

Town Council Work Session
Tuesday, September 23, 2025, 2:00 PM
Town Hall Council Chambers
150 Ski Hill Road
Breckenridge, Colorado

THE TOWN OF BRECKENRIDGE CONDUCTS HYBRID MEETINGS. This meeting will be held in person at Breckenridge Town Hall and will also be broadcast live over Zoom. Join the live broadcast available by computer or phone: <https://us02web.zoom.us/j/89678284254> (Telephone: 1-719-359-4580; Webinar ID: 896 7828 4254). If you will need special assistance in order to attend any of the Town's public meetings, please notify the Town Clerk's Office at (970) 547-3127, at least 72 hours in advance of the meeting.

I. ARTS AND CULTURE SURVEY RESULTS (2:00-2:45PM)

ARTS AND CULTURE SURVEY RESULTS

II. LEGISLATIVE REVIEW (2:45-3:00PM)

2024 IECC CODE ADOPTION (SECOND READING)

CODE AMENDMENTS FOR CAMPAIGN FINANCE COMPLAINTS IN MUNICIPAL ELECTIONS (SECOND READING)

CODE AMENDMENTS FOR LIQUOR LICENSING (FIRST READING)

MUNICIPAL COURT RESTITUTION ORDINANCE (FIRST READING)

US BANK LEASE (FIRST READING)

III. PLANNING COMMISSION DECISIONS (3:00-3:05PM)

PLANNING COMMISSION DECISIONS

IV. MANAGERS REPORT (3:05-3:20PM)

PUBLIC PROJECTS UPDATE

MOBILITY UPDATE

SUSTAINABILITY UPDATE

HOUSING UPDATE

OPEN SPACE UPDATE

COMMITTEE REPORTS

FINANCIALS

COMMUNICATIONS AND COMMUNITY ENGAGEMENT UPDATE

V. OTHER (3:20-4:00PM)

REVIEW OF BUDGET FEE SCHEDULE AND FTES

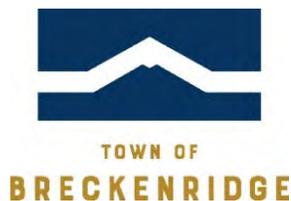
VI. PLANNING MATTERS (4:00-4:45PM)

RUNWAY NEIGHBORHOOD DEED RESTRICTION/ LOTTERY DISCUSSION

COMPREHENSIVE PLAN UPDATE

BLUE RIVER PATHWAYS SCREENING AND DEVELOPMENT CODE AMENDMENTS WORK
SESSION

- VII. EXECUTIVE SESSION FOR OPEN SPACE ACQUISITIONS AND LEGAL ADVICE (4:45-5:00PM)**
- VIII. SKATE PARK RIBBON CUTTING (5:00-6:00PM)**



Memo

To: Town Council
From: Julia Puester, AICP, Assistant Town Manager
Date: September 17, 2025 (for September 23, 2025 work session)
Subject: Arts and Culture Survey Results

Town Council Goals (Check all that apply)

- | | | | |
|-------------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> | More Boots & Bikes, Less Cars | <input type="checkbox"/> | Leading Environmental Stewardship |
| <input checked="" type="checkbox"/> | Deliver a Balanced Year-Round Economy | <input checked="" type="checkbox"/> | Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> | Organizational Need | | |

Summary

Corona Insights, Inc. will present an overview of the methodology, participation, and findings from the Arts and Culture community survey and focus groups. We will provide ample time for questions and discussion.

Background

In 2017, the Breckenridge Tourism Office (BTO) conducted a Resident Sentiment Survey which revealed the need for arts and culture visioning such as a Town-wide arts and culture Master Plan. The subsequent Destination Management Plan further emphasized the increased importance of arts and history in the community as a strategic initiative to “Ensure long-term economic viability irrespective of climate conditions by diversifying and amplifying arts, historic, culinary products, and experiences on a year-round basis.”

The arts and culture survey is the first step towards informing the Town and local arts organizations how residents and visitors 1) perceive arts and culture in Breckenridge, 2) interact with arts and culture, 3) view the relationship between art and tourism, 4) have unmet desires and suggested opportunities, 5) find barriers to engagement, and 6) provide input from business owners on opportunities and experiences.

The consultant, Corona Insights, Inc., was selected by the Arts and Culture Steering Committee (Tamara Nuzzaci Park (BCA), Dave DePeters (NRO), Larissa O’Neil (Breck History), Jaqualine Stone (Backstage Theatre), Gary Martinez/Cythia Gordon (Breck Film), Lucy Kay (BTO), Julia Puester (TOB), Jay Beckerman (TOB) and Shannon Haynes (TOB)). The Committee worked with Corona Insights to review and approve the methodology, survey, and focus group questions.

The next step, if supported by the Town Council, will be to proceed with an Arts and Cultural Master Plan. The overall goal of the Master Plan would be to have a 10-year vision and roadmap for arts and culture in the Town, with goals and actionable strategies which consider Breckenridge’s opportunities and constraints. The master plan process would encompass additional community engagement to assist in creating a shared vision, goals, and strategies.

The previous, primarily unsuccessful, 2024 Master Plan RFP included an initial analysis of the existing organizational structure, Town policies, and funding priorities with recommendations for best practices and models. A full evaluation of organizational structure and equitable funding remains an important aspect to successfully execute any Arts and Cultural Master Plan. The ultimate goal of such an evaluation would include

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

improved efficiency, enhanced coordination, and limited liability exposure. Staff suggests this evaluation process run concurrently with a Arts and Cultural Master Plan effort.

Public outreach/engagement

Robust community outreach was provided for the survey distribution. The Town, arts non-profit organizations, BTO and non-profit partners such as FIRC and Mountain Dreamers distributed links to surveys electronically. Postcards were also mailed to Breckenridge residents. This effort led to input from 812 unique respondents.

In addition, six (6) focus groups were held with 5 distinct audiences. These included 1) business leaders, (8 participants), 2) arts patrons (6 participants), 3) young adults (8 participants), 4) residents who indicated that lack of information was a barrier to engaging in the arts-“LOI Residents” (11 participants, including 4 part time residents), 5) Spanish speakers (7 participants), and 6) a “catch all” group (7 participants comprised of 4 patrons, 1 young adult, and 2 part-time residents). This expansive approach to soliciting public input helps validate the attached survey results.

Financial Implications

The project budget for the survey was not to exceed \$45,133. Should the Town commit to the Master Plan and strategic organizational and funding analysis, at this preliminary stage, staff projects an additional cost of \$80-\$100K.

Equity Lens

As arts and cultural offerings impact residents, businesses, the workforce and visitors, a broad outreach effort was provided for in the survey. The survey was sent to residents through water billing email addresses, USPS mail (both property owners and renters), through organizations such as the BTO, FIRC, Mountain Dreamers, BCA, Backstage Theatre, Breck Film, and Breck History. The survey as also was offered in both English and Spanish. Focus groups also included a broad spectrum of the community including Spanish speakers. All participants received a \$100 gift card from Corona Insights for participating.

Staff Recommendation

Staff and Corona Insights will be available for questions and comments at the meeting. Should the Council direct the Committee to proceed with an Arts and Culture Master Plan, an RFP will be issued for work to begin in 2026. Should the Council also direct an RFP for the organizational and funding analysis, staff will seek the best format for the process.



TOWN OF
BRECKENRIDGE

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ARTS & CULTURE RESEARCH 2025

CORONAINSIGHTS



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EXECUTIVE SUMMARY



INTRODUCTION

Corona Insights was retained by the Town of Breckenridge to conduct quantitative and qualitative research to inform the upcoming arts and culture master planning process and inform future programming ideas.

To do so, Corona conducted an initial survey of year-round residents, part-time residents, and visitors. To further explore some of the key findings from the survey, Corona conducted focus groups with a variety of key audience.

