



BRECKENRIDGE TOWN COUNCIL WORK SESSION

Tuesday, August 25, 2015; 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.*

3:00-3:15pm	I	<u>PLANNING COMMISSION DECISIONS</u>	2
3:15-3:45pm	II	<u>LEGISLATIVE REVIEW*</u>	
		Camping Restrictions Ordinance	9
		Wakefield-Sawmill Landmarking Ordinance	14
		Resolution to Set Ballot Question for the 2015 Coordinated Election	21
3:45-4:15pm	III	<u>EXECUTIVE SESSION - CONSULTING WITH ATTORNEY</u>	
4:15-5:15pm	IV	<u>MANAGERS REPORT</u>	
		Public Projects Update	27
		Housing/Childcare Update	
		Committee Reports	36
		Financials	39
		Highway 9 Iron Springs	
	V	<u>OTHER</u>	
5:15-5:45pm	VI	<u>PLANNING MATTERS</u>	
		McCain Development Concepts	50
5:45-6:30pm	VII	<u>EXECUTIVE SESSION - ACQUISITIONS</u>	

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: Peter Grosshuesch, Director of Community Development

Date: August 19, 2015

Re: Planning Commission Decisions of the August 18, 2015, Meeting.

DECISIONS FROM THE PLANNING COMMISSION AGENDA OF August 18, 2015:

CLASS C APPLICATIONS:

1) First Breckenridge Group Master Sign Plan (MGT) PL-2015-0341; 1795 & 1805 Airport Road Master Sign Plan for two existing commercial buildings. *Approved.*

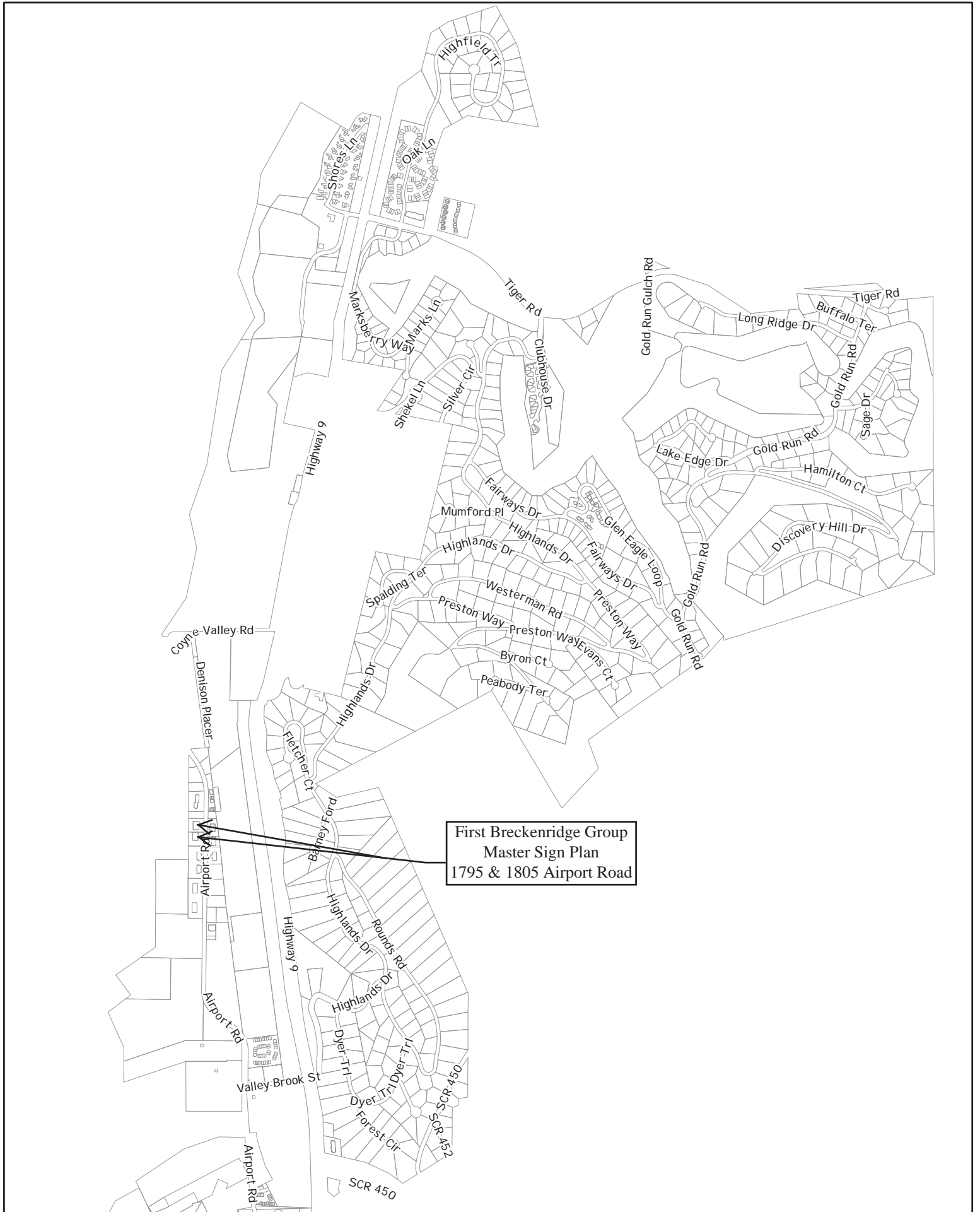
CLASS B APPLICATIONS: None.

CLASS A APPLICATIONS: None.

TOWN PROJECT HEARINGS: None.

OTHER:

1) Wakefield Sawmill Landmarking (CK) PL-2015-0351; 775 Boreas Pass Road. Locally landmark Wakefield Sawmill Historic Site. *Recommendation the Town Council adopt an ordinance to locally landmark.*



First Breckenridge Group
 Master Sign Plan
 1795 & 1805 Airport Road



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



Wakefield Sawmill
 Landmarking
 775 Boreas Pass Road



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 South

Not to Scale

PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

ROLL CALL

Kate Christopher Jim Lamb Ron Schuman
Gretchen Dudney Dan Schroder Dave Pringle
Wendy Wolfe, Town Council Liaison
Mr. Mamula was absent.

APPROVAL OF MINUTES

With no changes, the August 4, 2015, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

With no changes, the August 18, 2015, Planning Commission Agenda was approved as presented.

CONSENT CALENDAR:

1) First Breckenridge Group Master Sign Plan (MGT) PL-2015-0341, 1795 & 1805 Airport Road
With no requests for call up, the Consent Calendar was approved as presented.

WORKSESSIONS:

1) Temporary Tents (JP)

Mr. Truckey presented on behalf of Ms. Puester. The last update to the Temporary Structures ordinance was approved by the Town Council on April 8, 2014. That modification did not address temporary tents which were to be discussed further at a later time.

Recently, staff saw a request from Breckenridge Grand Vacations for a private function with a tent for thirty (30) plus days in duration which could not be approved under the current policy. There is a lack of detail in the Temporary Structures Policy as well as the Town Code Special Events Chapter (Chapter 13, Title 4-attached) for such private events, not allowing such tents. Currently, tents are not allowed either inside or outside of the Conservation District unless a permit has been issued per the Special Events Chapter (which applies only to public events).

The Planning Commission held work sessions on June 16 and July 21 and most recently, the Planning Commission discussed this topic at their July 28th annual joint work session with the Town Council. At those meetings, the following changes to the policy have been discussed with consensus:

- *In the Conservation District:* A 5 day limit for private event tents with a Class D minor permit, 30 days in between permit issuance, not to exceed 3 permits per year.
- *Outside of the Conservation District:* The Commission was not as concerned with the area outside the Conservation District as properties tend to be larger and do not have the historic character of the commercial core, which is protected by strong design standards. For the majority of properties, a 5 day limit for tents with a Class D minor permit, 30 days in between permit issuance, not to exceed 3 permits per year, was supported.
- *Permit reclassification clause:* To address concerns that may be property location specific, staff has included subsection (G) which allows the director to reclassify applications when deemed appropriate, and requires them to come before the Planning Commission with public notice required.

The following changes proposed to the policy which require Planning Commission input include:

- *Arts District and non-profit/Barney Ford Museum (In the Conservation District):* The Commission and Council seemed to generally support allowing more than three annual private events on public property,

such as weddings (based on past Council discussion during the design and planning phase of the Arts District and Old Masonic Hall). Staff would like confirmation from the Commission on this.

- *Seasonal Tents Outside of the Conservation District:* For large lots with a large number of lodging units (residential SFEs) outside of the District, such as Beaver Run, Breckenridge Grand Vacations, Vail Resorts, etc. support was voiced to allow for private events for up to 4 months between the end of ski season and the start of ski season, 1 per year with a Class C permit *or* up to 2 times per year for 45 days during between the end of ski season and the start of ski season with a Class C permit. (Note: The previously proposed grandfather clause was removed and replaced with this methodology). Staff has provided a chart below with larger lodging properties outside of the District. Staff had proposed the allowance for properties with a minimum of 50 residential SFEs and 4-acres minimum in size. The acreage limitation was added to allow properties which have more land area for tents which would not be adjacent to neighboring properties, or on required parking or landscaping. After reviewing further, staff suggests a minimum of 50 SFEs or 4 acres in size. Some properties, such as One Ski Hill Place, meet one but not both criteria. Staff would like the Planning Commission to weigh in on this.
- *Shade Tents:* A question was raised at the work sessions regarding shade tents for people at the Peak 8 Fun Park and Main Street Station. Staff has added a definition of shade tent and clarified under (1)(D) that shade tents will remain as an allowed use not to exceed 400 square feet.

Staff would like to hear any comments or concerns, specifically on the Arts District, Seasonal Tents and Shade Tents.

Commissioner Questions / Comments:

- Mr. Schroder: One Ski Hill Place owns the plaza also? (Mr. Truckey: Vail Resorts owns all of the plaza too, but their site acreage, because of the way it is platted, is smaller than four acres. We suggest either having four acres or 50 SFEs as a criteria. , The Planning Commission will see any of these tents that are proposed because they are Class C applications.)
- Mr. Schuman: Agrees with staff, using 50 units or 4 acres is a better solution to the wording than using “and”. This is a good re-work, but more will come along requiring a change. Barney Ford/Arts District tents could occur more often. (Mr. Truckey: We are working with BreckCreate and the Breckenridge Heritage Alliance to work out these details.)
- Mr. Pringle: Perhaps we should take a big event tent like the ski area and Beaver Run add as a minor modification to their development permit. Don’t grant a variance, but make part of application. Make sure the tent is not associated with specific part; say the bar at the facility, but the whole facility. (Mr. Truckey: The proposed Class C process for these larger tents will essentially accomplish the same thing. The proposed tents will need to demonstrate that they aren’t blocking circulation or impacting parking or landscaping.) Let’s showcase the Historic District.
- Mr. Lamb: We have not thought of everything, but this is a good start. Want to preserve the concept and quality of the Arts District. Any tent that stays up for a long time gets pretty beat up too.
- Ms. Christopher: Is the Main Street Station Band tent using the “Shade Tent” acceptable? (Mr. Truckey: Yes, provided there are no commercial transactions occurring in the tent.) The Historic District is a “bright shiny apple” and the tents should be used sparingly to preserve the district.
- Ms. Wolfe: Remember the evolution of the Barney Ford tent. The lawn is important to the Theobalds, and the length of the tent being up is a function of preserving the lawn. It is an important lawn. If the lawn is not green you don’t want to be there.
- Ms. Dudney: There is no limitation for Town tents. Let’s wait and see if the Arts District needs any limitation before we define some. It could distract from the District if a tent is up all the time.
- Mr. Pringle: The Arts District tent may stand all summer long and would impact the look of the Arts District. (Mr. Truckey: It is exempt from a time limit. We will be discussing this further with Robb Woulfe at the Arts District.) (Mr. Thompson: A small tent is up now for the Arts

Festival.) (Mr. Grosshuesch: Leaving a tent up costs money. The plaza in the Arts District was planned as an event plaza and a tent was expected. The intent was to animate the space with bands and other outside events. This may impact the ability to book events there. The Town can still control the scheduling.)

Ms. Christopher: If these events in the plaza run back to back with private events, the tent may stand up in the space for a longer duration.

Mr. Pringle: I agree with Ms. Christopher's concerns. The events may run together to leave the tent up. Be careful of how this goes forward.

Ms. Dudney: Let's wait and see what happens.

Ms. Wolfe: An empty tent is a problem. It needs to be animated if it is up.

Ms. Christopher opened the worksession to public comment.

Mr. Jeff Zimmerman, Breckenridge Ski Resort: There are lots of different tents you will have to deal with! The fun park operation has a shade tent that is part of the master plan. Plus, "cool-a-roos" or smaller tents to simply cool people off from the sun. Is a Class C permit required annually for any tent? (Mr. Truckey: No, just for the larger tents. Smaller shade tents are exempt.) (Ms. Dudney: The large tents have a time limitation. [Explained the different tents to Mr. Zimmerman.]

There was no further public comment, and the worksession was closed.

TOWN COUNCIL REPORT:

Ms. Wolfe:

- Camping ordinance was discussed. There is even camping around the Riverwalk. We are adding definitions to give police more leeway. Ballot issue about the admissions tax. The community rumors that this tax would go to a plethora of other activities. The Council is restricting this to Ski Area activities. This will be a "Ski Area Admissions Tax" for all events associated with summer and winter activities. The Metro District is already in place for the Ski Area. 4.5% is the decided amount, mirroring the Town's. This will go forward as a Resolution requiring only one hearing. The use is for Parking, Transit, and incidental associated with transit and parking, like management, bus shelters, etc. (Mr. Pringle: The non-town survey indicates that the funds will be use for other things beside parking and transit.) This is incorrect. We are disappointed in the survey.
- Tim Gagen announced his retirement and will work until May of 2016. Rick Holman is next Town Manager as of January 1st. The Town is fortunate that the Town has solid "succession planning", which allows Rick to move into the role with solid experience. (Mr. Pringle: Was there discussion about hiring from outside?) This was discussed. Having someone familiar with the community and the environment is a big factor. We felt, at this time, this was the best choice. (Mr. Lamb: I agree. Finding a "Rock Star" can be very difficult and expensive.)

OTHER:

1) Wakefield Sawmill Landmarking (CK) PL-2015-0351; 775 Boreas Pass Road

Mr. Kulick presented an application to locally landmark the Wakefield Sawmill Historic Site. The site is an interpretive park, which is owned by the Town of Breckenridge and operated by the Breckenridge Heritage Alliance. The property is at least 50 years old; it exemplifies cultural, political, economic or social heritage of the community; it shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation; and, the structure 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 locally landmark the Wakefield Sawmill Historic Site located at 775 Boreas Pass Road, PL-2015-0351, based on the fulfillment of criteria for Architectural and Physical Integrity significance as stated

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

Commissioner Questions / Comments:

Mr. Schroder: Good job identifying the issues.

Ms. Christopher opened the matter to public comment. There was no public comment, and the matter was closed.

Mr. Pringle made a motion to recommend the Town Council adopt an ordinance to locally landmark the Wakefield Sawmill Historic Site located, PL-2015-0351, 775 Boreas Pass Road, based on the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance. Mr. Schuman seconded, and the motion was carried unanimously (7-0).

2) Sign Code Update:

Mr. Truckey updated the Commission on the recent Sign Code changes and the plans for implementation of enforcement methods, including tickets. Starting in September with a letter, a warning, and then issuing tickets. (Ms. Christopher: Is the Welcome Center signage exempt?) No. (Ms. Dudney: When are the Employee Parking changes taking place?) (Mr. Grosshuesch: Sometime in October.) (Mr. Schuman: Does Staff have time for this enforcement?) The tasks are divided among staff members, but yes it will be a challenge.

