



**BRECKENRIDGE TOWN COUNCIL WORK SESSION**

Tuesday, April 22, 2014; 3:00 PM  
Town Hall Auditorium

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

<b>3:00-3:10pm</b>	<b>I</b>	<b><u>PLANNING COMMISSION DECISIONS</u></b>	<b>2</b>
<b>3:10-3:30pm</b>	<b>II</b>	<b><u>LEGISLATIVE REVIEW*</u></b>	
		Watering Conservation Measures Ordinance	<b>8</b>
		Tow Hearing Procedures Ordinance	<b>16</b>
<b>3:30-4:00pm</b>	<b>III</b>	<b><u>MANAGERS REPORT</u></b>	
		Public Projects Update	<b>20</b>
		Housing/Childcare Update	
		Committee Reports	<b>25</b>
		Financials	<b>26</b>
<b>4:00-5:00pm</b>	<b>IV</b>	<b><u>OTHER</u></b>	
		Verizon Wireless Site Development Agreements at RWB North Fire Station and Kingdom Park Ballfield	<b>38</b>
		Arts and Culture Update	
		Recreation Center Facility Studies	<b>47</b>
<b>5:00-6:00pm</b>	<b>V</b>	<b><u>PLANNING MATTERS</u></b>	
		Cucumber Gulch Update	<b>67</b>
		Wildfire Council Update	<b>78</b>
<b>6:00pm</b>	<b>VI</b>	<b><u>EXECUTIVE SESSION</u></b>	
		Open Space Acquisitions and Negotiations	

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 the 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:** Mark Truckey, Assistant Director of Community Development

**Date:** April 16, 2014

**Re:** Planning Commission Decisions of the April 15, 2014, Meeting.

---

**DECISIONS FROM THE PLANNING COMMISSION AGENDA OF April 15, 2014:**

CLASS C APPLICATIONS:

None.

CLASS B APPLICATIONS:

None.

CLASS A APPLICATIONS:

None.

TOWN PROJECT HEARINGS:

None.

OTHER:

1) Valley Brook Cemetery Landmarking (Valley Brook Cemetery, Masonic Placer MW 9616) (JP)  
PC#2014024, 905 Airport Road

Recommendation the Town Council adopt an ordinance Landmarking this property.

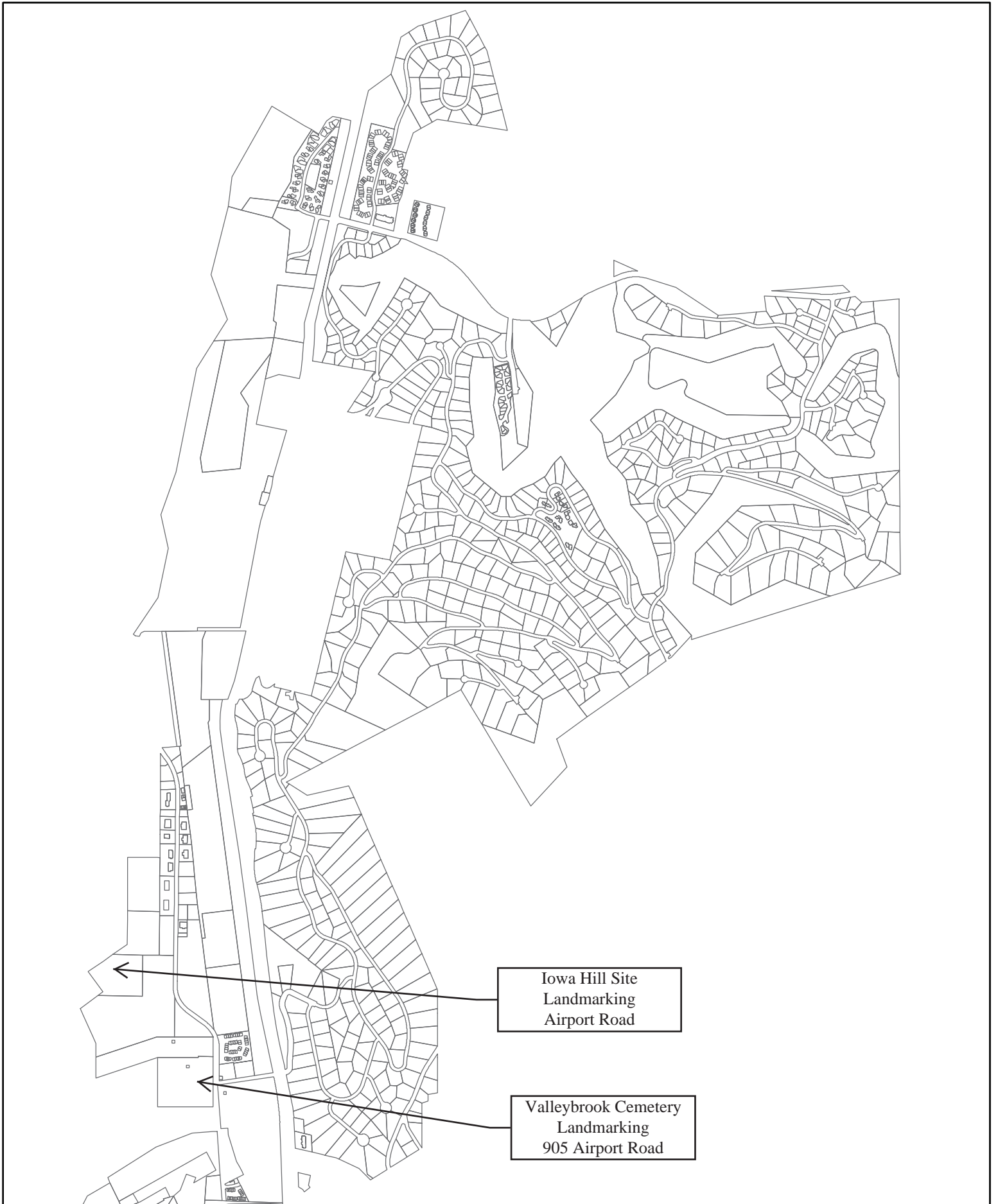
2) Red, White and Blue Fire Museum Landmarking (Snider Addition, Lots 19-20) (MM) PC#2014026,  
308 North Main Street

Recommendation the Town Council adopt an ordinance Landmarking this property.

3) Iowa Hill Site Landmarking (Tract A, Iowa Hill Subdivision) (MM) PC#2014027, 1605 Airport Road  
Recommendation the Town Council adopt an ordinance Landmarking this property.

4) Old Masonic Hall Landmarking (Stiles Addition, Block 1, Lots 4-5) (MM) PC#2014028, 136 South  
Main Street

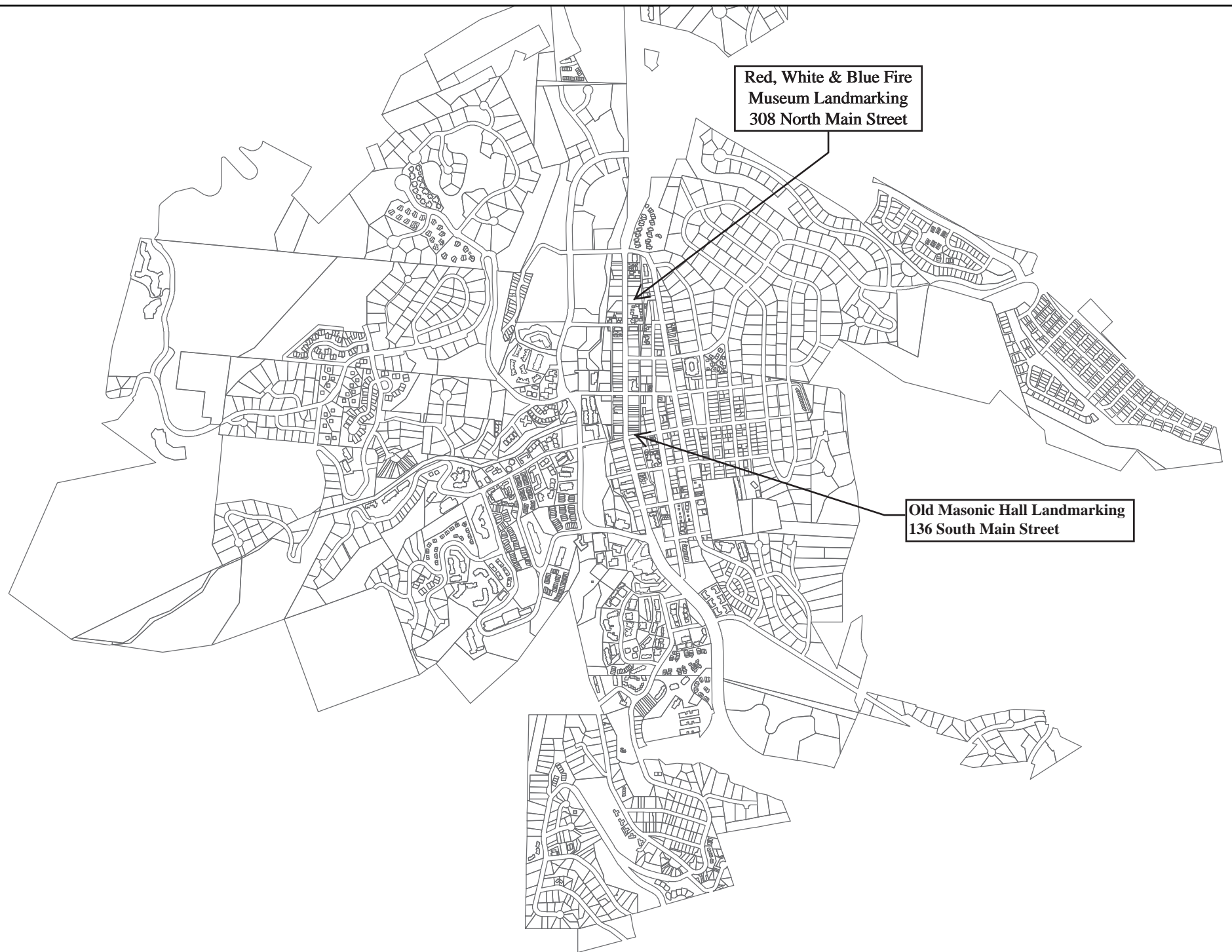
Recommendation the Town Council adopt an ordinance Landmarking this property.



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

# Breckenridge North





**Red, White & Blue Fire  
Museum Landmarking  
308 North Main Street**

**Old Masonic Hall Landmarking  
136 South Main Street**



# Breckenridge South

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



## PLANNING COMMISSION MEETING

The meeting was called to order at 7:02 pm

### ROLL CALL

Gretchen Dudney      Kate Christopher      Trip Butler  
Dave Pringle  
Jim Lamb, Eric Mamula and Dan Schroder were absent.  
There was no Town Council liaison present.

### APPROVAL OF AGENDA

Ms. Puester removed the Town Council Report. Ben Brewer will be the new Town Council rep. He grew up here and knows a lot about planning and local issues. He will be a good addition. With no other changes, the Agenda was approved as presented. Mr. Pringle indicated his thanks to Ms. McAtamney for her past service as liaison and expressed hoped we would continue to have liaisons that were able to effectively relay issues between the Commission and the Council.

### APPROVAL OF MINUTES

With no changes, the March 31, 2014, Planning Commission Minutes were approved as presented.

### OTHER MATTERS:

1) Valley Brook Cemetery Landmarking (Valley Brook Cemetery, Masonic Placer MW 9616), PC#2014024, 905 Airport Road

Ms. Puester presented. This property is at least 50 years old, it enhances sense of identity of the community, and it is an established and familiar natural setting or visual feature of the community. In addition, the property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. Finally, it retains original design features, materials and / or character.

The Planning Department suggested the Planning Commission recommend that the Town Council adopt an ordinance to Landmark the Red White & Blue Volunteer Fire Museum (Dewers House) located at 308 North Main Street, PC#2014026 based on proposed restoration efforts and the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance.

#### *Commissioner Questions / Comments:*

Ms. Dudney:      Why do we want these landmark designations? (Ms. Puester: Makes the properties grant eligible and provides greater protection for structural stability, etc. Also, with private properties the bonus basement density provided encourages property owners to restore their properties.)

Mr. Butler:      Only part of cemetery is to be designated? (Ms. Puester: 20 acres total but 13 are in Town and eligible for designation.) (Ms. Larissa O'Neil (Director, Breckenridge Heritage Alliance): The southern third of the cemetery, which is outside town limits, would be excluded.)

Mr. Pringle made a motion to recommend the Town Council adopt an ordinance to Landmark the Valley Brook Cemetery, PC#2014024, 905 Airport Road based on the fulfillment of criteria for Geographical/Environmental significance as stated in Section 9-11-4 of the Landmarking Ordinance. Mr. Butler seconded, and the motion was carried unanimously (4-0).

2) Red, White and Blue Fire Museum Landmarking (Snider Addition, Lots 19-20), PC#2014026, 308 North Main Street

Mr. Mosher presented. This property is at least 50 years old, it exemplifies specific elements of architectural style or period, and it is of a style particularly associated with the Breckenridge area. In addition, it shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation, and it retains original design features, materials and / or character. Finally, the structure is on its original location or is in the same historic context after having been moved.

The Planning Department suggested the Planning Commission recommend that the Town Council adopt an ordinance to Landmark the Red White & Blue Volunteer Fire Museum (Dewers House) located at 308 North Main Street, PC#2014026 based on proposed restoration efforts and the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance.

*Commissioner Questions / Comments:*

Ms. Dudney: Eligible for national register? (Mr. Mosher: Back of property has been somewhat compromised because of a parking lot in the rear.) (Ms. O’Neil: The Cultural Resource Survey for the site indicates it still could be nationally eligible.)

Mr. Butler made a motion to recommend the Town Council adopt an ordinance to Landmark the Red, White and Blue Fire Museum, PC#2014026, 308 North Main Street. Ms. Dudney seconded, and the motion was carried unanimously (4-0).

3) Iowa Hill Site Landmarking (Tract A, Iowa Hill Subdivision), PC#2014027, 1605 Airport Road

Mr. Mosher presented. This property is at least 50 years old, it is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally or locally, it represents an innovation in construction, materials or design, it is of a style particularly associated with the Breckenridge area, and it enhances sense of identity of the community. In addition, the property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation. Finally, the property retains original design features, materials and / or character.

The Planning Department suggested the Planning Commission recommend that the Town Council adopt an ordinance to Landmark Iowa Hill Placer Mine and Structures, located at 1605 Airport Road (PC#2014027) on the fulfillment of criteria for Architectural and Physical Integrity and Geographic/Environmental Importance significance as stated in Section 9-11-4 of the Landmarking Ordinance.

Ms. Dudney made a motion to recommend the Town Council adopt an ordinance to Landmark the Iowa Hill Site, located at 1605 Airport Road (PC#2014027) on the fulfillment of criteria for Architectural and Physical Integrity and Geographic/Environmental Importance significance as stated in Section 9-11-4 of the Landmarking Ordinance. Mr. Pringle seconded and the motion carried unanimously (4-0).

4) Old Masonic Hall Landmarking (Stiles Addition, Block 1, Lots 4-5), PC#2014028, 136 South Main Street

Mr. Mosher presented. The property is at least 50 years old, it is of a style particularly associated with the Breckenridge area, it exemplifies cultural, political, economic or social heritage of the community. In addition, it is on its original location or is in the same historic context after having been moved. Finally, it has been accurately reconstructed or restored based on documentation.

The Planning Department suggested the Planning Commission recommend that the Town Council adopt an ordinance to Landmark the Old Masonic Hall located at 136 South Main Street, PC#2014028, based on proposed restoration efforts and the fulfillment of criteria for Architectural and Physical Integrity significance

as stated in Section 9-11-4 of the Landmarking Ordinance.

Mr. Pringle made a motion to recommend the Town Council adopt an ordinance to Landmark Old Masonic Hall, PC#2014028, 136 South Main Street. Mr. Butler seconded, and the motion was carried unanimously (4-0).

**ADJOURNMENT:**

The meeting was adjourned at 7:30 pm.

---

Kate Christopher, Vice Chair

**MEMO**

TO: Town Council

FROM: Town Attorney

RE: Council Bill No. 11 (Enacting Permanent Water Conservation Policies)

DATE: April 14, 2014 (for April 22<sup>nd</sup> meeting)

---

The second reading of the ordinance enacting permanent water conservation policies for the Town is scheduled for your meeting on April 22<sup>nd</sup>. There are no changes proposed to ordinance from first reading. Please note that the enclosed version of the ordinance reflects the changes to the ordinance that were made at the time the ordinance was approved on first reading at your last meeting.

I will be absent at the April 22<sup>nd</sup> meeting, but staff will be present and will be able to discuss this ordinance with you.



1 **FOR WORKSESSION/SECOND READING – APR. 22**

2  
3 **NO CHANGE FROM FIRST READING**

4  
5 COUNCIL BILL NO. 11

6  
7 Series 2014

8  
9 AN ORDINANCE AMENDING TITLE 12 OF THE BRECKENRIDGE TOWN CODE,  
10 KNOWN AS THE “TOWN OF BRECKENRIDGE WATER ORDINANCE”, BY ADOPTING  
11 PERMANENT CONSERVATION MEASURES RELATED TO OUTDOOR WATERING  
12 AND OTHER SPECIFIED USES OF WATER FROM THE TOWN’S WATER SYSTEM;  
13 PROVIDING EXEMPTIONS FROM SUCH CONSERVATION MEASURES; AND  
14 PROVIDING PROCEDURES AND PENALTIES FOR THE VIOLATION OF SUCH  
15 CONSERVATION MEASURES

16  
17 BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,  
18 COLORADO:

19  
20 Section 1. Section 12-1-14-1 of the Breckenridge Town Code is amended to read as  
21 follows:

22  
23 12-1-14-1: TEMPORARY CONSERVATION MEASURES: At such time as  
24 the Town Council shall find and determine that a shortage exists in the supply of  
25 water to the Town’s Water System, or that a shortage is imminent, such as to  
26 require the implementation of additional conservation measures related to the use  
27 of water from Town’s Water System, the Town Council may, by resolution,  
28 declare the existence of a water shortage and implement mandatory conservation  
29 measures related to use of water by customers of the Town’s Water System in  
30 addition to those permanent conservation measures provided for in Section 12-1-  
31 21. Any additional conservation measures related to use of water from the Town’s  
32 Water System implemented by the Town Council pursuant this Section may  
33 contain such additional conservation measures related to the use of water from the  
34 Town’s Water System, or procedures related to the enforcement of such  
35 conservation measures, as the Town Council shall determine to be necessary to  
36 adequately protect the Town’s Water System and the public health, safety and  
37 welfare.

38  
39 Section 2. Chapter 1 of Title 12 of the Breckenridge Town Code is amended by the  
40 addition of a new Section 12-1-21 to read as follows:

1 12-1-21: PERMANENT CONSERVATION MEASURES RELATED TO THE  
2 USE OF WATER FROM THE TOWN'S WATER SYSTEM; EXEMPTIONS;  
3 PROCEDURES AND PENALTIES:  
4

5 A. As used in this Section the following terms have the following meanings:  
6

OUTDOOR WATERING: Means the watering of any plant, lawn, garden, tree, landscaping, flower, shrub, bush, or any other vegetation that occurs outside of the exterior walls of any structure.

STRUCTURE: Has the meaning provided in Section 9-1-5 of this Code.

7  
8 B. It is an unlawful and an infraction for any person to use water from the Water  
9 System for any of the following purposes:

- 10  
11 1. To engage in outdoor watering, except when done in accordance with the  
12 requirements of Subsections C(1) through C(6) of this Section;
- 13 2. To wash any motor vehicle, except when done in accordance with the  
14 requirements of Subsection C(7) of this Section; and
- 15 3. To wash off or clean any parking lot, driveway, parking area, or other exterior  
16 furnishings or paved or hardscaped surface, except when done in accordance  
17 with Subsection (C)(8) of this Section.

18 C. Subsection B(1) of this Section shall not apply to the following uses of water  
19 from the Water System:

- 20  
21 1. Outdoor watering when done in accordance with the following permanent  
22 conservation measures:
- 23 (a) outdoor watering is permitted only three days each calendar week  
24 (Monday through the next Sunday) as described in Subsections C(1)(b)  
25 and C(1)(c) of this Subsection.
- 26 (b) outdoor watering on properties located east of the centerline of: (i) Main  
27 Street; or (ii) Colorado Highway 9 north of Park Avenue and Colorado  
28 Highway 9 south of Park Avenue, whichever is applicable, may lawfully  
29 occur only on Sundays, Wednesdays, and Fridays of each week.

