenditures are higher than 2007 primarily due to personnel costs, computer allocations, and communications equipment. Public Works expenditures are lower than 2007 primarily due to pine beetle mitigation that was budgeted in the General Fund for 2007; these expenditures are now budgeted in the Special Projects Fund. Recreation expenditures are higher than 2007 primarily due to personnel costs and electric/gas costs. Miscellaneous expenditures are lower than 2007 primarily due to the last year's payment of \$3,044,750 for the gondola.

WATER FUND: 2008 expenditures are higher than 2007 primarily due to repair and maintenance costs and water capital projects expenditures. YTD Actual is lower than YTD Budget due to timing of capital projects.

CAPITAL FUND: 2008 expenditures are higher than 2007 due to capital expenditures for the Riverwalk Center Roof, Childcare Facility, and Recreation Center capital projects. Expenses are incurred as construction occurs and are subject to the timing of construction. For that reason, historical comparisons are not always useful. In addition, current year "YTD Budget" column is modeled upon last year's spending pattern, and may not always reflect this year's spending activity (YTD Actual). Prior year capital appropriations continue if effect until completed, abandoned or transferred, and are not reflected in current year budgets.

MARKETING FUND: Expenditures are primarily for contracted services (BRC) and contributions to community organizations. 2008 expenditures are higher than 2007 primarily due to the BRC monthly payments and grants to other agencies which are both budgeted to be higher than 2007.

GOLF FUND: 2008 expenditures are higher than 2007 primarily due to capital expenditures for landscaping equipment.

EXCISE TAX FUND: Because the Excise Tax Fund includes transfers to other funds and debt expenditures, any variance between fiscal years is a result of changes in budgeted transfers and changes in debt service payments.

AFFORDABLE HOUSING FUND: Expenditures are for down payment assistance loans, rental down payment assistance, childcare support, and other affordable housing related expenditures. 2008 expenditures are higher than 2007 due to payments for property acquisition and childcare support. In addition, current year “YTD Budget” column is modeled upon last year’s spending pattern, and may not always reflect this year’s spending activity (YTD Actual).

OPEN SPACE FUND: 2008 expenditures are higher than 2007 due primarily to remediation costs associated with Wellington Oro.

CONSERVATION TRUST FUND: 2008 expenditures are budgeted and incurred on a recurring monthly basis, so long as an eligible CIP project has been identified. 2008 is budgeted to be higher than 2007.

GARAGE SERVICES FUND: Expenditures for vehicle and equipment maintenance, repair and replacement occur in this fund. 2008 operational expenditures for this period are higher than 2007 primarily due to increased fuel costs and vehicle repair parts. 2008 capital expenditures are primarily for acquisition of new buses. In addition, current year “YTD Budget” column is modeled upon last year’s spending pattern, and may not always reflect this year’s spending activity (YTD Actual).

INFORMATION SERVICES FUND: This fund provides telephone, computer equipment, software licenses, repair, and maintenance of the same. 2008 expenditures are slightly higher than last year primarily due to personnel costs.

FACILITIES MAINTENANCE FUND: Expenditures for maintenance and replacement of capital assets occur in this fund.

SPECIAL PROJECTS FUND: Expenditures for specified special projects are expended as incurred in this fund. 2008 expenditures are primarily for three buses, Breckenridge Heritage Alliance and other projects budgeted for in this fund.

The All Funds Summary and the All Funds Net of Inter-Fund Transfers Summary report 2008 YTD revenues approximately 7% and 8% higher than 2007 respectively. The current YTD expenditures are approximately 35% higher than 2007 for All Funds Summary and approximately 55% higher than 2007 as shown in the All Funds Net of Inter-Fund Transfers Summary.



Town of Breckenridge
ALL FUNDS
Current Year to Prior Year Comparison
YTD Ending: August 2008

	<i>Prior Year</i>			<i>Actual/Actual Pct Variance</i>	<i>Current Year</i>				<i>66.67% of FY Pct of Budget Rec'd/Spent</i>
	<i>YTD Actual</i>	<i>YE Total</i>	<i>Pct of YE Rec'd/Spent</i>		<i>YTD Actual</i>	<i>YTD Budget</i>	<i>Actual/Budget Pct Variance</i>	<i>Annual Budget</i>	
General Fund	16,346,802	23,431,655	69.76	6.34	17,382,387	16,972,357	102.42	23,589,654	73.69
Water Fund	2,219,887	4,308,025	51.53	49.81	3,325,654	2,261,454	147.06	3,424,679	97.11
Capital Fund	3,633,489	13,610,108	26.70	-29.91	2,546,658	1,946,449	130.84	2,871,000	88.70
Marketing Fund	766,537	1,343,453	57.06	19.06	912,661	916,071	99.63	1,457,295	62.63
Golf Fund	2,134,122	2,677,189	79.72	-19.19	1,724,686	1,805,590	95.52	2,541,855	67.85
Excise Tax Fund	13,601,764	21,783,177	62.44	-8.54	12,440,323	15,288,636	81.37	21,570,493	57.67
Affordable Housing Fund	493,956	2,849,329	17.34	328.91	2,118,636	1,288,434	164.43	3,506,041	60.43
Open Space Fund	1,358,923	2,226,421	61.04	-0.50	1,352,089	1,478,440	91.45	1,969,000	68.67
Conservation Trust Fund	17,450	35,043	49.80	3.94	18,139	15,277	118.73	30,600	59.28
Garage Services Fund	1,192,279	1,787,169	66.71	17.39	1,399,652	1,357,003	103.14	2,035,504	68.76
Information Services Fund	588,810	883,215	66.67	8.45	638,583	638,583	100.00	957,874	66.67
Facilities Maintenance Fund	286,939	430,408	66.67	0.00	286,940	286,940	100.00	430,410	66.67
Special Projects Fund	-	-	n/m	n/m	1,512,667	1,512,667	100.00	2,269,000	66.67
TOTAL REVENUE	42,640,957	75,365,190	56.58	7.08	45,659,074	45,767,900	99.76	66,653,405	68.50
General Fund	15,695,707	23,239,267	67.54	-13.71	13,544,410	15,068,453	89.89	23,752,046	57.02
Water Fund	1,500,801	3,205,460	46.82	5.10	1,577,356	3,963,663	39.80	5,545,139	28.45
Capital Fund	1,269,748	7,714,703	16.46	503.06	7,657,395	1,874,000	408.61	2,811,000	272.41
Marketing Fund	863,518	1,293,224	66.77	36.44	1,178,146	1,148,920	102.54	1,689,514	69.73
Golf Fund	1,141,388	2,106,117	54.19	4.10	1,188,131	1,223,265	97.13	2,446,018	48.57
Excise Tax Fund	12,240,683	23,882,767	51.25	16.58	14,270,393	14,206,409	100.45	21,492,810	66.40
Affordable Housing Fund	22,579	899,952	2.51	n/m	2,433,950	1,896,272	128.35	3,260,608	74.65
Open Space Fund	1,328,456	2,387,617	55.64	46.42	1,945,065	1,309,168	148.57	2,109,027	92.23
Conservation Trust Fund	20,000	30,000	66.67	50.00	30,000	30,000	100.00	45,000	66.67
Garage Services Fund - Ops	738,643	1,614,986	45.74	38.40	1,022,272	909,611	112.39	1,390,193	73.53
Garage Services Fund - Capital	203,547	100,958	201.62	432.61	1,084,118	266,731	406.45	747,440	145.04
Information Services Fund	589,044	859,713	68.52	1.95	600,506	726,448	82.66	1,015,757	59.12
Facilities Maintenance Fund	-	20,689	0.00	n/m	-	-	n/m	136,722	0.00
Special Projects Fund	-	-	n/m	n/m	1,530,103	1,512,191	101.18	2,268,286	67.46
TOTAL EXPENDITURES	35,614,113	67,355,453	52.87	34.95	48,061,844	44,135,131	108.90	68,709,560	69.95



Town of Breckenridge
ALL FUNDS NET OF INTER-FUND TRANSFERS
Current Year to Prior Year Comparison
YTD Ending: August 2008

	<i>Prior Year</i>			<i>Actual/Actual Pct Variance</i>	<i>Current Year</i>				
	<i>YTD Actual</i>	<i>YE Total</i>	<i>Pct of YE Rec'd/Spent</i>		<i>YTD Actual</i>	<i>YTD Budget</i>	<i>Actual/Budget Pct Variance</i>	<i>Annual Budget</i>	<i>66.67% of FY Pct of Budget Rec'd/Spent</i>
General Fund	6,992,020	9,411,733	74.29	18.21	8,264,958	7,854,927	105.22	9,913,509	83.37
Water Fund	2,219,887	4,308,025	51.53	49.81	3,325,654	2,261,454	147.06	3,424,679	97.11
Capital Fund	1,191,155	5,221,643	22.81	-29.54	839,325	239,116	351.01	310,000	270.75
Marketing Fund	679,871	1,213,453	56.03	4.82	712,661	716,071	99.52	1,157,295	61.58
Golf Fund	1,967,455	2,414,939	81.47	-20.81	1,558,019	1,638,923	95.06	2,291,855	67.98
Excise Tax Fund	13,601,764	21,783,177	62.44	-8.54	12,440,323	15,288,636	81.37	21,570,493	57.67
Affordable Housing Fund	247,969	1,862,906	13.31	119.25	543,675	699,305	77.75	1,143,600	47.54
Open Space Fund	1,358,923	2,226,421	61.04	-0.50	1,352,089	1,478,440	91.45	1,969,000	68.67
Conservation Trust Fund	17,450	35,043	49.80	3.94	18,139	15,277	118.73	30,600	59.28
Garage Services Fund	2,500	2,500	100.00	n/m	44,649	2,000	2,232.45	3,000	1,488.29
Information Services Fund	0	0	n/m	n/m	0	0	n/m	0	n/m
Facilities Maintenance Fund	0	0	n/m	n/m	0	0	n/m	0	n/m
Special Projects Fund	0	0	n/m	n/m	1,512,667	1,512,667	100.00	2,269,000	66.67
TOTAL REVENUE	28,278,994	48,479,838	58.33	8.25	30,612,158	31,706,815	96.55	44,083,031	69.44
General Fund	13,883,174	20,520,974	67.65	-17.09	11,510,027	13,034,660	88.30	20,701,979	55.60
Water Fund	1,187,848	2,736,031	43.41	7.09	1,272,083	3,658,390	34.77	5,087,229	25.01
Capital Fund	1,269,748	7,714,703	16.46	503.06	7,657,395	1,874,000	408.61	2,811,000	272.41
Marketing Fund	863,518	1,293,224	66.77	36.44	1,178,146	1,148,920	102.54	1,689,514	69.73
Golf Fund	1,089,453	2,028,215	53.71	3.80	1,130,847	1,165,980	96.99	2,360,091	47.92
Excise Tax Fund	78,669	297,338	26.46	2,001.70	1,653,378	1,589,394	104.03	2,567,288	64.40
Affordable Housing Fund	22,579	899,952	2.51	10,679.83	2,433,950	1,896,272	128.35	3,260,608	74.65
Open Space Fund	1,325,017	2,382,459	55.62	46.51	1,941,267	1,305,370	148.71	2,103,330	92.29
Conservation Trust Fund	0	0	n/m	n/m	0	0	n/m	0	n/m
Garage Services Fund - Ops	738,643	1,614,986	45.74	38.40	1,022,272	909,611	112.39	1,390,193	73.53
Garage Services Fund - Capital	203,547	100,958	201.62	432.61	1,084,118	266,731	406.45	747,440	145.04
Information Services Fund	586,773	856,307	68.52	2.31	600,345	726,286	82.66	1,015,515	59.12
Facilities Maintenance Fund	0	20,689	0.00	n/m	0	0	n/m	136,722	0.00
Special Projects Fund	0	0	n/m	n/m	1,530,103	1,512,191	101.18	2,268,286	67.46
TOTAL EXPENDITURES	21,248,969	40,465,836	52.51	55.37	33,013,928	29,087,807	113.50	46,139,195	71.55



Town of Breckenridge
EXCISE FUND
Current Year to Prior Year Comparison
YTD Ending: August 2008

	<i>Prior Year</i>			<i>Actual/Actual Pct Variance</i>	<i>Current Year</i>				
	<i>YTD Actual</i>	<i>YE Total</i>	<i>Pct of YE Rec'd/Spent</i>		<i>YTD Actual</i>	<i>YTD Budget</i>	<i>Actual/Budget Pct Variance</i>	<i>Annual Budget</i>	<i>66.67% of FY Pct of Budget Rec'd/Spent</i>
Sales Tax	7,996,943	13,040,545	61.32	1.76	8,137,309	9,440,084	86.20	12,955,270	62.81
Accomodations Taxes	1,275,272	1,803,464	70.71	4.28	1,329,831	1,450,830	91.66	1,713,223	77.62
RETT	3,527,032	5,675,235	62.15	-34.13	2,323,432	3,542,423	65.59	5,700,000	40.76
Miscellaneous Taxes	373,223	602,106	61.99	21.82	454,677	429,320	105.91	602,000	75.53
Investment Income	429,293	661,827	64.86	-54.56	195,075	425,979	45.79	600,000	32.51
TOTAL REVENUE	13,601,764	21,783,177	62.44	-8.54	12,440,323	15,288,636	81.37	21,570,493	57.67
Transfers	12,162,015	23,585,429	51.57	16.18	14,129,681	14,129,681	100.00	21,194,522	66.67
Debt Service	78,669	297,338	26.46	78.87	140,712	76,727	183.39	298,288	47.17
TOTAL EXPENDITURES	12,240,683	23,882,767	51.25	16.58	14,270,393	14,206,409	100.45	21,492,810	66.40
YTD EXCESS/(DEFICIT)	1,361,080	-2,099,590			-1,830,069	1,082,227		77,683	
Jan. 1 2008 Fund Balance					10,008,355				
Reserved for Debt Service					-900,000				
UNAUDITED BALANCE					7,278,286				



Town of Breckenridge
GENERAL FUND
CURRENT Year to Prior Year Comparison
YTD Ending: August 2008

	Prior Year			Actual/Actual Pct Variance	Current Year				
	YTD Actual	YE Total	Pct of YE Rec'd/Spent		YTD Actual	YTD Budget	Actual/Budget Pct Variance	Annual Budget	66.67% of FY Pct of Budget Rec'd/Spent
REVENUES									
Recreation Fees	1,739,907	2,618,575	66.44	-6.37	1,629,116	1,698,064	95.94	2,592,700	62.83
Property Tax	2,087,975	2,187,999	95.43	56.68	3,271,445	3,252,382	100.59	3,359,675	97.37
Investment Income	427,971	828,584	51.65	-13.43	370,498	451,551	82.05	630,000	58.81
Miscellaneous Income	168,298	232,213	72.48	25.92	211,928	123,878	171.08	169,900	124.74
Charges For Services	997,674	1,351,509	73.82	7.37	1,071,192	858,497	124.78	1,077,450	99.42
Licenses and Permits	789,743	1,144,615	69.00	5.48	833,038	584,584	142.50	842,150	98.92
Intergovernmental	582,116	747,414	77.88	13.76	662,235	714,586	92.67	982,933	67.37
Fines/Forfeitures	198,338	300,824	65.93	8.66	215,506	171,386	125.74	258,700	83.30
Transfers In	9,354,781	14,019,922	66.72	-2.54	9,117,430	9,117,430	100.00	13,676,145	66.67
Revenues	16,346,802	23,431,655	69.76	6.34	17,382,387	16,972,357	102.42	23,589,654	73.69
EXPENDITURES									
General Government	1,141,397	1,822,663	62.62	18.93	1,357,483	1,614,219	84.10	2,480,385	54.73
Community Development	958,286	1,527,951	62.72	11.19	1,065,495	1,268,939	83.97	1,919,988	55.49
Engineering	277,707	429,530	64.65	18.63	329,438	327,402	100.62	512,760	64.25
Finance	692,154	1,114,833	62.09	-0.88	686,064	805,921	85.13	1,294,176	53.01
Parking and Transit	1,342,540	2,067,358	64.94	31.66	1,767,621	1,887,339	93.66	2,833,036	62.39
Police	1,971,637	2,861,840	68.89	8.53	2,139,735	2,347,549	91.15	3,593,689	59.54
Public Works	3,166,194	5,020,450	63.07	-5.11	3,004,287	3,485,085	86.20	5,378,626	55.86
Recreation	2,688,564	4,329,635	62.10	11.68	3,002,643	3,179,011	94.45	5,048,780	59.47
Miscellaneous	3,393,293	3,529,234	96.15	-96.21	128,700	97,333	132.23	146,000	88.15
Debt Service	63,936	533,002	12.00	-1.55	62,945	55,656	113.10	544,606	11.56
Transfers Out	-	-	n/m	n/m	-	-	n/m	-	n/m
Expenditures	15,695,707	23,236,495	67.55	-13.71	13,544,410	15,068,453	89.89	23,752,046	57.02
Rev Over(Under) Exp	651,095	195,160			3,837,977	1,903,904		-162,392	
Jan. 1 2008 Fund Balance					11,970,176				
Operating Reserve					-5,800,000				
Tabor Reserve					-700,000				
Debt Service Reserve					-1,200,000				
Medical Reserve					-500,000				
Unaudited Balance					7,608,153				



Town of Breckenridge

Affordable Housing Fund
YTD Ending: August 2008

	<i>Total Budget</i>	<i>YTD Activity</i>	<i>PTD Activity</i>	<i>Budget Balance</i>	<i>Pct Us</i>
	-----	-----	-----	-----	-----
		<i>AUG-08</i>	<i>AUG-08</i>	<i>AUG-08</i>	<i>AUG-08</i>
Revenue					
007 0928 41211 SALES TAX	285,600	249,930	15,834	35,670	87.51%
007 0928 44350 SHA DEVELOPMENT IMPACT F	800,000	269,013	66,791	530,987	33.63%
007 0928 46162 TRF FROM EXCISE TAX FUND	2,362,441	1,574,961	196,870	787,480	66.67%
007 0928 49191 INVESTMENT INCOME	10,000	5,347	2,188	4,653	53.47%
007 0928 49591 RENTAL INCOME	28,000	19,384	884	8,616	69.23%
007 0928 49592 MORTGAGE PAYMENTS	20,000	0	0	20,000	0.00%
007 0928 TOTAL	3,506,041	2,118,636	282,567	1,387,405	60.43%
Total Revenue	<u>3,506,041</u>	<u>2,118,636</u>	<u>282,567</u>	<u>1,387,405</u>	<u>60.43%</u>
Expense					
007 0928 52239 MISC R & M SUPPLIES	1,000	0	0	1,000	0.00%
007 0928 53334 MEMBERSHIP FEES	2,880	1,687	218	1,193	58.58%
007 0928 53341 ELECTRIC & GAS	0	997	0	-997	n/m
007 0928 53360 CHILD CARE PROGRAMS	598,628	362,714	0	235,914	60.59%
007 0928 54446 HOUSING CAPITAL (IMPACT	1,085,600	954,663	0	130,937	87.94%
007 0928 54448 HOUSING CAPITAL & PROJEC	1,500,000	1,011,114	233,690	488,886	67.41%
007 0928 57711 GRANTS TO OTHER AGENCIES	72,500	102,775	0	-30,275	141.76%
007 0928 TOTAL	3,260,608	2,433,950	233,908	826,658	74.65%
Total Expense	<u>3,260,608</u>	<u>2,433,950</u>	<u>233,908</u>	<u>826,658</u>	<u>74.65%</u>

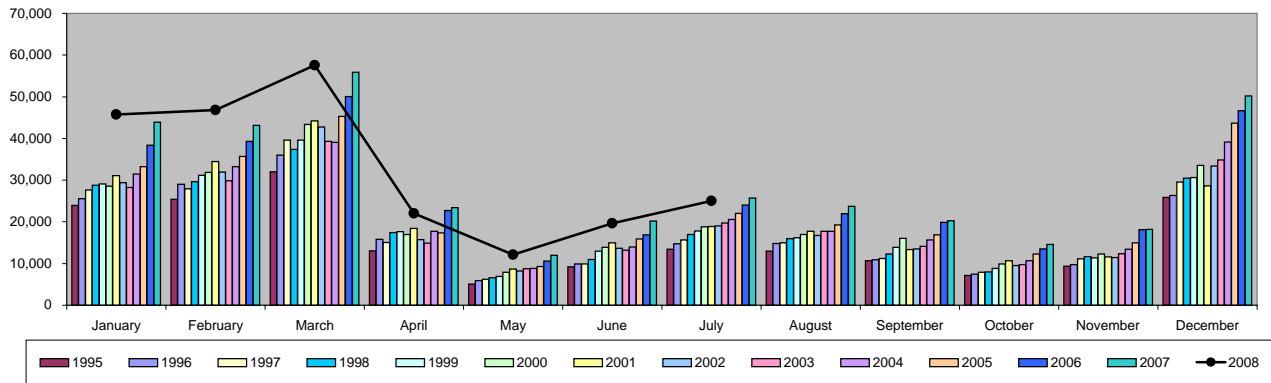
**TOWN OF BRECKENRIDGE
TAXABLE SALES ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Total - All Categories

	Monthly Totals															YTD 2007	YTD 2008	YTD % Change 07-08
	Actual 1995	Actual 1996	Actual 1997	Actual 1998	Actual 1999	Actual 2000	Actual 2001	Actual 2002	Actual 2003	Actual 2004	Actual 2005	Actual 2006	Actual 2007	Actual 2008	Monthly 07-08			
January	23,917	25,557	27,635	28,801	29,065	28,563	31,078	29,408	28,210	31,448	33,224	38,415	43,866	45,776	4.4%	43,866	45,776	4.4%
February	25,373	28,985	27,917	29,631	31,137	31,869	34,425	31,954	29,893	33,199	35,711	39,290	43,166	46,849	8.5%	87,032	92,625	6.4%
March	32,003	35,967	39,570	37,415	39,642	43,397	44,187	42,716	39,324	39,106	45,253	50,031	55,915	57,566	3.0%	142,947	150,191	5.1%
April	13,019	15,800	15,064	17,458	17,634	17,001	18,459	15,706	14,908	17,721	17,376	22,741	23,444	22,004	-6.1%	166,391	172,195	3.5%
May	5,055	5,898	6,250	6,577	6,911	7,907	8,706	8,186	8,768	8,826	9,294	10,587	12,012	12,143	1.1%	178,403	184,338	3.3%
June	9,173	9,883	9,873	10,959	12,963	13,910	15,001	13,654	13,240	13,953	15,889	16,922	20,217	19,660	-2.8%	198,620	203,998	2.7%
July	13,419	14,775	15,621	16,993	17,806	18,829	18,864	19,056	19,700	20,602	22,029	24,027	25,743	25,016	-2.8%	224,363	229,014	2.1%
August	12,942	14,784	14,989	15,987	16,166	16,988	17,725	16,706	17,755	17,734	19,254	21,925	23,730	0	-100.0%	248,093	229,014	-7.7%
September	10,678	10,924	11,202	12,282	13,921	16,062	13,356	13,495	14,159	15,696	16,863	19,861	20,281	0	-100.0%	268,374	229,014	-14.7%
October	7,166	7,464	7,924	7,986	8,797	9,915	10,642	9,550	9,740	10,654	12,297	13,531	14,546	0	-100.0%	282,920	229,014	-19.1%
November	9,399	9,782	11,147	11,637	11,392	12,294	11,559	11,403	12,349	13,460	14,987	18,141	18,160	0	-100.0%	301,080	229,014	-23.9%
December	25,837	26,356	29,535	30,506	30,621	33,530	28,630	33,416	34,822	39,109	43,692	46,637	50,203	0	-100.0%	351,283	229,014	-34.8%

2008 Monthly Sales Tax Activity (in thousands of dollars)



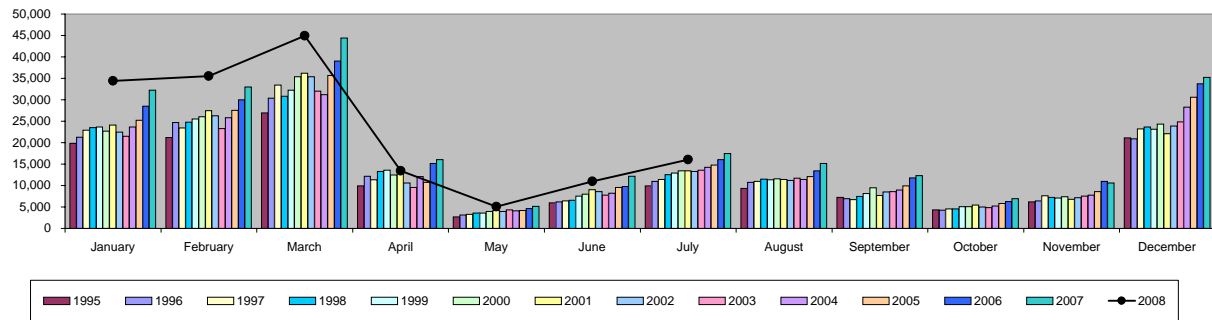
**TOWN OF BRECKENRIDGE
TAXABLE SALES ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Retail-Restaurant-Lodging Summary

