



**BRECKENRIDGE TOWN COUNCIL
WORK SESSION
Tuesday, April 8, 2008
3:00 pm
Work Session**

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 – 4:00 pm	I. <u>GONDOLA LOT MASTER PLAN</u>	<i>Page 2</i>
4:00 – 4:15 pm	II. <u>PLANNING COMMISSION DECISIONS</u>	<i>Page 5</i>
4:15 – 4:45pm	III. <u>LEGISLATIVE REVIEW</u> *	
	• Town Projects Ordinance	<i>Page 59</i>
	• Xcel Easement for Child Care Center	<i>Page 62</i>
	• Municipal Judge Appointment	<i>Page 68</i>
	• 7 th Council Member Appointment	<i>Verbal</i>
	• Council Committee Appointments	<i>Verbal</i>
4:45 – 5:15pm	IV. <u>MANAGERS REPORT</u>	
	• Public Projects Update	<i>Page 11</i>
	• Housing/Childcare Update	<i>Verbal</i>
	• Committee Reports	<i>Page 12</i>
	• Financials	<i>Page 14</i>
5:15 – 6:45pm	V. <u>PLANNING MATTERS</u>	
	• BOSAC Interviews	<i>Page 35</i>
	• PC Interviews	<i>Page 42</i>
6:45 – 7:30pm	VI. <u>OTHER</u>	
	• Golden Stories	

Dinner will be served to Town Council and Staff

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

Page 51

**** FINAL ACTION ITEM**

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: Chris Neubecker, Senior Planner

DATE: March 2, 2008

SUBJECT: Gondola Lot Master Plan

The Planning Staff and Vail Resorts Development Company have been working together on developing a new master plan for the development of the Vail Resorts properties surrounding the gondola, as well as Town owned properties in the vicinity. The Client Review Team (CRT) has narrowed our recommendations down to two options, which we call the "Breckenridge Station/Hotel" plan, and the "Extend the Grid" plan.

The Breckenridge Station/Hotel plan includes an icon hotel, much like the grand hotels of Colorado resort and railroad history. This condo/hotel would use up a good portion of the allowed density on the property, and could incorporate a signature restaurant/bar as part of the "breadcrumb" to draw visitors toward downtown. This plan also includes less retail space, and is thus less competition to existing businesses.

The Extend the Grid plan continues the downtown street pattern into the development site by extending a street west from Main Street and Wellington Road, with a new north/south street between Main Street and Park Avenue. This plan could result in some smaller buildings, but also results in more commercial development on the ground floor, and thus may compete more with existing businesses.

Both plans incorporate two parking structures, Riverwalk improvements, transit, and an enhanced gondola plaza. We look forward to sharing these plans with you on Tuesday, and hearing your input on the direction of this project.

MEETING NOTES

VAIL RESORTS DEVELOPMENT COMPANY TOWN OF BRECKENRIDGE BRECKENRIDGE PARKING LOT REDEVELOPMENT PROJECT



MEETING DATE: March 27, 2008

TIME: 10:30 AM

PLACE: Breckenridge Town Hall

ATTENDEES: **Town of Breckenridge Staff:**
Peter Grosshuesch, Chris Neubecker
VRDC
Alex Iskenderian, Ross Holbrook, Rick Sramek
DTJ
Bill Campie, Adam Kantor

BY: Adam Kantor

Agenda: Presentation of Refined Ideas, Next Steps

Notes from Meeting

Presentation

DTJ presented 3 revised concept ideas and a development program for each, rough sketches of the potential "Hotel" character, and conceptual sections through the river corridor. 1 concept idea was based on the Breckenridge Station (Hotel) Plan, and 2 were based on the Extend the Grid Plan. These concept ideas were refined enough to discuss parking quantities, building massing, density, commercial and residential square footage, and the river corridor. DTJ prepared 3-D models of all the concepts and explored the designs through virtual images of the different designs.

Feedback

The team had many comments for each concept idea and they are summarized below:

1) Breckenridge Station (Hotel)

- This design idea still has the most support within the CRT
- The group liked the idea of being able to create more than one destination for the area e.g. the gondola and the hotel. This will help to draw visitors during the off-seasons
- This option had 254 SFE of density, the group felt strongly that any extra SFEs should be added as affordable housing
- The "Hotel" massing was modified to create more presence at the drop off and to minimize sprawl effect
- The train was brought further into the site
- Two possible materials to be used on the "Hotel" building are brick and stone. It was felt that these materials would be keeping with the context of Breckenridge by matching the existing courthouse and CMC buildings. Brick and stone can lend an air of permanence to the building
- The group questioned the use of an open air "Mercado" building. If it isn't an enclosed leasable building, then who builds, owns, and operates it? If it is an open air structure, does it still count toward the overall SFE count? The building could be viewed as an amenity for the project as large, and as such which entity (TOB or VRDC) would own and operate it? This will lead to a further discussion on this topic regarding the "Mercado" and other portions of the project

2) Extend the Grid (Straight)

- This was the preferred of the two Extend the Grid options mainly because of the smaller scale building mass and the potential commercial configuration
- Variations to this concept were discussed that would rely less on moving people along a street towards Main Street and relying more on the river corridor

- The group felt like this option offered less to the Town, due to the cold bed nature of the condo development, but it is a good alternative to the “Hotel” option
- 3) Extend the Grid (Angled)
- The group felt that the straight version of the Extend the Grid option encompassed more of the elements that they are looking for. This concept will not be pursued any further.

The team had many comments based on a number of **topics**. They were as follows:

Parking

- If the Gold Rush lot is to be used for skier parking some sort of solution will need to be found to safely move pedestrians to the gondola. E.g. an overpass, an underpass, an aerial cabriolet

Transit

- We don’t need to provide any more than 11 bus spaces in either the above ground or underground transit configurations

River Corridor

- The grading of the river corridor will be crucial to many aspects of the site and the surrounding area
- If grade separated pedestrian crossings are preferred for the Riverwalk extension it will most likely steepen the side slopes of the river and make it less accessible from many parts of the site
- If gentle side slopes and accessibility to the river’s edge from a majority of the site is preferred than pedestrians using the Riverwalk extension may have to cross roads at grade

April 8th Town Council Work Session

- The presentation will consist of a quick overview of the process we have undergone and our progress to date
- We will be presenting two concept alternatives to Town Council. The “Hotel” option and the “Extend the Grid” (Straight) option

General Comments

- The skier service building was shown as 30,000 s.f. It was stated that it only needs to be 10,000 s.f. This will add 20 SFE back to the project as either residential or commercial space and will have an impact on both plans.
- For the sake of producing a more cohesive plan, we have to this point ignored the property lines on the site. At some point in the future there will need to be a discussion about property ownership and how we can move forward in the desired direction
- There is a mutual desire from both the Town and VRDC to continue on with the CRT into future phases of the project

Talking Points for Town Council Work Session

- The gondola and the hotel help to create more than 1 destination for the project. This will help to draw visitors during the off-seasons. The hotel option may be more viable as a summer destination than the grid option
- How important is the desire for hot beds vs. cold beds close to Main Street?
- How much intensity is desired within the project? A retail oriented street garners more intensity than a residential oriented street. Should the river corridor be considered the primary connection to Main Street?
- How much affordable housing is reasonable to consider
- Why would a greater SFE allowance bring cohesiveness to the project

Action Items

DTJ

- Create a presentation to be delivered to Town Council on April 8th

VRDC

- Explore possible options for moving pedestrians from the Gold Rush lot onto the site

Town of Breckenridge and VRDC

- Begin discussing agreement as to how to keep the CRT moving forward into the next phases of the project

MEMORANDUM

To: Town Council

From: Peter Grosshuesch

Date: April 2, 2008

Re: Town Council Consent Calendar from the Planning Commission Decisions of the April 1, 2008, meeting.

DECISIONS FROM THE PLANNING COMMISSION AGENDA OF March 18, 2008

CLASS C APPLICATIONS:

1. Revetts Landing, Lot 7 (CK) PC#2008030; 233 Campion Trail
Construct a new single-family residence with 5 bedrooms, 5.5 bathrooms, 3,997 sq. ft. of density and 4,772 sq. ft. of mass for a F.A.R. of 1:5.37. Approved.
2. Gurlea Residence (JS) PC#2008031; 398 Highlands Drive
Construct a new single-family residence with 7 bedrooms, 7 bathrooms, 7,324 sq. ft. of density and 8,150 sq. ft. of mass for a F.A.R. of 1:8.39. Approved.

CLASS B APPLICATIONS:

1. Partridge Residence (CK) PC#2008029; 215 Highland Terrace
Construct a new single-family residence with 5 bedrooms, 4 bathrooms, 2,334 sq. ft. of density and 2,620 sq. ft. of mass for a F.A.R. of 1:1.50. Approved.

CLASS A APPLICATIONS:

1. Grand Lodge on Peak 7: Modifications to the Peaks 7 and 8 Master Plan (CN & MM) PC#2008033; 1979 Ski Hill Road
A second modification to the 2005 Amendment to the Peaks 7 and 8 Master Plan (PC#2005105) to purchase 2.80 Single Family Equivalents (SFEs) from the Town/County Transferable Development Rights program and place them within the Peak 7 Master Plan area. The density will then be used at the Grand Lodge on Peak 7 to convert the existing employee housing units into market-rate units. The equivalent unit-count and square footage for the employee housing units is to be re-created at the Connect Breck Building (1625 Airport Road) under a separate permit application. Approved.

PLANNING COMMISSION MEETING

THE MEETING WAS CALLED TO ORDER AT 7:01 P.M.

ROLL CALL

Michael Bertaux
Sean McAllister
Mike Khavari was absent.

Rodney Allen
John Warner

Peter Joyce
Dave Pringle arrived @ 7:03

APPROVAL OF MINUTES

With no changes, the minutes of the March 18, 2008 Planning Commission meeting was approved unanimously (5-0).

APPROVAL OF AGENDA

With no changes, the Agenda for the April 1, 2008 Planning Commission meeting was approved unanimously (5-0).

CONSENT CALENDAR:

1. Revetts Landing, Lot 7 (CK) PC#2008030; 223 Campion Trail
2. Gurlea Residence (JS) PC#2008031; 398 Highlands Drive

Concerning the Gurlea Residence, PC#2008031, 398 Highlands Drive:

Dr. Warner: Asked how long the flat roof line segment was on the east, west, and north elevations. (Staff pointed out that they were 47 ft, 40 ft, and 34 ft respectively.)

Mr. McAllister: Asked what the policy was regarding long ridgelines. (Staff explained that if a ridgeline is over 50 feet, one negative point is assigned under Policy 6/R.) Regarding landscaping points in Policy 22/R: can an applicant receive negative points for too little landscaping? Did not like that positive four (+4) points were assigned for landscaping in applications; believed that it was too much, although understands that this was based on precedent. (Staff explained yes it was possible if there was not adequate site buffering. In this application, the size and number justified the positive four (+4) points per past precedent.) Was the driveway layout by choice of design or due to the steep topography? (Staff explained there were options to the applicant; however, it would have required the owner to enter below the main floor of the home.) Did not want to call this application up.

Mr. Pringle: Was this a double switchback driveway? Thought that double switchback driveway was discouraged in the Highlands. (Staff stated that this was an example of a single switchback drive, although long. Though the applicant had options on designs, this option conformed to Development Code and the Highlands DRC.)

With no motions, the Consent Calendar was approved unanimously (6-0).

COMBINED HEARINGS:

1. Partridge Residence (CK) PC#2008029; 215 Highland Terrace

Mr. Kulick presented a proposal to construct a new single family residence within the Conservation District, with five bedrooms, four full bathrooms, a living room, dining room, kitchen, one gas-burning fireplace and a three car garage. Natural exterior materials were proposed, including: 1x6 horizontal siding, cedar fascia and trim, natural "Farmer Brown" stone veneer, wood sided garage doors, and composite shingled roofs. The site was previously disturbed for the construction of a house that was destroyed by fire late October of 2006. No mature trees exist onsite and there were no recorded easements on the property.

Marc Hogan (Architect for the Applicant) wanted to thank staff. He pointed out this was a traditional home that fits with the neighborhood.

Mr. Joyce opened the hearing for public comment.

Grace Keeling (Neighbor) stated the previous house used to shed snow off the roof on the north. She was concerned about parking during construction since there is no parking on this street.

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

Commissioner Questions/Comments:

- Mr. Pringle: The old density compared to now would be similar correct? (Staff explained yes.) Pointed out that no additional density or mass was evident.
Final Comments: Suggested phasing project to reduce parking issues. Rebuild would be fine and met the criteria of non conforming section of the code.
- Mr. McAllister: How many trees were lost to pine beetle? (Staff wasn't sure of the status.) Wanted to ensure the applicant was aware of and conforms to the pine beetle ordinance.
Final Comments: Agreed with Mr. Pringle.
- Mr. Bertaux: Final Comments: Shared Mrs. Keeling's concern regarding construction but was confident George Gruber (builder for the applicant) would respect the neighborhood during construction.
- Mr. Allen: Did the home back up to the lots or a town right of way? (Staff explained it backed up to the lots.) (The applicant explained no alleys exist in this subdivision.)
Final Comments: Would snow shed be an issue as it was in the past? (Applicant pointed out the roof would not be metal as in the past which should prevent past issues.)
- Dr. Warner: What is to the east of the house? (Staff explained two empty lots were also owned by the applicant.) Landscaping was awarded positive four (+4) points and thus Dr. Warner wanted to ensure the points were warranted. (Staff explained they sought Jennifer Cram's recommendation on landscaping to ensure adequate amounts and sizes of landscaping to work well with the small size of the lot.)
Final Comments: Mrs. Keeling made a good point. Application did comply with non conforming section of the code.
- Mr. Joyce: Final Comments: Shared all the commissioner's opinions.

Mr. Pringle made a motion to approve the point analysis for the Partridge Residence, PC#2008029, 215 Highland Terrace, pointing out some parts of the code didn't apply. Mr. McAllister seconded, and the motion was carried unanimously (6-0).

Mr. Pringle made a motion to approve the Partridge Residence, PC#2008029, 215 Highland Terrace, with the findings and conditions as proposed by the staff. He highlighted Findings 7 and 8 as a condition of approval. Dr. Warner seconded, and the motion was carried unanimously (6-0).

2. Grand Lodge on Peak 7: Modifications to the Peaks 7 and 8 Master Plan (CN & MM) PC#2008033; 1979 Ski Hill Road

Mr. Mosher presented a proposal for the applicants to purchase 2.80 Single Family Equivalents (SFEs) from the Town/County Transferable Development Rights program and place them within the Peak 7 and 8 Master Plan area. The density would then be used at the Grand Lodge on Peak 7 to convert the existing employee housing units (with zero density) into market-rate units. The equivalent unit-count and similar square footage for the employee housing units would be relocated in the ConnectBreck Building (1625 Airport Road) under a separate permit application.

Staff had no concerns with the application and had advertised this project as a combined Preliminary and Final Hearing. If the Planning Commission was comfortable with the project, this could be approved as a Final Hearing. If the Commission was uncomfortable with the project, the applicant asked that the proposal be continued rather than denied. Staff asked for any comments on the proposal.

The Planning Department recommended approval of the Peak 7 & 8 Second Master Plan Modification, PC#2008033, with the attached Points Analysis and Findings and Conditions as a Combined Preliminary and Final Hearing as staff believed that there were no outstanding issues to resolve.

Mr. Joyce opened the hearing for public comment.

Tom Shetsell (citizen): Asked if this transfer of employee housing would benefit the Town. Thought the applicant was eliminating employee housing. (Mr. Michael Millisor, applicant, explained this would be a plus for the Town

with the increase in bedrooms over those in the lodge and the fact that these units exist already and are not currently occupied. Those in the lodge are to be built in later phases and would not be “on-line” for years.)

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

Commissioner Questions/Comments:

Mr. Pringle: In reviewing the Grand Lodge on Peak 7 approval, was there any mention of where the employee housing should be? (Mr. Mosher and Mr. Neubecker: the Development Code does not specify where the employee housing needs to be other than the Upper Blue Basin. There is no requirement to have the housing on site. In this case, the units will be close to Town and along an active bus route.)

Final Comments: With all the added housing along Airport Road, would like to see Breckenridge more of a pedestrian friendly Town with sidewalks to accommodate pedestrians, especially on Airport Road.

Mr. McAllister: Doesn't the reduced square footage of the employee housing size modify the point analysis? (Mr. Mosher pointed out the change in square footage was nominal and that the numbers still adhered to the negative point range identified in Policy 24/R. The points stay the same.)

Final Comments: This is twice the employee housing bedrooms than originally planned and it will be deed restricted and/or locally owned. Had no opposition.

Dr. Warner: What would the deed restriction be? (Staff explained the units will be sold and conform to the standard county deed restrictions for employee housing but the units will not have pricing caps.)

Final Comments: Airport Road was never intended for as much residential use as it now has. A sidewalk is very much needed along Airport Road. Strongly encouraged all developers to work with the Town in the near future to make a sidewalk a reality.

Mr. Bertaux: Agreed with all said. The sidewalk is really needed.

Final Comments: Agreed with a Dr. Warner's final comments.

Mr. Allen: How does the Master Plan and Land Use Districts apply here? (Mr. Neubecker explained planned density started with the Land Use Guidelines and that the approved Master Plan then becomes the “new” land use policy. Staff conferred with the town attorney.)

Final Comments: No opposition.

Mr. Joyce: Final Comments: Great program with deed restricted units. Agreed sidewalks are needed on Airport Road.