- 1 (c) outdoor watering on properties located west of the centerline of: (i) Main  
2 Street; or (ii) Colorado Highway 9 north of Park Avenue and Colorado  
3 Highway 9 south of Park Avenue, whichever is applicable, may lawfully  
4 occur only on Tuesdays, Thursdays, and Saturdays of each week.
- 5 (d) no outdoor watering is permitted on any property within the Town on  
6 Mondays of each week.
- 7 (e) on days when outdoor watering is permitted, it may occur only between  
8 the hours of 5:00 P.M. and 9:00 A.M. of the following day.
- 9 2. Outdoor watering by drip irrigation, or by hand using only a watering can or a  
10 hose with a shut-off nozzle.
- 11 3. Outdoor watering of new lawns and landscaping for the first two years after  
12 installation.
- 13 4. Outdoor watering of public school property (including, but not limited to,  
14 public school athletic fields).
- 15 5. Outdoor watering within the Town's public parks.
- 16 6. Outdoor watering at the Town's municipal golf course.
- 17 7. The non-commercial outdoor washing of a personal motor vehicle if the  
18 vehicle is washed using only a bucket or a hose with a shut-off nozzle.
- 19 8. Washing off or cleaning any parking lot, driveway, parking area, or other  
20 exterior furnishings or paved or hardscaped surface using a hose with a shut-  
21 off nozzle.
- 22 D. Nothing in this Section prohibits the use of water from the Water System to  
23 clean the concrete areas of street medians.
- 24
- 25 E. Any person found to have violated any provision of Subsection B of this  
26 Section shall be punished as follows:  
27
- 28 1. First violation – warning only (no fine);
- 29 2. Second violation - \$250.00 fine;
- 30 3. Third violation - \$500.00 fine; and
- 31 4. Fourth and each subsequent violation - \$750.00 fine
- 32 F. Each day during any portion of which a violation of Subsection B of this

1 Section occurs shall be a separate violation.  
2

3 G. Any fine imposed for a violation of Subsection B of this Section that is not  
4 paid within 45 days of the date of imposition of the fine shall be a “water  
5 charge” within the meaning of Section 12-1-6, and the collection procedures  
6 of Chapter 6 of this Title, including, but not limited to, the discontinuance of  
7 water service provision of Section 12-6-4, shall apply to the collection of such  
8 unpaid fine.  
9

10 H. Except as provided in Subsection H(10) with respect to a fourth or subsequent  
11 violation, at the time a person is charged with a violation of Subsection B of  
12 this Section the defendant shall be issued or tendered a penalty assessment  
13 notice in accordance with the following procedures:  
14

15 1. A penalty assessment notice shall be signed and served on or tendered to the  
16 defendant and shall contain the information required to be contained in a  
17 municipal summons and complaint by Rule 204 of the Colorado Municipal  
18 Court Rules of Procedure; the amount of the prescribed fine for the alleged  
19 violation; and the date the penalty assessment notice is served on the  
20 defendant. The notice shall direct the defendant to appear in the Municipal  
21 Court on a specified date, time, and place in the event the prescribed penalty is  
22 not paid, The notice shall also contain any additional information that is  
23 required to convert the penalty assessment notice into a summons and  
24 complaint should the penalty not be paid within the time allowed.

25 2. The time specified in the penalty assessment notice for an appearance if the  
26 defendant fails to pay the penalty shall be at least thirty (30) days and not  
27 more than ninety (90) days after the date the penalty assessment notice is  
28 issued.

29 3. One copy of the penalty assessment notice shall be served upon the defendant,  
30 and the remaining copy shall be filed with the Clerk of the Municipal Court.

31 4. The fine specified in the penalty assessment notice may be paid at the office  
32 of the Clerk of the Municipal Court in person on or before the appearance  
33 date; or by postmarking such payment not less than ten (10) days before the  
34 appearance date.

35 5. If the defendant fails to pay the penalty on the penalty assessment notice on or  
36 before the appearance date, then the defendant shall appear at the Municipal  
37 Court on the date and time specified in the notice and answer the complaint  
38 against him or her.

39 6. If the defendant fails to appear on the date and time specified in the penalty  
40 assessment notice and answer the complaint against him or her, or if the

1 defendant appears and answers that he or she is liable for the alleged violation,  
2 judgment shall be entered against the defendant.

3 7. If the defendant denies the allegations in the penalty assessment notice or  
4 complaint, a final hearing shall be held before the Municipal Court.

5 8. If judgment is entered against a defendant, he or she shall be assessed the fine  
6 specified in the penalty assessment notice, plus any applicable surcharge,  
7 court costs, and other applicable fees.

8 9. In no event shall a bench warrant be issued for the arrest of any person who  
9 fails to appear for a final hearing on an infraction charged under this  
10 Subsection B of this Section. Subject to the provisions of Chapter 6 of this  
11 Title, entry of judgment and assessment of the fine, costs, and applicable fees  
12 as provided herein shall constitute the sole penalties for failure to appear for  
13 the final hearing, or for being found liable for the violation.

14 10. Penalty assessment procedures shall not apply when it appears that the offense  
15 is a fourth or any subsequent alleged violation of any provision of Subsection  
16 B of this Section. A person charged with a fourth or subsequent violation of  
17 any provision of Subsection B of this Section shall be issued a summons and  
18 complaint in accordance with the Colorado Municipal Court Rules of  
19 Procedure, and shall be required to appear in court to answer the charges  
20 against him or her.

21 Section 3. Chapter 1 of Title 12 of the Breckenridge Town Code is amended by the  
22 addition of a new Section 12-1-22 to read as follows:

23  
24 12-1-22: RESTRICTION ON THE SALE OF BULK WATER: Bulk water may  
25 not be sold by the Town for the purpose of providing water to wash off or clean  
26 any parking lot, driveway, parking area, or other exterior paved or hardscaped  
27 surface.  
28

29 Section 4. Chapter 5 of Title 12 of the Breckenridge Town Code is amended by the  
30 addition of a new Section 12-5-12 as follows:

31  
32 12-5-12: SURCHARGE FOR OUT-OF-TOWN VIOLATION OF  
33 PERMANENT CONSERVATION MEASURES RELATED TO THE USE OF  
34 THE WATER SYSTEM:  
35

36 A. Any out of town water user found to have violated the permanent conservation  
37 measures related to the use of use of water from the Town's Water System  
38 described in Section 12-1-21 shall be subject to a water surcharge of one and  
39 one-half times the amount of the fine for such a violation as described in  
40 Section 12-1-21. Water surcharges imposed pursuant to this Subsection A

1 may be collected in the manner set forth in Chapter 6 of this Title.  
2

- 3 B. It shall be a term and condition of each out of town water service contract that  
4 the water user shall comply with the permanent conservation measures  
5 related to the use of water from the Town's Water System described in  
6 Section 12-1-21. The fourth instance of noncompliance with the permanent  
7 conservation measures related to the use of water from the Town's Water  
8 System described in Section 12-1-21 shall be grounds for the discontinuance  
9 of water service.

10  
11 Section 5. Section 12-6-10(A) of the Breckenridge Town Code is amended to read as  
12 follows:

- 13  
14 A. Except as provided in Section 12-1-21, every person convicted of a violation  
15 of any provision of this Title shall be punished as provided in Section  
16 1-4-1 of this Code.

17  
18 Section 6. Except as specifically amended hereby, the Breckenridge Town Code, and the  
19 various secondary codes adopted by reference therein, shall continue in full force and effect.  
20

21 Section 7. The Town Council hereby finds, determines and declares that this ordinance is  
22 necessary and proper to provide for the safety, preserve the health, promote the prosperity, and  
23 improve the order, comfort and convenience of the Town of Breckenridge and the inhabitants  
24 thereof.  
25

26 Section 8. The Town Council hereby finds, determines and declares that it has the power  
27 to adopt this ordinance pursuant: (i) Section 31-35-402(1)(f), C.R.S. (concerning municipal  
28 water systems); (ii) Section 31-15-103, C.R.S. (concerning municipal police powers); (iii)  
29 Section 31-15-401, C.R.S.(concerning municipal police powers); (iv) the authority granted to  
30 home rule municipalities by Article XX of the Colorado Constitution; and (v) the powers  
31 contained in the *Breckenridge Town Charter*.  
32

33 Section 9. This ordinance shall be published as provided by Section 5.9 of the  
34 *Breckenridge Town Charter*, and shall become effective June 1, 2014.  
35

36 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED  
37 PUBLISHED IN FULL this \_\_\_\_ day of \_\_\_\_\_, 2014. A Public Hearing shall be held at the  
38 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the \_\_\_\_ day of  
39 \_\_\_\_\_, 2014, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building of the  
40 Town.  
41  
42

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58

TOWN OF BRECKENRIDGE, a Colorado  
municipal corporation

By \_\_\_\_\_  
John G. Warner, Mayor

ATTEST:

\_\_\_\_\_  
Helen Cospolich  
Town Clerk

**MEMO**

TO: Town Council  
FROM: Town Attorney  
RE: Council Bill No. 12 (Tow Hearing Ordinance)  
DATE: April 14, 2014 (for April 22<sup>nd</sup> meeting)

---

The second reading of the ordinance amending the Town's procedures for conducting a "tow hearing" is scheduled for your meeting on April 22<sup>nd</sup>. There are no changes proposed to ordinance from first reading.

I will be absent at the April 22<sup>nd</sup> meeting, but staff will be present and will be able to discuss this ordinance with you.



1 ***FOR WORKSESSION/SECOND READING – APR. 22***

2  
3 ***NO CHANGE FROM FIRST READING***

4  
5 COUNCIL BILL NO. 12

6  
7 Series 2014

8  
9 AN ORDINANCE AMENDING SECTION 7-3-6 OF THE BRECKENRIDGE TOWN CODE  
10 CONCERNING TOW HEARINGS

11 BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,  
12 COLORADO:

13  
14 Section 1. Section 7-3-6 of the Breckenridge Town Code is amended to read as follows:

15  
16 7-3-6: TOW HEARING:

17  
18 A. The owner of any vehicle that has been towed by the Town, or the owner’s agent,  
19 shall have the opportunity to request a hearing concerning the legality of the towing  
20 of the vehicle. Such request shall be made in writing within ten (10) days after the  
21 notice was sent by the Town pursuant to Section 42-4-1804(4), C.R.S., if the tow was  
22 made pursuant to Section 7-3-2, ”Unlawful Abandonment Of Vehicle On Public  
23 “Property”, or within ten (10) days of the date of the tow, if the tow was made for any  
24 other reason. The tow hearing shall be conducted before a hearing officer appointed  
25 by the Town Manager, or before the Municipal Judge, within seventy two (72) hours  
26 (excluding Saturdays, Sundays and Town holidays) of receipt of a written request for  
27 such hearing if the vehicle is still impounded when the request for the hearing is  
28 made, or within thirty (30) days of receipt of a written request for such hearing if the  
29 vehicle is not impounded when the request for the hearing is made, unless the person  
30 requesting the hearing waives the right to a speedy hearing. The sole issue before the  
31 hearing officer or Municipal Judge shall be whether there was reasonable grounds  
32 cause to impound the vehicle in question. “Reasonable grounds to impound” shall  
33 mean such a state of facts as would lead a person of ordinary care and prudence to  
34 believe that there was a sufficient breach of municipal, state or federal law to grant  
35 legal authority for the removal of the vehicle.

36 B. The hearing shall be conducted in an informal manner and shall not be governed by  
37 technical rules of evidence. The hearing may be conducted by telephone or other  
38 remote electronic means if so ordered by the hearing officer or the Municipal Judge.  
39 The person requesting the hearing shall carry the burden of establishing that such  
40 person has the right to possession of the vehicle. The Breckenridge Police  
41 Department shall carry the burden of establishing that there was reasonable grounds  
42 to impound the vehicle in question. The hearing officer or Municipal Judge shall only  
43 determine that, as to the vehicle in question, either: 1) there was reasonable grounds

1 to impound the vehicle, or 2) there was not reasonable grounds to impound the  
2 vehicle. The decision of the hearing officer or Municipal Judge is final.

3 C. Upon a finding of no reasonable grounds, towing and storage fees shall be paid by the  
4 Town in accordance with arrangements made between the Town and the operator. If a  
5 bond was posted pursuant to subsection 7-3-5B of this Chapter, said bond shall be  
6 returned to the person who posted the bond. If the vehicle is impounded and the  
7 owner of the vehicle or the owner's agent fails to claim the vehicle from the operator  
8 within six (6) hours of a finding of no reasonable grounds to tow, excluding such days  
9 when the operator is not open for business, the person who requested the hearing shall  
10 assume liability for all subsequent storage charges. Unless the owner of the vehicle  
11 was present at the hearing, it shall be the responsibility of the Breckenridge Police  
12 Department to notify the owner in writing of a finding of no reasonable grounds to  
13 tow immediately after such finding is made.

14 D. If reasonable grounds to tow are found, the owner of the vehicle may have the vehicle  
15 returned to him or her upon payment of the towing fees, all unpaid parking citations  
16 involving the vehicle (if any), accrued storage fees, and a reasonable administrative  
17 fee assessed by the Town to offset the Town's costs incurred in processing the towed  
18 vehicle.

19 E. Failure of the owner of the vehicle in question to request a hearing or attend a  
20 scheduled post-seizure hearing shall be deemed a waiver of the right to such hearing.

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

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

29 Section 4. The Town Council finds, determines, and declares that it has the power to  
30 adopt this ordinance pursuant to the authority granted to home rule municipalities by Article XX  
31 of the Colorado Constitution and the powers contained in the *Breckenridge Town Charter*.  
32

33 Section 5. This ordinance shall be published and become effective as provided by Section  
34 5.9 of the *Breckenridge Town Charter*.  
35

36 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED  
37 PUBLISHED IN FULL this \_\_\_\_ day of \_\_\_\_\_, 2014. A Public Hearing shall be held at the  
38 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the \_\_\_\_ day of  
39 \_\_\_\_\_, 2014, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building of the  
40 Town.  
41

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61

TOWN OF BRECKENRIDGE, a Colorado  
municipal corporation

By \_\_\_\_\_  
John G. Warner, Mayor

ATTEST:

\_\_\_\_\_  
Helen Cospolich  
Town Clerk

## Memorandum

**TO:** TOWN COUNCIL  
**FROM:** Dale Stein, Assistant Town Engineer  
**DATE:** April 16, 2014  
**RE:** Public Projects Update

---

### **South Main Street Improvements 2014**

Main Street construction is scheduled to begin Monday April 21<sup>st</sup> with intention of final completion prior to the July 4<sup>th</sup> holiday. Beginning on April 21<sup>st</sup>, on-street parking will be closed on the west side of Main Street from Park Avenue to Jefferson Avenue; this section of parking will be closed for several weeks. The construction schedule for the next two weeks includes removal of sidewalks, curb, trees, and boulders, and will also include installation of electrical conduit and light poles. There are no overnight lane closures anticipated on Main Street during the project. This year's improvements will include widened sidewalks, new stone pavers, new landscaping, new irrigation, and new electrical event power on Main Street, between Park Ave and Washington Ave.

### **Gold Pan Alley**

A contract was recently awarded to CMH Civil for the Gold Pan Alley improvements. Construction is scheduled to begin in mid-May with an estimated completion date of June 13, 2014. Gold Pan Alley will be closed to through traffic for most of the project; however, access to the Sawmill Parking Lot will be maintained throughout the project. The Wellington Parking Lot will be closed for the entirety of the project. Construction will include installation of new storm sewer inlets, pipes, and manholes; as well as new concrete curb & gutter in the alley and an asphalt overlay.

### **Lincoln Heated Sidewalk**

The work on the Lincoln Avenue heated sidewalk will take place during the month of May. Eastbound traffic on Lincoln Avenue, from Main Street to Ridge Street, will be impacted with east bound lane closures during the day as needed to safely complete the work. The eastbound lane closure will be facilitated with flaggers typically. If a short term closure of Lincoln Avenue is needed during construction traffic will be detoured to Washington Avenue. The alley access from Lincoln Avenue will require a week-long closure to allow for the concrete to cure. The alley will be accessible from Washington Ave. Business access through the construction zone will be maintained throughout the duration of the project. Business owners within the construction area will be notified prior to beginning work.

### **Asphalt Overlay and Concrete Replacement**

Bids for the overlay and concrete projects have been received and are currently being reviewed. Work will take place throughout the Town, with all work in the core of Town completed prior to July 4<sup>th</sup>. Minor traffic delays should be expected in the work zones.

### **North Main Street Park**

All Around Recreation, the firm that created the design for the new park, is currently preparing a cost estimates to perform the “build” phase of the project. Based on their cost estimates, the Town will either amend the original design contract to include the build phase of the project or will release a new RFP to solicit proposals to build the park as currently designed.

### **Skate Park**

Team Pain, the design/build contractor selected for the new skate park, is currently working on construction drawings and will present those to the Town when completed. Soil borings have also been recently completed to facilitate the necessary geotechnical analysis and recommendations. Demolition work of the existing park is being planned and could begin as early as April 28th.

The design for the new skate park will be presented to Town Council at the May 13<sup>th</sup> work session.

### **Kingdom Park Athletic Field**

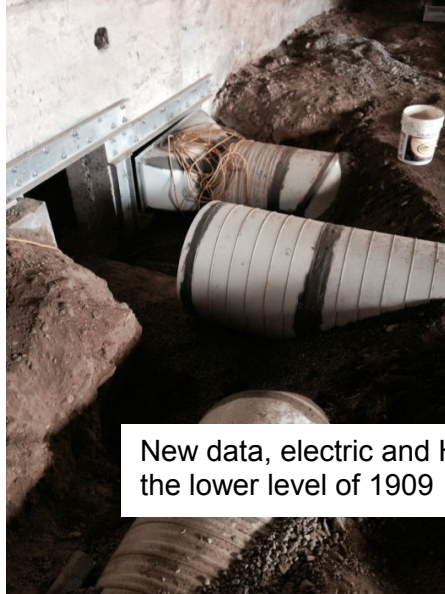
Academy Sports Turf, of Englewood, Colorado, has been selected to design and build the new artificial turf field to replace the existing natural grass field in Kingdom Park. Academy Sports Turf was selected based on providing the lowest responsible bid, the quality of their specified products, input received from references, and their ability to fully manage the project on-site. Academy Sports Turf built the artificial turf field at Summit High School and is familiar with these types of projects in mountain environments. Project scheduling is being discussed, and looking at a possible start date in mid-May.

### **Town Hall Remodel**

A vernal update will be given at the work session.

## **Breckenridge Grand Vacations Community Center**

Recent progress on the Community Center includes work on the electrical rough-in, installation of HVAC ducts, installation of insulation and drywall of the ceiling in the 1921 building, interior wall framing of the upper floors of the 1909 building, and code upgrades and elevation adjustments to the existing elevator equipment.



New data, electric and HVAC utilities in the lower level of 1909

A milestone on the project is the completion of the installation of the underground electrical conduit, low voltage data conduit, HVAC, and plumbing in the basement of the 1909 building. These completed tasks now allow for the placement of the concrete floor which is scheduled for later this week.



Vapor barrier installation in preparation for the placement of the new lower level concrete floor

Anticipated new construction items scheduled for the next few weeks include the removal of the existing garage on the north side of the building, installation of the fire suppression system in the 1921 building and the removal of the remaining interior classroom structure in the 1921 portion.

## Old Masonic Hall

After the completion of the asbestos abatement, the remaining drywall, flooring, and ceiling coverings were removed to reveal the historic materials of the building. Our contractors made a wonderful discovery on the first floor ceiling; the historic material on the ceiling was cut to show the exact shape of the original storefront. This detail will provide us with accurate dimensions for the reconstruction of the storefront.



Second floor of the Old Masonic Hall.



View of the historic interior wall on the first floor.



Looking up at the ceiling near the front door of the building. The shape of the white paper reveals the historic storefront dimensions.



## **Riverwalk Center Phase 1**

The last phase of this project began on April 15<sup>th</sup> with the installation of the shades, and is scheduled for completion by May 2nd. In addition, the maple on the stage is being completed with sanding and coating; also slated for completion by May 2nd. In the backstage (“Green Room”) area, painting and installation of new flooring (heavy duty luxury vinyl tiles and carpet in practice rooms, as well as through the entire building) is slated for late April. Training on the new system will take place in May. Budget and timeframe are both on schedule.

Below are pictures from the ‘high up’ clean that was completed March 31.





**MEMO**

**TO:** Mayor & Town Council  
**FROM:** Tim Gagen, Town Manager  
**DATE:** April 17, 2014  
**SUBJECT:** Committee Reports for 4-22-2014 Council Packet

---

**I-70 Coalition** **April 10, 2014** **Tim Gagen**

---

The I-70 coalition held their quarterly meeting today and the following are the highlights of the meeting:

- The Coalition is planning a retreat on June 5<sup>th</sup> over in Vail to establish goals and priorities for 2014 and beyond and to reflect on successes and failures over the last few years. Though primarily for the member communities, the general public will be invited.
- We heard updates on the Twin Tunnel project and the hard shoulder project in Clear Creek. Two power points were shown, one on the AGS study which I have previously sent to you and the other on winter operations by CDOT for Vail Pass, Loveland Pass and the tunnel highlighting closures and delays with planned changes to improve going forward. I will forward these power points when I get them.
- CDOT reported that there will be a lot of paving and other repair activity on I-70 this summer and in particular are preparing to start on adding climbing lanes in key areas on 70.
- Usage of GOI70 mobile app and CDOT mobile is way up which seems to indicate that travelers on I-70 seem to be paying attention to the best travel times to avoid backup.
- The next meeting of the Coalition is July 10<sup>th</sup> and the coalition has also been invited to a meeting with Rep. Polis on April 26<sup>th</sup>.

---

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

---

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

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



## February 28, 2014 Financial Report



Welcome to New and  
Returning Council  
Members!

Finance & Municipal Services Division

# Executive Summary

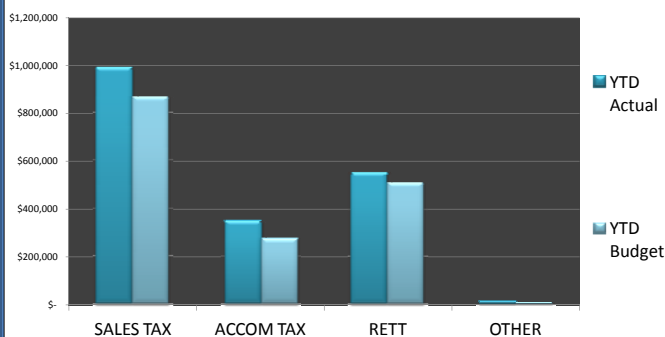
February 28, 2014

Welcome to the February 2014 Town of Breckenridge monthly financial report. To inform our new Council members, and as a refresher for our continuing members, here is some general information regarding this report and its contents;

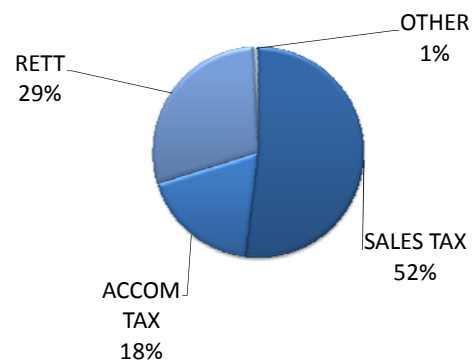
1. Finance & Municipal Services (FMS) generates this report once a month to summarize our financial results and positions. It is generally presented at the second meeting each month.
2. The Town of Breckenridge practices the modified accrual method of accounting, which is standard for municipal corporations throughout the country. This methodology can sometimes be a little confusing, but staff are always available to answer any questions you may have.
3. In addition to the official financials, this report also provides net taxable sales information. These figures are compiled from actual sales tax returns submitted to the Town by our retail and accommodations vendors. While these results do not translate directly to revenue, they are a very strong indicator of future tax revenue collections for the Town.
4. At the end of this report you will find our "other information" section. This is where we present information on current initiatives, projects, or other new developments. In past months we have highlighted the impacts of the new retail marijuana sector and progress in electronic utility billing efforts. This month we are reporting on our recent effort to "go paperless" with our business licensing (BOLT)/sales tax remittance systems.