ADJOURNMENT:

The meeting was adjourned at 8:00 pm.

Kate Christopher, Vice Chair



MEMORANDUM

To: Mayor and Town Council
From: Shannon Haynes, Chief of Police
Date: August 19th, 2015
Subject: Update to Camping Restrictions

The second reading of the ordinance updating the Town's Camping Ordinance to incorporate additions to the definition of sheltering, including, but not limited to: using a sleeping bag or blanket, is scheduled for your meeting on August 25th. There are no changes proposed to ordinance from first reading.

I will be available to answer questions.

1 **FOR WORKSESSION/SECOND READING – AUG. 25**

2
3 **NO CHANGE FROM FIRST READING**

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

7
8 COUNCIL BILL NO. 26

9
10 Series 2015

11
12 AN ORDINANCE CONCERNING RESTRICTIONS ON CAMPING ON PUBLIC OR
13 PRIVATE PROPERTY

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

17
18 Section 1. Section 6-3H-4 of the Breckenridge Town Code is amended so as to read in its
19 entirety as follows:

20
21 6-3H-4: CAMPING RESTRICTIONS; CAMPING PERMIT FOR SPECIAL EVENTS:

22
23 A. **As used in this Section, the following words have the following meanings:**

24
CAMP:

To reside or dwell temporarily in a place, with shelter, and conduct activities of daily living, such as eating or sleeping in such place. Without limiting the generality of the foregoing, the term includes the act of staying overnight in a parked motor vehicle, including, but not limited to, recreational vehicles, trailers, fifth wheel trailers, and pop-up trailers. The term, however, does not include napping during the day or picnicking, or staying overnight in a permanent structure that meets the requirements of the Town’s Building Codes described in Chapter 1 of Title 8 of this Code.

DURING THE DAY:

From one hour after sunrise until sunset.

PRIVATE PROPERTY:

Any real property having its title, ownership, use, or possession held by a private corporation, firm, partnership, limited liability entity of any kind, association, non-governmental organization, or other group acting as a unit, as well as a natural person.

PUBLIC PROPERTY:

Any real property having its title, ownership, use, or possession held by the Town, the state of Colorado, Summit County government, any other governmental entity of this state, or the federal government. Such term includes, but is not limited to: (i) the right of way of any public street, highway, or alley; (ii) any Town park as defined in Section 11-2-1 of this Code; and (ii) any lot, tract, parcel, building, playground, recreational trail, open space, or recreation area owned by the Town, the state of Colorado, Summit County government, any other governmental entity of this state, or the federal government.

RESIDE OR DWELL:

Includes, without limitation, conducting such activities as eating, sleeping, or the storage of personal possessions.

SHELTER:

Includes, without limitation, any tent, tarpaulin, lean-to, sleeping bag, bedroll, blanket, or any form of cover or protection from the elements other than clothing.

1
2 As used in this section, the terms “to camp” or “camping” shall mean the act of
3 setting up a tent, shack, lean to or any other form of temporary outdoor shelter for
4 the purpose of providing temporary sleeping accommodations. Without limiting
5 the generality of the foregoing, camping shall include the act of staying overnight
6 in a parked motor vehicle, including, but not limited to, recreational vehicles,
7 trailers, fifth wheel trailers and pop-up trailers.

1
2 B. It shall be unlawful for any person to camp on any private property or public
3 property ~~which the Town has the authority to regulate~~ anywhere within the Town
4 unless authorized by a valid camping permit issued by the Town Manager
5 pursuant to subsection C of this section.
6

7 C. The Town Manager may issue a camping permit to authorize camping in connection
8 with a special event. The Town Manager shall adopt administrative rules and regulations
9 defining a special event and setting forth the non-discriminatory criteria to be applied in
10 issuing permits under this section, as well as other administrative rules and regulations
11 relating to the issuance, enforcement, and revocation of a camping permit issued pursuant
12 to this section. Such regulations shall be adopted in accordance with the procedures
13 established by title 1, chapter 18 of this code, and may be altered, amended or repealed
14 by the Town Manager in the same manner.
15

16 D. It is unlawful and a misdemeanor offense for any person to violate:

- 17
18 1. any of the provisions of this section;
19 2. any of the administrative rules and regulations issued by the Town Manager pursuant
20 to subsection C of this section; or
21 3. any of the terms and conditions of a camping permit issued by the Town Manager
22 pursuant to this section.
23

24 Section 2. Item (D) of Section 11-2-7 of the BreckenridgeTownCode is repealed.
25

26 **THE DELETED TEXT IS:**
27

28 **D. Camp or stay overnight, unless authorized by a camping permit issued by the**
29 **Town Manager pursuant to Section 6-3H-4(C) of this Code.**
30

31 Section 3. Section 1-3-2 of the Breckenridge Town Code is amended by the inclusion of
32 the following additional definition:
33

SUNRISE AND SUNSET:

The time of sunrise and sunset in
Breckenridge, Colorado as described at
www.timeanddate.com.

34
35 Section 4. Except as specifically amended hereby, the BreckenridgeTownCode, and the
36 various secondary codes adopted by reference therein, shall continue in full force and effect.
37

38 Section 5. The Town Council hereby finds, determines and declares that this ordinance is
39 necessary and proper to provide for the safety, preserve the health, promote the prosperity, and
40 improve the order, comfort and convenience of the Town of Breckenridge and the inhabitants
41 thereof.
42



MEMORANDUM

TO: Town Council

FROM: Chris Kulick, AICP

DATE: August 19, 2015 for meeting of August 25, 2015

SUBJECT: First Reading: Landmarking the Breckenridge Sawmill Museum, 775 Boreas Pass Road

The Town Council reviewed the 2013 SustainableBreck Annual Report in January 2014. During the review of the report's Land Use section, the Council noted that the number of locally landmarked historic buildings and sites in Town appeared low and that more buildings were eligible for landmarking designation. One of the primary benefits of having local landmark designation is that it increases the property's eligibility for grants. Further, local landmark designation identifies the property as having significant local historical value. Since 2014, nine properties have been landmarked. There are five remaining Town owned properties eligible for landmarking. Staff will continue to work on bringing forward the five remaining Town properties for landmark designation, as staff time permits.

At their August 18 meeting, the Planning Commission reviewed the Landmarking the Breckenridge Sawmill Museum and recommended that the Town Council adopt an ordinance approving local landmark status for the property. The Commission found that the property fulfilled the criteria in Title 9, Chapter 11 *Historic Preservation* of the Development Code which includes:

- A. The improvements located on hereinafter described real property are more than fifty (50) years old.
- B. The "social" designation criteria for a landmark as set forth in Section 9-11-4(A)(1)(b) is met because the property exemplifies cultural, political, economic or social heritage of the community.
- C. The "physical integrity" criteria for a landmark as set forth in Section 9-11-4(A)(3) is met because the structure:
 - (i) shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation;
 - ii) the structure has been accurately reconstructed or restored based on documentation.

Staff will be available at the meeting to answer any questions.

Staff Report

Subject: Breckenridge Sawmill Museum Landmarking
(Class B Minor; PL-2015-0351)

Proposal: To locally landmark the Breckenridge Sawmill Museum per Section 9-11-3, Designation of Landmarks, Landmark Sites, Historic Districts and Cultural Landscape Districts, of the Town Code.

Date: August 19, 2015 (For meeting of August 25, 2015)

Project Manager: Chris Kulick, AICP

Applicant/Owner: Town of Breckenridge

Agent: Town of Breckenridge

Address: 775 Boreas Pass Road

Legal Description: TR 7-77 Sec 05 Qtr 3 Acres 20.3700 AKA TRACTS IN SECS 5 & 6 AND GOVT LOTS 32 & 68

Site Area: 20.84 acres (907,790 sq. ft.)

Land Use District: LUD 1, 41, 42

Site Conditions: The museum is an interpretive park, which is owned by the Town of Breckenridge and operated by the Breckenridge Heritage Alliance. The property is 20.84 acres, with the interpretive facilities dispersed throughout the property. The facilities include a recreated sawmill and its protective shelter, a historic cabin, a gravel parking lot, and multiple displays of mining related artifacts. While the sawmill exhibits illustrate how sawmills were configured back in the period of historical significance, they are not replicas of the sawmill that existed on the property. Surrounding this developed area, the balance of the property is undisturbed and has a mixture of aspen forest and wetlands.

Adjacent Uses: North: Nannie Houston Claim
East: Transamerica Property
South: Wakefield Ranch
West: Bekkedal Subdivision

Item History



The Wakefield Sawmill on Boreas Pass Road was built in about 1938 by Marion Wakefield and operated until the fall of 1959. "Wakey", as he was known to locals during that period, came



west from St. Louis during the Depression with his wife Zella. He worked as a carpenter on the construction of the Green Mountain Reservoir and built the sawmill in the late 1930s. He also attempted to develop some small mines on the site.

The mill closed down in 1959, shortly before Wakefield's death. Within several hundred yards of the Wakefield site, another important sawmill - the Jacot mill - operated in the early 1900s.

Nationwide, very few sawmill exhibits exist to tell the story of the vital (but nearly forgotten) part sawmills played in early frontier history, such as providing lumber for homes, commercial, and mining buildings, lumber for gold mining, sluice boxes, and flumes, and underground support timbers.

Staff Comments

This report is intended to only discuss the local landmarking criteria associated with this property. There are no proposed changes to the property and therefore there is no discussion related to policies in the Development Code.

Chapter 11, Historic Preservation, 9-11-3: Designation Of Landmarks, Landmark Sites, Historic Districts And Cultural Landscape Districts: The Town is seeking to locally landmark the historic site. A "landmark" is defined by the ordinance as follows:

A designated individual building, structure, object or an integrated group of buildings, structures or objects having a special historical or architectural value. Unless otherwise indicated in this chapter, the term "landmark" shall include both federally designated landmarks and town designated landmarks.

The ordinance contains specific criteria that are to be used to determine whether a proposed landmark has the required special historical or architectural value. To be designated as a landmark, the property

must: (1) meet a minimum age requirement; (2) have something special about either its architecture, social significance, or its geographical/environmental importance as defined in the ordinance; and (3) be evaluated for its “physical integrity” against specific standards described in the ordinance.

Staff has included a chart below as a tool. To be designated as a landmark the property must: (1) satisfy the **sole** requirement of Column A; (2) satisfy **at least one** of the requirements of Column B; and (3) also satisfy **at least one** of the requirements of Column C. Suggested selections are in **bold** and Staff Comments on how the property meets the criteria are in *italics*.

COLUMN “A”	COLUMN “B”	COLUMN “C”
<p>The property must be at least 50 years old. <i>(The Wakefield Sawmill provided lumber for many important local projects from 1938 through 1959.)</i></p>	<p>The proposed landmark must meet at least ONE of the following 13 criteria:</p> <p style="text-align: center;">ARCHITECTURAL IMPORTANCE</p> <ol style="list-style-type: none"> 1. The property exemplifies specific elements of architectural style or period. 2. The property is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally. 3. The property demonstrates superior craftsmanship or high artistic value. 4. The property represents an innovation in construction, materials or design. 5. The property is of a style particularly associated with the Breckenridge area. 6. The property represents a built environment of a group of people in an era of history. 7. The property includes a pattern or grouping of elements representing at least one of the above criteria. 8. The property is a significant historic remodel. <p style="text-align: center;">SOCIAL IMPORTANCE</p> <ol style="list-style-type: none"> 9. The property is a site of an historic event that had an effect upon society. 10. The property exemplifies cultural, political, economic or social heritage of the community. <i>(This property illustrates how sawmills operated in the 1930’s-1950’s in Breckenridge which provided lumber for many important local projects.</i> 11. The property is associated with a notable person or the work of a notable person. <p style="text-align: center;">GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE</p> <ol style="list-style-type: none"> 12. The property enhances sense of identity of the community. 13. The property is an established and familiar natural setting or visual feature of the community. 	<p>The proposed landmark must meet at least ONE of the following 4 criteria:</p> <ol style="list-style-type: none"> 1. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. <i>(This property illustrates how sawmills operated in the 1930’s-1950’s in Breckenridge).</i> 2. The property retains original design features, materials and/or character. 3. The structure is on its original location or is in the same historic context after having been moved. 4. The structure has been accurately reconstructed or restored based on documentation. <i>(The site includes the restored original cabin. The Town the restored the cabin in 2005).</i>

The Planning Commission believed that the above required criteria have been met with this application and the historic site can be recommended for local landmarking.

Planning Commission Recommendation

The Planning Commission recommended the Town Council adopt an ordinance to locally landmark the Breckenridge Sawmill Museum at 775 Boreas Pass Road, PL-2015-0351, based on the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance.

1 **FOR WORKSESSION/FIRST READING – August 25, 2015**

2
3 COUNCIL BILL NO. ____

4
5 Series 2015

6
7 AN ORDINANCE DESIGNATING CERTAIN REAL PROPERTY AS A LANDMARK
8 UNDER CHAPTER 11 OF TITLE 9 OF THE BRECKENRIDGE TOWN CODE
9 (Breckenridge Sawmill Museum)

10
11 BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,
12 COLORADO:

13
14 Section 1. Findings. The Town Council of the Town of Breckenridge finds and
15 determines as follows:

16
17 A. The Town of Breckenridge owns the hereinafter described real property.
18 Such real property is located within the corporate limits of the Town of Breckenridge,
19 County of Summit and State of Colorado.

20
21 B. The Town of Breckenridge filed an application with the Town pursuant to
22 Chapter 11 of Title 9 of the Breckenridge Town Code seeking to have the Town
23 designate the hereinafter described real property as a landmark (“**Application**”).
24

25 C. The Town followed all of procedural requirements of Chapter 11 of Title 9 of
26 the Breckenridge Town Code in connection with the processing of the Application.
27

28 D. The improvements located on hereinafter described real property are more
29 than fifty (50) years old.
30

31 E. The hereinafter described real property meets the “social” designation criteria
32 for a landmark as set forth in Section 9-11-4(A)(1)(b) of the Breckenridge Town Code
33 because the property.

34
35 exemplifies cultural, political, economic or social heritage of the community.
36
37

38 F. The hereinafter described real property meets the “physical integrity” criteria
39 for a landmark as set forth in Section 9-11-4(A)(3) of the Breckenridge Town Code
40 because:

- 41
42 (i) The property shows character, interest or value as part of the development,
43 heritage or cultural characteristics of the community, region, state or nation
44 and(ii) The structure has been accurately reconstructed or restored based on
45 documentation.
46

1 G. In accordance with the requirements of Section 9-11-3(B)(3) of the
2 Breckenridge Town Code, on August 18, 2015 the Application was reviewed by the
3 Breckenridge Planning Commission. On such date the Planning Commission
4 recommended to the Town Council that the Application be granted.
5

6 H. The Application meets the applicable requirements of Chapter 11 of Title 9 of
7 the Breckenridge Town Code, and should be granted without conditions.
8

9 I. Section 9-11-3(B)(4) of the Breckenridge Town Code requires that final
10 approval of an application for landmark designation under Chapter 11 of Title 9 of the
11 Breckenridge Town Code be made by ordinance duly adopted by the Town Council.
12

13 Section 2. Designation of Property as Landmark. The following described real
14 property:

15
16 TR 7-77 Sec 05 Qtr 3 Acres 20.3700 AKA TRACTS IN SECS 5 & 6
17 AND GOVT LOTS 32 & 68, BRECKENRIDGE, COLORADO 80424
18

19 is designated as a landmark pursuant to Chapter 11 of Title 9 of the Breckenridge Town
20 Code.
21

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

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

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

35 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
36 PUBLISHED IN FULL this 25th day of August, 2015. A Public Hearing shall be held at the
37 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the 8th day of
38 September, 2015, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building of the
39 Town.
40

41 TOWN OF BRECKENRIDGE, a Colorado
42 municipal corporation
43

44
45
46 By _____

John G. Warner, Mayor

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9
10

ATTEST:

Helen Cospolich
Town Clerk

MEMORANDUM

To: Mayor and Town Council
From: Rick Holman, Assistant Town Manager
Date: August 17, 2015
Subject: Resolution that will submit a Ski Area Admissions Tax question to the ballot

Attached to this memorandum is a Resolution for the Town Council regular meeting on August 25, 2015. If approved by the Council, this Resolution will submit a question to the voters in Breckenridge at the November 3rd election. The question will ask the voters whether the Town should impose a 4.5% Ski Area Admissions Tax of the amount paid to obtain the right of entry to a ski area or event or activity occurring at a ski area.