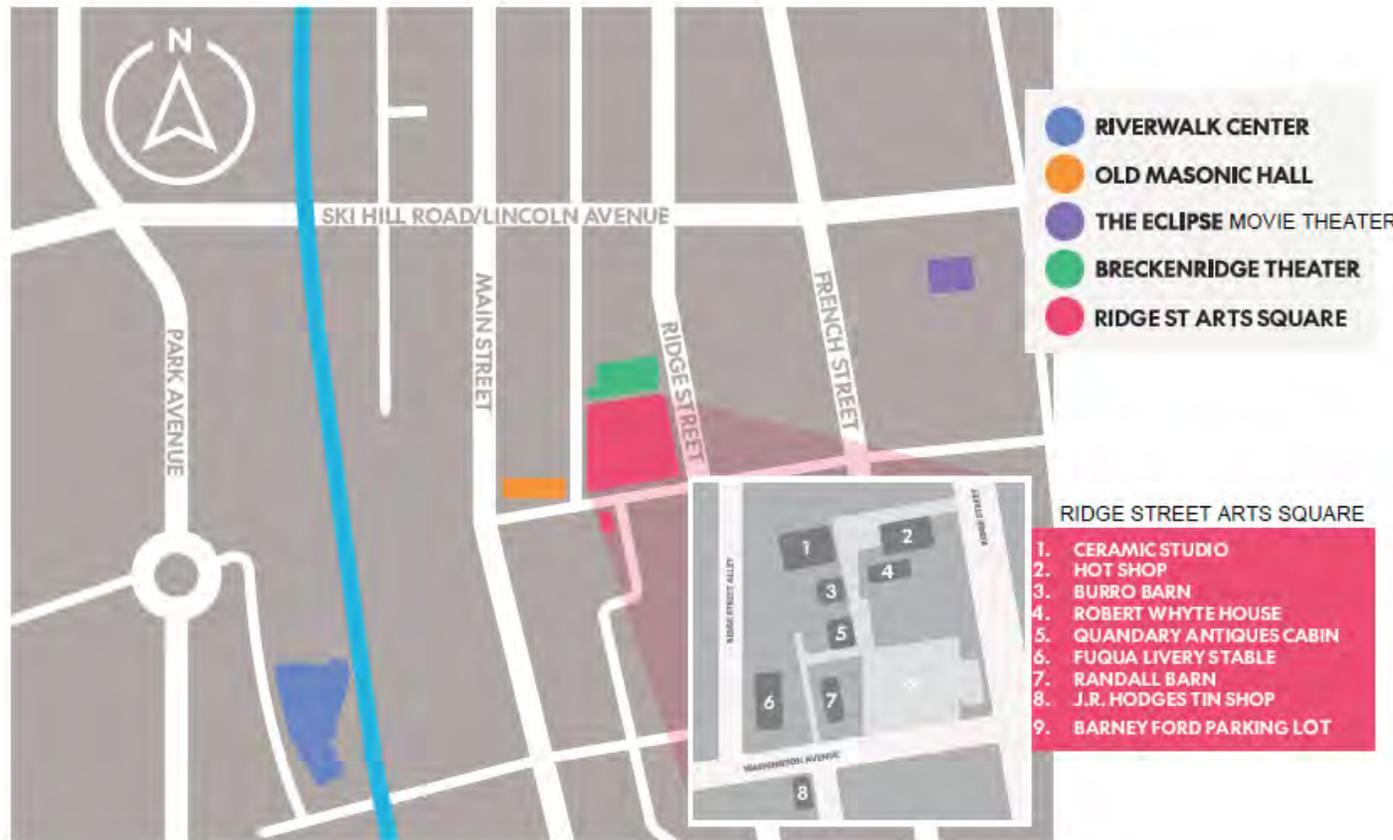
This report summarizes the findings across both phases of research. The executive summary provides a high-level description of the larger findings across the survey and the focus groups.

Methodology

- > Detailed findings from the survey can be found in the Detailed Findings: Survey section.
- > Detailed findings from the focus groups can be found in the Detailed Findings: Focus Groups section.
- > Further information about the both the survey and the focus group methodologies including recruitment approach can be found in the [Appendix](#).

Locations, Names, and Acronyms of Venues and Organizations

ARTS DISTRICT CAMPUS MAP 5 VENUES • 14 FACILITIES

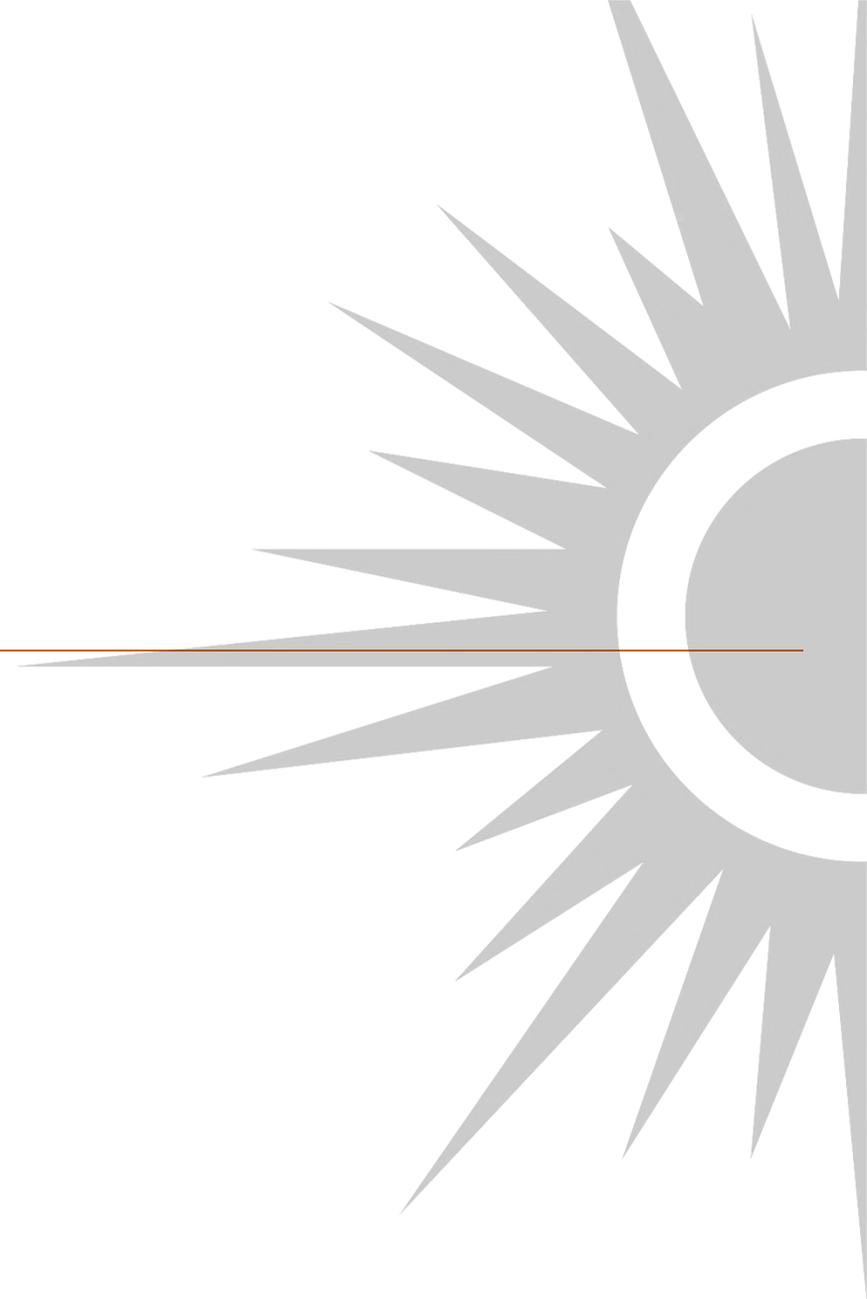


Breckenridge Backstage Theater: often referred to by participants as just “Backstage”

Ridge Street Arts Square: although Ridge Street extends beyond just the Square/Arts Campus area, many refer to this specific area with just the term “Ridge Street”

The National Repertory Orchestra (NRO): Symphony orchestra group that has a summer fellowship program in Summit County and uses the Riverwalk center during most of this time for rehearsals and performances

EXECUTIVE SUMMARY
KEY FINDINGS



Impressions of the Arts District

Impressions of the Arts District among focus group participants were positive, with patrons and business leaders highly praising recent programming and the vibrancy of the area. Regardless of whether they had visited in the past, survey respondents have positive opinions of the Arts District in Breckenridge. Most respondents agreed that the Arts district is a community resource, is fun, welcoming, and held other positive attributes. Among all survey respondents, nearly one third (31%) said they were very satisfied and more than three out of four (76%) said they were at least somewhat satisfied with the Arts District. Part-time Breckenridge residents were more likely (84%) to say they were somewhat or very satisfied than full-time residents (70%).