As this is only the second month of 2014, we have some variances from budget that we expect to decrease as time goes on. Each section of this report has notes explaining the results shown. We hope this makes the report easy to understand. Staff will be ready to answer any questions you may have at our April 22 work session.

**Excise YTD Actual vs. Budget - by Source**



**YTD Actual Revenues - Excise**



	YTD Actual	YTD Budget	% of Budget	Annual Budget	Prior YTD Actual	Prior Annual Actual
SALES TAX	\$ 987,652	\$ 865,405	114%	\$ 15,198,907	\$ 891,857	\$ 14,761,410
ACCOMMODATIONS TAX	347,705	273,989	127%	2,018,536	312,337	2,006,571
REAL ESTATE TRANSFER	554,123	511,103	108%	3,800,001	593,305	4,462,232
OTHER*	13,612	8,735	156%	761,138	8,217	911,271
<b>TOTAL</b>	<b>\$ 1,903,093</b>	<b>\$ 1,659,232</b>	<b>115%</b>	<b>\$ 21,778,582</b>	<b>\$ 1,805,717</b>	<b>\$ 22,141,484</b>

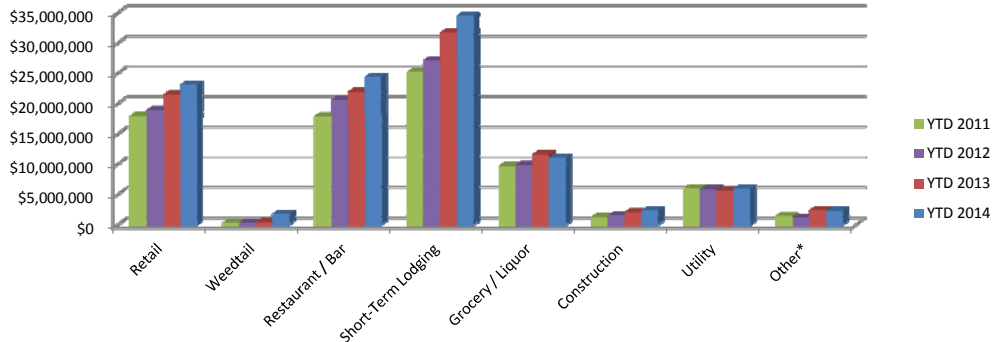
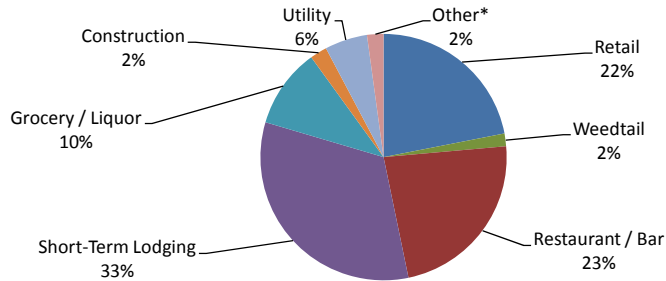
\* Other includes Franchise Fees (Telephone, Public Service and Cable), Cigarette Tax, and Investment Income

## The Tax Basics

### Net Taxable Sales by Industry-YTD

Description	YTD 2011	YTD 2012	YTD 2013	YTD 2014	2013/2014		%
					\$ Change	% Change	
Retail	\$17,899,212	\$18,894,437	\$21,435,765	\$23,048,438	\$1,612,673	7.52%	21.94%
Weedtail	\$199,556	\$224,860	\$395,338	\$1,739,404	\$1,344,066	339.98%	1.66%
Restaurant / Bar	\$17,840,940	\$20,577,326	\$21,889,896	\$24,323,867	\$2,433,972	11.12%	23.16%
Short-Term Lodging	\$25,135,107	\$27,079,051	\$31,670,303	\$34,461,306	\$2,791,003	8.81%	32.81%
Grocery / Liquor	\$9,656,822	\$9,819,678	\$11,549,141	\$11,005,083	(\$544,058)	-4.71%	10.48%
Construction	\$1,197,122	\$1,456,066	\$2,036,912	\$2,309,026	\$272,114	13.36%	2.20%
Utility	\$5,925,328	\$5,829,691	\$5,569,826	\$5,889,864	\$320,037	5.75%	5.61%
Other*	\$1,397,585	\$1,117,372	\$2,331,587	\$2,265,541	(\$66,046)	-2.83%	2.16%
<b>Total</b>	<b>\$79,251,671</b>	<b>\$84,998,481</b>	<b>\$96,878,768</b>	<b>\$105,042,529</b>	<b>\$8,163,761</b>	<b>8.43%</b>	<b>100.00%</b>

\* Other includes activities in Automobiles and Undefined Sales.



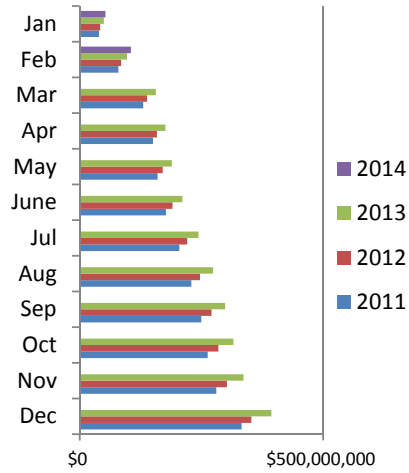
#### New Items of Note:

- February net taxable sales are currently ahead of 2013 by 10.14%.
- Year to date net taxable sales are currently ahead of 2013 by 8.43%.
- All categories, except Construction and Utility, had the best February on record.
- Restaurant/Bar, Construction, and Weedtail fared better than the aggregate of all sectors.

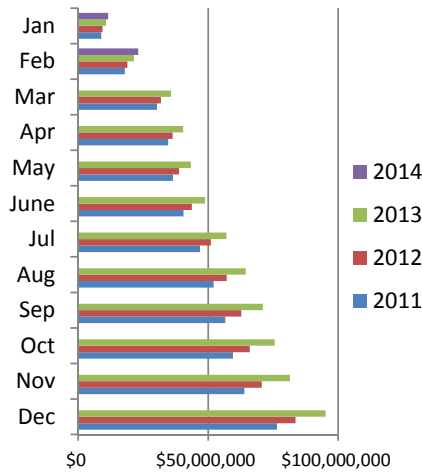
#### Continuing Items of Note:

- In 2014, a new category was added to the Sales by Sector pages for the Weedtail sector. The category encompasses all legal marijuana sales, regardless of medical or recreational designation. The Retail sector has been adjusted to remove the sales previously reported in this category. The jump in sales from 2013 to 2014 can be attributed to the legalization of sales of recreational marijuana.
- A section on Disposable Bag Fees was added in 2014.
- Taxes collected from the customer by the vendor are remitted to the Town on the 20<sup>th</sup> of the following month.
- Quarterly taxes are reported in the last month of the period. For example, taxes collected in the first quarter of the year (January – March), are include on the report for the period of March.
- Net Taxable Sales are continually updated as late tax returns are submitted to the Town of Breckenridge. Therefore, you may notice slight changes in prior months, in addition to the reporting for the current month.

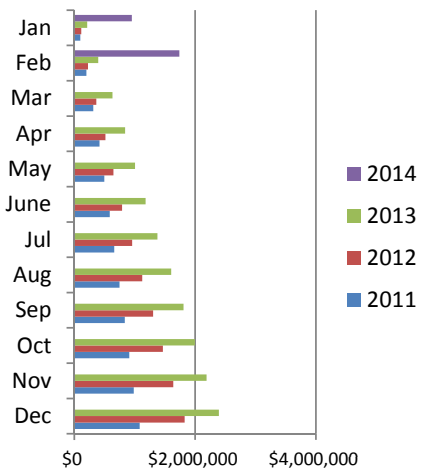
## Net Taxable Sales by Sector - Town of Breckenridge Tax Base



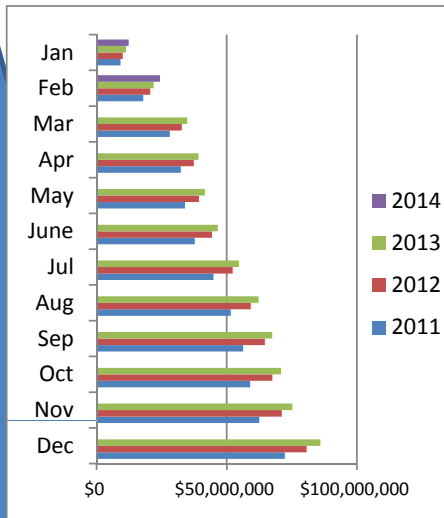
Total Net Taxable Sales					
	2011	2012	2013	2014	% change
					2014 from PY
Jan	\$39,457,505	\$41,718,482	\$49,237,786	\$52,570,658	6.77%
Feb	\$39,794,165	\$43,279,998	\$47,640,982	\$52,471,871	10.14%
Mar	\$51,127,532	\$53,068,463	\$59,266,347	\$0	n/a
Apr	\$19,740,992	\$20,550,689	\$19,822,764	\$0	n/a
May	\$9,607,534	\$11,552,549	\$13,018,410	\$0	n/a
Jun	\$17,133,963	\$20,161,932	\$21,798,372	\$0	n/a
Jul	\$27,600,727	\$30,306,091	\$33,081,346	\$0	n/a
Aug	\$24,681,057	\$26,378,253	\$29,586,211	\$0	n/a
Sep	\$20,454,070	\$23,534,713	\$24,997,805	\$0	n/a
Oct	\$13,185,469	\$14,052,583	\$17,115,530	\$0	n/a
Nov	\$17,694,164	\$17,500,298	\$20,653,420	\$0	n/a
Dec	\$51,828,677	\$50,233,000	\$57,236,279	\$0	n/a
<b>Total</b>	<b>\$332,305,855</b>	<b>\$352,337,052</b>	<b>\$393,455,252</b>	<b>\$105,042,529</b>	



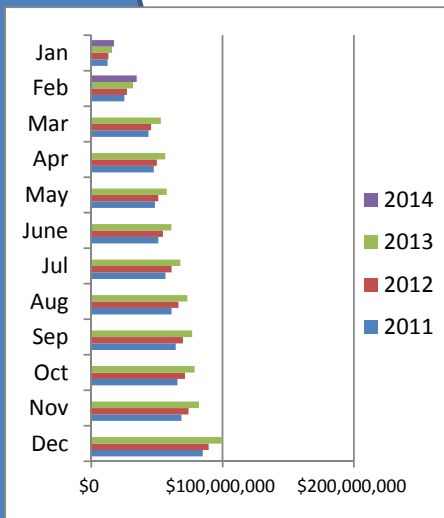
Retail					
	2011	2012	2013	2014	% change
					2014 from PY
Jan	\$8,873,745	\$9,332,951	\$10,697,178	\$11,483,108	7.35%
Feb	\$9,025,467	\$9,561,486	\$10,738,587	\$11,565,331	7.70%
Mar	\$12,371,926	\$12,894,030	\$14,239,977	\$0	n/a
Apr	\$4,281,042	\$4,535,877	\$4,683,033	\$0	n/a
May	\$1,874,691	\$2,460,868	\$2,974,285	\$0	n/a
Jun	\$4,051,674	\$4,935,052	\$5,478,100	\$0	n/a
Jul	\$6,378,646	\$7,291,230	\$8,196,440	\$0	n/a
Aug	\$5,206,454	\$6,103,157	\$7,404,212	\$0	n/a
Sep	\$4,509,144	\$5,600,950	\$6,583,401	\$0	n/a
Oct	\$2,949,134	\$3,253,812	\$4,579,054	\$0	n/a
Nov	\$4,372,344	\$4,647,092	\$5,869,935	\$0	n/a
Dec	\$12,521,962	\$12,981,465	\$13,712,498	\$0	n/a
<b>Total</b>	<b>\$76,416,228</b>	<b>\$83,597,969</b>	<b>\$95,156,700</b>	<b>\$23,048,438</b>	



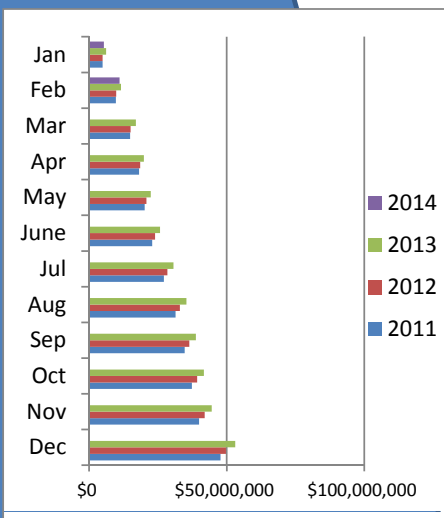
Weedtail					
	2011	2012	2013	2014	% change
					2014 from PY
Jan	\$98,400	\$112,836	\$213,016	\$951,609	346.73%
Feb	\$101,156	\$112,024	\$182,322	\$787,796	332.09%
Mar	\$114,141	\$138,857	\$236,589	\$0	n/a
Apr	\$101,758	\$151,697	\$207,583	\$0	n/a
May	\$79,694	\$130,681	\$165,344	\$0	n/a
Jun	\$90,530	\$143,525	\$173,564	\$0	n/a
Jul	\$74,297	\$166,596	\$198,017	\$0	n/a
Aug	\$87,638	\$167,634	\$226,347	\$0	n/a
Sep	\$87,116	\$180,635	\$203,715	\$0	n/a
Oct	\$74,763	\$160,677	\$189,368	\$0	n/a
Nov	\$73,632	\$171,386	\$192,819	\$0	n/a
Dec	\$97,903	\$189,064	\$205,254	\$0	n/a
<b>Total</b>	<b>\$1,081,028</b>	<b>\$1,825,612</b>	<b>\$2,393,937</b>	<b>\$1,739,404</b>	



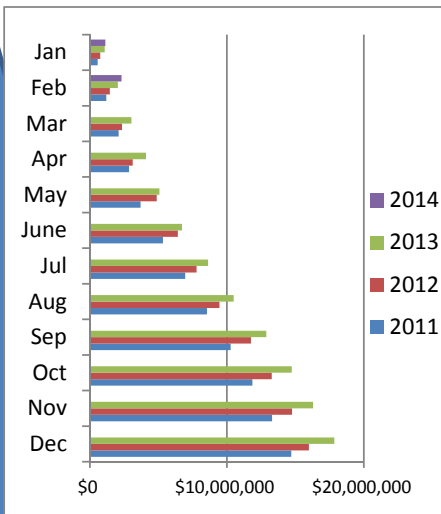
Restaurant / Bar					
	2011	2012	2013	2014 from PY	% change
Jan	\$9,132,858	\$10,000,475	\$11,226,637	\$12,304,641	9.60%
Feb	\$8,708,081	\$10,576,852	\$10,663,258	\$12,019,226	12.72%
Mar	\$10,231,641	\$12,086,391	\$12,896,428	\$0	n/a
Apr	\$4,227,322	\$4,662,012	\$4,286,906	\$0	n/a
May	\$1,629,285	\$1,975,658	\$2,506,094	\$0	n/a
Jun	\$3,761,795	\$5,006,301	\$4,967,871	\$0	n/a
Jul	\$7,179,297	\$7,964,540	\$8,073,825	\$0	n/a
Aug	\$6,655,377	\$6,905,724	\$7,595,679	\$0	n/a
Sep	\$4,725,746	\$5,423,426	\$5,216,427	\$0	n/a
Oct	\$2,675,462	\$2,924,663	\$3,418,403	\$0	n/a
Nov	\$3,522,382	\$3,613,665	\$4,350,931	\$0	n/a
Dec	\$9,843,423	\$9,534,760	\$10,782,266	\$0	n/a
Total	\$72,292,669	\$80,674,467	\$85,984,726	\$24,323,867	



Short-Term Lodging					
	2011	2012	2013	2014 from PY	% change
Jan	\$12,273,406	\$12,980,188	\$15,749,645	\$17,227,440	9.38%
Feb	\$12,861,701	\$14,098,863	\$15,920,658	\$17,233,866	8.25%
Mar	\$18,399,939	\$18,334,344	\$21,193,027	\$0	n/a
Apr	\$4,053,070	\$4,477,551	\$3,294,639	\$0	n/a
May	\$832,715	\$1,088,308	\$1,271,351	\$0	n/a
Jun	\$2,532,271	\$3,498,126	\$3,469,519	\$0	n/a
Jul	\$6,849,407	\$5,513,083	\$6,619,464	\$0	n/a
Aug	\$5,412,264	\$4,617,400	\$5,172,991	\$0	n/a
Sep	\$3,675,848	\$3,209,320	\$3,501,612	\$0	n/a
Oct	\$1,783,249	\$1,353,845	\$1,495,331	\$0	n/a
Nov	\$3,267,592	\$2,982,078	\$2,764,095	\$0	n/a
Dec	\$18,047,241	\$16,181,397	\$15,265,907	\$0	n/a
Total	\$84,810,225	\$89,296,780	\$99,934,439	\$34,461,306	



Grocery / Liquor					
	2011	2012	2013	2014 from PY	% change
Jan	\$4,853,813	\$4,857,276	\$6,142,115	\$5,320,739	-13.37%
Feb	\$4,803,009	\$4,962,402	\$5,407,026	\$5,684,344	5.13%
Mar	\$5,179,766	\$5,219,990	\$5,386,799	\$0	n/a
Apr	\$3,261,348	\$3,469,430	\$2,938,151	\$0	n/a
May	\$2,053,046	\$2,309,947	\$2,511,410	\$0	n/a
Jun	\$3,351,678	\$2,757,191	\$3,097,820	\$0	n/a
Jul	\$4,907,793	\$4,219,220	\$4,489,506	\$0	n/a
Aug	\$4,683,350	\$4,271,490	\$4,540,829	\$0	n/a
Sep	\$3,434,560	\$3,278,161	\$3,404,220	\$0	n/a
Oct	\$2,908,882	\$2,647,930	\$2,855,324	\$0	n/a
Nov	\$2,837,469	\$2,598,982	\$2,778,270	\$0	n/a
Dec	\$8,549,397	\$7,776,073	\$7,705,640	\$0	n/a
Total	\$47,700,028	\$49,690,652	\$53,058,631	\$11,005,083	

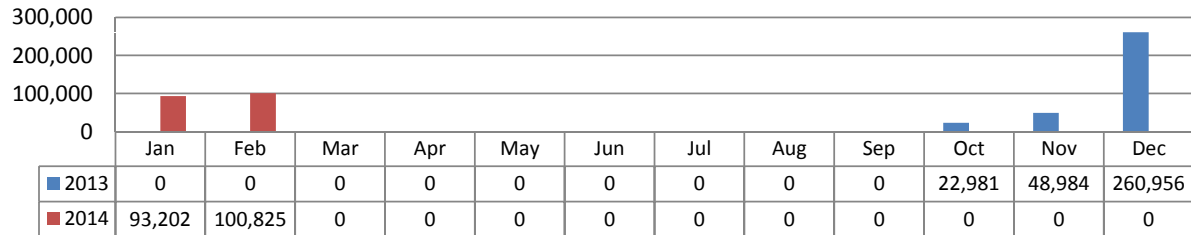


Construction					
	2011	2012	2013	2014	% change from PY
Jan	\$563,647	\$752,255	\$1,072,239	\$1,129,003	5.29%
Feb	\$633,474	\$703,811	\$964,673	\$1,180,023	22.32%
Mar	\$890,826	\$881,518	\$996,930	\$0	n/a
Apr	\$770,474	\$779,206	\$1,055,938	\$0	n/a
May	\$836,918	\$1,761,256	\$978,334	\$0	n/a
Jun	\$1,630,112	\$1,540,822	\$1,653,588	\$0	n/a
Jul	\$1,625,460	\$1,366,520	\$1,903,161	\$0	n/a
Aug	\$1,594,166	\$1,670,785	\$1,870,078	\$0	n/a
Sep	\$1,722,226	\$2,297,356	\$2,378,395	\$0	n/a
Oct	\$1,595,351	\$1,521,388	\$1,858,158	\$0	n/a
Nov	\$1,437,391	\$1,482,393	\$1,555,679	\$0	n/a
Dec	\$1,392,964	\$1,226,412	\$1,553,233	\$0	n/a
Total	\$14,693,010	\$15,983,720	\$17,840,406	\$2,309,026	

## Disposable Bag Fees

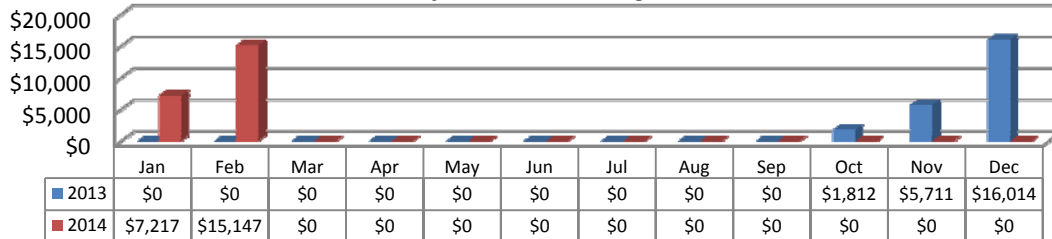
The Town adopted an ordinance April 9, 2013 (effective October 15, 2013) to discourage the use of disposable bags and achieve a goal of the SustainableBreck Plan. The ten cent fee applies to most plastic and paper bags given out at retail and grocery stores in Breckenridge. The program is intended to encourage the use of reusable bags and dissuade the use of disposable bags, thereby furthering the Town's sustainability efforts. Revenues from the fee are used to provide public information about the program and promote the use of reusable bags. Retailers are permitted to retain 50% of the fee (up to \$1000/month through October 31, 2014; \$100/month beginning November 1, 2014) in order to offset expenses incurred related to the program.

