

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

Mayor Owens called the meeting of June 10, 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 27, 2025**

There were no changes or corrections to the meeting minutes of May 27, 2025. Mayor Owens declared they would stand approved as presented.

**III) APPROVAL OF AGENDA**

Acting Town Manager Scott Reid 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.

There were no Public Comments, and Mayor Owens closed Public Comment.

Lucy Kay, President/CEO of Breckenridge Tourism Office, gave an update. Kay stated summer and fall room nights and revenues are trending down for the season. Kay highlighted Breckenridge was featured in the Smithsonian Magazine as one of the top 15 small towns to visit in 2025. Kay noted that Breck History is hosting the Americas Exhibit in 2026. Breckenridge is one of four destinations hosting the exhibit. Breck Pride is this week and there are events going on every night. Breck 101 had 22 businesses participating in the new employee orientation with 200 participants. The BTO Annual meeting will be in the Town Council Chambers next Wednesday.

**V) CONTINUED BUSINESS**

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

**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 Council Bill No. 8 outlines the Agreement between the Town of Breckenridge and the Developer for the Runway project. There have been three changes to the agreement since first reading on May 27<sup>th</sup>. Best stated changes were made to the following sections: 26 B1, 26 E and 20 C. The changes were made for clarity. Best stated the agreement defines the roles and obligations between the Town and the Developer for the development of the Runway Neighborhood. Staff recommends approval.

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. 8, SERIES 2025 – AN ORDINANCE APPROVING THE RUNWAY NEIGHBORHOOD PROJECT DEVELOPER AGREEMENT. Council Member Saade seconded the motion.

The motion passed 7-0

**VI) NEW BUSINESS**

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

**1) COUNCIL BILL NO. 9, SERIES 2025 – AN ORDINANCE APPROVING AN AMENDMENT TO A LEASE OF THE BRECKENRIDGE PROFESSIONAL BUILDING**

Mayor Owens read the title into the minutes.

Dave Byrd, Director of Finance, presented an ordinance for the American Tower Corporation, which leases Suite 160 at the Breckenridge Professional Building. The ordinance provides for the 3<sup>rd</sup> amendment of the lease for two automatic four-year extensions. Staff recommends approval.

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.8, SERIES 2025 – AN ORDINANCE APPROVING THE RUNWAY NEIGHBORHOOD PROJECT DEVELOPER AGREEMENT. Council Member Beckerman seconded the motion.

The motion passed 7-0.

- B) RESOLUTIONS, SERIES 2025
- 1) RESOLUTION NO. 9, SERIES 2025- A RESOLUTION APPROVING AN AMENDMENT TO THE NICOTINE INTERGOVERNMENTAL AGREEMENT WITH SUMMIT COUNTY, COLORADO AND THE TOWNS OF BLUE RIVER, DILLON, FRISCO, MONTEZUMA, AND SILVERTHORNE TO THE TOWN OF KEYSTONE

Mayor Owens read the title into the minutes

Scott Reid, Deputy Town Manager, stated Resolution No. 9 approves an amendment to the Nicotine Intergovernmental Agreement to allow for the Town of Keystone to join the Nicotine Intergovernmental Agreement.

Council Member Rankin moved to approve RESOLUTION NO. 9, SERIES 2025 – A RESOLUTION APPROVING AN AMENDMENT TO THE NICOTINE INTERGOVERNMENTAL AGREEMENT WITH SUMMIT COUNTY, COLORADO AND THE TOWNS OF BLUE RIVER, DILLON, FRISCO, MONTEZUMA, AND SILVERTHORNE TO THE TOWN OF KEYSTONE. Council Member Gerard seconded the motion.

The motion passed 7-0.

- C) OTHER

**VII) PLANNING MATTERS**

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

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

Acting Town Manager Scott Reid stated there were no updates.

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

- A) CAST/MMC  
Council Member Carleton received a report about the World Cup at Copper Ski Resort. The World Cup will take place during Thanksgiving weekend. The World Cup is a qualifier for the Olympics and there will be a lot of press in Summit County that weekend. Council Member Carleton noted this could be an opportunity for the Town of Breckenridge since Copper does not have enough required housing. Council Member Carleton noted there is an opportunity if the Town wants to make an investment in shuttling. Council Member Carleton stated they are anticipating a 30% shortfall due to the nicotine tax. A committee was formed to advise the group on potential ways to adjust spending to account for the shortfall. The committee is still working on solutions.
- B) BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE  
Council Member Beckerman stated there is a meeting on Monday.
- C) BRECKENRIDGE TOURISM OFFICE  
Council Member Carleton stated domestic and international travel is down for the summer. There were record numbers through the tunnel on Memorial Day weekend.

Town of Breckenridge has 50% of the lodging in Summit County. July is still tracking down double digits. BTO is working to increase tourism over the summer. Council Member Carleton noted the need to be aware of the polarization sensitivities of the market.

D) BRECKENRIDGE HISTORY

Council Member Rankin stated there was no meeting. The Barney Ford Museum was accepted into the Network of Freedom program. The program is run by the National Park Service and it honors sites of people affiliated with the Underground Railroad. It is now one of two sites in Colorado. Council Rankin noted Breck History is working on creative solutions to reduce the cost of the estimated \$2.5 million remodel of the Welcome Center.

E) BRECKENRIDGE CREATIVE ARTS

Council Member Gerard stated the board retreat is on June 19th. Breck Create facilitated the Town Party and the event was well attended despite the weather.

F) CML ADVISORY BOARD UPDATE

Council Member Saade stated there is no update. The CML annual meeting is in two weeks. High Country Conservation Center and town staff are doing tours during the meeting to highlight the Town of Breckenridge.

G) SOCIAL EQUITY ADVISORY COMMISSION

Council Member Saade stated the commission will discuss housing again in the July meeting. Council Member Saade encouraged other Council Members to attend to listen directly to what commissioners are saying about the Runway Project. The next commission meeting is July 16th at 5:30pm.

H) ARTS & CULTURE MASTER PLAN STEERING COMMITTEE

Council Member Beckerman stated the survey is live and receiving a lot of feedback.

X) OTHER MATTERS

Mayor Owens had a great time at the Town Party. Mayor Owens thanked town staff for their efforts. Mayor Owens and Council Member Gerard wanted to remind everyone of the 1<sup>st</sup> Breckenridge farmers market, which is on June 19<sup>th</sup>. Mayor Owens stated Town Council is going to have a booth at the Farmers Market and two Council Members will be at the booth every week.

This week is Pride Week in Breckenridge

The FIRC Culinary Showdown is on June 26<sup>th</sup>.

XI) SCHEDULED MEETINGS

A) SCHEDULED MEETINGS FOR MAY, JUNE, AND JULY

XII) ADJOURNMENT

With no further business to discuss, the meeting adjourned at 7:13 pm. Submitted by Mae Watson, Town Clerk.

ATTEST:



Mae Watson, Town Clerk



Kelly Owens, Mayor