

CALL TO ORDER and ROLL CALL

Mayor Warner called the October 14, 2008 Town Council Meeting to order at 7:38 p.m. The following members answered roll call: Mr. Joyce, Ms. McAtamney, Mr. Millisor, Mr. Mamula, Mr. Bergeron and Mayor Warner. Mr. Rossi was absent.

APPROVAL OF MINUTES – September 23, 2008 Regular Meeting

With no changes made, Mayor Warner declared the minutes were approved.

APPROVAL OF AGENDA

Town Manager Tim Gagen noted a new Agenda page handed out that included the addition of a Resolution as Item B.1. under New Business. With that addition, the agenda was approved.

COMMUNICATIONS TO COUNCIL

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

Sean McPherson of Innovative Energy expressed his goal to seek a revision to the recently enacted development code amendment concerning installation of solar systems. He asked Council to consider a balance between aesthetics and functionality, noting that capacity is often reduced by the current code requirements for flush-mounted systems versus elevated. He is working with Tonti Management on a solar system and, in this case, the system capacity would be reduced by 60-65 percent based on the current development code. Elevated systems increase solar production, shed snow well, and damage from snow and ice build-up is reduced. Mr. McPherson passed out a summary sheet. He also requested Council consider an exemption from sales tax for renewable energy systems. Council asked questions about reference materials, maintenance and snow shedding.

Michele Tonti added that a two-and-one-half percent sales tax exemption can be considerable for a large solar installation such as the one proposed at the Wedgewood Lodge. Ms. Tonti explained that the lodge is located in District 10, a contemporary architectural district. She noted that elevated panels shed snow better and have greater power production. Ms. Tonti believes this is an opportunity for the Town to make a new policy. She hoped the Town Council would think this is a good idea and therefore be more amenable to granting a variance for this installation. Council commented that they were aware of incentives, but had not discussed them yet. Mr. Gagen believed a code change, rather than a variance, may be necessary. Council questioned the time frame to make a code change (couple of months), and suggested that case-by-case review and/or possible differentiation between the historic district and other areas of town may be necessary. They thanked Mr. McPherson and Ms. Tonti for their input.

BRC Director's Report – John McMahon passed out an update and reported on the BRC vision and changes the organization would like to make; recognizing the opportunity to streamline operations and to put best practices into place; maintaining those things the Chamber does well; staffing changes; updating the bylaws to formalize the marketing committee; and changing the fiscal year to match the calendar year. Mr. McMahon reported that call volume and reservations are down 17-20 percent with no change expected until after the election; international business is off 30 percent; other markets are down even more. The BRC is narrowing its marketing focus to key markets-Dallas and Chicago; and to people who have visited Breckenridge in the past few years. The Breck 150 web site has been launched. The new travel planner guide is done; 85,000 copies are being distributed, and the format has been changed. The Welcome Center is undergoing changes and renovations. The BRC won a Pinnacle Award, voted on by meeting professionals. Oktoberfest was a huge success, with 30,000 people attending. Upcoming events include: Lighting of Breckenridge on December 6; the Winter Dew Tour; and Snowsculpting. Mr. McMahon then previewed a Breckenridge video clip.

Mr. McMahon asked Council what information they would like from him. Council would like to know how the BRC is doing this year versus last year and how Breckenridge is doing relative to other mountain resort communities. Concerns were expressed about Spring Massive and the Friends Welcome program. Mr. McMahon closed by saying that he believes in marketing and investing in items that have a return on investment.

