

**I) CALL TO ORDER, ROLL CALL**

Mayor Mamula called the meeting of September 12, 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 – August 22 and September 1, 2023  
With no changes or corrections to the meeting minutes of August 22 and September 1, 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) COMMUNICATIONS TO COUNCIL**

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

Mayor Mamula opened Public Comment.

Mike Lumina, a Breckenridge resident and president of the HOA at Breckenridge Mountain Village, stated he was present to voice disappointment about the elimination of the blue route, which was a direct route to the Gondola. He further stated he believes the ridership is underestimated and the other options to walk into Town are not ideal with unmaintained trails and not good crosswalks. He stated that, assuming the Blue Route is eliminated, he would like the Town to consider running the Brown route or an express route on French Street.

Ken Karger, speaking for Timber Trail residents, stated the Town is only hearing some of the correct information from BGV and while traffic isn't the main issue, we are objecting to ongoing construction traffic coming up the route. He also stated the tract BGV is referring to isn't intended for development, and he would suggest that the road go around the maintenance shed instead of through Timber Trail.

Chris Vance, a local resident, stated he currently houses three locals on French Street. He further stated he would like to restore his garage to house 2 more people, and would like to house BOEC staff there, but ADUs need to be deed restricted and that restricts volunteers and those who don't work, like entrepreneurs. He stated he would like not to be restricted in who can use his property. Mr. Holman stated staff will follow up and Council would need to consider the Town's ADU deed restriction if they intend to change the current rules.

There were no additional comments and Mayor Mamula closed Public Comment.

**V) HISPANIC HERITAGE MONTH PROCLAMATION**

Mayor Mamula read the proclamation into record.

**VI) CONTINUED BUSINESS**

- A) SECOND READING OF COUNCIL BILLS, SERIES 2023 - PUBLIC HEARINGS  
B) COUNCIL BILL NO. 30, SERIES 2023 - A BILL FOR AN ORDINANCE TO LOCALLY LANDMARK A HISTORIC PROPERTY AT 106 SOUTH FRENCH STREET

Mayor Mamula read the title into the minutes. Mark Truckey, Community Development Director, stated this ordinance would landmark a historic property located at 106 South French Street. He also stated there were no changes from first reading.

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. 30, SERIES 2023 - A BILL FOR AN ORDINANCE TO LOCALLY LANDMARK A HISTORIC PROPERTY AT 106 SOUTH FRENCH STREET. Council Member Rankin seconded the motion.

The motion passed 7-0.

- C) COUNCIL BILL NO. 31, SERIES 2023 - A BILL FOR AN ORDINANCE TO LOCALLY LANDMARK A HISTORIC PROPERTY AT 112 NORTH FRENCH STREET

Mayor Mamula read the title into the minutes. Mark Truckey, Community Development Director, stated this ordinance would landmark a historic property located at 112 North French Street. He also stated there were no changes from first reading.

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. 31, SERIES 2023 - A BILL FOR AN ORDINANCE TO LOCALLY LANDMARK A HISTORIC PROPERTY AT 112 NORTH FRENCH STREET. Council Member Beckerman seconded the motion.

The motion passed 7-0.

**VII) NEW BUSINESS**

- A) FIRST READING OF COUNCIL BILLS, SERIES 2023

- 1) COUNCIL BILL NO. 32, SERIES 2023 - A BILL FOR AN ORDINANCE AMENDING POLICY 3A PERTAINING TO DENSITY CALCULATIONS FOR NET ZERO ENERGY BUILDINGS

Mayor Mamula read the title into the minutes. Sarah Crump, Planner III, stated this ordinance would amend Policy 3A pertaining to density calculations for net zero energy buildings.

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. 32, SERIES 2023 - A BILL FOR AN ORDINANCE AMENDING POLICY 3A PERTAINING TO DENSITY CALCULATIONS FOR NET ZERO ENERGY BUILDINGS. Council Member Saade seconded the motion.

The motion passed 7-0.

- B) RESOLUTIONS, SERIES 2023

- C) OTHER

**VIII) PLANNING MATTERS**

- A) PLANNING COMMISSION DECISIONS

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

Council Member Beckerman stated he would like to make a motion to call up 114 S. Main Street Redevelopment, PL-2023-0077.

Mark Truckey stated that if called up, Council would need to set a date and time for this hearing.

Council Member Beckerman made a motion to call up 114 S. Main Street Redevelopment, PL-2023-0077, and set the hearing date for October 24, 2023, if that is agreeable with the applicant. Council Member Rankin seconded the motion. The motion passed 7-0.

**IX) REPORT OF TOWN MANAGER AND STAFF**

Town Manager Holman stated Mike Dudick has requested a special meeting the first week in October to discuss the BGV Development Proposal. Council agreed to a Special Meeting on October 6, 2023 at 8:30am for this purpose.

Town Manager Holman asked Council if they would like to attend the FIRC wine dinner at the Hearthstone. He also stated Deputy Town Manager Shannon Haynes will be acting Town Manager this weekend.

**X) REPORT OF MAYOR AND COUNCIL MEMBERS**

**A. CAST/MMC**

Mayor Mamula stated they had an MMC meeting, and the School District spoke. He stated there was discussion about post-high school options, and there are lot of options for kids who don't want to go to traditional college.

**B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE**

Council Member Bergeron stated there was a site visit to the Laurium Trailhead. He stated the committee is discussing beginner biking and hiking loops, parking strategy and trailhead assessments. He also stated the group discussed downhill trails with features and how they may make the trails not as inviting for other users.

**C. BRECKENRIDGE TOURISM OFFICE**

Council Member Carleton stated this is Oktoberfest weekend, and they will be receiving food donations for FIRC. He stated the Riverwalk is the stein sales location, and Lucy Kay thanked the BCA for its use. He stated the BTO is focused on achieving revenue goals and being a leader in stewardship. Council Member Carleton stated the brand study found we were average for "friendliness", but high in other categories.

**D. BRECKENRIDGE HISTORY**

No update.

**E. BRECKENRIDGE CREATIVE ARTS**

No update.

**F. CML ADVISORY BOARD UPDATE**

Council Member Saade stated CML is opposing Proposition HH as it restricts municipal decision making, among other things. She also stated the CML Board initiative this year is "civility" and CML is working on producing more materials for candidates. She stated they are also looking for bill sponsors to eliminate any mandate on land use based on last session's bill.

**G. CHILD CARE ADVISORY COMMITTEE**

No update.

**H. SOCIAL EQUITY ADVISORY COMMISSION**

No update.

**XI) OTHER MATTERS**

Council Member Bergeron stated he believes we need to increase our "friendliness" rating, and he would like to see us work on the Blue Route for the group of people who are concerned about that.

Council Member Carleton stated he'd like to see a work session on redevelopment and anticipated ordinances to recognize and prevent unintended consequences of redevelopment.

Council Member Beckerman stated regarding the Fairview Roundabout the crosswalks are dangerous and maybe we can look at flashing signs or something to make that area safer.

Mayor Mamula stated he would like to add to future projects lining the river between Maggie Pond and the Dredge.

**XII) SCHEDULED MEETINGS**

- A) SCHEDULED MEETINGS FOR OCTOBER, NOVEMBER AND DECEMBER.

**XIII) ADJOURNMENT**

With no further business to discuss, the meeting adjourned at 7:45pm. Submitted by Helen Cospolich, Municipal Services Director and Town Clerk.

ATTEST:

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Helen Cospolich, CMC, Town Clerk

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Eric S. Mamula, Mayor

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