## # of Disposable Bags Reported



## YTD Bag Fees Remitted

Net of Retained Percentage\*



\*Retailers are permitted to retain 50% of the fee (up to \$1000/month through October 31, 2014; \$100/month beginning November 1, 2014) in order to offset expenses incurred related to the program. The retained percent may be used by the retail store to provide educational information to customers; provide required signage; train staff; alter infrastructure; fee administration; develop/display informational signage; encourage the use of reusable bags or promote recycling of disposable bags; and improve infrastructure to increase disposable bag recycling.

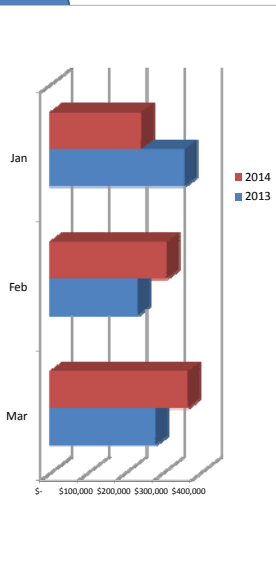
## Real Estate Transfer Tax

### New Items of Note:

- Revenue for the month of March surpassed prior year by 30.55%, and surpassed the monthly budget by \$127,632.
- YTD Collections are down 1.79% from prior year, but ahead of budget by \$176,491 (through 3/31).
- We fell short of the prior year churn by 12.55% year to date.
- Timeshare sales account for the majority of the sales (31.38%), with condominiums coming in second (30.87%).
- In 2013, single family homes held the majority share. YTD in 2014, single family homes rank in third place with 23.38% of the total.

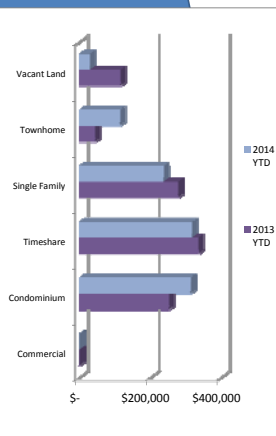
### Continuing Items of Note:

- 2014 Real Estate Transfer Tax budget is based upon the monthly distribution for 2013. The reasoning is that we should compare to a year with a "normal distribution."



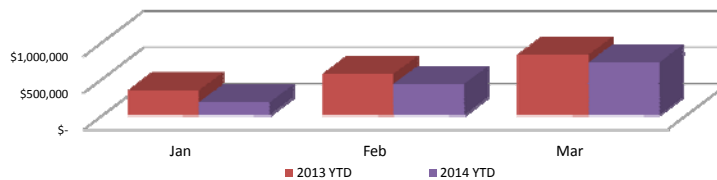
Total RETT						
	2012	2013	2014	% change	2014 Budget	+/- Budget
Jan	\$132,557	\$358,948	\$242,770	-32.37%	\$305,684	-\$62,914
Feb	\$234,630	\$234,357	\$311,353	32.85%	\$199,581	\$111,772
Mar	\$114,921	\$281,202	\$367,107	30.55%	\$239,475	\$127,632
Apr	\$174,514	\$380,279	\$95,600	-74.86%	\$323,850	-\$228,250
May	\$292,708	\$446,840	\$0	n/a	\$380,534	n/a
Jun	\$251,397	\$259,659	\$0	n/a	\$221,128	n/a
Jul	\$252,104	\$373,510	\$0	n/a	\$318,085	n/a
Aug	\$388,749	\$393,194	\$0	n/a	\$334,848	n/a
Sep	\$311,285	\$496,379	\$0	n/a	\$422,722	n/a
Oct	\$387,028	\$506,334	\$0	n/a	\$431,199	n/a
Nov	\$389,275	\$403,015	\$0	n/a	\$343,212	n/a
Dec	\$761,919	\$328,416	\$0	n/a	\$279,683	n/a
Total	\$3,691,087	\$4,462,133	\$1,016,830		\$3,800,000	-\$51,760

\*April #s are as of 04/14/2014



by Category					
Description	2013 YTD	2014 YTD	\$ change	% change	% of Total
Commercial	\$ 1,750	\$ 975	(775)	-44.29%	0.10%
Condominium	253,949	313,892	59,943	23.60%	30.87%
Timeshare	337,597	319,061	(18,536)	-5.49%	31.38%
Single Family	279,734	237,720	(42,014)	-15.02%	23.38%
Townhome	45,610	114,749	69,139	151.59%	11.29%
Vacant Land	116,759	30,433	(86,326)	-73.94%	2.99%
Total	\$ 1,035,398	\$ 1,016,829	(18,569)	-1.79%	100.00%

### YTD Churn Analysis





# General Fund Revenues Summary

February 28, 2014

These next two pages report on results in our General Fund. This area contains most "Government Services", such as public works, police, recreation facilities, and administrative functions (business licensing, tax collections etc.). Most of these services are subsidized by tax revenues, i.e. they do not cover expenses with fee revenues. This differs from our enterprise funds (Utility and Golf funds) that generally do cover expenses with fee revenues. As the chart below shows, the majority of General Fund revenues comprise transfers in from the Excise Fund. Consistent with other areas of this report, we have some material variances from budget that are due to the fact that we are very early in the year. These variances tend to shrink as more results come in.

**General Fund Revenue:** At this early date, the Town's General Fund is at 103% of YTD budget (\$3.35 actual vs. \$3.25 million budgeted). The variances described below are all fairly minor.

**Variance Explanations:**

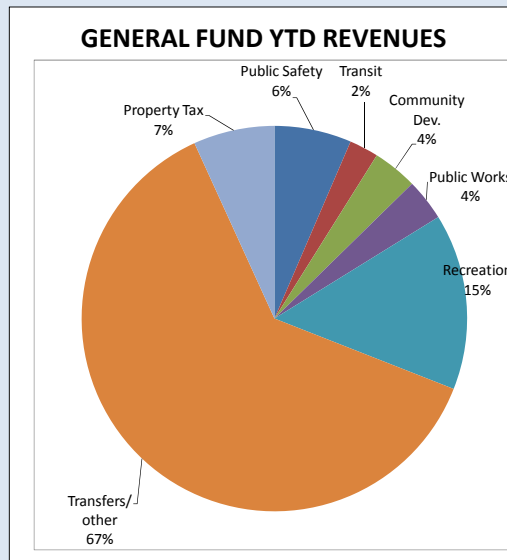
Public Safety under budget due to Parking Tickets.

Comm. Dev. over budget due to Building permits plan check and Planning Fees (Class A, B, C, etc.).

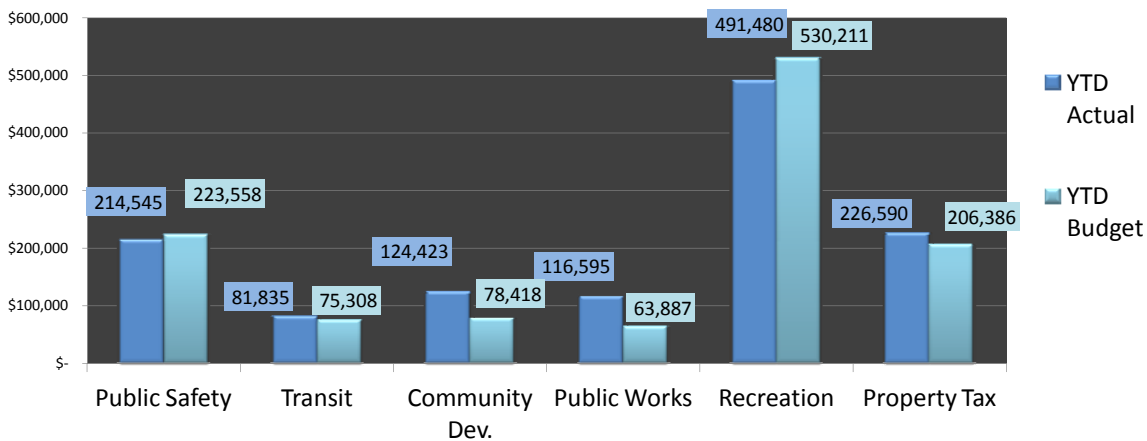
Public Works over budget due to revenue received for prep work related to ice castle and LED street light rebate from Xcel Energy.

Recreation-under budget due to timing. Will "catch up" when summer programs enroll.

Property tax-timing payments generally received from the County February through July.



Gen. Fund YTD Revenue Act vs. Bud - by Program



General Fund Expenditures Summary

February 28, 2014

This page details the expense side of the General Fund. These figures represent the cost of providing the services contained in this fund.

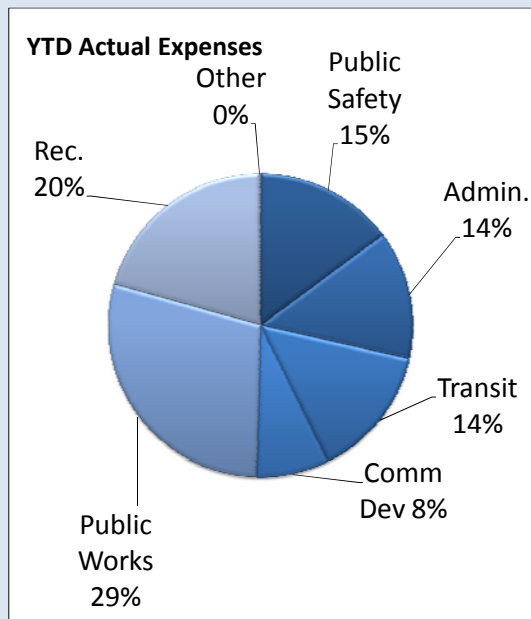
The General Fund February 2014 actual expenditures were under budget by 6% at \$3,322,514 vs. budget of \$3,550,172 .

**Variance Explanations:**

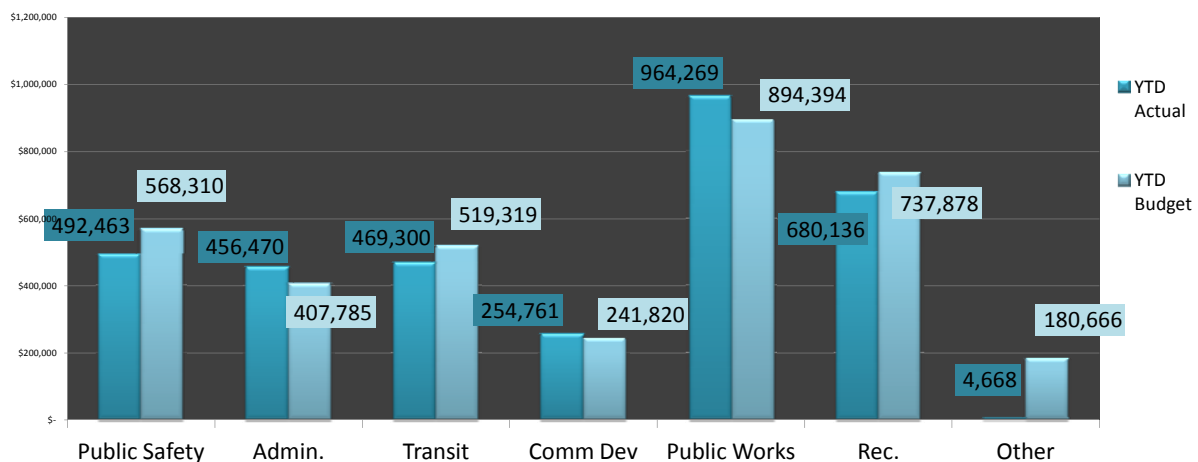
There are unfavorable expense variations in fully staffed departments due to wages (timing). There were three pay periods in January. This variance will resolve by the end of March 2014.

"Other" category is related to items rolled over to 2014

- \$150k for Nordic Center financing (retainage)
- Green Team budget for purchases of reuseable bags



**Gen. Fund YTD Expenditures Act. vs. Bud. - by Program**



## Combined Statement of Revenues and Expenditures

### All Funds February 28, 2014

REVENUE	YTD Actual	YTD Budget	% of YTD Bud.	Annual Bud.
<b>General Governmental</b>				
1 General and Excise Fund	\$ 3,297,564	\$ 2,909,248	113%	\$ 31,354,589
2 Special Revenue	875,255	641,560	136%	5,846,078
3 Internal Service	583,515	574,430	102%	3,461,464
<b>4 Subtotal General Governmental</b>	<b>\$ 4,756,334</b>	<b>\$ 4,125,238</b>	<b>115%</b>	<b>\$ 40,662,131</b>
5 Capital Projects	955,234	525,500	182%	593,000
<b>Enterprise Funds</b>				
6 Utility Fund	542,093	398,480	136%	4,284,789
7 Golf	2,801	5,333	53%	2,137,530
8 Cemetery	12,000	2,779	432%	22,518
<b>9 Subtotal Enterprise Funds</b>	<b>\$ 556,894</b>	<b>\$ 406,592</b>	<b>137%</b>	<b>\$ 6,444,837</b>
<b>10 TOTAL REVENUE</b>	<b>6,268,461</b>	<b>5,057,330</b>	<b>124%</b>	<b>47,699,968</b>
11 Internal Transfers	11,437,708	11,409,288	100%	25,339,991
<b>12 TOTAL REVENUE incl. x-fers</b>	<b>\$ 17,706,170</b>	<b>\$ 16,466,618</b>	<b>108%</b>	<b>\$ 73,039,959</b>
<b>EXPENDITURES</b>				
	YTD Actual	YTD Budget	% of Bud.	Annual Bud.
<b>General Governmental</b>				
1 General and Excise Fund	\$ 3,975,902	\$ 4,535,037	88%	\$ 24,675,506
2 Special Revenue	1,244,132	1,645,599	76%	8,234,682
3 Internal Service	401,815	764,704	53%	3,514,128
<b>4 Subtotal General Governmental</b>	<b>\$ 5,621,849</b>	<b>\$ 6,945,340</b>	<b>81%</b>	<b>\$ 36,424,316</b>
5 Capital Projects	628,536	8,433,000	7%	8,433,000
<b>Enterprise Funds</b>				
6 Utility Fund	327,219	444,590	74%	3,005,074
7 Golf	112,658	130,238	87%	1,757,661
8 Cemetery	0	2,262	0%	13,572
<b>9 Subtotal Enterprise Funds</b>	<b>\$ 439,877</b>	<b>\$ 577,090</b>	<b>76%</b>	<b>\$ 4,776,307</b>
<b>10 TOTAL EXPENDITURES</b>	<b>6,690,261</b>	<b>15,955,430</b>	<b>42%</b>	<b>49,633,623</b>
11 Internal Transfers	11,437,708	11,409,286	100%	25,339,991
<b>12 TOTAL EXPENDITURES incl. x-fers</b>	<b>\$ 18,127,970</b>	<b>\$ 27,364,716</b>	<b>66%</b>	<b>\$ 74,973,614</b>
<b>13 TOTAL REVENUE less EXPEND.</b>	<b>\$ (421,800)</b>	<b>\$ (10,898,098)</b>	<b>N/A</b>	<b>\$ (1,933,655)</b>

\*The full 2014 budget amount is shown in the YTD Budget column as the timing of capital expenditures does not follow a predictable trend.

**General Governmental Funds** - General, Excise and Special Projects

**Special Revenue Funds** - Marketing, Affordable Housing, Open Space, Conservation Trust, and Medical Marijuana

**Internal Service Funds** - Garage, Information Technology (IT), and Facilities

## ALL FUNDS REPORT

February 28, 2014

As stated in the Executive Summary section of this month's report, tax revenues are ahead of budget.

Most other revenue variances are due to timing.

Budgets have been increased for rollover items in the January resolution.

### **Special Revenue Funds:**

- Revenue: Marketing Fund ahead of budget due to tax collections and business licenses
- Expense: under budget due to timing of capital expenditures

### **Internal Service Funds:**

- Revenue: ahead of budget due to insurance recoveries

### **Capital Fund:**

- Revenue: under budget due to County contribution budgeted for Harris Street building (timing).
- Expense: under budget due to timing of capital expenditures.
- The Capital Fund is the primary cause of the gap in YTD budget vs. actual expenses in the graph at right.

### **Utility:**

- Revenue: ahead of budget due to water rents.
- Expense: under budget due to capital expenditures budgeted but not spent-timing.

### **Fund Descriptions:**

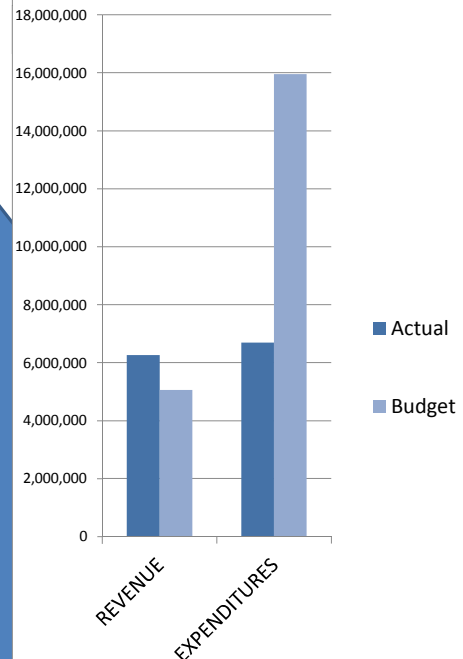
General Governmental - General, Excise, Special Projects, Child Care, Marijuana

Special Revenue Funds - Marketing, Affordable Housing, Open Space, and Conservation Trust

Enterprise Funds: Golf, Utility, Cemetery

Internal Service Funds - Garage, Information Technology (IT), and Facilities

YTD Actual Revenues and Expenditures vs. Budget



## Progress on E-Government Initiatives

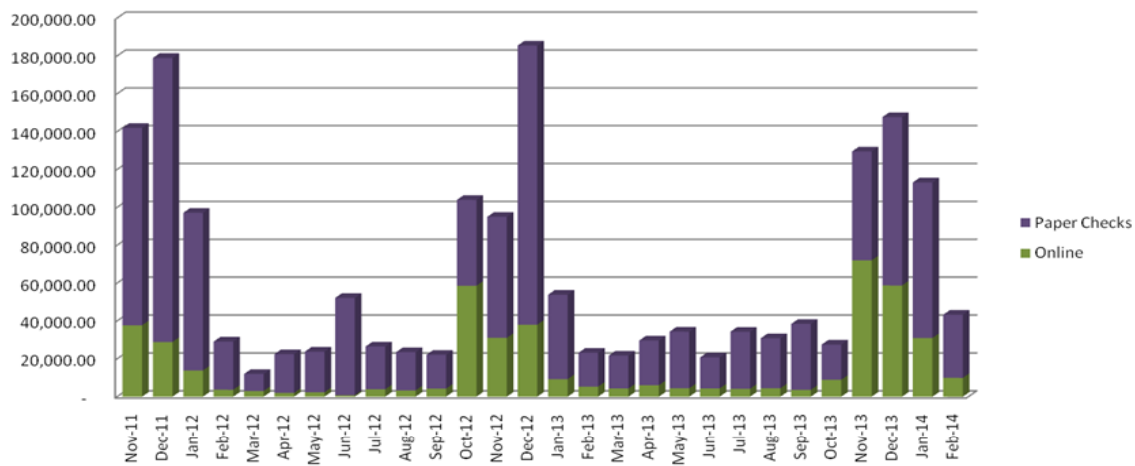
The purpose of this month's "Other Information" section is to report on the progress of e-government initiatives undertaken in the past 6-12+ months. The Finance and Municipal Services Dept. has been sending business license renewal emails for quite some time, but online sales tax filing/payment was rolled out to users in September of 2013.

The information below reflects category trends and compares the overall acceptance of our software by external customers to renew business licenses and file/pay sales tax online.

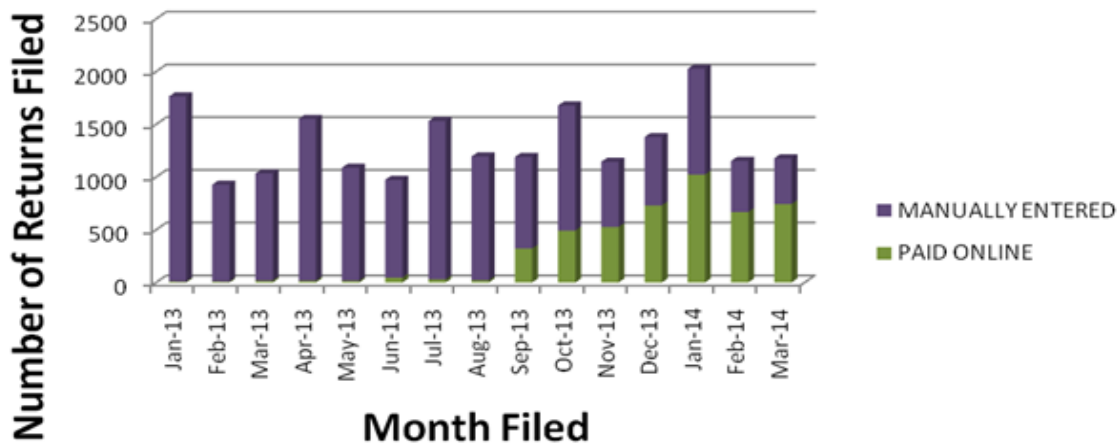
Notes regarding the charts below:

1. Accommodation licenses renew once per year in January
2. The proportion of Online sales tax filing/payment users is 58% as of February 2014.