CONTINUED BUSINESS

A. SECOND READING OF COUNCIL BILL, SERIES 2008 - PUBLIC HEARINGS**

NONE

NEW BUSINESS

A. FIRST READING OF COUNCIL BILL, SERIES 2008

NONE

B. RESOLUTIONS, SERIES 2008-

1. A Resolution in Support of Referred Measure 1A, Authorizing a Property Tax levy for Wildfire Protection and the Reduction of Beetle-Kill Trees, for the Preservation of Open Space and Trails for Public Lands and Improvements including Solar Energy and Energy Efficiency Improvements in Public Buildings, and for Other County Needs

Town Manager Tim Gagen introduced this resolution in support of the County Referred Measure 1A. Council members had questions about aspects of the tax levy. Council generally felt that it was an

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imperfect measure, but also that some of these issues are too important to not address. Consequences could include cutbacks in staffing and service.

Mr. Millisor moved to approve A Resolution in Support of Referred Measure 1A, Authorizing a Property Tax levy for Wildfire Protection and the Reduction of Beetle-Kill Trees, for the Preservation of Open Space and Trails for Public Lands and Improvements including Solar Energy and Energy Efficiency Improvements in Public Buildings, and for Other County Needs. Ms. McAtamney seconded the motion. Council discussed publicizing their support of the measure. Mayor Warner asked the public in attendance if they had any questions or input. Chris Neubecker questioned what "other county needs" included (general fund). The motion passed 6-0.

OTHER

NONE

PLANNING MATTERS

A. Planning Commission Decisions of October 7, 2008

With no requests for call up, Mayor Warner stated the Planning Commission decisions of the October 7, 2008 meeting would stand as presented.

B. Report of Planning Commission Liaison

Eric Mamula reported on the home size discussion. Mr. Mamula explained that despite a very good presentation by staff, he didn't sense much support from the community or the Commission. Council discussed what method may be best to address the home size issue, including FAR (floor area ratio), setting minimum/maximum home sizes, determining by neighborhood, or a dual approach using both FAR and neighborhood character. The main concerns expressed include maintaining community character, sustainability, public acceptance, "mega-homes," potential to buy two lots and build one large home on it, support from/impact on building community, difficulty in legislating taste/architecture, property rights, and limiting options in a tough market. It was noted that most areas of Town have land use restrictions in place, and many subdivisions have platted disturbance envelopes. The areas of concern are the areas where redevelopment could occur. Staff noted that the FAR model and minimum/maximum size caps would be simplest to apply. Planning staff will make a presentation to Council on the subject.

REPORT OF TOWN MANAGER AND STAFF*

Reports were covered earlier.

REPORT OF MAYOR AND COUNCILMEMBERS*

- A. **CAST/MMC (Mayor Warner)**
- B. **Breckenridge Open Space Advisory Commission (Mr. Rossi)**
- C. **BRC (Mr. Bergeron)**
- D. **Summit Combined Housing Authority (Ms. McAtamney)**
- E. **Breckenridge Heritage Alliance (Mr. Joyce)**
- F. **Peak 6 Task Force (Mr. Rossi)** - Mr. Rossi emailed his report to Council. There was discussion about representation at Task Force meetings. Mayor Warner commented that he would ask Mr. Rossi how he felt about having a staff or Council Member back-up if he is unable to attend a meeting.

OTHER MATTERS

Mr. Bergeron would like Council to consider modifying the noise ordinance to prohibit heavy equipment operations before 8 a.m.

Mayor Warner announced that the Town was recently recognized as having the "Best Small Transit System" in the State of Colorado. He also read a letter from Katie Mason, who sent \$15.25 to the mayor because she wants to help the community.

There was general discussion about recognizing the following individuals: Dodie Bingham of the Bay Street Company; Dr. PJ for the out-of-country work he does; Helen Cospolich for her Leadville 100 win; and Shawna Henderson on behalf of the Breckenridge Convention and Visitor's Bureau for winning the Pinnacle Award.

SCHEDULED MEETINGS

Mr. Gagen reminded Council about the Recognition Reception coming up on November 12.

ADJOURNMENT

With no further business to discuss, the meeting adjourned at 8:58 p.m.

ATTEST:

Mary Jean Loufek, CMC, Town Clerk

John Warner, Mayor