Dr. Warner made a motion to approve the Grand Lodge on Peak 7: Modifications to the Peaks 7 and 8 Master Plan (PC#2008033), 1979 Ski Hill Road, with the findings and conditions as proposed by the staff. Mr. Bertaux seconded, and the motion was carried unanimously (6-0).

PRELIMINARY HEARINGS:

1. Peak 8, Building 804 (MM) PC#2008032

Mr. Mosher presented a proposal to construct a 52-unit Condo/Hotel Lodge at the base of Peak 8 totaling 62,480 square feet with 9,974 square feet of commercial space and 20,338 square feet of guest services. Building 804 would be located immediately adjacent (west) to the recently approved Building 801, One Ski Hill Place. Placement of Building 804 would eliminate the existing Ullr Building that currently houses the ski school and ticketing/office functions at Peak 8. Additionally, the lower level supports of the Peak 8 Gondola station would be enclosed in the building. The Cucumber Gulch Preventative Management Area is to the east of the development site.

Staff believed that this application was off to a good start. The plan closely followed that which was delineated on the illustrative Master Plan. With this review, Staff had the following questions:

1. Did the Commission have any comments on the architecture of the building?
2. Would the Commission support awarding positive points for the architecture?
3. Did the Commission believe the proposal warranted negative points for lack of site buffering?
4. Staff welcomed any additional comments and direction.

At this time, Staff recommended this application return for a second review.

Mr. Bertaux noted that, as an employee of Vail Resorts, he would abstain from this hearing. The Commission agreed.

Ken O'Brian, architect and agent, discussed the design highlights of the development with the Commission. Excited about this plan and this building. This project conforms to the Peak 7 and 8 Master Plan. All residential parking would be located under the building per the Master Plan. Two hundred extra surface parking spaces were required by the Master Plan and currently we have provided 250-260 spaces. Discouraged at the negative three (-3) points assigned for the extensive snow melt heated without renewable energy. This plaza was planned with the Master Plan when energy concerns were not as important. Thought at least one positive point could be warranted for creating a ski plaza. This is planned to be a LEED certified building. Should be some environmental positive points awarded for such certification. (Staff noted that LEED certification comes months after the Certificate of Occupancy.) However, there will also be a gas fire pit in the plaza and a heated outdoor bar area. This building will use building 801's aquatic services and other amenities. Building 801 should break ground in a couple months.

Jeff Zimmerman, Vail Resorts Development Company: Discussed drainage design issues on the mountain and where it will go. Four element types of water going through the site would be properly treated prior to entering into the Gulch.

Mr. Joyce opened the hearing for public comment.

Jane Hamilton (citizen): Is there future development planned to the east next to 801? (Mr. O'Bryan - yes there will be buildings south east of 801.)

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

Commissioner Questions/Comments:

Mr. Allen: Has any solar/photo voltaic been considered on the roofs? (Mr. O'Bryan - these have been issues in past projects due to the amount of snow that collects on the panels. Tried in Aspen and have had continuing problems. They have to be shoveled off. We are looking at all types of renewable energy.) Architecture didn't warrant negative points or positive points. Believed that the roof does step down and one positive point could be applied. Site and environmental design: would like to see some type of buffering around the property. Plaza is so large some landscaping could help. Anything would be good. Deserved negative points under Policy 7/R as it stands now. Concerned about 65 foot separation between 801 and 804. Move building a bit north without disturbing views. Supported the large daycare center with four positive points. Positive points for buses was also supported. LEED certification should warrant positive points, which would be possible to assign at planning phase. A "point exchange" might be possible, such as adding employee housing, if LEED criteria is not met.

Dr. Warner: What would the square footage of the plaza be? (Mr. O'Bryan wasn't quite sure but stated that the plaza will not be bigger than indicated on the master plan.) Because this is close to Cucumber Gulch; would there be any conflicts with Policy 37? (Mr. Mosher: civil drawings show ground and surface water being handled. We can provide more details at the next hearing.) (Mr. O'Brien pointed out the large detention pond to the north above the Gulch would serve as a water quality pond.) Liked architecture and roof form. Struggled with height of building; seven stories for a "rustic mountain lodge" was still too tall. Summer landscaping would be a concern around the plaza, buffering on both sides was encouraged. Really wanted to figure out Policy 37 issues. Plaza represented a large amount of impervious service and run-off. Snow melt and energy use as presented warranted negative points. Struggled with transit points using busses and not endorsing the planned use of the gondola. Parking and childcare warranted positive points.

Mr. McAllister: Are there transit points on this building? (Mr. Mosher: no point for shuttle, only for the transit drop off space provided.) Would the plan to use the same detention pond as the other building? (Mr. Mosher explained there would only be one pond for all the base development.) Planter boxes would always be an option for landscaping on top of hardscape. Southwest roof looked good. Front of the building not exciting. Buffers would be needed in the front too. Protection of the Gulch is high priority. Proper hydrology beneath the developed area is essential. Extending the Gondola hours needs to be looked at. Energy conservation should incorporate LEED work if possible. Other energy uses can be explored. Landscaping on the front side was ok but would like to see it broken up naturally.

Mr. Pringle: From the onset we expected large buildings at the base area. We wanted to maintain a substantial base area which would be unique and will change the face of Peak 8. Liked Building 801 architecture, but doesn't have same feeling on this building. Liked the childcare and parking and associated points. Would like to see how to better address how the transition is from hard plaza to ski slopes. Consider all seasons of the year in the plaza design. Needed to have a better feel about the whole experience around the base area. Consider how all deliveries come to the site and address accordingly. Introduce renewable energy wherever possible. Could have a wind farm on the site...who knows. LEED is great and a reward should be awarded but backup data would be needed early. The Commission needs to revisit the Cucumber Gulch protection plan and how this development respects it. Continue on and again make this a base area people look at as being done right. Better understanding of Gondola use and its hours needs to be identified.

Mr. Bertaux: *Abstained as an employee of Vail Resorts.*

Mr. Joyce: Agreed with comments made. Give consideration to how the project would look in the summer months too. Liked roof forms and the west side. Roof line stepping down warranted positive point. Density in roof could warrant positive point too. Greatest opportunity would be to make the plaza work year round. Water management is a big issue and it's so easy to have a disaster. Circulation looked good with good ideas. Extended Gondola use needs some thought. Idea was to get traffic off of Ski Hill Road. This is really not happening yet. Bring a construction staging plan to the next hearing. Underground parking and childcare was applauded. Energy is a great opportunity and challenge. LEED certification plan is terrific but this project as presented this evening will leave a huge carbon footprint.

TOWN COUNCIL REPORT:

Council approved the comprehensive plan. An Ex-parte communication occurred with Don Nelson regarding the location of the bike path along the Blue River at the Stan Miller site.

OTHER MATTERS:

Mr. Allen: Brought to the commissions' attention that the county planning commission is discussing TDR's from other basins. He suggested the town's planning commission may want to discuss TDR's. (Mr. Truckey pointed out the details of the IGA and four units would need to be sent out before transferring three in.) The question is what would the value of units from another basin be.

Dr. Warner: Asked had the cost of TDR's in the upper blue gone up? (Mr. Truckey explained this is still undetermined.)

ADJOURNMENT:

The meeting was adjourned at 9:50 p.m.

Peter Joyce, Vice Chair

Memorandum

TO: Town Council
FROM: Tom Daugherty, Town Engineer
DATE: April 3, 2008
RE: Public Projects Update

Main Street

A public meeting was held on March 27th, which had a good turnout with a good representation of business owners other interested parties along the work area. We are taking those comments into consideration for the final phasing and traffic control. We will be providing a media advertisement campaign the week before work begins to let others in the community know what to expect. The project will start on April 21 and be completed by June.

Riverwalk Center Roof

As we get closer to the completion of the project the contractor, Hyder Construction, has schedule the turn over date for the last week in May. Staff is coordinating with the schedule to get the acoustic curtains "tuned" during the practices of the NRO.

Valley Brook Childcare

The project is scheduled to be completed by August 1, 2008.

Fuqua Livery Stable

Work is continuing on the Fuqua Livery Stables. Mechanical, electrical, plumbing and carpentry work has been continuing on the interior and exterior. Historic windows have been restored or replaced and our new storefront windows are on the way. This project should be completed in May, and we should have electricity and gas in June.

Quandary Antiques Cabin

The cabin has been prepared for its move. The move is scheduled for April 16th. Renovations and improvements on this structure will be taking place once it is moved, and the building will be occupied this summer.

Wellington Oro Water Treatment Plant

This plant tanks have been set and the building shell is being completed. The project is progressing as planned.

MEMO

TO: Mayor & Town Council

FROM: Tim Gagen

DATE: 4/3/2008

RE: Committee Reports

SCHA Tim Gagen March 26

This was the last meeting for Rob Millisor. The board approved the model master deed restriction with minor changes based on comments from Breckenridge. The Towns of Breckenridge, Dillon and the County reported that their respective boards had approved funding the down payment assistance program and placed no restriction on its use in Summit County. The Towns of Frisco and Silverthorne were still discussing but seemed to be leaning towards keeping their funds in their town or basin. SCHA staff is close to finalizing the affordable housing matrix which will track all the existing and planned affordable housing projects throughout the County.

NWCCOG Peter Grosshuesch March 27

- Gary Severson (NWCOG Executive Director) reported that he was closely monitoring 4 separate bills related to forest health that are currently being considered by the state legislature.
- Several million dollars are also being allocated by the federal government towards forest health projects in the Arapahoe, White River, and Routt national forests.

NWCOG members voted approval of an amendment to the bylaws that allow for an appointed citizen representative to serve on the NWCOG Council. The old bylaws allowed only elected officials or staff to serve on the Council. The citizen representative may be appointed if approved by a resolution of the governing body of the member jurisdiction and subject to final approval by the NWCOG Executive Committee.

Summit Stage James Phelps March 26

No further discussion of Out-of-County Connections at this meeting. Summit Stage is exploring Van Pool options for outlying areas. They are aware that Town of Breckenridge will be implementing a Van Pool for employees. Summit County is interested in gaining more information of the program.

Spring Service reductions will take place on April 20th. These reductions effect Copper Mtn and discontinuing the Swan Mountain Flyer until November. There has been a request made by Arapahoe Basin to continue weekend service thru May 10th. John Jones

was not present at this meeting and Jim Smith indicated he would bring this request forward.

Bike racks will be mounted on the Summit Stage buses beginning May 01. Station racks will also be put in place at this time.

Total Ridership for February: 261,440, an increase of 7.25% over 2007. Paratransit ridership 34.59% increase. Late Night Ridership 8,594 a decrease of 4.8% over 2007.

An area of concern. Fuel Costs for February are up 71.97% over 2007. Year-to-date Fuel Costs are up 41.13%. 2007/2008 comparison.

Summit Stage Retreat scheduled for May 28th.

	<u>Other Meetings</u>	
CML	Tim Gagen	No Meeting
Wildfire Council	Peter Grosshuesch	No Meeting
Summit Leadership Forum	Tim Gagen	No Meeting
I-70 Coalition	Tim Gagen	No Meeting
CAST	Tim Gagen	No Meeting
Police Advisory Committee	Rick Holman	April 3
BEDAC	Julia Skurski	April 10
Public Art Commission	Jen Cram	May 7

INTEROFFICE MEMORANDUM

TO: TIM GAGEN, TOWN MANAGER
FROM: FINANCE DEPARTMENT
SUBJECT: FEBRUARY FINANCIAL STATUS REPORT
DATE: 04/1/2008

This report summarizes the financial condition of the Town of Breckenridge for the period January 1, 2008 – February 29, 2008 (16.67% 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%. Property Tax revenues are higher than 2007 due to property valuations, mil levy increases, and earlier collections by the County due to tax collection notices going out earlier than the preceding year. Investment Income for 2008 is higher than 2007 due to the timing of maturities. Miscellaneous Income is higher than 2007 primarily due to refunds of expenditures. Charges for Services are higher than 2007 primarily due to plan check fees for a large developer. Licenses and Permits are lower than 2007 due primarily to electrical and plumbing permits. Intergovernmental revenues are lower than 2007 due to timing of reimbursements of law enforcement grants. Fines/Forfeitures are higher than 2007 due primarily to traffic fines and parking tickets. 2008 year-to-date General Fund revenue (net of transfers) is higher than 2007 by 51%.

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 the rate increase for Water Rents and Investment Income.

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.

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 to timing of collections of business licenses and transfers from the Excise Tax Fund which is 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 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 slightly lower than 2007 due to RETT and Investment Income. 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 series of tax reports provides 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 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 and development contributions. 2008 revenues are higher than 2007 primarily due to receipt of the State Grant for Cucumber Gulch.

CONSERVATION TRUST FUND: Revenues are the Town's share of lottery funds and investment income. The state distributes lottery proceeds on a quarterly basis. Amounts shown for 2007 and 2008 are for interest earnings.

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 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. The 2008 Annual Budget includes supplemental appropriated funds as proposed during the February 26th Council meeting.

GENERAL FUND: 2008 General Government expenditures are higher than 2007 primarily due to events expenditures and personnel costs. Finance expenditures are lower than 2007 due to personnel costs. Parking and Transit expenditures are higher than 2007 primarily due to an increase in the Garage Fund Allocation and personnel costs. Recreation expenditures are higher than 2007 primarily due to personnel costs, building improvements, recreation equipment, and the timing of payments for certain utilities. Miscellaneous expenditures are lower than 2007 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 the timing of payment for the Clinton Reservoir 2008 assessment for repair and maintenance and Tarn SCADA expenditures.

CAPITAL FUND: 2008 expenditures are higher than 2007 due to capital expenditures for the Riverwalk Center Roof . 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).

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 slightly higher than 2007 primarily due to personnel costs.

EXCISE TAX FUND: Because the Excise Tax Fund includes transfers to other funds and debt expenditures, any variances 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: 2007 expenditures are higher than 2008 due to land acquisition costs.

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 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 higher than last year due primarily to computer support and maintenance. 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).

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 for three buses budgeted for in this fund.

The All Funds Summary and the All Funds Net of Inter-Fund Transfers Summary report 2008 YTD revenues approximately 17% and 29% higher than 2007 respectively. The current YTD expenditures are approximately 5% higher than 2007 for both the All Funds Summary and the All Funds Net of Inter-Fund Transfers Summary.



Town of Breckenridge

All Funds

Current Year to Prior Year Comparison

YTD Ending: FEB-08

	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	Pct of Budget Rec'd/Spent
General Fund	3,430,471	23,337,879	14.70%	14.55%	3,929,641	3,386,194	116.05%	23,589,654	16.66%
Water Fund	387,039	4,287,025	9.03%	14.15%	441,801	433,906	101.82%	3,424,679	12.90%
Capital Fund	638,766	13,610,108	4.69%	-7.48%	590,993	454,115	130.14%	2,871,000	20.58%
Marketing Fund	206,768	1,343,453	15.39%	27.48%	263,582	243,684	108.17%	1,457,295	18.09%
Golf Fund	57,108	2,663,738	2.14%	-16.65%	47,598	317,828	14.98%	2,541,855	1.87%
Excise Tax Fund	2,024,459	21,783,177	9.29%	-4.97%	1,923,848	2,229,597	86.29%	21,570,493	8.92%
Affordable Housing Fund	68,528	1,349,329	5.08%	612.07%	487,962	152,481	320.01%	3,506,041	13.92%
Open Space Fund	317,965	2,226,421	14.28%	7.60%	342,131	330,903	103.39%	1,969,000	17.38%
Conservation Trust Fund	80	35,043	0.23%	52.87%	123	74	165.09%	30,600	0.40%
Garage Services Fund	297,445	1,787,168	16.64%	15.48%	343,500	339,251	101.25%	2,035,504	16.88%
Information Services Fund	147,203	883,215	16.67%	8.45%	159,646	159,646	100.00%	957,874	16.67%
Facilities Maintenance Fund	71,735	430,408	16.67%	0.00%	71,735	71,735	100.00%	430,410	16.67%
Special Projects Fund	0	0	n/m	n/m	378,167	378,167	100.00%	2,269,000	16.67%
TOTAL REVENUE	7,647,566	73,736,962	10.37%	17.43%	8,980,727	8,497,580	105.69%	66,653,405	13.47%
General Fund	5,806,687	23,335,090	24.88%	-47.36%	3,056,747	3,567,267	85.69%	23,752,046	12.87%
Water Fund	273,467	2,395,438	11.42%	7.38%	293,645	387,764	75.73%	5,545,139	5.30%
Capital Fund	132,218	6,214,703	2.13%	133.82%	309,147	468,500	65.99%	2,811,000	11.00%
Marketing Fund	297,140	1,293,224	22.98%	20.36%	357,641	399,032	89.63%	1,689,514	21.17%
Golf Fund	134,199	2,188,889	6.13%	4.60%	140,371	148,880	94.28%	2,446,018	5.74%
Excise Tax Fund	3,040,504	23,882,767	12.73%	16.18%	3,532,420	3,532,504	100.00%	21,492,810	16.44%
Affordable Housing Fund	412	1,124,585	0.04%	288291.84%	1,188,174	599,267	198.27%	3,260,608	36.44%
Open Space Fund	393,250	2,387,617	16.47%	-50.49%	194,706	515,899	37.74%	2,109,027	9.23%
Conservation Trust Fund	5,000	30,000	16.67%	50.00%	7,500	7,500	100.00%	45,000	16.67%
Garage Services Fund - Ops	152,697	1,131,051	13.50%	71.85%	262,411	186,511	140.69%	1,390,193	18.88%
Garage Services Fund - Capital	0	494,475	0.00%	n/m	1,026,770	0	n/m	747,440	137.37%
Information Services Fund	104,041	859,713	12.10%	49.73%	155,784	105,555	147.59%	1,015,757	15.34%
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	331,965	378,048	87.81%	2,268,286	14.64%
TOTAL EXPENDITURES	10,339,616	65,358,240	15.82%	5.01%	10,857,283	10,296,726	105.44%	68,709,560	15.80%