### BOLT Payments - Online vs. Paper Checks



### Sales Tax Returns by Filing Method - Manually Entered vs. Paid Online



**MEMO**

**TO: Breckenridge Town Council**

**FROM: Matt Thompson, Planner II**  
**Julia Puester, Senior Planner**

**RE: Verizon Wireless Development Agreement proposal at Red, White and Blue Fire Station #4 (13549 HWY 9) and Kingdom Park Ball Field Work session**

**DATE: April 16, 2014 (for the April 22, 2014 Town Council Meeting)**

---

The Town has been approached by representatives of Verizon Wireless requesting Development Agreements for wireless communication sites at the Red, White and Blue (North) Fire Station and the Kingdom Park Ball Field site. The primary issues to be addressed are public benefit, density and building height. Staff has attached the request letter from Sherman & Howard, L.L.C. for review.

Red, White and Blue North Station Site:

Verizon has submitted a proposal to install twelve flush mounted panel antennas on the Red, White, and Blue Fire Station at 13549 Hwy 9 at the north end of Town. The proposal would require raising one of the two cupolas on the Fire Station by approximately five feet over the existing height. The fire station is in Land Use District 6, where buildings in excess of two stories are discouraged. The proposed cupola would result in a building height of approximately 3 ½ stories tall. Verizon's equipment would also be housed within a new 12'x28' equipment shelter, designed with a pitched roof. However, there is no remaining density on this property for the shelter to use. If this proposal was to go through the normal development review process, the negative points associated with this request (because of the building height and density) are too much to realistically make up within the Development Code and thus the project would not be able to pass a point analysis and likely be denied. Therefore, Verizon Wireless is requesting a Development Agreement to allow the cupola to be raised and the equipment shelter to be built addressing height and density. The density would be required to be transferred to the site with the applicant purchasing the density from the Upper Blue TDR (Transfer of Development Rights) Bank as required by the Joint Upper Blue Master Plan. The commercial shelter is 336 square feet in size which would equate to roughly one third of a TDR or \$17,455.20.

Fire Station #4 (PC#1999211) was reviewed by the Town as a courtesy review as the Red, White and Blue Fire District is a governmental entity. The land the fire station sits on was donated by Lincoln Highlands (developer) without any density allocated to it. The fire station density was allowed because density for community facilities is exempt from the density requirements of the Joint Upper Blue Master Plan. However, there is no density available to allow the commercial equipment shelter to be built.

Through extensive research and customer feedback Verizon Wireless has determined that the wireless coverage in the Town of Breckenridge and along CO HWY 9 is nearing capacity. In order to continue providing a high level of service Verizon Wireless is proposing to collocate antennas on the Red, White, & Blue Fire Station #4.

The Red, White, and Blue Fire Station location was chosen in part because of its proximity to HWY 9 and the line of sight to the Breckenridge Golf Course. Additionally, this site currently hosts another wireless carrier and collocation helps consolidate the number of new wireless facilities within the Town.

Kingdom Park Ball Field Site:

The Town Council held a work session on a potential lease agreement with Verizon for the Kingdom Park Ball field site April 8<sup>th</sup>. Similar site issues described above of density and building height in the Development Code are present with the potential application. The portion of a TDR in this case based on a 312 square foot commercial shelter would equate to \$16,208.40. Although a lease has not been approved at this point nor an application filed with the Planning Department, the applicant would like to start the Development Agreement process with the Town Council. The lease, if approved, could follow after a Development Agreement in this case as it is a Town property. This would allow the Council to be comfortable with the requirements of the potential development prior to executing the lease.

Summary:

Pursuant to Chapter 9 of Title 9 of the Breckenridge Town Code, the Town Council has the authority to consider a request for a Development Agreement where a proposal would otherwise be unable to meet the provisions of the Development Code. Verizon Wireless believes these wireless telecommunications site will promote the safety, convenience, prosperity, efficiency and economy of the Breckenridge community by ensuring a continued high level of service for wireless data users in the community.

Currently the Town does not have a wireless communications facilities ordinance. Town Staff is currently working on an ordinance. Staff recognizes that wireless telecommunication equipment is different than the typical kind of structures reviewed with the Development Code.

In the case of the Red, White and Blue site, at a preliminary review, Staff does not believe that raising the cupola by approximately five feet will significantly affect the architecture of the fire station which is also fairly well screened by existing trees in the Highway right-of way. The equipment shelter is proposed to be built behind the fire station and will be screened by the existing building. Staff has no major concerns with the proposed architecture of the shelter, pending a detailed staff and Planning Commission Class A development permit review. Staff notes however, that as there is no density allocated to the site, density will be required to be transferred in accordance with the Joint Upper Blue Master Plan for the commercial use of Verizon Wireless. This would be a similar situation for the ball field site.

The Code encourages applicants of Development Agreements to compensate for the special dispensation provided by the Development Agreement with other "commitments". Examples of these

commitments are dedication of open space and trails or the provision of employee housing, but the Code allows the flexibility for the applicant to propose other types of commitments/public benefits. Verizon Wireless has stated in the letter attached from Sherman & Howard, L.L.C., that demand for data services over their wireless devices –be they phones or tablets or other devices, and including those necessary by emergency service providers-are requiring greater and more robust coverage. This site (Red, White and Blue) will provide needed coverage to the area to the benefit of the citizens of the Town, emergency service providers, and visitors. The site will also ensure greater reliability of service and allow for much greater capacity.

#### Council Action

The Town Attorney advises that under the Town's Development Agreement Ordinance the Council is required to review Verizon's development agreement proposals at a Council worksession, and then take one of three actions: (i) if the concept of the proposal is simply unacceptable to the Council, Council can terminate all discussions with Verizon concerning the proposed Development Agreements; (ii) if the concept proposed by Verizon is (or may be) acceptable to the Council, Council can direct that proposed Development Agreements be drafted and that the proposed Development Agreements and approving ordinances be placed on the Council's agenda for formal consideration at a later date; or (iii) Council can refer the matter to the Planning Commission for its review and recommendation before deciding how to proceed. Implicit in this list of options is that the Council can also direct Verizon to revise their Development Agreement proposal and bring it back to the Council for further discussions at a future worksession. However, Council must be mindful of the FCC "shot clock" which does impose significant time constraints on the process of reviewing and deciding Verizon's development permit applications. The FCC's 'shot clock' regulations give a jurisdiction 90 days to act on an application to collocate wireless facilities on existing structures. Further, the regulations clarify that local governments shall approve modifications of wireless facilities which do not substantially change their physical dimensions. The Red, White and Blue Fire Station does have existing wireless facilities on site. Kingdom Park does not have existing wireless facilities.

The intent of this work session is to comply with the first step outlined in the Town's Development Agreement Ordinance and for the Council to decide whether it is willing in concept to enter into a Development Agreement with Verizon to allow for the wireless antennas and equipment shelter at the Red, White and Blue Fire Station which includes waiving the density and building height requirements in the Development Code as well as approval for a TDR transfer. If the Council is comfortable moving forward, staff will work with Verizon and its attorney to draft a proposed Development Agreement in line with the proposal. We will then bring the proposed Development Agreement to you at an upcoming Council meeting (probably the May 13<sup>th</sup> meeting). At that point, if the Development Agreement is in acceptable form Council can proceed with the first reading of the ordinance approving the Development Agreement.

As there are similar issues with the Kingdom Park Ball field telecommunication site (which is on Town owned property), Verizon is also requesting the same consideration by the Town Council for a Development Agreement to address public benefit, height and density. If the Council is comfortable



moving forward with a Development Agreement for the Kingdom Park Ball field, staff will also work on the text of the Development Agreement and the approving ordinance. Staff believes that the Development Agreement for the Kingdom Park Ball field should be approved prior to any Lease being approved by the Town.

Sherman & Howard L.L.C.

ATTORNEYS & COUNSELORS AT LAW  
633 SEVENTEENTH STREET, SUITE 3000  
DENVER, COLORADO 80202  
TELEPHONE: (303) 297-2900  
FAX: (303) 298-0940  
WWW.SHERMANHOWARD.COM

Mark W. Williams  
Direct Dial Number: (303) 299-8211  
E-mail: MWilliams@ShermanHoward.com

April 16, 2014

**VIA EMAIL (juliap@townofbreckenridge.com)**

Julia Puester, AICP  
Senior Planner  
Town of Breckenridge  
Community Development Department  
150 Ski Hill Road  
P.O. Box 168  
Breckenridge, CO 80424

Re: Applications of Verizon Wireless: Red, White & Blue North Fire Station  
Communications Site and Kingdom Park Ball Field Site

Dear Ms. Puester:

We are counsel to Verizon Wireless VAW LLC d/b/a Verizon Wireless (“Verizon Wireless”). Through its consultant, Colleen Nebel at Black & Veatch, Verizon Wireless filed an application to place communications facilities on a cupola on the Fire Station with an attendant equipment area at the back of the facility (please see copy of application attached). That application was filed on March 20, 2014, and all applicable application fees were received by your office on March 26, 2014. Your team is considering the application, and will present it for review and study on April 22, 2014. The purpose of this letter is to discuss how the Town of Breckenridge and Verizon Wireless can proceed with development of this project, to provide you with the information requested for approval of a development agreement under Town Code § 9-9-9, and to seek a waiver of height and density requirements. This communications facility will provide a significant public benefit, with no substantial public detriment, to the citizens and visitors to the Town of Breckenridge.

In addition, Verizon Wireless plans to file an application to place a communications facility at the Kingdom Park Ball Field. That application has not yet been filed, but similar issues as discussed in this letter will arise and, at your good suggestion, we included discussion of that site in this letter for your consideration.

# Sherman & Howard L.L.C.

Julia Puester, AICP  
April 16, 2014  
Page 2

This letter first gives an overview of the Fire Station site, then discusses the Code § 9-9-9 requirements, followed by a discussion of the ball field site.

## **RED, WHITE & BLUE NORTH FIRE STATION COMMUNICATIONS SITE**

The proposed site is a governmental building which already has existing facilities of an Emergency Service Provider on site and of another wireless carrier. We consider this, therefore, as a modification of an existing site, and should be permitted as required by 47 U.S.C. § 1455. As such, application of traditional analytics for private development should not apply here. A communications facility is simply not a typical “development,” and should not be subject to the height/density credit rubric. Nonetheless, this application — even under the point system — yields positive results.

As the nation’s largest telecommunications provider, Verizon Wireless delivers the most reliable 4G LTE and 3G network. Through extensive research and customer feedback, Verizon Wireless has determined that the wireless coverage in the Town of Breckenridge and along CO Hwy. 9 is nearing capacity. In order to continue providing a high level of service Verizon Wireless proposes to collocate on the Red, White & Blue Fire North Station.

The Fire Station location was chosen in part by its proximity to Hwy. 9 and the line of sight to the Breckenridge Golf Course. Additionally, this site currently hosts another wireless carrier, reducing the number of new wireless facilities within the Town of Breckenridge.

VZW is proposing to expand the existing middle cupola to accommodate 12 flush mounted panel antennas — attached to the cupola and painted to match the color of the cupola and, therefore, agnostic to public view. The new cupola will be approximately 5’ feet taller than the existing structure. New windows and trim will be installed to correspond with the existing building elements. The fire department’s antennas will be relocated to the new cupola. VZW’s radio equipment will be housed within a new 12’ x 28’ equipment shelter, designed with a pitched roof. All exterior trim and shingles will be constructed to match the existing color and style of the building — it is also located toward the back of the facility, and existing landscaping will be relocated to effectively screen the shelter from view.

In adherence with the Breckenridge Master Plan, the proposed Verizon Wireless communications site promotes the safety, convenience, prosperity, efficiency, and economy of the Breckenridge community. Expanded network coverage is a critical tool for local emergency operations, on alert for fire, flood, and avalanche hazards in the area. The FCC estimates that *70 percent of 911 calls are placed from wireless phones, and that percentage is growing.*<sup>1</sup> As

---

<sup>1</sup> Federal Communications Commission. (2011, May 26). 911 wireless service. Retrieved from <http://www.fcc.gov/guides/wireless-911-services>

# Sherman & Howard L.L.C.

Julia Puester, AICP  
April 16, 2014  
Page 3

wireless devices become the primary means of communication, the convenience of reliable service is increasingly important to permanent residents and visitors alike. Our wireless devices have been and are ever increasingly substituting for landline devices, and the demand for voice and data services over our wireless devices — be they phones or tablets or other devices, and including the necessities by emergency service providers — are requiring greater and more robust coverage. This site will provide needed coverage for the area to the benefit of the citizens of the Town of Breckenridge, emergency service providers, and visitors who come from throughout the world to enjoy all that the Town of Breckenridge and the surrounding area have to offer. The site will also ensure greater reliability of service and allow for much greater capacity.

As such, the site for the communications facility proposed by Verizon Wireless at the Fire Station will provide a significant public benefit, with no substantial public detriment to the citizens of the Town of Breckenridge and visitors to the area. Further, the implementation of the development will meet the standards of excellence requested by the Town because the communications site will use the existing architectural features of the Fire Station by simply raising an existing cupola to house the antennas and will place the equipment area at the back of the facility, with existing landscaping relocated to effectively screen the shelter from view. As such, from a view standpoint, it will work almost exactly as it is now yet will provide significant attendant benefits to the public. Pursuant to Code § 9-1-17-3, positive points should be ascribed, if such is even required.

Federal law mandates approval of this site, but even under a Town Code analysis, approval of this application — and the future Ball Field application — is compelling. Pursuant to §§ 9-1-17-6, 9-1-11, and 9-9-9 to -12, Verizon Wireless seeks exceptions and variances to allow it to implement the facility at the Fire Station (and the Ball Field, as discussed below). The extra height is needed in order to provide the coverage that is required, as outlined in the application, and also to avoid interference with other carriers. The extra density is required for the equipment area but that equipment area is placed at the back of the facility so that it is out of the public view. As a result, the combination of these development aspects will allow for a substantial public benefit with no substantial public detriment, and the implementation will meet the standards of excellence requested by the Town of Breckenridge. As such, positive points from the Town of Breckenridge should be ascribed — if even required — and, pursuant to § 9-1-17-12.A. and B., should be assigned to this development so that the appropriate development can be completed.

## **STATEMENT OF SUBMITTAL REQUIREMENTS**

Pursuant to § 9-9-9 of the Breckenridge Town Code, Verizon Wireless provides the following information concerning its request for an approval of a development agreement. The Council should know that a completed application has been filed (copy attached, along with a

# Sherman & Howard L.L.C.

Julia Puester, AICP

April 16, 2014

Page 4

copy of the Lease for the space) and the appropriate application fees have also been paid. The purpose of this request is for a development agreement and the waiver of certain height and density requirements. Following is the information requested by Code § 9-9-9:

A. The location of the proposed communications facility is on top of the Red, White & Blue North Fire Station and on a shed attached to it. The land is owned by the Fire Department, and the proof is in the attached application.

B. The Fire Department approved the application and, as such, approves of the proposal. Indeed, Verizon Wireless has entered into a lease with the Fire Department, a copy of which is attached.

C. An acknowledged statement of consent to proceed with the proposed development agreement will be provided when the development agreement is completed. The undersigned counsel and counsel for the Town of Breckenridge have discussed the elements of a development agreement, and are working on a draft for the Council's review. At that time, any additional and required consent will be provided once all parties have had an opportunity to review the draft agreement.

D. A proper development permit application has been submitted concerning this communications site — please see attached. The applicable fees were paid on March 26, 2014. In order to complete this project, which will be of benefit to all citizens of the Town of Breckenridge, of Summit County, and visitors to the area, certain development rights will need to be transferred from the County's bank to the Town to comply with the density requirements of the basin plan. Verizon Wireless asks that any height and density requirements be waived, and that any "points" be transferred such that a development agreement may be implemented.

E. Verizon Wireless is asking for a development agreement. Verizon Wireless' commitment to the Town of Breckenridge is to provide wireless service, as mandated by the Federal Communications Commission pursuant to Verizon Wireless' licenses, to all citizens of the Town of Breckenridge, of Summit County, and to the visiting public. It is doing so by integrating the wireless facility to the Fire Station (and for the Ball Field site, described below) in a manner which is architecturally compatible with the structure, in a stealth manner, such that, when viewing the structure, it will be very difficult for any person to actually notice that the facility is present. Yet it will provide the public and emergency service providers with needed coverage and capacity. Doing so will also help the economic vitality of the Town by permitting more robust communication.

F. The Town attorney and the undersigned counsel are working on a draft development agreement using the standard form already in use by the Town attorney, and will provide that within the next twenty-one (21) days, more or less.

# Sherman & Howard L.L.C.

Julia Puester, AICP

April 16, 2014

Page 5

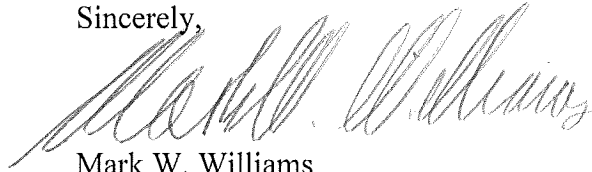
G. We incorporate the narrative set forth above along with the application to demonstrate why this project should be approved forthwith. We note that the project will have a substantial benefit to the public and no substantial detriment to the public and the architecture and planning of the project will meet the standards of excellence required by the Town. Further, the project should not burden the Town with any planning impacts.

## **KINGDOM PARK BALL FIELD SITE**

Verizon Wireless is currently working with the Public Works department to finalize plans for a stealth wireless site at the Kingdom Recreation Center located at 857 Airport Rd. in Breckenridge. The new stealth canister pole will be designed to match the existing black net poles on the north side baseball field. The new pole will be approximately 60' in height, and allow for future colocation by another wireless carrier. Verizon Wireless will also be installing a new 16' x 26' equipment shelter along the retaining wall between the ball field and the access drive. Public Works has also requested that VZW construct a new trash enclosure to better accommodate the Rec center's needs. This application is forthcoming, but the analysis provided above applies equally here.

We kindly ask that the above applications be approved timely under federal law. We are available at your convenience to discuss the matter further. Thank you.

Sincerely,



Mark W. Williams

MWW/df

# Memo

**To:** Town Council

**From:** Michael Barney, Director of Recreation

**CC:** Tim Gagen, Rick Holman

**Date:** April 15, 2014

**Re:** *Summary of Recreation Center studies and improvements*

---

## **Issue Summary**

This MEMO and the presentation to be given at the Town Council work session on April 22<sup>nd</sup> is intended to summarize the various studies that have been conducted since 2006 on the recreation center and the work that has been accomplished. It will provide a list of recommendations that were generated through these studies, reporting what has been accomplished, what is still outstanding, and the associated costs of these recommendations. The MEMO will also provide Council Members with the department's current thoughts on the state of the recreation center and potential enhancements based on industry and community knowledge. This background is provided to assist Council in its upcoming prioritization of CIP projects at its spring retreat.

## **History of Rec Center Studies / Recommendations**

In 2006, with the recreation center having passed its 15<sup>th</sup> year as a public facility, the department hired Barker, Rinker, Seacat Architects to conduct a technical facility assessment to identify current and future actions that should be taken to continue to maintain an efficient and high quality facility that meets the community's needs. Detailed descriptions and proposed solutions were provided as a component of the assessment. Through the inclusion of identified maintenance and replacement schedules into the Recreation Department's *Facilities Fund*, and through capital expenditures, the large majority of recommendations in the areas of heating and ventilation, mechanical systems, architectural, and aquatics were able to be effectively addressed. In 2007, the first CIP project was a total renovation of the pool pump room, general pool repairs, and mechanical / HVAC repairs costing \$1,469,000. 2008 projects included a family locker room addition, replacement of the surveillance / security system, moving the laundry into the kitchen, and a kitchen renovation costing \$274,522. In 2009 the roof was reconstructed at a cost of \$1,052,263. There were some recommendations that were made in

the report that to date have not been addressed for a variety of reasons. The chart below summarizes all of the recommendations, projected or actual cost, and the year that was recommended for the improvement to be addressed:

**Recommendations from 2006 Facility Assessment**

**Completed**

<u>Recommendation</u>	<u>Cost</u>	<u>Year Completed</u>
Pool pump room	458,100	2007
General pool repairs	635,400	2007
Mechanical / HVAC Repairs	375,500	2007
Family locker room	138,000	2008
Kitchen renovation	70,400	2008
Surveillance / security system	60,672	2008
Move laundry	5,450	2008
Roof reconstruction	1,052,263	2009

**Outstanding**

<u>Recommendation</u>	<u>2014 Cost</u>	<u>Year Recommended</u>
Lobby reconfiguration	119,350	2007
Replace gym floor	105,000	2011
Additional admin space	238,700	TBD
Additional storage	262,600	TBD
Add elevator	143,200	TBD

Later in 2006, a programming study for the recreation center was completed by Ballard, King, and Associates that analyzed current center use patterns, participation statistics, key stakeholder input, current programming, industry trends, and possible future needs of the community. This yielded some similar recommendations that were identified through the Facility Assessment, such as reconfiguring the lobby and pro shop area, adding administration space, adding storage space, and relocation of the kitchen, and some new recommendations which are summarized below:

**Recommendations from 2006 Programming Study**

**Completed / Planned**

<u>Recommendation</u>	<u>Cost</u>	<u>Year Completed</u>
Improve locker rooms	400,000	2010
Install artificial turf on multi-purpose field	850,000*	2014
Improve technology (on-line registration)	contracted service	2008

**Outstanding**

<u>Recommendation</u>	<u>2014 Cost</u>	<u>Year Recommended</u>
Cover outdoor tennis courts	2,878,600	TBD
Convert indoor tennis court space	4,030,125	TBD
Expand aquatics area	2,418,075	TBD
Climbing wall expansion	259,500	TBD
Expand space leased for Physical Therapy	??	TBD

\* Currently budgeted in 2014 CIP



In addition to recommendations made regarding the physical facility itself, the programming study provided the following recommendations in regards to operations and potential opportunities:

- Cover 4 outdoor tennis courts and reuse the indoor tennis space for the following:
  - Add weight and cardio equipment space
  - Add another fitness studio
  - Increase the indoor track to the perimeter of the tennis space
  - Expand the stretching area
  - Build dedicated space for personal trainers, massage therapy, and other wellness services
- Convert some of the existing stretching area to additional staff office space
- Develop an indoor playground for youth
- Establish a youth program room for a variety of activities
- Increase the amount of general storage space
- Offer additional fitness classes, and expand personal training and wellness activities
- Expand the number of youth programs and activities offered
- Attract additional visitors to the center with a larger leisure pool / aquatics area
- Make a concerted effort to attract and service the elite athlete

In 2007, Barker, Rinker, Seacat was again hired to create a conceptual design that could effectively address all of the recommendations that were made in the 2006 Facility Assessment and Programming Study. This design was originally presented to council as a comprehensive package, and then upon their directive, presented again as three options. These options are shown below:

Option A - \$1,510,200 (2014 cost)

Installation of an elevator  
Laundry relocation\*\*  
Creation of 2 cabana style family locker rooms\*\*  
Re-do lobby with special attention to security  
Gym storage space (600 sq ft)\*\*  
Admin space (800 sq ft)

Option B - \$5,146,410 (2014 cost)

Installation of an elevator  
Laundry relocation\*\*  
Creation of 2 cabana style family locker rooms\*\*  
Re-do lobby with special attention to security  
Gym storage space (600 sq ft)\*\*  
Admin space (2100 sq ft)

Youth programming space (1400 sq ft)  
Weight lifting space (1240 sq ft)  
Fitness/Circuit space (1680 sq ft)  
Equipment storage (440 sq ft)

Option C - \$7,349,610 (2014 cost)

This option proposed the loss of indoor tennis courts without covering outdoor courts. Cost of covering outdoor tennis courts was provided as a stand-alone option.