	Monthly Totals															Monthly 07-08	YTD 2007	YTD 2008	YTD % Change 07-08
	Actual 1995	Actual 1996	Actual 1997	Actual 1998	Actual 1999	Actual 2000	Actual 2001	Actual 2002	Actual 2003	Actual 2004	Actual 2005	Actual 2006	Actual 2007	Actual 2008					
January	19,862	21,263	22,893	23,523	23,629	22,723	24,118	22,465	21,509	23,620	25,240	28,528	32,250	34,415	6.7%	32,250	34,415	6.7%	
February	21,191	24,673	23,443	24,805	25,532	26,044	27,464	26,258	23,253	25,826	27,553	29,972	33,022	35,536	7.6%	65,272	69,951	7.2%	
March	26,964	30,343	33,414	30,809	32,254	35,348	36,196	35,344	31,988	31,209	35,705	39,051	44,390	44,935	1.2%	109,662	114,886	4.8%	
April	9,924	12,182	11,347	13,256	13,579	12,426	13,029	10,587	9,562	12,102	10,773	15,134	16,017	13,429	-16.2%	125,679	128,315	2.1%	
May	2,700	3,167	3,264	3,565	3,610	3,949	4,203	3,950	4,331	4,095	4,179	4,647	5,143	5,102	-0.8%	130,822	133,417	2.0%	
June	5,955	6,174	6,451	6,588	7,513	8,001	9,058	8,619	7,724	8,217	9,568	9,789	12,198	10,997	-9.8%	143,020	144,414	1.0%	
July	9,914	10,950	11,405	12,527	12,944	13,464	13,406	13,292	13,590	14,248	14,766	16,038	17,486	16,045	-8.2%	160,506	160,459	0.0%	
August	9,292	10,738	10,981	11,517	11,352	11,542	11,407	11,174	11,717	11,429	12,122	13,446	15,151	0	-100.0%	175,657	160,459	-8.7%	
September	7,220	6,966	6,687	7,492	8,160	9,443	7,666	8,513	8,599	8,940	9,897	11,761	12,347	0	-100.0%	188,004	160,459	-14.7%	
October	4,313	4,232	4,560	4,578	5,049	5,054	5,425	4,991	4,855	5,257	5,824	6,248	6,910	0	-100.0%	194,914	160,459	-17.7%	
November	6,203	6,426	7,617	7,255	7,122	7,352	6,816	7,174	7,511	7,771	8,557	10,963	10,616	0	-100.0%	205,530	160,459	-21.9%	
December	21,142	20,928	23,219	23,650	23,124	24,361	22,090	23,901	24,818	28,314	30,619	33,736	35,207	0	-100.0%	240,737	160,459	-33.3%	

2008 Monthly Sales Tax Activity (in thousands of dollars)



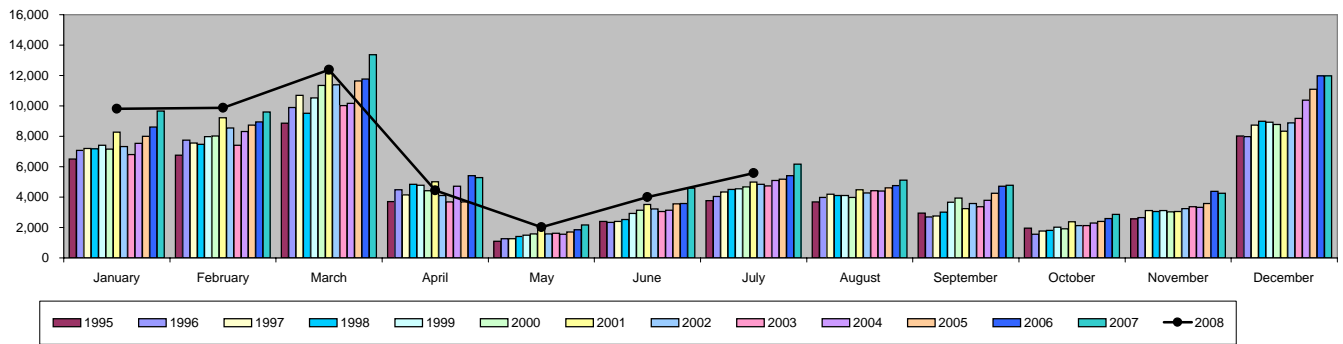
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Retail Sales

	Month To Date															Actual 2007	Actual 2008	YTD % CHG
	Actual 1995	Actual 1996	Actual 1997	Actual 1998	Actual 1999	Actual 2000	Actual 2001	Actual 2002	Actual 2003	Actual 2004	Actual 2005	Actual 2006	Actual 2007	Actual 2008	Monthly % CHG			
January	6,497	7,079	7,205	7,173	7,411	7,149	8,271	7,320	6,807	7,545	8,001	8,607	9,665	9,814	1.5%	9,665	9,814	1.5%
February	6,756	7,753	7,568	7,474	7,983	8,024	9,231	8,549	7,418	8,312	8,744	8,942	9,607	9,876	2.8%	19,272	19,690	2.2%
March	8,858	9,902	10,702	9,507	10,525	11,337	12,116	11,390	10,028	10,162	11,632	11,774	13,373	12,379	-7.4%	32,645	32,069	-1.8%
April	3,702	4,481	4,156	4,841	4,789	4,423	5,008	4,105	3,679	4,714	3,678	5,406	5,281	4,451	-15.7%	37,926	36,520	-3.7%
May	1,092	1,263	1,272	1,408	1,492	1,569	2,014	1,583	1,626	1,549	1,708	1,858	2,163	2,026	-6.3%	40,089	38,546	-3.8%
June	2,404	2,335	2,391	2,521	2,931	3,135	3,514	3,227	3,062	3,140	3,565	3,589	4,591	4,008	-12.7%	44,680	42,554	-4.8%
July	3,767	4,040	4,336	4,499	4,543	4,678	4,998	4,838	4,732	5,087	5,174	5,403	6,176	5,579	-9.7%	50,856	48,133	-5.4%
August	3,693	3,981	4,199	4,109	4,100	3,973	4,492	4,269	4,429	4,397	4,620	4,757	5,110	0	-100.0%	55,966	48,133	-14.0%
September	2,948	2,698	2,753	3,021	3,671	3,944	3,242	3,587	3,370	3,781	4,249	4,726	4,780	0	-100.0%	60,746	48,133	-20.8%
October	1,961	1,563	1,759	1,815	2,024	1,908	2,374	2,132	2,127	2,298	2,404	2,591	2,860	0	-100.0%	63,606	48,133	-24.3%
November	2,561	2,650	3,108	3,060	3,124	3,041	3,057	3,249	3,378	3,326	3,586	4,376	4,263	0	-100.0%	67,869	48,133	-29.1%
December	8,026	7,978	8,746	8,985	8,919	8,782	8,338	8,893	9,184	10,388	11,099	11,971	11,983	0	-100.0%	79,852	48,133	-39.7%

2008 Monthly Sales Tax Activity (in thousands of dollars)



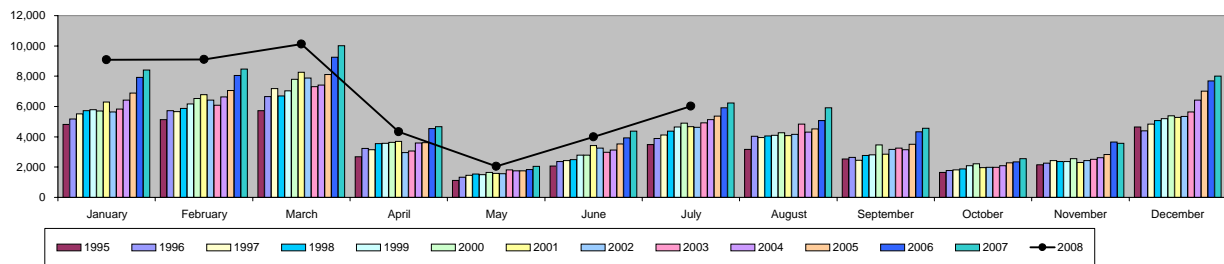
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Restaurants/Bars

	Month To Date															Actual 2007	Actual 2008	YTD % CHG
	Actual 1995	Actual 1996	Actual 1997	Actual 1998	Actual 1999	Actual 2000	Actual 2001	Actual 2002	Actual 2003	Actual 2004	Actual 2005	Actual 2006	Actual 2007	Actual 2008	Monthly % CHG			
January	4,810	5,180	5,515	5,723	5,784	5,697	6,300	5,644	5,835	6,425	6,897	7,924	8,414	9,081	7.9%	8,414	9,081	7.9%
February	5,125	5,735	5,667	5,880	6,162	6,519	6,783	6,412	6,092	6,637	7,047	8,058	8,467	9,109	7.6%	16,881	18,190	7.8%
March	5,731	6,651	7,180	6,688	7,031	7,792	8,258	7,870	7,307	7,413	8,117	9,256	10,015	10,129	1.1%	26,896	28,319	5.3%
April	2,683	3,238	3,149	3,548	3,576	3,624	3,706	2,967	3,068	3,595	3,609	4,552	4,676	4,331	-7.4%	31,572	32,650	3.4%
May	1,129	1,329	1,454	1,541	1,492	1,641	1,590	1,561	1,808	1,746	1,760	1,832	2,057	2,055	-0.1%	33,629	34,705	3.2%
June	2,079	2,364	2,437	2,488	2,796	2,779	3,413	3,257	2,982	3,136	3,525	3,938	4,368	3,984	-8.8%	37,997	38,689	1.8%
July	3,491	3,877	4,113	4,380	4,639	4,910	4,675	4,632	4,913	5,138	5,375	5,905	6,236	6,028	-3.3%	44,233	44,717	1.1%
August	3,161	4,032	3,953	4,056	4,106	4,270	4,068	4,156	4,832	4,302	4,521	5,067	5,917	0	-100.0%	50,150	44,717	-10.8%
September	2,526	2,641	2,452	2,770	2,814	3,468	2,860	3,169	3,249	3,138	3,498	4,340	4,570	0	-100.0%	54,720	44,717	-18.3%
October	1,643	1,779	1,807	1,870	2,097	2,220	1,959	1,977	1,978	2,100	2,290	2,352	2,546	0	-100.0%	57,266	44,717	-21.9%
November	2,160	2,261	2,428	2,364	2,367	2,558	2,307	2,425	2,520	2,624	2,841	3,651	3,573	0	-100.0%	60,839	44,717	-26.5%
December	4,658	4,402	4,834	5,076	5,191	5,393	5,275	5,354	5,646	6,428	7,017	7,681	7,997	0	-100.0%	68,836	44,717	-35.0%

2008 Monthly Sales Tax Activity (in thousands of dollars)



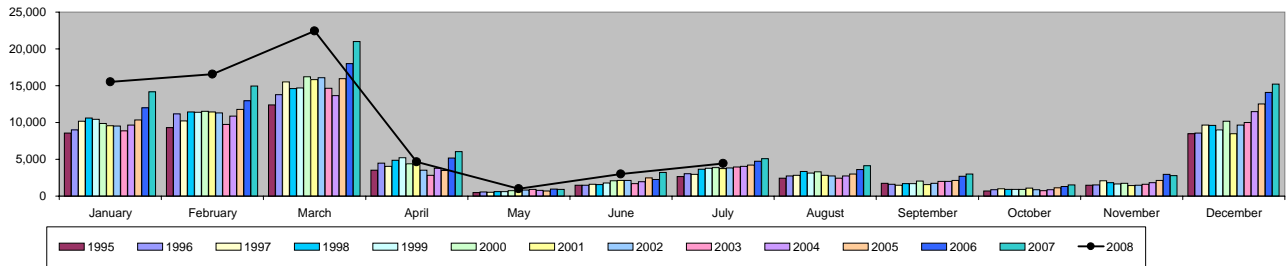
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Short-Term Lodging

	Month To Date															Actual 2007	Actual 2008	YTD % CHG
	Actual 1995	Actual 1996	Actual 1997	Actual 1998	Actual 1999	Actual 2000	Actual 2001	Actual 2002	Actual 2003	Actual 2004	Actual 2005	Actual 2006	Actual 2007	Actual 2008	Monthly % CHG			
January	8,555	9,004	10,173	10,627	10,434	9,877	9,547	9,501	8,867	9,650	10,342	11,997	14,171	15,520	9.5%	14,171	15,520	9.5%
February	9,310	11,185	10,208	11,451	11,387	11,501	11,450	11,297	9,743	10,877	11,762	12,972	14,948	16,551	10.7%	29,119	32,071	10.1%
March	12,375	13,790	15,532	14,614	14,698	16,219	15,822	16,084	14,653	13,634	15,956	18,021	21,002	22,427	6.8%	50,121	54,498	8.7%
April	3,539	4,463	4,042	4,867	5,214	4,379	4,315	3,515	2,815	3,793	3,486	5,176	6,060	4,647	-23.3%	56,181	59,145	5.3%
May	479	575	538	616	626	739	599	806	897	800	711	957	923	1,021	10.6%	57,104	60,166	5.4%
June	1,472	1,475	1,623	1,579	1,786	2,087	2,131	2,135	1,680	1,941	2,478	2,262	3,239	3,005	-7.2%	60,343	63,171	4.7%
July	2,656	3,033	2,956	3,648	3,762	3,876	3,733	3,822	3,945	4,023	4,217	4,730	5,074	4,438	-12.5%	65,417	67,609	3.4%
August	2,438	2,725	2,829	3,352	3,146	3,299	2,847	2,749	2,456	2,730	2,981	3,622	4,124	0	-100.0%	69,541	67,609	-2.8%
September	1,746	1,627	1,482	1,701	1,675	2,031	1,564	1,757	1,980	2,021	2,150	2,695	2,997	0	-100.0%	72,538	67,609	-6.8%
October	709	890	994	893	928	926	1,092	882	750	859	1,130	1,305	1,504	0	-100.0%	74,042	67,609	-8.7%
November	1,482	1,515	2,081	1,831	1,631	1,753	1,452	1,500	1,613	1,821	2,130	2,936	2,780	0	-100.0%	76,822	67,609	-12.0%
December	8,458	8,548	9,639	9,589	9,014	10,186	8,477	9,654	9,988	11,498	12,503	14,084	15,227	0	-100.0%	92,049	67,609	-26.6%

2008 Monthly Sales Tax Activity (in thousands of dollars)



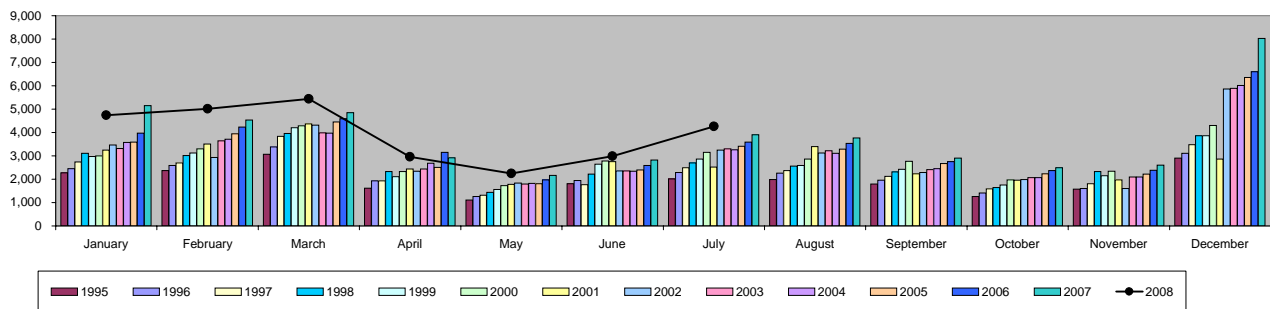
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Grocery/Liquor Stores

	Month To Date														Monthly % CHG	Actual 2007	Actual 2008	YTD % CHG
	Actual 1995	Actual 1996	Actual 1997	Actual 1998	Actual 1999	Actual 2000	Actual 2001	Actual 2002	Actual 2003	Actual 2004	Actual 2005	Actual 2006	Actual 2007	Actual 2008				
January	2,280	2,458	2,746	3,104	2,977	2,999	3,242	3,472	3,314	3,570	3,589	3,977	5,149	4,744	-7.9%	5,149	4,744	-7.9%
February	2,371	2,595	2,702	3,020	3,119	3,296	3,501	2,931	3,643	3,714	3,949	4,233	4,536	5,009	10.4%	9,685	9,753	0.7%
March	3,068	3,383	3,839	3,960	4,199	4,282	4,366	4,311	3,988	3,968	4,449	4,585	4,844	5,436	12.2%	14,529	15,189	4.5%
April	1,615	1,928	1,937	2,325	2,105	2,330	2,441	2,336	2,437	2,682	2,503	3,149	2,920	2,959	1.3%	17,449	18,148	4.0%
May	1,103	1,256	1,309	1,440	1,558	1,728	1,779	1,836	1,801	1,823	1,806	1,969	2,169	2,246	3.6%	19,618	20,394	4.0%
June	1,815	1,940	1,772	2,214	2,648	2,784	2,760	2,352	2,354	2,341	2,392	2,584	2,822	2,990	6.0%	22,440	23,384	4.2%
July	2,008	2,283	2,494	2,701	2,862	3,152	2,527	3,253	3,303	3,266	3,414	3,588	3,899	4,264	9.4%	26,339	27,648	5.0%
August	1,993	2,266	2,364	2,559	2,587	2,861	3,404	3,117	3,216	3,103	3,292	3,529	3,771	0	-100.0%	30,110	27,648	-8.2%
September	1,799	1,959	2,122	2,311	2,430	2,765	2,231	2,284	2,409	2,456	2,671	2,757	2,908	0	-100.0%	33,018	27,648	-16.3%
October	1,266	1,407	1,584	1,644	1,748	1,969	1,965	1,990	2,066	2,069	2,239	2,372	2,494	0	-100.0%	35,512	27,648	-22.1%
November	1,578	1,602	1,804	2,330	2,152	2,339	1,970	1,597	2,096	2,096	2,214	2,377	2,600	0	-100.0%	38,112	27,648	-27.5%
December	2,910	3,115	3,477	3,858	3,869	4,305	2,865	5,868	5,897	6,017	6,356	6,604	8,028	0	-100.0%	46,140	27,648	-40.1%

2008 Monthly Sales Tax Activity (in thousands of dollars)



IN 2001 A MAJOR GROCERY/LIQUOR VENDOR CHANGED ITS REPORTING FREQUENCY FROM 12 TO 13 PERIODS
THE TOWN IS AWARE OF INCONSISTENT FILING PRACTICES THAT HAVE NEGATIVELY IMPACTED COMPARISONS FOR THIS SECTOR.

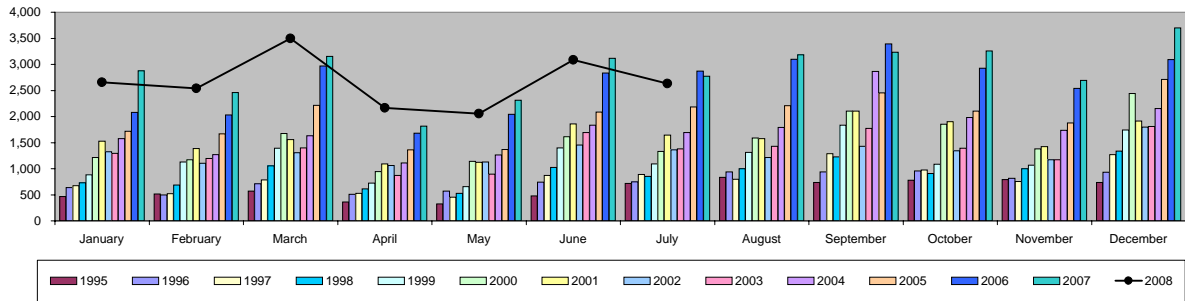
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Supplies

	Month To Date															Actual 2007	Actual 2008	YTD % CHG
	Actual 1995	Actual 1996	Actual 1997	Actual 1998	Actual 1999	Actual 2000	Actual 2001	Actual 2002	Actual 2003	Actual 2004	Actual 2005	Actual 2006	Actual 2007	Actual 2008	Monthly % CHG			
January	466	635	676	728	884	1,216	1,527	1,327	1,294	1,574	1,720	2,081	2,876	2,656	-7.6%	2,876	2,656	-7.6%
February	515	499	522	685	1,126	1,170	1,385	1,106	1,197	1,268	1,669	2,029	2,459	2,539	3.3%	5,335	5,195	-2.6%
March	573	712	784	1,055	1,390	1,677	1,558	1,307	1,401	1,630	2,216	2,967	3,156	3,496	10.8%	8,491	8,691	2.4%
April	363	509	525	615	723	946	1,095	1,059	869	1,110	1,359	1,680	1,813	2,168	19.6%	10,304	10,859	5.4%
May	327	571	451	525	654	1,139	1,125	1,128	896	1,261	1,370	2,045	2,314	2,053	-11.3%	12,618	12,912	2.3%
June	476	742	870	1,024	1,400	1,615	1,858	1,455	1,696	1,837	2,083	2,836	3,119	3,085	-1.1%	15,737	15,997	1.7%
July	719	746	892	852	1,093	1,333	1,642	1,364	1,380	1,694	2,186	2,872	2,770	2,632	-5.0%	18,507	18,629	0.7%
August	836	936	800	1,001	1,314	1,591	1,578	1,217	1,429	1,794	2,211	3,096	3,187	0	-100.0%	21,694	18,629	-14.1%
September	736	940	1,290	1,230	1,837	2,102	2,105	1,427	1,770	2,865	2,452	3,394	3,234	0	-100.0%	24,928	18,629	-25.3%
October	778	959	976	910	1,083	1,853	1,899	1,342	1,390	1,980	2,107	2,924	3,259	0	-100.0%	28,187	18,629	-33.9%
November	794	819	752	1,003	1,066	1,378	1,425	1,171	1,173	1,737	1,876	2,537	2,693	0	-100.0%	30,880	18,629	-39.7%
December	737	932	1,269	1,337	1,743	2,441	1,915	1,795	1,810	2,151	2,712	3,091	3,697	0	-100.0%	34,577	18,629	-46.1%

2008 Monthly Sales Tax Activity (in thousands of dollars)

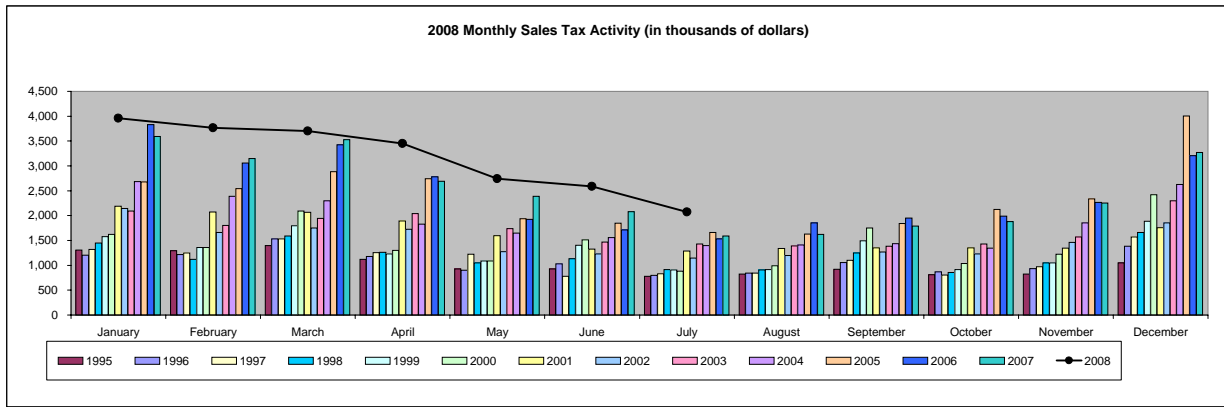


**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Utilities

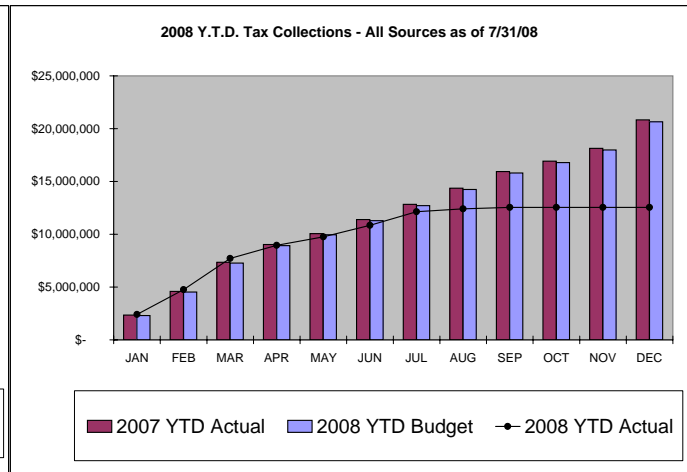
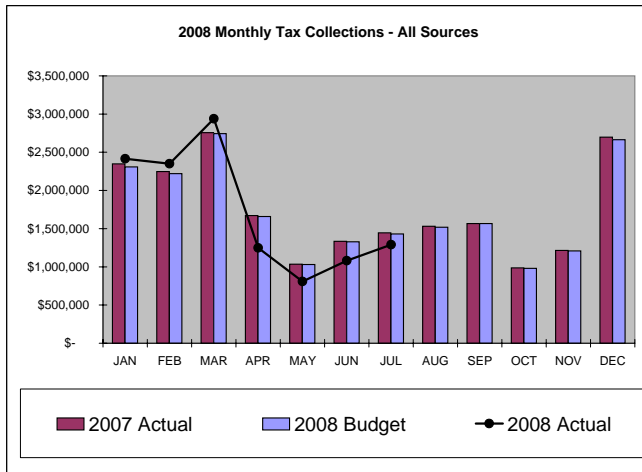
	Month To Date																		YTD % CHG
	Actual 1995	Actual 1996	Actual 1997	Actual 1998	Actual 1999	Actual 2000	Actual 2001	Actual 2002	Actual 2003	Actual 2004	Actual 2005	Actual 2006	Actual 2007	Actual 2008	Monthly % CHG	Actual 2007	Actual 2008		
January	1,309	1,201	1,320	1,446	1,575	1,625	2,191	2,144	2,093	2,684	2,675	3,829	3,591	3,961	10.3%	3,591	3,961	10.3%	
February	1,296	1,218	1,250	1,121	1,360	1,359	2,075	1,659	1,800	2,391	2,540	3,056	3,149	3,765	19.6%	6,740	7,726	14.6%	
March	1,398	1,529	1,533	1,591	1,799	2,090	2,067	1,754	1,947	2,299	2,883	3,428	3,525	3,699	4.9%	10,265	11,425	11.3%	
April	1,117	1,181	1,255	1,262	1,227	1,299	1,894	1,724	2,040	1,827	2,741	2,778	2,694	3,448	28.0%	12,959	14,873	14.8%	
May	925	904	1,226	1,047	1,089	1,091	1,599	1,272	1,740	1,647	1,939	1,926	2,386	2,742	14.9%	15,345	17,615	14.8%	
June	927	1,027	780	1,133	1,402	1,510	1,325	1,228	1,466	1,558	1,846	1,713	2,078	2,588	24.5%	17,423	20,203	16.0%	
July	778	796	830	913	907	880	1,289	1,147	1,427	1,394	1,663	1,529	1,588	2,075	30.7%	19,011	22,278	17.2%	
August	821	844	844	910	913	994	1,336	1,198	1,393	1,408	1,629	1,854	1,621	0	-100.0%	20,632	22,278	8.0%	
September	923	1,059	1,103	1,249	1,494	1,752	1,354	1,271	1,381	1,435	1,843	1,949	1,792	0	-100.0%	22,424	22,278	-0.7%	
October	809	866	804	854	917	1,039	1,353	1,227	1,429	1,348	2,127	1,987	1,883	0	-100.0%	24,307	22,278	-8.3%	
November	824	935	974	1,049	1,052	1,225	1,348	1,461	1,569	1,856	2,340	2,264	2,251	0	-100.0%	26,558	22,278	-16.1%	
December	1,048	1,381	1,570	1,661	1,885	2,423	1,760	1,852	2,297	2,627	4,005	3,206	3,271	0	-100.0%	29,829	22,278	-25.3%	