Identity of Breckenridge

Patrons tended to view Breckenridge as an arts town more than other audiences—most felt it is primarily a ski town. However, many believed the arts is an added bonus that tourists recognize after arriving and that many residents value. Nearly nine out of ten survey respondents (86%) said “a ski town” best described Breckenridge, and nearly two out of three (65%) said “a historic town” best fit. One third of respondents (33%) said the description of “an arts town” fit Breckenridge well; year-round residents were the least likely to say that Breckenridge was an arts town.

Perceptions of Impact

Residents and business leaders alike acknowledged how important the arts are to creating a strong economy and town culture in Breckenridge. There was some debate among residents about whether arts and culture in Breck feels more catered to tourists or locals, though most did feel it leaned toward tourists, but that locals also benefit from the offerings. Residents and visitors believe that arts and culture have many positive impacts on Breckenridge, especially in creating a vibrant town, making residents happy to live in Breckenridge, and improving the quality of life.

Utilization

The Riverwalk was the third most highly rated facility by survey respondents, and most had been to the Riverwalk in the last 12 months. Many focus group participants felt it is an incredible venue, but that it is underutilized and needs more activation. Many also mentioned wanting the lawn used more when weather allows and having events extend into the outdoor spaces around Riverwalk.

Facilities

In terms of facilities, the most common complaints are about the chairs and the bathrooms. Business leaders also have strong opinions about size and layout of the Riverwalk venue. They feel it had outgrown itself and wish it could be redone but acknowledged how cost-prohibitive that would be. Business leaders and residents alike feel strongly that higher quality and bigger music acts need to be brought back to Breckenridge, and, if not possible to accommodate within Riverwalk, find alternative spaces to have larger shows (e.g., parking lot near Riverwalk or other places like lodging/ski resort location parking lots).

Programming

The NRO is viewed very positively across audiences; however, some wish for more variety in their offerings and that other programming could be scheduled more easily at Riverwalk during the NRO season. The overall programming at Riverwalk was viewed by many participants as lacking variety and catered more toward an older crowd. Many also shared a desire for non-music or even non-performance-based offerings (e.g., comedy show, TED-style talk/lecture, dance or fitness classes on the lawn, making the space more accessible for community events to rent it like ski swap used to do).

Other Venue/Programming-Specific Feedback

Breck Create

Breck Create and their role/mission is not entirely understood by participants, with some suggesting more communication or outreach about who Breck Create is. Business leaders expressed concerns about the way facilities are managed in Breckenridge, and feel the task needs to be back in the hands of the Town. Patrons expressed worries about future funding for Breck Create, wondering if the Town would always be able to fully fund them.

Venues/Facilities

Few survey respondents rated any facility as less than good and nearly none described any facility as poor. While each facility was rated as good or excellent by a majority of respondents, the Eclipse Movie Theater and the Breckenridge Theater received the highest ratings. Similarly, in focus groups, both Breckenridge Theater and the Eclipse were highly praised by participants for having great programming and were thought to be the most popular of all the venues. However, the Old Masonic Hall is considered a somewhat forgotten venue in the Arts District; some feel more could be done to activate the space and engage people who pass through.

Classes/Artist in Residence

Many focus group participants are unsure of how the Artist in Residence program works, whether the artists have set hours, or otherwise how to know if they can visit. Classes, for those who had attended any, were well-liked. Others shared that the timing of classes has prevented them from attending (e.g., mid-day weekend is a busy time, some would prefer some early evening weekend or weekday classes for the after-work crowd). In terms of offerings, 12% of survey respondents said they wanted more variety of classes and open studio spaces for creating art. Focus group participants shared other mediums/types of classes they wanted to see offered, including urban art/graffiti, performing arts, and cooking.

Desired Experiences

Survey respondents reported wanting free time experiences that had physical activity (85%), play/fun (73%), and connection with others like friends or family (66%). Strong majorities of respondents said that these kinds of experiences were very easy to find in Breckenridge (92%, 75%, and 59% respectively), although connection with others was relatively harder to find. Focus group findings echoed these sentiments, with all finding community connection the most desired experience. Participants were somewhat divided on whether this was hard to find, with some feeling existing events and programming do accomplish this (e.g., Farmer's market, 4th of July, AirStage shows, etc.) while others desired more programming that has a community-building focus.

Desired Programming

When asked how they would improve the Arts District, the most common open-ended survey responses described different/more events programming, and activities. Digging deeper into this in the focus groups revealed that participants want more events that bring community together. While there was recognition that alcohol-centered events are popular especially with the vacation and tourist crowd, there was a desire for events, which may have alcohol, to also have more to them (i.e., "less drink more think"). Spanish speakers and young adults also want more culturally diverse programs, with Latine participants sharing that broader representation of Latin-American cultures was important to them.

Specific Suggestions

Suggestions that emerged in focus groups included: Immersive theater, dance and fitness classes (on the Riverwalk lawn), sports on the lawn (volleyball, spikeball), movie screenings, football/other sports game screenings, TED-talk style lectures, comedy shows, battle of the bands, open mic nights, and food-related events similar to Barbeque and Blues by NRO or the Culinary Showdown by FIRC.

Features of Community-Centered Programming

Local-Focused

For focus group participants, discussions about community-centered events often converged on the topic of a local-focused approach, which they felt was crucial to making locals feel more like arts and culture programming was for them and not only for tourists. Survey respondents under the age of 45 were more likely (19%) to want a local-focused approach than older residents (3%). Local-focused programming was a highly discussed topic across all focus groups.

Casual and Activity-Based

Common ways participants described community-centered programming were as events that are somewhat more casual/informal, that promote socializing and quality time with loved ones, and that have some element of participation/activity (e.g., so there is something to *do* not just something to see). They especially liked events that had outdoor space for families to spread out, kids to play, and people to not be seated in one location but rather moving around and interacting with others. Many feel the Riverwalk lawn is an ideal location for this type of format.

Recurring/Regular

Another element of programming that checked the boxes for both local-focused and community-centered is having a regular schedule. This is one of the reasons so many love the farmer's market: they know on Thursdays they are going to go to that and socialize and hopefully also catch an AirStage show. Young people also mentioned Dillon Amphitheater free Mondays and wished they had something like that in Breckenridge. The desire was not even necessarily for music, but rather something they know to count on every week to get together with friends and do. The idea of recurring programming was also discussed in the context of classes, with some participants sharing a desire for classes offered in a series.

Parking

Among survey respondents, almost a quarter said worries about parking (23%) were a barrier to attending arts and cultural events in Breckenridge. Visitors were more likely (37%) to say worries about parking prevented them from attending arts and cultural events in town than were part-time (19%) or year-round (16%) residents. In focus groups, part-time and year-round residents across groups, especially patrons and young adults, discussed the frustrations of parking around the Arts District.