Council will note some very minor changes that have been made to the Resolution since it was last reviewed at the August 11, 2015 work session (see redlines in document). The Town is estimating the proposed Ski Area Admissions Tax would generate \$4,500,000 annually in excise tax the first full fiscal year starting on January 1, 2016.

The question also describes the excise tax funds that would be collected shall be paid into a special fund and used only to pay for:

- Direct and in-direct costs of operating the Town's Transit system,
- Direct and in-direct costs of providing public parking within the Town, and
- Direct and in-direct costs of enhancing the movement of persons and vehicles within the Town.

Staff anticipates that after the election, the Council will define the term, "Ski Area" as part of an ordinance that would enact the tax. We anticipate we would follow the definition used as part of the Skier Safety Act verbiage similar to the following:

SKI AREA: Those areas managed and operated for the purposes of sliding downhill on skis or a snowboard or other recreational activities.

Nordic ski operations would not be included in this proposed Ski Area Admissions Tax. Furthermore, the ordinance that will later be approved by the Town Council will describe how this tax is administered by the Town. Staff will be available at the work session to address any questions.

1 ***FOR WORKSESSION/ADOPTION– AUG. 25***

2

3 ***Marked to Show Changes From Prior Draft***

4

5 RESOLUTION NO. ____

6

7 Series 2015

8

9 A RESOLUTION SUBMITTING TO THE REGISTERED ELECTORS OF THE TOWN OF

10 BRECKENRIDGE AT A SPECIAL TOWN ELECTION TO BE HELD ON NOVEMBER 3,

11 2015 THE QUESTION OF WHETHER, COMMENCING JANUARY 1, 2016, THE TOWN OF

12 BRECKENRIDGE SHOULD IMPOSE AN ADMISSIONS EXCISE TAX OF FOUR AND

13 ONE-HALF PERCENT (4.5%) OF THE AMOUNT PAID TO OBTAIN THE RIGHT OF

14 ENTRY TO A SKI AREA, OR TO ANY ACTIVITY OR EVENT OCCURRING AT A SKI

15 AREA, AT ANY TIME DURING THE YEAR, AND REQUIRING EVERY SKI AREA

16 OPERATOR TO COLLECT SUCH ADMISSIONS TAX FOR THE TOWN, AS A NEW TAX

17 PURSUANT TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION;

18 REQUIRING REVENUES COLLECTED BY THE TOWN FROM THE NEW TAX TO BE

19 USED ONLY FOR DESIGNATED PURPOSES; AUTHORIZING THE TOWN COUNCIL TO

20 PROVIDE BY ORDINANCE OTHER MATTERS CONCERNING THE

21 IMPLEMENTATION, COLLECTION, AND ENFORCEMENT OF SUCH NEW TAX;

22 SETTING FORTH THE BALLOT TITLE; AND PROVIDING FOR THE CONDUCT OF THE

23 ELECTION

24

25 WHEREAS, the Town of Breckenridge (“**Town**”) is a home rule municipal corporation

26 organized and existing under Article XX of the Colorado Constitution; and

27

28 WHEREAS, Section 12.1 of the Breckenridge Town Charter provides that the Town

29 Council of the Town (“**Town Council**”) may, by ordinance, levy and collect excise taxes for

30 municipal purposes; and

31

32 WHEREAS, Article X, Section 20 of the Colorado Constitution (“**TABOR**”) requires the

33 Town to submit certain questions to the electorate in the manner prescribed therein; and

34

35 WHEREAS, Section 1-41-103, C.R.S., provides that a local government question

36 involving a matter arising under TABOR, including, but not limited to, approval of a new tax,

37 may be submitted to the voters of the municipality at a local election to be held on the first

38 Tuesday of November in each odd-numbered year; and

39

40 WHEREAS, November 3, 2015 is one of the election dates at which a ballot issue arising

41 under TABOR may be submitted to the registered electors of the Town; and

1
2 WHEREAS, Section 3.3 of the Breckenridge Town Charter provides that a special Town
3 election may be called by resolution of the Town Council at least thirty two days in advance of
4 such election; and
5

6 WHEREAS, Section 1-21-12(B) of the Breckenridge Town Code supersedes Section
7 31-11-111(2), C.R.S., and authorizes the Town Council, without receipt of any initiative or
8 referendum petition, to submit any question to a vote of the registered electors of the Town; and
9

10 WHEREAS, the Town Council finds and determines that a special Town election should
11 be called and held on Tuesday, November 3, 2015, and on such date there should be submitted to
12 the registered electors of the Town, as a referred measure and ballot issue arising under TABOR,
13 the question set forth in this resolution; and
14

15 WHEREAS, Section 1-21-12(B) of the Breckenridge Town Code provides that the Town
16 Council shall fix a ballot title for the referred measure and ballot question.
17

18 NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF
19 BRECKENRIDGE, COLORADO:
20

21 Section 1. A special Town election is called and shall be held on Tuesday, November 3,
22 2015. At such election there shall be submitted to the vote of the registered electors of the Town,
23 as a referred measure and ballot issue under Article X, Section 20 of the Colorado Constitution,
24 the ballot issue hereinafter set forth (the “**Ballot Issue**”). At the said election, the official ballot ,
25 shall state the substance of the Ballot Issue to be voted and each registered elector voting at the
26 election shall be given the opportunity to indicate his or her choice on the Ballot Issue. Pursuant
27 to Section 1-21-12(B) of the Breckenridge Town Code the following shall be the ballot title,
28 consisting of a title and a submission clause::

29 QUESTION 1- : TOWN TAXES SHALL BE INCREASED \$4,500,000
30 ANNUALLY IN THE FIRST FULL FISCAL YEAR COMMENCING
31 JANUARY 1, 2016, AND BY SUCH AMOUNTS AS ARE RAISED
32 ANNUALLY THEREAFTER, BY IMPOSING AN ADMISSIONS EXCISE
33 TAX OF 4.5% OF THE PRICE OF EACH ADMISSION PAID TO OBTAIN
34 THE RIGHT OF ENTRY TO A SKI AREA, OR TO ANY ACTIVITY OR
35 EVENT OCCURRING AT A SKI AREA, AT ANY TIME DURING THE
36 YEAR; EVERY SKI AREA OPERATOR WILL BE REQUIRED TO COLLECT
37 SUCH ADMISSIONS TAX FOR THE TOWN; THE REVENUES FROM SUCH
38 TAX SHALL BE USED TO PAY FOR COSTS OF OPERATING THE
39 TOWN’S TRANSIT SYSTEM, COSTS OF PROVIDING PUBLIC PARKING
40 WITHIN THE TOWN, AND COSTS INCURRED BY THE TOWN IN
41 ENHANCING THE MOVEMENT OF PERSONS AND VEHICLES WITHIN
42 THE TOWN; AND THE TOWN COUNCIL MAY PROVIDE BY ORDINANCE

1 OTHER MATTERS NECESSARY TO THE IMPLEMENTATION,
2 COLLECTION, AND ENFORCEMENT OF SUCH TAX.
3

4 SHALL TOWN OF BRECKENRIDGE TAXES BE INCREASED \$4,500,000
5 ANNUALLY IN THE FIRST FULL FISCAL YEAR COMMENCING
6 JANUARY 1, 2016, AND BY SUCH AMOUNTS AS ARE RAISED
7 ANNUALLY THEREAFTER, BY IMPOSING AN ADMISSIONS EXCISE
8 TAX OF FOUR AND ONE-HALF PERCENT (4.5%) OF THE PRICE OF
9 EACH ADMISSION PAID TO OBTAIN THE RIGHT OF ENTRY TO A SKI
10 AREA, OR TO ANY ACTIVITY OR EVENT OCCURRING AT A SKI AREA,
11 AT ANY TIME DURING THE YEAR, AND REQUIRING EVERY SKI AREA
12 OPERATOR TO COLLECT SUCH ADMISSIONS TAX FOR THE TOWN;
13 AND SHALL ALL OF THE ADMISSION EXCISE TAX REVENUES
14 COLLECTED BY THE TOWN BE PAID INTO A SPECIAL FUND OF THE
15 TOWN AND USED ONLY TO PAY FOR OR REIMBURSE THE TOWN FOR:
16 (1) THE DIRECT AND INDIRECT COSTS OF OPERATING THE TOWN'S
17 TRANSIT SYSTEM, INCLUDING, WITHOUT LIMITATION, LABOR,
18 ROLLING STOCK, AND OTHER COSTS ASSOCIATED THEREWITH; (2)
19 THE DIRECT AND INDIRECT COSTS OF PROVIDING PUBLIC PARKING
20 WITHIN THE TOWN, INCLUDING, WITHOUT LIMITATION, LAND
21 ACQUISITION COSTS, CONSTRUCTION, AND MAINTENANCE; AND (3)
22 OTHER DIRECT AND INDIRECT COSTS INCURRED BY THE TOWN IN
23 ENHANCING THE MOVEMENT OF PERSONS AND VEHICLES WITHIN
24 THE TOWN, INCLUDING, WITHOUT LIMITATION, THE COST OF
25 CONSTRUCTING AND MAINTAINING CROSSWALKS AND
26 ROUNDABOUTS, AND SHALL THE TOWN COUNCIL BE AUTHORIZED
27 TO PROVIDE BY ORDINANCE OTHER MATTERS NECESSARY TO THE
28 IMPLEMENTATION, COLLECTION, AND ENFORCEMENT OF SUCH
29 TAX ?
30

31 YES _____ NO _____
32

33 Section 2. In connection with the fixing of the ballot title for the Ballot Issue the Town
34 Council finds and determines as follows:

35 A. The Town Council has considered the public confusion that might be caused by
36 misleading titles.
37

38 B. The general understanding of the effect of a "yes" or "no" vote on the Ballot Issue
39 will be clear to the electors.
40

41 C. The ballot title for the Ballot Issue will not conflict with the title selected for any
42 other measure that will appear on the ballot at the November 3, 2015 special Town election; and
43

1 D. The ballot title for the Ballot Issue correctly and fairly expresses the true intent and
2 meaning of the measure.

3
4 Section 3. If a majority of all the votes cast at the special Town election shall be for the
5 Ballot Issue the Ballot Issue shall be deemed to have been approved and adopted and shall
6 become effective January 1, 2016. On such date the Town of Breckenridge shall be authorized to
7 collect, retain, and expend the full amount of the tax revenues collected by the Town as a result
8 of the new admissions excise tax approved by the Ballot Issue separate and apart from any other
9 expenditures of the Town which may be limited pursuant to Article X, Section 20 of the
10 Colorado Constitution, or any other state restriction on the Town's fiscal year spending, and the
11 increased tax revenues authorized for collection, retention, and expenditure by the passage of the
12 Ballot Issue shall not be counted in any such spending limitation.

13 Section 4. If a majority of all the votes cast at the special Town election shall be against
14 the Ballot Issue the Ballot Issue shall be deemed to have been defeated and shall not become
15 effective.

16 Section 5. If a majority of all the votes cast at the special Town election shall be for the
17 Ballot Issue the Town Council shall adopt such ordinances and other local rules and regulations
18 as shall be required to collect and enforce the admissions excise tax approved and authorized by
19 the Ballot Issue. Such ordinances and local rules and regulations may be altered, amended, and
20 repealed from time to time in the manner provided by law.

21 Section 6. The special Town election to be held on November 3, 2015 shall be conducted
22 as a coordinated election with Summit County. The Summit County Clerk and Recorder shall
23 conduct the special Town election on behalf of the Town. Pursuant to Section 1-12-6 of the
24 Breckenridge Town Code, the election shall be conducted under the Uniform Election Code of
25 1992. The cost of the election with respect to the Ballot Issue shall be paid from the general fund
26 of the Town.

27 Section 7. The Town Clerk shall serve as the designated election official of the Town the
28 purposes of performing acts required or permitted by law in connection with the special Town
29 election on the Ballot Issue, and, subject to the performance of coordinated election duties by the
30 Summit County Clerk and Recorder as provided in Section 6 of this resolution, shall take such
31 action as may be required to comply with all applicable laws pertaining to the conduct of the
32 election.

33 Section 8. The officers of the Town are authorized and directed to take all action
34 necessary or appropriate to effectuate the provisions of this resolution. All action previously
35 taken by the officers of the Town with respect to the Ballot Issue is ratified, confirmed, and
36 approved.

37 Section 9. This resolution is effective upon adoption.

1 RESOLUTION APPROVED AND ADOPTED this ___ day of ___, 2015.

2
3 TOWN OF BRECKENRIDGE

4
5
6
7 By: _____
8 John G. Warner, Mayor

9
10 ATTEST:

11
12
13
14 _____
15 Helen Cospolich
16 Town Clerk

17
18 APPROVED IN FORM

19
20
21
22 _____
23 Town Attorney Date

Memorandum

TO: TOWN COUNCIL
FROM: Dale Stein P.E., Assistant Town Engineer
DATE: August 20, 2015
RE: Public Projects Update

Breckenridge Theater

The Breckenridge Theater expansion continues to progress with foundation concrete pours and interior framing. In the coming weeks, the contractor will continue pouring exterior concrete, waterproofing, and insulating the foundation.



Framing for the new ticket booth.



Framing for the expanded control room and mechanical space.

SH 9 Median and Roundabout (Section A)

Construction of Section A of the SH 9 Median Beautification project will begin on August 24th. The contractor, Columbine Hills Concrete, will begin excavation work on the medians during the week of August 24th. Additionally, the contractor will begin excavation of the material in the Fairview Roundabout next week, in order to prepare the roundabout for future concrete/landscaping improvements.

There will be no work performed on the median the week of August 31st; the contractor will then resume construction on September 8th. During construction, one lane of Highway 9 in both directions will be closed to traffic. The lane closures will be removed during evenings and weekends. The project is scheduled to be completed by late October.

Ice Arena Parking Expansion

Construction of the Ice Arena Parking Expansion will begin on September 8th, after the Labor Day Holiday. However, material excavated from the Section A Median will be hauled to the Ice Arena Parking Lot and reused in order to reduce project costs. Since the excavation of Median A will begin on August 24th, the contractor will begin stockpiling excavated material in the northeast corner of the parking lot beginning next week.

Adams & Jefferson Heated Sidewalks

The construction plans for the Adams & Jefferson Heated Sidewalks Project have been completed and the project is currently out to bid. Bids are due on August 28th; once these are received staff will be able to provide updates on budget and schedule.

Four O'clock Roundabout

Staff met with Xcel Energy this past week and reviewed the upcoming relocation of the gas regulation station near the intersection of Four O'clock Road and S. Park Avenue.