SEVERAL UTILITY VENDORS CHANGED FILING FREQUENCY FROM QUARTERLY TO MONTHLY IN 2001

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

Sales Period	2007 Collections			2008 Budget			2008 Monthly			2008 Year to Date		
	Tax Collected	Year To Date	Percent of Total	Tax Budgeted	Year To Date	Percent of Total	Actual	% Change from 2007	% of Budget	Actual	% Change from 2007	% of Budget
JAN	\$ 2,348,308	\$ 2,348,308	11.3%	\$ 2,308,254	\$ 2,308,254	11.2%	\$ 2,414,468	2.8%	104.6%	\$ 2,414,468	2.8%	11.7%
FEB	\$ 2,247,412	\$ 4,595,720	22.1%	\$ 2,219,423	\$ 4,527,677	21.9%	\$ 2,350,505	4.6%	105.9%	\$ 4,764,973	3.7%	23.1%
MAR	\$ 2,757,097	\$ 7,352,817	35.3%	\$ 2,742,890	\$ 7,270,567	35.2%	\$ 2,939,707	6.6%	107.2%	\$ 7,704,680	4.8%	37.3%
APR	\$ 1,672,447	\$ 9,025,264	43.3%	\$ 1,658,921	\$ 8,929,488	43.2%	\$ 1,249,210	-25.3%	75.3%	\$ 8,953,890	-0.8%	43.4%
MAY	\$ 1,034,214	\$ 10,059,479	48.3%	\$ 1,030,178	\$ 9,959,666	48.2%	\$ 808,893	-21.8%	78.5%	\$ 9,762,783	-2.9%	47.3%
JUN	\$ 1,333,633	\$ 11,393,112	54.7%	\$ 1,327,500	\$ 11,287,166	54.6%	\$ 1,081,794	-18.9%	81.5%	\$ 10,844,577	-4.8%	52.5%
JUL	\$ 1,445,255	\$ 12,838,367	61.6%	\$ 1,430,645	\$ 12,717,811	61.6%	\$ 1,290,595	-10.7%	90.2%	\$ 12,135,172	-5.5%	58.8%
AUG	\$ 1,530,395	\$ 14,368,763	69.0%	\$ 1,517,698	\$ 14,235,509	68.9%	\$ 274,442	-82.1%	18.1%	\$ 12,409,614	-13.6%	60.1%
SEP	\$ 1,566,855	\$ 15,935,618	76.5%	\$ 1,565,698	\$ 15,801,207	76.5%	\$ 139,410	-91.1%	8.9%	\$ 12,549,024	-21.3%	60.8%
OCT	\$ 986,233	\$ 16,921,851	81.2%	\$ 981,119	\$ 16,782,326	81.3%	\$ -	-100.0%	0.0%	\$ 12,549,024	-25.8%	60.8%
NOV	\$ 1,215,687	\$ 18,137,538	87.1%	\$ 1,208,068	\$ 17,990,393	87.1%	\$ -	-100.0%	0.0%	\$ 12,549,024	-30.8%	60.8%
DEC	\$ 2,696,805	\$ 20,834,342	100.0%	\$ 2,663,700	\$ 20,654,093	100.0%	\$ -	-100.0%	0.0%	\$ 12,549,024	-39.8%	60.8%

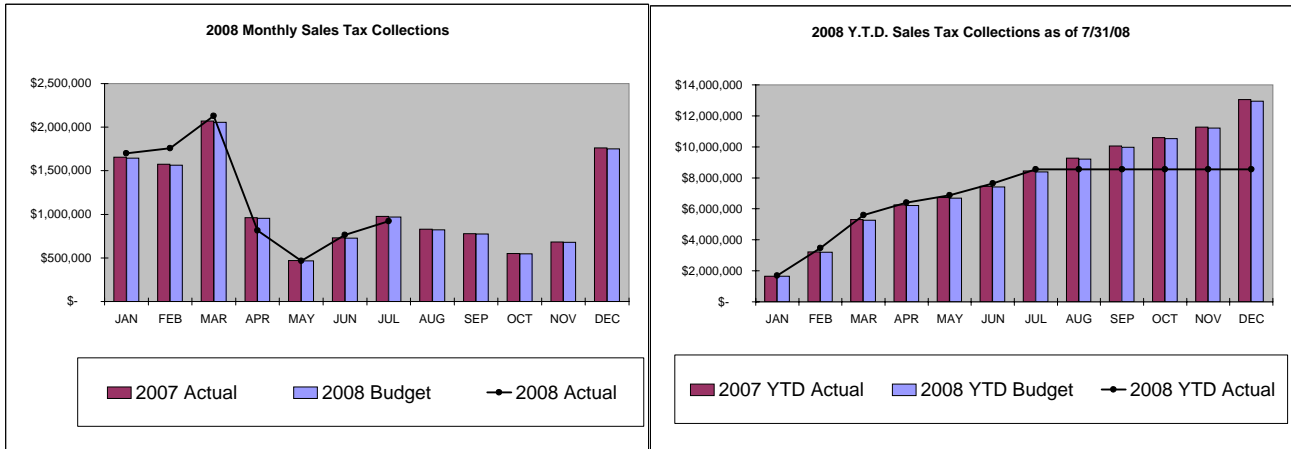


Prior Year Actual and Current Year Budget Variances					
	TOTAL	Sales	Accommodations	RETT	Housing
vs. July 07 Actual	(154,660)	(54,721)	(9,432)	(88,305)	(2,202)
vs. July 08 Budget	(140,050)	(48,330)	(4,519)	(89,804)	2,603
vs. YTD 07 Actual	(703,195)	115,914	54,559	(883,693)	10,025
vs. YTD 08 Budget	(582,639)	171,084	118,370	(896,491)	24,397

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

Sales Period	2007 Collections			2008 Budget			2008 Monthly			2008 Year to Date		
	Tax Collected	Year To Date	Percent of Total	Tax Budgeted	Year To Date	Percent of Total	Actual	% Change from 2007	% of Budget	Actual	% Change from 2007	% of Budget
JAN	\$ 1,655,286	\$ 1,655,286	12.7%	\$ 1,644,461	\$ 1,644,461	12.7%	\$ 1,699,052	2.6%	103.3%	\$ 1,699,052	2.6%	13.1%
FEB	1,573,159	3,228,444	24.8%	1,562,871	3,207,333	24.8%	1,759,932	11.9%	112.6%	3,458,985	7.1%	26.7%
MAR	2,068,772	5,297,217	40.6%	2,055,244	5,262,577	40.6%	2,129,985	3.0%	103.6%	5,588,969	5.5%	43.1%
APR	961,921	6,259,137	48.0%	955,630	6,218,207	48.0%	814,209	-15.4%	85.2%	6,403,179	2.3%	49.4%
MAY	468,712	6,727,849	51.6%	465,647	6,683,854	51.6%	464,918	-0.8%	99.8%	6,868,097	2.1%	53.0%
JUN	731,509	7,459,358	57.2%	726,726	7,410,580	57.2%	761,897	4.2%	104.8%	7,629,994	2.3%	58.9%
JUL	977,334	8,436,692	64.7%	970,943	8,381,523	64.7%	922,613	-5.6%	95.0%	8,552,607	1.4%	66.0%
AUG	829,380	9,266,072	71.1%	823,957	9,205,479	71.1%	-	-100.0%	0.0%	8,552,607	-7.7%	66.0%
SEP	779,729	10,045,801	77.0%	774,630	9,980,110	77.0%	-	-100.0%	0.0%	8,552,607	-14.9%	66.0%
OCT	549,408	10,595,209	81.2%	545,815	10,525,925	81.2%	-	-100.0%	0.0%	8,552,607	-19.3%	66.0%
NOV	682,786	11,277,995	86.5%	678,321	11,204,246	86.5%	-	-100.0%	0.0%	8,552,607	-24.2%	66.0%
DEC	\$ 1,762,550	\$ 13,040,545	100.0%	\$ 1,751,024	\$ 12,955,270	100.0%	\$ -	-100.0%	0.0%	\$ 8,552,607	-34.4%	66.0%

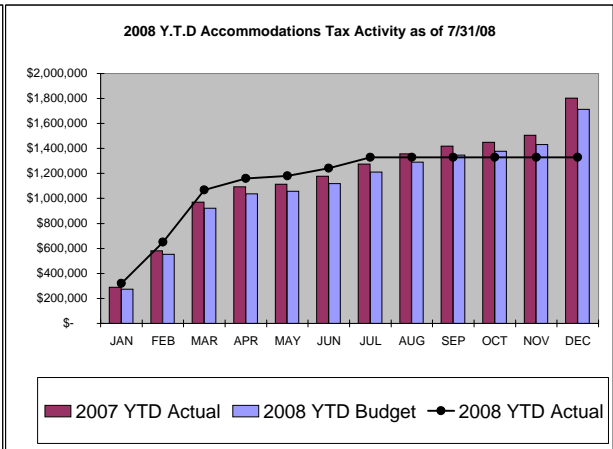
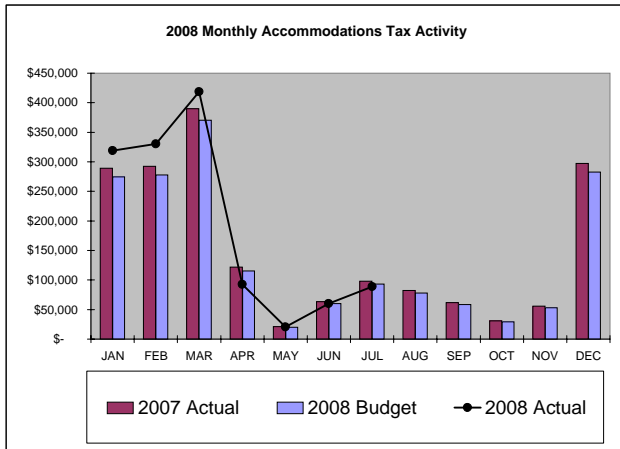
Sales tax amounts reflect collections net of the 3.3% transferred to the Marketing Fund and .5% tax earmarked for Open Space.



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

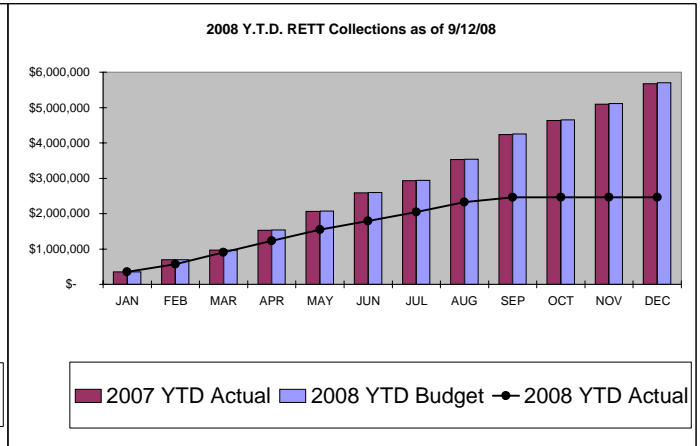
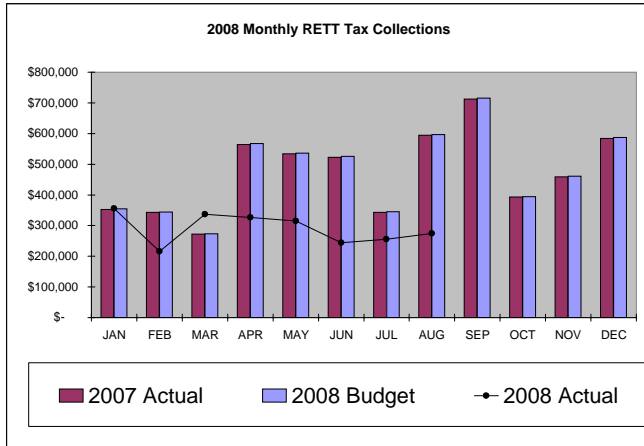
Sales Period	2007 Collections			2008 Budget			2008 Monthly			2008 Year to Date		
	Tax Collected	Year To Date	Percent of Total	Tax Budgeted	Year To Date	Percent of Total	Actual	% Change from 2007	% of Budget	Actual	% Change from 2007	% of Budget
JAN	\$ 288,977	\$ 288,977	16.0%	\$ 274,518	\$ 274,518	16.0%	\$ 319,027	10.4%	116.2%	\$ 319,027	10.4%	18.6%
FEB	292,577	581,554	32.2%	277,937	552,455	32.2%	330,262	12.9%	118.8%	649,289	11.6%	37.9%
MAR	389,705	971,260	53.9%	370,205	922,660	53.9%	418,622	7.4%	113.1%	1,067,911	10.0%	62.3%
APR	121,571	1,092,831	60.6%	115,488	1,038,149	60.6%	92,660	-23.8%	80.2%	1,160,571	6.2%	67.7%
MAY	20,872	1,113,703	61.8%	19,827	1,057,976	61.8%	20,413	-2.2%	103.0%	1,180,984	6.0%	68.9%
JUN	63,384	1,177,086	65.3%	60,212	1,118,188	65.3%	60,094	-5.2%	99.8%	1,241,078	5.4%	72.4%
JUL	98,186	1,275,272	70.7%	93,273	1,211,461	70.7%	88,754	-9.6%	95.2%	1,329,831	4.3%	77.6%
AUG	82,172	1,357,445	75.3%	78,060	1,289,522	75.3%	-	-100.0%	0.0%	1,329,831	-2.0%	77.6%
SEP	61,629	1,419,073	78.7%	58,545	1,348,067	78.7%	-	-100.0%	0.0%	1,329,831	-6.3%	77.6%
OCT	30,799	1,449,873	80.4%	29,258	1,377,325	80.4%	-	-100.0%	0.0%	1,329,831	-8.3%	77.6%
NOV	56,042	1,505,915	83.5%	53,238	1,430,563	83.5%	-	-100.0%	0.0%	1,329,831	-11.7%	77.6%
DEC	\$ 297,549	\$ 1,803,464	100.0%	\$ 282,660	\$ 1,713,223	100.0%	\$ -	-100.0%	0.0%	\$ 1,329,831	-26.3%	77.6%

Accommodation tax amounts reflect collections at the 2% rate.



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

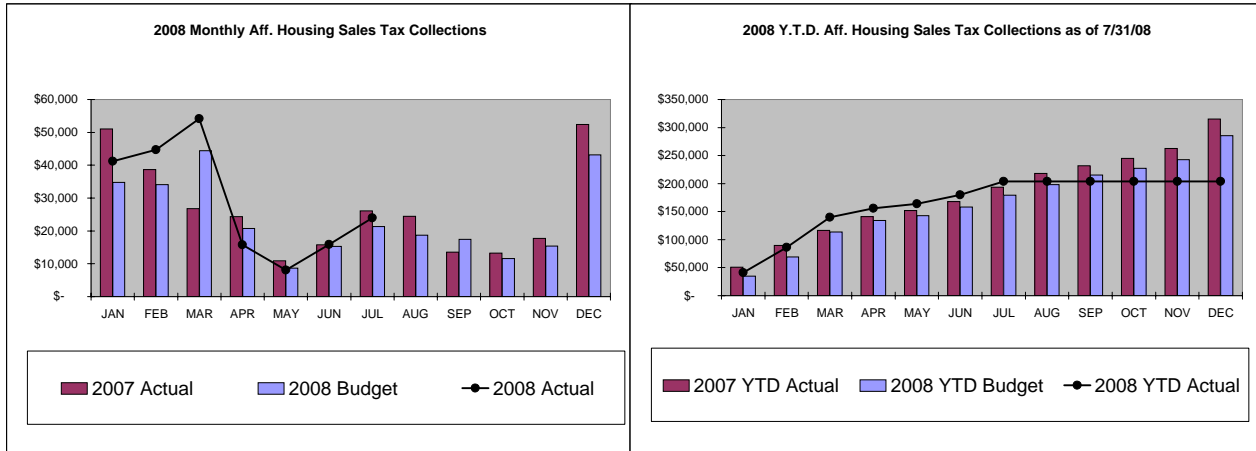
Sales Period	2007 Collections			2008 Budget			2008 Monthly			2008 Year to Date		
	Tax Collected	Year To Date	Percent of Total	Tax Budgeted	Year To Date	Percent of Total	Actual	% Change from 2007	% of Budget	Actual	% Change from 2007	% of Budget
JAN	\$ 352,958	\$ 352,958	6.2%	\$ 354,498	\$ 354,498	6.2%	\$ 355,179	0.6%	100.2%	\$ 355,179	0.6%	6.2%
FEB	342,995	695,953	12.3%	344,492	698,990	12.3%	215,566	-37.2%	62.6%	570,745	-18.0%	10.0%
MAR	271,817	967,770	17.1%	273,003	971,993	17.1%	336,956	24.0%	123.4%	907,701	-6.2%	15.9%
APR	564,624	1,532,394	27.0%	567,088	1,539,081	27.0%	326,521	-42.2%	57.6%	1,234,222	-19.5%	21.7%
MAY	533,680	2,066,074	36.4%	536,009	2,075,090	36.4%	315,494	-40.9%	58.9%	1,549,716	-25.0%	27.2%
JUN	522,999	2,589,073	45.6%	525,282	2,600,371	45.6%	243,969	-53.4%	46.4%	1,793,685	-30.7%	31.5%
JUL	343,610	2,932,683	51.7%	345,109	2,945,481	51.7%	255,305	-25.7%	74.0%	2,048,990	-30.1%	35.9%
AUG	594,349	3,527,032	62.1%	596,942	3,542,423	62.1%	274,442	-53.8%	46.0%	2,323,432	-34.1%	40.8%
SEP	711,996	4,239,028	74.7%	715,103	4,257,526	74.7%	139,410	-80.4%	19.5%	2,462,842	-41.9%	43.2%
OCT	392,752	4,631,779	81.6%	394,466	4,651,991	81.6%	-	-100.0%	0.0%	2,462,842	-46.8%	43.2%
NOV	459,147	5,090,926	89.7%	461,150	5,113,142	89.7%	-	-100.0%	0.0%	2,462,842	-51.6%	43.2%
DEC	\$ 584,308	\$ 5,675,235	100.0%	\$ 586,858	\$ 5,700,000	100.0%	\$ -	-100.0%	0.0%	\$ 2,462,842	-56.6%	43.2%



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

Sales Period	2007 Collections			2008 Budget			2008 Monthly			2008 Year to Date		
	Tax Collected	Year To Date	Percent of Total	Tax Budgeted	Year To Date	Percent of Total	Actual	% Change from 2007	% of Budget	Actual	% Change from 2007	% of Budget
JAN	\$ 51,087	\$ 51,087	16.2%	\$ 34,776	\$ 34,776	12.2%	\$ 41,210	-19.3%	118.5%	\$ 41,210	-19.3%	14.4%
FEB	38,682	89,768	12.3%	34,123	68,899	11.9%	44,745	15.7%	131.1%	85,955	-4.2%	30.1%
MAR	26,803	116,571	8.5%	44,438	113,337	15.6%	54,144	102.0%	121.8%	140,099	20.2%	49.1%
APR	24,331	140,903	7.7%	20,714	134,051	7.3%	15,820	-35.0%	76.4%	155,919	10.7%	54.6%
MAY	10,950	151,853	3.5%	8,695	142,746	3.0%	8,068	-26.3%	92.8%	163,987	8.0%	57.4%
JUN	15,741	167,594	5.0%	15,281	158,027	5.4%	15,834	0.6%	103.6%	179,821	7.3%	63.0%
JUL	26,125	193,719	8.3%	21,320	179,346	7.5%	23,923	-8.4%	112.2%	203,744	5.2%	71.3%
AUG	24,494	218,214	7.8%	18,738	198,085	6.6%	-	-100.0%	0.0%	203,744	-6.6%	71.3%
SEP	13,502	231,715	4.3%	17,420	215,504	6.1%	-	-100.0%	0.0%	203,744	-12.1%	71.3%
OCT	13,274	244,990	4.2%	11,580	227,085	4.1%	-	-100.0%	0.0%	203,744	-16.8%	71.3%
NOV	17,712	262,701	5.6%	15,358	242,443	5.4%	-	-100.0%	0.0%	203,744	-22.4%	71.3%
DEC	\$ 52,398	\$ 315,099	16.6%	\$ 43,157	\$ 285,600	15.1%	\$ -	-100.0%	0.0%	\$ 203,744	-35.3%	71.3%

Affordable Housing Sales Tax reflects money distributed to the Town net of the Housing Authority share and is deposited directly into the Affordable Housing Fund
Jan. 2007 sales tax receipts include overpayments from a large vendor that have been credited back in later months



To: Breckenridge Town Council

Date: September 17, 2008

From: James Phelps and Maribeth Lewis

RE: 2008-2009 Winter Operations Plan Update

Public Works – Transit Division will be further engaging discussion of the proposed Winter Operations Plan. As mentioned Public Works is favorable to this proposal as it has been a careful collaboration with both the Summit Stage and the Breckenridge Ski Area.

The following questions were heard at the 09 September 2008 Work Session:

• Does it make sense to Separate the Yellow Route or make it a separate route (back and forth only)? Do we need a 2nd Yellow bus?

With the efficiency move to reduce the number of buses in the Beaver Run/Kings Crown Loop for this winter, it is necessary to have the 2nd Yellow bus. In 2007, we did 58,198 bus trips through the Beaver Run Loop. We are saving 15,141 bus trips per year by eliminating the two buses off of the loop. We are shifting 35,000 passengers per year towards the other buses. 21.6% of the system's boarding's occur in the Beaver Run Loop. Approximately 2/3 of the Breckenridge Terrace folks have Beaver Run as their destination. Having to transfer buses could potentially cause workers to be late for work if the interline didn't connect properly for some reason. We are going to see how directional signage for travel direction on the route at Breckenridge Station works. If that fails, then we will explore the possibility of changing the color on the southern portion of the route at some point in the future.

• Shelter for the City Market stop on Park Avenue.

The Summit Stage has removed both the Northbound & Southbound City Market stops on Park Avenue due to safety reasons. The Free Ride plans to do the same for this winter and future operations. With the upcoming re-development of City Market, we will be working with them to possibly incorporate a safer off-street Stop. At this time, no shelter is proposed or necessary.

• The Purple Route needs to provide more service to east Wellington Neighborhood.

The master plan does call for future route expansion via Bridge St. and the new development. Operationally, we could look at an additional stop (this year) which would be "temporary" for Winter Service Only. As this Stop would be located on a current Residential St., Staff would want to re-evaluate ridership and safety for Summer Operations due to summer street activity.

• Do at least one block of the Purple Route on Ridge Street.

We have re-evaluated the Purple Route based on feedback. Proposed Purple Route: West on Wellington Ave. to French St, French St. to Adams Ave., Adams Ave. to Ridge St., Ridge St. to Lincoln Ave., Lincoln Ave./Ski Hill Road to Park Ave. and back to Breckenridge Station.

• The bus stops on Main need to be more discernable.

The Community Planning's Wayfinding project will facilitate making all bus stops more user friendly and easier to spot. Beginning in the spring of 2009, the Wayfinding project will start with the bus stops in the core of town and work outwards on the system.

- The Main Street buses don't work going south (to move people from the parking lots).

Anecdotal information suggests a large portion of the people who park in the parking lots are skiers/riders who return home at the end of the day. With the addition of the Transit Center and the Gondola there is now better visibility for guests to easily utilize the Transit System if desired. Additionally, our Transit System is very effective at taking people who are staying locally in lodging out of their cars.

- What is the Main Street ridership numbers?

In 2007, the Orange Route picked up 107,822 passengers. The Orange #2 had only 6809 passengers. We are eliminating the Orange #2 because the cost of operation in comparison to ridership makes it not viable. We felt our resources were better utilized in other areas.

- Why do we want to clog up Main Street with buses?

That was the previous Council direction. The proposed route was covered above. Current proposal would result in an all-day Orange Route only. Beginning at 5:15 the Black Route would Service Main St. (Southbound only) from Ski Hill Rd. The proposed winter service plan does allow for an additional "demand service bus" up to 5:15P if this is Council Direction.

- The public needs to know we have an active transit system that is there just about anytime needed. "Eventually the light bulb will go on."