Lack of Information

Survey findings revealed that the most common barrier to attending arts and cultural events in Breckenridge is a lack of information about events (35%), and 17% of respondents desired increased outreach and promotion of events. Focus groups echoed this finding, with participants reporting information barriers across all groups. Many participants reported subscribing to updates from GoBreck, Breck Create, or the Town of Breckenridge, but felt the information is spread across too many channels, making events easy to miss. They wanted a single, centralized source for arts, culture, and entertainment information in Breckenridge, and ideally, for all of Summit County.

Cost/Scheduling

Survey respondents under the age of 45 were more likely to say the cost of attending (38%) and events not being at convenient times (33%) were barriers than did older respondents (17% and 12% respectively). These two barriers were also top concerns in focus groups among young adults as well as Spanish speakers. Young adults suggested under-35 discounts and broader access to scholarships for Breck Create classes as ways to feel more included. They also pointed to demanding work and college schedules that limit their ability to participate. Among Spanish speakers, conflicting work hours in hospitality and service jobs make event attendance difficult, and cost was also mentioned as a lesser barrier.

Survey Audience Spotlight Summary

Unique Opinion/Experience

Reach Them By...



Year-Round Residents

Were more likely to visit the Arts District in Breckenridge with friends and much more likely to have visited the Eclipse Movie Theater

Making the Arts District more welcoming and accessible, offering a wider range of programming, and demonstrating the arts' economic contribution



Part-time Residents

Were very unlikely to view cost as a barrier to engaging with the arts in Breckenridge and thought arts and culture honored the town's history very well

Communicating information about events occurring in town and offering experiences that provide physical activity and/or relaxation of the mind



Visitors

Were most likely to describe Breckenridge as an arts town and visited museums or galleries at a higher rate than year-round residents

Mitigating concerns about parking (the most frequently reported barrier to arts engagement among visitors) and communicating information about events occurring in town



Breckenridge Business Owners

While they participated in cultural activities at similar rates to non-business owners, they were less likely to have visited the Arts District

Making them feel welcomed in arts and cultural events and highlighting the economic benefits and business connections of the arts in Breckenridge.



Individuals Under The Age of 45

Were more likely to bring children to arts and cultural events, and wanted experiences that allowed them to escape and get out of their comfort zone

Reducing barriers like cost, limited scheduling, and the need for childcare (these barriers were more common among younger respondents)

The following slides describe the unique responses of these segments in greater detail.

Survey Spotlight:

Year-Round and Part-time Residents, and Visitors

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Activity/Opinion	Year-Round	Part-time	Visitor
Visited the Eclipse Movie Theater	61%	34%	47%
Thought Breckenridge Arts District is not for someone like them (among those who never visited)	34%	14%	18%
Said programming not being of interest was a barrier to attending arts/cultural events in Breckenridge	35%	22%	25%
Said arts and culture did not contribute to Breckenridge's economy	16%	5%	4%
Visited the Riverwalk Center	91%	80%	81%
Typically visits Arts District in Breckenridge with friends	44%	35%	30%
Strongly agreed that arts and culture honor the history of the town	22%	38%	30%
Said cost of attending was a barrier to attending arts/cultural events in Breckenridge	26%	8%	27%
Wants to connect with their community in their free time	45%	31%	48%
Describes Breckenridge as an arts town	25%	34%	41%
Visited a museum or gallery in the last 12 months	46%	59%	61%
Would improve the Arts District experience with increased outreach/promotion	9%	25%	31%
Said concerns about parking were a barrier to attending arts/cultural events in Breckenridge	16%	19%	37%
	<i>Sample size</i>	335	253
			224

All differences on this slide were statistically significant. The bolded percentages indicate which segment was most likely to say/do the item described in each row.

Question sample size may differ based on nonresponse and survey logic.

Breckenridge Business Owners

There is an opportunity to grow and strengthen the relationship between business owners and the Arts District.

- > Overall, business owners were less likely to feel welcomed or like they belonged in the Arts District, perhaps because they were less interested in the programming.
 - Among those who had visited the Arts District, business owners were less likely (15%) than others (33%) to strongly agree that the Arts District in Breckenridge has a welcoming atmosphere. This difference was also present when comparing full-time resident business owners (13%) to other full-time residents (38%). Similarly, business owners were less likely (13%) than others (24%) to strongly agree that the Arts District is for someone like them.* Again, this difference remained when comparing just full-time residents (11% and 27%).*
 - Among those who had not visited the Arts District, business owners were more likely to disagree that the Arts District was for someone like them (51%), is fun (38%), or family friendly (29%) than others (14%, 5%, and 2% respectively).
 - When asked what issues prevent them from attending arts and cultural events in Breckenridge more frequently, business owners were more likely (43%) than others (25%) to say the programs, performances, and events are not interesting to them.

- > Business owners do participate in arts and cultural activities, even though a small percentage claim they are not interested.
 - Business owners were less interested in arts and culture than others. Among all business owners, 6% said they were not at all interested in arts and culture in general compared to just 1% of other respondents. Full-time resident business owners were more likely (7%) than other full-time residents (0%) to say they were not at all interested in arts and culture in general.
 - Full-time business owning residents were less likely to say they had visited the Arts District in Breckenridge (69%) than non-business owning full-time residents (85%).*
 - However, business owners (both full-time and part-time residents) said they participated in cultural activities at similar rates to others in the last year.
- > Business owners are interested in more collaboration.
 - When asked how they would improve the Arts District in Breckenridge, business owners were more likely (16%) than others (4%) to describe engagement/collaboration with the community (e.g., local artists and businesses).
 - Business owners were less likely to strongly agree that arts and culture in Breckenridge contribute to Breckenridge's economy (27%) than others (36%).*

* This difference was not statistically significant due to a smaller sample of business owners.

Business Leaders

- > Business leaders believe arts and cultural offerings contribute to Breckenridge's overall appeal as a destination and support local businesses.
 - These offerings are impactful particularly during slower periods, but also during busy seasons, to spread out the crowds across the town, and provide something for ski/recreation guests to do to supplement regular activities, in the evening, when it is too expensive to get a ski pass every day, or when not everybody in the party does the outdoor recreation activity.
- > Business leaders perceive the Arts District to have improved its programming activation over time, with more consistent activity visible in previously underutilized spaces (like the Ridge Street area).
 - However, business leaders believe there are opportunities to expand concert programming, as many perceive Breckenridge to be losing market share to other venues. They suggested that if Riverwalk cannot facilitate it, they should look to alternative venue options like outdoor spaces (e.g., Beaver Run parking lot).
- > Another type of programming business leaders would like to see more of is events that move through and activate different parts of town and venues/locations.
- > Business leaders have some strong opinions about Riverwalk facilities and programming.
 - Some feel that due to the venue's capacity constraints (750 max), it will never be a money-making venue for higher caliber acts. In terms of facilities, they voiced the same complaints about bathrooms and seating as other audiences, but knew the background of why those improvements are really difficult and would be a substantial investment.
- > They are open to more collaboration and cross-promotion but feel smaller businesses may need direct outreach. Communication could also be streamlined, as multiple requests for the same event sometimes create confusion about who their main point of contact is.

Respondents Under The Age of 45

There is an opportunity to increase participation for younger audiences by addressing common barriers.