Town of Breckenridge

All Funds Net of Inter-Fund Transfers

Current Year to Prior Year Comparison

YTD Ending: FEB-08

	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	Pct of Budget Rec'd/Spent
General Fund	1,091,775	9,305,707	11.73%	51.16%	1,650,284	1,106,837	149.10%	9,913,509	16.65%
Water Fund	387,039	4,287,025	9.03%	14.15%	441,801	433,906	101.82%	3,424,679	12.90%
Capital Fund	28,183	5,221,643	0.54%	482.48%	164,159	27,282	601.72%	310,000	52.95%
Marketing Fund	185,102	1,213,453	15.25%	15.39%	213,582	193,684	110.27%	1,157,295	18.46%
Golf Fund	15,441	2,413,738	0.64%	-61.59%	5,931	276,162	2.15%	2,291,855	0.26%
Excise Tax Fund	2,024,459	21,783,177	9.29%	-4.97%	1,923,848	2,229,597	86.29%	21,570,493	8.92%
Affordable Housing Fund	7,031	362,906	1.94%	1240.12%	94,222	5,199	1812.38%	1,143,600	8.24%
Open Space Fund	317,965	2,226,421	14.28%	7.60%	342,131	330,903	103.39%	1,969,000	17.38%
Conservation Trust Fund	80	35,043	0.23%	52.87%	123	74	165.09%	30,600	0.40%
Garage Services Fund	0	2,500	0.00%	n/m	4,750	500	949.92%	3,000	158.32%
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	378,167	378,167	100.00%	2,269,000	16.67%
TOTAL REVENUE	4,057,075	46,851,611	8.66%	28.64%	5,218,998	4,982,309	104.75%	44,083,031	11.84%
General Fund	5,354,350	20,616,797	25.97%	-52.41%	2,548,402	3,059,363	83.30%	20,701,979	12.31%
Water Fund	195,229	1,926,009	10.14%	11.32%	217,327	311,446	69.78%	5,087,229	4.27%
Capital Fund	132,218	6,214,703	2.13%	133.82%	309,147	468,500	65.99%	2,811,000	11.00%
Marketing Fund	297,140	1,293,224	22.98%	20.36%	357,641	399,032	89.63%	1,689,514	21.17%
Golf Fund	121,216	2,110,987	5.74%	3.99%	126,049	134,559	93.68%	2,360,091	5.34%
Excise Tax Fund	0	297,338	0.00%	n/m	378,167	378,250	99.98%	2,567,288	14.73%
Affordable Housing Fund	412	1,124,585	0.04%	288291.84%	1,188,174	599,267	198.27%	3,260,608	36.44%
Open Space Fund	392,390	2,382,459	16.47%	-50.62%	193,757	514,949	37.63%	2,103,330	9.21%
Conservation Trust Fund	0	0	n/m	n/m	0	0	n/m	0	n/m
Garage Services Fund - Ops	152,697	1,131,051	13.50%	71.85%	262,411	186,511	140.69%	1,390,193	18.88%
Garage Services Fund - Capital	0	494,475	0.00%	n/m	1,026,770	0	n/m	747,440	137.37%
Information Services Fund	103,473	856,307	12.08%	50.52%	155,744	105,514	147.60%	1,015,515	15.34%
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	331,965	378,048	87.81%	2,268,286	14.64%
TOTAL EXPENDITURES	6,749,125	38,468,623	17.54%	5.13%	7,095,554	6,535,439	108.57%	46,139,195	15.38%



Town of Breckenridge

Excise Tax Fund

Current Year to Prior Year Comparison

YTD Ending: FEB-08

	<u>Prior Year</u>			<u>Actual/Actual Pct Variance</u>	<u>Current Year</u>				
	<u>YTD Actual</u>	<u>YE Total</u>	<u>Pct of YE Rec'd/Spent</u>		<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Actual/Budget Pct Variance</u>	<u>Annual Budget</u>	<u>Pct of Budget Rec'd/Spent</u>
Sales Tax	888,687	13,040,545	6.81%	2.05%	906,935	1,042,527	86.99%	12,955,270	7.00%
Accommodations Taxes	288,977	1,803,464	16.02%	10.40%	319,027	328,759	97.04%	1,713,223	18.62%
RETT	695,953	5,675,235	12.26%	-17.99%	570,745	698,990	81.65%	5,700,000	10.01%
Miscellaneous Taxes	66,293	602,106	11.01%	5.83%	70,158	75,426	93.02%	602,000	11.65%
Investment Income	84,548	661,827	12.77%	-32.60%	56,984	83,895	67.92%	600,000	9.50%
TOTAL REVENUE	2,024,459	21,783,177	9.29%	-4.97%	1,923,848	2,229,597	86.29%	21,570,493	8.92%
Transfers	3,040,504	23,585,429	12.89%	16.18%	3,532,420	3,532,420	100.00%	21,194,522	16.67%
Debt Service	0	297,338	0.00%	n/m	0	83	0.00%	298,288	0.00%
TOTAL EXPENDITURES	3,040,504	23,882,767	12.73%	16.18%	3,532,420	3,532,504	100.00%	21,492,810	16.44%
YTD EXCESS/(DEFICIT)	(1,016,045)	(2,099,590)			(1,608,572)	(1,302,907)		77,683	
Jan. 1 2008 Fund Balance					10,008,355				
Reserved for Debt Service					(900,000)				
UNAUDITED BALANCE					7,499,783				



Town of Breckenridge

General Fund

Current Year to Prior Year Comparison

YTD Ending: FEB-08

	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	Pct of Budget Rec'd/Spent
REVENUES									
Recreation Fees	494,034	2,618,575	18.87%	4.94%	518,425	499,402	103.81%	2,592,701	20.00%
Property Tax	58,079	2,187,999	2.65%	373.34%	274,910	83,092	330.85%	3,359,675	8.18%
Investment Income	74,649	722,558	10.33%	41.01%	105,263	80,699	130.44%	630,000	16.71%
Miscellaneous Income	56,225	232,213	24.21%	32.91%	74,728	37,458	199.50%	169,900	43.98%
Charges For Services	173,508	1,351,509	12.84%	167.65%	464,386	186,275	249.30%	1,077,450	43.10%
Licenses and Permits	41,040	1,144,615	3.59%	-4.80%	39,069	32,156	121.50%	842,150	4.64%
Intergovernmental	159,837	747,414	21.39%	-25.32%	119,372	154,490	77.27%	982,933	12.14%
Fines/Forfeitures	34,402	300,824	11.44%	57.35%	54,131	33,265	162.73%	258,700	20.92%
Transfers In	2,338,695	14,032,172	16.67%	-2.54%	2,279,357	2,279,358	100.00%	13,676,145	16.67%
Revenues	3,430,471	23,337,879	14.70%	14.55%	3,929,641	3,386,194	116.05%	23,589,654	16.66%
EXPENDITURES									
General Government	224,665	1,834,152	12.25%	35.89%	305,294	393,415	77.60%	2,480,385	12.31%
Community Development	200,775	1,547,465	12.97%	2.21%	205,214	381,348	53.81%	1,919,988	10.69%
Engineering	60,992	446,638	13.66%	4.92%	63,994	69,421	92.18%	512,760	12.48%
Finance	156,955	1,115,678	14.07%	-7.96%	144,463	179,607	80.43%	1,294,176	11.16%
Parking and Transit	326,199	2,060,580	15.83%	23.48%	402,790	528,530	76.21%	2,833,036	14.22%
Police	453,933	2,880,511	15.76%	-1.38%	447,648	599,602	74.66%	3,593,689	12.46%
Public Works	617,793	5,042,458	12.25%	1.97%	629,953	748,885	84.12%	5,378,626	11.71%
Recreation	541,011	4,330,351	12.49%	17.61%	636,280	642,127	99.09%	5,048,781	12.60%
Miscellaneous	3,224,364	3,529,234	91.36%	-93.44%	211,450	24,333	868.97%	146,000	144.83%
Debt Service	0	545,252	0.00%	n/m	9,500	0	n/m	544,606	1.74%
Transfers Out	0	0	n/m	n/m	0	0	n/m	0	n/m
Expenditures	5,806,687	23,332,318	24.89%	-47.36%	3,056,586	3,567,267	85.68%	23,752,046	12.87%
Rev Over(Under) Exp	(2,376,217)	5,560			873,055	(181,073)		(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					4,643,231				

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	12.6%	\$ 1,632,087	\$ 1,632,087	12.6%	\$ 1,699,052	2.6%	104.1%	\$ 1,699,052	2.6%	13.1%
FEB	\$ 1,573,159	\$ 3,228,444	24.6%	\$ 1,551,111	\$ 3,183,198	24.6%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
MAR	\$ 2,068,772	\$ 5,297,217	40.3%	\$ 2,039,778	\$ 5,222,976	40.3%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
APR	\$ 961,921	\$ 6,259,137	47.6%	\$ 948,439	\$ 6,171,415	47.6%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
MAY	\$ 468,712	\$ 6,727,849	51.2%	\$ 462,143	\$ 6,633,559	51.2%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
JUN	\$ 731,509	\$ 7,459,358	56.8%	\$ 721,257	\$ 7,354,815	56.8%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
JUL	\$ 977,334	\$ 8,436,692	64.2%	\$ 963,636	\$ 8,318,452	64.2%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
AUG	\$ 829,380	\$ 9,266,072	70.5%	\$ 817,756	\$ 9,136,208	70.5%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
SEP	\$ 779,729	\$ 10,045,801	76.5%	\$ 768,801	\$ 9,905,009	76.5%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
OCT	\$ 549,408	\$ 10,595,209	80.6%	\$ 541,708	\$ 10,446,717	80.6%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
NOV	\$ 682,786	\$ 11,277,995	85.8%	\$ 673,216	\$ 11,119,934	85.8%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
DEC	\$ 1,861,424	\$ 13,139,419	100.0%	\$ 1,835,336	\$ 12,955,270	100.0%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%

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%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
MAR	\$ 389,705	\$ 971,260	53.9%	\$ 370,205	\$ 922,660	53.9%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
APR	\$ 121,571	\$ 1,092,831	60.6%	\$ 115,488	\$ 1,038,149	60.6%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
MAY	\$ 20,872	\$ 1,113,703	61.8%	\$ 19,827	\$ 1,057,976	61.8%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
JUN	\$ 63,384	\$ 1,177,086	65.3%	\$ 60,212	\$ 1,118,188	65.3%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
JUL	\$ 98,186	\$ 1,275,272	70.7%	\$ 93,273	\$ 1,211,461	70.7%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
AUG	\$ 82,172	\$ 1,357,445	75.3%	\$ 78,060	\$ 1,289,522	75.3%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
SEP	\$ 61,629	\$ 1,419,073	78.7%	\$ 58,545	\$ 1,348,067	78.7%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
OCT	\$ 30,799	\$ 1,449,873	80.4%	\$ 29,258	\$ 1,377,325	80.4%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
NOV	\$ 56,042	\$ 1,505,915	83.5%	\$ 53,238	\$ 1,430,563	83.5%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
DEC	\$ 297,549	\$ 1,803,464	100.0%	\$ 282,660	\$ 1,713,223	100.0%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%

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%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
MAY	\$ 533,680	\$ 2,066,074	36.4%	\$ 536,009	\$ 2,075,090	36.4%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
JUN	\$ 522,999	\$ 2,589,073	45.6%	\$ 525,282	\$ 2,600,371	45.6%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
JUL	\$ 343,610	\$ 2,932,683	51.7%	\$ 345,109	\$ 2,945,481	51.7%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
AUG	\$ 594,349	\$ 3,527,032	62.1%	\$ 596,942	\$ 3,542,423	62.1%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
SEP	\$ 711,996	\$ 4,239,028	74.7%	\$ 715,103	\$ 4,257,526	74.7%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
OCT	\$ 392,752	\$ 4,631,779	81.6%	\$ 394,466	\$ 4,651,991	81.6%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
NOV	\$ 459,147	\$ 5,090,926	89.7%	\$ 461,150	\$ 5,113,142	89.7%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
DEC	\$ 584,308	\$ 5,675,235	100.0%	\$ 586,858	\$ 5,700,000	100.0%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%

EFFECTIVE APR 1, 2008

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	0.0%	\$ 34,776	\$ 34,776	12.2%	\$ 41,210	-19.3%	118.5%	\$ 41,210	-19.3%	14.4%
FEB	\$ 38,682	\$ 89,768	0.0%	\$ 34,123	\$ 68,899	11.9%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
MAR	\$ 26,803	\$ 116,571	0.0%	\$ 44,438	\$ 113,337	15.6%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
APR	\$ 24,331	\$ 140,903	0.0%	\$ 20,714	\$ 134,051	7.3%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
MAY	\$ 10,950	\$ 151,853	0.0%	\$ 8,695	\$ 142,746	3.0%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
JUN	\$ 15,741	\$ 167,594	0.0%	\$ 15,281	\$ 158,027	5.4%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
JUL	\$ 26,125	\$ 193,719	0.0%	\$ 21,320	\$ 179,346	7.5%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
AUG	\$ 24,494	\$ 218,214	0.0%	\$ 18,738	\$ 198,085	6.6%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
SEP	\$ 13,502	\$ 231,715	0.0%	\$ 17,420	\$ 215,504	6.1%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
OCT	\$ 13,274	\$ 244,990	0.0%	\$ 11,580	\$ 227,085	4.1%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
NOV	\$ 17,712	\$ 262,701	0.0%	\$ 15,358	\$ 242,443	5.4%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%
DEC	\$ 52,398	\$ 315,099	0.0%	\$ 43,157	\$ 285,600	15.1%	\$ -	0.0%	0.0%	\$ -	0.0%	0.0%

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.

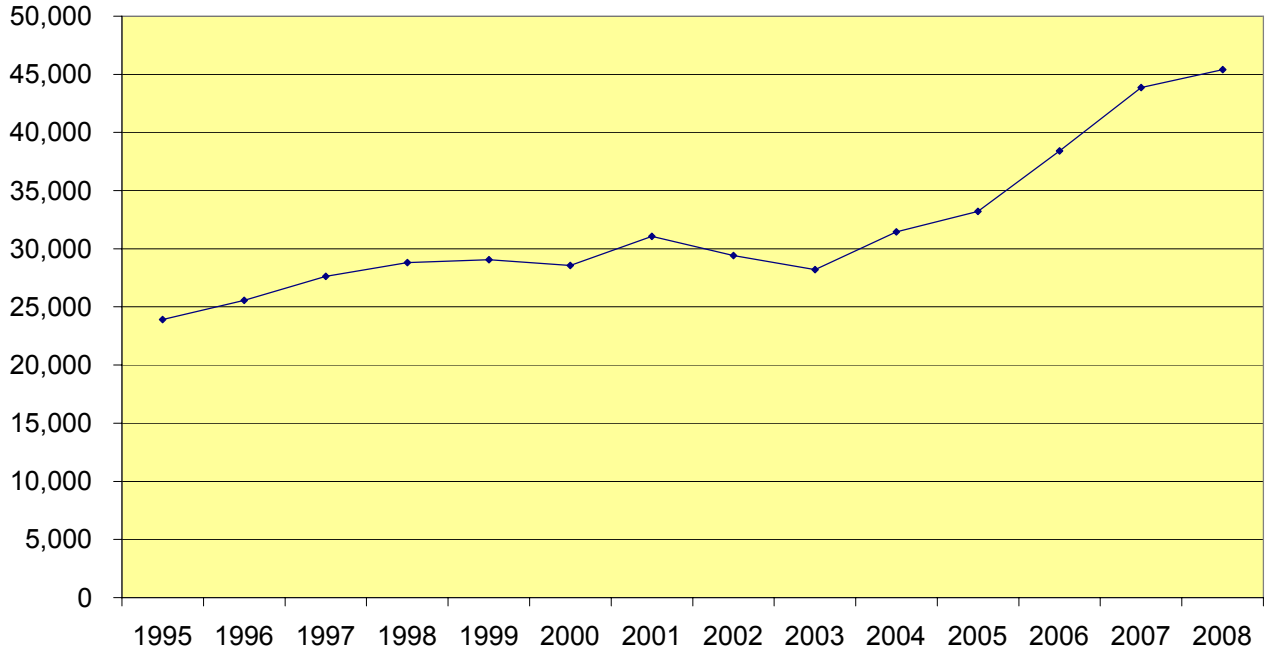
**TOWN OF BRECKENRIDGE
TAXABLE SALES ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Total - All Categories

	Monthly Totals														Monthly		YTD	
	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	% 07-08	YTD 2007	YTD 2008	% Change 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	45,397	3.5%	43,866	45,397	3.5%
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	0	0.0%	87,032	0	0.0%
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	55,892	0	0.0%	142,924	0	0.0%
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	0	0.0%	166,368	0	0.0%
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	12,011	0	0.0%	178,379	0	0.0%
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	20,222	0	0.0%	198,601	0	0.0%
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	25,737	0	0.0%	224,338	0	0.0%
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	23,724	0	0.0%	248,062	0	0.0%
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	20,277	0	0.0%	268,339	0	0.0%
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	14,532	0	0.0%	282,871	0	0.0%
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	18,145	0	0.0%	301,016	0	0.0%
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	50,157	0	0.0%	351,173	0	0.0%