The Transit Division appreciates the Council's continued support. We believe our proposed Operations Plans will make us more efficient and put us in a good position for any future expansion that Council may desire.

In review of the request for reinstating the Transit Service for Columbine Rd. At this time Staff is still analyzing the feasibility of this request. Staff will be prepared to verbally discuss this request if desired.

Public Works/Transit Division is seeking final input to the proposed Winter Operations Plan. As mentioned this winter plan has been a joint effort which maximizes the resources of the other transit operations.

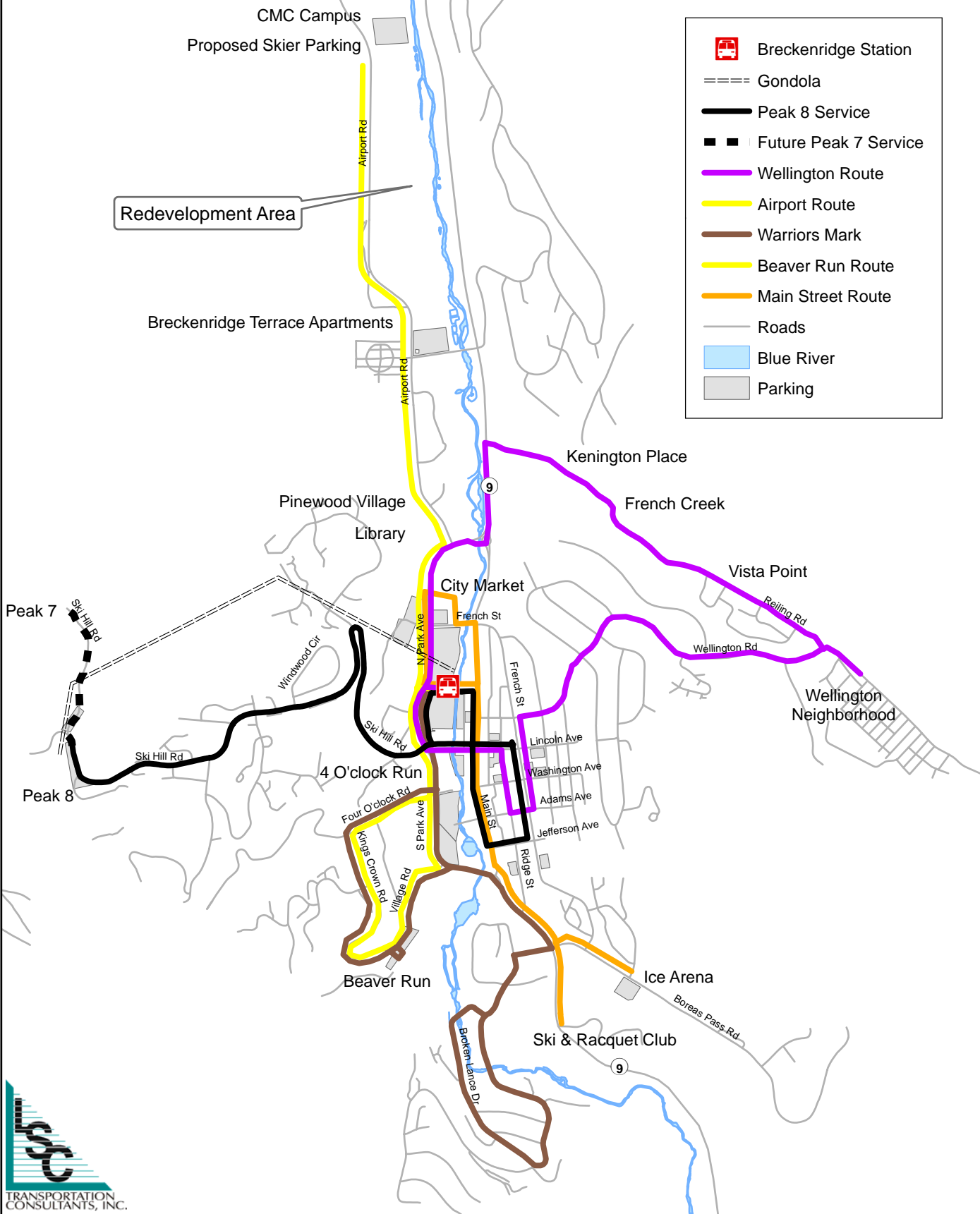
A preliminary Long-Range Plan has also been submitted however, due to possible time-constraints this piece can be further discussed during the Final Draft Report Presentation.

Staff will be available at the Work Session to answer any further questions as to the proposed Winter Operations Plan.

Breckenridge Free Ride Summer Operations Plan




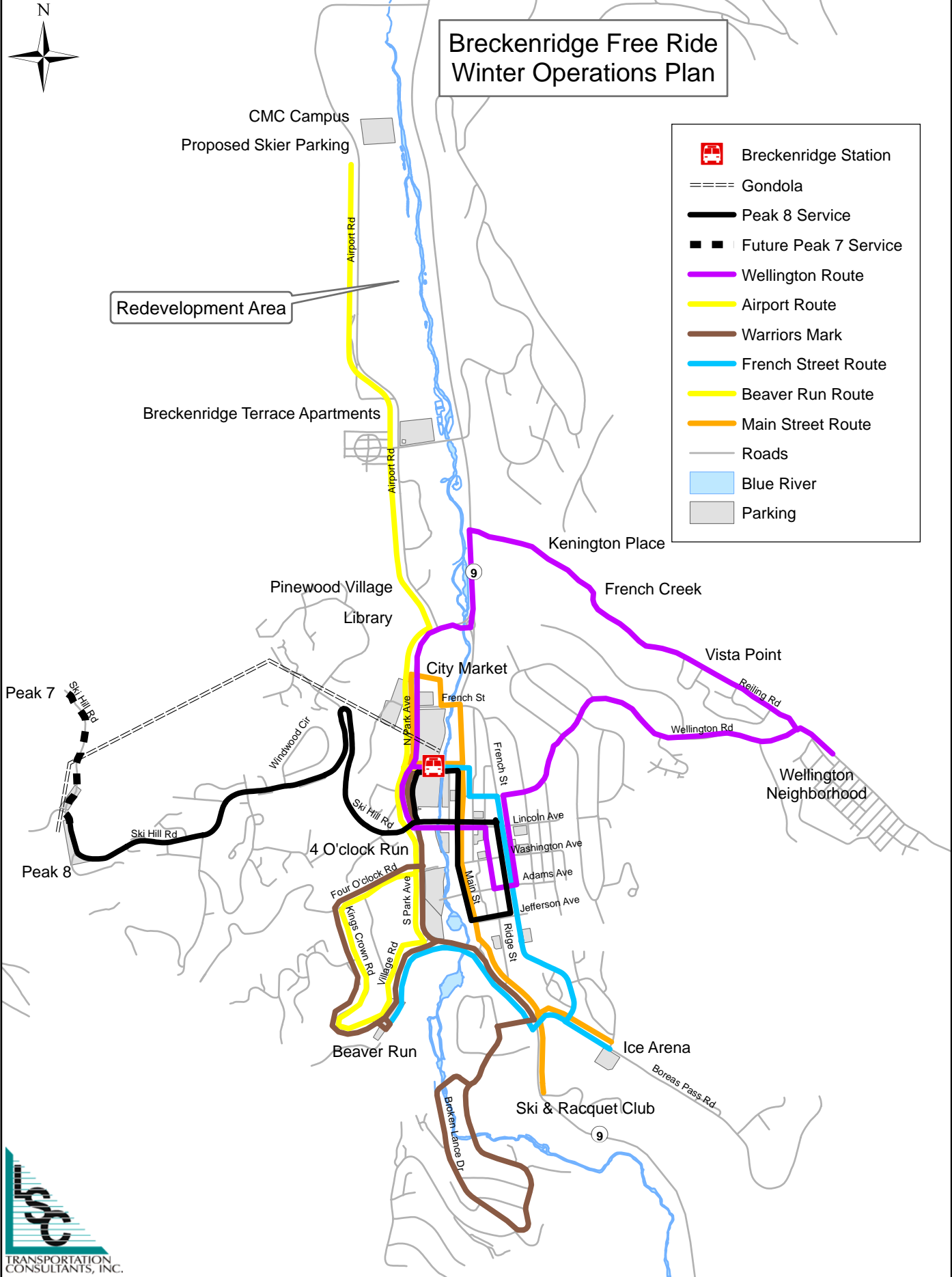
	Breckenridge Station
	Gondola
	Peak 8 Service
	Future Peak 7 Service
	Wellington Route
	Airport Route
	Warriors Mark
	Beaver Run Route
	Main Street Route
	Roads
	Blue River
	Parking



Breckenridge Free Ride Winter Operations Plan



	Breckenridge Station
	Gondola
	Peak 8 Service
	Future Peak 7 Service
	Wellington Route
	Airport Route
	Warriors Mark
	French Street Route
	Beaver Run Route
	Main Street Route
	Roads
	Blue River
	Parking



Town of Breckenridge Preliminary Long-Range Plan

LONG-RANGE PLANNING

As part of the long-range planning for the Town of Breckenridge, it is necessary to examine those areas which may be looked at for future services. This document briefly examines those areas which may be looked at for future expansion of services and defines the needs for services and additional capital and operating requirements.

Airport Road Expansion

With the proposed development of Airport Road there comes a point when future buses are warranted. The development plan calls for the addition of between 30 and 50 townhome/manor home units. Additionally, from 180 to 350 new units will be developed in the Block 11 addition. Colorado Mountain College is developing a proposed campus with approximately 400 parking spaces. A new park-and-ride facility is proposed that would accommodate nearly 500 more parking spaces. Potential demand for the 500 skier spaces alone could be on the magnitude of over 2,000 transit trips daily. The demand of the housing could generate anywhere from 150 to 200 transit trips per day, depending upon the permanent/seasonal mix of housing. More transit trips could be generated based upon the mix of employment housing offered.

Criteria for Future Services

There were several criteria for determining future service levels examined as part of this planning process. Future demands were calculated using existing transit trip rates using multiple regression techniques. The regression yields a trip rate for permanent versus seasonal housing units, based upon an estimate of type of rider, i.e., a recreational trip as part of being a second/seasonal homeowner or rental. The transit demand accounts for daily visitor trips to the area, as the model is only based upon housing, however is compared to existing ridership at the stop level. This stop level ridership accounts for existing parking areas. However, that is not to say that the addition of a the large parking area proposed on Airport Road

would not generate a higher trip rate than has been calculated for the town. The milestones needed prior to serving the Airport Road area are discussed briefly below.

The Airport Road development, based upon housing units, is estimated to generate at a minimum, approximately 11 passengers per hour. This is based upon a seasonal housing mix of 100 permanent residents and 300 seasonal units. Changing the housing mix to 400 permanent and 50 seasonal reduces the estimated passengers per hour to nine. As mentioned, the existing transit trip rates have accounted for parking in most of the areas of Breckenridge, except at the main Breckenridge Station parking area. This area has been removed from the demand model as it would skew the results of ridership based upon those residing either permanently or seasonally or for recreational purposes. That being stated, the parking area could generate up to 2,200 peak-weekend transit trips per Saturday and Sunday. This is using an auto occupancy of 2.2 and a trip rate of one round-trip per person per day. Assuming the area would be near capacity for the weekends and several other key times, (approximately 150 days/year) and at five percent capacity the remaining days, yields an annual ridership of nearly 280,000 one-way trips. This equates to an average of nearly 40 passenger-trips per hour for the season. With the estimated housing and parking, this area could generate an average of close to 45 trips per hour.

Additional Service Requirements

The future services along Airport Road to serve the future CMC development would require an additional vehicle to provide service to the area during the peak season to meet skier and housing demands. The planned Airport Route currently serves out to the satellite parking area, i.e., the future skier parking area, and therefore no extension of the planned route would be required, but the demands may warrant an additional bus due to capacity requirements. This area should be served in combination with the BSR Red Route to meet skier demands. The Stan Miller Annexation project may require the addition of services. As mentioned previously, there is a certain mix of housing that can support the criteria of nine passengers per hour. The first two phases of development, approximately 134 units, cannot sustain this number of passengers on an hourly basis. The option

for service, given that this represents an area of affordable housing, likely for seasonal workers, would be to serve this area with commuter/employee services twice in the morning and twice in the evening. Additionally, the BSR employee buses could serve this area for employees. Serving the area up to six hours per day would allow the passenger per hour criteria to be met, assuming a housing mix of both permanent residents and seasonal employees.

This additional service is just on the outer threshold of walking distance for patrons. The Annexation is approximately one mile walking distance from the furthest north stop on the Airport Route. The timing of this route is such that the proposed route interlines with the Beaver Run portion. If the bus were to travel the additional mile, it may not be possible to serve the Beaver Run portion while meeting at Breckenridge Station with other routes. This timing is something that will need to be looked at after the Airport Road Route and Beaver Run are operated this coming winter to determine if additional time could be added to accommodate the Annexation.

Increased Service Frequency

One additional long-range planning element would be increased frequency on Main Street and Beaver Run depending upon future demands. If the demand increases to the point that buses are exceeding their capacity more than 10 percent of the time, peak service should be added to provide additional capacity during those periods of highest demand. Previous Main Street service frequency has yielded lower demands for the additional services. However as the town grows and demands are increased, this would be something to examine in the future. Finally, this preliminary long-range plan does not affect future 2008 winter operations and therefore all system expansion would take place in 2009 or beyond.



MEMORANDUM

TO: Town Council

FROM: Scott Reid, Open Space and Trails Planner
Heide Andersen, Open Space and Trails Planner

DATE: September 23, 2008

SUBJECT: Trails Plan Revisions

Based on the discussion at the 8/12 Council meeting, staff crafted the language below to address the consensus points made by Council members.

The text has been inserted into the draft Trails Plan after the “Introduction” section at the beginning of the document. Other more minor edits were made based on Council discussion (e.g. removing sidewalk references, strengthening ski area equestrian trail language, listing existing Town trails under each section), but the text below seemed the most substantive, requiring Council review before proceeding with additional BOSAC and Planning Commission discussions.

Please review the text below to assess whether it addresses Council direction from the 8/12 meeting. Following Council approval of this language (with any revisions), staff will proceed with BOSAC and Planning Commission review. If the document is approved by both of these advisory commissions, Council will have another review prior to Plan approval.

Revised and Inserted Plan text:

Plan Philosophy

Sustainability is the main guiding philosophy of the Town with respect to its Trails Plan. It is important first and foremost to maintain the existing trails already within the Town’s system. There also needs to be a monitoring and evaluation aspect to the Trails program to ensure that trails are not being created where they could have negative environmental or social impacts and that poorly aligned existing trails are correctly rerouted or decommissioned. Overall, the trails system needs to be maintained and developed in a cost effective manner, through the pursuit of grant opportunities, joint trails projects with other agencies or entities, and the institution of impact fees to event promoters that utilize Town trails.

Plan Prioritization

Although this Plan covers the entire Upper Blue Basin, management and further development of the Town trails program will follow the priorities listed below:

1. Maintain our existing Town of Breckenridge trails.
2. Maintain those existing trails that are jointly managed by the Town of Breckenridge and Summit County.
3. When it comes to new trail construction, focus first on those trails that emanate from the Town core or “hub,” where the various trailhead kiosks are located.
4. Focus next on any new trails that further enhance the trail planning concept of a core hub (the downtown area) with spokes emanating out from Town like a bicycle wheel. By developing trails along these lines, locals and visitors alike can access a linked trail system that will lead them away from Town without having to drive a vehicle to more remote trailheads. This design approach helps promote sustainable living through alternative transportation.
5. Construct or enhance trails on the more backcountry parcels jointly owned by the Town and County.
6. Construct or enhance trails on other public lands in cooperation with the County and/or the U.S. Forest Service that would ultimately improve the community-wide trail network.

Plan Goals and Objectives

This Plan attempts to provide a coherent and well thought out framework for the future of Breckenridge’s community trails. More specifically, this document is intended:

1. To provide a plan for a comprehensive public, recreational trail network for the Town and surrounding areas.
2. To outline a functioning residential access or commuting trail network that connects efficiently with other modes of transportation.
3. To identify important trailhead and access locations to facilitate recreational and commuting uses.
4. To offer trail opportunities to locals and visitors at all ability levels, from those that are being introduced to mountain biking for the first time through more advanced levels.
5. To offer recommendations to accomplish the specific trail and access projects outlined within the Plan.
6. To provide access to cultural and geographic landmarks such as historic sites, waterways and prominent viewpoints.
7. To identify important trail-based recreational facilities to enhance the recreational opportunities in Town and the surrounding area.

Memo

To: Town Council
From: Jennifer Cram, Community Development and James Phelps, Public Works
Date: September 17, 2008 (For the September 23, 2008, meeting)
Subject: 2009 MPB/Defensible Space Program Discussion

On August 20th staff asked the Council for feedback on three items related to the proposed 2009 MPB/Defensible Space programs.

- With regard to continuing to provide inspections and enforcement of the removal of MPB infested trees, we heard that the majority of the Council wanted to continue to provide inspections for MPB infested trees.
- With regard to the timeline for creating defensible space, the majority of the Council supported a one to two year time frame for completing defensible space.
- Lastly, regarding woody biomass removal, the majority of the Council supported further investigation into the development of a program to assist in the removal of the woody biomass generated from the MPB epidemic with a better use than going to the landfill.

Moving forward with the development of 2009 programs, staff is in need of further direction from the Council. As noted previously, the proposed budget for 2009 programs related to MPB and Defensible Space is \$500,000. All staffing, contracting, public education, replanting reimbursements etc. are proposed to come from that budget amount as outlined later in this memo.

Continued Inspections and Enforcement of the Removal of MPB Infested Trees

On August 20th staff shared with Council the idea of amending the existing MPB ordinance to require removal of current year infested trees within 75 feet of structures. This would relate to our shift in efforts to require/encourage defensible space as a priority. We propose to get inspections done this fall with the assistance of a blanket search warrant for all properties. Tim Berry is comfortable with this process and is currently working on an affidavit. Getting inspections done in the fall is necessary if we want to enforce the removal of the trees by early summer. This proposal will require additional funding, as we have nearly exhausted the \$750,000 budgeted for the 2008 program. The term “free” should be clarified, the inspection is free to the property owner; however the Town will need to pay an intern, or contractor to provide the service. As it stands, we will no longer have our two interns on staff as of October 1st and will need to contract to have inspections done this fall. We believe that we can get a reasonable standard rate from local contractors to perform this service from about \$30 to \$50 per property inspection. With approximately 1,135 properties with structures on them within the Town limits the cost to perform inspections this fall is approximately \$56,750.

- Does the Council want to move forward with the inspection of MPB infested trees this fall for an approximate cost of \$56,750?

We understand that only requiring the removal of infested trees within 75 feet of structures may seem arbitrary, however the line in the sand needs to be drawn

somewhere. We do not have the existing staff or financial resources currently to continue to inspect and enforce the removal of infested trees on entire properties within Town. With the growing number of trees that will be infected and lost in and around the Town boundaries, we need to accept and embrace that our landscape is changing. We believe that a shift in focusing on defensible space and reforestation is a realistic and worthwhile goal. We can make a difference in the ability to save lives and structures in the event of a wildfire and improve our forests health for future generations. As your staff we need to be confident that the Council supports a shift in direction from cutting and spraying to defensible space and reforestation. If the Council is not comfortable in this shift, we can outline for you the staffing and financial resources necessary to continue our existing efforts. On August 26th we believe that the majority of the Council was comfortable with this shift, understanding that there may be infested/dead trees 76' away from a structure. Staff understands that public education is going to be very important. We also understand that addressing dead trees beyond the required/recommended defensible space will need to be looked at, as well as dead trees on vacant lots. We believe that defensible space is the priority at this time. We want to be able to develop a policy/plan in the near future that allows property owners to remove dead trees beyond required defensible space as they can, yet enables us to deal with negligent property owners as well.

- Please let us know if staff's understanding about the shift in direction is correct.

Defensible Space

Staff is currently working with the RWB Fire District to develop a map of areas that they believe are at higher risk for wild fire. We plan to utilize the firewise guidelines developed by the State Forest Service in developing our guidelines. The areas we are looking at include the Highlands, Shock Hill, Sun Beam etc. where there are larger forested lots adjacent to open space and forest service land. We are proposing that defensible space be required for those properties. Other properties within Town limits will be encouraged to reduce fuels and create defensible space. All properties will be addressed on a case-by-case basis and preserving, or enhancing buffers through firewise plantings will be encouraged. We will look at placing a two year maximum requirement to create defensible space for those properties identified as higher risk. We hope to have a draft of the ordinance to the Council by the first of the year. Staff will have copies of the State Forest Service defensible space model available during the worksession to answer any questions about what defensible space is and what it might look like. Please note that staff intends to update the Landscaping Policy within the Development Code to reflect the requirements and recommendations of the Defensible Space Ordinance for consistency.

- Is the Council comfortable with the direction that staff is headed with the defensible space ordinance?

Woody Biomass Removal

With the growing number of infested and dead trees that will be removed within the Town, finding an alternative to taking this material to the land fill is desired. With the commitment of land and staffing/infrastructure resources the Town could provide a site

for woody biomass removal. This site could allow us to continue to coordinate with Climax Mine for the removal of chips and Confluence Energy (pellet plant in Kremmling) for the removal of logs, chips and possibly slash. The Dayton family operation and all other potential end users would also be considered. We believe that we could charge a small fee to contractors to use the site to help offset our costs.

- Is the Council interested in continuing to investigate a woody biomass removal site with the commitment of land and staff/infrastructure resources?

2009 Program Elements

Budget = \$500,000

Forester Position – Partner with RWB Fire District ~ \$40,000 from Town
(The Forester would work with property owners within the Town to develop defensible space, coordinate replanting with firewise plantings as necessary, apply for grant funding, develop forest management plans for public properties, and administer other forest management projects for the Town.)

MPB Interns - \$30,000

(The interns will help to enforce the MPB ordinance, related inspections in 09 and administer the replanting reimbursement program.)

Continued Cutting and Spraying on Town owned properties – Budget TBD ~ \$150,000 not including Open Space parcels.

(This element would include continued cutting and spraying of trees on Town owned properties per the Town's priorities. Properties include the Golf Course, Carter Park, Valley Brook Cemetery, F&D etc.)

Woody Biomass Removal Site – Budget TBD

(Elements as discussed above.)

Replanting Reimbursement Program – Budget remaining from the \$500,000

(Continued reimbursement to property owners for replanting per the replanting program guidelines.)

Summary

Above, staff has outlined proposed elements of the 2009 MPB/Defensible Space programs and some critical questions for the Council to answer before proceeding with these proposed programs. Staff will be present during the worksession to discuss the elements outlined above and assist the Council in answering these questions.

MEMO

TO: Town Council
FROM: Mike Mosher and Laurie Best-Community Development Department
RE: Entrada Annexation
DATE: September 17, 2008 (for worksession September 23, 2008)

Staff has received a proposal from Entrada at Breckenridge, Inc. regarding possible annexation. As you know we have been discussing the possibility of annexation for a mixed use project to include professional office space, affordable rental housing, and mini-storage.

Along with the proposal dated September 17, 2008, Staff has also reviewed a preliminary site plan that includes:

- two office buildings (12,188.5 gross square feet) with four affordable rental units (2,600 sf +/-)
- two multi-family buildings (15,000 square feet) containing 21 affordable rental units
- three mini-storage buildings containing approximately 30,000 sf (two are single story approximately 15' in height and one is a two story building at approximately 25' in height)

It is staff's opinion that this project can be accommodated on the 3.98 acre site.

Entrada at Breckenridge, Inc. has an approved PUD from the County. Their plan in the County includes four mini-storage buildings, including a large two story mini-storage building, and two professional office buildings. Under their proposal to the Town, affordable rental housing has been substituted in place of the large two story mini-storage building.

The proposal has been included in your packet for your consideration. It includes a request for sewer taps for the affordable rentals, participation in the construction of a pedestrian path, waiver of water and permit fees, waiver of impact fees, and density (approximately 6.626 SFEs). In return, the applicant agrees to construct 25 affordable rental units and subject the units to a deed restriction to insure they remain permanently affordable.

The applicant will be available during the worksession on September 23rd to discuss the terms of an agreement. If the terms are acceptable to the Town, the applicant would like authorization from the Council to proceed through a review with Planning Commission to evaluate the fit.

Staff will be available during the worksession to discuss this proposal.

ENTRADA ANNEXATION PROPOSAL¹

To: Town of Breckenridge
From: Entrada at Breckenridge, Inc.
Re: Annexation and Development of Entrada Property
Date: September 17, 2008

Entrada at Breckenridge, Inc. (“Entrada”) would like to thank the Breckenridge Town Council for revisiting the possibility of annexation of Tracts A & B of the Entrada at Breckenridge Minor Subdivision (the “Property”) into the Town of Breckenridge (the “Town”).

Project Description

Entrada’s market analysis of Summit County and particularly the market in and around Breckenridge identified several particular land uses in short supply throughout this area, yet in high demand by this community. They are: (1) commercial office space, (2) affordable multi-family residential units, and (3) individual storage options. This project will provide all three uses.

The 3.98 acre Property will be essentially divided into thirds. The western third, which abuts highway 9 will consist of two commercial buildings, which will provide 12,188.5 gross square feet of office/commercial space. The visual impacts of this portion of the development will be a vast improvement over the previous condition of the Property, which consisted of a non-conforming trailer park, quonset hut and an old dilapidated metal building.

The proposed development will include two architecturally significant commercial/office buildings. The commercial buildings incorporate varied wall and roof planes to create a unique combination of contemporary mountain architectural elements coordinated into both buildings. The bank building is more formal in its architectural appearance to reflect an institutional character while the professional office building anchors the intersection of Route 9 and County Road 450 with its tower element and the more relaxed asymmetric design. The appropriate scale and placement of the two commercial buildings will define the entry into the Town of Breckenridge on the west side of Route 9 complementing the Blue River, the outdoor recreation areas and the Summit County Justice Center to the West.