Xcel Energy is still on schedule to begin their work after the Pro Challenge event is completed, however construction activities in S. Park Avenue and impacts to traffic on S. Park Avenue will not occur until after Labor Day. Work over the next couple of weeks by Xcel Energy will include mobilization of material and equipment, locates of utilities, surveying, and potholing of existing utilities.

During construction traffic will be slowed, but will be maintained in a two-way configuration. No work is anticipated to impact traffic over the Labor Day weekend. After Labor Day a portion of the northeast corner of the Tiger Dredge parking lot will also be temporarily closed for the use of Xcel Energy.

Golf Course Irrigation & Bunker Replacement Project

The renovation project at the golf course includes the replacement of the irrigation system and the sand bunkers on the Bear and Beaver courses. The Contractor selected for this project is Landscapes Unlimited, LLC. Their reputation and experience with similar projects in the mountains of Colorado make them an excellent choice to perform this work. Construction will take place on the Bear course this September and October and the Beaver course in September and October of 2016. On Tuesday after Labor Day the nine holes that is being

renovated will close for the season. This will leave 18 holes open for golf during September of both years. The project will cost approximately 2.6 million dollars.

The benefits of the project will be improved playability of the course and reduced maintenance. The existing bunkers do not drain properly and the sand has become contaminated. The sand in the new bunkers will be drier and free from contamination (guaranteed for 10 years). The new irrigation system will give us greater control and more uniform distribution of water over the turf. This means improved playing conditions and less water used, though quantifying the reduction in water use is difficult due to factors including weather.

Notes:

- IMPROVED PLAYABILITY & AESTHETICS – Consistent sand in bunkers. No rocks. Clear, crisp bunker perimeters.
- IMPROVED PLAYABILITY – Fewer areas on the greens and fairways that are too wet or too dry. More consistent bounce and roll. Better footing. Healthier turf.
- COST - 2,080,000 for irrigation system and 458,100 for bunkers
- WATER SAVINGS – We do not know how much water the new system will save. We expect the amount to be significant. According to the USGA, some courses report using 20% less water after replacing an old irrigation system.
- ELECTRICAL SAVINGS should correspond to water savings (if we are using less water, the pumps are running for less time or at lower RPM).
- LESS MAINTENANCE - New bunker liner system (Better Billy Bunker). Water drains through the sand rather than washing the sand off of the edges of the bunker. Contamination of the sand is prevented. No rock picking or screening. No pumping of bunkers after rain storms.
- LESS MAINTENANCE - Irrigation leaks will be rare.
- LESS MAINTENANCE - The new sprinkler heads can be serviced from the top (no digging).
- BETTER CONTROL /UNIFORMITY - More sprinkler heads that are closer together. Heads on the perimeter spraying in. Individual head control. Greatly improved sprinkler head design and performance.

Old Masonic Hall Project Close-Out

Vision

In April 2013, the Town purchased the building located at 136 S. Main Street, known as the Abby Hall. The vision for the building was a historic rehabilitation of the 1890's structure and programmed to accommodate the Arts District. The concept was to create a Main Street presence for the Arts District and provide opportunities for public to enter the building from Main Street and view the art displays, classes, and get information about registration and events in the Arts District. The programming was to include: a dance/flex studio, catering functions, offices, a flexible art studio, and exhibit space.

Existing conditions of the building



Town Council Review

In addition to bi-weekly Public Project updates throughout the project, Staff presented Council with detailed information for direction on design, budget, and programming on October 22, 2013 during the Programming Phase of the project and again on June 10, 2014 during Design Development .

Finished Project

The project was completed with only minor changes to the original design plans. The first floor includes exhibit and historic interpretation areas, a large flexible use studio, office space used by the BCA, an ADA restroom, storage and mechanical rooms. The dance studio, warming kitchen, additional restroom, and gallery/exhibit space are located on the second floor. The exterior improvements to the property include a paved plaza and enhanced landscaping mimicking materials used on the Arts District Campus.



Budget and Schedule

The project was delivered at a final cost of \$2,215,000.00 and on time for the June 13, 2015 opening by Breckenridge Creative Arts.

Questions?

Staff will be available at the work session to discuss the project. Below are some sample questions that could help inform Staff of Council's perception of and satisfaction with the project.

- Does this project meet the Council's original intent and vision?
- Does Council feel anything is missing from the project?
- Was the Council surprised or confused by any aspects of the project?
- Did Staff provide Council with enough details on scope, budget, and design throughout the project?

SH 9 Median and Roundabout (Sections B & C) Close - Out

Vision

In the winter of 2014, Council gave staff direction to reconstruct the SH 9 Medians/Roundabout leading into Breckenridge. The direction was to create a more formal design, which builds on the Town's brand, includes a mix of hardscape and landscape, and provides a progression of improvement as one travels into Town. Following this decision, staff contracted with Norris Design, a local architect, to complete the design of the median treatment between Coyne Valley Road and the Park Roundabout. The conceptual design developed by Norris included banner poles, hanging flower baskets, annual beds, stone retaining walls, and decorative concrete features. The design also included a concrete/stone "ski track" ribbon, which would reinforce the Town's identity as a ski/bike town.

Conceptual Drawing



Town Council Review

In May of 2014, staff presented Town Council and Planning Commission with conceptual design drawings for the Section C medians/roundabout. Council approved the design concepts for the Section C Median, and Norris began work on the construction drawings. Then, during the Fall 2014 Budget Retreat, Council gave staff direction to hardscape the medians between Valley Brook Street and Coyne Valley Road (Section B). On February 24th, 2015, staff presented the conceptual design drawings to Town Council. Once the construction drawings were finished and bids were received, staff presented Council with several design alternatives due to higher than expected bid costs. The alternatives were to either construct the original design developed by Norris, or eliminate most of the stamped concrete and raised concrete "ski track" walls. Council decided to continue with the full original design, which included the stamped concrete and "ski track" walls in the northern section of the project. Once these designs were approved, staff presented updates throughout the projects through bi-weekly Public Project Updates.

Finished Project

The construction plans developed by Norris design followed all of the concepts presented in the conceptual designs. The design begins with flat, colored concrete, progresses to raised concrete "ski tracks" and banner poles near Valley Brook Road, then transitions to raised annual beds, hanging flower baskets, and stone walls, and finally terminates with the annual beds and large blue spruce trees in the roundabout. The medians follow the original design intent of

building a transition into Town which increases in detail and intensity as one travels into Breckenridge.

Budget and Schedule

Medians C & B were delivered at a final cost of \$1,729,000.00 and on time for the July 4th Holiday.

Questions?

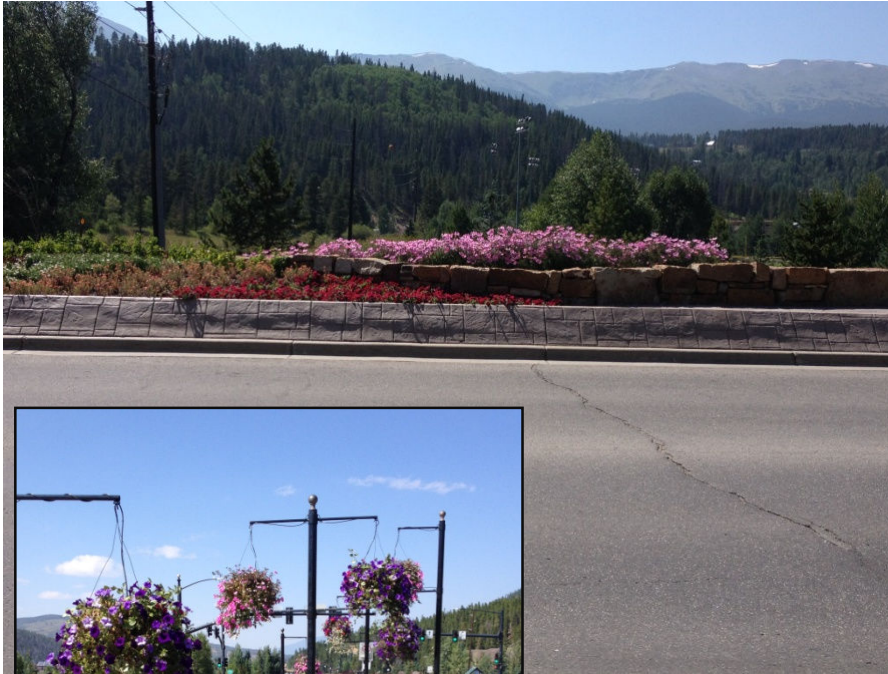
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- Does this project meet the Council's original intent and vision?
- Does Council feel anything is missing from the project?
- Was the Council surprised or confused by any aspects of the project?
- Did Staff provide Council with enough details on scope, budget, and design throughout the project?

Section B



Section C



MEMO

TO: Mayor & Town Council
FROM: Tim Gagen, Town Manager
DATE: August 20, 2015
SUBJECT: Committee Reports for 8-25-2015 Council Packet

I-70 Coalition **July 9, 2015** **Tim Gagen**

I. Approval of 2015 Board Meeting Summary, Dan Gibbs

Welcome & Introductions, Tim Mauck, Co-Chair

II. Approval of 4/9/15 Meeting Summary –Approved.

III. Board of Directors Report, Tim Mauck

• **Transportation Legislation Review Committee-** Tim Mauck and Margaret Bowes presented to the TLRC on 7.8.15. They briefed legislators on the I-70 Coalition organization, highlighted the importance of this corridor to the state’s economy, reviewed our TDM Program, and expressed support for HB 15-1173, the I-70 Traction bill. Diane Mitsch Bush, who serves on the TLRC, stated she thought it was a good presentation. Jill Ryan spoke to this same group on 7.7.15 on behalf of the Intermountain Transportation Planning Region (IM TPR.) She highlighted the importance of the IM TPR region to the state’s economy, and that the number of trips in this region are comparable or exceed urban areas. She also talked about SB228 funding, supporting the Governor’s five point plan, support for FASTER funding, and support for CDOT’s winter ops plan. (Jill’s TLRC presentation will be sent with this meeting summary, by request.)

• **HB 15-1173-** As originally written, this bill would have made the existing passenger chain law traction requirements be in effect during snowy or icy condition, rather than just when the passenger chain law is in effect. The version of the bill that was signed into law directed the legislature to only study the issue.

• **New I-70 Coalition Communication Tools-** The I-70 Coalition’s website, www.i70solutions.org, has been completely re-designed. In addition, we have updated, more professional looking format for the quarterly eNewsletter, the I-70 Alert.

IV. Review of Past Legislative Session, Ron Papsdorf, CDOT

CDOT had concerns with the Trans II bill that would have taken money from CDOT’s maintenance budget. Based on the state’s revenue forecast, CDOT will receive \$200 M in SB 228 funding the first year, and then no further general fund transfer of funds. This is because of the triggers in Tabor. In the end, CDOT will get about 1/5 of the intended SB228 revenue. CDOT will continue to engage with stakeholders on the importance of adequate traction. At the federal level, MAP21 is set to expire at the end of July. The DRIVE ACT is a reauthorization bill that is being discussed with a bit of an increase in funding, but Congress has yet to figure out how to pay for that bill. Congress will very possibly “punt” and continue MAP21 through the end of the year.

V. Perspectives from I-70 Legislators

Rep. KC Becker

-Clear Creek County has construction fatigue. There are local concerns with widening in Clear Creek County and tolling.

-Hears how CDOT works with local communities, is inclusive, and how well the projects are managed.

- It is great to have PEIS complete and the ROD in place, but there is no funding. How will we pay for future improvements? Trans II Bill would not have brought any new money.

- She needs to hear from people in this room about funding strategies.

-It is up citizens of this state to fund transportation. We have to talk about funding.

Rep. Hamner

- She is chairing the Joint Budget Committee next session. They have to find ways to work within Tabor.

-Hears from constituents about their concerns around tolling and construction.

- Requests bullet points from the I-70 Coalition around policy and funding and what we want to see happen.

-Would like CDOT project updates so she can communicate with her constituents.

- The power of the I-70 Coalition is more than we know.

Sen. Kerry Donovan

- Almost every community in her district is impacted by I-70, even those communities that do not directly touch I-70.

-Shift work aspect is being identified as a problem. If workers show up late due to traffic, they might lose a whole shift’s worth of pay.

- She encourages electeds to use CDOT GovDelivery text or email alerts as a way to stay informed of realities of this interstate.

-Adding lanes gets a lot of push back as it is seen as killing any potential for high speed transit.

-She would like assistance in explaining plans for improvement more clearly to constituents

Rep. Diane Mitsch Bush

- She has been doing transportation funding and policy for almost 20 years. I-70 is the life blood of Colorado. The state loses a lot of revenue due to I-70 congestion. We need to remind people that I-70 corridor and off corridor communities have a small base population, but they swell dramatically during several months of the year.
- Colorado transportation has same revenue that we had in the early 90's. Population has increased and the public expects more. The needs are great. Trans II is not the way to fund transportation.
- As long as we have Tabor, we will continue to have budget challenges.
- She encourages the I-70 Coalition to "toot our own horn."
- Best way to figure out if there is an appetite for funding strategies is to ask - not in a survey but in a vote.
- Federal failure to reauthorize a comprehensive transportation bill is a big problem.
- We need to better educate the public about how transportation works. This is critical.
- Legislators need specifics on what I-70 Coalition wants to see happen.
- Advocates for transportation need quick consensus on where we go next.

Discussion:

- We have made good progress and I-70 is in a good priority position. We need legislators to keep the momentum up.
- We should be consistent with use of terminology. For example, we should use "high speed transit" or "AGS", rather than "a train", and "increased capacity" rather than "widening."
- Business owner Chip Bair stated that Beau Jo's in Idaho Springs see less business when I-70 is jammed. It is a different than it was years ago when businesses were busy during I-70 congestion. Gas tax needs to be increased as our cars are getting more fuel efficient. The legislature needs to be bold and state clearly that we need to pay for our transportation infrastructure.
- CDOT is trying very hard, but it is a complex system, and constituents get tired.
- Partners around this table have contributed to some significant projects getting done in record speed.
- There is absolutely a need for public education on how transportation is funded.
- An updated Denver Metro Chamber Study would be valuable.
- Bullet points of ROD would be helpful. The legislature does not have a good understanding of the ROD.

VI. Westbound Floyd Hill to Empire Process, David Singer

At the last I-70 Coalition meeting, members heard that CDOT is proposing a design competition for a westbound Floyd Hill to Empire project. The project would include a frontage road, greenway improvements, new bridge, and new capacity. There are real funding challenges to get this project done, so CDOT has to get creative. CDOT will get proposals through a design competition. The PLT met for first time just to talk about the first step – a visioning workshop. There was a good turnout and good conversation. The group talked about timing, the existing construction fatigue, and the importance of maintaining the existing momentum on this corridor. They talked about the ROD, and about gathering data from the eastbound PPSL project to use in informing this project. There is likely merit to finishing one project before starting another. This way, we can see how PPSL performs. Next steps are to reconvene in approximately six months, after the PPSL launches. The PLT will continue a dialog with no firm timeline. CDOT wants to work with the PLT to get comfortable on this process and project before moving forward.

VII. CDOT Update

Mike Lewis, Deputy Executive Director, CDOT: Mr. Lewis stated he was impressed with this group, noting that we are focused, organized, and passionate. He was also impressed that legislators were in attendance. He is new to CDOT, and his past success has come through communication. CDOT needs to be transparent, be honest, and needs to listen. The days of transportation force-fitting solutions are gone. There are lots of potential solutions, but no silver bullet. While Executive Director of Rhode Island DOT, they did an education campaign on transportation funding. He encourages the I-70 Coalition not to give up, but keep communicating and advocating. He shared that CDOT needs some clarity on who is talking to whom. Mr. Lewis was asked if there was movement within CDOT to "join" I-70 east and I-70 west as far as planning and he indicated there was. Mr. Lewis was part of the Big Dig project, and some of the lessons learned from getting funding and support on a project like that are that strong coalitions are key as is business involvement. is key. In addition, the Massachusetts delegation spoke as a whole. The project held strong, consistent grassroots meetings to build level of faith and trust. A willingness to compromise and find common ground was also key.