- > Younger audiences are interested in the arts but face more barriers to attending arts and cultural events.
 - Respondents under the age of 45 were generally as interested and satisfied in their local arts community as older respondents.
 - Those younger than 45 were nearly twice as likely (29%) to describe themselves as artists than older respondents (15%).
 - Respondents under the age of 45 were less likely (20%) to have bought a piece of artwork in the last 12 months than older respondents (36%). However, younger respondents were more likely (39%) to have brought their children to a youth arts program or event (39%) than those 46 and older (9%).
 - However, respondents under the age of 45 were more likely to experience barriers to attending arts and cultural events in Breckenridge than older respondents. Specifically, those under 45 were more likely to say they faced barriers from the cost of attending events (38%), events not being scheduled at convenient times (33%), and finding childcare (18%) than older residents (17%, 12%, and 1% respectively).
- > Younger audiences often have young children with them and are seeking slightly different experiences in their free time.
 - Those under the age of 45 were more likely to say they typically take their children (under the age of 18) (41%) or coworkers (16%) to the Arts District in Breckenridge than older respondents (6% and 3% respectively).
 - Those under the age of 45 were more likely to say they were most interested in having free time experiences that allowed them to escape (get out of the house/office) (69%) or to get out of their comfort zone (28%) than older respondents (47% and 13% respectively).
- > Younger audiences are looking for more of a local focus in arts and cultural programming.
 - Respondents under the age of 45 were more likely (19%) to say they would improve the Arts District in Breckenridge with a local-focused approach than older respondents (3%).
 - Those under the age of 45 were more likely (35%) to say they would improve the experience of visiting the Arts District in Breckenridge with facilities modifications/utilization than older respondents (16%)*

This difference was not statistically significant due to a smaller sample of younger residents.

Young Adults

- > Young adults do not feel like arts and culture is exactly *not* for them, as they enjoy family-friendly and community events, typically, and do not feel excluded from them.
- > However, they would like more programming that feels catered to them.
 - Young adults suggested that one way to signal that an event is targeting a younger demographic could be having an alcohol component, but like other audiences, young adults felt they did not want events that were only alcohol and nothing else going on. They just felt it was a good sign that if the event involved alcohol, they could feel confident a younger crowd might show up.
- > Other types of events they would be interested in included dance and fitness classes, movie screenings, screening football games, comedy shows, and anything that facilitates socialization or meeting new people.
- > More culturally diverse programming was also discussed, and they would like to see more events reflecting and showcasing different cultural backgrounds.
- > Like other audiences, young people feel that consistent weekly programming that brings the community together would be a popular way to engage and socialize as a young person (like Dillon has every Monday a free show, Breck could have something else, not even necessarily music, on a different night).
- > Young people also felt that many arts and culture events were not accessible to them.
 - Cost was the biggest barrier. Some suggestions include younger adult discounts/subsidies and more information about scholarships for 18+ for taking classes.

Patrons

- > Patrons are overall highly satisfied with programming and venues.
 - They had some of the same suggestions for improving the Riverwalk Center as others, but generally are very pleased with the NRO and other programming at Riverwalk.
 - They would like to see more performance art, not just visual, for the classes and artist in residence representation.
 - They would also like to see more local artists showcased.
- > Patrons reported the fewest barriers, as the arts are clearly important to them to prioritize in terms of time and money. They are also more motivated to overcome information hurdles that impede other audiences. They are the most tapped into how to access information about arts and culture events, although would still appreciate a more centralized calendar or way of learning about upcoming events.

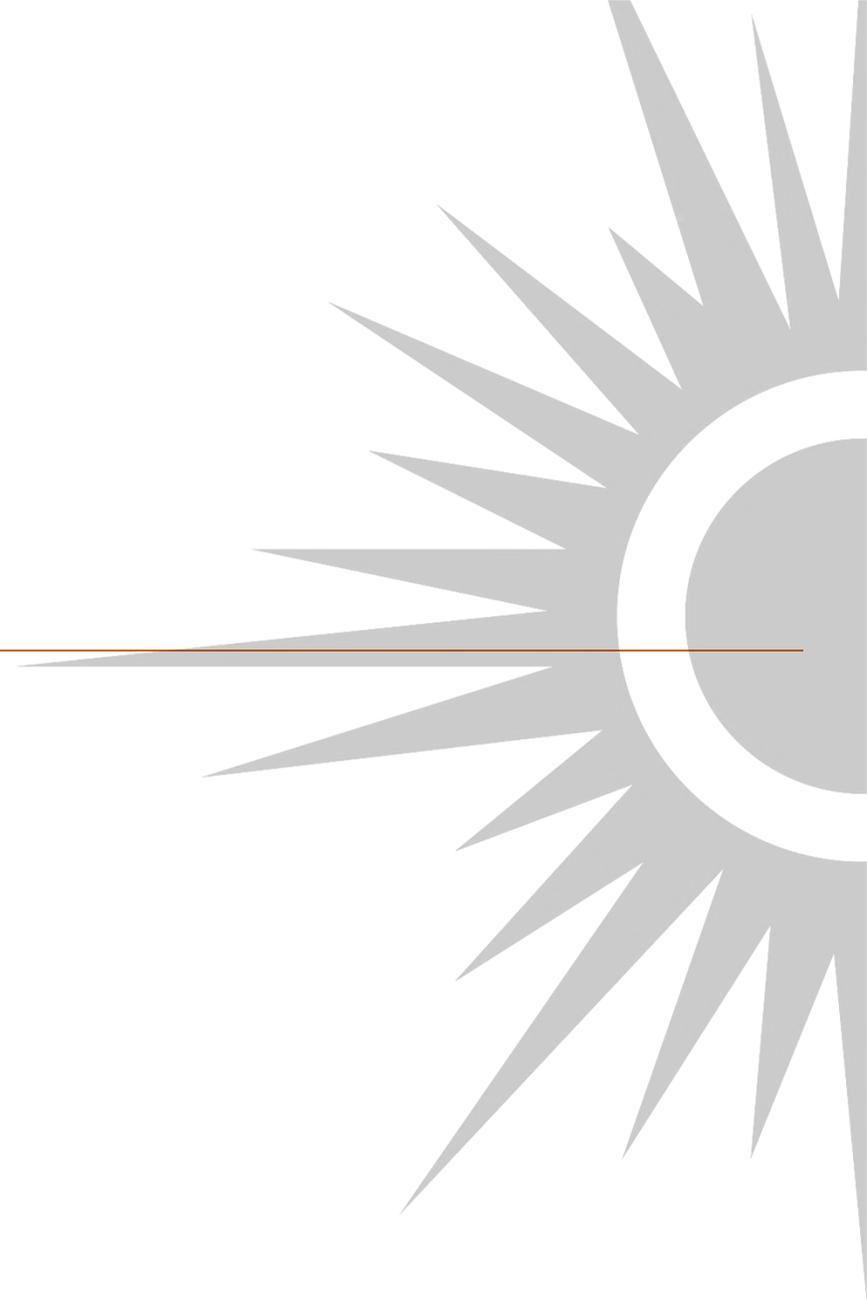
Spanish Speakers

- > Spanish speakers perceive Hispanic community participation in arts and culture to be very low, with tourists and non-Hispanic residents making up most attendees.
 - Some do not always feel included or do not feel like Breckenridge arts and culture is for them.
 - Others reflected that it is also a matter of putting yourself out there and choosing to engage with the broader community at events.
- > The biggest barrier to higher engagement mentioned was conflicting work schedules—many Hispanic residents work in hospitality during weekends when most events occur—making attendance difficult.
- > This community also faces language and information barriers.
 - Classes are rarely if ever offered in Spanish, as far as they are aware.
 - While some marketing and communications are in Spanish, some felt that more targeted efforts could be made to produce transcultural marketing campaigns.
- > The presence of Spanish language communications alone sends a signal of inclusion and belonging that some feel is missing at times in the culture of Breckenridge.
- > While increasing language access of materials and promotion is certainly important, some participants feel that alone would not be enough and that what is really needed is a word-of-mouth approach from trusted messengers within the community.
 - Identifying community leaders as "ambassadors" was thought to be more effective than just posting written information, as having other Spanish speakers communicate about cultural and artistic opportunities would result in better promotion and more excitement about an event.
 - Participants reported that Spark was an event that caused such excitement that many people heard about it through word-of-mouth, and sometimes it is just the quality of the event that would entice the Spanish speaking community to turn out more than they might typically.
- > Spanish speakers also want to see events that represent a broader array of Latin-American cultures (e.g., Día de los Muertos is primarily Mexican/Central American).