What is unique about the proposed office/commercial space is the dynamic professional atmosphere it will create. Residents of Summit County will be able to obtain the services of various professionals, including a bank, all situated in one location thereby promoting a synergy between the professionals.

The garden level of the office buildings will consist of four (4) affordable housing rental units that will be for rent at a uniform 100% AMI.

Behind the two office buildings and visible from Route 9 between the office buildings will be two (2) residential multi-family buildings that will contain twenty-one (21) affordable housing rental units that will be for rent at a uniform 100% AMI. The Project will create 24,098.75 square feet of affordable housing consisting of twenty five (25) total affordable housing units that will be divided

¹ This is merely a proposal to initiate discussion of deal points regarding the potential annexation of the Entrada Property and shall have no binding effect on either Entrada at Breckenridge, Inc. or the Town of Breckenridge.

into seven (7) studios, thirteen (13) one-bedroom, and five (5) two-bedroom units. This affordable rental housing will help make an impact on the affordable housing deficit in Breckenridge.

The eastern 1/3 of the Property will contain three (3) mini-storage buildings containing approximately 30,000 square feet of mini-storage, including a small office. While first generation mini-storage engenders thoughts of ugly buildings with even uglier paint jobs, that is not commensurate with current trends in the industry and certainly not what Entrada is proposing here. Entrada has endeavored to create an attractive mini-storage facility with an ample supply of storage in an area where mini-storage facilities are already prevalent to address a county-wide shortage in supply for this particular land use. It has incorporated architectural detailing along the facade and roof lines to minimize any visual impact created by the mini-storage buildings from CR 450. Mini-storage serves many purposes in the community by: (1) creating storage for small businesses so that they can maximize floor space within their places of business to serve their clientele; (2) allowing people to coordinate moves into and out of a community with greater efficiency; (3) creating storage for contractors to store goods and supplies that they do not necessarily wish to have on a job site at all times; (4) serving the needs of seasonal employees, who return to particular communities during tourist seasons, but need places to leave belongings during the off-seasons when they live in other locations; and (5) providing additional storage to individuals living in multi-family units, such as the affordable housing to be built on the Property.

Deal Points

Entrada will dedicate a strip of land running along the southern boundary of the Property along CR 450 sufficient to serve as a pedestrian pathway. While Entrada will have no obligation to pay for the construction of the pedestrian pathway, it will provide the land and general contracting services for the pedestrian pathway’s construction at no charge to the Town. Entrada will further transfer all of its rights in the Dowdy Well and associated water rights located on the Property to the Town of Breckenridge, which has demonstrated historical use prior to the CWCB’s in-stream flow water right of 2.84 acre/feet in the Blue River and is adjudicated to take up to thirty (30) gpm, and can currently produce a supply of 12 acre/feet per year. It is also a recognized water source by the Colorado Department of Health. While the exact value of the well is unknown at this juncture, Entrada’s water engineer believes its worth to be about \$50,000.

In order to make the development financially feasible, Entrada request the Town provide all water taps for the entire development, waive all permitting, planning and impact fees for the entire development (including professional fees for town staff and consultants incurred during the planning and permitting process), provide all of the sewer taps for the affordable housing, and sufficient TDR’s to allow for the construction of 12,188.5 sq. ft. of commercial/office space and approximately 30,000 sq. ft. of mini-storage on the Property. It is the Applicants belief, based on calculations made by the Town Planner that this will require approximately 6.626 SFE TDRs. Entrada will be responsible for all sewer taps and fees associated with the commercial development.

Approximate Costs for Town	
Sewer Taps for Affordable Housing	\$254,796.50
Construction of the Pedestrian Pathway	\$250K-300K; Entrada contributes oversight and land
Total Cost for Town	\$254,796.50 for sewer taps and <i>an eventual payment for the pedestrian pathway</i> . \$10,191.86 per affordable housing unit for sewer taps.

Town's Fee Waivers			
Approximate Affordable Housing Fees		Approximate Commercial Fees	
Water Taps Fees	Indoor = \$59,372.50 Irrigation = \$3,910.69	Water Taps Fees	Indoor = \$16,177.60 Irrigation = \$7,861.57
Annexation Fee	\$63,283.19	Annexation Fee	\$23,739.17
Class A Development Permitting Fee	\$5,130.88	Class A Development Permitting Fee	\$6,531.00
		Density transfer	\$278,292.00
		Affordable Housing Impact Fee	\$84,828.00
Total for Affordable	\$131,697.26	Total for Commercial	\$369,651
Total Requested Fee Waivers from Town = \$501,348.26 or \$20,053.93 per affordable housing unit. The Dowdy Well might also be able to be used for outside irrigation on the Property.			

Benefits to the Town

This Project would benefit both Entrada and the Town, as well as the rest of Summit County, for the following reasons:

- The annexation of the Property into the Town, even with the requested TDRs, will result in a net reduction of density from what is currently allowed under the County's zoning of the Property.
- The commercial space will contribute not only greater property taxes, but also transfer taxes, to the Town. Mini-storage will also contribute sales taxes to the Town.
- The Project will provide for an attractive, yet functional, mixed-use development at the gateway to Breckenridge that will by all measures be an asset to the community.
- The Project will create twenty-five (25) affordable rental housing units in Breckenridge.
- The location of the proposed affordable rental housing units is in an ideal location due to its proximity to a bus stop, downtown, the Breckenridge Recreation Center, the bike path and the ski area. This will allow locals to make use of alternative forms of transportation rather than automobiles.
- The construction could begin as soon as spring of '09 and all portions will be concurrent.
- The construction would utilize green building methods to provide not only cost conscious, but environmentally sensitive and energy efficient housing.
- The Project will augment the supply of commercial office space available in Breckenridge.
- The Project will provide for approximately thirty thousand (30,000) sq. ft. of mini-storage in an area where the use already predominates.
- Allow for construction of a pedestrian pathway adjacent to CR 450 along the Property that will eventually, through Summit County's efforts, link the walkway in the Wellington Neighborhood with the bike path along the Blue River.
- Allow for the Town to have control over the development of a very important piece of property at the gateway to Breckenridge.

Conclusion

Entrada is excited about the possibility of working with Breckenridge to transform this Property into a development that will be an asset to the Town and Summit County as a whole, while still being financially feasible and economically profitable.



TOWN OF BRECKENRIDGE TOWN COUNCIL AGENDA
Tuesday, September 23, 2008 (Regular Meeting); 7:30 p.m.

I	CALL TO ORDER and ROLL CALL	
II	APPROVAL OF MINUTES – September 9, 2008 Regular Meeting	Page 68
III	APPROVAL OF AGENDA	
IV	COMMUNICATIONS TO COUNCIL	
	A. Citizen’s Comment - (Non-Agenda Items ONLY; 3 minute limit please)	
V	CONTINUED BUSINESS	
	A. SECOND READING OF COUNCIL BILL, SERIES 2008 - PUBLIC HEARINGS**	
1.	Council Bill No.37, Series 2008- AN ORDINANCE PROVIDING FOR AN INCREASE IN THE COMPENSATION PAID TO MEMBERS OF THE BRECKENRIDGE PLANNING COMMISSION	Page 73
2.	Council Bill No.38, Series 2008- AN ORDINANCE AUTHORIZING THE GRANTING OF AN EASEMENT TO PUBLIC SERVICE COMPANY OF COLORADO	Page 76
3.	Council Bill No.39, Series 2008- AN ORDINANCE AUTHORIZING THE GRANTING OF AN EASEMENT TO BRECKENRIDGE SANITATION DISTRICT	Page 82
4.	Council Bill No.40, Series 2008- AN ORDINANCE AUTHORIZING THE GRANTING OF AN EASEMENT TO CLAIMJUMPER CONDOMINIUM ASSOCIATION, INC.	Page 88
5.	Council Bill No.41, Series 2008- AN ORDINANCE APPROVING A DEED OF DEDICATION FOR THE CUCUMBER GULCH “WEDGE” PARCEL (16.80 acres, more or less)	Page 98
VI	NEW BUSINESS	
	A. FIRST READING OF COUNCIL BILL, SERIES 2008 –	
NONE		
	B. RESOLUTIONS, SERIES 2008-	
1.	A RESOLUTION AMENDING THE TOWN COUNCIL “PROCEDURES AND RULES OF ORDER” CONCERNING THE TIME FOR THE COMMENCEMENT OF REGULAR COUNCIL MEETINGS AND THE ELIMINATION OF THE CONSENT CALENDAR	Page 102
2.	A RESOLUTION APPROVING A SECOND AMENDMENT TO EMPLOYMENT AGREEMENT WITH TIMOTHY J. GAGEN	Page 105
	C. OTHER-	
1.	Burn Permit for Fuel Break on Tract D, Highlands Park	Page 108
VII	PLANNING MATTERS	
	A. Planning Commission Decisions of September 16, 2008	Page 2
VIII	REPORT OF TOWN MANAGER AND STAFF*	
IX	REPORT OF MAYOR AND COUNCILMEMBERS*	
	A. CAST/MMC (Mayor Warner)	
	B. Breckenridge Open Space Advisory Commission (Mr. Rossi)	
	C. BRC (Mr. Bergeron)	
	D. Summit Combined Housing Authority (Ms. McAtamney)	
	E. Breckenridge Heritage Alliance (Mr. Joyce)	
	F. Peak 6 Task Force (Mr. Rossi)	
X	OTHER MATTERS	
XI	SCHEDULED MEETINGS	Page 117
XII	ADJOURNMENT	

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

CALL TO ORDER AND ROLL CALL

Mayor Warner called the September 9, 2008 Town Council Meeting to order at 7:38 p.m. The following members answered roll call: Mr. Bergeron, Mr. Joyce, Ms. McAtamney, Mr. Mamula, Mr. Millisor, Mr. Rossi, and Mayor Warner.

APPROVAL OF MINUTES – August 26, 2008 Regular Meeting

Mayor Warner commented that on Page 82, “The” is spelled wrong. Hearing this one change, Mayor Warner declared the minutes were approved.

APPROVAL OF AGENDA

Town Manager, Tim Gagen, added an Executive Session under Other Matters.

COMMUNICATIONS TO COUNCIL

- A. Citizens Comment - (Non-Agenda Items ONLY; 3 minute limit please)
1. Jan Kutsar- District Forest Ranger in the Dillon Ranger District- Introduced herself.
 2. Jim Berg- Summit Independence Business Alliance- Introduced his company and invited the Council to partner with them to enhance the business community. Mayor Warner asked him to look into Workforce Issues and Environmental Sustainability efforts from businesses.

CONTINUED BUSINESS

A. SECOND READING OF COUNCIL BILLS, SERIES 2008 – PUBLIC HEARINGS

1. Council Bill No.36, Series 2008- AN ORDINANCE AMENDING THE MODEL TRAFFIC CODE FOR COLORADO, 2003 EDITION, CONCERNING THE OPERATION OF SKATEBOARDS WITHIN THE TOWN OF BRECKENRIDGE

Tim Berry commented that the ordinance would amend the Model Traffic Code to allow for the operation of skateboards on public roadways. There are no changes from first reading. Tim Berry did review the details of the ordinance for the benefit of the audience.

Mr. Mamula moved to approve Council Bill No. 36, Series 2008 on second reading. Mr. Rossi made the second. Mayor Warner opened the public hearing.

David Wagner commented that not allowing skateboarding on streets was unconstitutional. He commented that skateboarding is very controllable. Had a strong opinion to let people who are not presenting any risk.

Dr. Richard Haas- No problem with skateboarders but a retentative device should be required or a skateboard with a break. He also thinks there should be a restricted lane. He believes they should have a permit. Possibly have liability Insurance.

Angus Morrison- He believes this boils down to an equality issue. A few bad apples that do not know how to ride a skateboard should not ruin this. Skateboard easily fit in cars and a lot of people ride them because they can not afford bikes.

Karen Blanco- Feels the issue is about responsibility. There are 10-year olds riding bikes around town. It is about personal and parental responsibility.

Carolyn Foley- asked for someone to elaborate on the 10-year old. She would like the age limit lifted. She will claim responsibility for her child.

Gary Renick- commented that he was in town the other day and a skateboarder was weaving across the road, lost control. He asked what the rules were. Mayor Warner commented that it would be a violation and would be carelessness. You can not impede traffic. He asked who would be liable if a skateboard hit his car. Tim Gagen helped to clarify. Tim Berry also commented.

Skylar Drakos- He thinks skateboarders should be on the street because they have good control and they have better balance than bikes.

Chris Johnson- everyone is bringing up some good points. They just want to be treated the same as other groups. He commented that they will occasionally impede traffic, they will lose control but it is not any worse than biking or a vehicle trying to find a parking spot and stopping, starting and driving 10mph. Ask to be treated like everyone else.

Carolyn Foley- Can something being amended so if the 10 year olds can ride with an 18 year old and not get a ticket.

Gale Renick- Asked if since the government is supposed to protect public safety, does the police department support this ordinance. Asst Chief Greg Morrison commented and read Chief Holman’s comments in opposition of the ordinance. She is opposed. She does not consider skateboarding and biking as equivalent.

Kurtis Prince- They do not reach the speeds of bicycles. They can stop fast. Supports the ordinance and walking takes too long from some areas in Town.

Mayor Warner closed the public hearing.

Mr. Mamula asked Tim Berry about 10-year olds riding on neighborhood streets such as the Wellington Neighborhoods. This ordinance would make skateboarding on such streets illegal and it already is without this ordinance. Tim Berry commented that they could do some sort of amendment.

Mr. Millisor commented that he thinks this is a character thing and is neat to see the boarders on the street but he can not ignore the public safety issue. He did research that suggested Skateboarders should not be on the road and that cars and skateboarders do not mix. He is having a hard time ignoring this issue.

Mr. Mamula commented that it is really about personal responsibility. He feels there are 6 weeks that this can really be an issue. He thinks the majority of the group is responsible. He can not get over the 10 year old age thing and he thinks that is too young to be cruising down Main Street on their own.

Mr. Millisor commented that the Chief of Police of Steamboat said that if they could change their ordinance they wouldn't allow them on the steep roads.

Mr. Rossi thinks a benefit is that we are giving this group a shot to prove us right or wrong. There is a limit to how much we can legislate personal responsibility. It gives the Police Department something else to do. Give the group the chance.

Mr. Bergeron commented that the things that annoy people about skateboarding are still going to be illegal. They are taking a big chance so they need to self-police. Begged the skateboarders to obey the law and talk to their buddies.

Ms. McAtamney thanked the group for coming to comment. It is a big part of our culture. They need to be the ambassadors. Will have no problem next year denying it if they do not abide by the rules. Concerned with the big hills. May want to restrict areas where there is congestion. Struggles with the age issues. Runaway devices would be fabulous if they were possible.

Mr. Joyce commented that he had an incident with skateboarders the other day that really made him reconsider his support of the ordinance but he does still support it and hopes that the skateboarders will responsible and he will be the first to tell the Police Department to ticket if they are not.

Mr. Rossi echoed everyone else and still had concerns about a child being able to ride on a neighborhood street.

Mr. Mamula commented that he thinks the age limit needs to be changed to 16 years old unless you are accompanied by an adult. He feels this is for the core of town and that they need some sort of compromise.

Mayor Warner commented that he voted against this on the first reading. He wants to create a zone where skateboarders are prohibited. Anything West of Ridge Street should be prohibited. He still can not get his arms around the safety and congestion issues. He would favorably consider an ordinance that would prohibit side streets coming into Main Street from Ridge. This would help solve some of the age concerns if there was a zone and kids could ride in the neighborhoods.

Mayor Warner, Mr. Millisor, Ms. McAtamney, Mr. Joyce would vote against it in the current form. Mr. Mamula, Mr. Rossi and Mr. Bergeron would approve it in this form.

Mayor Warner would like to eliminate East-West Roads from Ridge to Main. Mr. Millisor commented that he thinks that there is a reason why other towns do not allow skateboarding in the core of Town. 5-2 vote on eliminating side streets. Mr. Mamula and Mr. Rossi don't want limit it.

Council agreed not to eliminate Main Street.

Tim Berry commented that they could allow parental supervision. Mr. Mamula clarified on what they would like to see. The Council agreed that the age should be 15-years old before they do not have to be supervised.

No restrictions in a residential play area.

Please see additional written public comments related to this ordinance at the end of the minutes.

Mr. Mamula moved to table the motion. Ms. McAtamney made the second. The motion passed 7-0. The Council moved through the remaining portion of the agenda

At 9:50 p.m. the ordinance was once again addressed. Tim Berry commented on the changes he made.

Mr. Mamula moved to remove the ordinance from the table. Mr. Bergeron made the second. The motion passed 7-0.

Mr. Rossi moved to approve Council Bill No.36, Series 2008 as revised. Mr. Bergeron made the second. Mayor Warner commented that he would vote for it but would be the first to get rid of it if it did not go well. Mr. Millisor commented that he will vote "no" because he can not get over the public safety portion. The motion passed 7-0.

NEW BUSINESS

A. FIRST READING OF COUNCIL BILLS, SERIES 2008

1. Council Bill No.37, Series 2008- AN ORDINANCE PROVIDING FOR AN INCREASE IN THE COMPENSATION PAID TO MEMBERS OF THE BRECKENRIDGE PLANNING COMMISSION

Tim Gagen commented that the ordinance would increase the salary of all members of the Planning Commission from \$200 to \$400 per month effective January 1, 2009.

Mr. Mamula moved to approve Council Bill No. 37, Series 2008 on first reading. Mr. Bergeron made the second. Mr. Rossi commented that he would like to see the Town try to cover these expenses. The motion passed 7-0.

2. Council Bill No.38, Series 2008- AN ORDINANCE AUTHORIZING THE GRANTING OF AN EASEMENT TO PUBLIC SERVICE COMPANY OF COLORADO

Tim Gagen commented that this as well as the following 2 ordinances be a part of the exchange process for the Claimjumper Parcel.

Mr. Bergeron moved to approve Council Bill No. 38, Series 2008 on first reading. Mr. Mamula made the second. The motion passed 7-0.

3. Council Bill No.39, Series 2008- AN ORDINANCE AUTHORIZING THE GRANTING OF AN EASEMENT TO BRECKENRIDGE SANITATION DISTRICT

Tim Gagen commented that this ordinance will replace the Special Use Permit with Breckenridge Sanitation District.

Mr. Mamula moved to approve Council Bill No. 39, Series 2008 on first reading. Mr. Rossi made the second. The motion passed 7-0.

4. Council Bill No.40, Series 2008- AN ORDINANCE AUTHORIZING THE GRANTING OF AN EASEMENT TO CLAIMJUMPER CONDOMINIUM ASSOCIATION, INC.

Tim Gagen commented that this ordinance will grant an easement for a driveway and water lines for the Claimjumper.

Mr. Millisor moved to approve Council Bill No. 40, Series 2008 on first reading. Mr. Bergeron made the second. The motion passed 7-0.

5. Council Bill No.41, Series 2008- AN ORDINANCE APPROVING A DEED OF DEDICATION FOR THE CUCUMBER GULCH "WEDGE" PARCEL (16.80 acres, more or less)

Tim Gagen commented that this would allow the Wedge Parcel to stay in the "Open Space" category.

Mr. Mamula moved to approve Council Bill No. 41, Series 2008 on first reading. Mr. Bergeron made the second. The motion passed 7-0.

B. RESOLUTIONS, SERIES 2008

1. A RESOLUTION APPROVING AN EXCHANGE AGREEMENT WITH CHIHUAHUA, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND THE UNITED STATES OF AMERICA, FOREST SERVICE, DEPARTMENT OF AGRICULTURE, CONCERNING THE SNAKE RIVER LAND EXCHANGE

Tim Gagen commented that the resolution would approve an exchange agreement with Chihuahua.

Mr. Bergeron moved to approve the Resolution, Series 2008. Mr. Mamula made the second. Motion passed 7-0.

PLANNING MATTERS

• Planning Commission Decisions of September 2, 2008

With no requests for call up, Mayor Warner stated the Planning Commission decisions of the September 2, 2008 meeting would stand as presented.

• Report of Planning Commission Liaison

Eric Mamula had nothing to report.

REPORT OF TOWN MANAGER AND STAFF

Town Manager, Tim Gagen, commented that he talked with Dan Gibbs and if Council has any thoughts on legislation to please let Dan know.

REPORT OF MAYOR AND COUNCILMEMBERS

A. Report of Mayor (CAST/MMC)

Mayor Warner reported at the work session.

B. Open Space Advisory Commission (Mr. Rossi)

Mr. Rossi reported at the work session.

C. BRC (Mr. Bergeron)

Mr. Bergeron commented that they will come to council with a modest request for funds rather than a spike that they asked for last year. He is encouraged.

D. Summit Combined Housing Authority (Ms. McAtamney)

Ms. McAtamney commented that she had a conversation with Jennifer Kermod, Housing Authority, about the comments on Entrada. Talked about Valley Brook property and pricing. County is interested in pursuing a partnership on Claimjumper. The Council talked about making sure that people are getting credit counseling so that people can actually make lifestyle changes so they can get financing. They do not want to duplicate a service but we do not know of any case management services. Citizen, Turk Montepare, commented that he does not show property to anyone until they have gone to see a lender. He believes the Council can use local resources such as lenders to help. Working with good lenders is important. There are a lot of people having trouble getting financing. There are good private sector resources out there. A possible lottery came up in the discussion as well.

E. Breckenridge Heritage Alliance (Mr. Joyce)

Mr. Joyce had nothing to report.

F. Peak 6 Task Force (Mr. Rossi)

Mr. Rossi commented that they hired a facilitator. Lucy is not willing to go with the Council's past recommendations. They did decide to add another community member. There was further comment by various Council members.

At 9:50p.m. the Council re-addressed Council Bill No.36, Series 2008. See notes above.

OTHER MATTERS

Mr. Mamula commented that he would like to, in some form, be able to respond to comments or articles from the SDN.

Mr. Bergeron commented that he has gotten a lot of public comment on having a community compost pile.

Mr. Millisor commented that you can donate blood for Children's Hospital at the Breck Inn

Mr. Millisor asked if there is a reason we can't lower the speed limits at the daycares, and make it a school zone.

ADJOURNMENT

At 10:09p.m. Mr. Joyce moved to that the Town Council go into executive session pursuant to Paragraph 4(e) of Section 24-6-402, C.R.S., relating to determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations; and instructing negotiators. Mr. Bergeron made the second. All were in favor.

At 10:32 p.m., Mr. Rossi moved to adjourn the executive session. Mr. Joyce made the second. The motion passed unanimously.

With no further business to discuss the regular meeting was adjourned at 10:33 p.m.
Submitted by Alison Kellermann, Administrative Services Manager.

ATTEST:

Mary Jean Loufek, CMC, Town Clerk

John Warner, Mayor

Skateboarding Ordinance Additional Public Comments

To whom it may concern-

It was brought to my attention that there is an opposition against the ordinance to allow skateboarding on the streets of Breckenridge. It is also my understanding the ordinance is to simply allow skateboarding as a form of transportation & do not feel personally that this should be a problem. There are many more forms of transportation that pose much more of a threat than skateboarding does. I also understand that Main Street in downtown Breckenridge is a very busy route & can be dangerous for children & adults as well though do not see a problem with allowing it on secondary roads.

Although I am not a resident of Breckenridge, I do share much of my time there through the winter months as well as the summer.

I grew up as a skateboarder & faced these types of problems constantly. I feel as though skateboarding should be looked upon as something that can be healthy & should actually be encouraged within our youth.

Thank you- MC

The proposed skateboarding ordinance lacks safety considerations for operation on public streets and sidewalks. The ordinance should include the following:

1. Skateboards must be equipped with retention devices to prevent injury and property damage.
2. Restricted lanes should be provided for skateboarders on city streets.
3. Permits should be required to insure proper training, equipment, and liability insurance for riders over 18 years.

Dick & Evie Haas, Winterpoint homeowners, Breckenridge

Sadly, we can't be in attendance at the Town Council meeting this evening.

Under no circumstances do we approve any ordinance which allows skateboarding in Breckenridge on Main Street or its sidewalks!
That this idea is even being considered is unbelievable!!

Gala and Sam Eppstein

WHAT ARE YOU THINKING?

I find it incredulous that the town council would even entertain the thought of skateboarding on the streets. And for several reasons;

Children as young as 10 years old would be allowed to skate on the streets without protection or adult supervision.

Breckenridge's economy is based on the tourist trade. What a surprise when a skateboarder whizzes by them on Main Street, or worse yet, collides. Who is liable? Do the skateboarders carry insurance?

Who is going to police this?

I'm all for fun, but this is an accident waiting to happen!

Peggy Weintraub

MEMO

TO: Town Council
FROM: Town Attorney
RE: Council Bill No. 37 (Planning Commission Salary Ordinance)
DATE: September 10, 2008 (for September 23rd meeting)

The second reading of the ordinance increasing the salaries of the members of the Planning Commission is scheduled for your meeting on September 23rd. There are no changes proposed to ordinance from first reading.

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

1 **FOR WORKSESSION/SECOND READING – SEPT. 23**

2
3 **NO CHANGES FROM FIRST READING**

4
5 Additions To The Current Breckenridge Town Code Are
6 Indicated By **Bold + Dbl Underline**; Deletions By ~~Strikeout~~

7
8 COUNCIL BILL NO. 37

9
10 Series 2008

11
12 AN ORDINANCE PROVIDING FOR AN INCREASE IN THE COMPENSATION PAID TO
13 MEMBERS OF THE BRECKENRIDGE PLANNING COMMISSION

14
15 WHEREAS, the Breckenridge Planning Commission was created by Section 9.3 of the
16 Breckenridge Town Charter; and

17
18 WHEREAS, Section 2-2-9(A) of the Breckenridge Town Code establishes the
19 compensation to be paid to members of the Town's Planning Commission; and

20
21 WHEREAS, the Town Council has determined that the compensation to be paid to the
22 members of the Planning Commission should be increased as hereafter provided; and

23
24 WHEREAS, there is no restriction against the Town Council increasing the compensation
25 for current members of the Planning Commission, as well as the compensation of those members of
26 the Planning Commission appointed on or after the effective date of this ordinance.

