

I) CALL TO ORDER, ROLL CALL

Mayor Mamula called the meeting of October 24, 2023, to order at 7:00pm. The following members answered roll call: Todd Rankin, Carol Saade, Jeffrey Bergeron, Dick Carleton, Jay Beckerman, Kelly Owens and Mayor Eric Mamula.

II) APPROVAL OF MINUTES

A) TOWN COUNCIL MINUTES – October 10, 2023

With no changes or corrections to the meeting minutes of October 10, 2023, Mayor Mamula declared they would stand approved as presented.

III) APPROVAL OF AGENDA

Town Manager Rick Holman stated there were no changes to the agenda. Mayor Mamula declared the agenda approved as presented.

IV) NATIONAL VETERAN’S SMALL BUSINESS WEEK PROCLAMATION

Mayor Mamula read the proclamation into record.

V) COMMUNICATIONS TO COUNCIL

A) PUBLIC COMMENT (NON-AGENDA ITEMS ONLY; 3-MINUTE TIME LIMIT PLEASE)

Mayor Mamula opened Public Comment.

There were no comments and Mayor Mamula closed Public Comment.

B) BRECKENRIDGE TOURISM OFFICE

The update was included in the agenda packet.

VI) CONTINUED BUSINESS

A) SECOND READING OF COUNCIL BILLS, SERIES 2023 - PUBLIC HEARINGS

VII) NEW BUSINESS

A) FIRST READING OF COUNCIL BILLS, SERIES 2023

1) COUNCIL BILL NO. 38, SERIES 2023 - AN ORDINANCE SETTING THE MILL LEVY WITHIN THE TOWN OF BRECKENRIDGE FOR 2024

Mayor Mamula read the title into the minutes. Pam Ness, Revenue Manager, stated this ordinance would set the property tax mill levy and remains the same rate as all years since 2014.

Mayor Mamula opened the public hearing.

There were no public comments, and the hearing was closed.

Council Member Bergeron moved to approve COUNCIL BILL NO. 38, SERIES 2023 - AN ORDINANCE SETTING THE MILL LEVY WITHIN THE TOWN OF BRECKENRIDGE FOR 2024. Council Member Saade seconded the motion.

The motion passed 7-0.

2) COUNCIL BILL NO. 39, SERIES 2023 - AN ORDINANCE AMENDING THE BRECKENRIDGE SALES TAX CODE PERTAINING TO THE DEFINITION OF SOFTWARE AS A SERVICE

Mayor Mamula read the title into the minutes. Pam Ness stated this ordinance changes definitions in the Town Tax Code. The proposed revisions include edits to the existing definitions of “Software as Service” and “Digital Product”.

Mayor Mamula opened the public hearing.

There were no public comments, and the hearing was closed.

Council Member Bergeron moved to approve COUNCIL BILL NO. 39, SERIES 2023 - AN ORDINANCE AMENDING THE BRECKENRIDGE SALES TAX CODE PERTAINING TO THE DEFINITION OF SOFTWARE AS A SERVICE. Council Member Beckerman seconded the motion.

The motion passed 7-0.

- B) RESOLUTIONS, SERIES 2023
1) RESOLUTION NO. 19, SERIES 2023 - A RESOLUTION ADOPTING THE 2024 BUDGET AND APPROVING THE 2024-2028 CAPITAL IMPROVEMENT PLAN (AND PUBLIC HEARING)

Mayor Mamula read the title into the minutes. Dave Byrd, Finance Director, stated this resolution would adopt the 2024 budget and the 2024-2028 CIP. He further explained that the modifications from the last presentation of the budget have been made and the complete proposed budget can be found on the Town's website.

Mayor Mamula opened the public hearing.

Kyle Brochu, a local resident, stated he is here on behalf of a group that is concerned about the use of turf on the ball fields and how it causes injuries. He stated the ultimate frisbee group relies on the south softball field, which is proposed to turn into turf. He further stated Breckenridge is the only place to play within a two-hour range, and the teams can play May-October with lights. Brochu would like to consider only converting the north field and leaving the south field as grass. He clarified that the concern is with injury.

Council Member Carleton explained that turf would make the season longer.

Sam Brede, a local resident, stated he has been playing ultimate frisbee since he moved here, and our fields are the best ones in the County. He thanked staff for their work on the fields and stated the abrasion from a turf field would make it difficult to play there.

