

I) CALL TO ORDER, ROLL CALL

Mayor Owens called the meeting of May 27, 2025, to order at 7:00pm. The following members answered roll call: Steve Gerard, Marika Page, Carol Saade, Jay Beckerman, Dick Carleton, Todd Rankin and Mayor Kelly Owens.

II) APPROVAL OF MINUTES

A) TOWN COUNCIL MINUTES – May 13, 2025

There were no changes or corrections to the meeting minutes of May 13, 2025. Mayor Owens declared they would stand approved as presented.

III) APPROVAL OF AGENDA

Town Manager Shannon Haynes stated there were 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.

Cielo Galindo spoke in support of the Immigrant Heritage Month Proclamation. Galindo stated Summit County has become her and her family's home. As a community leader with Mountain Dreamers, Galindo has worked to engage and educate the local Latin community and support the rights of immigrants in the county. She stated she was grateful for the Proclamation of Immigrant Heritage Month. Galindo celebrates the opportunity for inclusion for all.

Osmedo Molano spoke in support of the Immigrant Heritage Month Proclamation. He stated Immigrant Heritage Month is a very valuable celebration for the Hispanic community. He spoke to the importance of thinking as human-beings without prejudice. Molano is working to bring this idea to the community to create a stronger work force, and a force of love and peace. Molano stated his objective is to work as a team to bring knowledge to the community and make everyone feel important. He spoke in gratitude of Town of Breckenridge for their support.

Angie Pineda spoke in support of the Immigrant Heritage Month Proclamation. Pineda grew up in a mixed immigration household. She spoke in gratitude of the sacrifices her family has made, and how those sacrifices have motivated her to continue her education.

Brisa Gonzalez spoke in support of the Immigrant Heritage Month Proclamation. Gonzalez spoke to the fear local undocumented immigrants and their children experience. Gonzalez thanked Mountain Dreamers and Town of Breckenridge for their support.

Mayor Owens thanked the public for their comments and partnership, and stated it is Town Council's wish to make everyone in the community feel supported.

Mayor Owens encouraged the public to come and speak at Town Council meetings that occur on the 2nd and 4th Tuesday night of every month. The public can also email comments at mayor@townofbreckenridge.com.

With no additional comments, Mayor Owens closed Public Comment.

V) NATIONAL IMMIGRANT HERITAGE MONTH PROCLAMATION

Mayor Owens read the National Immigrant Heritage Month Proclamation into the record.

VI) PRIDE MONTH PROCLAMATION

Mayor Owens read the Pride Month Proclamation into the record.

VII) CONTINUED BUSINESS

A) SECOND READING OF COUNCIL BILLS, SERIES 2025 - PUBLIC HEARINGS

- 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.

Chris Kulick, Assistant Director of Community Development, stated Council Bill No. 7 would extend the existing Cucumber Creek Estates Master Plan an additional 5 years past its current vested period to January 9th, 2031. Kulick stated there are no additional commitments proposed with this amendment. He stated this amendment will allow the owners to continue to lease the area to the Breckenridge Nordic Center while development is on hold. Kulick also stated a right of first offer has been extended to the Town of Breckenridge as part of this amended development agreement.

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

Council Member Rankin 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 PROPOERTY RIGHTS – CUMCUMBER CREEK ESTATES). Council Member Carleton seconded the motion.

The motion passed 7-0

VIII) NEW BUSINESS

- A) FIRST READING OF COUNCIL BILLS, SERIES 2025
 - 1) COUNCIL BILL NO.8, SERIES 2025 – AN ORDINANCE APPROVING THE RUNWAY NEIGHBORHOOD PROJECT DEVELOPER AGREEMENT
- Mayor Owens read the title into the minutes.

Laurie Best, Director of the Housing Department, stated the Runway developer agreement sets forth the framework for the relationship between the Town of Breckenridge and the project developer. As discussed in work session, there were a few minor edits from the developer agreement presented in the work session to the version presented for first reading.

Keely Ambrose, Town Attorney, stated there are three changes to the developer agreement. The first change is in section 2D regarding budget. A sentence was added to allow revisions to the budget to reflect modifications to the development plan. Revisions will only take effect upon Town Council approval. The second change is in section 12 regarding the developer employee unit. Ambrose stated the language in Section 12 was revised and the developer's employee unit that is reserved in vertical phase one will have to be included in either sale phase one or two. Ambrose stated this was included to help ensure members of the public have an opportunity to purchase the single-family units. The final change is in section 16 regarding the developer fee. Ambrose stated language was changed to clarify the developer fee is set forth in the budget and excludes only those certain items identified as exclusions in the budget.

Council Member Carleton asked if the developer unit would conflict with the school district's agreement. Ambrose stated the developer unit would be set aside and would not be included in the units subject to school district priority.

Mayor Owens opened the public hearing.

Larry Crispell, a Breckenridge resident, stated he supports the Runway Project and appreciates the hard work completed by Town Council and staff. Crispell shared institutional knowledge of the Town losing multiple deed-restricted units in Grand View condos due to foreclosures. The foreclosures subordinated the deed restrictions. Crispell stated that in paragraph 13 of the agreement, the Town agrees to subordinate its restrictive housing covenant to any financing on the project. Crispell stated he is concerned about this clause because of the loses of deed-restricted housing in Grandview due to foreclosures. He encouraged the town to consider adding to its contract a right to cure to prevent losing restrictive housing covenants in Runway to foreclosure.