27
28 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
29 BRECKENRIDGE, COLORADO:

30
31 Section 1. Subsection (A) of Section 2-2-9 of the Breckenridge Town Code is hereby
32 amended so as to read in its entirety as follows:

33
34 A. ~~Effective November 1, 1992, e~~**E**ach member of the Planning Commission shall
35 receive compensation for serving on the Commission at the rate of ~~two~~**four**
36 thousand ~~four~~ **eight** hundred dollars (\$2,400.00**4,800.00**) annually, payable at the
37 rate of ~~two~~ **four** hundred dollars (\$200.00**400.00**) per month. **The annual salary of**
38 **the members of the Planning Commission may be increased or decreased at**
39 **any time by ordinance duly adopted by the Town Council without regard for**
40 **the term of appointment of such members.**

41
42 Section 2. Except as specifically amended hereby, the Breckenridge Town Code, and the
43 various secondary codes adopted by reference therein, shall continue in full force and effect.
44

MEMO

TO: Town Council
FROM: Town Attorney
RE: Snake River Land Exchange Legislation
DATE: September 10, 2008 (for September 23rd meeting)

The second readings of the following legislation related to the Snake River Land Exchange are scheduled for your meeting on September 23rd:

1. Council Bill 38 approving the replacement easement for Public Service Company;
2. Council Bill 39 approving the replacement easement for the Breckenridge Sanitation District;
3. Council Bill 40 approving the replacement easement for the Claimjumper Condominium Association, Inc.; and
4. Council Bill 41 approving the Deed of Dedication for the Wedge parcel.

There are no changes proposed to any of these ordinance.

I will be happy to discuss these ordinances with you on Tuesday.

1 ***FOR WORKSESSION/SECOND READING – SEPT. 23***

2
3 ***NO CHANGES FROM FIRST READING***

4
5 COUNCIL BILL NO. 38

6
7 Series 2008

8
9 AN ORDINANCE AUTHORIZING THE GRANTING OF AN EASEMENT TO PUBLIC
10 SERVICE COMPANY OF COLORADO

11
12 WHEREAS, the Town of Breckenridge anticipates acquiring certain lands from the
13 United States Department of Agriculture, Forest Service, as part of the Snake River Land
14 Exchange; and

15
16 WHEREAS, in connection with the acquisition of such lands the Town is required to
17 replace existing easements and special use permits previously granted by the United States
18 government with Town easements; and

19
20 WHEREAS, in connection with the acquisition of such lands it is necessary for the Town
21 to replace portions of two existing federal special use permits held by Public Service Company
22 of Colorado with an easement granted by the Town; and

23
24 WHEREAS, a proposed Grant of Easement to Public Service Company of Colorado has
25 been prepared, a copy of which is marked Exhibit “A”, attached hereto and incorporated herein
26 by reference; and

27
28 WHEREAS, the Town Council of the Town of Breckenridge has determined that it
29 should grant the replacement easement to Public Service Company of Colorado; and

30
31 WHEREAS, the Town Attorney has informed the Town Council that, in his opinion,
32 Section 15.3 of the Breckenridge Town Charter requires that granting of such easement be
33 authorized by ordinance.

34
35 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
36 BRECKENRIDGE, COLORADO:

37
38 Section 1. The Town Manager is hereby authorized, empowered, and directed to execute
39 and acknowledge the Grant of Easement to Public Service Company of Colorado, in
40 substantially the form which is marked Exhibit "A", attached hereto and incorporated herein by
41 reference. Any information required to complete the easement form shall be inserted into the
42 document prior to execution, and reviewed and approved by the Town Engineer. The Town
43 Manager is further authorized, empowered, and directed to deliver such Grant of Easement to
44 Public Service Company of Colorado at the time of the closing of the Snake River Land

1 Exchange. Should the Snake River Land Exchange fail to close for any reason, this ordinance
2 shall be null, void, and of no effect.

3
4 Section 2. The Town Council hereby finds, determines and declares that it has the power
5 to adopt this ordinance pursuant to the authority granted to home rule municipalities by Article
6 XX of the Colorado Constitution and the powers contained in the Breckenridge Town Charter.

7
8 Section 3. This ordinance shall be published and become effective as provided by
9 Section 5.9 of the Breckenridge Town Charter.

10
11 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
12 PUBLISHED IN FULL this ____ day of _____, 2008. A Public Hearing shall be
13 held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the
14 ____ day of _____, 2008, at 7:30 P.M., or as soon thereafter as possible in the
15 Municipal Building of the Town.

16
17 TOWN OF BRECKENRIDGE, a Colorado
18 municipal corporation

19
20
21
22 By _____
23 John G. Warner, Mayor

24
25 ATTEST:

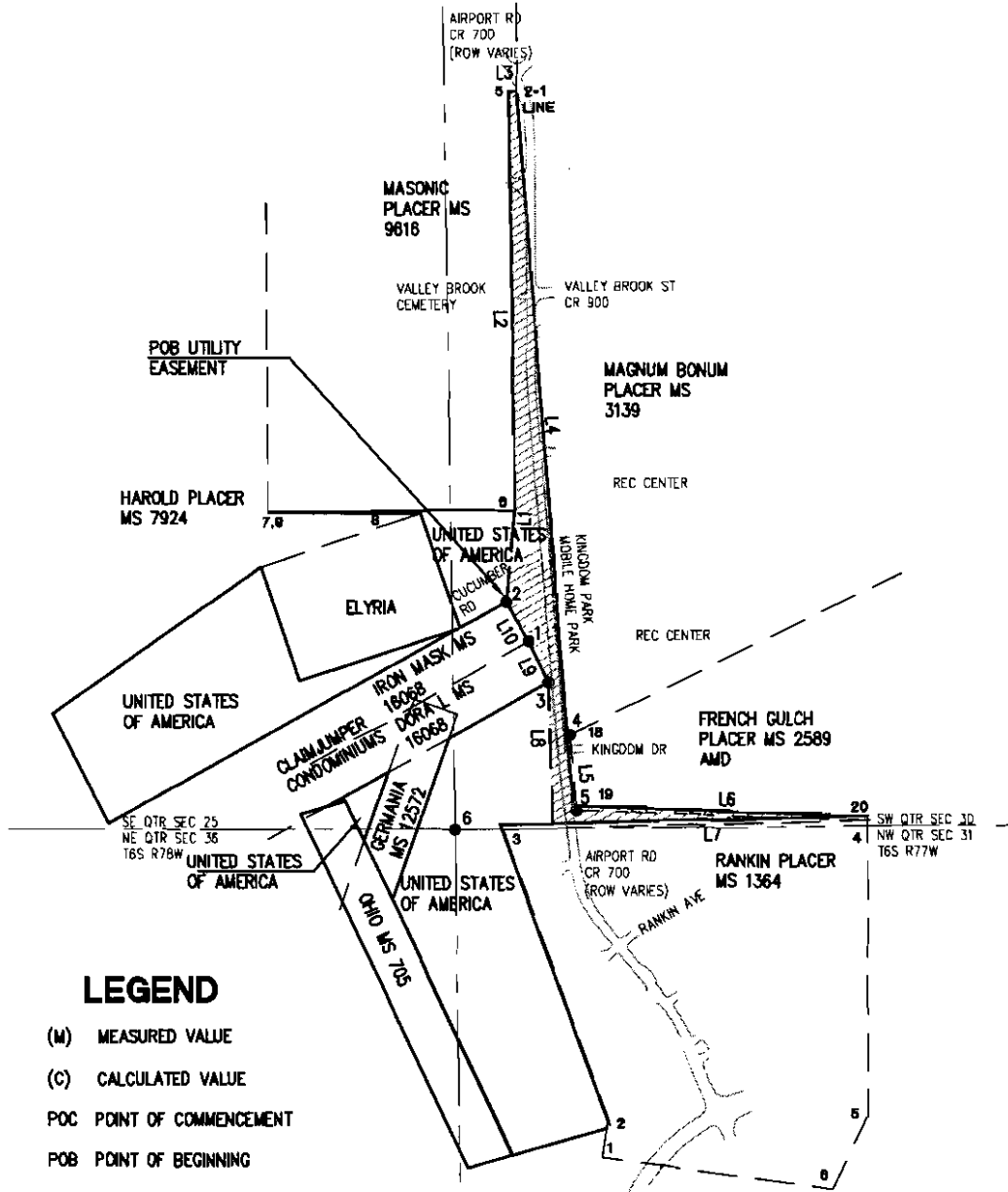
26
27
28
29 _____
30 Mary Jean Loufek, CMC,
31 Town Clerk

AIRPORT RD EASEMENT

LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 30 TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH P.M.,
COUNTY OF SUMMIT, STATE OF COLORADO

DRAFT 3

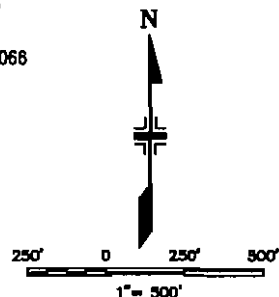
UTILITY



LEGEND

- (M) MEASURED VALUE
- (C) CALCULATED VALUE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

- 1 FOUND 1-1/2" COPPERWELD STAMPED "16068 DL/IM 1 S30 1966"
- 2 POC, POB: FOUND 1-1/2" COPPERWELD WEST OF GOVT POST STAMPED "T8S R77W 16068 IRONMASK 2 1976"
- 3 FOUND 1-1/2" COPPERWELD STAMPED "DORA L 2 18068 T8S R77W 1976"
- 4 FOUND 1-1/4" RED PLASTIC CAP STAMPED "12___"
- 5 FOUND $\#$ REBAR
- 6 FOUND 3-1/4" BLM METAL CAP ON PIPE STAMPED "T8S R78W R77W S25[S3D S36[S31 1963"
- 7 MINERAL SURVEY MINING CLAIM CORNER



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N05°32'08"E	302.68'
L2	N00°39'48"W	1378.40'
L3	S89°44'32"E	25.71'
L4	S04°19'47"E	2125.41'
L5	S04°19'47"E	232.12'
L6	S87°57'45"E	961.90'
L7	S88°38'12"W	1028.31'
L8	N01°21'48"W	463.98'
L9	N25°32'00"W	150.53'
L10	N29°40'45"W	150.02'

DRAFT 3



TETRA TECH

410 S French Street, P.O. Box 1659,
Breckenridge CO 80424 TEL 970 453-6394
Fax 970 453-4579

DRAWN BY: LJB	CHECKED BY: LJB
SCALE: 1"=500'	DATE: AUGUST 21, 2008
P:\PROJECTS\0371_014_85.02_BLOCK 11 CJ AIRPORT RD\CJ SAN EASEMENTS.DWG	
PROJECT #: 0371_014_85.02_Easements	

UTILITY EASEMENT

UTILITY EASEMENT

AN EASEMENT, OVER AND ACROSS LAND LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 30 TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH P.M. COUNTY OF SUMMIT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER NUMBER 2 OF IRON MASK MINING CLAIM MINERAL SURVEY NO. 16068 FROM WHICH CORNER NUMBER 1 OF SAID IRON MASK MINING CLAIM BEARS AN ASSIGNED BEARING OF S29°40'45"E, A DISTANCE OF 150.02 FEET, SAID POINT BEING THE POINT OF BEGINNING OF THIS UTILITY EASEMENT DESCRIPTION;
THENCE N05°32'08"E, A DISTANCE OF 302.68 FEET TO CORNER NUMBER 6 OF MASONIC PLACER MINERAL SURVEY 9616;
THENCE ALONG THE 6-5 LINE OF SAID MASONIC PLACER MINERAL SURVEY N00°39'48"W, A DISTANCE OF 1378.40 FEET TO CORNER NUMBER 5 OF SAID MASONIC PLACER MINERAL SURVEY;
THENCE S89°44'32"E, A DISTANCE OF 25.71 FEET TO THE 2-1 LINE OF MAGNUM BONUM PLACER MINERAL SURVEY NO. 3139;
THENCE ALONG SAID MAGNUM BONUM PLACER 2-1 LINE S04°19'47"E, A DISTANCE OF 2125.41 FEET TO CORNER NUMBER 1 OF SAID MAGNUM BONUM PLACER AND ALSO CORNER NUMBER 18 OF FRENCH GULCH PLACER MINERAL SURVEY 2589 AMD;
THENCE ALONG THE 18-19 LINE OF SAID FRENCH GULCH PLACER S04°19'47"E, A DISTANCE OF 232.12 FEET TO CORNER 19 OF SAID FRENCH GULCH PLACER;
THENCE ALONG THE 19-20 LINE OF SAID FRENCH GULCH PLACER S87°57'45"E, A DISTANCE OF 961.90 FEET TO CORNER NUMBER 20 OF SAID FRENCH GULCH PLACER AND ALSO CORNER NUMBER 4 OF RANKIN PLACER MINERAL SURVEY 1364;
THENCE ALONG THE 4-3 LINE OF SAID RANKIN PLACER S88°38'12"W, A DISTANCE OF 1028.31 FEET;
THENCE DEPARTING SAID RANKIN PLACER N01°21'48"W, A DISTANCE OF 463.98 FEET TO CORNER NUMBER 2 OF DORA L MINING CLAIM MINERAL SURVEY NO. 16068;
THENCE ALONG THE 2 - 1 LINE OF SAID DORA L MINING CLAIM N25°32'00"W, A DISTANCE OF 150.53 FEET TO CORNER NUMBER 1 OF SAID IRON MASK MINING CLAIM;
THENCE ALONG THE 1 - 2 LINE OF SAID IRON MASK MINING CLAIM N29°40'45"W, A DISTANCE OF 150.02 FEET TO THE POINT OF BEGINNING, SAID UTILITY EASEMENT DESCRIPTION CONTAINS 220,783 SQ. FT. OR 5.07 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, LAWRENCE J. BUCAR, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE LAND SURVEY INFORMATION SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: _____

LAWRENCE J. BUCAR, PLS 35595
FOR AND ON BEHALF OF TETRA TECH

1 **FOR WORKSESSION/SECOND READING – SEPT. 23**

2
3 **NO CHANGES FROM FIRST READING**

4
5 COUNCIL BILL NO. 39

6
7 Series 2008

8
9 AN ORDINANCE AUTHORIZING THE GRANTING OF AN EASEMENT TO
10 BRECKENRIDGE SANITATION DISTRICT

11
12 WHEREAS, the Town of Breckenridge anticipates acquiring certain lands from the
13 United States Department of Agriculture, Forest Service, as part of the Snake River Land
14 Exchange; and

15
16 WHEREAS, in connection with the acquisition of such lands the Town is required to
17 replace existing easements and special use permits previously granted by the United States
18 government with Town easements; and

19
20 WHEREAS, in connection with the acquisition of such lands it is necessary for the Town
21 to replace portions of an existing federal special use permit held by Breckenridge Sanitation
22 District with an easement granted by the Town; and

23
24 WHEREAS, a proposed Grant of Easement to Breckenridge Sanitation District has been
25 prepared, a copy of which is marked Exhibit “A”, attached hereto and incorporated herein by
26 reference; and

27
28 WHEREAS, the Town Council of the Town of Breckenridge has determined that it
29 should grant the replacement easement to Breckenridge Sanitation District; and

30
31 WHEREAS, the Town Attorney has informed the Town Council that, in his opinion,
32 Section 15.3 of the Breckenridge Town Charter requires that granting of such easement be
33 authorized by ordinance.

34
35 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
36 BRECKENRIDGE, COLORADO:

37
38 Section 1. The Town Manager is hereby authorized, empowered, and directed to execute
39 and acknowledge the Grant of Easement to Breckenridge Sanitation District, in substantially the
40 form which is marked Exhibit "A", attached hereto and incorporated herein by reference. Any
41 information required to complete the easement form shall be inserted into the document prior to
42 execution, and reviewed and approved by the Town Engineer. The Town Manager is further
43 authorized, empowered, and directed to deliver such Grant of Easement to Breckenridge
44 Sanitation District at the time of the closing of the Snake River Land Exchange. Should the

1 Snake River Land Exchange fail to close for any reason, this ordinance shall be null, void, and of
2 no effect.

3
4 Section 2. The Town Council hereby finds, determines and declares that it has the power
5 to adopt this ordinance pursuant to the authority granted to home rule municipalities by Article
6 XX of the Colorado Constitution and the powers contained in the Breckenridge Town Charter.

7
8 Section 3. This ordinance shall be published and become effective as provided by
9 Section 5.9 of the Breckenridge Town Charter.

10
11 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
12 PUBLISHED IN FULL this ____ day of _____, 2008. A Public Hearing shall be
13 held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the
14 ____ day of _____, 2008, at 7:30 P.M., or as soon thereafter as possible in the
15 Municipal Building of the Town.

16
17 TOWN OF BRECKENRIDGE, a Colorado
18 municipal corporation

19
20
21
22 By _____
23 John G. Warner, Mayor

24
25 ATTEST:

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

GRANT OF EASEMENT

This Grant of Easement (hereinafter "Easement Agreement") is entered into this ____ day of _____, 2008, by and between the Town of Breckenridge, a Colorado municipal corporation, P.O. Box 168, Breckenridge, CO 80424 (hereinafter "GRANTOR") and the Breckenridge Sanitation District, P.O. Box 1216, Breckenridge, CO 80424 (hereinafter "DISTRICT").

WHEREAS, DISTRICT is a duly organized sanitation district existing under and by virtue of the laws of the State of Colorado authorized to, inter alia, acquire easements in real property necessary to the functions or the operation of the DISTRICT; and

WHEREAS, GRANTOR represents and warrants that GRANTOR is the owner of the real property described as a portion of the SW ¼ of Section 30, Township 6 South, Range 77 West of the 6th P.M., Summit County, Colorado (hereinafter "Property"); and

WHEREAS, DISTRICT desires, and GRANTOR is willing to grant, a perpetual, non-exclusive easement appurtenant on, over, under, and across the Property in order to facilitate the construction, operation, and maintenance of wastewater collection facilities, and appurtenances.

NOW THEREFORE, in consideration of the payment to GRANTOR of \$10.00, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confirmed; GRANTOR hereby grants, bargains, sells, and conveys to DISTRICT, its successors and assigns, in perpetuity, a non-exclusive easement appurtenant on, over, under and across the Property (hereinafter "Easement") for the construction, installation, operation, maintenance, alteration, reconstruction, inspection, improvement, removal, cleaning and repair of wastewater collection facilities and appurtenances, said Easement being more particularly described in Exhibit A and depicted in Exhibit B attached hereto, together with:

- (a) the right of ingress to and egress from such wastewater collection facilities on, over, under, and across the Easement; and
- (b) all the rights and privileges necessary or convenient for the full enjoyment of the above-mentioned purposes.

DISTRICT shall exercise the rights herein granted to it with due care, and all damage to the Easement occurring hereunder or resulting from the failure of DISTRICT to exercise due care shall be paid for or repaired at the expense of DISTRICT.

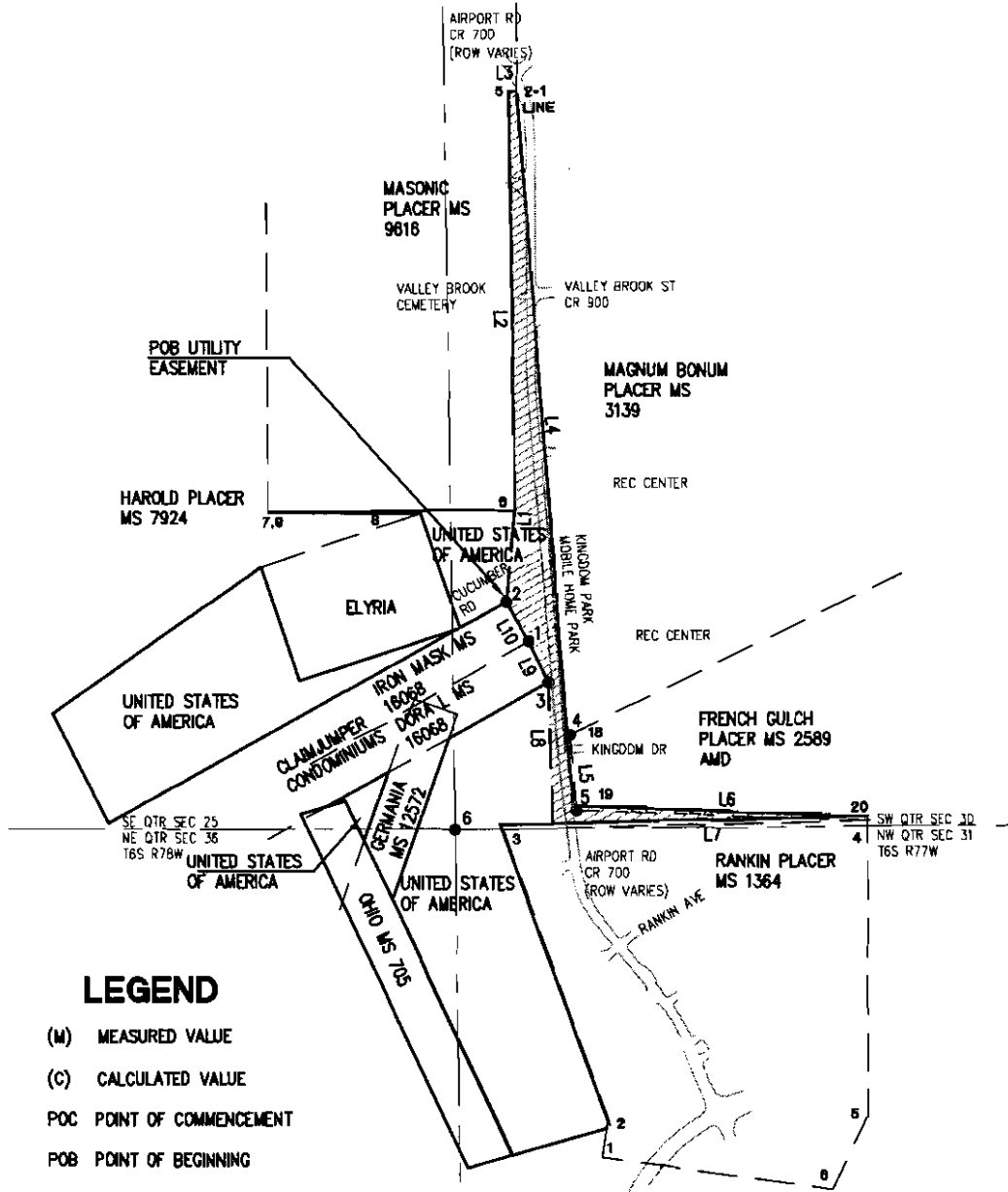
GRANTOR reserves the right and privilege to use the Easement for all purposes other than: (a) those purposes or uses that are granted to DISTRICT herein, (b) those purposes or uses that might interfere with or be inconsistent with the purposes and uses granted to DISTRICT herein, or (c) those purposes or uses that might be detrimental to DISTRICT's use of the Easement or granted herein. GRANTOR specifically agrees that, within the Easement, GRANTOR shall not: (a) erect or construct any building, structure, or other obstruction, (b) drill or operate any well, or (c) diminish or substantially add to the ground cover.