There were no additional public comments, and the hearing was closed.

Council Member Carleton stated he would like to consider phasing the fields in the CIP, and he would like to see the CIP numbers if we phased turf so we have time to review these concerns. Deputy Town Manager Haynes stated we have asked staff to review sustainability and other considerations for the turf fields. She also confirmed that we can look at not spending the entire budget on turf this year.

Council Member Bergeron moved to approve RESOLUTION NO. 19, SERIES 2023 - A RESOLUTION ADOPTING THE 2024 BUDGET AND APPROVING THE 2024-2028 CAPITAL IMPROVEMENT PLAN. Council Member Owens seconded the motion.

The motion passed 7-0.

- 2) RESOLUTION NO. 20, SERIES 2023 - A RESOLUTION AUTHORIZING THE GRANTS ADMINISTRATOR TO SUBMIT A GRANT REQUEST TO THE COLORADO PARKS AND WILDLIFE DEPARTMENT LAND AND WATER CONSERVATION FUND GRANT

Mayor Mamula read the title into the minutes. Scott Reid stated this resolution would authorize the Town to submit a grant request to CPW for the purpose of improving hardscaping around the Kingdom Park ballfields.

Mayor Mamula opened the public hearing.

There were no public comments, and the hearing was closed.

Council Member Bergeron moved to approve RESOLUTION NO. 20, SERIES 2023 - A RESOLUTION AUTHORIZING THE GRANTS TO SUBMIT A GRANT REQUEST TO THE COLORADO PARKS AND WILDLIFE DEPARTMENT LAND AND WATER CONSERVATION FUND GRANT. Council Member Saade seconded the motion.

The motion passed 7-0.

- 3) RESOLUTION NO. 21, SERIES 2023 - A RESOLUTION AUTHORIZING THE GRANTS ADMINISTRATOR TO SUBMIT A GRANT REQUEST TO THE COLORADO PARKS AND WILDLIFE DEPARTMENT STATE TRAILS GRANT PROGRAM

Mayor Mamula read the title into the minutes. Scott Reid stated this resolution would authorize the Town to submit a grant request to CPW for a trails grant. He further stated the purpose of this grant would be to improve trails with a focus on accessibility.

Mayor Mamula opened the public hearing.
There were no public comments, and the hearing was closed.

Council Member Bergeron moved to approve RESOLUTION NO. 21, SERIES 2023 - A RESOLUTION AUTHORIZING THE GRANTS ADMINISTRATOR TO SUBMIT A GRANT REQUEST TO THE COLORADO PARKS AND WILDLIFE DEPARTMENT STATE TRAILS GRANT PROGRAM. Council Member Carleton seconded the motion.

The motion passed 7-0.

- 4) RESOLUTION NO. 22, SERIES 2023 - A RESOLUTION APPOINTING THE TOWN MANAGER AND APPROVING THE EMPLOYMENT AGREEMENT
Mayor Mamula read the title into the minutes. Rick Holman, Town Manager, stated this resolution would appoint Shannon Haynes to be the new Town Manager and approve her employment agreement with the Town, to be effective December 19, 2024.

Mayor Mamula opened the public hearing.
There were no public comments, and the hearing was closed.

Council Member Bergeron moved to approve RESOLUTION NO. 22, SERIES 2023 - A RESOLUTION APPOINTING THE TOWN MANAGER AND APPROVING THE EMPLOYMENT AGREEMENT. Council Member Owens seconded the motion.

The motion passed 7-0.

- C) OTHER

VIII) PLANNING MATTERS

- A) PLANNING COMMISSION DECISIONS

Mayor Mamula declared the Planning Commission Decisions would stand approved as presented.

- B) DE NOVO HEARING 114 SOUTH MAIN STREET REDEVELOPMENT

Mayor Mamula introduced the DE NOVO HEARING 114 SOUTH MAIN STREET REDEVELOPMENT. Mayor Mamula read the script into record. Sarah Crump, Planner III, introduced the application. She reviewed the project specifications, including land use district, and the history of remodels of the building. She also reviewed the core commercial character area of this section of Main Street. She stated that this application meets the design standards, including windows, entryway, roof form and materials. She also reviewed the rooftop deck specifications and the proposed building width. She reviewed the priority design standards in relation to the building meeting the sidewalk edge. Crump stated staff does not have concerns about the building width. She explained that the building would generate 8.1 employees and employee mitigation, parking and PIFs will be assessed when the applicant applies for a business or liquor license, for example. Crump stated staff is recommending -5 points for building height, and the space on the south side of the building allows for drainage, but not pedestrians. She further stated that the developer is providing 8 parking spaces on site, and will require 10.2 spaces so they would need to purchase the difference. Also, the building will have two EV charging stations, for positive points. Crump explained additional permitting would be required for exterior speakers, and staff recommends approval with a total of +1 point.