Mayor Owens stated Town Council would have staff examine potential options to prevent restrictive housing covenants being lost in foreclosures.

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

Council Member Rankin moved to approve COUNCIL BILL NO.8, SERIES 2025 – AN ORDINANCE APPROVING THE RUNWAY NEIGHBORHOOD PROJECT DEVELOPER AGREEMENT. Council Member Gerard seconded the motion.

The motion passed 6-1. Council Member Carleton voted no on the motion.

- B) RESOLUTIONS, SERIES 2025
- 1) RESOLUTION NO. 7, SERIES 2025- A RESOLUTION APPROVING CHANGES TO PARKING RATES AT TOWN-OWNED LOTS
Mayor Owens read the title into the minutes

Matt Hulsey, Assistant Director of Public Works, stated the resolution updated the parking rate in the airport lot. Hulsey stated there is an unmet need for oversized vehicle parking and the resolution will aid in providing this amenity to the community.

Council Member Rankin moved to approve RESOLUTION NO. 7, SERIES 2025- A RESOLUTION APPROVING CHANGES TO PARKING RATES AT TOWN-OWNED LOTS. Council Member Beckerman seconded the motion.

The motion passed 7-0.

- 2) RESOLUTION NO. 8, SERIES 2025- A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF BRECKENRIDGE AND THE SUMMIT SCHOOL DISTRICT
Mayor Owens read the title into the minutes.

Laurie Best, Director of the Housing Department, stated in the agreement the Town of Breckenridge will provide a first right of purchase to Summit County School District employees for units in the Runway Neighborhood. The goal is for Summit County School District employees to be able to purchase up to 35 units through first right. In return, the school district is committing to conveying the McCain Parcel to the Town. Best stated the Summit County School Board has approved the agreement.

Council Member Rankin moved to approve RESOLUTION NO. 8, SERIES 2025- A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF BRECKENRIDGE AND THE SUMMIT SCHOOL DISTRICT. Council Member Saade seconded the motion.

The motion passed 7-0.

- C) OTHER

IX) PLANNING MATTERS

- A) PLANNING COMMISSION DECISIONS
Mayor Owens declared the Planning Commission Decisions would stand approved as presented.

X) REPORT OF TOWN MANAGER AND STAFF

Town Manager Shannon Hayes stated she will be out of office from June 6th -June 14th and Scott Reid will be acting Town Manager.

XI) REPORT OF MAYOR AND COUNCIL MEMBERS

- A. CAST/MMC
No Updates.
- B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE
Council Member Beckerman stated BOSAC had an open house at the Recreation Center. Council Member Beckerman thanked the communications team and Breckenridge Tourism Office for their work. It was a successful open house with a lot of public participation, engagement, and questions.
- C. BRECKENRIDGE TOURISM OFFICE
Council Member Carleton stated there is a meeting on Thursday May 29th.

D. BRECKENRIDGE HISTORY

Council Member Rankin stated Breck History is starting their 2025 projects. He stated two new board members have joined, Sarah Wilkinson and Nick Johnson. There has been concerns of Breck History's ability to do any actions that require Forest Service consultation. Council Member Rankin stated they are looking at capital budget for next year and keeping projects modest.

E. BRECKENRIDGE CREATIVE ARTS

Council Member Gerard stated the focus has been on completing the BCA and Town of Breckenridge Agreement. Breck Create gave their report in the May 27th, 2025, Town Council Work Session. The next meeting will take place the third week of June.

F. CML ADVISORY BOARD UPDATE

Council Member Saade stated there are no changes since last meeting. Breckenridge is hosting CMLs annual meeting June 24th-June 26th. She encouraged Town Council to attend to support staff giving presentations at the meeting.

G. SOCIAL EQUITY ADVISORY COMMISSION

Council Member Saade stated the commission had a meeting last week. The Breckenridge Tourism Office presented their efforts around Breck Pride to the committee. BTO has been able to secure many partnerships to help support the event. Laurie Best presented to the commission about various town projects, including the Runway Neighborhood project, and the commissioners provided their thoughts and concerns on different town projects.

H. ARTS & CULTURE MASTER PLAN STEERING COMMITTEE

Council Member Beckerman stated the community will be receiving emails with surveys for the Arts and Culture Master Plan.

XII) OTHER MATTERS

Council Member Carleton stated he received a suggestion from a member of the public that at 106 West there should be a common dumpster to collect used grease from restaurants. In addition, the public member suggested requiring any restaurants who want to take advantage of using the communal dumpster to use containers with snap on lids to transport the grease, so they don't leak. Town Council would like staff to reach out to 106 West to determine if this is viable suggestion to 106 West.

Council Member Page stated Town Clean Up Day starts at 9am on Saturday May 31st, 2025.

XIII) SCHEDULED MEETINGS

A) SCHEDULED MEETINGS FOR MAY, JUNE, AND JULY

XIV) ADJOURNMENT

With no further business to discuss, the meeting adjourned at 7:40 pm. Submitted by Mae Watson, Town Clerk.

ATTEST:



Mae Watson, Town Clerk



Kelly Owens, Mayor