

**D) CALL TO ORDER, ROLL CALL**

Mayor Owens called the meeting of May 13, 2025, to order at 7:00pm. The following members answered roll call: Marika Page, Jay Beckerman, Steve Gerard, Carol Saade, Dick Carleton and Mayor Kelly Owens. Todd Rankin was absent.

**II) APPROVAL OF MINUTES**

**A) TOWN COUNCIL MINUTES – April 8 and April 30, 2025**

With no changes or corrections to the meeting minutes of April 8 and April 30, 2025, Mayor Owens declared they would stand approved as presented.

**III) APPROVAL OF AGENDA**

Town Manager Shannon Haynes stated there no changes to the agenda.

**IV) COMMUNICATIONS TO COUNCIL**

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

Mayor Owens opened Public Comment.

Joy Lukasiewicz, parent and representative of Summit High School Baseball Club, thanked Council for the turf field at Kingdom Park.

Liz Tobias, president of Summit Youth Baseball, stated this ordinance gives 400 kids in the club the opportunity to play baseball. She thanked Council for their support.

Ethan Guerra, local resident, stated he is supportive of the workforce project, but he is left wondering about long-term social and economic concerns. He further stated he is concerned that we are boosting the potential of those higher-end buyers. He spoke about standard and light deed restrictions, and stated he is concerned about the perpetuation of socioeconomic status. He further stated the higher-priced units with ADUs subsidize the ability of those who are more fortunate to purchase the higher-priced units.

Mayor Owens thanked Mr. Guerra for his comments and thanked the Summit baseball groups for their positive comments.

With no additional comments, Mayor Owens closed Public Comment.

**B) BRECKENRIDGE TOURISM OFFICE**

Lucy Kay, Director of the BTO, stated guest nights are currently down 14% and by year end they expect nights to be down 5-10%. She further stated Key Data will be the keynote speaker for the meeting coming up. Kay stated the experiential training for front-line staff is filling, including a trivia night that is popular. Kay stated Breck Pride begins June 9 and will be a positive week of events for the community, with the support of local businesses. She also stated July 4<sup>th</sup> will be busy with events and we hope to keep people in Town into the evening for that holiday.

**VI) CONTINUED BUSINESS**

**A) SECOND READING OF COUNCIL BILLS, SERIES 2025**

**1) COUNCIL BILL NO. 6, SERIES 2025 - AN ORDINANCE AMENDING AND REPLACING TITLE 4, CHAPTER 5, OF THE BRECKENRIDGE TOWN CODE REGARDING RETAIL TOBACCO BUSINESS LICENSING**

Mayor Owens read the title into the minutes. Deputy Town Manager Scott Reid stated there were no substantive changes to this ordinance from first reading.

Mayor Owens opened the public hearing.

Kayla Perez-Lopez, and Isa Hernandez, SHS students and YESS members, spoke in favor of the ordinance. They both spoke about the statistics of youth using tobacco products, and the negative effects of flavored products, in particular, for youth. Both students thanked Council for their work on this ordinance.

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

Council Member Saade moved to approve COUNCIL BILL NO. 6, SERIES 2025 -

AN ORDINANCE AMENDING AND REPLACING TITLE 4, CHAPTER 5, OF THE BRECKENRIDGE TOWN CODE REGARDING RETAIL TOBACCO BUSINESS LICENSING. Council Member Gerard seconded the motion.

The motion passed 6-0. Council Member Rankin was absent.

**VI) NEW BUSINESS**

A) FIRST READING OF COUNCIL BILLS, SERIES 2025

- 1) COUNCIL BILL NO. 7, SERIES 2025 - AN ORDINANCE APPROVING AN EXTENSION TO A DEVELOPMENT AGREEMENT WITH CHRISTIE HEIGHTS PARTNERSHIP, A CALIFORNIA GENERAL PARTNERSHIP (EXTENDED VESTED PROPERTY RIGHTS – CUCUMBER CREEK ESTATES)

Mayor Owens read the title into the minutes. Assistant Director of Community Development, Chris Kulick, stated this ordinance would extend a development agreement for Cucumber Creek Estates by 5 years.

Mayor Owens opened the public hearing.

There were no public comments and the hearing was closed.

Council Member Beckerman moved to approve COUNCIL BILL NO. 7, SERIES 2025 - AN ORDINANCE APPROVING AN EXTENSION TO A DEVELOPMENT AGREEMENT WITH CHRISTIE HEIGHTS PARTNERSHIP, A CALIFORNIA GENERAL PARTNERSHIP (EXTENDED VESTED PROPERTY RIGHTS – CUCUMBER CREEK ESTATES). Council Member Carleton seconded the motion.

The motion passed 6-0. Council Member Rankin was absent.