Installation of an elevator  
Laundry relocation\*\*  
Creation of 4 cabana style family locker rooms\*\*  
Re-do lobby with special attention to security  
Gym/equipment storage space (1310 sq ft)  
Admin space (1365 sq ft)  
Youth programming space (700 sq ft)  
Kids play area (1350 sq ft)  
MAC gym (primarily for youth programming) (7200 sq ft)  
Weight lifting/fitness/circuit space (3500 sq ft)  
Aerobics studio (2065 sq ft)  
Convert multi-purpose studio back to racquetball  
Relocate Avalanche Physical Therapy

\*\* These items have been completed

Two stand alone options were also provided on the covering of the outdoor tennis courts and pursuing the recommendations for the expansion of the aquatics area of the facility.

Stand-alone option for covering outdoor tennis courts - \$3,920,356 (2014 cost)

This design included a permanent structure to be built over 4 outdoor tennis courts and included lobby space and locker rooms. Note that this cost projection is about \$1M more than the cost provided in the Programming Study by Ballard, King, and Associates.

Stand-alone option to expand aquatics - \$4,191,800 (2014 cost)

This design included the expansion of the aquatics area by approximately 5000 square feet to the southeast of the existing aquatics area. The design called for leisure pool enhancements and the addition of water park type features such as a flume slide, body surf jet pool, and a Kenetics Water Ball Play System. This cost projection is also higher by about \$1.7M than the cost projection provided by Ballard, King, and Associates in the Programming Study.

*See Attachments conceptual design drawings*

**Recreation Department Director and Staff Insights**

Since the Facility Assessment and Programming Study were completed in 2006, the department has been able to effectively address many of the needs and recommendations that were made as noted above. Keep in mind that our recreation center is a high quality and well used facility and is the envy of many communities for what it offers to our residents and guests, but like many of the amenities the town provides, it does not recover the entirety of its costs and must

be subsidized by the *General Fund*. None of the previously mentioned studies effectively analyzed what recommendations might increase or decrease that subsidy. As staff and I review all of the recommendations that were made from these studies and the things that have been addressed, as well as the things still outstanding, we would like to share our thoughts on the current needs and opportunities for the recreation center, based on our industry and community knowledge. At your upcoming retreat, under the CIP portion of the agenda, you will be discussing projects for the recreation center.

In assessing the current state of the facility, community needs and interests, the expressed desires of members and guests, and current trends in the field of community recreation, the department believes that the following could be prioritized if Council elects to pursue any improvements or enhancements to the recreation center in the near future:

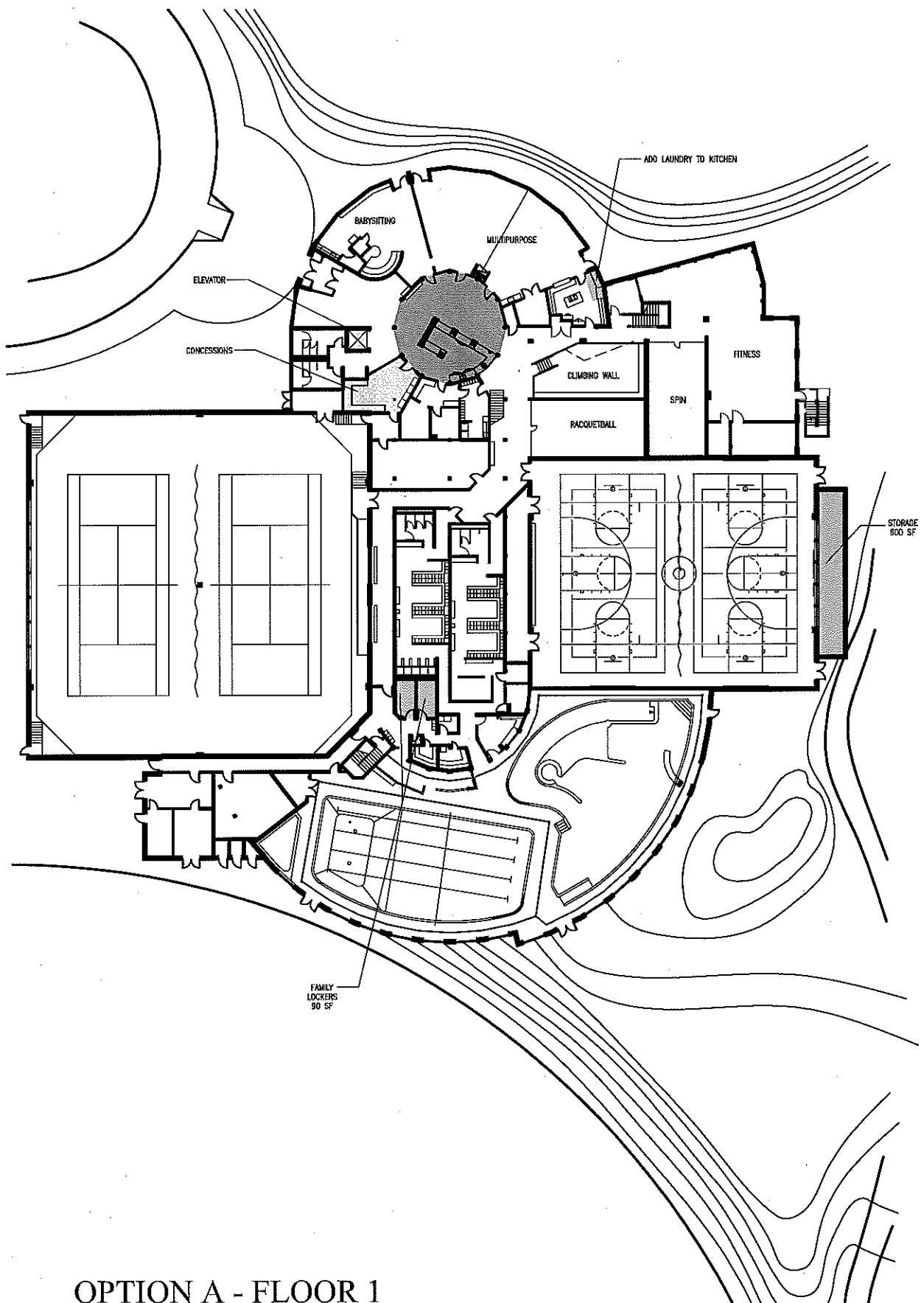
- Increase and relocate youth programming space – As the recreation center continues to become the leading community provider of youth care during out of school times, it is imperative that the center provide sufficient space to support this programming and in a location of the center that minimizes the impact to adult guests and the general public
- Provide additional space and opportunities for youth to play – The addition of a youth / teen lounge that may feature table games and other activities will provide a social space that youth can call their own and prevent them from causing mischief in other areas of the facility due to a lack of play options. A more active indoor playground space is also a high priority and is frequently identified by residents and guests as a needed amenity in the community.
- Increase studio space – The center currently has two spaces in which it conducts fitness classes / programs. The upstairs studio is limited in the number of participants it can accommodate, and is the only true cardio studio, featuring wood floors, a sound system, equipment, and mirrors. The lower studio is a converted racquetball court and is mostly limited to spinning classes, as it houses the department's spin bikes. Additional studio space could allow larger classes, more frequent and diverse offerings, and provide an alternative programming space for activities such as fencing and Tae Kwan Doe which would free up the gym for additional use and programming.
- Increase administration and staff office space – Currently, the administrative space in the upper level of the recreation center houses about 10 staff within 600 square feet. There are also four separate manager offices adjacent to this shared space that comprise about an additional 100 square feet each. This space also contains all of the administrative office equipment such as a copier, shredder, filing cabinets, office supply inventories, and a variety of programming equipment and supplies. While cozy, the space offers no windows to the outside, situates staff in cubicles which are in very close proximity, and affords little to no privacy for when staff may need to talk on the phone or discuss a sensitive issue with a peer or employee. Though the close quarters require staff to develop positive relationships with their peers, it also contributes to frequent

distractions and poor morale at times as everything is literally out in the open at all times and staff have expressed feeling very cramped.

- Increase the size of the climbing wall area – The current climbing wall is very undersized for the amount of programming and drop-in use that it receives. Due to the small size, the wall is currently closed when programming occurs, and additional space would allow for programming and drop-in use to occur simultaneously. Climbing continues to be a popular option for both many members as well as guests, and we do not see this trend changing.

### **Request of Council**

The purpose of this MEMO was to present Council a summary of the studies that have been completed regarding the recreation center and the associated recommendations that were provided, as well as the projects that have been completed or are in process to date. As you will be assessing the diverse menu of potential CIP projects that the Town may be pursuing in coming years, I hope that you now have the history and knowledge needed to appropriately prioritize any enhancements that you believe the department should pursue for the recreation center. If you should have any questions or need additional information on any of the studies and recommendations, I will be happy to address them during the presentation on April 22<sup>nd</sup>.

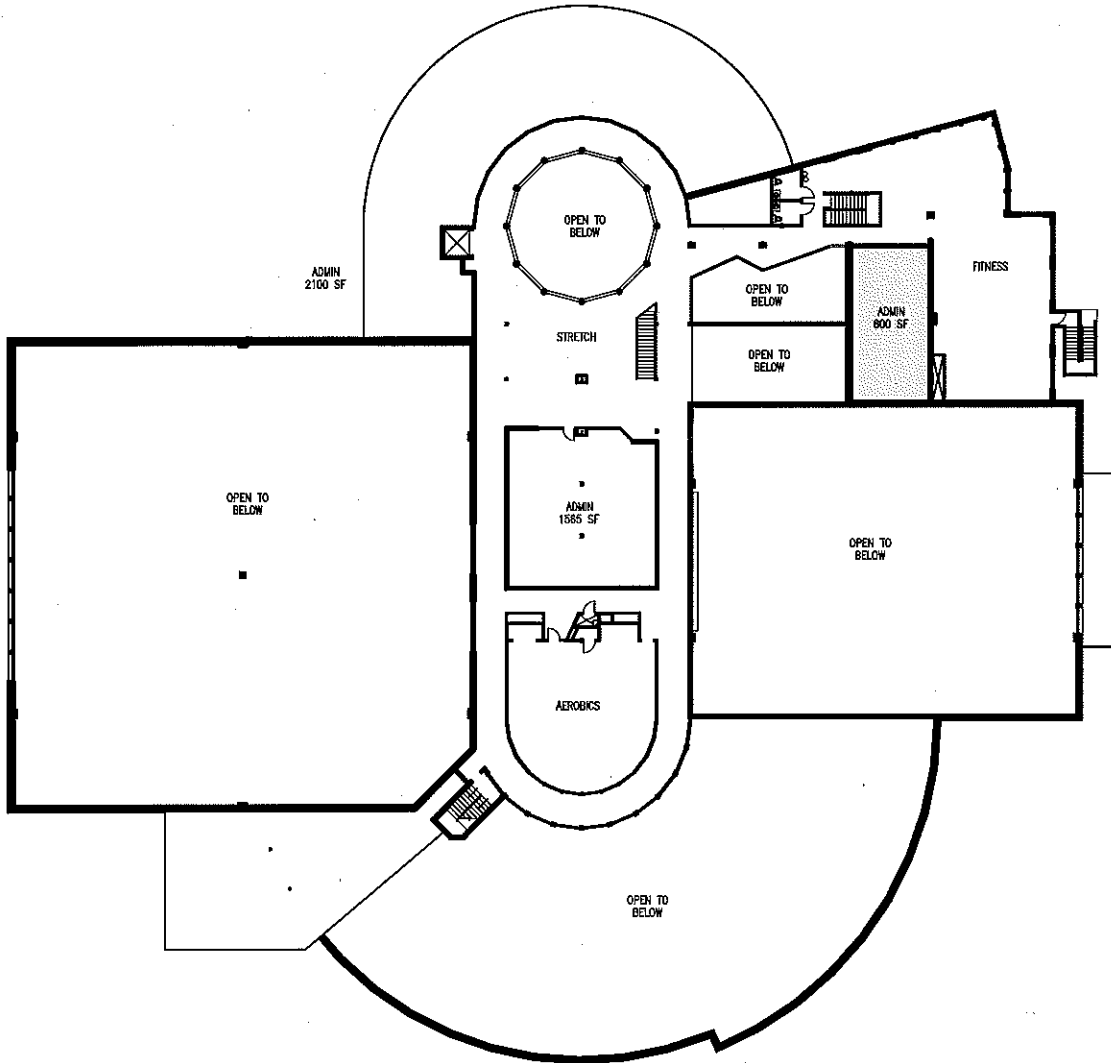


# OPTION A - FLOOR 1

1" = 30'

NOTE: SQUARE FOOTAGE SHOWN IS NET





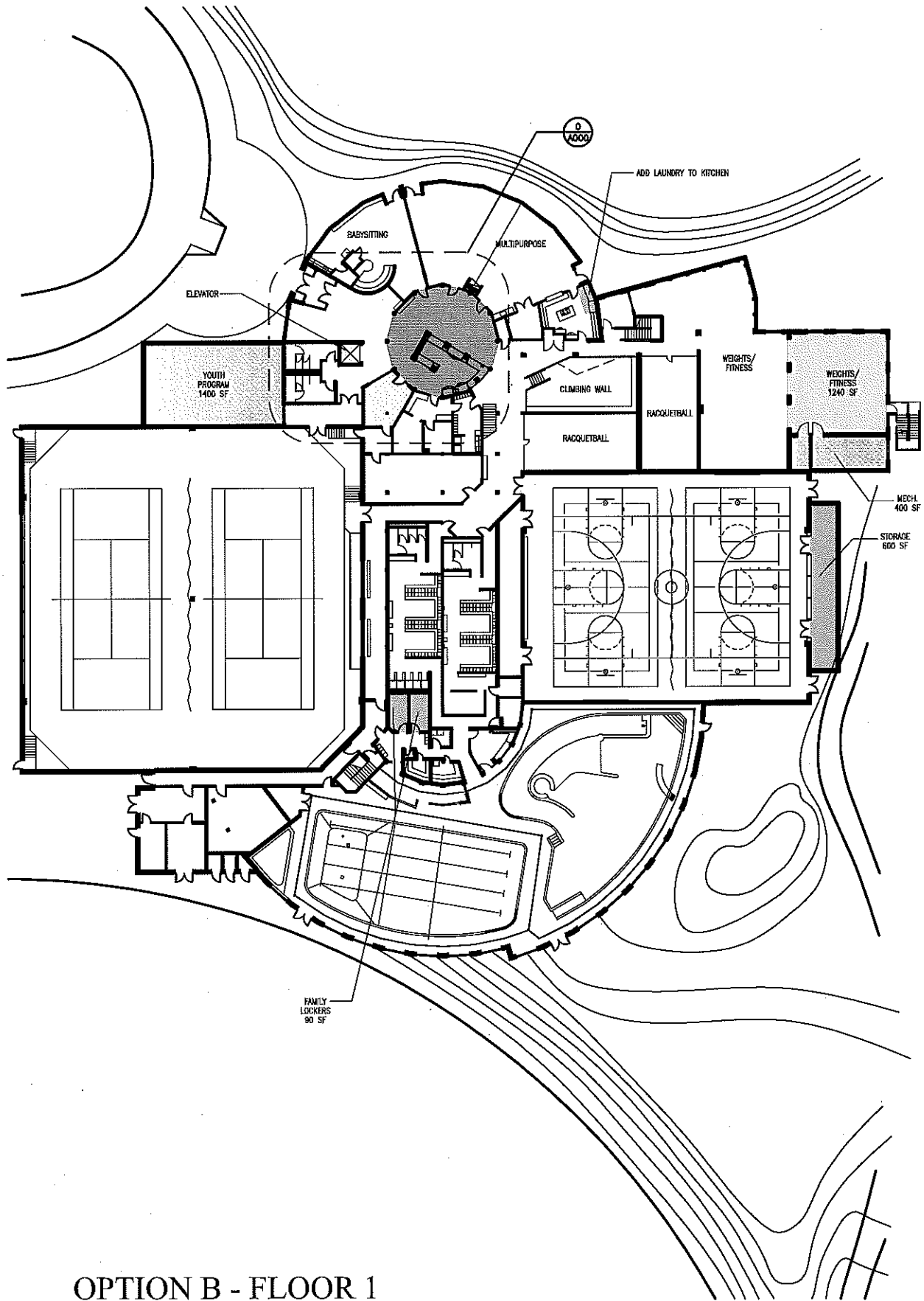
## OPTION A - FLOOR 2

1" = 30'

NOTE: SQUARE FOOTAGE SHOWN IS NET





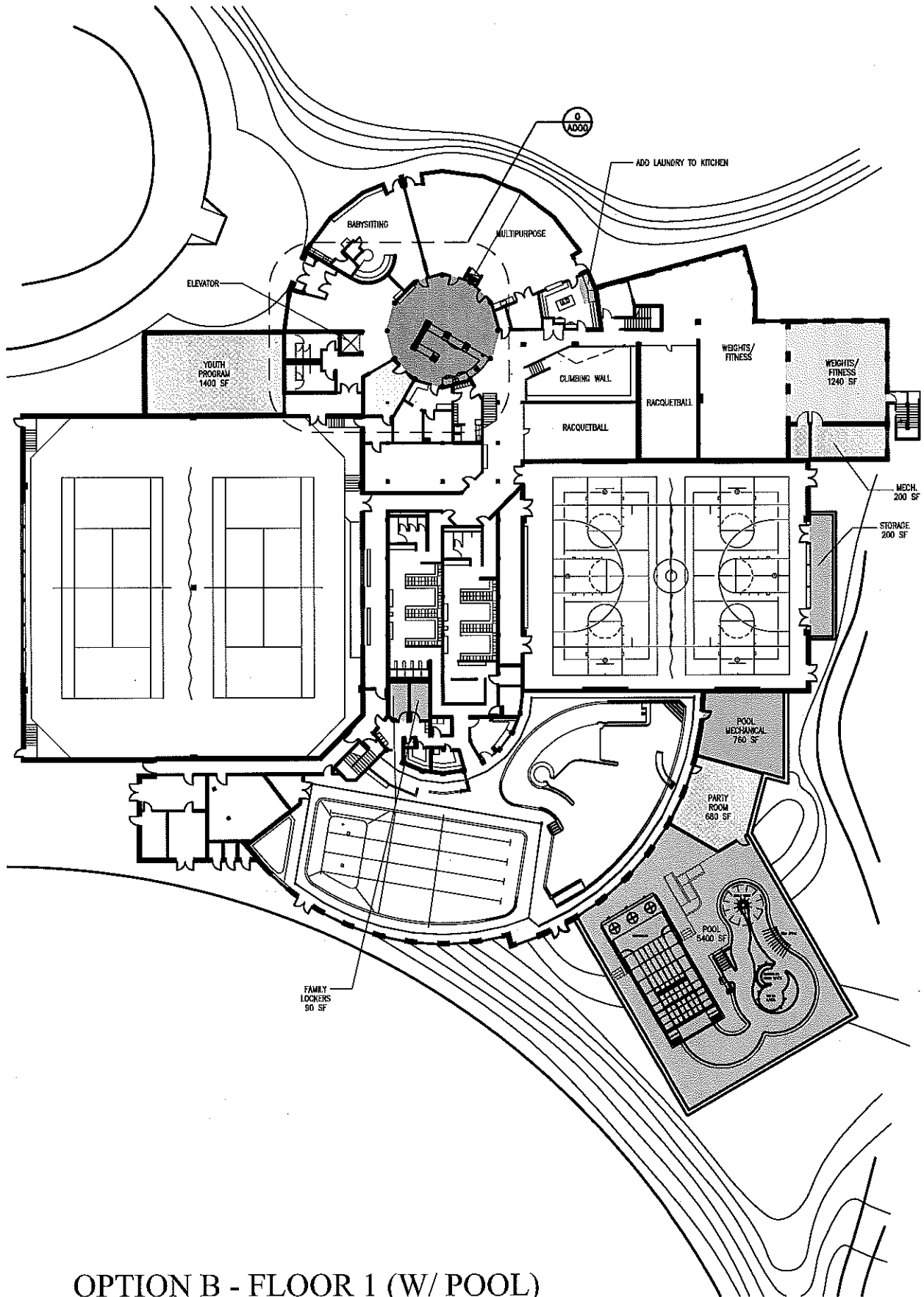


# OPTION B - FLOOR 1

1" = 30'