TAXABLE SALES - JANUARY



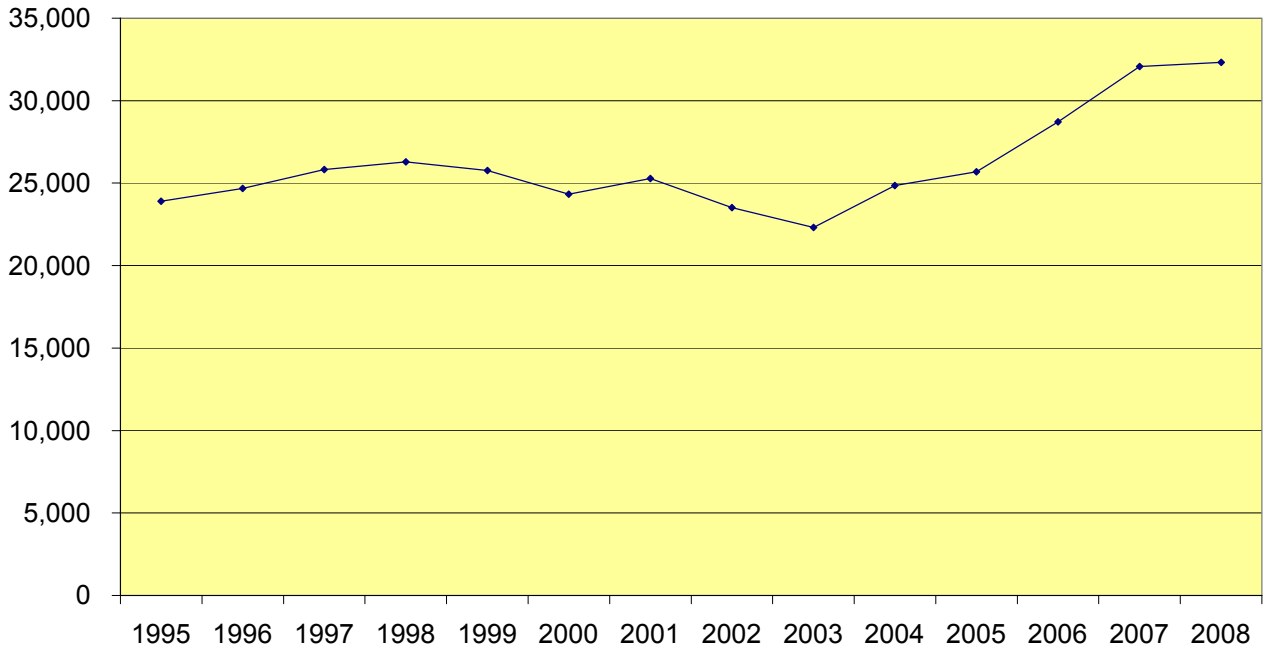
**TOWN OF BRECKENRIDGE
TAXABLE SALES ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

**Total - All Categories
ADJUSTED FOR INFLATION**

CPI	BASE Actual 1995	Monthly Totals														Monthly		YTD	
		3.5% Actual 1996	3.3% Actual 1997	2.4% Actual 1998	2.9% Actual 1999	4.0% Actual 2000	4.7% Actual 2001	1.9% Actual 2002	1.1% Actual 2003	0.1% Actual 2004	2.1% Actual 2005	3.6% Actual 2006	2.2% Actual 2007	2.7% Actual 2008	% 07-08	YTD 2007	YTD 2008	% Change 07-08	
January	23,896	24,681	25,825	26,281	25,769	24,334	25,286	23,521	22,319	24,851	25,696	28,707	32,076	32,325	0.8%	32,076	32,325	0.8%	
February	25,352	27,990	26,086	27,046	27,602	27,179	28,035	25,556	23,655	26,243	27,648	29,361	31,560	0	0.0%	63,636	0	0.0%	
March	31,928	34,684	36,886	34,055	35,066	36,919	35,966	34,155	31,099	30,892	35,031	37,389	40,867	0	0.0%	104,503	0	0.0%	
April	13,002	15,242	14,065	15,927	15,624	14,471	15,021	12,552	11,789	14,008	13,450	16,992	17,139	0	0.0%	121,642	0	0.0%	
May	5,031	5,665	5,835	5,999	6,130	6,739	7,067	6,545	6,934	6,975	7,195	7,909	8,780	0	0.0%	130,422	0	0.0%	
June	9,129	9,493	9,151	9,928	11,455	11,768	12,169	10,889	10,465	11,019	12,298	12,644	14,784	0	0.0%	145,206	0	0.0%	
July	13,382	14,260	14,590	15,515	15,797	16,061	15,358	15,233	15,588	16,285	17,055	17,952	18,819	0	0.0%	164,025	0	0.0%	
August	12,924	14,275	14,012	14,567	14,333	14,485	14,438	13,357	14,044	14,017	14,906	16,379	17,348	0	0.0%	181,373	0	0.0%	
September	10,636	10,508	10,367	11,117	12,271	13,612	10,841	10,759	11,194	12,334	13,054	14,837	14,826	0	0.0%	196,199	0	0.0%	
October	7,150	7,191	7,390	7,290	7,789	8,450	8,664	7,636	7,697	8,420	9,519	10,105	10,625	0	0.0%	206,824	0	0.0%	
November	9,396	9,438	10,421	10,622	10,097	10,485	9,420	9,118	9,773	10,638	11,599	13,554	13,266	0	0.0%	220,090	0	0.0%	
December	25,812	25,401	27,494	27,740	27,073	28,511	23,306	26,706	27,546	30,893	33,825	34,850	36,675	0	0.0%	256,765	0	0.0%	

TAXABLE SALES - JANUARY



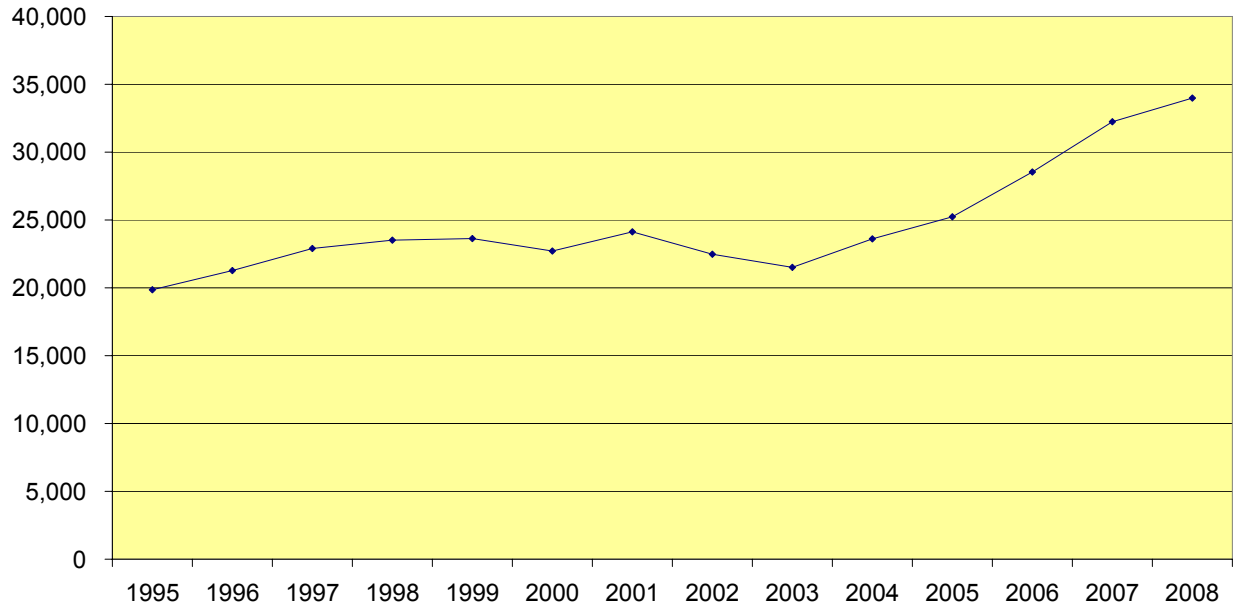
**TOWN OF BRECKENRIDGE
TAXABLE SALES ANALYSIS BY BUSINESS SECTOR**

(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	33,988	5.4%	32,250	33,988	5.4%
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	0	0.0%	65,272	0	0.0%
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	44,367	0	0.0%	109,639	0	0.0%
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	0	0.0%	125,656	0	0.0%
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	5,142	0	0.0%	130,798	0	0.0%
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	12,203	0	0.0%	143,001	0	0.0%
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	17,480	0	0.0%	160,481	0	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	15,145	0	0.0%	175,626	0	0.0%
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	12,343	0	0.0%	187,969	0	0.0%
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	6,896	0	0.0%	194,865	0	0.0%
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	10,601	0	0.0%	205,466	0	0.0%
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	35,161	0	0.0%	240,627	0	0.0%

TAXABLE SALES - JANUARY



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

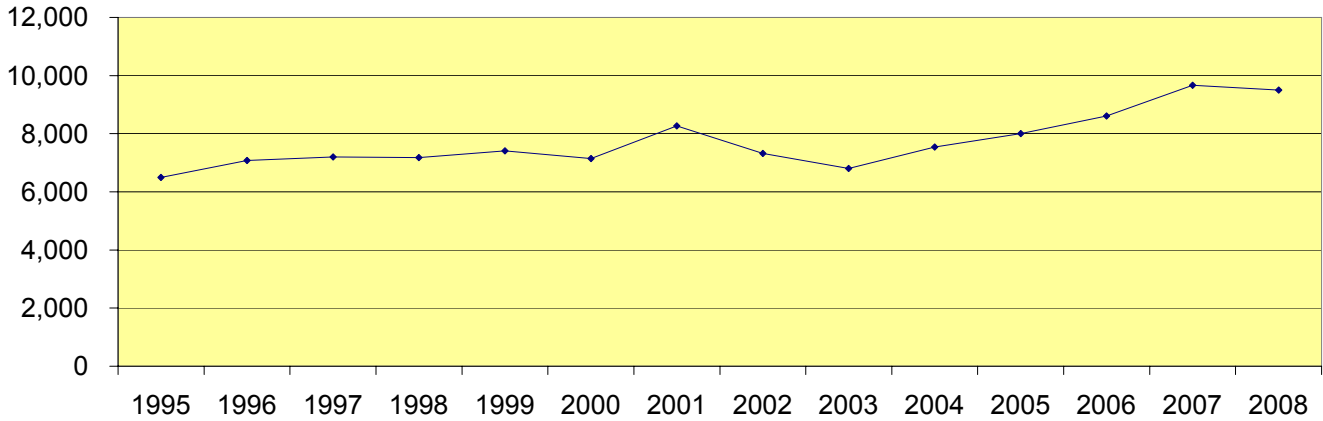
(in Thousands of Dollars)

Retail Sales

Month To Date

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Monthly	Actual	Actual	YTD
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	% CHG	2007	2008	% 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	9,505	-1.7%	9,665	9,505	-1.7%	
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	0	0.0%	19,272	0	0.0%	
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	0	0.0%	32,645	0	0.0%	
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	0	0.0%	37,926	0	0.0%	
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	2,162	0	0.0%	40,088	0	0.0%	
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	4,589	0	0.0%	44,677	0	0.0%	
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	6,170	0	0.0%	50,847	0	0.0%	
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	5,104	0	0.0%	55,951	0	0.0%	
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	4,778	0	0.0%	60,729	0	0.0%	
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	2,853	0	0.0%	63,582	0	0.0%	
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	4,254	0	0.0%	67,836	0	0.0%	
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	11,977	0	0.0%	79,813	0	0.0%	

Taxable Retail Sales - JANUARY



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

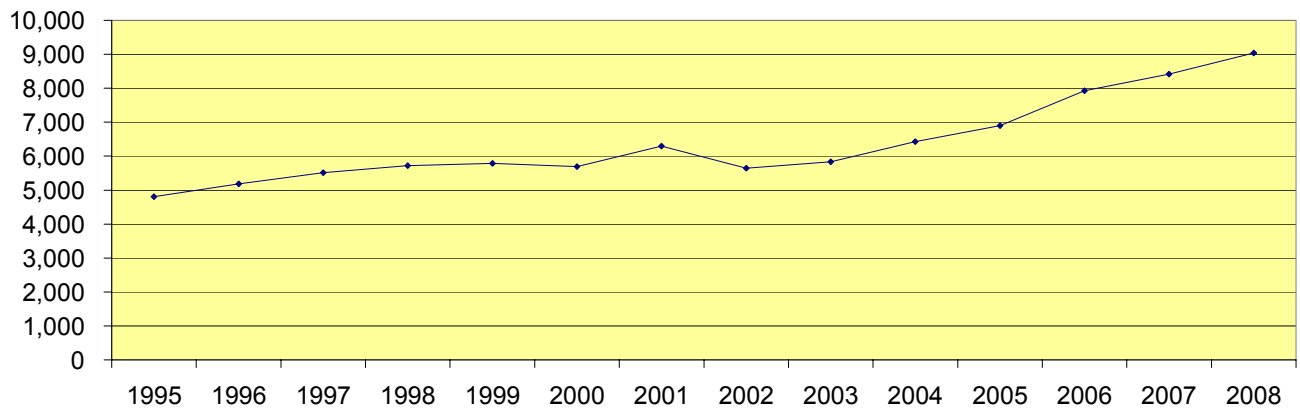
(in Thousands of Dollars)

Restaurants/Bars

Month To Date

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Monthly	Actual	Actual	YTD
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	% CHG	2007	2008	% 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	9,037	7.4%	8,414	9,037	7.4%
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	0	0.0%	16,881	0	0.0%
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	0	0.0%	26,896	0	0.0%
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	0	0.0%	31,572	0	0.0%
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	0	0.0%	33,629	0	0.0%
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	0	0.0%	37,997	0	0.0%
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	0	0.0%	44,233	0	0.0%
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	0.0%	50,150	0	0.0%
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	0.0%	54,720	0	0.0%
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	2,539	0	0.0%	57,259	0	0.0%
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	3,567	0	0.0%	60,826	0	0.0%
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	7,987	0	0.0%	68,813	0	0.0%

Taxable Restaurant Sales - JANUARY



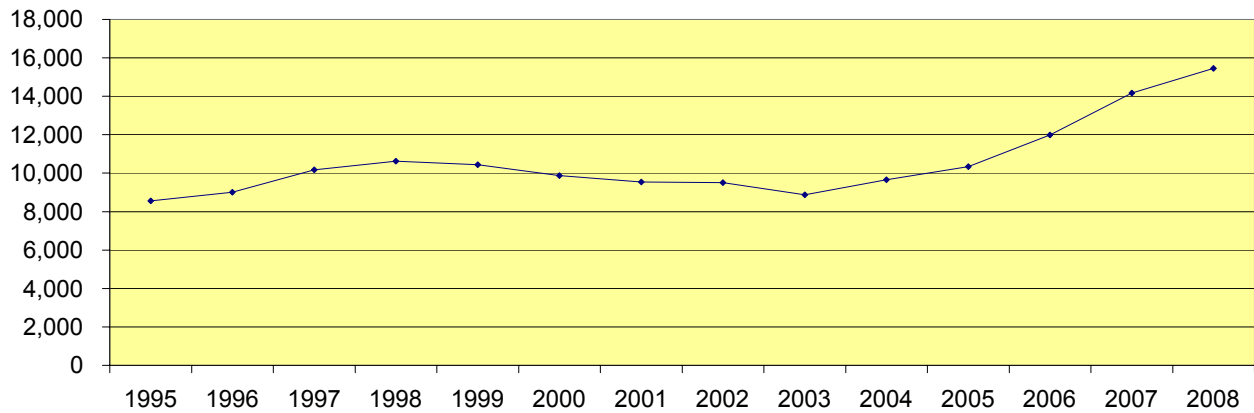
**TOWN OF BRECKENRIDGE
TAXABLE REVENUE ANALYSIS BY BUSINESS SECTOR**

(in Thousands of Dollars)

Short-Term Lodging

	Month To Date															2007	2008	YTD
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Monthly			
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	% 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	15,446	9.0%	14,171	15,446	9.0%
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	0	0.0%	29,119	0	0.0%
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	20,979	0	0.0%	50,098	0	0.0%
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	0	0.0%	56,158	0	0.0%
May	479	575	538	616	626	739	599	806	897	800	711	957	923	0	0.0%	57,081	0	0.0%
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	3,246	0	0.0%	60,327	0	0.0%
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	0	0.0%	65,401	0	0.0%
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	0.0%	69,525	0	0.0%
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	2,995	0	0.0%	72,520	0	0.0%
October	709	890	994	893	928	926	1,092	882	750	859	1,130	1,305	1,504	0	0.0%	74,024	0	0.0%
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	0.0%	76,804	0	0.0%
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	15,197	0	0.0%	92,001	0	0.0%