“Lack of Information” Residents

- > Residents who indicated in the survey that lack of information was a barrier for them discussed at length the fragmentation of information they perceive available to them about events in Breckenridge.
 - They feel like there were simply too many sources (TOB, GoBreck, Breck Create, websites, calendars, newsletters, etc.) to get that information from, and it makes it very difficult to consolidate it all and know what is going on for a given weekend.
- > They want to see a single calendar on a single site that has a filter function (note that GoBreck does have this, but the filter is not very obvious and is called “categories” and many Breck Create events/classes are not cross-listed there). They also suggested an even better solution could be an app where you could set your interests and it would remember them so that you would only see a personally catered list, you could turn on notifications for only events related to that, and connect it to your own calendar app.
- > This group was most vocal about wanting better music offerings. It was a mostly 40-55ish aged crowd, and they were very nostalgic for years past when some high-quality acts “on their way up” played in Breck. They feel that quality would bring in tourism and satisfy all types of audiences.
- > This audience was also very curious about the direction and identity of Breck Create/The Arts District and felt there was no clear audience in mind based on the programming and way it was marketed.
 - It seemed to them that in trying to be everything to everybody, they were missing the mark for many. They believe by offering events that focus on quality and on building community connections, it would tick the box for most without having to cater hyper-specific programming to every audience.
 - Note that some participants in this group were or had been involved in the tourism industry or marketing/communications, so they had some strong opinions about “design guest” practices, “destination drivers,” and the like.

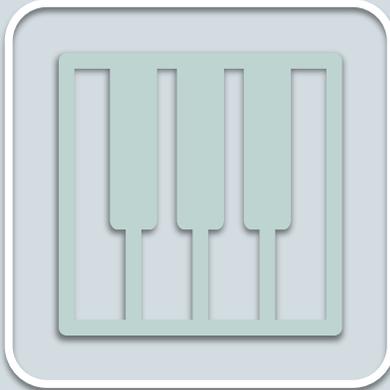
EXECUTIVE SUMMARY
RECOMMENDATIONS



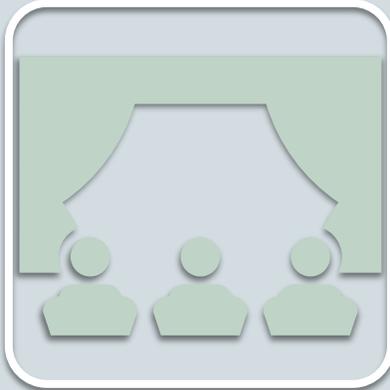
RECOMMENDATIONS



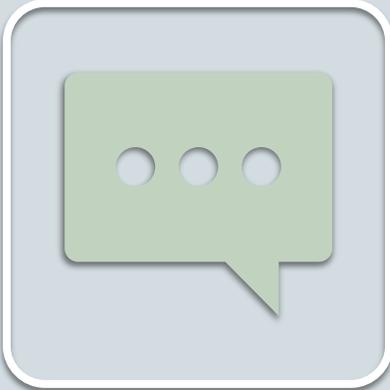
Community Connection: Create programming that encourages socialization, is recurring, makes use of the outdoor spaces, and is occasionally more informal or casual.



Live Music: Be strategic in positioning Breck in the regional live music ecosystem. An outdoor space (like a parking lot) might work better for some larger acts. Offer a variety of genres in a variety of venues (both informal and formal).



Riverwalk Center: Offer programming other than music that spills out into the outdoor space (e.g., projecting football games, yoga classes, TED talk-style talks, comedy, etc.).

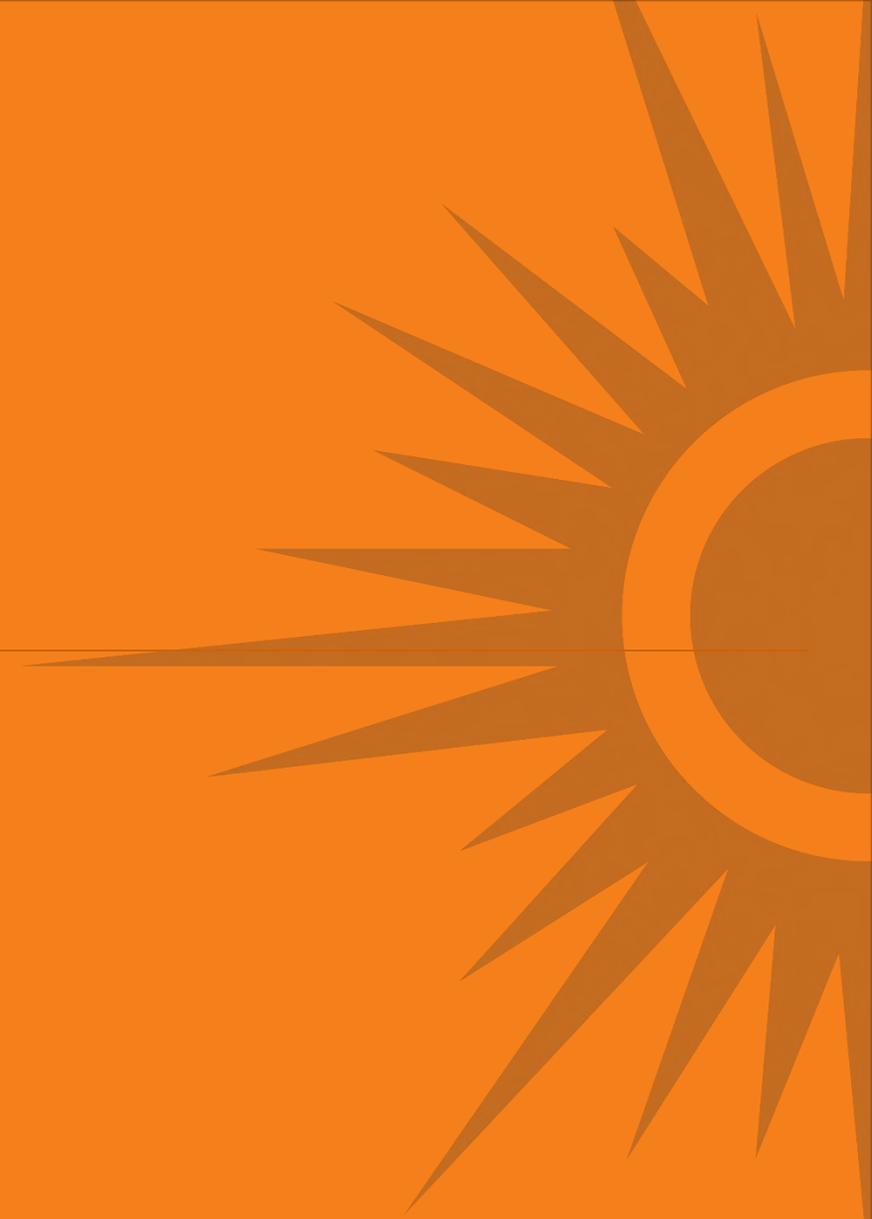


Spanish Speakers: Find ambassadors to help with word-of-mouth marketing. Celebrate a broader variety of Latin American cultures. Be mindful of scheduling that can be inclusive of those working in the hospitality industry.



Business Community: Streamline requests so that that businesses know who their main contact is. Educate smaller businesses on how to collaborate with the Arts District. Create programming that activates different parts of town and moves people through the town.

DETAILED FINDINGS: SURVEY



INTRODUCTION: SURVEY

Corona Insights was retained by the Town of Breckenridge to conduct a survey of Breckenridge residents and visitors about arts and culture in the town. This research will help inform the upcoming arts and culture master planning process and inform future programming ideas.