Martha Miller, Region 3 – Bridge joint work continues. The Iron Springs project has not gone for final approval yet.

Patrick Chavez, Operations – Coalition members received a survey for winter operations and that closes this week. There are no longer any daytime lane closures for PPSL scheduled. This has been an improvement. There will be daytime closure next week to add lettering to the Veterans Memorial Tunnel work and they will monitor backups. Kraemer Obeyashi contributed labor and lettering for this project.

VIII. I-70 Winter Operations Review, Ryan Rice, CDOT

See handout. CDOT is moving towards being a performance based organization where they look at performance and make improvements based on the results. They will try to show a return on investments of improvements to operations and maintenance. This winter, every region in CDOT "gave" some of their staff to help with winter operations. Every week, 20 workers were brought in from other parts of state. This is a band aid, and they need to figure out how to make this sustainable. New technologies were utilized and there were more eyes on the corridor this winter. They moved tunnel metering west to flatter ground and they have requested that FHWA let them continue to research this next winter. Patrick Chavez was hired as the I-70 corridor manager and he is up at the Eisenhower Tunnel on the weekends.

The CDOT media campaign was fantastic, and Mountain Travel Radio, part of that campaign, was a success. Despite decreased snowfall, they feel they reduced the significant delays that typically happen during a snow storm. LED lights will be added up by Eisenhower tunnel for better visibility. Passenger vehicle traction was and will continue to be a focus. For 2016, a big focus will be safe and effective PPSL operations. The federal Connected Vehicle Pilot Project grant will hopefully be approved. A Tiger Grant application was submitted for variable speed limit implementation and emergency turn arounds for CDOT and emergency responders. Funding for the winter ops programs will be maintained for next year.

Members were asked how their constituents feel about topic of “adequate traction”. Vail Resorts feels it is all about messaging. Citizens of Central City have expressed concern about the cost of new equipment. The Town of Vail said they are supportive of enforcement, and messaging is key, too. Residents of Clear Creek County accept that having good tires is important and necessary.

IX. TDM Committee Update, Brendan McGuire & Margaret Bowes

The TDM Committee met in May and had a great meeting. urHub, creator of the CDOT mobile app, reviewed use statistics and the successful TDM partnership they have with the I-70 Coalition. CDOT presented on winter ops results. CME and Front Range Ski Bus gave a recap on their winter business and future plans. Winter Park Resort said there are discussions around reviving the Winter Park ski train. CMCA also reviewed their winter operations. GoI70.com statistics for the past winter season show a 19% increase in users and an over 100% increase in page views.

X. 2016 Budget

- **Member Dues**-The board is recommending that 2016 membership dues remain at the same level as 2015 dues.
- **Approval of Budget**-Bill Efting made a motion to approve the 2016 budget. Mary Jane Loevlie seconded.

Discussion: There are no plans for the Reserve balance. In the past it has been used to take advantage of opportunities that come up mid-fiscal year. All were in favor and the motion carried.

XI. New Business & Member Comments

Meeting adjourned at 2:55 p.m.

Committees	Representative	Report Status
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 & Commissioners Meeting	Mayor Warner	Verbal Report
Liquor Licensing Authority*	Helen Cospolich	No Meeting/Report
Wildfire Council	Matt Thompson	No Meeting/Report
Breckenridge Creative Arts	Robb Woulfe	No Meeting/Report
Summit Stage Advisory Board*	James Phelps	No Meeting/Report
Police Advisory Committee	Chief Haynes	No Meeting/Report
CMC Advisory Committee	Tim Gagen	No Meeting/Report
Recreation Advisory Committee	Mike Barney	No Meeting/Report
Housing and Childcare Committee	Laurie Best	No Meeting/Report
Childcare Advisory Committee	Laurie Best	No Meeting/Report
Breckenridge Events Committee	Kim Dykstra	No Meeting/Report
Sustainability Task Force	Mark Truckey	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.*



July 31, 2015 Financial Report

Finance & Municipal Services Division



USAPC Stage Finish in Breckenridge

Executive Summary

July 31, 2015

This report covers the first seven months of 2015. We are currently at 110% of budgeted revenue in the Excise fund (\$1.2M over budget). June sales taxes (received in July) were up from 2014 in most categories. RETT ended July at 120% of the YTD budget and exceeded the prior year's YTD RETT revenue by \$122k.

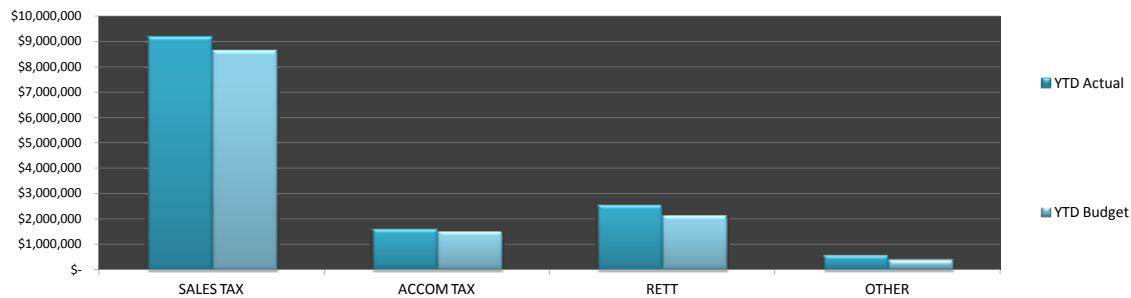
The General Fund 2015 YTD revenues are at 96% of budget and YTD expenses are under budget at 95%.

Other funds are performing according to budget with exceptions noted in the All Funds report narrative.

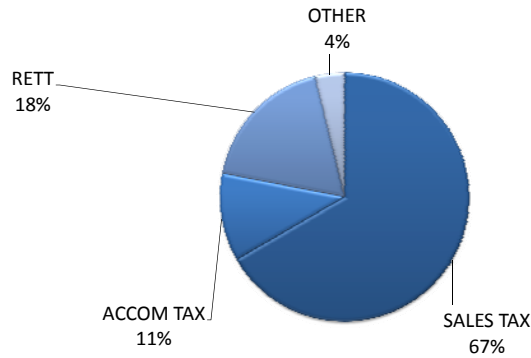
Sales Tax and Real Estate Transfer Tax are ahead of budget (see table below). For more information on tax revenues (by month and business sector), please see the Tax Basics section of the Financials.

Staff will be available at the August 25th work session to answer any questions you may have.

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	\$ 9,198,494	\$ 8,654,341	106%	\$ 16,991,999	\$ 8,442,879	\$ 16,233,023
ACCOMMODATIONS TAX	1,577,332	1,503,816	105%	2,457,799	1,399,876	2,294,537
REAL ESTATE TRANSFER	2,505,003	2,092,938	120%	4,000,000	2,383,022	4,604,914
OTHER*	526,654	348,025	151%	755,336	383,753	611,701
TOTAL	\$ 13,807,483	\$ 12,599,120	110%	\$ 24,205,134	\$ 12,609,530	\$ 23,744,174

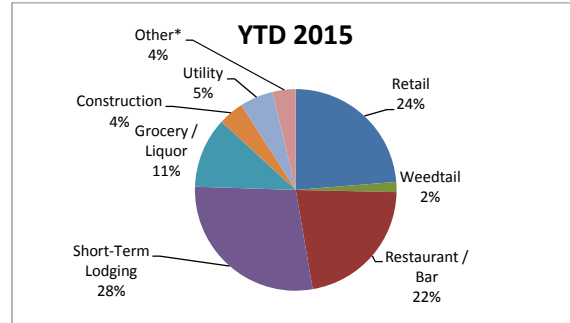
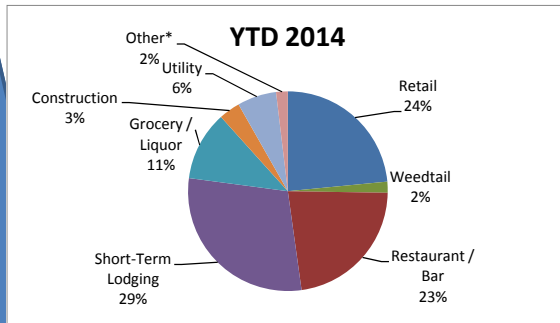
* Other includes Franchise Fees (Telephone, Public Service and Cable), Cigarette Tax, and Investment Income

The Tax Basics

Net Taxable Sales by Industry-YTD

Description	YTD 2012	YTD 2013	YTD 2014	2014		2014/2015		2015
				% of Total	YTD 2015	\$ Change	% Change	% of Total
Retail	\$43,720,264	\$52,663,502	\$56,008,212	23.48%	\$61,148,481	\$5,140,269	9.18%	23.72%
Weedtail	\$789,620	\$1,178,418	\$4,296,652	1.80%	\$4,172,935	(\$123,717)	-2.88%	1.62%
Restaurant / Bar	\$44,307,689	\$46,813,122	\$53,717,964	22.52%	\$56,594,378	\$2,876,414	5.35%	21.96%
Short-Term Lodging	\$54,477,380	\$60,764,259	\$69,832,959	29.28%	\$72,696,590	\$2,863,631	4.10%	28.20%
Grocery / Liquor	\$23,916,865	\$26,320,559	\$26,777,510	11.23%	\$29,224,537	\$2,447,026	9.14%	11.34%
Construction	\$6,418,866	\$6,733,416	\$8,289,352	3.48%	\$10,585,947	\$2,296,596	27.71%	4.11%
Utility	\$13,756,854	\$14,495,587	\$15,105,904	6.33%	\$13,742,981	(\$1,362,922)	-9.02%	5.33%
Other*	\$2,944,574	\$6,398,221	\$4,501,772	1.89%	\$9,594,704	\$5,092,932	113.13%	3.72%
Total	\$190,332,114	\$215,367,083	\$238,530,325	100.00%	\$257,760,554	\$19,230,229	8.06%	100.00%

* Other includes activities in Automobiles and Undefined Sales.



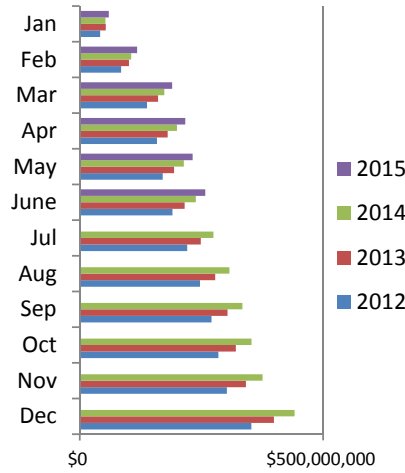
New Items of Note:

- June net taxable sales are currently ahead of 2014 by 4.29%.
- Retail, Short-Term Lodging, and Construction fared better than the aggregate of all sectors.
- Construction was ahead of prior year by 28.3% for June, yet remained behind 2006-2008 #s that ranged from \$2,832,838 - \$3,114,284.
- Weedtail continues to experience a decline: 6.21% in June, from prior year.
- Grocery/Liquor also experienced a decline (of 3.22%) in June, from prior year.
- Distribution of disposable bags experienced a slight decrease in June, from prior year.

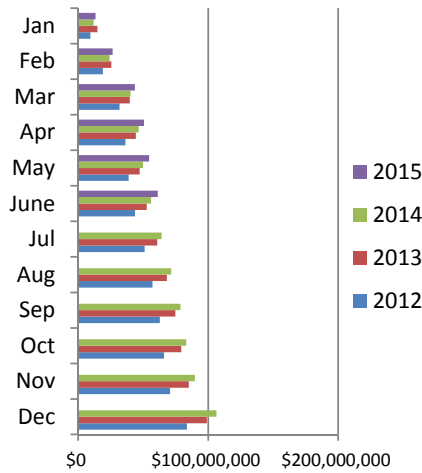
Continuing Items of Note:

- 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 20th 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.
- Undefined sales remain high due to returns that have yet to be classified. Staff is still awaiting clarification from the vendor.

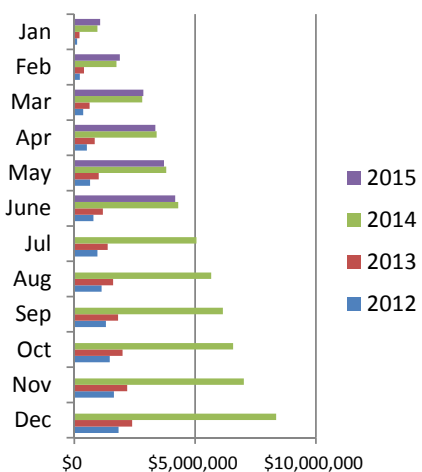
Net Taxable Sales by Sector - Town of Breckenridge Tax Base



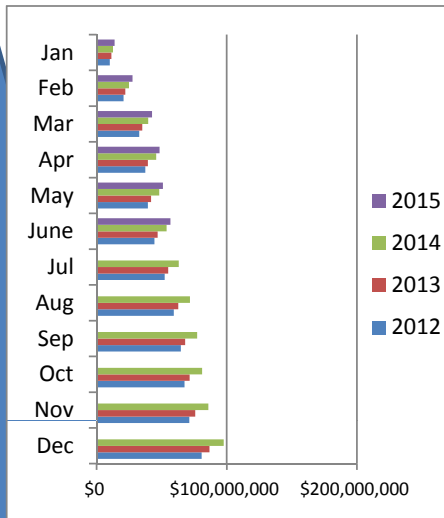
Total Net Taxable Sales					
	2012	2013	2014	2015 from PY	% change
Jan	\$41,718,482	\$53,336,557	\$52,724,657	\$59,569,109	12.98%
Feb	\$43,279,998	\$47,661,413	\$52,939,129	\$58,268,560	10.07%
Mar	\$53,068,463	\$59,665,211	\$67,965,294	\$71,914,045	5.81%
Apr	\$20,550,689	\$19,835,788	\$25,846,590	\$26,946,379	4.26%
May	\$11,552,549	\$13,043,792	\$14,128,619	\$15,067,726	6.65%
Jun	\$20,161,932	\$21,824,324	\$24,926,036	\$25,994,736	4.29%
Jul	\$30,306,091	\$33,233,133	\$36,007,304	\$0	n/a
Aug	\$26,378,253	\$29,614,066	\$32,751,065	\$0	n/a
Sep	\$23,534,713	\$25,136,536	\$26,812,435	\$0	n/a
Oct	\$14,052,583	\$17,154,744	\$18,848,441	\$0	n/a
Nov	\$17,500,298	\$20,680,131	\$22,696,886	\$0	n/a
Dec	\$50,233,000	\$57,510,396	\$65,657,859	\$0	n/a
Total	\$352,337,052	\$398,696,089	\$441,304,316	\$257,760,554	