Taxable Short-Term Lodging Sales - JANUARY



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

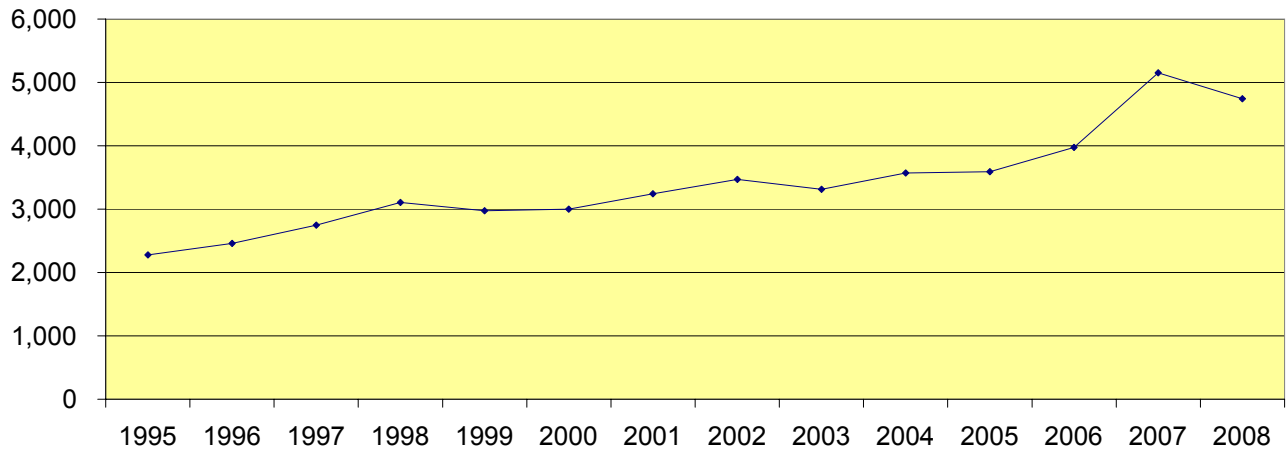
(in Thousands of Dollars)

Grocery/Liquor Stores

Month To Date

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Monthly	Actual	Actual	YTD
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	% CHG	2007	2008	% CHG
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	0	0.0%	9,685	0	0.0%
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	0	0.0%	14,529	0	0.0%
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	0	0.0%	17,449	0	0.0%
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	0	0.0%	19,618	0	0.0%
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	0	0.0%	22,440	0	0.0%
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	0	0.0%	26,339	0	0.0%
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	0.0%	30,110	0	0.0%
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	0.0%	33,018	0	0.0%
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	0.0%	35,512	0	0.0%
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	0.0%	38,112	0	0.0%
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	0.0%	46,140	0	0.0%

Taxable Grocery/Liquor Sales - JANUARY



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**

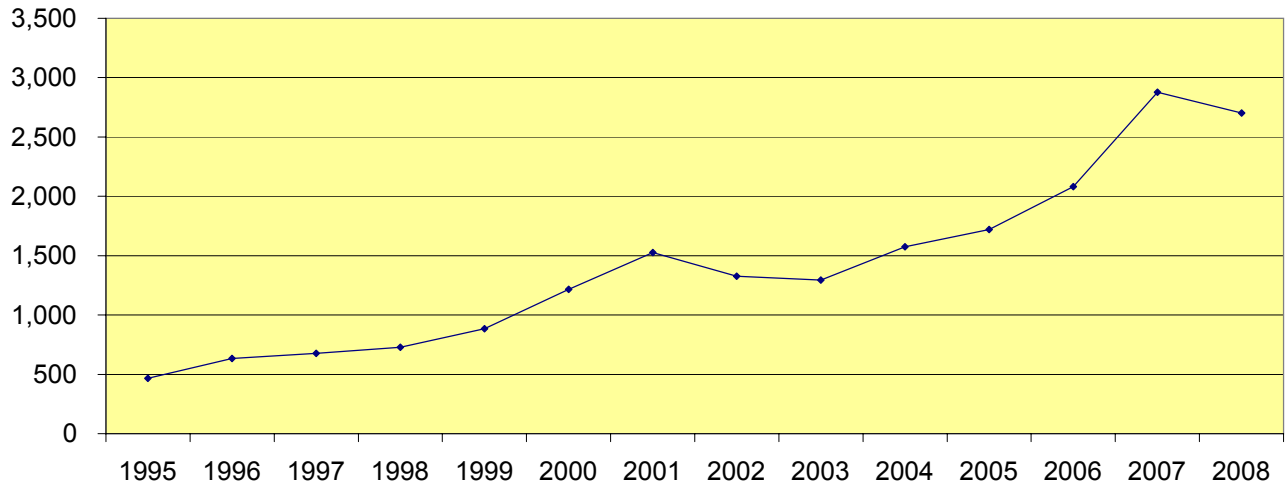
(in Thousands of Dollars)

Supplies

Month To Date

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Monthly	Actual	Actual	YTD
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	% CHG	2007	2008	% CHG
January	466	635	676	728	884	1,216	1,527	1,327	1,294	1,574	1,720	2,081	2,876	2,703	-6.0%	2,876	2,703	-6.0%
February	515	499	522	685	1,126	1,170	1,385	1,106	1,197	1,268	1,669	2,029	2,459	0	0.0%	5,335	0	0.0%
March	573	712	784	1,055	1,390	1,677	1,558	1,307	1,401	1,630	2,216	2,967	3,156	0	0.0%	8,491	0	0.0%
April	363	509	525	615	723	946	1,095	1,059	869	1,110	1,359	1,680	1,813	0	0.0%	10,304	0	0.0%
May	327	571	451	525	654	1,139	1,125	1,128	896	1,261	1,370	2,045	2,314	0	0.0%	12,618	0	0.0%
June	476	742	870	1,024	1,400	1,615	1,858	1,455	1,696	1,837	2,083	2,836	3,119	0	0.0%	15,737	0	0.0%
July	719	746	892	852	1,093	1,333	1,642	1,364	1,380	1,694	2,186	2,872	2,770	0	0.0%	18,507	0	0.0%
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	0.0%	21,694	0	0.0%
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	0.0%	24,928	0	0.0%
October	778	959	976	910	1,083	1,853	1,899	1,342	1,390	1,980	2,107	2,924	3,259	0	0.0%	28,187	0	0.0%
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	0.0%	30,880	0	0.0%
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	0.0%	34,577	0	0.0%

Taxable Supplies Sales - JANUARY



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

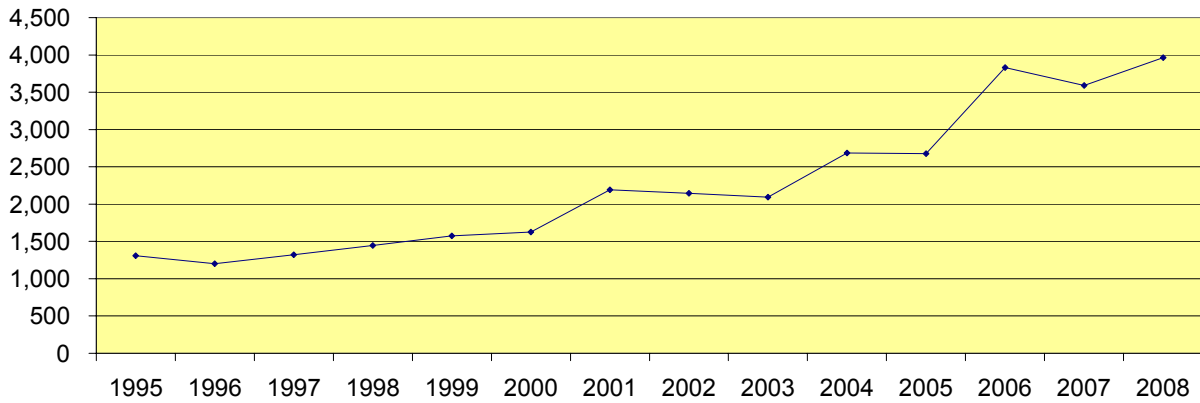
(in Thousands of Dollars)

Utilities

Month To Date

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Monthly	Actual	Actual	YTD
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	% CHG	2007	2008	% CHG
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	3,962	10.3%	3,591	3,962	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	0	0.0%	6,740	0	0.0%
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	0	0.0%	10,265	0	0.0%
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	0	0.0%	12,959	0	0.0%
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	0	0.0%	15,345	0	0.0%
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	0	0.0%	17,423	0	0.0%
July	778	796	830	913	907	880	1,289	1,147	1,427	1,394	1,663	1,529	1,588	0	0.0%	19,011	0	0.0%
August	821	844	844	910	913	994	1,336	1,198	1,393	1,408	1,629	1,854	1,621	0	0.0%	20,632	0	0.0%
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	0.0%	22,424	0	0.0%
October	809	866	804	854	917	1,039	1,353	1,227	1,429	1,348	2,127	1,987	1,883	0	0.0%	24,307	0	0.0%
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	0.0%	26,558	0	0.0%
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	0.0%	29,829	0	0.0%

Taxable Utility Sales - JANUARY



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



MEMORANDUM

TO: Town Council

FROM: Heide Andersen, Open Space & Trails Planner III

DATE: April 2, 2008

SUBJECT: Open Space Advisory Commission Vacancy

Attached please find five letters of application for BOSAC. There are three vacancies for terms from April of 2008 through March of 2010. The terms that are up are Ellen Hollinshead, Dave November, and Scott Yule. All three are reapplying, and we also have applications from Dennis Kuhn and Erin Hunter.

Suggested interview questions and a ballot have been included in hard copy form in your notebooks.

From: ellen hollinshead [mailto:ellenonsnow@yahoo.com]
Sent: Monday, March 31, 2008 2:13 PM
To: Andersen, Heide
Subject: Letter to Mayor/Town Council

To Mayor and Town Council:

I'm asking you to please consider me for another term on Breckenridge Open Space and Trails. Over the last two years, I've felt much more comfortable on BOSAC mostly because of the knowledge I've gained after a few years of participation, something which I'm sure as public officials, you too can understand.

BOSAC has switched it's focus somewhat from acquisitions to management. This is where I feel like my personal expertise is useful. Two summers ago, I was part of the Golden Horseshoe Management Planning Process and I represented the voice of the non-motorized skier, both Nordic and backcountry and as a mountain biker. This was an arduous and emotional process, but what it did leave me with is a very extensive knowledge of all the issues that BOSAC is going to face in the future with the management and planning of the Golden Horseshoe. This is such an important issue for me, and I vested so much time and energy into being part of it that I really hope I can continue to be a part of this process. I spent much of my time biking, running and skiing in the Golden Horseshoe, because its so close to home, and I do feel like I have a finger on the pulse of what is happening in this area and what needs to be done.

We also just revised our Trails Master Plan, and this was an incredibly satisfying moment for me on BOSAC. We were asked to list all the trails that need improvement, protection, or even suggestions for where new trails could be built. I turned in pages of notes for this assignment, because this has been my life long passion. I love our trails, I love to explore, and finally I could see this silly obsession of mine actually doing some good! I look forward over the next few years of working with staff and BOSAC to prioritize these trail projects and help staff with much of the legwork this will take.

BOSAC wants to focus more on winter trails – signing, parking, management, developing new trails – and I would love to be a part of these decisions. I am blessed (and cursed!) with enough free time to ski daily on our town and county trails, and I have witnessed first hand what is working and what is not. As president of the Summit Chapter of the Backcountry Snowsports Alliance, I wrote lengthy comments (30 pages) on the Travel Management Plan for the White River National Forest, because there are so many unresolved winter issues out there, and I want to make sure that we begin to see changes. On behalf of the Summit Fat Tire Society, I also wrote comments on summer trails for the Travel Management Plan, and I also want to continue working with the WRNF and BOSAC on the final draft of this plan.

BOSAC is continuing to focus on protecting Cucumber Gulch, an area close to my heart, and what inspired me to first start Open Space. With the development of Peak 7 and 8, this is another project I would love to stay involved with. BOSAC also just completed a

lengthy process of re-designing our signs, and I know that my contribution with this will be more on the next phase, which is where the signs need to be placed.

Thanks for considering me to continue serving on BOSAC!
Ellen Hollinshead

**Erin Hunter
P.O. Box 2123
11 Midnight Sun Road
Breckenridge, CO 80424
(970) 485-4804**

March 29, 2008

VIA E-MAIL (heidea@townofbreckenridge.com)

Town Council
Town of Breckenridge
P.O. Box 168
Breckenridge, CO 80424
c/o Heide Anderson

Dear Town Council,

Please consider this letter to be my application for Breckenridge Open Space Advisory Commission. I would very much appreciate the opportunity to volunteer and to be able to contribute to the Breckenridge community.

I am a Colorado native, and over the years I have seen the expansive growth across the Front Range. I believe open space and land grant programs are invaluable to preserving land and recreational opportunities in our state, and that acquisition and maintenance of open space lands are the most vital and important elements of BOSAC's program.

On a personal level, I use the Breckenridge and Summit County trail systems almost every day, and often my time on these trails is the best part of my day. I believe our open space and surrounding National Forest and Wilderness areas are invaluable to our experience as Summit County residents.

Although my present professional occupation is primarily in construction and real estate law, I also have a background in environmental law, and worked for the HAZMAT division of the National Park Service, as well as interning with Environmental Defense Fund, Land and Water Fund of the Rockies and the EPA. I was also a member of the Recreation Group during the Golden Horseshoe planning process in 2007.

Thank you for your consideration, and please feel free to call if you have any questions.

Yours truly,

Erin Hunter

March 31st, 2008

Heide Anderson
Town of Breckenridge
PO Box 1058
Breckenridge Colorado

RECEIVED
MAR 31 2008
TOWN OF BRECKENRIDGE
PLANNING DEPT.

Re: Breckenridge Open Space Advisory Commission

Dear Ms. Anderson,

I would like to be considered for one of the open positions with the Breckenridge Open Space Advisory Commission. I hope with my past experience and in keeping current with trail, and open space management issues I would be considered as a possible candidate.

Sincerely,


Dennis G. Kuhn

-----Original Message-----

From: David November [<mailto:dnovember@gmail.com>]

Sent: Monday, March 31, 2008 2:37 PM

To: Andersen, Heide

Subject: BOSAC interest letter

Heide:

I'm writing to let you know I'm interested in being considered for reappointment to the Breckenridge Open Space Advisory Commission. I've learned a lot about the issues related to open space in the last two years while serving on BOSAC and would like to continue serving to be involved in the stewardship of Cucumber Gulch, the potential planning for a Nature/Nordic Center, ongoing issues related to the Golden Horseshoe, and with ongoing open space management and acquisition. While some of my opinions have differed from those of other BOSAC members in the last two years, I think it is the diversity of opinions and ideas from BOSAC that help make a strong commission. I look forward to talking with the Town Council about their consideration of my interest in reappointment.

Thanks,
David November

March 27, 2008
Breckenridge Town Council
PO Box 168
Breckenridge, CO
80424

Dear Mayor Warner and Town Council Members,

I would like to express my continued interest in serving on the Breckenridge Open Space Advisory Commission. I have just completed my second appointment and look forward to working, first and foremost, to help establish the goals and objectives stated in the BOSAC mission statement.

During the past four years the long awaited purchase of the B&B property and Golden Horseshoe visioning project have become a reality. My priority is continued involvement in the management process for protection of natural resources, sustainable trail systems and mining heritage.

As you may know, I am especially enthusiastic and supportive of the Gold Run Nordic Expansion Proposal within the Golden Horseshoe.

I also feel strongly about the importance and uniqueness of the Cucumber Gulch Preserve property. My passion is the protection of the natural resources and management of recreational activities within this special Breckenridge resource.

BOSAC has the responsibility to act as the "Lead Entity" for this property and I hope to continue working toward those goals.

I look forward to discussing my interests in serving on BOSAC in the future.

Cordially,

Scott Yule
108 Goldflake
Breckenridge, CO
333-1573



MEMORANDUM

TO: Town Council

FROM: Joanie Brewster, Administrative Services Coordinator

DATE: April 2, 2008

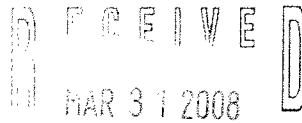
SUBJECT: Planning Commission Vacancy

Attached please find five letters of application for the Planning Commission.

Suggested interview questions and a ballot have been included in hard copy form in your notebooks.

March 27, 2008

Breckenridge Planning Director
Town of Breckenridge
PO Box 168
Breckenridge, CO 80424



TOWN OF BRECKENRIDGE
PLANNING DEPT.

Dear Planning Director:

I am interested in serving on the Breckenridge Planning Commission.

I have served on the Upper Blue Planning Commission (1992-2002) as the appointee by the Town of Breckenridge, much of that time as vice-chair or chair. I also co-chaired the Joint Upper Blue Master Planning Committee (1996-1998).

Though the County's development code is very different from the Town's, I have a basic knowledge and understanding of the Town's development code and believe that I would come up to speed fairly quickly.

My historic preservation knowledge is based in part on observing changes to historic structures in Breckenridge over the past 36 years. I have also been involved in the reconstruction and preservation of several old cabins, including buildings on Boreas Pass.

Thank you for considering my application.

Yours truly,

A handwritten signature in black ink, appearing to read "Leigh Girvin". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Leigh Girvin
205 S. Harris St. #C
PO Box 7462
Breckenridge, CO 80424
970-453-8319
Registered voter in Breckenridge since 1979

Michael Raitman
P.O. Box 1418
Breckenridge, CO 80424
240-215-5352
Email: foxhounds2@gmail.com

March 30, 2008

Breckenridge Planning Director
Town of Breckenridge

I saw an advertisement in the Summit Daily News indicating there were vacancies on the Town of Breckenridge Planning Commission. I would like to state my interest in filling one of those vacancies, as I would be pleased to contribute to the future planning and development of Breckenridge.