NOTE: SQUARE FOOTAGE SHOWN IS NET



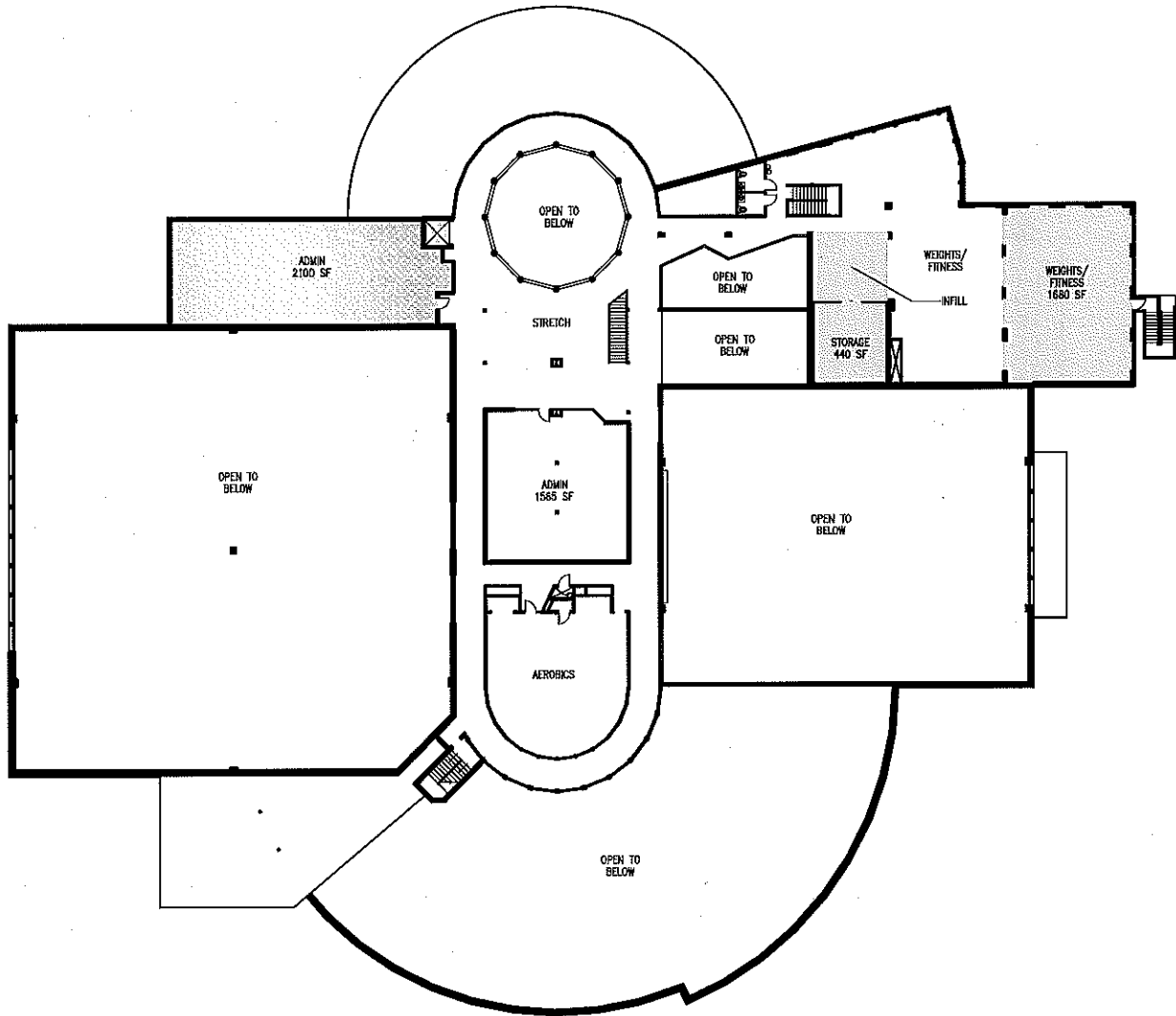


**OPTION B - FLOOR 1 (W/ POOL)**

1" = 30'

NOTE: SQUARE FOOTAGE SHOWN IS NET



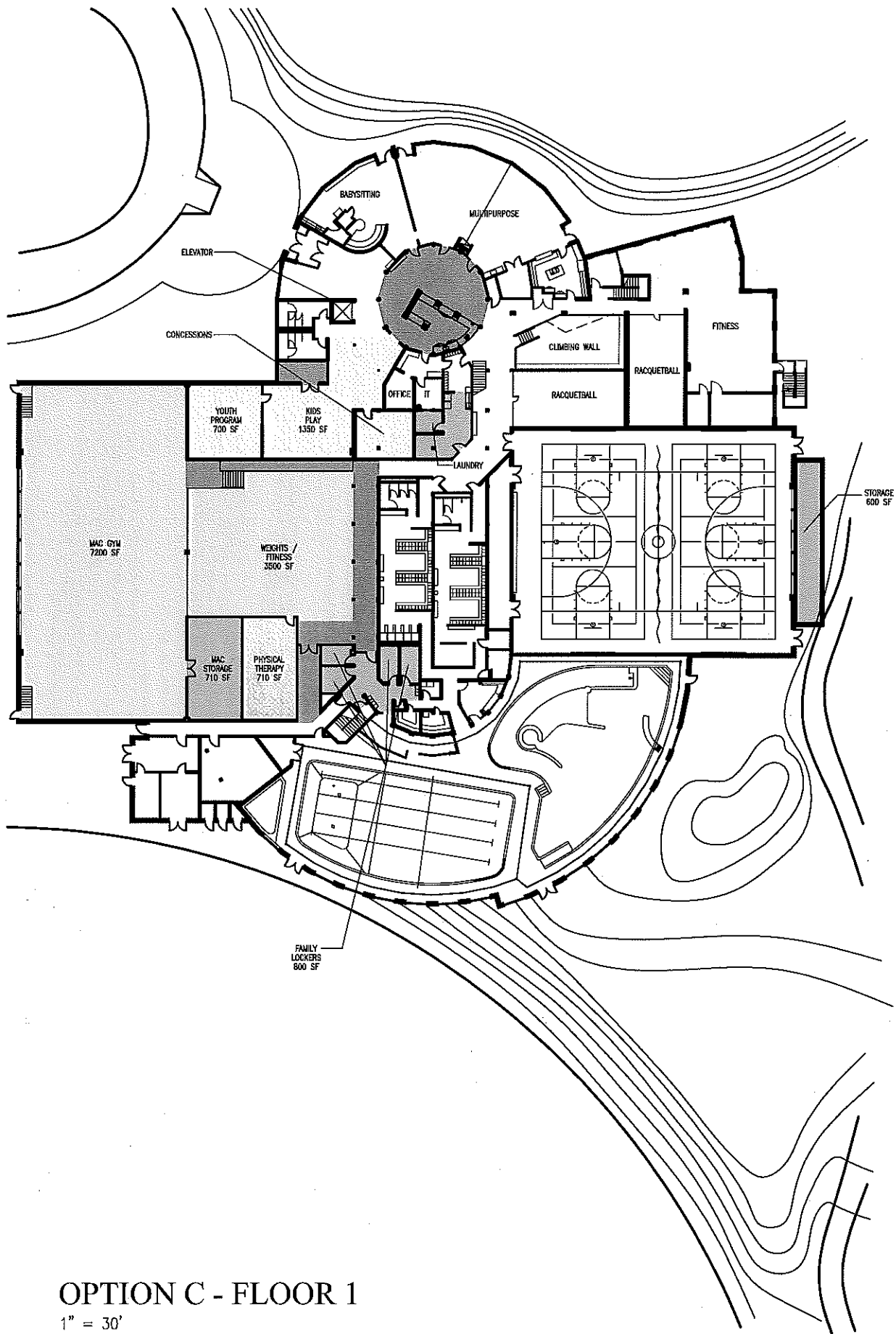


**OPTION B - FLOOR 2**

1" = 30'

NOTE: SQUARE FOOTAGE SHOWN IS NET





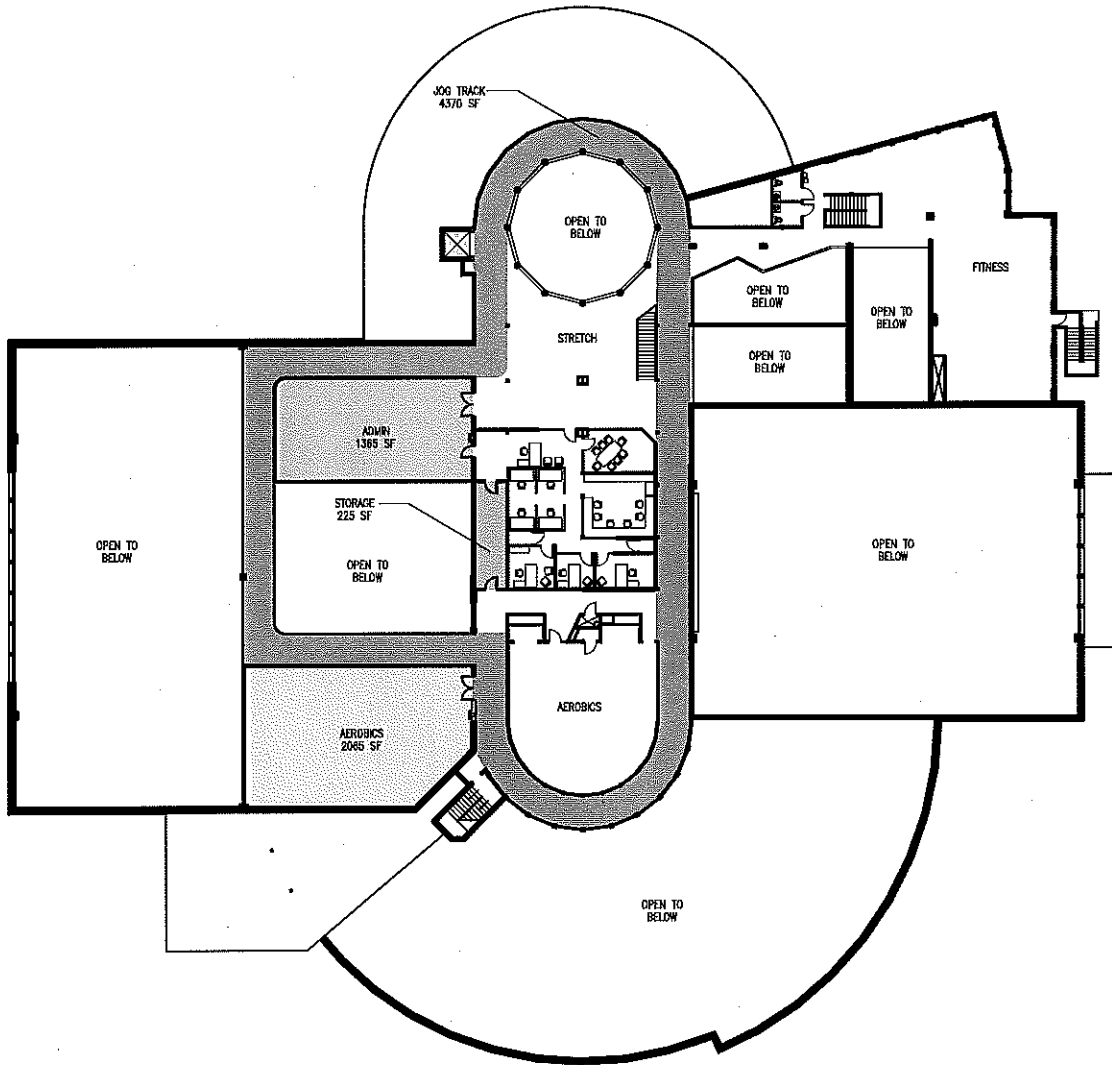
## OPTION C - FLOOR 1

1" = 30'

NOTE: SQUARE FOOTAGE SHOWN IS NET







## OPTION C - FLOOR 2

1" = 30'

NOTE: SQUARE FOOTAGE SHOWN IS NET





## **MEMORANDUM**

**TO:** Town Council  
**FROM:** Open Space staff  
**DATE:** April 9, 2014 (for the April 22, 2014 meeting)  
**SUBJECT:** Cucumber Gulch Preserve update

---

### **Summary**

Cucumber Gulch Preserve has been called the Town of Breckenridge's 'crown jewel' open space. Located below the base of Peaks 7&8 of the Breckenridge Ski Resort (BSR), Cucumber Gulch Preserve is a 117-acre protected area that has been designated by the EPA as an Aquatic Resource of National Importance (ARNI). The Preserve contains high quality, wetland-based wildlife habitat and also serves as the operation center for the Breckenridge Nordic Center. In cooperation with BSR and other partners, the Town has devoted significant acquisition and management resources to the protection of Cucumber Gulch. An annual resource monitoring program tracks significant habitat trends and informs management decisions. Management attention for the past two years has been focused on a wetland restoration effort in upper Cucumber Gulch. The project involved slowing and redirecting surface water flows, rewatering drying wetland areas, repairing a channel incision, and creating beaver habitat. The attached report provides an overall 'FACwet' assessment of the Preserve, both before and after the recent wetland restoration work.

### **Background**

The 77-acres of delineated wetlands within Cucumber Gulch include areas of rare fen wetlands identified by the Colorado Natural Heritage Program as the private land with the highest biodiversity within the Upper Blue basin. The peat-forming fen wetlands are fed both by upwelling groundwater and surface water flows generated by snowmelt from the Tennile Range. Diverse wildlife species including beavers, moose, deer, migratory songbirds, raptors, black bears, mountain lions, and others utilize the wetland habitat throughout the year. Based on this wildlife value, the Town has prioritized the protection of Cucumber Gulch since the late 1990's.

The Town's property interest in Cucumber Gulch Preserve began with the 23-acre, \$4,750,000 purchase of the 'preservation parcel' of Cucumber Creek Estates in 2000. Included in the sale price was a bargain sale donation of \$1,150,000 from the Cucumber Creek Estates owner (Christy Heights Partnership) and a \$475,000 contribution from Summit County Government. For its portion of the purchase price, the Town posted a bond, which was repaid via the open space fund in 2010.

Since the first land purchase, the Town has invested heavily in the protection of Cucumber Gulch Preserve, including multiple land acquisitions, a federal land exchange, and charitable land donations. Notably, BSR donated over 55 acres of land for the Preserve, and the Theobald family also donated over an acre for the Cucumber Overlook parcel. In sum, the Town of Breckenridge has devoted over \$7,000,000 to the protection of 117-acre Cucumber Gulch Preserve. More detailed background information, as well as current management directives, can be found in the [Cucumber Gulch Preserve Management Plan](#) (hyperlinked here, or available on the Town website, under Open Space and Trails).

To ensure the long term protection of the wetlands in the Preserve, the Town implemented multiple regulatory restrictions on development, including an overlay protection district and a

preventative management area. These regulatory measures restrict the use of herbicides and pesticides, preclude excavation within delineated wetland areas, provide a protective wetland buffer, and generally restrict wetland disturbance within the Preserve.

In its role as a land manager, the Town has strived to implement measures to protect the precious wetlands and wildlife habitat. As outlined in the [Cucumber Gulch Preserve Management Plan](#), the primary management goals within Cucumber Gulch Preserve are to:

- 1) Protect sensitive natural areas,
- 2) Provide for limited, managed winter and summer public recreational access, and
- 3) Monitor the resource values within the preserve to determine if management goals are being achieved.

Based on these goals, an annual resource monitoring program evaluates wetland health, habitat variables, water quality, and recreational impacts within the preserve. BOSAC and Town staff use the collected data to track progress and inform management decisions within the Preserve.

In 2011, based on direction from EcoMetrics (the Town's water quality consultant), the Town partnered with BSR to address water quality and water flow issues in Upper Cucumber Gulch. The primary goals of the wetland restoration project were to slow and redirect surface water flows, rewater drying wetland areas, repair significant channel incision in Boreas Creek, and create beaver habitat to encourage long-term colonization and wetland management by an active beaver population in Upper Cucumber Gulch. Following two field seasons of wetland restoration work, EcoMetrics summarized the results in the attached "State of the Habitat Report" for staff, BOSAC, and Town Council's review. The "FACWet" evaluation process that serves as the basis for this report is a widely-used standard for evaluating wetland quality.

As you can read in the attached report, the recent restoration efforts undertaken in Upper Cucumber Gulch have achieved the stated objectives and provide a strong foundation for the protection goals for Cucumber Gulch Preserve. The next several years' spring runoffs and the beaver's successes in managing the ponds will determine the long-term success of the wetland restoration measures undertaken by the Town and BSR. Additional upstream, on-mountain drainage measures managed by the Breckenridge Ski Resort will help reduce the amount of sediment transported into Upper Cucumber Gulch and ensure future surface flows into Cucumber Gulch can be effectively handled by the wetland complex.

Staff requests Town Council review the attached State of the Habitat Report and answer the following questions:

1. ***Does Town Council have any questions regarding the content of the report?***
2. ***Based on the results of the report, does Town Council have any additional policy direction for staff regarding the management of Cucumber Gulch Preserve?***

# Cucumber Gulch Preserve: State of the Habitat 2013

## Monitoring Functional Assessment of Wetland Habitat: A Summary

---

*Mark Beardsley, EcoMetrics, LLC*

*Brad Johnson, Johnson Environmental Consulting, LLC*

*February 28, 2014*

### ***Introduction***

---

In 2011 we completed a comprehensive assessment of the functional condition of wetland habitats in Cucumber Gulch Preserve (CGP) using the Functional Assessment of Colorado (FACWet) method. Since that original assessment, major restoration work has occurred in Upper Cucumber Gulch, while resort development has been continuing above the preserve as a whole. We have been monitoring conditions in Cucumber Gulch Preserve (CGP) since 2011 using both quantitative and qualitative methods aimed at documenting treatment results and trends in wetland health. This report is a short summary of current conditions based on results through 2013. FACWet provides a convenient framework for organizing results and observations in a meaningful way to describe changes to ecological functioning, and this report is essentially a synopsis of evidence for how FACWet variables have changed for the wetlands in CGP during 2012-13.

Detailed quantitative monitoring was made in Upper CG to provide an appraisal of restoration success in accordance with US Army Corps of Engineers (Corps) permit requirements, while a more ambient qualitative approach was taken over the rest of CGP including the Lower CG and Peak 7 Side Slopes. Monitoring activities in 2012-13 included the following:

#### Upper CG

- Water table monitoring using groundwater wells with data-loggers
- Soil chemistry monitoring using redox probes
- Channel surveys along Boreas Creek
- Water discharge monitoring at the Boreas Creek inlet culvert using velocity and depth sensors with data-logger
- Spreader Pond surveys to document bed changes and volume of accumulated sediment
- Approximately 10 photopoints along Boreas Creek channel before and after channel treatment

#### All of CGP

- Approximately 10 field trips to make observations
- 35 photo-points repeated each season before and during growing season
- Review of water quality monitoring data provided by Breckenridge Ski Area
- Investigation of aquatic vegetation and algae bloom in 2012

A separate monitoring report was submitted to the Town of Breckenridge (“Town”) in January 2014 which describes these monitoring results in greater detail (Corps report). Digital copies of all photo-point photographs will be provided to the Town.

## *Stressor analysis summary*

---

The catalog of ecological stressors we compiled in our 2011 report was revisited here in light of any changes that were observed. Suspected changes to the level of stressor impacts on the list are described in Table 1. No new stressors were added to the list. For most stressors on the list, we found no evidence to suggest a change in the level of functional impairment. Stressors that did appear to change are described below.

### *Exterior stressors*

Several additional lots were developed within the CGP buffer area between Shock Hill and the Peak 8 base area suggesting a slight increase in impact from the residential development stressor (#1). Demolition of the Bergenhoff building and construction of a new lodge at that site no doubt introduces additional stresses such as construction related noise, dust and runoff, increased road runoff, noise and possibly minor hydrologic alterations (#5). Additional engineered drainage to accompany the base area developments is either under construction or planned which will necessarily increase the severity of the drainage modification stressor (#4). Improvements made to the drainage system on the ski area itself may lessen the impact of this stressor, but we did not actually observe any significant improvements first hand. For each of these three stressors, the change in impact level is fairly small relative to the magnitude of these stressors since the level of impact was already so high. However, the changes do contribute additional cumulative effects. The ecological impacts of the elevated stressors were not readily evident, thus we conclude that either the increase in stress is too minor to cause observable ecological impairment, or the impacts of land use changes outside of the Preserve have not yet manifested in the wetlands.

### *Edge stressors*

No significant change was observed for most of the edge stressors on the list. The exceptions have to do with increased human activity at the Stables Lot (#14) (which was used as a construction staging area) and increased human presence at the Ski Hill Road bridge (#13) (documented in the 2013 report by Christy Carello and Elizabeth Kelso [CC/EK]) which is significant because this is a critical wildlife movement corridor that connects CGP to adjacent habitats. Neither of these stress increases are particularly worrisome, but they do again add to the cumulative effects acting particularly on connectivity and buffer condition of the wetland habitats.

### *Interior stressors*

The most significant changes to human stressors on CGP are the positive effects of restoration efforts that have so far proven successful at reducing the impacts of beaver loss (#23), sedimentation (#24), and incision of Boreas Creek (#25) at Upper CG. Improvements in these categories are described in detail in our Corps report, and the net result so far appears to be a very significant change for the better.

Elsewhere in CGP, the effects of stressors related to the gondola clearing (#26) and the existing trails (#28) may be slightly increased based on reports in CC/EK of increased weed occurrence in the former and increased human use on the latter. By comparison, these are relatively small additions of stress. For the weed and invasive species stressor, the effects of recent changes are mixed. In Upper CG, we

saw a dramatic reduction in weed cover following rehydration of dried ponds and wetland areas. At the same time, phalaris (reed canarygrass) patches in Upper CG grew thicker and expanded in 2012 and 2013, and additional infestations are described in the CC/EK report.

Reports of elevated salts, metals, and nutrients indicated some minor level of stress from water quality in 2011. Upon further investigation, most of these issues were determined to be the result of natural variation or minor impairment. Specifically, we reviewed the latest water quality lab sample results, surveyed the affected areas with hand-held meters, and investigated the extent and causes of elodea and algae blooms in 2012 (results are described in our Corps report). Based on these results, the effect of this stressor is still regarded as minimal.