AIRPORT RD EASEMENT

LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 30 TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH P.M.,
COUNTY OF SUMMIT, STATE OF COLORADO

DRAFT 3

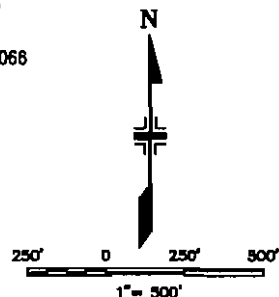
UTILITY



LEGEND

- (M) MEASURED VALUE
- (C) CALCULATED VALUE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

- 1 FOUND 1-1/2" COPPERWELD STAMPED "16068 DL/IM 1 S30 1966"
- 2 POC, POB: FOUND 1-1/2" COPPERWELD WEST OF GOVT POST STAMPED "T8S R77W 16068 IRONMASK 2 1976"
- 3 FOUND 1-1/2" COPPERWELD STAMPED "DORA L 2 16068 T8S R77W 1976"
- 4 FOUND 1-1/4" RED PLASTIC CAP STAMPED "12___"
- 5 FOUND $\#$ REBAR
- 6 FOUND 3-1/4" BLM METAL CAP ON PIPE STAMPED "T8S R78W R77W S25|S30 S36|S31 1963"
- 7 MINERAL SURVEY MINING CLAIM CORNER



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N05°32'08"E	302.68'
L2	N00°39'48"W	1378.40'
L3	S89°44'32"E	25.71'
L4	S04°19'47"E	2125.41'
L5	S04°19'47"E	232.12'
L6	S87°57'45"E	961.90'
L7	S88°38'12"W	1028.31'
L8	N01°21'48"W	463.98'
L9	N25°32'00"W	150.53'
L10	N29°40'45"W	150.02'

DRAFT 3



TETRA TECH

410 S French Street, P.O. Box 1659,
Breckenridge CO 80424 TEL 970 453-6394
Fax 970 453-4579

DRAWN BY: LJB	CHECKED BY: LJB
SCALE: 1"=500'	DATE: AUGUST 21, 2008
P:\PROJECTS\0371_014_85.02_BLOCK 11 CJ AIRPORT RD\CJ SAN EASEMENTS.DWG	
PROJECT #: 0371_014_85.02_Easements	

UTILITY EASEMENT

UTILITY EASEMENT

AN EASEMENT, OVER AND ACROSS LAND LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 30 TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH P.M. COUNTY OF SUMMIT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER NUMBER 2 OF IRON MASK MINING CLAIM MINERAL SURVEY NO. 16068 FROM WHICH CORNER NUMBER 1 OF SAID IRON MASK MINING CLAIM BEARS AN ASSIGNED BEARING OF S29°40'45"E, A DISTANCE OF 150.02 FEET, SAID POINT BEING THE POINT OF BEGINNING OF THIS UTILITY EASEMENT DESCRIPTION;
THENCE N05°32'08"E, A DISTANCE OF 302.68 FEET TO CORNER NUMBER 6 OF MASONIC PLACER MINERAL SURVEY 9616;
THENCE ALONG THE 6-5 LINE OF SAID MASONIC PLACER MINERAL SURVEY N00°39'48"W, A DISTANCE OF 1378.40 FEET TO CORNER NUMBER 5 OF SAID MASONIC PLACER MINERAL SURVEY;
THENCE S89°44'32"E, A DISTANCE OF 25.71 FEET TO THE 2-1 LINE OF MAGNUM BONUM PLACER MINERAL SURVEY NO. 3139;
THENCE ALONG SAID MAGNUM BONUM PLACER 2-1 LINE S04°19'47"E, A DISTANCE OF 2125.41 FEET TO CORNER NUMBER 1 OF SAID MAGNUM BONUM PLACER AND ALSO CORNER NUMBER 18 OF FRENCH GULCH PLACER MINERAL SURVEY 2589 AMD;
THENCE ALONG THE 18-19 LINE OF SAID FRENCH GULCH PLACER S04°19'47"E, A DISTANCE OF 232.12 FEET TO CORNER 19 OF SAID FRENCH GULCH PLACER;
THENCE ALONG THE 19-20 LINE OF SAID FRENCH GULCH PLACER S87°57'45"E, A DISTANCE OF 961.90 FEET TO CORNER NUMBER 20 OF SAID FRENCH GULCH PLACER AND ALSO CORNER NUMBER 4 OF RANKIN PLACER MINERAL SURVEY 1364;
THENCE ALONG THE 4-3 LINE OF SAID RANKIN PLACER S88°38'12"W, A DISTANCE OF 1028.31 FEET;
THENCE DEPARTING SAID RANKIN PLACER N01°21'48"W, A DISTANCE OF 463.98 FEET TO CORNER NUMBER 2 OF DORA L MINING CLAIM MINERAL SURVEY NO. 16068;
THENCE ALONG THE 2 - 1 LINE OF SAID DORA L MINING CLAIM N25°32'00"W, A DISTANCE OF 150.53 FEET TO CORNER NUMBER 1 OF SAID IRON MASK MINING CLAIM;
THENCE ALONG THE 1 - 2 LINE OF SAID IRON MASK MINING CLAIM N29°40'45"W, A DISTANCE OF 150.02 FEET TO THE POINT OF BEGINNING, SAID UTILITY EASEMENT DESCRIPTION CONTAINS 220,783 SQ. FT. OR 5.07 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, LAWRENCE J. BUCAR, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE LAND SURVEY INFORMATION SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: _____

LAWRENCE J. BUCAR, PLS 35595
FOR AND ON BEHALF OF TETRA TECH

1 **FOR WORKSESSION/SECOND READING – SEPT. 23**

2
3 **NO CHANGES FROM FIRST READING**

4
5 COUNCIL BILL NO. 40

6
7 Series 2008

8
9 AN ORDINANCE AUTHORIZING THE GRANTING OF AN EASEMENT TO
10 CLAIMJUMPER CONDOMINIUM ASSOCIATION, INC.

11
12 WHEREAS, the Town of Breckenridge anticipates acquiring certain lands from the
13 United States Department of Agriculture, Forest Service, as part of the Snake River Land
14 Exchange; and

15
16 WHEREAS, in connection with the acquisition of such lands the Town is required to
17 replace existing easements and special use permits previously granted by the United States
18 government with Town easements; and

19
20 WHEREAS, in connection with the acquisition of such lands it is necessary for the Town
21 to replace an existing federal easement owned by Claimjumper Condominium Association, Inc.
22 with an easement granted by the Town; and

23
24 WHEREAS, a proposed Grant of Easement to Claimjumper Condominium Association,
25 Inc. has been prepared, a copy of which is marked Exhibit “A”, attached hereto and incorporated
26 herein by reference; and

27
28 WHEREAS, the Town Council of the Town of Breckenridge has determined that it
29 should grant the replacement easement to Claimjumper Condominium Association, Inc.; and

30
31 WHEREAS, the Town Attorney has informed the Town Council that, in his opinion,
32 Section 15.3 of the Breckenridge Town Charter requires that granting of such easement be
33 authorized by ordinance.

34
35 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
36 BRECKENRIDGE, COLORADO:

37
38 Section 1. The Town Manager is hereby authorized, empowered, and directed to execute
39 and acknowledge the Grant of Easement to Claimjumper Condominium Association, Inc., in
40 substantially the form which is marked Exhibit "A", attached hereto and incorporated herein by
41 reference. The Town Manager is further authorized, empowered and directed to deliver such
42 Grant of Easement to Claimjumper Condominium Association, Inc. at the time of the closing of
43 the Snake River Land Exchange. Should the Snake River Land Exchange fail to close for any
44 reason, this ordinance shall be null, void, and of no effect.

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

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

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this ____ day of _____, 2008. A Public Hearing shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of _____, 2008, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building of the Town.

TOWN OF BRECKENRIDGE, a Colorado
municipal corporation

By _____
John G. Warner, Mayor

ATTEST:

Mary Jean Loufek, CMC,
Town Clerk

GRANT OF EASEMENT

THIS GRANT OF EASEMENT ("**Grant**") is dated _____, 2008 and is between the TOWN OF BRECKENRIDGE, a Colorado municipal corporation, whose address is P. O. Box 168, Breckenridge, Colorado 80424 ("**Town**") and CLAIMJUMPER CONDOMINIUM ASSOCIATION, INC., a Colorado nonprofit corporation, whose address is P.O. Box 3789, Breckenridge, CO 80424 ("**Association**").

WITNESSETH THAT:

In consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following grant, agreements, covenants and restrictions are made:

1. Recitals. The following recitals of fact are a material part of this instrument:

A. Town is the owner of a tract of land described as follows and hereafter referred to as "**Parcel 1**":

Lot 46, Section 30, Township 6 South, Range 77 West of the 6th Principal Meridian, Summit County, Colorado

B. Association is the owner of a tract of land described as follows and hereafter referred to as "**Parcel 2**":

The common elements of Claimjumper Condominium as shown on the plat recorded June 29, 2007 under Reception No. 860064 of the records of the Clerk and Recorder of Summit County, Colorado.

C. Town wishes to grant and Association wishes to receive an easement below, over, under, upon, in, across and through that portion of Parcel 1 that is hereafter described.

D. Pursuant to this Grant, Parcel 1 is the real property burdened by the easement herein granted, and Parcel 2 is the real property benefited by the easement herein granted.

2. Grant Of Easement. The Town hereby grants to Association, its successors and assigns, as an easement appurtenant to Parcel 2, a perpetual, non-exclusive easement for the purposes stated in Paragraph 3, below, over, under, upon, in, across and through the following portion of Parcel 1:

See the attached **Exhibit "A"**, which is incorporated herein reference.

("Easement Premises").

The Easement Premises are depicted on the attached **Exhibit "B"**, which is incorporated herein by reference.

3. Use Of Easement Premises. The easement granted by Paragraph 2 may be used by Association only as follows:

- (a) to provide pedestrian and vehicular ingress and egress for: (a) the Association, its members, officers, directors, managers, licensees, invitees, contractors, successors, and assigns, and (b) the individual owners of units at the Claimjumper Condominium, and their guests, tenants, contractors, successors, and assigns, to and from Parcel 2 and Airport Road, a public street in the Town of Breckenridge, County of Summit and State of Colorado; and
- (b) for the location, operation and maintenance of underground water, sewer, electric, gas, telephone, internet, cable television, and other utility transmission lines for use in connection with Association's improvements located on Parcel 2.

4. Town's Use Of Easement Premises. Town shall have the right to use and occupy the Easement Premises for any purpose not inconsistent with Association's full and complete enjoyment of the rights hereby granted.

5. Improvements. Association shall construct upon the Easement Premises, at its sole cost, any and all improvements necessary or desirable in order to make the Easement Premises useable for the stated purposes. Association shall indemnify and hold Town harmless from all costs (including Town's reasonable attorney's fees) arising out of the construction of improvements to the Easement Premises.

6. Maintenance, Repair and Replace Of Easement Premises. Association shall provide, at its sole cost, such maintenance, upkeep, repair, and replacement as shall be required with respect to the Easement Premises. Association shall further provide at its sole cost any required snow and ice removal for the Easement Premises.

7. Non-Waiver Of Governmental Immunity. The parties hereto understand and agree that Town is relying on, and does not waive or intend to waive by any provision of this Grant, the monetary limitations (presently \$150,000 per person and \$600,000 per occurrence) or an other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, Section 24-10-101, et seq., C.R.S., as from time to time amended, or any other law or limitation otherwise available to Town, its officers, or its employees.

8. Association's Duty Of Care. Association shall exercise the rights herein granted to it with due care.

9. Indemnification. To the fullest extent permitted by law, Association shall indemnify, and defend the Town from all claims, demands, judgments and causes of action (including Town's reasonable attorney's fees) arising from the use of the Easement Premises by: (a) the Association, its members, officers, directors, managers, licensees, invitees, contractors, successors, and assigns, and (b) the individual owners of units at the Claimjumper Condominium, and their guests, tenants, contractors, successors, and assigns, and (c) other persons permitted by Association or an individual owner of a unit at the Claimjumper

Condominium to use the Easement Premises; provided, however, Association shall have no obligation under this Paragraph with respect to any claim, demand, judgment or cause of action to the extent caused by the negligence or intentional wrongful act of Town, its agents, employees, officers, contractors, licensees, lessees, successors, or assigns. The obligations of this Paragraph shall survive the termination of this Grant.

10. Default; Right To Cure. If either party materially defaults in the performance of any of the material covenants or agreements to be kept, done or performed by it under the terms of this Grant, then the non-defaulting party shall notify the defaulting party in writing of the nature of such default. Within 20 days following receipt of such notice the defaulting party shall correct such default; or, in the event of a default not capable of being corrected within 20 days, the defaulting party shall commence correcting the default within 20 days of receipt of notification thereof and thereafter correct the default with due diligence. If the defaulting party fails to correct the default as provided above, the non-defaulting party, without further notice, shall have the right to obtain from any court of competent jurisdiction a temporary restraining order, preliminary injunction, and permanent injunction to obtain such performance. Any equitable relief provided for in this Paragraph may be sought singly or in combination with such legal remedies as the non-defaulting party may be entitled to under the laws of the State of Colorado.

11. Notice. The Town's and the Association's initial addresses are as set forth in the introductory paragraph of this Grant. Either party may lodge written notice of change of address with the other. All notices shall be sent by U.S. mail, certified, return receipt requested, to the addresses provide for in this Paragraph or, if either Town or Association no longer their respective parcels, then a notice intended for the subsequent owner(s) of such parcel may be sent to the address to which tax bills for such parcel are sent by the Summit County, Colorado Treasurer. Any notice shall be deemed given and received when placed in the mail. The affidavit of the person depositing the notice in the U.S. Post Office receptacle shall be evidence of such mailing.

12. Non-Use Of Easement Premises. Non-use or limited use of the easement herein granted shall not prevent Association from thereafter making use of such easement to the full extent herein authorized.

13. Construction. The rule of strict construction does not apply to this Grant. This Grant shall be given a reasonable construction so that the intention of the parties to confer to Association a usable easement for the stated purposes is carried out.

14. Applicable Law. This Agreement shall be interpreted in all respects in accordance with the laws of the State of Colorado.

15. Termination Of Covenant Liability. Whenever a transfer of ownership of either parcel takes place, liability of the transferor for breach of covenant occurring thereafter automatically terminates.

16. Release Of Easement. Association may terminate this instrument by recording a release in recordable form with directions for delivery of same to Town at its last address given pursuant hereto whereupon all rights, duties, and liabilities hereby created shall terminate.

17. No Adverse Construction. Both parties acknowledge having had the opportunity to participate in the drafting of this Grant. This Grant shall not be construed against either party based upon authorship.

18. Modification. This Grant may be modified or amended only by a duly authorized written instrument executed by the parties hereto. Oral amendments to this Grant are not permitted.

19. Waiver. The failure of either party to exercise any of its rights under this Grant shall not be a waiver of those rights. A party waives only those rights specified in writing and signed by the party waiving such rights.

20. Terminology. Wherever applicable, the pronouns in this Grant designating the masculine or neuter shall equally apply to the feminine, neuter and masculine genders. Furthermore, wherever applicable within this Grant, the singular shall include the plural, and the plural shall include the singular.

21. Entire Agreement. This Grant constitutes the entire agreement and understanding between the parties and supersedes any prior agreement or understanding, written or oral, relating to the subject matter of this Grant.

22. Running Of Benefits And Burdens. All provisions of this instrument, including the benefits and burdens, run with the land and are binding upon and inure to the successors, assigns, and tenants of the parties hereto.

TOWN OF BRECKENRIDGE

By: _____
Timothy J. Gagen, Town Manager

ATTEST:

Mary Jean Loufek, CMC, Town Clerk

CLAIMJUMPER CONDOMINIUM
ASSOCIATION, INC., a Colorado nonprofit
corporation

By _____
President

ATTEST:

Its Secretary

STATE OF COLORADO)
) ss.
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me this ____ day of _____, 2008, by Timothy J. Gagen, Town Manager, and Mary Jean Loufek, CMC, Town Clerk, of the Town of Breckenridge, a Colorado municipal corporation.

WITNESS my hand and official seal.

My commission expires: _____.

Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF SUMMIT)

The foregoing instrument was acknowledge before me this _____ day
of _____, 2008, by _____, as
President, and _____, as Secretary, of Claimjumper
Condominium Association, Inc., a Colorado nonprofit corporation.

WITNESS my hand and official seal.

My commission expires: _____.

Notary Public

CLAIMJUMPER ACCESS AND UTILITY EASEMENT

AN EASEMENT, OVER AND ACROSS LAND LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 30 TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH P.M. COUNTY OF SUMMIT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER NUMBER 2 OF IRON MASK MINING CLAIM MINERAL SURVEY NO. 16068 FROM WHICH CORNER NUMBER 1 OF SAID IRON MASK MINING CLAIM BEARS AN ASSIGNED BEARING OF S29°40'45"E, A DISTANCE OF 150.02 FEET, SAID POINT BEING THE POINT OF BEGINNING OF THIS ACCESS AND UTILITY EASEMENT DESCRIPTION; THENCE N85°40'13"E, A DISTANCE OF 126.69 FEET TO THE WESTERLY EXISTING BACK OF CURB OF AIRPORT RD
THENCE ALONG SAID AIRPORT RD WESTERLY BACK OF CURB S05°04'43"E, A DISTANCE OF 275.94 FEET;
THENCE DEPARTING SAID AIRPORT RD WESTERLY BACK OF CURB S85°40'13"W, A DISTANCE OF 11.63 FEET TO CORNER NUMBER 2 OF DORA L MINING CLAIM MINERAL SURVEY NO. 16068;
THENCE ALONG THE 2-1 LINE OF SAID DORA L MINING CLAIM N25°32'00"W, A DISTANCE OF 150.53 FEET TO CORNER NUMBER 1 OF SAID IRON MASK MINING CLAIM;
THENCE ALONG THE 1-2 LINE OF SAID IRON MASK MINING CLAIM N29°40'45"W, A DISTANCE OF 150.02 FEET TO THE POINT OF BEGINNING, SAID ACCESS AND UTILITY EASEMENT DESCRIPTION CONTAINS 18,266 SQ. FT. OR 0.42 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, LAWRENCE J. BUCAR, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE LAND SURVEY INFORMATION SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

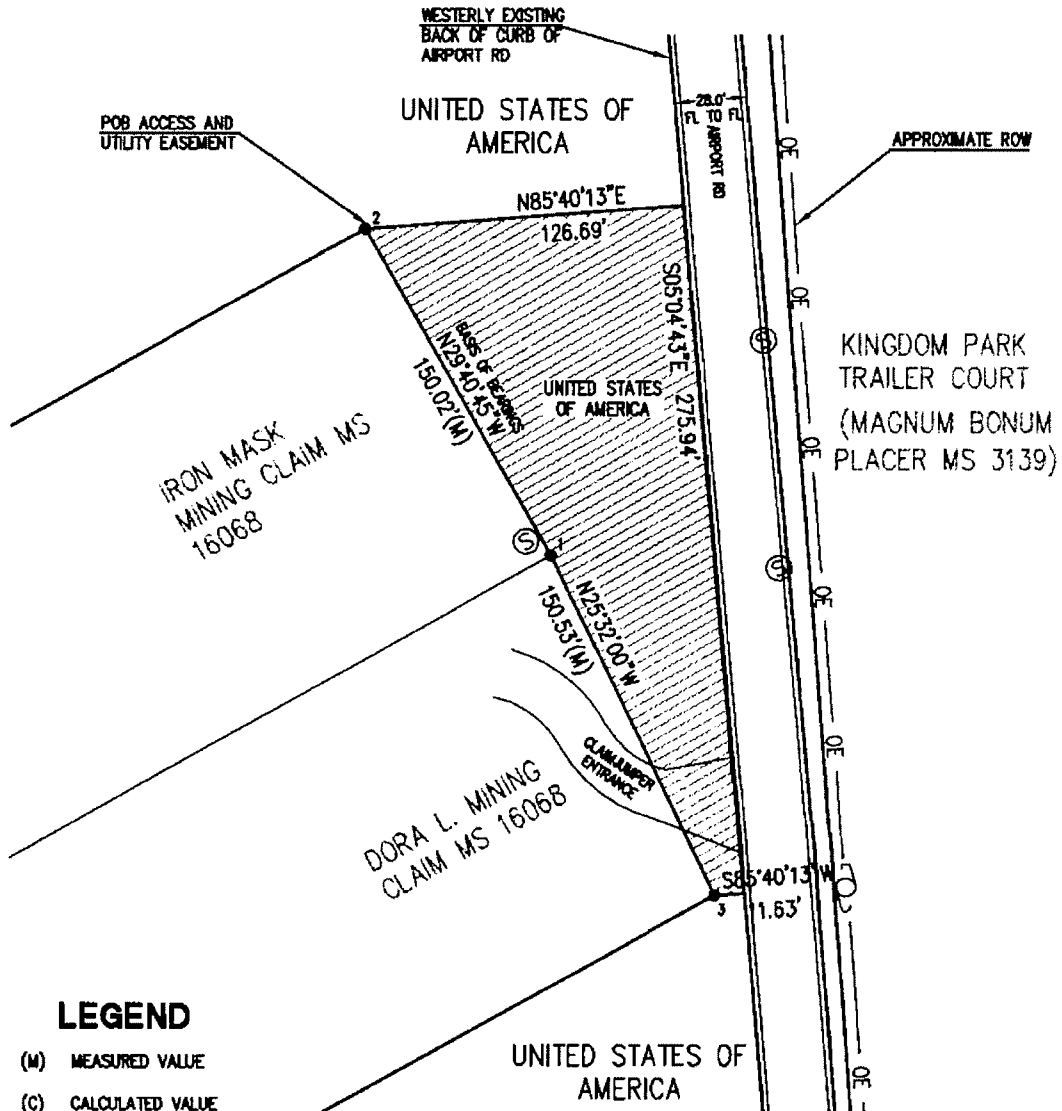
DATE: _____

LAWRENCE J. BUCAR, PLS 35595
FOR AND ON BEHALF OF TETRA TECH

ok

CLAIMJUMPER ACCESS AND UTILITY EASEMENT

LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 30 TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH P.M.
COUNTY OF SUMMIT, STATE OF COLORADO DRAFT 3



LEGEND

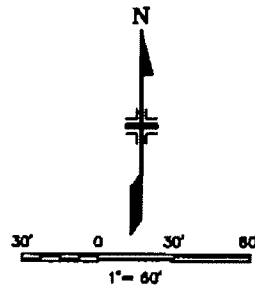
- (M) MEASURED VALUE
- (C) CALCULATED VALUE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

- ① POC, POB: FOUND 1-1/2" COPPERWELD WEST OF GOV'T POST STAMPED "T6S R77W 16068 IRONMASK 2 1978"
- ② FOUND 1-1/2" COPPERWELD STAMPED "16068 DL/M 1 S30 1968"
- ③ FOUND 1-1/2" COPPERWELD STAMPED "DORA L 2 16068 T6S R77W 1978"

⊕ SANITARY SEWER MANHOLE

⊙ POWER POLE

—OE— OVERHEAD ELECTRIC



DRAFT 3



TETRA TECH

410 S French Street, P.O. Box 1659,
Breckenridge CO 80424 TEL 970 453-6394
Fax 970 453-4579

DRAWN BY: LJB	CHECKED BY: LJB
SCALE: 1"=60'	DATE: AUGUST 21, 2008
P:\PROJECTS\0371_014_85.02_BLOCK 11 CJ AIRPORT RD\CJ UTIL EASEMENTS8.DWG	
PROJECT #: 0371_014_85_02_Easements	

P:\Project\0371_014_85.02_BLOCK 11 CJ Airport Road\CJ Util Easements8.dwg, 8/22/2008 2:39:41 PM, wmsrcib01\SHARP MX-MS10N PCL8

1 ***FOR WORKSESSION/SECOND READING – SEPT. 23***

2
3 **NO CHANGES FROM FIRST READING**

4
5 COUNCIL BILL NO. 41

6
7 Series 2008

8
9 AN ORDINANCE APPROVING A DEED OF DEDICATION FOR THE CUCUMBER
10 GULCH “WEDGE” PARCEL
11 (16.80 acres, more or less)

12 WHEREAS, the Town of Breckenridge is a participant in the Snake River Land
13 Exchange; and

14
15
16 WHEREAS, as part of the Snake River Land Exchange the Town will acquire a parcel of
17 land located adjacent to the Town’s Cucumber Gulch preserve consisting of approximately 16.80
18 acres of land, commonly known as the “Wedge” parcel; and

19
20 WHEREAS, the Wedge parcel includes land that is highly valuable to the Town and its
21 citizens because of its unique and highly sensitive environmental qualities; and

22
23 WHEREAS, as part of the Snake River Land Exchange the Town has agreed to protect
24 the Wedge parcel by dedicating it to the general public as perpetual open space; and

25
26 WHEREAS, a proposed Deed of Dedication for the Wedge parcel has been prepared, a
27 copy of which is marked Exhibit “A”, attached hereto, and incorporated herein by reference; and

28
29 WHEREAS, the Town Council has reviewed the proposed Deed of Dedication and finds
30 and determines that its approval is necessary and appropriate in order to properly protect the
31 Wedge parcel so that it may be enjoyed by future generations; and

32
33 WHEREAS, Section 15.3 of the Breckenridge Town Charter requires that the Deed of
34 Dedication to be authorized by ordinance.

35
36 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
37 BRECKENRIDGE, COLORADO:

38
39 Section 1. The Mayor is authorized, empowered, and directed to execute and
40 acknowledge the Deed of Dedication for the Wedge parcel in substantially the form which is
41 attached hereto as Exhibit "A". The Deed of Dedication shall be recorded with the Clerk and
42 Recorder of Summit County, Colorado at the time of the closing of the Snake River Land
43 Exchange. Should the Snake River Land Exchange fail to close for any reason, this ordinance
44 shall be null, void, and of no effect, and the Deed of Dedication shall not be recorded.

1 Section 2. The Town Council hereby finds, determines and declares that it has the power
2 to adopt this ordinance pursuant to the authority granted to home rule municipalities by Article
3 XX of the Colorado Constitution and the powers contained in the Breckenridge Town Charter.
4

5 Section 3. This ordinance shall be published and become effective as provided by
6 Section 5.9 of the Breckenridge Town Charter.
7

8 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
9 PUBLISHED IN FULL this ____ day of _____, 2008. A Public Hearing shall be
10 held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the
11 ____ day of _____, 2008, at 7:30 P.M., or as soon thereafter as possible in the
12 Municipal Building of the Town.
13

14 TOWN OF BRECKENRIDGE, a Colorado
15 municipal corporation
16
17

18 By _____
19 John G. Warner, Mayor
20
21

22 ATTEST:
23
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27 _____
28 Mary Jean Loufek, CMC,
29 Town Clerk
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DEED OF DEDICATION

This Deed of Dedication is dated _____, 2008.

The TOWN OF BRECKENRIDGE, Colorado municipal corporation, whose address is P. O. Box 168, Breckenridge, CO 80424 ("Town"), as the owner in fee simple absolute of the following described real property situate in the Town of Breckenridge, County of Summit and State of Colorado:

Lots 36, 37, and 38, Section 36, Township 6 South, Range 78 West of the 6th P.M.

(the "Dedicated Land")

hereby dedicates the Dedicated Land to the perpetual benefit of the public for use only as public open space as hereafter defined in this deed.

As used in this deed, the term "public open space" means that the Dedicated Property shall be left in its natural and undisturbed state; provided, however, that it shall not be a violation of this deed for the Town to construct trails and other areas to facilitate and support active and passive recreational activities, including, but not limited to, Nordic skiing, hiking, walking, jogging, sightseeing, fishing and similar non-motorized recreational activities.

If any person authorized by law to enforce the provisions of this deed believes that the Town has violated the limitations on the use of the Dedicated Property provided for in this deed, such person must provide the Town with written notice describing the nature of the alleged violation. No action to enforce the provisions of this deed may be commenced if the Town cures the alleged violation within sixty (60) days of receipt of the written notice or, in the event of a violation not capable of being corrected within sixty (60) days of Town's receipt of the written notice, if the Town commences correcting the violation within sixty (60) days of receipt the written notice of violation and thereafter corrects the violation with due diligence. Town acknowledges that any uncured violation of the limitations on the use of the Dedicated Property would cause irreparable harm to the public. Accordingly, the Town agrees that if the Town violates the limitations on the use of the Dedicated Property as provided in this deed and fails or refuses to cure such violation within the 60-day cure period described above, any person authorized by law to do so may seek appropriate equitable relief in the District Court of Summit County, Colorado in order to enforce the terms and conditions of this deed.