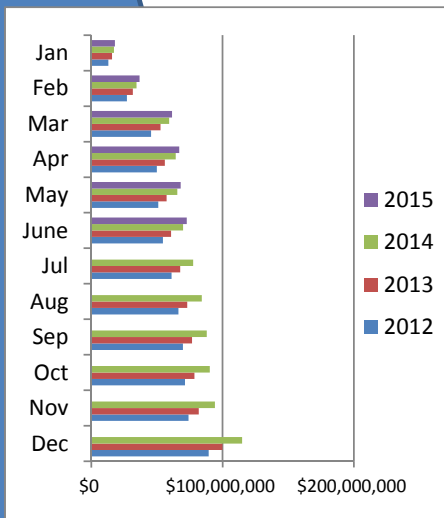
Retail					
	2012	2013	2014	2015 from PY	% change
Jan	\$9,332,951	\$14,740,883	\$11,850,499	\$13,216,760	11.53%
Feb	\$9,561,486	\$10,714,990	\$12,310,424	\$13,171,265	6.99%
Mar	\$12,894,030	\$14,200,123	\$16,101,048	\$17,228,884	7.00%
Apr	\$4,535,877	\$4,640,272	\$6,188,967	\$6,913,292	11.70%
May	\$2,460,868	\$2,945,458	\$3,424,705	\$3,924,675	14.60%
Jun	\$4,935,052	\$5,421,774	\$6,132,569	\$6,693,605	9.15%
Jul	\$7,291,230	\$8,155,359	\$8,098,518	\$0	n/a
Aug	\$6,103,157	\$7,322,388	\$7,367,221	\$0	n/a
Sep	\$5,600,950	\$6,540,887	\$7,118,054	\$0	n/a
Oct	\$3,253,812	\$4,563,566	\$4,476,941	\$0	n/a
Nov	\$4,647,092	\$5,843,691	\$6,609,157	\$0	n/a
Dec	\$12,981,465	\$13,828,152	\$16,658,333	\$0	n/a
Total	\$83,597,969	\$98,917,546	\$106,336,436	\$61,148,481	



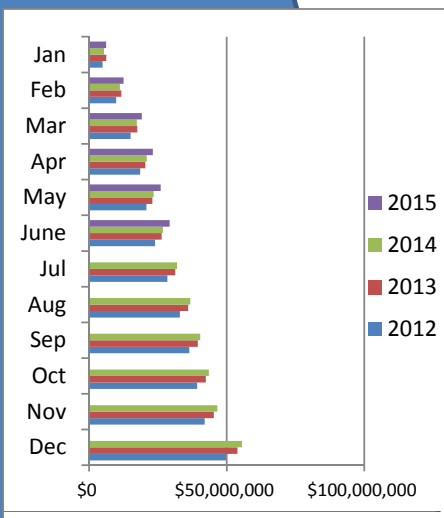
Weedtail					
	2012	2013	2014	2015 from PY	% change
Jan	\$112,836	\$213,016	\$951,609	\$1,069,983	12.44%
Feb	\$112,024	\$182,322	\$787,796	\$809,146	2.71%
Mar	\$138,857	\$236,589	\$1,068,198	\$976,179	-8.61%
Apr	\$151,697	\$207,583	\$597,513	\$496,701	-16.87%
May	\$130,681	\$165,344	\$397,864	\$357,902	-10.04%
Jun	\$143,525	\$173,564	\$493,672	\$463,026	-6.21%
Jul	\$166,596	\$198,017	\$755,747	\$0	n/a
Aug	\$167,634	\$226,347	\$612,329	\$0	n/a
Sep	\$180,635	\$203,715	\$482,512	\$0	n/a
Oct	\$160,677	\$189,368	\$425,385	\$0	n/a
Nov	\$171,386	\$192,819	\$443,172	\$0	n/a
Dec	\$189,064	\$205,254	\$1,336,055	\$0	n/a
Total	\$1,825,612	\$2,393,937	\$8,351,852	\$4,172,935	



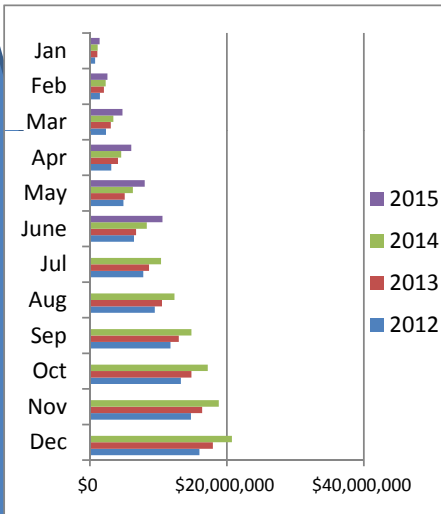
Restaurant / Bar					
	2012	2013	2014	2015	% change from PY
Jan	\$10,000,475	\$11,273,850	\$12,478,726	\$13,774,684	10.39%
Feb	\$10,576,852	\$10,704,428	\$12,289,846	\$13,739,086	11.79%
Mar	\$12,086,391	\$12,967,189	\$14,799,479	\$14,986,994	1.27%
Apr	\$4,662,012	\$4,310,574	\$6,133,751	\$5,761,096	-6.08%
May	\$1,975,658	\$2,552,517	\$2,367,636	\$2,610,016	10.24%
June	\$5,006,301	\$5,004,564	\$5,648,526	\$5,722,502	1.31%
Jul	\$7,964,540	\$8,164,898	\$9,276,963	\$0	n/a
Aug	\$6,905,724	\$7,690,278	\$8,714,972	\$0	n/a
Sep	\$5,423,426	\$5,254,681	\$5,471,492	\$0	n/a
Oct	\$2,924,663	\$3,457,580	\$3,772,601	\$0	n/a
Nov	\$3,613,665	\$4,385,744	\$4,899,826	\$0	n/a
Dec	\$9,534,760	\$10,871,039	\$11,728,928	\$0	n/a
Total	\$80,674,467	\$86,637,342	\$97,582,746	\$56,594,378	



Short-Term Lodging					
	2012	2013	2014	2015	% change from PY
Jan	\$12,980,188	\$15,698,448	\$17,232,658	\$17,887,508	3.80%
Feb	\$14,098,863	\$15,860,278	\$17,188,560	\$18,848,748	9.66%
Mar	\$18,334,344	\$21,150,210	\$24,836,984	\$24,742,656	-0.38%
Apr	\$4,477,551	\$3,303,068	\$4,958,420	\$5,425,244	9.41%
May	\$1,088,308	\$1,263,021	\$1,285,010	\$1,172,016	-8.79%
June	\$3,498,126	\$3,489,236	\$4,331,326	\$4,620,418	6.67%
Jul	\$6,619,464	\$6,874,194	\$7,651,167	\$0	n/a
Aug	\$5,172,991	\$5,384,872	\$6,665,736	\$0	n/a
Sep	\$3,501,612	\$3,680,342	\$3,794,575	\$0	n/a
Oct	\$1,495,331	\$1,780,132	\$2,321,548	\$0	n/a
Nov	\$2,764,095	\$3,266,469	\$3,795,658	\$0	n/a
Dec	\$15,265,907	\$18,079,402	\$20,755,626	\$0	n/a
Total	\$89,296,780	\$99,829,670	\$114,817,270	\$72,696,590	



Grocery / Liquor					
	2012	2013	2014	2015	% change from PY
Jan	\$4,857,276	\$6,202,934	\$5,396,830	\$6,118,110	13.36%
Feb	\$4,962,402	\$5,467,845	\$5,757,737	\$6,366,200	10.57%
Mar	\$5,219,990	\$5,782,332	\$6,142,330	\$6,618,286	7.75%
Apr	\$3,469,430	\$2,961,839	\$3,595,478	\$4,015,647	11.69%
May	\$2,309,947	\$2,527,526	\$2,494,945	\$2,825,188	13.24%
June	\$3,097,820	\$3,378,083	\$3,390,191	\$3,281,106	-3.22%
Jul	\$4,489,506	\$4,954,547	\$5,095,848	\$0	n/a
Aug	\$4,540,829	\$4,724,946	\$4,876,297	\$0	n/a
Sep	\$3,404,220	\$3,465,662	\$3,605,574	\$0	n/a
Oct	\$2,855,324	\$2,930,066	\$3,098,294	\$0	n/a
Nov	\$2,778,270	\$2,869,441	\$3,093,792	\$0	n/a
Dec	\$7,705,640	\$8,615,254	\$8,968,840	\$0	n/a
Total	\$49,690,652	\$53,880,474	\$55,516,155	\$29,224,537	

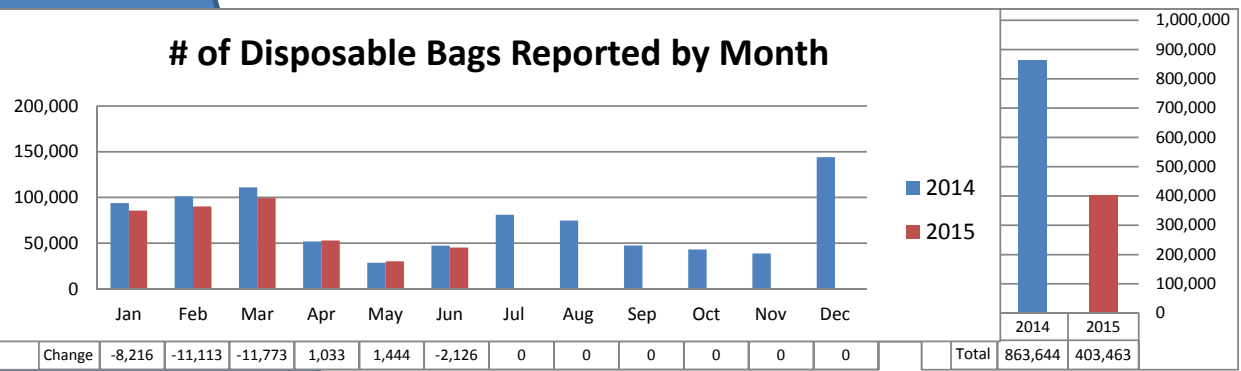


Construction					
	2012	2013	2014	2015 from PY	% change
Jan	\$752,255	\$1,072,239	\$1,129,003	\$1,414,514	25.29%
Feb	\$703,811	\$964,673	\$1,171,370	\$1,137,268	-2.91%
Mar	\$881,518	\$1,008,645	\$1,121,396	\$2,206,512	96.76%
Apr	\$779,206	\$1,055,938	\$1,140,743	\$1,265,583	10.94%
May	\$1,761,256	\$978,334	\$1,699,762	\$1,961,340	15.39%
Jun	\$1,540,822	\$1,653,588	\$2,027,078	\$2,600,730	28.30%
Jul	\$1,366,520	\$1,903,161	\$2,084,178	\$0	n/a
Aug	\$1,670,785	\$1,870,078	\$1,969,423	\$0	n/a
Sep	\$2,297,356	\$2,454,362	\$2,474,159	\$0	n/a
Oct	\$1,521,388	\$1,858,158	\$2,372,139	\$0	n/a
Nov	\$1,482,393	\$1,555,679	\$1,623,898	\$0	n/a
Dec	\$1,226,412	\$1,568,060	\$1,905,449	\$0	n/a
Total	\$15,983,720	\$17,942,915	\$20,718,596	\$10,585,947	

Disposable Bag Fees

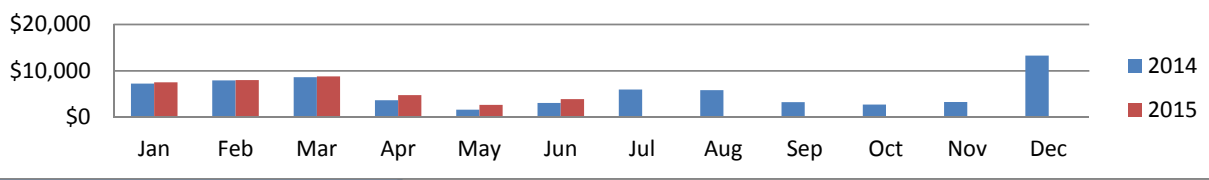
The Town adopted an ordinance April 9, 2013 (effective October 15, 2013) to discourage the use of disposable bags, achieving a goal of the SustainableBreck Plan. The \$.10 fee applies to most plastic and paper bags given out at retail and grocery stores in Breckenridge. The program is intended to encourage the use of reusable bags and discourage 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.

of Disposable Bags Reported by Month



Bag Fees Remitted by Month

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.

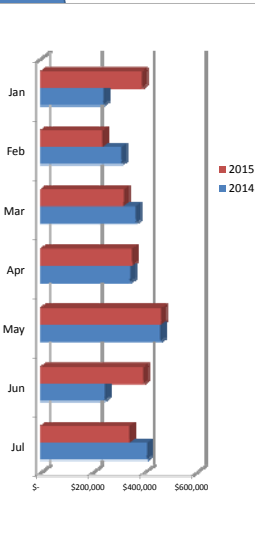
Real Estate Transfer Tax

New Items of Note:

- Revenue for the month of July was behind prior year by 16.54%, yet surpassed the monthly budget by \$7,108.
- Year to date, revenue is ahead of prior year by 5.69%, and has surpassed budget by \$412,350 (as of 7/31/15).
- Single Family Home sales currently account for the majority of the sales (35.12%), with Condominiums representing the next highest sales (29.20%) subject to the tax.

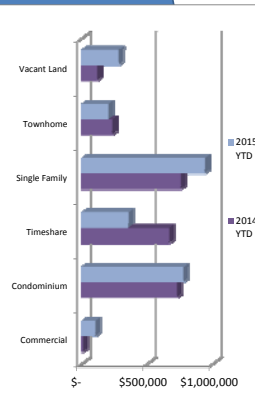
Continuing Items of Note:

- 2015 Real Estate Transfer Tax budget is based upon the monthly distribution for 2013.

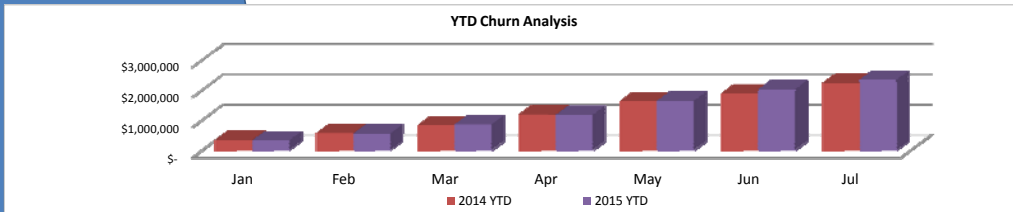


Total RETT						
	2013	2014	2015	% change	2015 Budget	+/- Budget
Jan	\$358,948	\$242,770	\$390,189	60.72%	\$321,765	\$68,424
Feb	\$234,357	\$311,353	\$239,023	-23.23%	\$210,080	\$28,943
Mar	\$281,202	\$367,107	\$320,123	-12.80%	\$252,073	\$68,050
Apr	\$380,279	\$343,886	\$352,876	2.61%	\$340,887	\$11,989
May	\$446,840	\$461,783	\$465,587	0.82%	\$400,553	\$65,034
Jun	\$259,659	\$246,452	\$395,564	60.50%	\$232,761	\$162,803
Jul	\$373,510	\$409,671	\$341,927	-16.54%	\$334,819	\$7,108
Aug	\$504,694	\$436,174	\$168,834	-61.29%	\$452,414	-\$283,580
Sep	\$509,838	\$463,305	\$0	n/a	\$457,025	n/a
Oct	\$381,475	\$495,973	\$0	n/a	\$341,959	n/a
Nov	\$403,015	\$387,739	\$0	n/a	\$361,268	n/a
Dec	\$328,416	\$438,700	\$0	n/a	\$294,396	n/a
Total	\$4,462,232	\$4,604,914	\$2,674,122		\$4,000,000	\$128,770

*August #s are as of 08/17/2015



by Category					
Description	2014 YTD	2015 YTD	\$ change	% change	% of Total
Commercial	\$ 15,297	\$ 105,125	89,828	587.25%	3.93%
Condominium	731,537	780,920	49,382	6.75%	29.20%
Timeshare	669,555	357,323	(312,233)	-46.63%	13.36%
Single Family	756,996	939,083	182,086	24.05%	35.12%
Townhome	235,344	205,362	(29,982)	-12.74%	7.68%
Vacant Land	121,538	286,309	164,772	135.57%	10.71%
Total	\$ 2,530,268	\$ 2,674,122	143,854	5.69%	100.00%



General Fund Revenues Summary

July 31, 2015

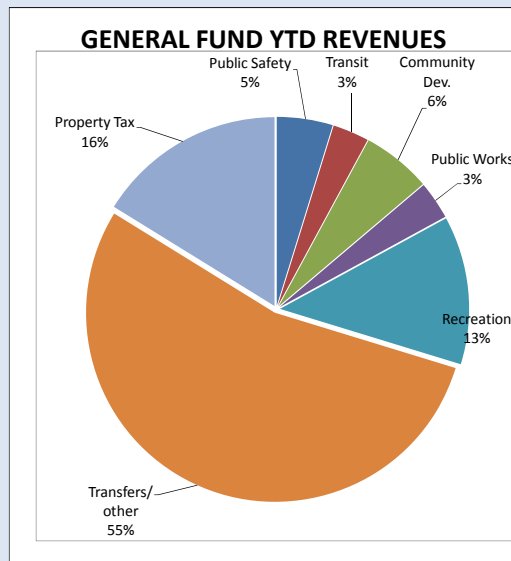
These next two pages report on 2015 year to date financials for the General Fund. This area contains most "Government Services," such as public works, police, planning, recreation facilities, and administrative function.