We collected the following information in the survey:

- Community satisfaction with current arts and culture offerings
- The importance of arts and culture offerings to 1) community members, 2) part-time residents, and 3) visitors
- How people view the role of arts and culture in the community
- Events that respondents find provide or enhance local community gathering, visitor spending, destination travel, education, a welcoming community, environmental stewardship, social intangibles, and other community or Council goals
- Insight into the current guest experience of the Riverwalk Center and priorities for improvement
- Offerings that could be enhanced
- Barriers that prevent attendance to arts and culture offerings
- Missing arts and culture offerings

Methodology

- > The survey was distributed a few different ways including:
 - By email to water bill recipients
 - By mail to water bill recipients & a sample of renters in Breckenridge
 - By email to lists maintained by arts & cultural partners and the tourism office
- > After cleaning the data of duplicates, 812 surveys were included in the analysis.
 - Full-time Breckenridge residents' data were weighted to Census data based on age, gender, & education.
 - No weighting was applied to other respondents.

More details about the methodology can be found in the [Appendix](#).

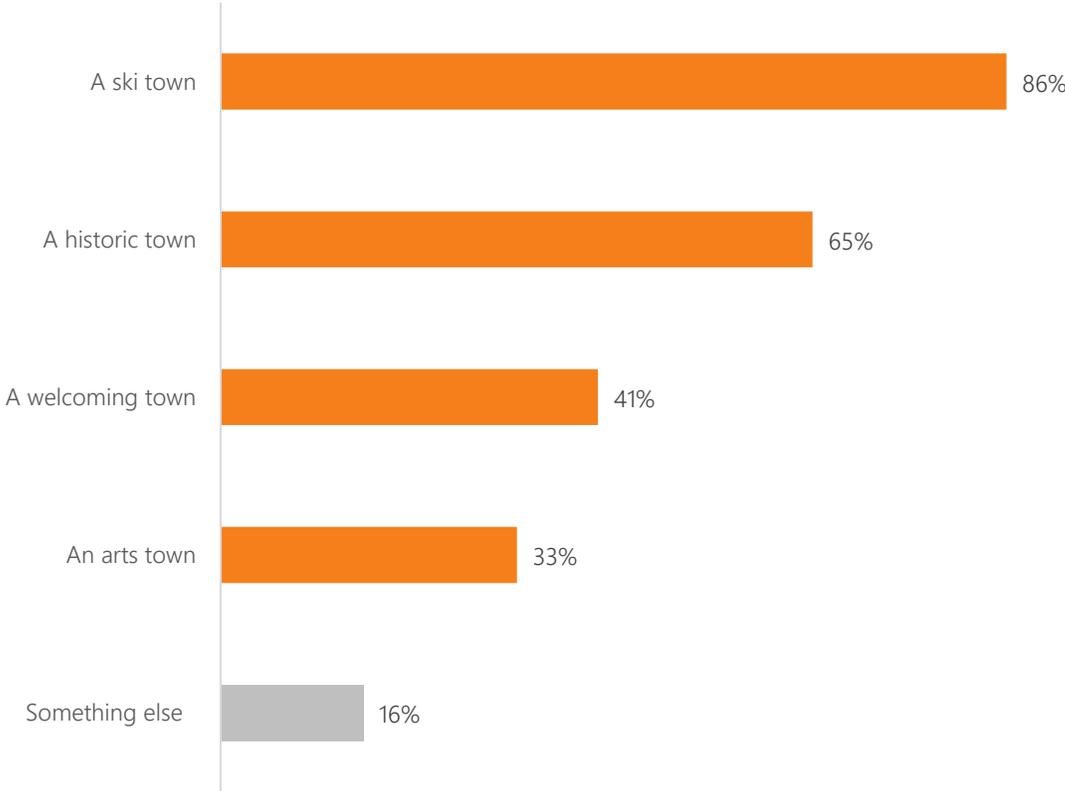
DETAILED FINDINGS: SURVEY

PERCEPTIONS OF ARTS & CULTURE IN BRECKENRIDGE



Most respondents thought of Breckenridge as a ski town and/or a historic town.

All Respondents' Descriptions of Breckenridge

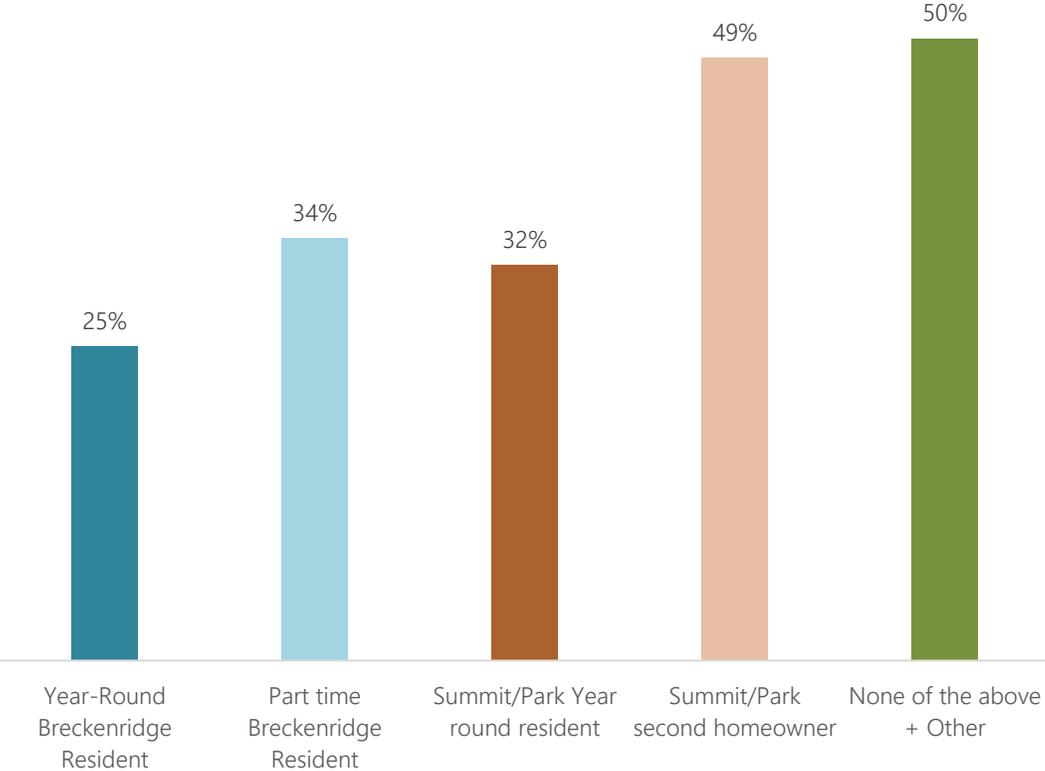


- > Nearly nine out of ten respondents (86%) said that “A ski town” best described Breckenridge. Nearly two out three (65%) said the same for the description “A historic town.”
- > One third of respondents (33%) said “An arts town” best described Breckenridge. The next slide will describe key differences across segments for the share of respondents that said this description best fit the town.
- > Not shown:
 - Female respondents were more likely (71%) than male respondents (58%) to say “A historic town” best described Breckenridge.
 - Residents under the age of 65 were more likely (91%) than older residents (79%) to say “A ski town” best described Breckenridge.

7. Which of the following best describes Breckenridge? Please check all that apply.

Breckenridge full-time residents were the least likely to say that Breckenridge was an arts town.