My wife and I are new to Breckenridge. We purchased a vacation property a year ago after visiting during the ski season and then spent late summer here as well. At that time we also decided to open our art gallery, Art on a Whim, here in Breckenridge at the Town Square Mall. We've been in business here since December 2007 and have since purchased another property up Ski Hill Rd. to use for our permanent residence here in Breckenridge. We love the town and all it has to offer and would like to help in any way we can to ensure that what attracted us here in the first place remains and continues to improve.

My background and education is in engineering. I had a long and successful career as an electrical and software engineer. My education includes both Bachelor's and Master's degrees in Electrical and Computer Engineering. In addition to running our art gallery business, I also ran a successful consulting business during part of my engineering career.

I served for three years on the Parks and Recreation Commission in Frederick, MD. We interacted frequently with the Planning Commission when determining required areas of open space and parks for new developments.

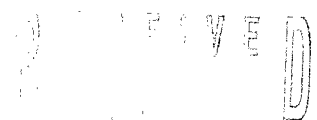
I believe that being a newcomer to the area I would add a fresh perspective to planning issues, from that of a resident, vacation rental property and business owner, each in three separate areas of the town. My business, government and technical expertise mix would be a great asset to the Planning Commission.

Please consider me for one of the open positions on the Town of Breckenridge Planning Commission.

Sincerely,



Michael Raitman



BRECKENRIDGE
DEPT

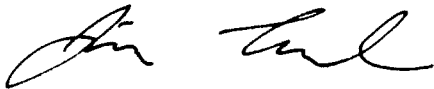
March 31, 2008

Dear Mayor and Council,

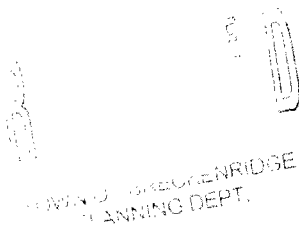
I would like to express interest in the upcoming Planning Commission opening. I feel that I would bring a strong background to the group and would really enjoy the chance to serve the community. My experience in the planning process includes considerable experience in historic renovation as well as sustainable building practices. In addition, I have a strong interest in the use of solar energy; both hot water systems as well as photovoltaic.

Designing, building and restoring structures has been a passion of mine for many years. I feel I would be an asset to the Planning Commission.

Thank you for your consideration.



Jim Lamb
jlamb@coloradomtn.edu
453-9132



TOWN OF GLENROCK
PLANNING DEPT.

April 1, 2008

Town of Breckenridge
PO Box 1058
Breckenridge Colorado

RECEIVED
APR 01 2008

TOWN OF BRECKENRIDGE
PLANNING DEPT.

Re: Breckenridge Planning Commission

Dear Mr, Grosshuesch

I would like to be considered for one of the open positions with the Breckenridge Planning Commission. I have a background in construction and the application process and I have an interest in serving in the development and historic preservation areas.

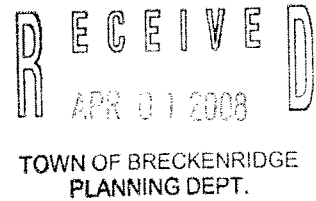
Sincerely,

Dennis G. Kuhn

John Rath

April 1, 2008

Breckenridge Planning Director
150 Ski Hill Road
PO Box 168
Breckenridge, CO 80424



Re: Planning Commission Position

To whom it may concern:

I have always been one to believe that the grass is greener on my side of the fence. It has always been important for me to take interest in, and cherish all that surrounds me. Never have I been happier then when I am home. My home is Breckenridge.

I have skied the hills, biked the trails, climbed the mountains and hiked with my friends and dog to the far reaches of all that is Breckenridge and beyond... While doing so, I have broken my neck, blown out my knee, injured my shoulder and lost my front teeth... with never a moment of regret. I love this place and feel that I have strong qualifications that will help the planning commission continue to make Breckenridge not only recognized as a world class resort but more importantly as a world class place to live.

I came to Breckenridge 10 years ago via New York City. In two months of experiencing an amazing Breckenridge summer, I went from a producer of movies to a producer of homes. Surprisingly, my work ethic, desire for challenge, financial background and management experience gained during my previous career translated quite well into my new chosen profession.

The company that I founded with my brother and sister, Trilogy Partners, has designed and built over 25 homes in many neighborhoods in Breckenridge as well as other areas in the county and state. From the first home we built, our interest and niche has been to build extremely comfortable, sustainable and energy efficient homes. As Managing Partner, I am responsible for running our company on a day to day basis. I manage our people running the projects and I work directly with our clients to help them achieve their dreams.

Over the past ten years, it has dawned on me that I have not only been a part of a growing Breckenridge but have also been a part of growing Breckenridge. As this understanding has taken shape, I have recognized the underlying responsibility that this entails. For this reason, I have become increasingly involved in organizations that will help our community to grow responsibly. My work with the SCBA and the independent task force to develop a sustainable building code are examples of this commitment to Breckenridge's and Summit County's future.

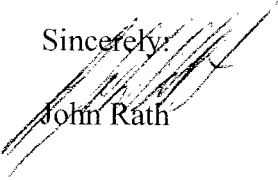
There are many challenges that face our community. A few of which follow:

- affordable housing and the growing shortage of developable land
- beetle kill
- balancing desired development by the few with the needs of the community
- the necessity to develop methods to implement sustainable building methods and alternative energy technologies...

The planning department is instrumental in addressing these issues. It is also instrumental in understanding that a part of solving these problems is finding unrecognized opportunities. It is my shared concern for these issues and my desire to address them in a fair, innovative and balanced way that drives my interest to be a member of the planning commission.

Thank you for your consideration.

Sincerely,



John Rath

John Rath

PO Box 3353, 265 Long Ridge Drive, Breckenridge, CO 80424

johnr@trilogybuilds.com

970-389-0763

Related Experience

Extensive experience in working with architects, landscape designers, engineers and town planners to develop site plans and architectural plans

Dedicated to the study, knowledge and implementation of energy efficient building methods and alternative energy options

Strong working relationship with building officials in the Town of Breckenridge and surrounding areas

Regularly manage several projects simultaneously in various stages of development

Extensive experience with the Breckenridge real estate market

Interests and Concerns:

Coming up with reasonable and equitable solutions to the affordable housing problem

Developing a comprehensive plan to address beetle kill

Balancing development with the needs of the community

Working with developers, architects, homeowners and builders to develop more responsible and sustainable building methods

Community Involvement:

Worked with architects, planners and building department officials to develop our first Sustainable Building Code

Active member of the Summit County Builders Association

Sponsor of Breckenridge Film Festival

Ran electrical installation for the Habitat for Humanity build in 2002

Participated as a volunteer in the BOEC – 2001-2002 – Volunteer of the Year

Awards in 2007

Summit County Builder of the Year as voted by the Summit County Home Builders Association

6 awards at the Summit County Parade of Homes – Including the Premier Award and The Builders Concept Award

Extracurricular Activities:

Skiing

Mountain Biking

Hiking and being in the back country

1989-1998 Freelance Film Producer – New York City

Line Producer, Production Manager, Location Manager, Location Scout – 23 Feature Films

Responsible for developing and maintaining budget and the hire of all crew and cast



TOWN OF BRECKENRIDGE TOWN COUNCIL AGENDA
Tuesday, April 8, 2008 (Regular Meeting); 7:30 p.m.

- I CALL TO ORDER and ROLL CALL**
- II APPROVAL OF MINUTES** – March 25, 2008 Regular Meeting *Page 52*
- III APPROVAL OF AGENDA**
- IV COMMUNICATIONS TO COUNCIL**
- A. Citizens Comment - (Non-Agenda Items ONLY; 3 minute limit please)
- B. BRC Director's Report
- V CONTINUED BUSINESS**
- A. **SECOND READING OF COUNCIL BILL, SERIES 2008 – PUBLIC HEARINGS****
- NONE
- VI NEW BUSINESS**
- A. **FIRST READING OF COUNCIL BILL, SERIES 2008-**
1. **Council Bill No. 17, Series 2008-** AN ORDINANCE AMENDING SECTION 9-1-27 OF THE BRECKENRIDGE TOWN CODE, KNOWN AS THE “BRECKENRIDGE DEVELOPMENT CODE” CONCERNING TOWN PROJECTS *Page 59*
2. **Council Bill No. 18, Series 2008-** AN ORDINANCE AUTHORIZING THE GRANTING OF UTILITY EASEMENTS TO PUBLIC SERVICE COMPANY OF COLORADO *Page 62*
- B. **RESOLUTIONS, SERIES 2008-**
- NONE
- C. **OTHER**
1. **Municipal Judge Appointment** *Page 68*
2. **7th Council Member Appointment** *Verbal*
3. **BOSAC Appointment Page** *Page 35*
4. **PC Appointment** *Page 42*
5. **Council Committee Appointments** *Verbal*
- VII PLANNING MATTERS**
- A. Planning Commission Decisions of April 1, 2008 *Page 5*
- B. Town Council Representative Report (Dr. Warner)
- VIII REPORT OF TOWN MANAGER AND STAFF***
- IX REPORT OF MAYOR AND COUNCILMEMBERS***
- A. CAST (Mayor Warner)
- B. Breckenridge Open Space Advisory Commission (Mr. Bergeron)
- C. BRC (Mr. Rossi)
- D. Multi-Jurisdictional Housing Authority
- E. Breckenridge Heritage Alliance (Ms. McAtamney)
- F. Liquor Licensing Authority (Mr. Bergeron)
- X OTHER MATTERS**
- XI SCHEDULED MEETINGS** *Page 69*
- 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

** Second Readings are Final Action Items. Public comment will be allowed during the public comment portion of the reading.

CALL TO ORDER AND ROLL CALL

Mayor Blake called the March 25, 2008 Town Council Meeting to order at 7:30 p.m. The following members answered roll call: Mr. Bergeron, Mr. Mamula, Ms. McAtamney, Mr. Rossi, Mr. Millisor, Dr. Warner and Mayor Blake.

APPROVAL OF MINUTES – March 11, 2008 Regular Meeting

Dr. Warner commented that under Citizens Comments it was David Jefferson, not Steve. April was missed spelled in Corry Mihm’s report. And the motion for Council Bill No 16, Series 2008 does not indicate who made the second. With those changes the minutes were approved.

APPROVAL OF AGENDA

Town Manager, Tim Gagen, added an Executive Session.

COMMUNICATIONS TO COUNCIL

A. Citizens Comment - (Non-Agenda Items ONLY; 3 minute limit please)

1. Alton Scales- CMC Groundbreaking has been moved to April 7th at 3:00pm. The poetry slam was great and they will do it again next spring.

B. BRC Director’s Report – Corry Mihm- Meet and Greet is on Thursday morning from 8-10am. “Breck 150” group is meeting once or twice a month. They are working on the budget. Mr. Mamula asked if Corry could get info out about Clean Up Day and start thinking about cleaning up outside businesses as snow melts. Make it more of a “Beautify Breckenridge Day” instead of a “Clean out Your Garage Day.”

C. Goose Gossage Proclamation

CONTINUED BUSINESS

A. SECOND READING OF COUNCIL BILLS, SERIES 2007 & 2008 – PUBLIC

HEARINGS**

1. Council Bill No. 10, Series 2008- AN ORDINANCE AMENDING SECTION 12-6-4 OF THE BRECKENRIDGE TOWN CODE CONCERNING THE DISCONTINUANCE OF WATER SERVICE TO OUT OF TOWN WATER CUSTOMERS WHEN NECESSARY TO COMPLY WITH A CEASE AND DESIST ORDER

Tim Berry commented that the Town’s Water Ordinance authorizes the Town to discontinue water service to customers under certain circumstances, the most common being non-payment of water charges.

The ordinance would authorize the Town to discontinue water service when a final, nonappealable order has been issued directing an out-of-town water customer to stop using his or her septic system. There were no changes from first reading.

Mayor Blake asked for public comment. There was no comment. He closed the public hearing.

Mr. Millisor moved to approve Council Bill No. 10, Series 2008 on second reading. Mr. Bergeron made the second. The motion passed 7-0.

2. Council Bill No. 11, Series 2008- AN ORDINANCE REPEALING CHAPTER 6 OF TITLE 4 OF THE BRECKENRIDGE TOWN CODE CONCERNING SECURITY GUARDS

Tim Berry commented that this ordinance would repeal the Town’s Security Guard Licensing Ordinance. Under the current ordinance, the Town has the duty and responsibility to provide a license for security guard applicants of all employers in Breckenridge. By providing this license, this ordinance also requires the Town to review and evaluate the application, and ensure that applicants are “...of good character and reputation”. In addition, the Town must review evidence that demonstrates that the applicant’s “mental and physical conditions are such as to warrant confidence that his performance will not jeopardize the health, safety or welfare of any person.”

By assuming responsibility for the above, the Town is in a position of being required to conduct thorough background reviews of all local security guard applicants. In the past, this has not proven too difficult, as generally only one security guard was hired by a local establishment. There has recently been

an addition of ten (10) new Breckenridge Emergency Services staff members hired by Vail Resorts, and we anticipate further use of security guard services by local employers.

As such, placing the burden on the Town to make certain that the backgrounds of these individual security applicants is appropriate is no longer feasible. This appears to be a responsibility of any employer when hiring an employee, and can now be obtained through a variety of service providers who verify backgrounds of applicants. The Chief does not feel the Town should be in the position of regulating the application and hiring process for security guards retained by local employers. There were no changes from first reading.

Mayor Blake asked for public comment. There was no comment. He closed the public hearing.

Mr. Millisor moved to approve Council Bill No. 11, Series 2008 on second reading. Mr. Mamula made the second. The motion passed 7-0.

3. Council Bill No. 12, Series 2008- AN ORDINANCE APPROVING AN AGREEMENT TO EXCHANGE REAL ESTATE WITH THE ROCK PILE RANCH OWNERS ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION

Tim Berry commented that the ordinance would approve a proposed land exchange with the Rock Pile Ranch Owners Association. The purpose of the exchange from the Town's perspective is to acquire 25,364 square feet of land owned by the association located just north of the Rock Pile Ranch Condominium on Airport Road and west of the Town's Block 11 property. In exchange, the Town would convey to the Association a parcel of equal size to be carved out of the Town's Block 11 property adjacent to (and easterly of) the Rock Pile Ranch Condominium.

Mayor Blake asked for public comment. There was no comment. He closed the public hearing.

Mr. Millisor moved to approve Council Bill No. 12, Series 2008 on second reading. Mr. Mamula made the second. The motion passed 7-0.

4. Council Bill No. 13, Series 2008- AN ORDINANCE APPROVING A FRANCHISE AGREEMENT BETWEEN THE TOWN OF BRECKENRIDGE AND PUBLIC SERVICE COMPANY OF COLORADO

Tim Berry commented that the ordinance would approve a 20 year franchise agreement. Both Mr. Fellman and a representative from the PSCo will be here for second reading.

Mr. Mamula didn't feel right about it. He felt like the Town was just having to say "yes". It would be nice to have some leverage. Their level of customer service is not great up here. The Town does not get much except electricity from this and a small franchise fee.

Tim Berry commented that Franchise Agreements do not vary much from municipality to municipality and he feels they have done a good job with this agreement. He will indicate to Todd Anderson that the Council was not completely happy with the franchise agreement. There are no changes from first reading.

Mayor Blake asked for public comment. There was no comment. He closed the public hearing.

Mr. Bergeron moved to approve Council Bill No. 13, Series 2008 on second reading with the dates March 29, 2008 added to the document in the first blank and March 28, 2028 in the second blank. Mr. Millisor made the second. The motion passed 7-0.

5. Council Bill No. 14, Series 2008- AN ORDINANCE APPROVING AN AGREEMENT WITH STILES PARTNERSHIP LLP AND STILES II PARTNERSHIP LLP

Tim Berry commented that In December of 2007 the Council supported the proposed cost for exterior façade improvements to the back of the Bunchman building (215 S. Main St.) in exchange for a perpetual easement for the remaining property (less the existing outdoor seating area for the Crown) to allow for riverwalk improvements and staging of special events.

The agreement and easement would commit the Town to pay up to \$127,182 for the proposed facade improvements. Any cost savings would be a savings for both parties. The Town in turn will be able to construct walkways, landscaping improvements, locate street furniture and lighting and stage special events within the easement area. The proposed facade improvements and landscaping will receive the appropriate development permit prior to any construction. There were no changes from first reading.

Mayor Blake asked for public comment. There was no comment. He closed the public hearing.

Mr. Millisor moved to approve Council Bill No. 14, Series 2008 on second reading. Ms. McAtamney made the second. The motion passed 7-0.

6. Council Bill No. 15, Series 2008- AN ORDINANCE REPEALING AND READOPTING WITH CHANGES CHAPTER 1 OF TITLE 8 OF THE BRECKENRIDGE TOWN CODE CONCERNING THE BUILDING CODES OF THE TOWN OF BRECKENRIDGE; ADOPTING BY REFERENCE AND AMENDING THE INTERNATIONAL BUILDING CODE, 2006 EDITION; THE INTERNATIONAL RESIDENTIAL CODE, 2006 EDITION, INCLUDING APPENDIX CHAPTERS G AND K; THE INTERNATIONAL MECHANICAL CODE, 2006 EDITION, INCLUDING APPENDIX A; THE INTERNATIONAL PLUMBING CODE, 2006 EDITION; INCLUDING APPENDICES C, E, F AND G; THE INTERNATIONAL ENERGY CONSERVATION CODE, 2006 EDITION; THE NATIONAL ELECTRICAL CODE, 2008 EDITION; THE ICC ELECTRICAL CODE—ADMINISTRATIVE PROVISIONS, 2006 EDITION; THE INTERNATIONAL FUEL GAS CODE, 2006 EDITION, INCLUDING APPENDICES A AND B; THE UNIFORM CODE FOR BUILDING CONSERVATION, 1997 EDITION, INCLUDING APPENDIX CHAPTER 3; AND THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION; AND PROVIDING PENALTIES FOR THE ENFORCEMENT OF SAID CODES

Tim Berry commented that the Building Codes currently adopted by the Town are the 2000 International Code series and the 2002 National Electric Code. The International Code series is published and updated by the International Code Council on a three-year basis. The 2006 series of codes are the most updated published codes. The Electrical Code is published by the National Fire Protection Agency and the 2008 Code is the latest published edition. To enforce the provisions of the latest published codes, Council must adopt those codes by reference along with local amendments as deemed appropriate.