General Fund Revenue: At the end of June, the Town's General Fund was at 96% of YTD budget (\$14.1M actual vs. \$14.6M budgeted). Most departments are performing ahead of budget. The negative variance is due to timing-the closing of a budgeted property sale (\$999k) has not yet occurred.

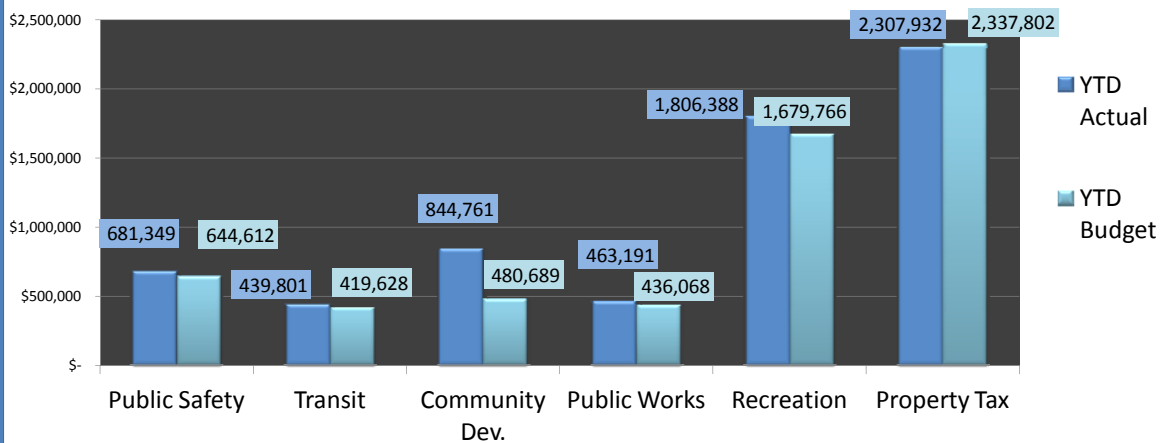
Community Development department which continues to be ahead of budget due to building permit and plan check fee revenues.

Parking revenues also ended the season ahead of budget.

Recreation is ahead of budget due to personal trainer fees, general admission, and resident pass sales.



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



General Fund Expenditures Summary

July 31, 2015

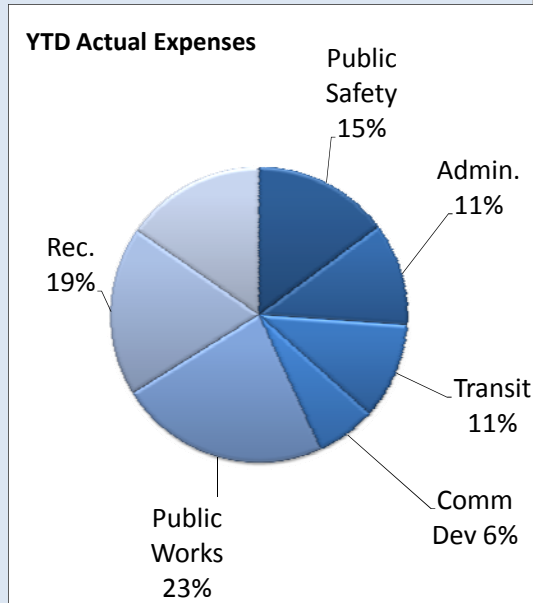
The General Fund at July 31, 2015 is at 97% of budgeted expense (\$13.7M actual vs. \$14.2M budgeted). The below graphs represent the cost of providing the services contained in this fund (Public Safety, Transit, Recreation, Public Works, Community Development, and Administration).

Variance Explanations:

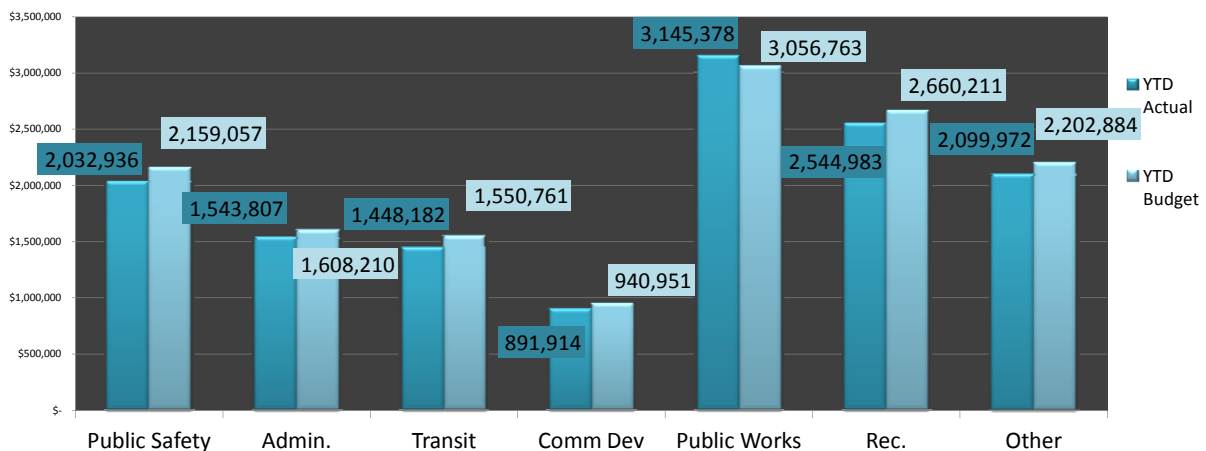
Public Safety under budget primarily due to wages (open positions).

Recreation under budget due to wages (open positions) and contracted services (janitorial, etc.)

Public Works over budget due to timing-Parks (seed and planting materials) and Facilities (repair and maintenance-expenses paid awaiting insurance reimbursements) over budget for the YTD, but under annual budget.



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



Combined Statement of Revenues and Expenditures

All Funds July 31, 2015

REVENUE	YTD Actual	YTD Budget	% of YTD Bud.	Annual Bud.
General Governmental				
1 Gen/Excise/MMJ/Child Cr/Spec Prj	\$ 20,991,179	\$ 20,132,817	104%	\$ 34,519,263
2 Special Revenue	5,942,294	7,243,964	82%	11,702,958
3 Internal Service	2,090,990	2,057,939	102%	3,553,915
4 Subtotal General Governmental	\$ 29,024,462	\$ 29,434,720	99%	\$ 49,776,136
5 Capital Projects	2,508,056	244,522	1026%	993,504
Enterprise Funds				
6 Utility Fund	2,123,265	2,085,912	102%	4,404,429
7 Golf	1,325,085	1,302,759	102%	2,205,624
8 Cemetery	10,163	14,651	69%	25,116
9 Subtotal Enterprise Funds	\$ 3,458,512	\$ 3,403,322	102%	\$ 6,635,169
10 TOTAL REVENUE	34,991,031	33,082,564	106%	57,404,809
11 Internal Transfers	18,764,340	18,745,997	100%	27,102,911
12 TOTAL REVENUE incl. x-fers	\$ 53,755,371	\$ 51,828,561	104%	\$ 84,507,720
EXPENDITURES				
	YTD Actual	YTD Budget	% of Bud.	Annual Bud.
General Governmental				
1 Gen/Excise/MMJ/Child Cr/Spec Prj	\$ 16,785,829	\$ 20,049,445	84%	\$ 30,987,266
2 Special Revenue	10,567,407	13,111,347	81%	21,487,694
3 Internal Service	1,872,526	2,189,742	86%	3,972,553
4 Subtotal General Governmental	\$ 29,225,762	\$ 35,350,534	83%	\$ 56,447,513
5 Capital Projects	3,400,687	6,930,952	49%	6,930,952
Enterprise Funds				
6 Utility Fund	1,439,224	2,608,415	55%	4,694,279
7 Golf	995,274	2,752,077	36%	3,645,490
8 Cemetery	0	46,678	0%	52,333
9 Subtotal Enterprise Funds	\$ 2,434,498	\$ 5,407,170	45%	\$ 8,392,102
10 TOTAL EXPENDITURES	35,060,947	47,688,656	74%	71,770,567
11 Internal Transfers	18,764,326	18,746,297	100%	27,103,211
12 TOTAL EXPENDITURES incl. x-fers	\$ 53,825,273	\$ 66,434,953	81%	\$ 98,873,778
13 TOTAL REVENUE less EXPEND.	\$ (69,902)	\$ (14,606,392)	N/A	\$ (14,366,058)

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

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

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

ALL FUNDS REPORT

July 31, 2015

The YTD breakdown of the revenue/expenses variances is as follows:

Governmental Funds:

General Fund:

- Revenue:
 - Under budget by \$560k due to timing-see General Fund Revenue page for more detail.
- Expense:
 - Under budget by \$472k. See General Fund Expense page of this report for more details.

Excise Fund:

- Revenue:
 - Ahead of budget by \$1.2M-see Executive Summary or Tax Basics for more information.

Capital Fund:

- Revenue:
 - The Combined Statement does not include transfers (appx. \$5M). Appears to be ahead of budget, but is primarily a timing issue. Summit County contributions to the Breckenridge Grand Vacation Community Center were received in 2015 but budgeted in 2013.
- Expense:
 - Under budget due to timing: expenditures budgeted at 100% but spending varies over the duration of the projects.

Special Revenue Funds:

- Revenue:
 - Marketing Fund ahead of budget due to business licenses, sales tax, and accommodations tax.
 - Affordable Housing under budget due to timing: Pinewood 2 tax credit rebates budgeted but not received.
- Expense:
 - Affordable Housing and Open Space under budget due to capital expenditures which have not yet taken place.

Enterprise Funds:

Utility:

- Expense:
 - Under budget due to capital expenditures which have not yet taken place.

Golf:

- Expense:
 - Under budget due to capital expenditures which have not yet taken place.

Internal Service Funds:

- Revenue:
 - Ahead of budget due to insurance recoveries
- Expense:
 - Under budget due to timing of capital expenditures

Fund Descriptions:

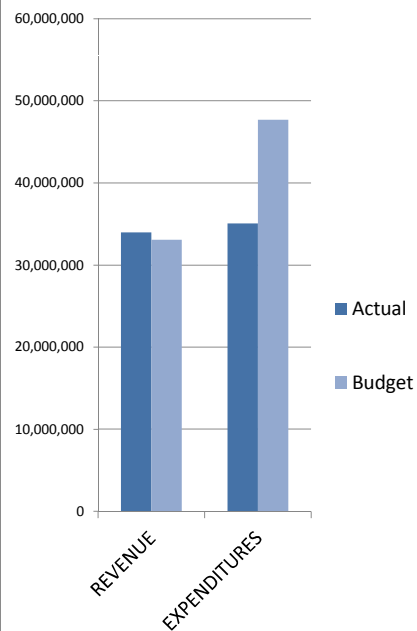
General Governmental - General, Excise, Capital, Special Projects, Child Care, Marijuana

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



MEMORANDUM

TO: Town Council

FROM: Mark Truckey, Assistant Director Community Development

DATE: August 18, 2015 for August 25 Meeting

SUBJECT: Worksession: McCain Concept Plan

Background

The Town engaged Norris Design and Tetra Tech to develop a site plan for the McCain property at the end of 2014. The site planning effort is intended to consider all of the potential uses that have been contemplated for the site and determine the best locations for those uses based on the long term needs of the Town. Some of the primary goals for the Town owned 128-acre McCain property that direct the design concepts for the property are:

- the site is intended to be a functional and aesthetic campus for several municipal uses,
- the site is a Town gateway, and
- the site should preserve a scenic river corridor supporting open space, outdoor recreation and wildlife habitat.

Elena Scott of Norris Design provided an overview of the project and some initial design ideas at the Council's March 10 work session. One issue that remained to be resolved before final site planning could occur was whether a reservoir was needed to be planned for on the site. In July the Council met with water attorney Glen Porzak to discuss the need for a reservoir to store water. The conclusion at that meeting was that with water issues resolved regarding river withdrawals for the new treatment plant, there was not a pressing need to make the significant financial investment required to construct a reservoir at this time. However, the Council did indicate that they wanted to reserve the ability to explore a reservoir at some future date. Therefore, the McCain Concept Plan included with this memo designates an open space area that could eventually be converted into an area for a reservoir.

At the March 10 Council work session, the Council provided some initial feedback on the McCain designs that were presented. These included:

- A desire to see an area designated for affordable housing on the site.
- An area for service commercial uses (e.g., landscaping and contracting businesses similar to those leasing space today) should be designated, but it should be buffered from highway and other uses to maintain aesthetics.
- It was agreed to keep the river crossing at Coyne Valley Road near its existing location (not moving it to the west).
- A grade separated Rec Path crossing of Coyne Valley Road was preferred.
- Maintaining an open space feel to the site is important.
- The amount of overflow parking needed on the site is in a state of flux. Discussions regarding parking at CMC, the proposed new F-Lot parking garage, etc., will need to be concluded before we know how big or small our need is for parking at McCain.

McCain Concept Plan

The attached McCain Concept Plan shows the proposed location of a variety of uses on the McCain property. As has been discussed before, these uses are focused on governmental facilities and uses the Town of Breckenridge anticipates needing in upcoming years. Below is a list of these uses, listed from north to south on the property, and some of the rationale that went behind the preferred siting of these uses.

Water Treatment Plant

One of the first new uses that will be constructed on the McCain property is the Town's second water treatment plant. The plant is proposed to be located near the northern entrance to the McCain site adjacent to the Fairview roundabout. It will occupy the area currently held by the Breck Bears lease and the approximately four-acre site, which will contain the plant buildings and associated settling ponds, will extend further to the west to a re-aligned Stan Miller Drive. Location near Highway 9 is preferable to limit the cost of extending water lines: 1) running from the pumpback to the property, and 2) running across the highway and uphill through Silver Shekel and the Highlands to the Highlands water tank.