This deed is authorized by Ordinance No. ____, Series 2008, adopted by the Town Council of the Town of Breckenridge on September 23, 2008.

TOWN OF BRECKENRIDGE, a Colorado
municipal corporation

By: _____
John G. Warner, Mayor

ATTEST:

Mary Jean Loufek, CMC,
Town Clerk

STATE OF COLORADO)
) ss.
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me this ____ day of _____, 2008, by John G. Warner, Mayor, and Mary Jean Loufek, CMC, Town Clerk, of the Town of Breckenridge, a Colorado municipal corporation.

WITNESS my hand and official seal.

My commission expires: _____.

Notary Public

MEMO

TO: Town Council

FROM: Town Attorney

RE: Resolution To Amend Town Council Rules of Procedure re: Date/Time of Regular Council Meetings and Elimination of Consent Calendar

DATE: September 10, 2008 (for September 23rd meeting)

At the last worksession I handed out a proposed resolution amending the Town Council Procedures and Rules of Order. You will recall that a proposed amendment to the Council Rules must be distributed to members of Council at least two weeks in advance of the formal consideration of the proposed amendment.

The proposed amendment would make two changes to the Council Rules:

1. Rule 4.1 would be amended to allow the Council, by majority consent, to change the date and time for a regular Town Council meeting. Currently, the Rule requires that a regular Council meeting be held on the second and fourth Tuesday of each month commencing at 7:30 p.m. The adoption of the amendment would give the Council the flexibility to change the date and or time of a regular meeting if need be. You should note that the Charter simply requires the Council to meet at least twice a month at a day and hour to be fixed by the Council Rules. This amendment, therefore, is consistent with the requirement of the Charter.

2. The second change that will occur if the proposed resolution is adopted is the elimination of the Consent Calendar. This part of the Council's agenda has not been used since the Liquor Licensing Authority was created several years ago, and it does not seem likely that the Council will have the need for a Consent Calendar in the foreseeable future. As a result, eliminating the Consent Calendar from the Rules seems to make sense.

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

1 **FOR WORKSESSION/ADOPTION – SEPT. 23**

2
3 Additions To The Current Town Council Procedures and Rules of Order Are
4 Indicated By **Bold + Dbl Underline**; Deletions By ~~Strikeout~~

5
6 A RESOLUTION

7
8 SERIES 2008

9
10 A RESOLUTION AMENDING THE TOWN COUNCIL “PROCEDURES AND RULES OF
11 ORDER” CONCERNING THE TIME FOR THE COMMENCEMENT OF REGULAR
12 COUNCIL MEETINGS AND THE ELIMINATION OF THE CONSENT CALENDAR

13
14 WHEREAS, Section 5.1 of the Breckenridge Town Charter provides that the Town
15 Council shall determine the rules of procedures governing its meetings; and

16
17 WHEREAS, the Town Council has previously adopted the “Council Procedures and
18 Rules of Order” (“Rules”) establishing written procedures for conducting Town Council
19 meetings; and

20
21 WHEREAS, Section 4.1 of the Rules concerns the time for the commencement of
22 regular Town Council meetings; and

23
24 WHEREAS, Section 4.11(d) of the Rules concerns the “Consent Calendar” portion of the
25 agenda for regular Town Council meetings; and

26
27 WHEREAS, Section 12.1 of the Rules provides that the Rules may be amended by the
28 vote of two thirds of the Town Council; and

29
30 WHEREAS, the Town Council finds and determines that Section 4.1 of the Rules should
31 be amended as set forth in this resolution, and that Section 4.11(d) of the Rules should be
32 deleted; and

33
34 WHEREAS, Section 12.1 of the Rules further requires that all amendments to the Rules
35 be made by resolution; and

36
37 WHEREAS, this resolution was submitted to each member of the Council at least two
38 weeks in advance of the Council meeting at which the adoption of this resolution was to be
39 considered.

40
41 NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF
42 BRECKENRIDGE, COLORADO, as follows:

43
44 Section 1. Section 4.1 of the Council Procedures and Rules of Order is hereby amended
45 so as to read in its entirety as follows:

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4.1 Regular Meetings

The Town Council shall meet in regular session each second and fourth Tuesday of each month at 7:30 P.M. in the Council Chamber at the Town Hall. When a regular meeting date falls on a holiday or on a day of special observance which is officially recognized by the Town, such regular meeting shall be held on the following day at the same hour and place. The Council, by majority consent, may **change the date and time for the commencement of any regular meeting, or** dispense with the holding of the regular meeting on the fourth Tuesday of December in any year.

Section 2. Section 4.11(d) of the Council Procedures and Rules of Order is hereby deleted. Section 4.11(e) of the Council Procedures and Rules of Order shall be renumbered accordingly.

Section 3. This resolution shall become effective upon adoption.

RESOLUTION APPROVED AND ADOPTED this ____ day of ____, 2008

TOWN OF BRECKENRIDGE

By _____
John G. Warner, Mayor

ATTEST:

Mary Jean Loufek,
CMC, Town Clerk

APPROVED IN FORM

Town Attorney Date

MEMORANDUM

To: Town Council

From: Assistant Town Manager

Subj: Contract amendment for Town Manager

There is a resolution scheduled for the night meeting on Tuesday that requires action by the Town Council to amend the Town Manager's contract to reflect a change in compensation terms for the future, based on his recent performance evaluation review.

You may recall that the council agreed to take the equivalent percentage merit increase and "save" that, as future compensation to offset future medical benefit premium costs upon separation or retirement. The simplest way to do this was to amend Tim's contract and that requires a resolution.

I will be available for discussion and questions.

1 ***FOR WORKSESSION/ADOPTION*** – _____

2
3 A RESOLUTION

4
5 SERIES 2008

6
7 A RESOLUTION APPROVING A SECOND AMENDMENT TO EMPLOYMENT
8 AGREEMENT WITH TIMOTHY J. GAGEN
9

10 WHEREAS, the Town is a home rule municipal corporation organized and existing
11 pursuant to Article 20, Section 6 of the Colorado Constitution; and
12

13 WHEREAS, the electors of the Town have adopted the Town of Breckenridge Home
14 Rule Charter ("Charter"); and
15

16 WHEREAS, Section 2.1 of the Charter provides that Town government is to be a
17 "Council-Manager" form of government; and
18

19 WHEREAS, the office of Town Manager of the Town of Breckenridge was created by
20 Section 2.1 of the Charter; and
21

22 WHEREAS, pursuant to that certain Employment Agreement dated May 24, 2000
23 ("Agreement"), the Town Council of the Town of Breckenridge, acting for and on behalf of the
24 Town, employed Timothy J. Gagen ("Gagen") as the Town Manager pursuant to Sections 2.1
25 and 7.1 of the Charter; and
26

27 WHEREAS, the Town and Gagen amended the Agreement by that Amendment To
28 Employment Agreement dated _____, 2003; and
29

30 WHEREAS, the Town and Gagen desire to further amend the Agreement as set forth in
31 the proposed Second Amendment To Employment Agreement, a copy of which is marked
32 Exhibit "A", attached hereto and incorporated herein by reference; and
33

34 WHEREAS, the Town Council has reviewed the proposed Second Amendment To
35 Employment Agreement, and finds and determines that it would be in the best interests of the
36 Town to approve and enter into such agreement.
37

38 NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF
39 BRECKENRIDGE, COLORADO, as follows:
40

41 Section 1. The Second Amendment To Employment Agreement with Timothy J. Gagen
42 (Exhibit "A" hereto) is approved; and the Mayor is hereby authorized, empowered, and directed
43 to execute such agreement for and on behalf of the Town of Breckenridge.
44

45 Section 2. This resolution shall become effective upon its adoption.
46

1 RESOLUTION APPROVED AND ADOPTED this ____ day of _____, 2008.

2
3 TOWN OF BRECKENRIDGE

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6
7 By _____
8 John G. Warner, Mayor
9

10 ATTEST:

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14 _____
15 Mary Jean Loufek,
16 CMC, Town Clerk
17

18 APPROVED IN FORM

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22 _____
23 Town Attorney Date
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Memo

To: Town Council
From: Jennifer Cram, Planner III
Date: September 12, 2008
Subject: Burn Permit for Fuel Break on Tract D, Highlands Park

The Town and the Red White and Blue Fire District (RWB) received a Willdland and Urban Interface (WUI) grant from the State. The grant helps to fund planning efforts, on the ground projects and public education related to fuels reduction. As part of this grant we (TOB and RWB) are proposing to implement a fuels reduction/fuel break on Tract D within the Highlands Park Subdivision.

There are 4.9 acres proposed for treatment. Attached to this memo is a letter and map from our consultant Eric Petterson, detailing how the 4.9 acres will be treated. On July 14th and September 8th staff and a representative from the RWB Fire District shared with BOSAC the proposal to create the fuel break on Tract D in the Highlands Park Subdivision. BOSAC was supportive of the proposal during both discussions and has given us the approval to proceed. Staff also shared the plan with the Planning Commission on September 16th and they were also supportive of the proposed fuel break. Staff will process the required Class D permit once we are sure that the Council is also supportive of the proposed fuel break project.

A burn permit from the Town is needed as part of this fuel break project. 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)

At this time staff wants to bring the Council up to date on the proposed fuel break so that if the Council is comfortable, a motion can be approved for a special permit during the evening meeting on September 23rd. A copy of the proposed motion is attached below.

"I move to approve a special permit to allow the open burning of slash piles related to the fuel break project on Tract D, Highlands Park Subdivision as soon as weather is

appropriate as recommended by the Red, White and Blue Fire District. All burning of the slash piles shall comply with the “Open Burning” requirements of Section 307 of the International Fire Code, 2000 Edition. In addition, the Town shall obtain an open burning permit from the Red, White & Blue Fire Department.”



ROCKY MOUNTAIN ECOLOGICAL SERVICES, INC.
NEPA••WILDLIFE••VEGETATION••WILDFIRE MITIGATION••WETLANDS••PLANNING

August 29, 2008

Jenn Cram
Town of Breckenridge
150 Ski Hill Road
Breckenridge, CO 80424

RE: Tract D Highlands Park Fuels Reduction/ Fuels Break Plan

Dear Ms. Cram

This memo describes some of the planning efforts and objectives for fuels reduction and forest management of Tract D on Discovery Hill. I have provided some background information here, to illustrate some of the forest management and forest ecology parameters we will be working with.

Background

Mountain pine beetle (*Dendroctonus ponderosae*) ("MPB") infestation and mortality of lodgepole pine (*Pinus contorta*) trees is a widespread and major impact to the forested ecosystems in Summit and surrounding Counties. As citizens and land managers observe the effects of MPB, strategies for handling the anticipated effects are being developed throughout the counties being affected. As the MPB epidemic progresses and spreads, land managers are more often concluding that there is nothing that can be done at a landscape scale to protect or preserve lodgepole pine from MPB mortality. At very small scales, the only method that has shown some level of effectiveness at protecting lodgepole pine trees is application of insecticides on individual trees as a prophylactic against MPB. However widespread insecticide treatment is cost prohibitive and can have negative impacts on wildlife and water quality and is therefore not recommended for large treatment blocks. Land management agencies dealing with areas ranging from a few acres to hundreds of thousands of acres are now faced with how to manage seemingly inevitable MPB mortality.

Through a series of collaborative meetings with Summit County, Town of Breckenridge Community Development, and the Red White & Blue Fire Protection District, a number of various areas within the Upper Blue watershed near the Town of Breckenridge were identified as areas where large-scale fuel breaks would be beneficial in defending life, property, and infrastructure in the event of a large-scale wildfire event.

The Highlands Home Owners Association had also approached the Town of

Breckenridge during this time in support of efforts to assist in protecting life, homes and property, and have offered logistical and financial support of efforts for any potential projects around their subdivision.

Tract D, on Discovery Hill was assessed in late July and early August 2008 in order to ascertain the best fuels treatment scenarios. The following stand types were observed: lodgepole pine, Engelmann spruce / subalpine fir (*Picea engelmannii* and *Abies bifolia*), and mixed conifer stands which had all three coniferous trees (lodgepole pine, Engelmann spruce and subalpine fir trees).

Lodgepole Pine Forests

As much of the area around Breckenridge was historically logged during the mining era, subsequent lodgepole pine regeneration has produced fairly homogenous lodgepole pine stands across the valley. Average diameter breast height (dbh) of trees is 5 to 10 inches. Understory regeneration of seedling conifers in these lodgepole pine stands in general is marginal and patchy. Understory conifer species (where they do occur) generally consists of lodgepole pine, Engelmann spruce, or subalpine fir. Grasses and forb composition in the understory is dependant upon the individual stand location (slope and aspect). For instance, stands on hillsides where drainage is more rapid and sites are drier, understory cover and composition is more limited. Stands located on benches and on shallow slopes where topography is fairly level and moisture retention is higher and has higher forb cover.



Aside from mountain pine beetle, overall forest health in these lodgepole pine stands is good at this time, but species and age class diversity is very low. Mountain pine beetle will likely produce significant mortality across most of these stands. Overall stand mortality in the mature lodgepole pine stands will likely approach 90%, with smaller isolated stands of small diameter lodgepole, and mixed coniferous understory species persisting. MPB will likely kill off most of the lodgepole pine stands within the next 3 years (by 2010 into 2011). Red needles will persist into 2014, and lignin breakdown in the xylem (heart-wood) will begin to occur around 2015-2020. At this time, significant numbers of trees will begin to lose branches, and trees will begin to be blown down by high wind events. Within another 5 to 10 years (2025 to 2030), most of the trees will have fallen down. In areas with stand thinning from MPB mitigation activities (i.e. dead lodgepole pine trees are being actively removed), blowdown will be ongoing. Lodgepole pine is such a shallow-rooted species that opening up the canopy more than 30% in any one area will likely produce some level



of blowdown of residual trees. The level of blowdown will be determined by slope, aspect, level of thinning or stand perforation, and soil conditions.

Management options in these stands are dependant upon access, slope, and stocking of MPB prone lodgepole pine. Currently, most stands are in good condition, with approximately 15 to 20% MPB infestation, but as previously stated, mortality approaching 90% is expected within the next few years.

Lodgepole Pine “Doghair”

The term “doghair” refers to the small diameter, densely packed lodgepole pine trees that regenerate after a disturbance event, but never self-thin to allow for larger growth. These trees are generally old (60 to 100 years old), and stunted in height and diameter due to intraspecific competition for resources (light, water and soil nutrients). Thinning or other silvicultural treatments designed to “release” the stand from competition, and allow for more growth do not work. These stands will persist for many more decades, likely until a fire event kills the trees, or the trees die of old age.



These stands are resistant to MPB, due to the small diameter of the tree. Post-MPB infestation in the valley, they will likely be one of the main forested components left in the Breckenridge area (aside from mixed conifer stands). Generally, doghair stands are not desirable as they have very low wildlife use, and only provide marginal habitat conditions. The only way to manage these stands is to clear cut them and “start over”, or allow them to persist as they are for many more years.

Given the MPB epidemic, these doghair stands should likely be left in place until after MPB infestations have run their course, and land managers can then accurately assess the full impact of MPB. Clear cutting these stands should involve summertime logging in order to scarify the soil and prepare the seed bed for subsequent lodgepole pine regeneration (lodgepole pine seedlings need bare or disturbed soils for germination). Spruce and fir seedlings are virtually non-existent in these stands, and would therefore not recolonize the site if it was logged in the winter. Recolonization of spruce and fir generally occurs over great periods of time in natural settings, but can be accelerated here with selective planting of seedlings in selected areas. Another option to logging these stands is “chipping”. The tree diameters are small enough to allow for tracked chipping machines to clear a path through the trees for such things as roads, fire breaks, and ski trails, or simply to regenerate the stands.



Mixed Conifer Stands

“Mixed conifer” stands refer to the tree composition within the stand, in that these stands have a mixture of Engelmann spruce, subalpine fir, and lodgepole pine. Within a mixed conifer stand, there can be variations on species dominance and size classes. For example, some areas of a stand will have almost total dominance by spruce and fir trees, with only a marginal lodgepole pine component, while other areas may have



lodgepole pine as the overstory dominant species with spruce and fir seedlings/saplings forming a strong under-story component.

These stands provide the highest wildlife benefit, due to the physical structure of the trees and the increase in understory plant diversity. Mixed conifer stands usually have higher understory plant species diversity and structure, which also makes these stands more suitable for use by wildlife species such as red-backed vole, pine marten, and other various microtine rodents and various bird species.

MPB activity within these stands is limited to the lodgepole pine component of the stand. Therefore, within mixed conifer stands with a high lodgepole pine component, there will be more of a visible and structural impact from MPB mortality, and in stands with little to no lodgepole component, the impacts of MPB will be negligible.

Mixed conifer stands offer more management options, as these stands often have multiple stories, and can be thinned and treated to remove MPB trees. As many of these stands have spruce and fir seedlings and saplings, summertime logging to remove MPB infested or dead lodgepole pine would result in crushing or damaging understory trees. Winter logging offers more protection for understory spruce and fir, and even lodgepole pine seedlings. This is from deep snows protecting the small trees, as most logging equipment will “float” on snow, and trees being removed with heavy equipment will generally stay on top of snow.

Post-logging, these stands will still offer some forested cover and won't appear to be a “clearcut”. As spruce/fir trees will persist on a site for many years, mixed conifer stands that have been thinned will still stay dominated by spruce and fir.

Summertime logging in these stands would increase the likelihood that lodgepole pine seedlings would be established in disturbed areas.



Prescription

In order to provide a defensible fuels profile from which fire fighters can safely engage in efforts to stop a large-scale wildfire event, a series of “fuel breaks” are proposed for Discovery Hill, starting with Tract D. This fuel break is not intended to stop a wildfire in its tracks; rather it is designed to stop high intensity crown fires from entering residential areas by removing the fuels that could support a crown fire. Fuel breaks will provide safe areas where fire fighters can also employ other tactics to protect residential areas. Further, fuel breaks will allow many fire fighting resources to stay near homes, and suppress small spot-fires and assist with evacuation efforts safely.

The following map depicts draft fuel break locations. Each area has a separate prescription based on its susceptibility to mountain pine beetle, its crown density, ladder fuels, and other site specific characteristics.

Access- Access will be through Highlands Park, via Discovery Hill road. Once at the site, any equipment will be unloaded onto gravel surfaces to minimize potential impacts to asphalt surfaces from tracked equipment. It is anticipated that one (1) or at a maximum, two (2) semi-truck loads of logs may be hauled off the site.

Treatment- Most of the trees within the fuel break are small diameter, and would be too small to be salvaged for logs or other commercial uses. Therefore, these smaller trees will be chipped on-site, using a chipper-head mounted on a tracked harvester. Larger trees, which are too crooked or have too many “defections” to be sold for lumber would be cut using a tracked harvester, and piled in centrally located burn-piles. These piles would then be burned during the early winter by the contractor with coordination/cooperation of Red White & Blue Fire Protection District (RWBFPD) staff. Trees which are sound enough to be salvaged will be de-limbed on-site, and limbs and tree tops will also be piled in the “slash piles” to be burned this winter. Sound logs would be skidded through Tract D to the road, and would be loaded onto log-trucks to be hauled off.

At this time, stumps are planned to be left “as is”, however all stumps shall not be left taller than 6 inches. Some slash will be left on-site, and scattered and broken down to less than 6 inches in depth. Any significant slash piles will be re-piled and burned.

Skid trails will be ripped (with bulldozer-rippers), and track-packed perpendicularly to the fall of the slope. Any earthmoving done for temporary access to the treatment units will be reclaimed to pre-disturbance topography. A native grass seed mix and certified wee-free straw mulch will be applied in areas where significant disturbance has occurred. Further re-seeding will occur next spring as needed.

Burn pile areas will have topsoils scraped and stockpiled for reclamation, but the re-spreading of stockpiled topsoils may need to occur next summer, depending on snowfall this winter. This is to avoid long-lasting “burn scars” from heat-damage to soils during burning of slash piles.



Timing- treatment is scheduled to begin in late September, and should take about one (1) week. Burning of slash piles will occur when there is at least 3 inches of snow on the ground, and could occur in mid- to late October (depending on snowfall).

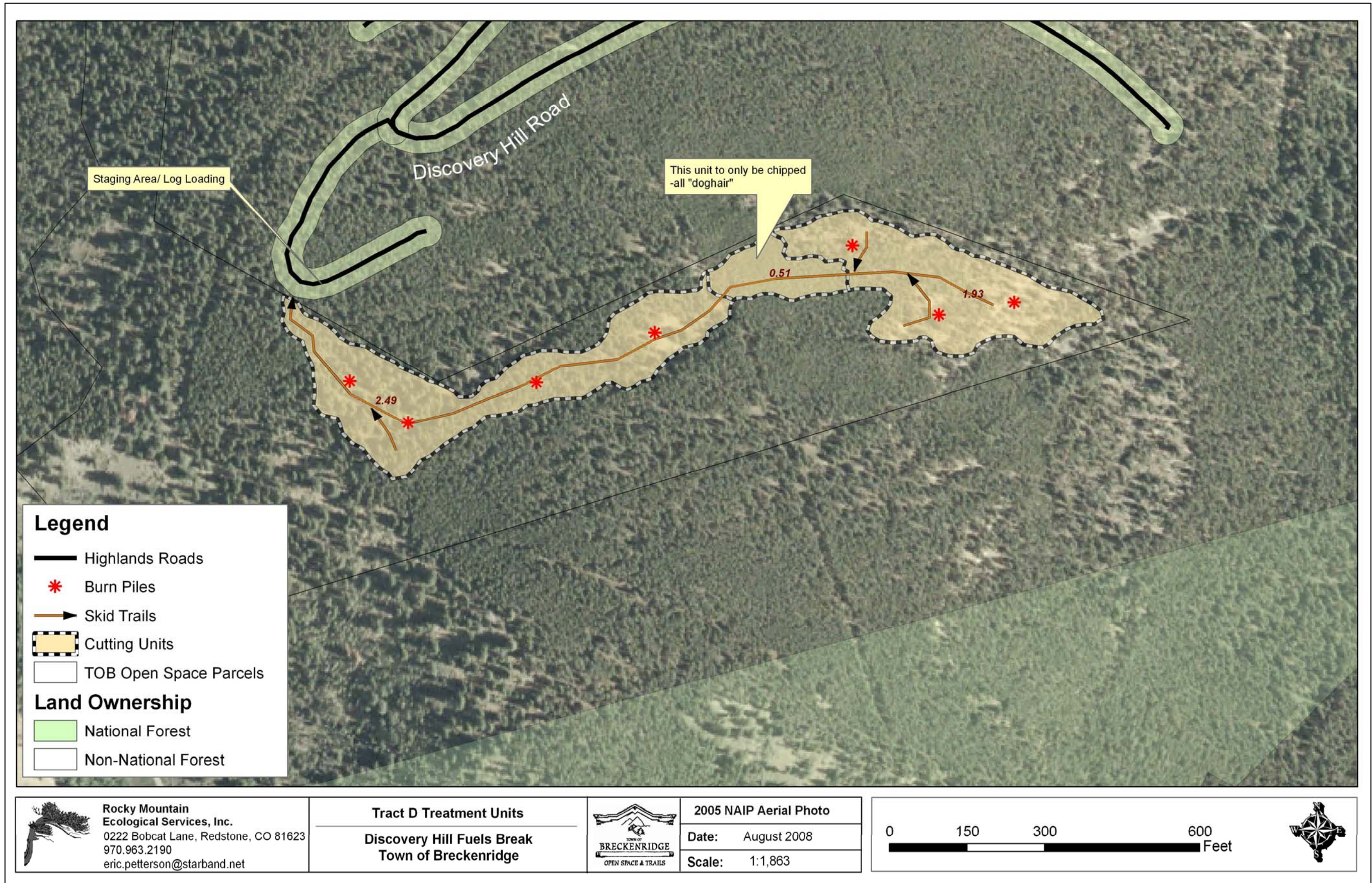
Post-Treatment Needs- Post-treatment, RWBFPD and Town of Breckenridge staff will do a site-inspection prior to releasing the contractor. Any additional requirements will be outlined at such time to meet the requests of RWBFPD or Town of Breckenridge staff. Additional "beautification" may include stump grinding, additional slash treatment etc., but would likely be outside of the scope of this contract with the logging company.

Thank you for the opportunity to work with the Town of Breckenridge on this project, please feel free to email if you have any questions.

Sincerely,

Eric Petterson
Rocky Mountain Ecological Services, Inc.





Legend

- Highlands Roads
- Burn Piles
- Skid Trails
- Cutting Units
- TOB Open Space Parcels

Land Ownership

- National Forest
- Non-National Forest

 **Rocky Mountain Ecological Services, Inc.**
 0222 Bobcat Lane, Redstone, CO 81623
 970.963.2190
 eric.petterson@starband.net

Tract D Treatment Units
Discovery Hill Fuels Break
Town of Breckenridge



2005 NAIP Aerial Photo
 Date: August 2008
 Scale: 1:1,863

0 150 300 600 Feet





Scheduled Meetings, Important Dates and Events

Shading indicates Council attendance – others are optional

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

September 2008

Tuesday, September 23; 3:00/7:30 Second Meeting of the Month

October 2008

Tuesday, October 14; Noon Budget Retreat Begins at Noon

Tuesday, October 14; 7:30 NO WORK SESSION; Evening Meeting

Tuesday, October 28 Second Meeting of the Month

Thursday, October 30-31 CAST

OTHER MEETINGS

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

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