In conjunction with the code update, an additional code the 2006 International Energy Conservation Code has been included for adoption. Colorado House Bill 07-1146 effective July 1, 2007, requires that any Municipality that has adopted a Building Code must adopt an energy code by July 1, 2008. An energy code means, at a minimum, the 2003 International Energy Conservation Code, or any successor (such as the 2006 Code). Breckenridge does not currently have an adopted energy code. The State legislation applies to all buildings, including mixed use, commercial and residential. Adoption of the 2006 International Energy Conservation Code will satisfy the state legislation. There were no changes from first reading.

Mayor Blake asked for public comment. There was no comment. He closed the public hearing.

Mr. Millisor moved to approve Council Bill No. 15, Series 2008 on second reading. Mr. Mamula made the second. The motion passed 7-0.

7. Council Bill No.16, Series 2008- AN ORDINANCE AMENDING CHAPTER 1 OF TITLE 9 OF THE BRECKENRIDGE TOWN CODE, KNOWN AS THE “BRECKENRIDGE DEVELOPMENT CODE”, BY ADOPTING POLICY 47(ABSOLUTE) CONCERNING FENCES AND GATES

Staff member, Chris Neubecker, reviewed some revisions made from the work session.

Mayor Blake asked for public comment. There was no comment. He closed the public hearing.

Mr. Millisor moved to approve Council Bill No. 16, Series 2008 on second reading. Mr. Mamula made the second. The motion passed 7-0.

B. FIRST READING OF COUNCIL BILLS, SERIES 2008-
NONE

C. RESOLUTIONS, SERIES 2008

1. A RESOLUTION APPROVING A STREET LIGHT MAINTENANCE AGREEMENT WITH PUBLIC SERVICE COMPANY OF COLORADO

Tim Berry commented that the ordinance would approve a new Franchise Agreement with Public Service Company of Colorado. There were no changes from first reading.

Mayor Blake asked for public comment. There was no comment. He closed the public hearing.

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

2. A RESOLUTION APPROVING AN AGREEMENT WITH CHIHUAHUA, LLC, A COLORADO LIMITED LIABILITY COMPANY, CONCERNING THE PROPOSED SNAKE RIVER LAND EXCHANGE

Tim Gagen commented that The US Forest Service is in the formal process of consideration of a potential land exchange involving the privately held Chihuahua Town site and the Forest Service owned Dercum Dash parcel, Claimjumper parcel and Wedge parcel. The Town of Breckenridge has expressed interest in acquiring the Claimjumper and Wedge parcels for the purposes of affordable housing and open space. With the start of the formal exchange process, there is a need for an agreement between Chihuahua, LLC and the Town of Breckenridge to formalize their roles, relationships and financial responsibilities as the exchange moves forward. The agreement defines who will take the lead role in the exchange and how Chihuahua and the Town of Breckenridge will work together throughout the exchange including if the framework of the exchange is modified. Further, the agreement defines the financial responsibility of each party related to acquisition cost and sharing of direct expenses of the exchange. From the Town's point of view, it sets clear limits on our financial outlay and provides for reimbursement of our cost if for some reason the exchange is modified or does not proceed. Based on the feedback at the 3/11 work session language has been added to allow the Town to work with Chihuahua regarding the Wedge if for some reason the valuation process does not proceed as expected. Also, language has been deleted that would have allowed Chihuahua LLC to acquire the Wedge if the Town did not proceed with the exchange.

Mayor Blake asked for public comment. There was no comment. He closed the public hearing.

Mr. Mamula moved to approve the Resolution, Series 2008. Dr. Warner made the second. The motion passed 7-0.

3. A RESOLUTION ADOPTING THE "TOWN OF BRECKENRIDGE COMPREHENSIVE PLAN, DATED MARCH 25, 2008", AS THE MASTER PLAN FOR THE PHYSICAL DEVELOPMENT OF THE TOWN

Staff member, Mark Truckey, handed out an Errata sheet to the Council which included some changes from the work session which has been included as part of the record at the end of the minutes.

Mayor Blake asked for public comment. There was no comment. He closed the public hearing.

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

4. A RESOLUTION CONCERNING THE COBB AND EBERT PLACER OPEN SPACE MANAGEMENT PLAN

Staff member, Heide Anderson, commented that when the Town and the County purchased the B&B property in 2005, we received a GOCO Open Space Grant for \$500,000 for the Cobb & Ebert Placer. A stipulation for this grant was that a third party hold a conservation easement on the property and that a management plan be developed and approved. The Continental Divide Land Trust now holds the conservation easement and a draft management plan has been developed by County and Town staff.

Mayor Blake asked for public comment. There was no comment. He closed the public hearing.

Dr. Warner moved to approve the Resolution, Series 2008. Mr. Mamula made the second. The motion passed 7-0.

D. OTHER

PLANNING MATTERS

- **Planning Commission Decisions of March 18, 2008.**

With no requests for call up, Mayor Blake stated the Planning Commission decisions of the March 18, 2008 meeting will stand as presented.

- **Town Council Representative Report.**

Dr. John Warner had nothing to report.

REPORT OF TOWN MANAGER AND STAFF

Tim Gagen, Town Manager, commented on the Sanitation District Meeting on March 31. Dr. Warner will try to attend.

REPORT OF MAYOR AND COUNCILMEMBERS

A. Report of Mayor (CAST)

Mayor Blake had nothing to report.

B. Breckenridge Open Space Advisory Commission (Mr. Bergeron)

Mr. Bergeron commented that there is a site visit on March 31 at 4:30pm.

C. BRC (Mr. Rossi)

Mr. Rossi had nothing to report.

D. Multi-Jurisdictional Housing Authority (Mr. Millisor)

Mr. Millisor commented that they may get some push back on the pool fund for the affordable housing. If the majority wants to do it the way we plan then we will stay with it.

E. Breckenridge Heritage Alliance (Ms. McAtamney)

Ms. McAtamney commented that there is a presentation for the Carter Museum next week. Linda Kay Peterson is looking to talk to people about the French Gulch trail.

F. Liquor Licensing Authority (Mr. Bergeron)

Mr. Bergeron had nothing to report.

OTHER MATTERS

Dr. Warner commented that the crosswalk on the Northend of Main Street is blocked by a pile of ice. Snow and ice needs to be moved out of the way. Mr. Mamula commented that he has a Gondola Meeting coming up. Mayor Blake commented that he does not think the hotel idea fits with the Valley Floor. Mr. Mamula explained that the concept came from the group and not Vail Resorts. He also commented that it really seems to make sense to have a hotel there and it will not be any more than 2.5 floors.

Mayor Blake commented that, despite the different views, very early on he encouraged them to be honest, to listen to other people and to be collegiate and he is very proud of the Council.

SCHEDULED MEETINGS

ADJOURNMENT

At 8:15pm Dr. Warner moved to go into Executive Session pursuant to Paragraph 4(b) of Section 24-6-402, C.R.S., relating to conferences with the Town Attorney for purposes of receiving legal advice on specific legal questions. Mr. Mamula made the second. All were in favor.

At 8:21pm Mr. Mamula moved to convene in the Town Council's regular meeting. Dr. Warner made the second. All were in favor of the motion.

With no further business to discuss the regular meeting was adjourned at 8:21 pm.

Submitted by Alison Kellermann, Administrative Services Coordinator

ATTEST:

Mary Jean Loufek, CMC, Town Clerk

Ernie Blake, Mayor

**Changes to Draft 3/25/08 Comprehensive Plan
Based on Town Council Afternoon Work Session (3/25/08)**

Rearrange chapter order in Plan to be consistent with the order in the Vision Plan.

Minor grammatical and formatting issues will be made to the Plan.

Amend policy 21 on p. 22 as follows:

1. Encourage the reclamation of dredge mining piles, where environmentally and socially feasible and practical, while leaving some for historic interpretation.

Amend line 10, p. 82 to incorporate the following BEDAC recommendation:

Another method is to diversify the economy by encouraging commercial businesses that provide wages greater than traditional tourist-oriented businesses provide and that serve the needs of local residents and second homeowners. One way to accomplish this would be to work towards attracting small "green" businesses, such as software development companies.

Add the following paragraph on line 15, p. 82 to incorporate BEDAC recommendations:

As is discussed in this chapter, a portion of the local economy is fueled by construction of second homes and the resulting commercial businesses needed to support the second home industry and its employees. As the Town reaches buildout within the next ten years, the construction business may experience less volume than it does today, as construction will be focused on redevelopment projects. The exact effects on the construction industry are difficult at this time to predict, but they should be monitored as the Town approaches buildout. These could be somewhat offset by other changing aspects of the demographics that affect the economy (e.g., second homeowners becoming full-time residents, additional visitors with buildout of resort properties).

Amend policy 2, p. 83, as follows (BEDAC recommendation):

2. Analyze the impacts of Promote festivals on ~~to support tourism and~~ the local economy, particularly during non-peak visitation periods.
 - Monitor and analyze the impacts of festivals on local infrastructure (e.g., traffic) during both peak and non-peak visitation periods.

Amend Policy 3, p. 83 (BEDAC recommendation):

3. Support the location, retention and expansion of businesses that provide higher-than-average wages (e.g., software development companies).

Amend policy 11, p. 84, to include the following sub-bullet (BEDAC recommendation):

11. Work with the Breckenridge Resort Chamber and the Breckenridge Ski Resort to coordinate marketing and guest services in order to attract more destination visitors and other market segments.

- Capitalize on fluctuations in currency and increase marketing to international visitors, particularly in times when the U.S. dollar is weak relative to foreign currencies.

Add a new policy on, p. 84, as follows (BEDAC recommendation):

18. Work with private landowners with businesses backing to the Riverwalk to provide amenities that improve the appearance and pedestrian attractiveness of the Riverwalk and adjacent areas.

Add the following new fifth bullet on p. 127:

- Establish a new open space land use district for open space properties intended to be managed into perpetuity as open space.

Amend the text on p. 131, line 31, as follows:

Smaller areas of retail commercial use are found or planned near the golf course/Tiger Road/Braddock Flats area and at the bases of Peak 7 and 8, but they should be discouraged in other outlying locations.

Amend goal 4 on p. 135 as follows:

4. Strive to achieve a 25 percent reduction in the actual buildout of the Town, in order to reduce ultimate activity levels and to maintain the Town's character.

Amend policy 5 on p. 136 as follows:

5. Retail commercial uses should be discouraged in outlying areas, with the exception of limited commercial uses may be allowed in previously-identified appropriate locations outlying areas (e.g., bases of Peak 7 and 8, golf course/Tiger Road/Braddock Flats). provided they do not compete with the downtown business district.—

- Retail commercial uses in outlying locations should not compete with the downtown business district.—

MEMO

TO: Town Council

FROM: Laurie Best-Community Development Department

RE: Town Project Ordinance

DATE: April 1, 2008 (for April 8th meeting)

Enclosed for your consideration is an ordinance amending Section 9-1-27 of the Breckenridge Town Code. The purpose of this amendment is to allow “Attainable Workforce Housing Projects” to be reviewed pursuant to Section 9-1-27 (Public Improvement Projects by Town) of the Breckenridge Town Code under circumstances when the Town owns, leases, or controls the land.

As staff began working with Mercy Housing regarding the development agreement for the Town-owned Valley Brook property we felt it was important to clarify how the project would be evaluated and entitled. Staff believes that this amendment will enable the Town to use the public project process. Staff believes this is especially important and appropriate when the Town controls the project and is funding the project.

This ordinance is scheduled for first reading on April 8th. Provided the Council is comfortable, it will be scheduled for public hearing on April 22nd. Staff will be available to discuss the ordinance during the work session on April 8th.

1 ***DRAFT March 28, 2008 DRAFT***

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

5
6 COUNCIL BILL NO. ____

7
8 Series 2008

9
10 AN ORDINANCE AMENDING SECTION 9-1-27 OF THE BRECKENRIDGE TOWN CODE,
11 KNOWN AS THE “BRECKENRIDGE DEVELOPMENT CODE” CONCERNING TOWN
12 PROJECTS

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

16
17 Section 1. Section 9-1-5 of the Breckenridge Town Code is hereby amended by the
18 addition of the following additional definition:

19
**ATTAINABLE WORKFORCE
HOUSING PROJECT:**

**A development project in which ownership,
occupancy, and sale of the property to be
developed is restricted in such a fashion as
to provide, on a permanent basis,
moderately priced housing to be occupied
only by qualified persons meeting specific
criteria that may include income test(s) and
employment requirements as described in
the project documents. The purpose of an
affordable or attainable housing project is
to help establish and preserve a supply of
moderately priced housing to help meet the
needs of locally employed residents of the
Town by providing housing to persons who,
because of their income, may not otherwise
be in a position to afford to purchase, own,
and occupy suitable housing.**

20
21 Section 2. Paragraph A of Section 9-1-27 of the Breckenridge Town Code, entitled
22 “Pubic Improvement Projects By Town”, is hereby amended so as to read in its entirety as
23 follows:

24
25 A. Except as provided hereafter in this section, the provisions of this chapter shall
26 not apply to any public improvement project of any type or nature undertaken by
27 **or for** the town. As used in this section the term "public improvement project"
28 means a project involving: **(i)** the construction, erection, repair, maintenance,

1 replacement, relocation or improvement of any building, structure, facility,
2 recreational field, road, path, public way, bridge, excavation or any other public
3 project or work by the town; **and (ii) the construction, erection, repair,**
4 **maintenance, replacement, relocation or improvement of attainable**
5 **workforce housing on Town-owned, leased, or controlled real property,**
6 **regardless of whether the attainable housing project will be operated by the**
7 **Town or some other person.**
8

9 Section 3. Except as specifically amended hereby, the Breckenridge Town Code, and the
10 various secondary codes adopted by reference therein, shall continue in full force and effect.
11

12 Section 4. The Town Council hereby finds, determines and declares that it has the power
13 to adopt this ordinance pursuant to: (i) the Local Government Land Use Control Enabling Act,
14 Article 20 of Title 29, C.R.S.; (ii) Part 3 of Article 23 of Title 31, C.R.S. (concerning municipal
15 zoning powers); (iii) Section 31-15-103, C.R.S. (concerning municipal police powers); (iv)
16 Section 31-15-401, C.R.S.(concerning municipal police powers); (v) the authority granted to
17 home rule municipalities by Article XX of the Colorado Constitution; and (vi) the powers
18 contained in the Breckenridge Town Charter.
19

20 Section 5. This ordinance shall be published and become effective as provided by
21 Section 5.9 of the Breckenridge Town Charter.
22

23 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
24 PUBLISHED IN FULL this ____ day of _____, 2008. A Public Hearing shall be held at the
25 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of
26 _____, 2008, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building of the
27 Town.
28

29 TOWN OF BRECKENRIDGE, a Colorado
30 municipal corporation
31

32
33
34 By _____
35 John Warner, Mayor
36

37 ATTEST:
38
39
40
41

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

Memorandum

To: Town Council
From: Tom Daugherty
Date: 4/3/2008
Re: Childcare Facility Xcel Easement

Attached is an ordinance and easement document for some existing utility lines that were placed when the Police Facility was built. Now that we are developing the childcare property we need to provide an easement to Xcel Energy for those lines. Staff will be at the work session if you have any questions.

1 **FOR WORKSESSION/FIRST READING – APRIL 8**

2
3 COUNCIL BILL NO. _____

4
5 Series 2008

6
7 AN ORDINANCE AUTHORIZING THE GRANTING OF UTILITY EASEMENTS TO
8 PUBLIC SERVICE COMPANY OF COLORADO
9 (Tracts A-1 and A-2, Block 11, Breckenridge Airport Subdivision)

10
11 WHEREAS, Public Service Company of Colorado has requested the granting of two
12 utility easements over, across and through certain Town property; and

13
14 WHEREAS, the Town Council of the Town of Breckenridge has determined that it
15 should grant the requested easements; and

16
17 WHEREAS, the Town Attorney has informed the Town Council that, in his opinion,
18 Section 15.3 of the Breckenridge Town Charter requires that granting of the two easements be
19 authorized by Ordinance.

20
21 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
22 BRECKENRIDGE, COLORADO:

23
24 Section 1. The Town Manager and the Town Clerk are authorized, empowered and
25 directed to execute, acknowledge and deliver to Public Service Company of Colorado two utility
26 easements, in substantially the form which is marked Exhibits "A" and "B", attached hereto and
27 incorporated herein by reference.

28
29 Section 2. The Town Council hereby finds, determines and declares that it has the power
30 to adopt this ordinance pursuant to the authority granted to home rule municipalities by Article
31 XX of the Colorado Constitution and the powers contained in the Breckenridge Town Charter.

32
33 Section 3. This ordinance shall be published and become effective as provided by
34 Section 5.9 of the Breckenridge Town Charter.