Residential

An approximately 10 acre area has been reserved at the north of the site for future affordable housing development. The land immediately adjacent to the north is part of the Stan Miller PUD, which is slated for a mix of deed-restricted and free market housing. Thus, the uses are compatible and a ValleyBrook type housing project at this site could yield approximately 80 to 100 units. This is probably the best location on the McCain property to locate affordable housing. It is adjacent to planned housing on the north, it is setback far enough from the highway to mitigate noise and improve aesthetics, yet it is in close walking distance of the highway and the Summit Stage Stop by the roundabout. This area is currently leased from the Town by Alpine Rock for their mining aggregate processing operations.

Public Works Storage

Public Works has slated this 4.8 acre site for storage of gravel, road base, topsoil, and other materials needed for various Public Works projects. Access and use of the site by Public Works vehicles is relatively infrequent, so noise impacts to the neighboring residential would be minimized. Landscaping could be developed on the northern edge to visually buffer the use from the residential housing to the north.

Solar Gardens

The site contains an existing 500 kw solar garden. The Town subscribes to some of these panels and it represents an electric cost savings to the Town, while furthering our sustainability efforts. Some of these panels will be made available to the Pinewood 2 housing project to help minimize utility expenses to those residents. Another 2.8 acres has been set aside in this plan to accommodate a second solar garden of similar size.

Service Commercial

Service commercial uses includes landscaping businesses, contractors yards, and other uses that are essential in serving the community. The SustainableBreck Plan identified a need to continue to provide spaces for these types of uses in Town. Unfortunately these uses typically cannot compete with retail and thus can be outbid for lease spaces in locations such as Airport Road. The Town already leases about two acres of the McCain property to service commercial uses, such as 2V's Landscaping. A similar sized area is proposed to be set aside in this Concept Plan for these type of uses. The location is behind an existing row of trees that effectively screens the view from the highway. The location is compatible with the uses

in the County directly north—the Tatro property, which is also used for service commercial uses (e.g., Snowbridge Roto-Rooter).

Snow Storage

When Block 11 is eventually developed with affordable housing, the snow storage the Town currently uses there will have to be relocated. The McCain property is the best place to relocate this use. As staff indicated in our report for the March Council meeting, the consultant performed an analysis of alternative sites for snow storage in the Upper Blue Basin and of the few identified, none were as viable as the McCain property. Between 11-15 acres of snow storage needs to be provided. The snow storage shown on the Concept Plan both east and west of the McCain access road will meet this acreage requirement. It is sufficiently buffered from the residential uses at the north of the property by the solar gardens and Public Works storage. During the winter, trucks will be moving snow around on this site throughout the night so it is important to provide this buffering. Landscaping could be added along the perimeter of the snow storage area to improve aesthetics and it may be possible to use the area for other activities (hiking trails) in the summer.

Open Space

A large open space tract is proposed towards the southern portion of the site. With investment in grading, topsoil, and landscaping the area could be reclaimed and eventually provide a pleasing open space experience, as there are exceptional views of the Ten Mile Range from here. The consultant has included a pond feature towards the south of the open space area. This or several ponds could be incorporated into the site. This open space site also serves as a placeholder for the reservoir, should a future Council decide to pursue additional water storage. About a 15 acre area was identified for the reservoir in earlier studies. The Plan Concept With Lake map shows how the reservoir could be located in this area.

River Corridor/Open Space

A 300 foot corridor along the Blue River (150 feet minimum on either side) is proposed to be maintained for open space. Some soft surface trails may be located on the east side of the river and the proposed Recreation/Bike Path loop may daylight at a couple locations along the river. The western side of the river is proposed to be left unaltered. This has been identified by Colorado Department of Wildlife as an important wildlife area, with wildlife moving down from the mountains to the west to the river area.

Thirty percent of the purchase price of the McCain property was initially paid with open space funds. Between the 28 acre river corridor, the 21 acre open space tract, and other open space areas located on the site, well beyond 30 percent of the property is proposed to be maintained as open space.

Overflow Parking

A six acre area at the southeast portion of the site has been designated for overflow parking. This area is intended to replace 500 spaces of overflow parking currently provided at the satellite lot on Block 11, which will eventually be developed for housing. The exact amount of parking that will need to be provided on McCain is in a state of flux at this time and will depend on a number of other discussions regarding an in-town parking garage, parking agreements with CMC and the ski area, etc. The parking area could also potentially accommodate overnight parking. The location shown would be visible to drivers coming into Town on Highway 9 and would be convenient access off Coyne Valley Road.

Recycling Center

The Town and Summit County have previously agreed on the placement of a recycling center at the very southwest portion of the McCain property, abutting Coyne Valley Road. The recycling center will be replacing the existing recycling facility on CR-450. A 1.4 acre area has been set aside for that use and has already been approved through the Town Project process

McCain Site Improvements

Buildout of the McCain property will be phased over time. The water treatment plant is the first use that is expected to be under construction, perhaps in 2017. Other uses will follow depending on various factors. For example, the second solar garden would likely occur when Xcel solar rebates resurface that make the project financially attractive. Uses like snow storage and overflow parking would be predicated by when those uses are eliminated on Block 11. The timing on housing development is uncertain at this point although it may make some sense to wait until the Stan Miller housing to the north begins to be developed.

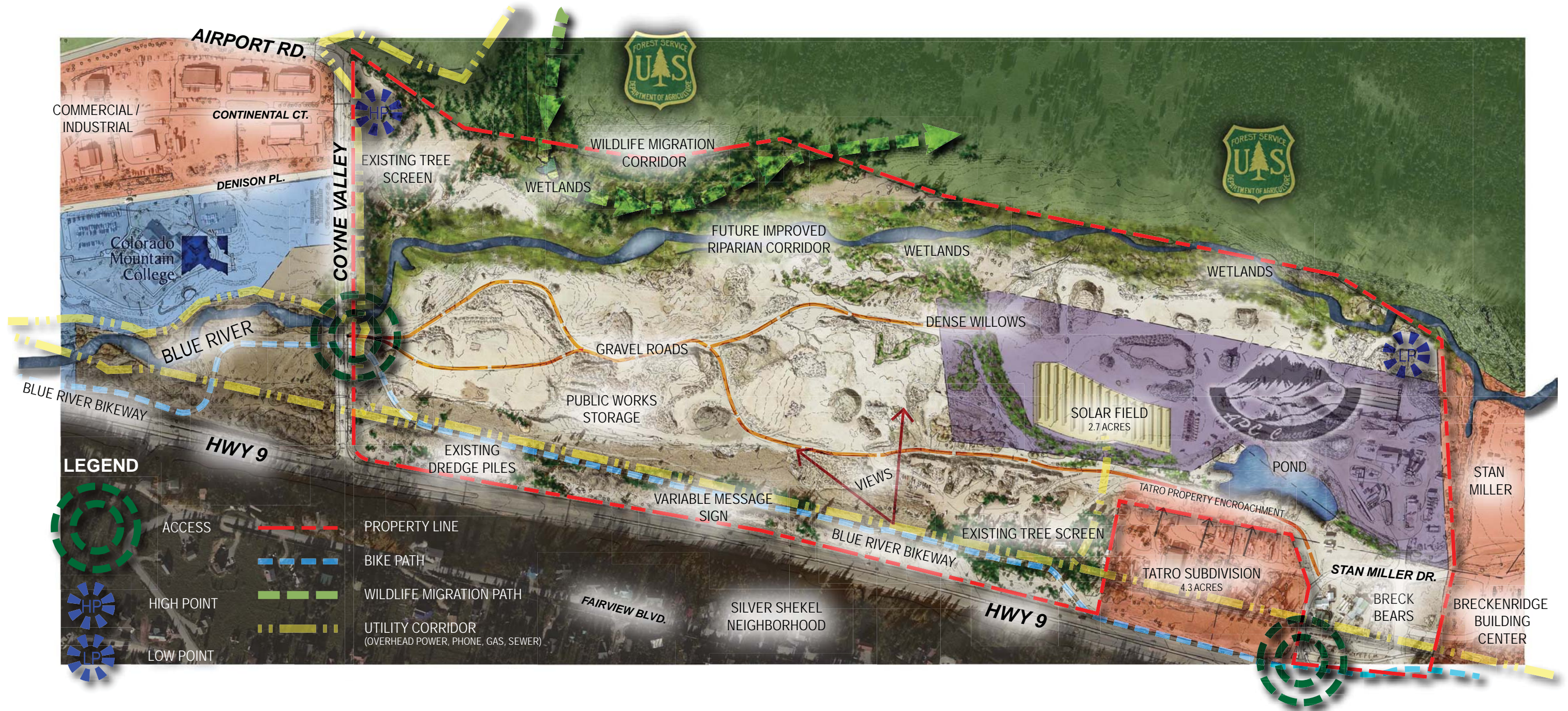
Much of the site is currently barren, with undulating topography that is the result of the gravel mining that has occurred there. There will need to be a significant investment in grading, topsoil, landscaping, and irrigation in order to make the area more aesthetically pleasing. These improvements will likely take many years to fully implement. One of the areas where we plan to target additional landscaping is along Hwy 9, to further screen and buffer the site.

The attached Open Space Plan shows a conceptual trail network throughout the property. Numerous soft surface trails are shown. A new paved loop extending off the existing Rec Path is also shown. The overall trail network proposed will enhance the public amenities provided on the property.

Next Steps

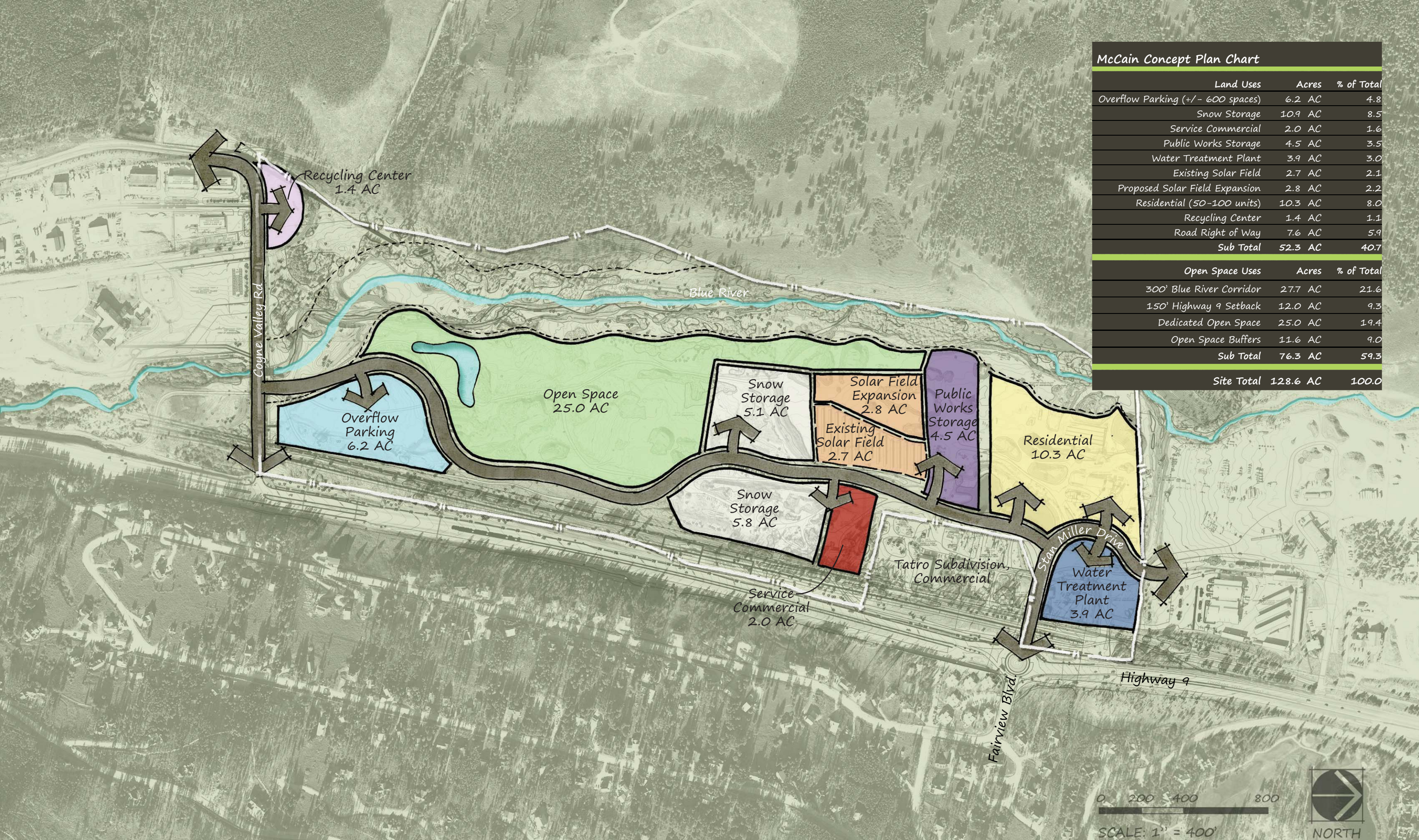
Once we have heard feedback from the Council, the design team is prepared to refine the Concept Plan and begin to develop engineering drawings and estimates for grading, drainage and utilities. There will be additional opportunities for public input, including a public open house, and site plan presentations to the BOSAC, Planning Commission and Town Council.

Staff is looking for any input the Council has on the attached McCain Concept Plan.



SCALE: 1" = 400'





McCain Concept Plan Chart

Land Uses	Acres	% of Total
Overflow Parking (+/- 600 spaces)	6.2 AC	4.8
Snow Storage	10.9 AC	8.5
Service Commercial	2.0 AC	1.6
Public Works Storage	4.5 AC	3.5
Water Treatment Plant	3.9 AC	3.0
Existing Solar Field	2.7 AC	2.1
Proposed Solar Field Expansion	2.8 AC	2.2
Residential (50-100 units)	10.3 AC	8.0
Recycling Center	1.4 AC	1.1
Road Right of Way	7.6 AC	5.9
Sub Total	52.3 AC	40.7
<hr/>		
Open Space Uses	Acres	% of Total
300' Blue River Corridor	27.7 AC	21.6
150' Highway 9 Setback	12.0 AC	9.3
Dedicated Open Space	25.0 AC	19.4
Open Space Buffers	11.6 AC	9.0
Sub Total	76.3 AC	59.3
<hr/>		
Site Total	128.6 AC	100.0



McCain Concept Plan with Lake Chart		
Land Uses	Acres	% of Total
Overflow Parking (+/- 600 spaces)	6.2 AC	4.8
Snow Storage	10.9 AC	8.5
Service Commercial	2.0 AC	1.6
Public Works Storage	4.5 AC	3.5
Water Treatment Plant	3.9 AC	3.0
Existing Solar Field	2.7 AC	2.1
Proposed Solar Field Expansion	2.8 AC	2.2
Residential (50-100 units)	10.3 AC	8.0
Recycling Center	1.4 AC	1.1
Road Right of Way	7.6 AC	5.9
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Open Space Uses		
Acres	% of Total	
300' Blue River Corridor	27.7 AC	21.6
150' Highway 9 Setback	12.0 AC	9.3
Blue River Lake	14.3 AC	11.1
Dedicated Open Space	10.7 AC	8.3
Open Space Buffers	11.6 AC	9.0
Sub Total	76.3 AC	59.3
Site Total	128.6 AC	100.0



McCain Open Space Chart

Land Uses	Acres	% of Total
Overflow Parking (+/- 600 spaces)	6.2 AC	4.8
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Public Works Storage	4.5 AC	3.5
Water Treatment Plant	3.9 AC	3.0
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Proposed Solar Field Expansion	2.8 AC	2.2
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Recycling Center	1.4 AC	1.1
Road Right of Way	7.6 AC	5.9
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<hr/>		
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Open Space Buffers	11.6 AC	9.0
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<hr/>		
Site Total	Acres	% of Total
Site Total	128.6 AC	100.0