Council Member Carleton asked about the liquor license in the space, and the circulation between the retail and bar area. Staff explained there is not yet a tenant in this space, and no liquor application has been submitted to the Town.

Mayor Mamula asked about the floors, how guests would access the rooftop deck from the bar, and the purpose of the patio.

Council Member Beckerman asked about the EV chargers to get positive points and if there is any heating proposed on the rooftop patio. He also asked about the square footage of the indoor bar on the second level, and staff answered it was 674 ft.

Suzanne Sabo, an architect representing the applicant, stated her client is out of the country, so she is representing the applicant here today. She described the modifications of this project over the past few iterations, including the setbacks for the rooftop deck. She stated this building was intended to be a “core and shell” building by the developer, without a tenant in mind, so for the employee generation pieces this is only a placeholder at this time. She stated we feel this building is detailed to read less wide than it is, and it’s consistent with other buildings in the core. She further explained the gap on the south side is for drainage, and they can gate that area. She also stated the front is aligned with the building to the north. Council Member Carleton asked about the parking area in the back. Mayor Mamula asked about the configuration of the rear of the building and Sabo stated it will be used for egress. Chris Kulick clarified that that in order to program the rooftop deck, they would need amenities inside to match the use, which would determine the employee mitigation calculation.

Mayor Mamula closed the call up hearing. Council Member Carleton stated he was perplexed about the employee generation calculation and now it makes sense that there wasn’t a clear answer because there isn’t yet a tenant for that space. Other council members agreed that they are comfortable with this project as explained.

Mayor Mamula read the hearing script to close the hearing.

Council Member Bergeron moved to approve the 114 SOUTH MAIN STREET REDEVELOPMENT, as called up from the Planning Commission Decisions. Council Member Beckerman seconded the motion.

The motion passed 7-0.

IX) REPORT OF TOWN MANAGER AND STAFF

Town Manager Holman stated there was no report.

X) REPORT OF MAYOR AND COUNCIL MEMBERS

A. CAST/MMC

Mayor Mamula stated Mountain Town 2030 and CAST were last week and they were positive.

B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE

No update.

C. BRECKENRIDGE TOURISM OFFICE

No update.

D. BRECKENRIDGE HISTORY

Council Member Saade stated staff made the move to Milne Park, and they will host an open house on November 4, 10am-12pm. She also stated the Jessie Mill project is wrapping up soon and they intend to have a community celebration. Council Member Saade stated student programming has been successful and they are encouraging homeowners to stabilize historic sheds on their property.

E. BRECKENRIDGE CREATIVE ARTS

Council Member Rankin stated Breck Create is looking at the number of hosted events as opposed to outside organizations using the facilities, and they are looking forward to the upcoming planning process.

F. CML ADVISORY BOARD UPDATE

Council Member Saade stated there was a meeting last Friday, and CML is going to be proactive in introducing legislation during the next session. She stated they are looking at a new housing bill draft, as well as transit-oriented bills, among other things.

G. CHILD CARE ADVISORY COMMITTEE

No update.

H. SOCIAL EQUITY ADVISORY COMMISSION
The minutes from the last meeting are in the packet.

XI) OTHER MATTERS

Mayor Mamula stated he and Council Member Owens went to see the delivery center run by 106 West in Vail, and he believes we could fix a lot of the problems on the Riverwalk by implementing a delivery center similar to how they do it. He further stated we need to find a place to do it.

XII) SCHEDULED MEETINGS

A) SCHEDULED MEETINGS FOR OCTOBER, NOVEMBER AND DECEMBER.

XIII) ADJOURNMENT

With no further business to discuss, the meeting adjourned at 8:24pm. Submitted by Helen Cospolich, Municipal Services Director and Town Clerk.

ATTEST:

Helen Cospolich, CMC, Town Clerk

Eric S. Mamula, Mayor