35
36 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
37 PUBLISHED IN FULL this _____ day of _____, 2002. A Public Hearing shall be
38 held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the
39 _____ day of _____, 2008, at 7:30 P.M., or as soon thereafter as possible in the
40 Municipal Building of the Town.

41
42 ATTEST:
43
44 _____
45 Mary Jean Loufek, CMC
46 Town Clerk

TOWN OF BRECKENRIDGE

By _____
Ernie Blake, Mayor

DIVISION Mountain
LOCATION 170 Valley Brook St.,
Town of Breckenridge, CO

ROWAGENT Daniel L. Tekavec
DESCRIPTION AUTHOR P. McGulre
AUTHOR ADDRESS PO Box 1819,
Silverthorne, CO 80498

DOC. NO. **109665**
PLAT/GRID NO. 30-6S-77W
WO/JO/CREG NO. 11075591

PUBLIC SERVICE COMPANY OF COLORADO EASEMENT

The undersigned Grantor hereby acknowledges receipt of good and valuable consideration from PUBLIC SERVICE COMPANY OF COLORADO (Company), 1225-17th Street, Denver, Colorado, 80202-5533, in consideration of which Grantor(s) hereby grants unto said Company, its successors and assigns, a non-exclusive easement to construct, operate, maintain, repair, and replace utility lines and all fixtures and devices, used or useful in the operation of said lines, through, over, under, across, and along a course as said lines may be hereafter constructed in **Tract A-1 and Tract A-2, Block 11, Breckenridge Airport Subdivision**, in the **Southwest Quarter** of Section 30, Township 6 South, Range 77 West of the 6th Principal Meridian in County of Summit, State of Colorado, the easement being described as follows:

See easement descriptions, Exhibits A and B, attached hereto and made part hereof.

The easement is 15 feet in width. The side boundary lines of the easement shall be lengthened and shortened as necessary to encompass a continuous strip of not less than the above width at all points on Grantor's property crossed by the above described easement and extending to the boundaries of adjacent properties.

Together with the right to enter upon said premises, to survey, construct, maintain, operate, repair, replace, control, and use said utility lines and related fixtures and devices, and to remove objects interfering therewith, including the trimming of trees and bushes, and together with the right to use so much of the adjoining premises of Grantor during surveying, construction, maintenance, repair, removal, or replacement of said utility lines and related fixtures and devices as may be required to permit the operation of standard utility construction or repair machinery. The Grantor reserves the right to use and occupy the easement for any purpose consistent with the rights and privileges above granted and which will not interfere with or endanger any of the said Company's facilities therein or use thereof. Such reservations by Grantor shall in no event include the right to erect or cause to be erected any buildings or structures upon the easement granted or to locate any mobile home or trailer units thereon. In case of the permanent abandonment of the easement, all right, privilege, and interest granted shall terminate.

The work of installing and maintaining said lines and fixtures shall be done with care; the surface along the easement shall be restored substantially to its original level and condition.

Signed this _____ day of _____, 20____.

(Type or print name below each signature line with official title if corporation, partnership, etc.):

GRANTOR:

X _____
Town of Breckenridge, Colorado

X _____

STATE OF COLORADO,)
)ss.
COUNTY OF _____)

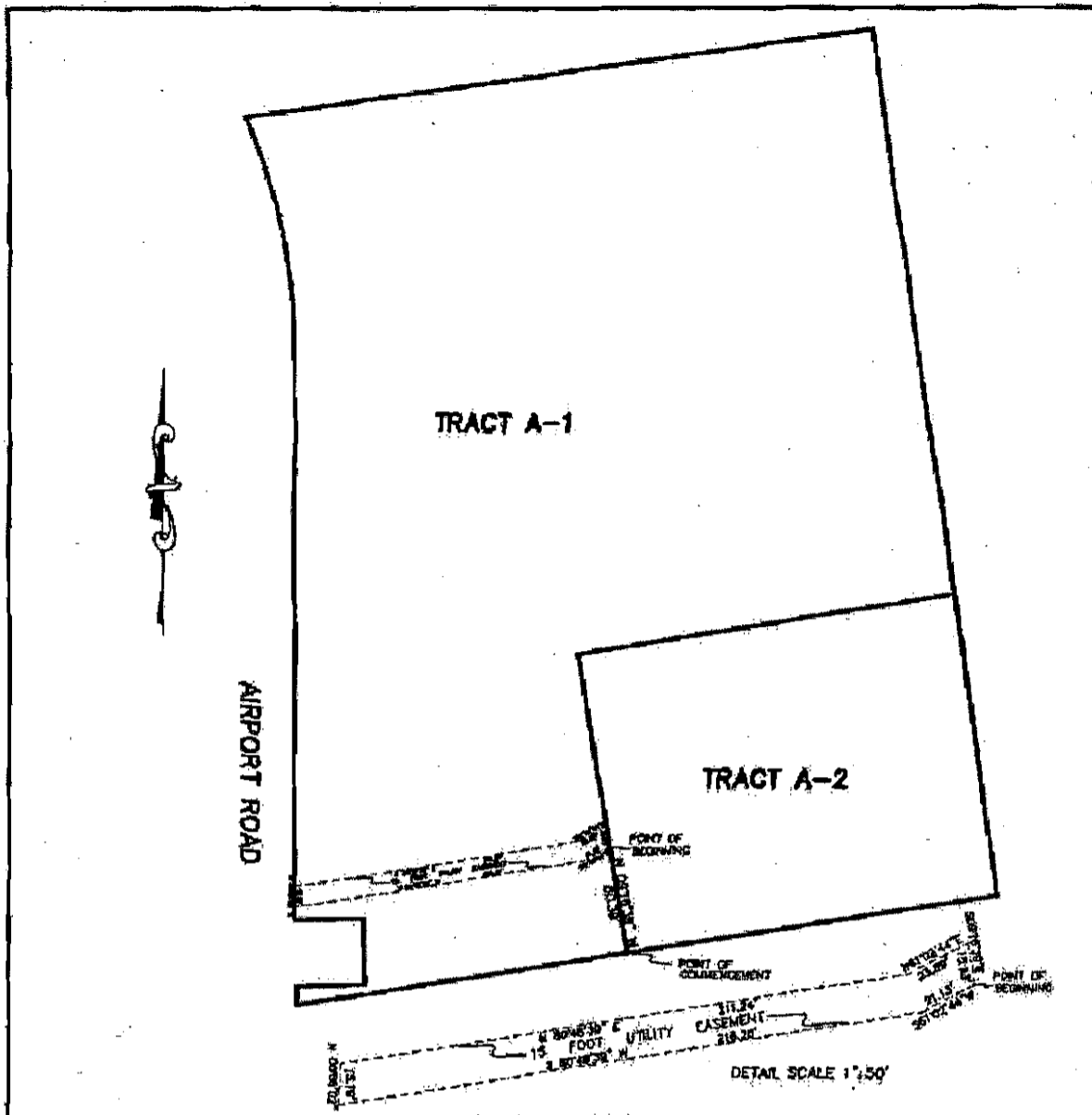
The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by [Grantor name(s) from above]:

Town of Breckenridge by _____

Witness my hand and official seal.

My commission Expires _____
Notary Public

EXHIBIT A



LEGAL DESCRIPTION

A 15 FOOT WIDE UTILITY EASEMENT ACROSS A PORTION OF LOT A-1, BLOCK 11, BRECKENRIDGE AIRPORT SUBDIVISION AS DEPICTED ON "A FINAL PLAT, A REPLAT OF BLOCK 11, AN AMENDED REPLAT OF BRECKENRIDGE AIRPORT SUBDIVISION" ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2005 UNDER RECEPTION NUMBER 797050, SUMMIT COUNTY COLORADO, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT ON THE SOUTHERLY LINE OF TRACT A-1, WHICH POINT IS ALSO THE SOUTHWEST CORNER OF TRACT A-2 OF SAID REPLAT OF BLOCK 11, BRECKENRIDGE AIRPORT SUBDIVISION;
 THENCE N 09°16'39" W, 80.39 FEET ALONG THE EASTERLY BOUNDARY OF TRACT A-1, COMMON WITH THE WESTERLY BOUNDARY OF SAID TRACT A-2 OF BRECKENRIDGE AIRPORT SUBDIVISION, TO THE POINT OF BEGINNING;
 THENCE S 61°02'44" W, 21.13 FEET;
 THENCE S 80°48'39" W, 216.28 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TRACT A-1, BEING ALSO THE EASTERLY RIGHT OF WAY LINE OF AIRPORT ROAD, A 60 FOOT WIDE PUBLIC RIGHT OF WAY;
 THENCE N 00°06'02" W, 15.19 FEET ALONG THE WESTERLY BOUNDARY OF TRACT A-1;
 THENCE N 80°48'39" E, 211.24 FEET;
 THENCE N 81°02' 44" E, 23.89 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TRACT A-1, COMMON WITH THE WESTERLY BOUNDARY OF SAID TRACT A-2;
 THENCE S 09°16'39" E, 15.93 FEET ALONG THE EASTERLY BOUNDARY OF TRACT A-1 TO THE POINT OF BEGINNING.
 CONTAINING 3,544 SQUARE FEET OR 0.081 acre more or less

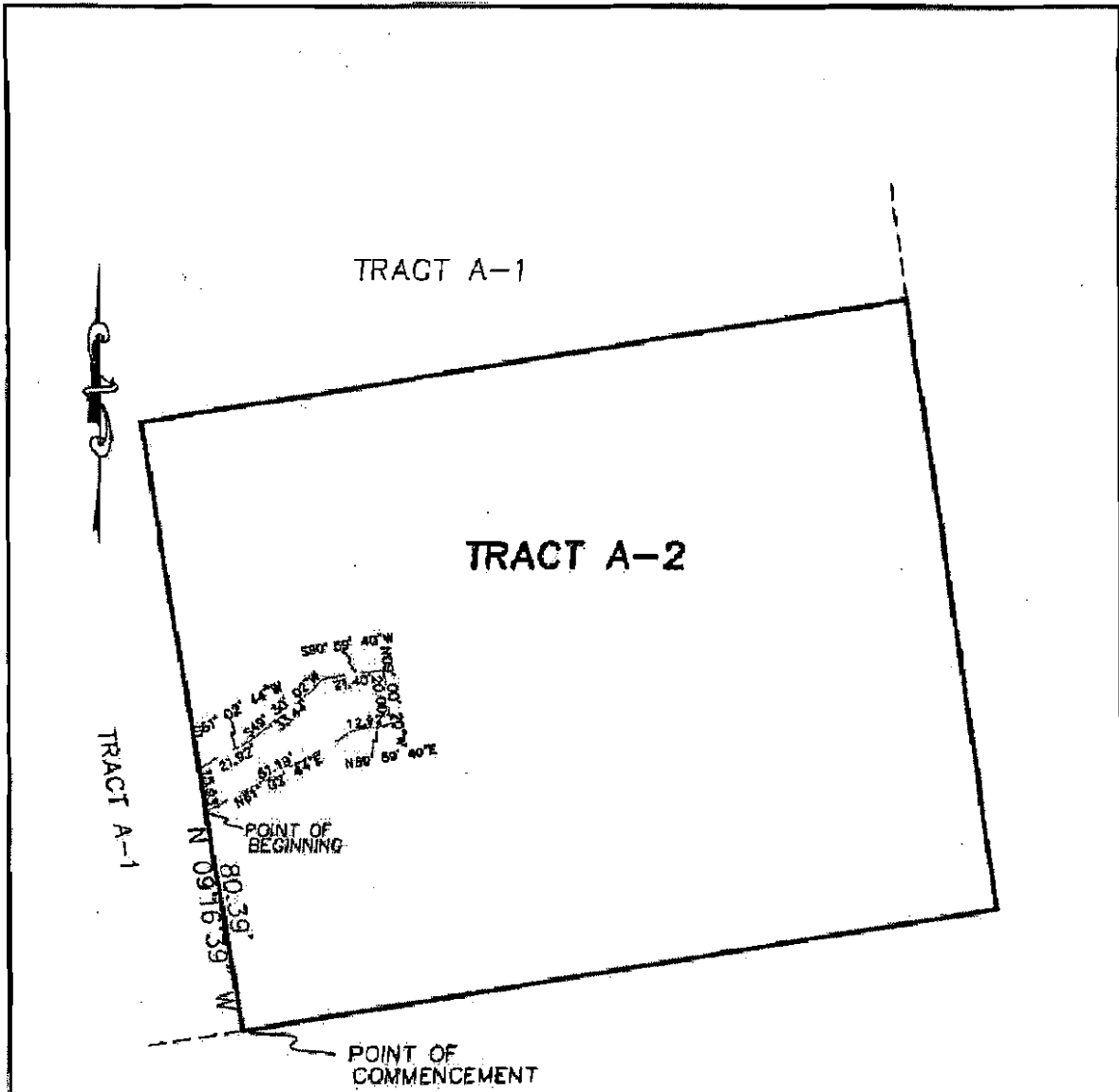
I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND EXHIBIT DRAWING WAS PREPARED BY ME, THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY.



NOTICE: UNDER COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CORROBORATION ATTACHED HERETO.

ROB ANDREWS LAND SURVEYING P. O. BOX 1331, BRECKENRIDGE, CO 80424 (970) 433-1840	
LEGAL DESCRIPTION AND EXHIBIT DRAWING	
UTILITY EASEMENT TRACT A-1 BLOCK 11 BRECKENRIDGE AIRPORT SUBDIVISION TOWN OF BRECKENRIDGE SUMMIT COUNTY, COLORADO	
DRAWN BY: REA	PROJECT NUMBER: 075828
SCALE: 1"=100'	DATE: 2-11-2008

EXHIBIT B



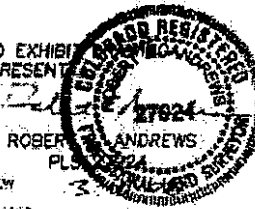
LEGAL DESCRIPTION

A UTILITY EASEMENT ACROSS A PORTION OF LOT A-2, BLOCK 11, BRECKENRIDGE AIRPORT SUBDIVISION AS DEPICTED ON "A FINAL PLAT, A REPLAT OF BLOCK 11, AN AMENDED REPLAT OF BRECKENRIDGE AIRPORT SUBDIVISION" ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2005 UNDER RECEPTION NUMBER 797050, SUMMIT COUNTY COLORADO, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT A-2, WHICH POINT IS ALSO AN ANGLE POINT ON THE SOUTHERLY LINE OF TRACT A-1 OF SAID REPLAT OF BLOCK 11, BRECKENRIDGE AIRPORT SUBDIVISION;
 THENCE N 08°16'39" W, 80.39 FEET ALONG THE WESTERLY BOUNDARY OF TRACT A-2, COMMON WITH THE EASTERLY BOUNDARY OF SAID TRACT A-1 OF BRECKENRIDGE AIRPORT SUBDIVISION, TO THE POINT OF BEGINNING;
 THENCE N 61°02'44" E, 61.19 FEET;
 THENCE N 80°59'40"E, 12.82 FEET;
 THENCE N 08°00'20" W, 20.00 FEET;
 THENCE S 80°59'40"E, 21.40 FEET;
 THENCE S 49°30'02" E, 33.44 FEET;
 THENCE S 61°02'44" W, TO A POINT ON THE WESTERLY BOUNDARY OF TRACT A-2, COMMON WITH THE EASTERLY BOUNDARY OF SAID TRACT A-1;
 THENCE S 09°16'39" E, 15.93 FEET ALONG THE WESTERLY BOUNDARY OF TRACT A-2 TO THE POINT OF BEGINNING.

CONTAINING 1,326 SQUARE FEET OR 0.030 acre more or less

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND EXHIBIT WAS PREPARED BY ME. THIS DRAWING DOES NOT REPRESENT MONUMENTED LAND SURVEY.



NOTED: UNDER COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION ATTACHED HEREON.

ROB ANDREWS LAND SURVEYING
 P. O. BOX 1581, BRECKENRIDGE, CO 80424
 (377) 458-1880

LEGAL DESCRIPTION AND EXHIBIT DRAWING

UTILITY EASEMENT
 TRACT A-2 BLOCK 11
 BRECKENRIDGE AIRPORT SUBDIVISION
 TOWN OF BRECKENRIDGE
 SUMMIT COUNTY, COLORADO

DRAWN BY REA PROJECT NUMBER: 072628
 SCALE 1"=50' DATE: 3-10-2008

2725 Bald Mountain Rd.
Vail, CO 81657
March 25, 2008

Mayor Warner and Members of the Breckenridge Town Council
Town of Breckenridge
150 Ski Hill Road
P.O. Box 168
Breckenridge, CO 80424

RE: Municipal Judge

Honorable Mayor Warner and Council Members:

I would like to express my strong desire to continue serving as Municipal Judge for the Town of Breckenridge. I thoroughly enjoy working for the town and I look forward to continuing as Judge for years to come. I appreciate the first class staff of Breckenridge and I value our working relationship.

I would be happy to answer any questions you may have. My office phone is 479-2131 and my home phone is 476-4029. Thank you for your consideration.

Yours truly,

A handwritten signature in cursive script that reads "Buck Allen".

Buck Allen



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.

APRIL 2008

Monday, April 7; 3pm	CMC Groundbreaking
Tuesday, April 8	First Meeting of the Month
Tuesday, April 8	New Council Oath of Office
Tuesday, April 22	Second Meeting of the Month

MAY 2008

Tuesday, May 8	Possible Town Council Retreat
Tuesday, May 13	First Meeting of the Month
Monday, May 26	Memorial Day- Offices Closed
Tuesday, May 27	Second Meeting of the Month