### ***FACWet score adjustment: Reassessment of wetland functional condition***

---

FACWet variable scores are summarized in Table 2.

#### *Buffer and Landscape Context*

Slight downward adjustments to both the Habitat Connectivity variables (V1 and V2) and Buffer Capacity variable (V3) are justified due to the inferred increase of several influential stressors from 2011 to 2013. These include additional residential and commercial development within the buffer area and habitat connectivity envelope at the Peak 8 base area and in neighboring residential subdivisions. While these changes are relatively small, the cumulative effect of developing these areas to full capacity has an increasing impact on the ability of these areas to function as buffer to the wetlands of CGP, and it increases the isolation of these habitats by further hindering migration and dispersal of organisms to and from CGP. These changes are reflected in a decrease in score from C to C- for Habitat Connectivity and a similar decrease for Buffer Capacity. Buffer Capacity was scored as a range from B to F in 2011, and that range is still appropriate in 2013, but there has been some net loss of buffer capacity within that range.

#### *Hydrology*

All of the hydrology variables, Water Source (V4), Water Distribution (V5), and Outflow (V6) were significantly improved at Upper CG, and these improvements carried over to modest increases to hydrology for Lower CG as well. In Upper CG, quantitative flow and water table data is solid evidence to document the improvement to Source and Distribution of water in this area and is the basis for adjusting the score from D to B for Source and D- to B for Distribution. Likewise, the grade for water Outflow from Upper CG was adjusted from D to B due to the reduction of flow concentration within Upper CG and to restored hydraulic head and reactivated distributary channels at the restored Reset Pond. Evidence to justify this shift is qualitative observation, but the improvement is obvious.

The improvements to the hydrology in Upper CG and restoration of the Reset Pond carry over to Lower CG as well. In 2011, the main stressor acting on Water Source to Lower CG was an altered pattern of surface water delivery from Upper CG, which is roughly equivalent to the Water *Outflow* variable for Upper CG. Thus, the Water Source of Lower CG has benefited from improved Upper CG Water Outflow characteristics. Groundwater sources appear to be unchanged. The net effect on the Water Source



variable for Lower CG is an upgrade from B- to B. Similarly, water source is improved from C+ to B- to reflect that same shift. In the case of Lower CG, evidence for the adjustments to hydrology variable scores is qualitative and based on first principles. No quantitative data for these hydrologic improvements was collected and because data of that type are expensive to collect, we do not recommend doing so unless observational monitoring reveals negative changes that need to be validated.

### *Habitat*

Our monitoring results indicate no change to any of the habitat variables other than in Upper CG where variable scores improved significantly. The Geomorphology variable (V7) was raised from D to B based on the significant work that was completed to re-establish defunct ponds, treatments to reduce incision on the Boreas Creek channel, removal of accumulated allochthonous sediments, and restoration of sediment deposits. The treatments, which included dredging of the ponds and restoring breached beaver dams in addition to the channel and grading work, were further improved when beavers reoccupied the area in 2013. Reoccupation of Upper CG by beaver was the underlying goal of restoration efforts, thus restoration is seen as being highly effective and successful to this point. Physical surveys and qualitative observations of these positive geomorphic changes justifies our upward adjustment of this variable score.

The Chemical Environment variable (V8) is extensively monitored through water quality sampling. Those data show that analyte concentrations have remained relatively stable and provide no basis for adjusting this variable score for most of CGP. Our investigation of an elodea and algae bloom in 2012 which could have indicated increased nutrient pollution also resulted in the lack of evidence for any major water quality change. Water quality has always been good throughout CGP, and this excellent level is being maintained. Soil chemistry, on the other hand, was identified as being highly altered in Upper CG in 2011 due to unnatural drying and a non-reduced redox environment. This resulted in an overall score of D for Chemical Environment (which accounts for both water and soil chemistry) at Upper CG in 2011. The D grade has been elevated to B based on 2013 quantitative data from soil redox probes, which is further supported by direct observation of improved water distribution that rewetted the unnaturally dry areas.

The Vegetation Structure and Complexity variable (V9) remains unchanged except at Upper CG where it is upgraded from C to B-. The justification for this improvement is the marked decrease in weed cover and bare ground that occurred when the pond areas were restored. This evidence is qualitative, though, as quantitative vegetation or detailed weed surveys were not repeated this season. A disturbing observation is the recent outbreak of reed canary-grass into the Upper CG area. Should this invasive weed continue to spread, structure and complexity of the vegetative community could suffer.

### ***Conclusions***

---

The functional condition of wetland habitats in CGP was significantly improved by the restoration efforts in Upper CG that took place in 2012 and 2013. These efforts addressed the three major issues that we identified in our 2011 assessment report which were: 1) hydrologic alterations; 2) increased

sedimentation; and 3) the loss of beavers. The results of restoration treatments are promising. If the improvements persist, then excellent habitat functioning will persist. Continued high performance must not be taken as a given, however. Cucumber Gulch is no longer a passively functioning natural aquatic system. If habitat improvements are to endure, they will require continued vigilance and mandatory ongoing maintenance. Given that the primary impacts to sediment and flow regime are the result of stressors that originate outside of the Preserve where their mitigation is out of the Town's control, the strategy for restoration had to be to mitigate the effects of these stressors on site. Impacts to the Upper CG water source are being mitigated by facilitating the lateral spread of water across the head of the wetland after it enters the gulch through the Boreas Creek culvert. Similarly, elevated sediment loads still enter CGP, but a large amount of that load is captured in the specially constructed sediment settling cell at the inlet end of the Spreader Pond. As this pond fills, it will be necessary to physically remove those sediments by dredging the pond.

Beavers re-colonized Upper CG in 2013 which is especially encouraging. Ongoing maintenance of habitat by these "ecological engineers" is critical to the long-term functioning of CGP wetlands. Beaver populations should therefore be monitored carefully, and the Town should be prepared to take action to actively maintain the population, for example through catch-and-release of new individuals, dam maintenance or food stockpiling if the need arises.

Internal improvements aside, development up-gradient of CGP, along its edge and throughout the watershed (*ie.*, the Peak 8 Ski Area) is incrementally and gradually decreasing habitat connectivity and buffer capacity. The CGP habitats are becoming more and more effectively isolated at all points of the perimeter except at the lower (northern) end. Likewise, as external stressors such as increased sediment loads, altered hydrology, and pollution increase with increasing development, these impacts will become more and more difficult to mitigate within the site.

The Cucumber Gulch Preserve is rare example of wetland habitat that is in very good functional condition despite being nearly surrounded by development. This habitat continues to function at a high level only because the Town and its partners have committed to protect it. In addition to protection, though, maintaining this level of health will require an unfaltering, long-term commitment to the management the preserve, its buffer, and connection with other habitats.

**Table 1: Table of stressors identified during the 2011 CGP wetland assessment. The last column describes changes to the stressor observed in 2012-13. Rows highlighted in pink indicate stressors whose impact was observed to increase. Green indicates stressors whose impact apparently decreased. Blue indicates stressors with conflicting observations or impacts that increased in some areas while decreasing in others.**

Stressor	Description	Changes in stressors or impacts
<b>Exterior Stressors</b>		
1. Residential development (Shock Hill to Peak 8 Base)	Residential area (roads, infrastructure, houses, landscaping)	Several more lots were developed and homes constructed in this area in 2012-2013
2. Peak 8 snowmaking	Water for snowmaking imported from outside the drainage	No major changes observed. Did not investigate water volume records.
3. Peak 8 watershed forest clearing	Approx. 40% of forested area of Peak 8 watershed has been cleared.	Minimal increase in forest clearing.
4. Peak 8 ski area/base area drainage	Engineered drainage (roadside ditches, water bars, storm drains, culverts, pipelines, detention ponds)	Additional drainage infrastructure added at Peak 8 base area to accommodate new lodge. Possible drainage improvements on ski area.
5. Peak 8 Base area development	Commercial development	Demolition of Bergenhoff and construction underway on new lodge building at Peak 8 Base
6. Bridge Creek watershed development	Forest clearing, cul-de-sac road, Old CR3 road alignment, created wetlands, service roads	No significant changes observed.
7. Bridge Creek channelization	Bridge Creek is artificially straightened and channelized	No significant changes observed.
8. Peak 7 snowmaking	water for snowmaking imported from outside the drainage	No major changes observed. Did not investigate water volume records.
9. Peak 7 watershed forest clearing	Approx. 30% of forested area within the portion of the Peak 7 watershed that feeds Cucumber Gulch has been cleared.	Clearing related to Peak 6 expansion is within Cucumber Cr. and Barton Cr. drainages. Little to no additional clearing in CG contributing watershed.
10. Peak 7 ski area/base area drainage system	Engineered drainage (roadside ditches, water bars, storm drains, culverts, pipelines)	No significant changes observed.
11. Peak 7 Base area development	Commercial development	No significant changes observed.
12. Cloud seeding	Cloud seeding generators in use to attempt to increase winter snowfall	No significant changes observed.
<b>Edge Stressors</b>		
13. Ski Hill Road (P8 base to P7 base) and retaining wall	Major paved road constructed primarily of fill, openings limited to few culverts and one bridge span, hillside below is steep or retaining wall	No major changes observed. Increased human use of bridge area by humans documented.
14. Stables lot	Paved road parking area with steep retaining wall, storm drain	Staging area for lodge construction in 2013
15. Adjacent septic systems	Residential septic adjacent to Preserve	No significant changes observed.

Stressor	Description	Changes in stressors or impacts
16. Peak 8 Base drainage/detention pond	Dammed impoundment collects flow from base area surface runoff	Drainage from new lodge area diverted into detention pond.
17. Admin drainage/detention pond	Riprap channel and small detention pond collects runoff from parking areas	No significant changes observed.
18. Glenwild drainage/detention pond	Riprap channel and two small detention ponds collect runoff from road	No significant changes observed.
19. Peak 7 Base drainage distribution system	System of interconnected detention ponds and infiltration trenches	No significant changes observed.
20. County Road 3 (P7 Base to north boundary of Preserve)	Dirt/gravel improved road	No significant changes observed.
21. Historic gullies/deposition	Remnant gullies and deposition fans of large material	No significant changes observed.
22. Historic mine shafts and tailings	Remnant mine tailings	No significant changes observed.
Interior Stressors		
23. Beaver loss	Documented decline in beaver population within the preserve	Increased beaver activity observed, particularly in Upper CG and Reset Pond. Also documented in CC/EK.
24. Sedimentation	Excess sediment deposition	Sediment deposits removed from ponds in Upper CG and Reset Pond
25. Channel incision	Formation of incised channels from excess scour, active head cuts	Documented improvements through restoration treatments, but incision still present on segments
26. Gondola (cleared line and lift)	Forest cleared lift line and operational gondola	CC/EK report increased weed occurrences here
27. Nordic center trails	Maintained nordic center ski trails	No significant changes observed.
28. Foot/bike trails	Maintained and unmaintained foot and bike trails	CC/EK reports increased human use during closures
29. Weeds	Documented weed infestations (multiple species)	Additional infestations documented in CC/EK report. Decreased weed cover in Upper CG observed, but increased cover of reed canary-grass.
30. Elevated salt/ion, nutrient, concentrations	Reported increased salt/ion and nutrient concentrations	No significant changes observed.

**Table 2: Adjustment of CGP FACWet Variable scores based on changes to stressors from 2011 to 2013. Variables shaded in pink are those for which a negative change is indicated. Green shading highlights variables for which a positive change is indicated.**

FACWet Variable (By Area)		2011 Rating		2013 Rating		Explanation of Change	
Buffer/Landscape Context	V1-2: Habitat Connectivity	<i>C</i>	<i>functioning</i>	<i>C-</i>	<i>functioning</i>	Increased stressor impacts related to further development and increased human activity particularly at important connectivity portals (i.e. Ski Hill Rd. bridge). Changes may be enough to justify slight downward score adjustment.	
	V3: Buffer Capacity	<i>B-F</i>	<i>highly functioning to non-functioning</i>	<i>B-F</i>	<i>highly functioning to non-functioning</i>	Increased development at base area and residential areas tended to be in areas that are already very poorly buffered. Overall slight net decrease in buffering capacity.	
Hydrology	V4: Water Source	Upper Cucumber	<i>D</i>	<i>functioning impaired</i>	<i>B</i>	<i>highly functioning</i>	Magnitude, timing, and energy of incoming flows is highly altered. Increased energy threatens fundamental conditions of the wetland.
		Lower Cucumber	<i>C+</i>	<i>functioning</i>	<i>B</i>	<i>highly functioning</i>	Alterations to surface flow coming in from Upper CG are mitigated in Upper CG and restored Reset Pond.
		Peak 7 Sideslopes	<i>B+</i>	<i>highly functioning</i>	<i>B+</i>	<i>highly functioning</i>	
	V5: Water Distribution	Upper Cucumber	<i>D-</i>	<i>functioning impaired</i>	<i>B</i>	<i>highly functioning</i>	Physical and hydrological changes limit water distribution to the point that wetlands are shrinking and function is fundamentally changed.
		Lower Cucumber	<i>C+</i>	<i>functioning</i>	<i>B-</i>	<i>functioning</i>	Improvements Water Source include timing and duration of flows entering Lower CG. These effects carry over to improved distribution.
		Peak 7 Sideslopes	<i>B+</i>	<i>highly functioning</i>	<i>B+</i>	<i>highly functioning</i>	
	V6: Water Outflow	Upper Cucumber	<i>D</i>	<i>functioning impaired</i>	<i>B</i>	<i>highly functioning</i>	Outflow hydrodynamic disruptions mitigated within Upper CG and at Reset Pond.
		Lower Cucumber	<i>B-</i>	<i>highly functioning</i>	<i>B-</i>	<i>highly functioning</i>	Improvements to timing and duration of flows entering Lower CG
		Peak 7 Sideslopes	<i>A</i>	<i>reference standard</i>	<i>A</i>	<i>reference standard</i>	
Abiotic and Biotic Habitat	V7: Geo-morphology	Upper Cucumber	<i>D</i>	<i>functioning impaired</i>	<i>B</i>	<i>highly functioning</i>	Restoration work included re-establishment of ponds, treatments to reduce incision, and graded and revegetated sediment plumes.
		Lower Cucumber	<i>B+</i>	<i>highly functioning</i>	<i>B+</i>	<i>highly functioning</i>	
		Peak 7 Sideslopes	<i>B+</i>	<i>highly functioning</i>	<i>B+</i>	<i>highly functioning</i>	
	V8: Chemical Environment	Upper Cucumber	<i>D</i>	<i>functioning impaired</i>	<i>B</i>	<i>highly functioning</i>	Soil saturation and redox properties improved with restored hydrology.
		Lower Cucumber	<i>B+</i>	<i>highly functioning</i>	<i>B+</i>	<i>highly functioning</i>	
		Peak 7 Sideslopes	<i>B</i>	<i>highly functioning</i>	<i>B</i>	<i>highly functioning</i>	
	V9: Vegetation Structure and Complexity	Upper Cucumber	<i>C</i>	<i>functioning</i>	<i>B-</i>	<i>highly functioning</i>	Decreased weed cover, but increase in reed canary-grass. Improved vegetation health following restored of hydrology.
		Lower Cucumber	<i>B+</i>	<i>highly functioning</i>	<i>B+</i>	<i>highly functioning</i>	
		Peak 7 Sideslopes	<i>B-</i>	<i>functioning</i>	<i>B-</i>	<i>functioning</i>	Increased weed cover at gondola cut probably not enough to justify downgrading score.

**MEMO**

**TO: Breckenridge Town Council**  
**FROM: Matt Thompson-Community Development Department**  
**RE: Summit County Wildfire Council-Get It Done Committee Update**  
**DATE: April 16, 2014**

---

Dan Schroder from the Summit County Wildfire Council and Matt Benedict of Red, White, and Blue Fire District will be attending the April 22 Town Council work session to present an informal overview of the Summit County Wildfire Council's work towards implementing the Community Wildfire Protection Plan (CWPP). The Wildfire Council has created a special subcommittee called the "Get it Done Committee" that has identified 89 projects that are a priority to complete (see attachment).

These 89 projects are broken down by four categories:

1. Fuel
2. Roads
3. Signs
4. Water

Dan Schroder will also present a proposal for a county wide chipping program. He has applied for a Division of Natural Resources (DNR) grant to pay for the chipping. Dan will finish his presentation with a discussion of the Town of Breckenridge focus areas and the implementation plan to educate targeted neighborhoods about defensible space.

Focus Area	Project Name	Scope	Key Partner	Notes
Acorn Creek <i>County</i>	Shaded Fuel Break	7 Ac	Private	
	Roadside fuels	9 Ac	Private	
	Widen Access Road	300 yrds	R&B	
	Emergency Water		Private	Completed
Sierra Bosque <i>County</i>	USFS fuels	11 Ac	USFS	
	Road Hazard	2 Ac	Private	
Boulder Creek <i>County</i>	Roadside	2 Ac	Private	
	Cross Boundary	136 Ac	USFS/ Private	
	Bridge weight limit	Multipul bridges	R&B	
	Street sign improvement		R&B	
	Water Supply		Private/ USFS	
Pebble Creek <i>County</i>	Fuel Break	3 Ac	Private	In progress
	Road Hazard	2 Ac	USFS	
Hamilton Creek <i>Silv</i>	Fuel Break	10 Ac	Private	
	N 40 D-space	28 AC	Private	
	N 40 Road Brush Clearing		Private	
	Signage for Egress Route	1 Rd	R&B	
	Improve emergency Route	100 yrds	Private	
Eagles Nest <i>Silv</i>	Fuel Break	14 Ac	Private/ USFS	
	Fuel Break	14 Ac	USFS	
Ruby Ranch <i>County</i>	Fuel Break	4 Ac	Private	
	Emergency Bridge	1 bridge	Private	
	improve hydrant lines		Metro District	
Ptarmigan <i>County</i>	Thinning	22 Ac	Private	On Going
	repair rds		Private	Some for 2014
	Improve Street Signs		R&B	
	Emergency Water		Private	
Mesa Cortina <i>Silv</i>	Bury Power Lines		Xcel	
Salt Lick Gulch <i>County</i>	Maintenance		USFS	
Summit Estates <i>County</i>	USFS Treatments	6 Ac	USFS	
	Fuels Reduction	22 Ac	Private	
	Secondary Egress		Private	
	Emergency Water		Private	Completed
Golden Horseshoe <i>County/To B</i>	Bearing Tree D-space	43 Ac	Private	
	Dyer Trail D-space	36 Ac	Private	
	Highland Dr D-space	12 Ac	Private	
	USFS	142 Ac	USFS	In progress
	Fairways Fuels Break	6 Ac	Private	
	Egress signs for highlands		R&B, EM, RWB	
	Emergency Map for GHS rds		GIS, RWB	
Peak 7 <i>County</i>	CR 3 Rd hazard		R&B	Completed
	Protector D-space	15 Ac	Private	
	Discovery D-Space	24 Ac	Private	
	Blue Ridge Fuels	37 Ac	Private/ USFS	
	Winterwood D-Space	25 Ac	Private	
	Protector Placer Fuels	7 Ac	Private	
	Slalom D-space	8 Ac	Private	
	USFS Fuels	17 Ac	USFS	
	Improve rd signage		R&B, RWB	

Peak 8	Ski Hill Road Hazard	24 Ac	R&B, USFS	
Breck	Gondola Station Fuel Break	6 Ac	Private/ TOB	
	Pence Miller Fuel Break	10 Ac	Private	
	Shock Hill Fuel Break	5 Ac	Private	
	French Gulch	Moonstone D-Space	135 AC	Private
Breck	503 Fuel Break	31 Ac	TOB	
	Baldy/ Boras Pass	Linked D-Space	94 Ac	Private
County/ToB	Road Side Fuel Reduction	13 Ac	Private	
	Warriors Mark	USFS Treatment	15 Ac	USFS
Breck	White Cloud Roadside	4 Ac	Private	
	Crown/ Bekkedal	Roadside Fuel Break	50 Ac	Private
BR / County	Sunset D-space	38 Ac	Private	
	Blue River	Linked D-Space	243 Ac	Private
BR	Indiana Creek Fuel Reduction	771 Ac	USFS	
	Roadside Hazard		Blue River/ R&B	
	Indiana Creek Road Reconstruction		USFS/ Spruce Valley	
	Egress Route	2 Different	Private	
	Rd Improvement FSR 611	1 Corner	USFS	
	Emergency Water		Blue River	
	Upgrade town roads		Blue River	
Quandary	Roadside Fuel Break	46 Ac	Private	
County	Tordal Linked D-Space	398 Ac	Private	
	Secondary Egress Routes	Quandary and Tordal	Private	
	Upgrade development rds		Private	
	Improve/ relocate street signs		Blue River/ R&B	
	Raise/ Bury powerlines		Xcel	
Lewis Ranch County	Fuel Break	11 Ac	Private	
Iron Springs/ Gold Hill	Gold Hill Fuel Break	53 Ac	Private	Half done
County	D-space	3 Ac	Private	
	USFS Ophir Mtn	1461 Ac	USFS	In Progress
Iron Springs/ Hospital	USFS Ophir Mtn	1461 Ac	USFS	In Progress
Frisco / County	Bills Ranch bridge load rating	1 bridge	R&B	
	brush back rds- Bills Ranch		Private/ R&B	
	Improve road signs- Bills Ranch		R&B	
Summit Cove	Maintenance		USFS	
Keystone Ranch	West Ranch D-Space	35 Ac	Private	
	3 County	Yarrow D-Space	14 Ac	Private
Keystone		Single Family D-Space	12 Ac	Private
		East End Fuel Reduction	14 Ac	Private
	USFS Roadside Fuels	5 Ac	USFS	

Summary      89 Individually Identified Projects  
                   3 Identified Projects Completed  
                   7 Projects in progress  
                   Approximately 1600 Acres of non federal land identified in need of treatment