B) RESOLUTIONS, SERIES 2025

C) OTHER

**VII) PLANNING MATTERS**

A) PLANNING COMMISSION DECISIONS

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

B) RUNWAY NEIGHBORHOOD MASTER PLAN TOWN PROJECT

Mayor Owens introduced the RUNWAY NEIGHBORHOOD MASTER PLAN TOWN PROJECT. Amelia Brackett, Planner, explained the project, which included a mix of units. She stated the plan contains a total number of 148 units, while allowing for flexibility in unit types, timeline, and other aspects of the project. She explained that the parking and traffic requirements have been met, and spoke about the dumpsters on the property, which were acknowledged in the findings and conditions in the presentation. Brackett detailed the point findings and stated staff have found there are enough TDRs for this project across other Town properties.

Mayor Owens asked about feedback from neighbors or others in the community. Brackett explained there was someone who asked about infrastructure at Planning Commission. Council Member Saade asked about the +6 points for meeting Council Goals and Brackett explained it's possible to have the points apply to a Council Goal and also apply for employee housing. Council Member Beckerman asked about the use of another type of enclosure for trash, and Brackett explained these dumpsters may be cleaner and more appropriate for this kind of site.

The Developer spoke about the project. Lindsay Newman of Norris Design, Suzanne Allen-Sabo of Neighborhood Crafters, Dan Chapman of Allen-Guerra Architects and Tori Aidala of Norris Design were present. Newman thanked staff for their work on this project and reinforced the goal of the project, which is to build upon their work done on other local housing projects with this new neighborhood design. She emphasized parks, gathering spaces and sustainability, among other things. Newman presented a detailed site plan highlighting parking, trash enclosures, snow storage and solar access. Aidala then spoke about the parking, traffic and snow storage plans.

Mayor Owens opened the public hearing.

There were no public comments and the hearing was closed.

Council Member Beckerman moved to approve RUNWAY NEIGHBORHOOD MASTER PLAN TOWN PROJECT. Council Member Gerard seconded the motion.

The motion passed 6-0. Council Member Rankin was absent.

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

Town Manager Shannon Haynes stated there are grilling spots open at Town Party, as well as Coffee Talk coming up, and the next Council meeting is May 27<sup>th</sup> at noon.

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

Reports of Mayor and Council were covered during the afternoon work session.

**A. CAST/MMC**

Town Manager Haynes stated Elevated Community Health gave a presentation, and there was a request for funding. She also stated Dillon is considering an ordinance for pay as you throw, Copper is talking about hosting a World Cup this coming winter season, and the County is considering a 2026 ballot question related to TABOR.

**B. BRECKENRIDGE OPEN SPACE ADVISORY COMMISSION**

Council Member Beckerman stated the Open Space and Trails Open House will be this Monday, 5-7pm. He also stated the Chair and Vice-Chair were reappointed, and BreckOST.com now has trail conditions overlaid with the trail map. He also stated Tamara Park, Director of Breck Create, gave a presentation about BIFA's Trail Mix, including a large slide on Little Mountain, music events on trails, a natural gardens installation on Moonstone, a maze on Iowa Hill trail and other exciting activations. He further stated we try to teach responsible tourism through these activations.

**C. BRECKENRIDGE TOURISM OFFICE**

No update.

**D. BRECKENRIDGE HISTORY**

No update.

**E. BRECKENRIDGE CREATIVE ARTS**

Council Member Gerard stated the Arts District Management Committee has been formed and will begin working during a meeting on May 22.

**F. CML ADVISORY BOARD UPDATE**

Council Member Saade stated we will be evaluating the impacts of current legislation on the Town. Town Manager Haynes stated we will need to do a more in-depth update with the Town Attorney for Council in the future.

**G. SOCIAL EQUITY ADVISORY COMMISSION**

No update.

**H. ARTS AND CULTURAL MASTER PLAN STEERING COMMITTEE**

Council Member Beckerman stated postcards will be in all mailboxes this week with the purpose to solicit feedback from the community and help us move forward with the Master Planning planning process. Mayor Owens asked about reaching out of town guests who don't already participate in arts events, and Council Member Beckerman stated she should be able to use the mailing list from Snow Sculptures.

**X) OTHER MATTERS**

Council Member Saade stated the Breck 101 Trivia Night would be a great opportunity to interact with new community members and staff.

Council Member Gerard stated he attended a meeting with Scott Jackman where they heard about non-toxic alternatives to controlling weeds and we will be following up with ideas for getting rid of toxic products.

Mayor Owens congratulated the Golf Club for their upcoming opening and encouraged teams to sign up for the Little Red Fundraiser.

**XI) SCHEDULED MEETINGS**

A) SCHEDULED MEETINGS FOR MAY, JUNE AND JULY

**XII) ADJOURNMENT**

With no further business to discuss, the meeting adjourned at 7:57pm. Submitted by Helen Cospolich, CMC, Director of Municipal Services and Engagement.

ATTEST:

  
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Mae Watson, Town Clerk

  
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Kelly Owens, Mayor