Believe that Breckenridge Is an Arts Town

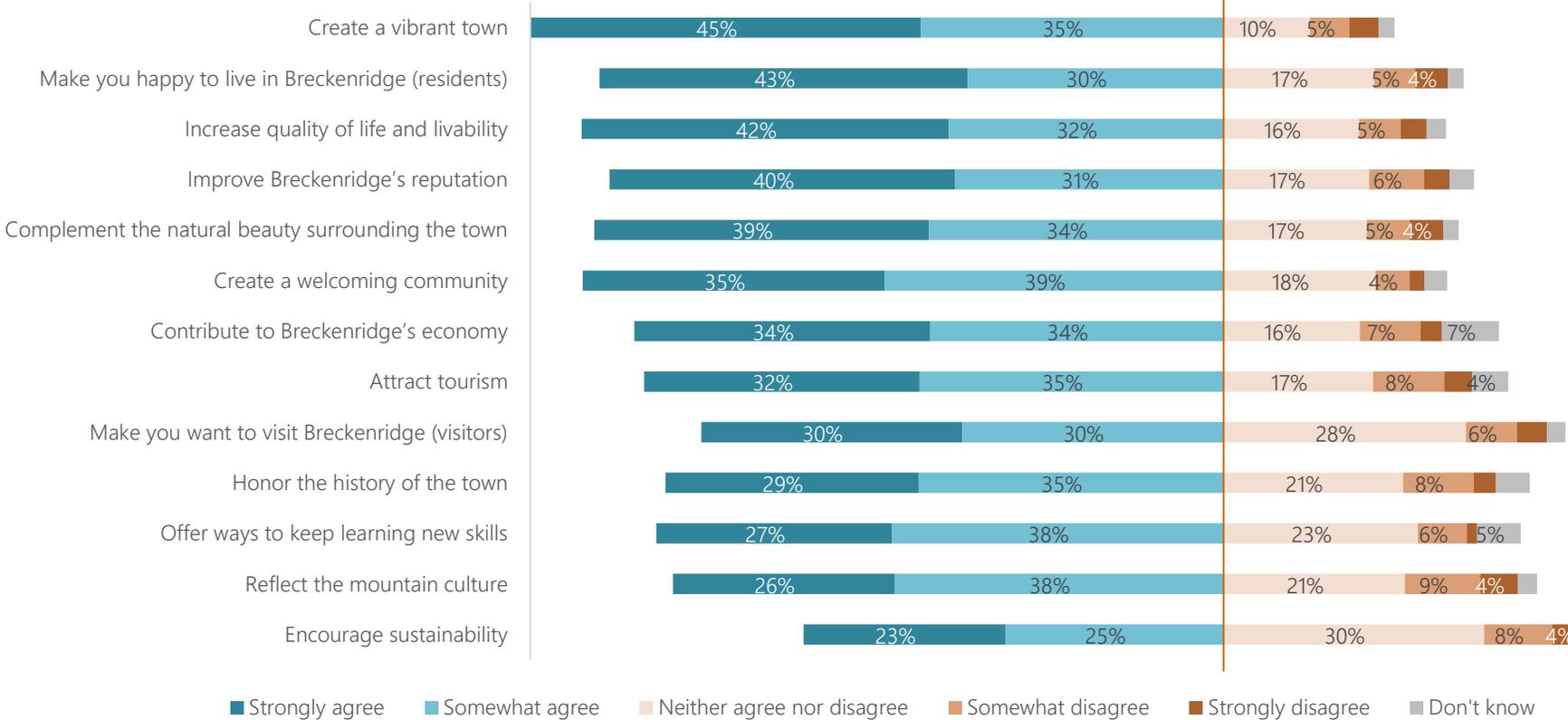


- > The graph on the left presents the share of respondents that said “An arts town” best describes Breckenridge segmented by resident status. While about one third of part-time Breckenridge residents (34%) and Summit/Park County year-round residents (32%) said this description best describes Breckenridge, only one quarter (25%) of year-round Breckenridge residents said the same.
- > Not shown (across all residential statuses):
 - Female respondents were more likely (41%) than Male respondents (24%) to say “An arts town” best described Breckenridge.
 - Respondents aged 65 and older were more likely (41%) than younger respondents (29%) to say this description best described the town.

7. Which of the following best describes Breckenridge? Please check all that apply.

Residents and visitors believe that arts and culture have many positive impacts on Breckenridge.

Arts & Culture in Breckenridge...



Respondents were least likely to think that arts and culture in Breckenridge encourage sustainability.

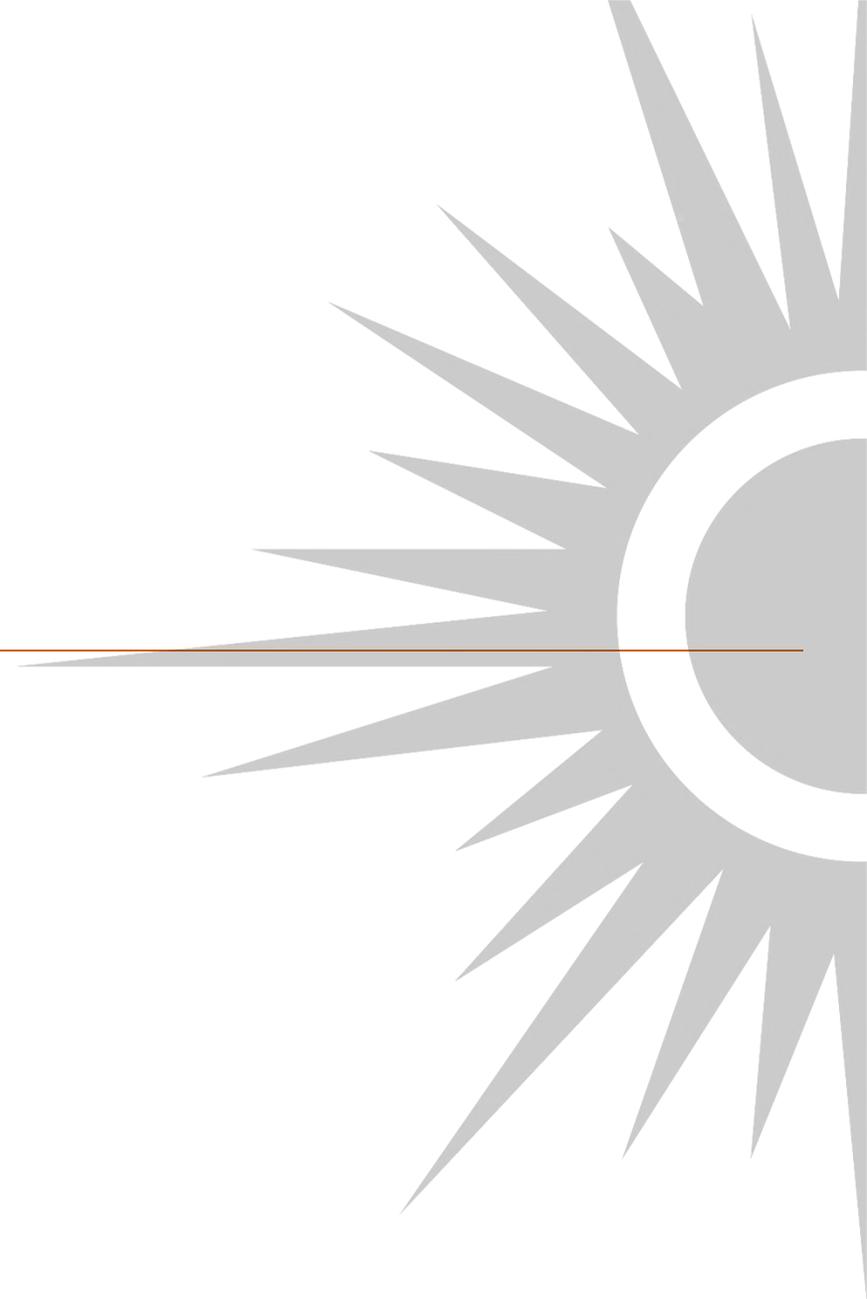
Beliefs about the impact of arts and culture on Breckenridge varied by demographics.

Differences in perceived impacts of arts and culture in Breckenridge

- > Female respondents were more likely to strongly agree that arts and culture had various positive impacts than male residents.
- > Year-round residents were more likely to disagree (16%) that arts and culture contribute to Breckenridge's economy than part-time residents (5%).
- > Part-time residents were more likely (38%) to strongly agree that arts and culture honor the history of the town than year-round residents (22%).
- > White respondents were more likely (48%) to say arts and culture create a vibrant town in Breckenridge than People of Color (38%).

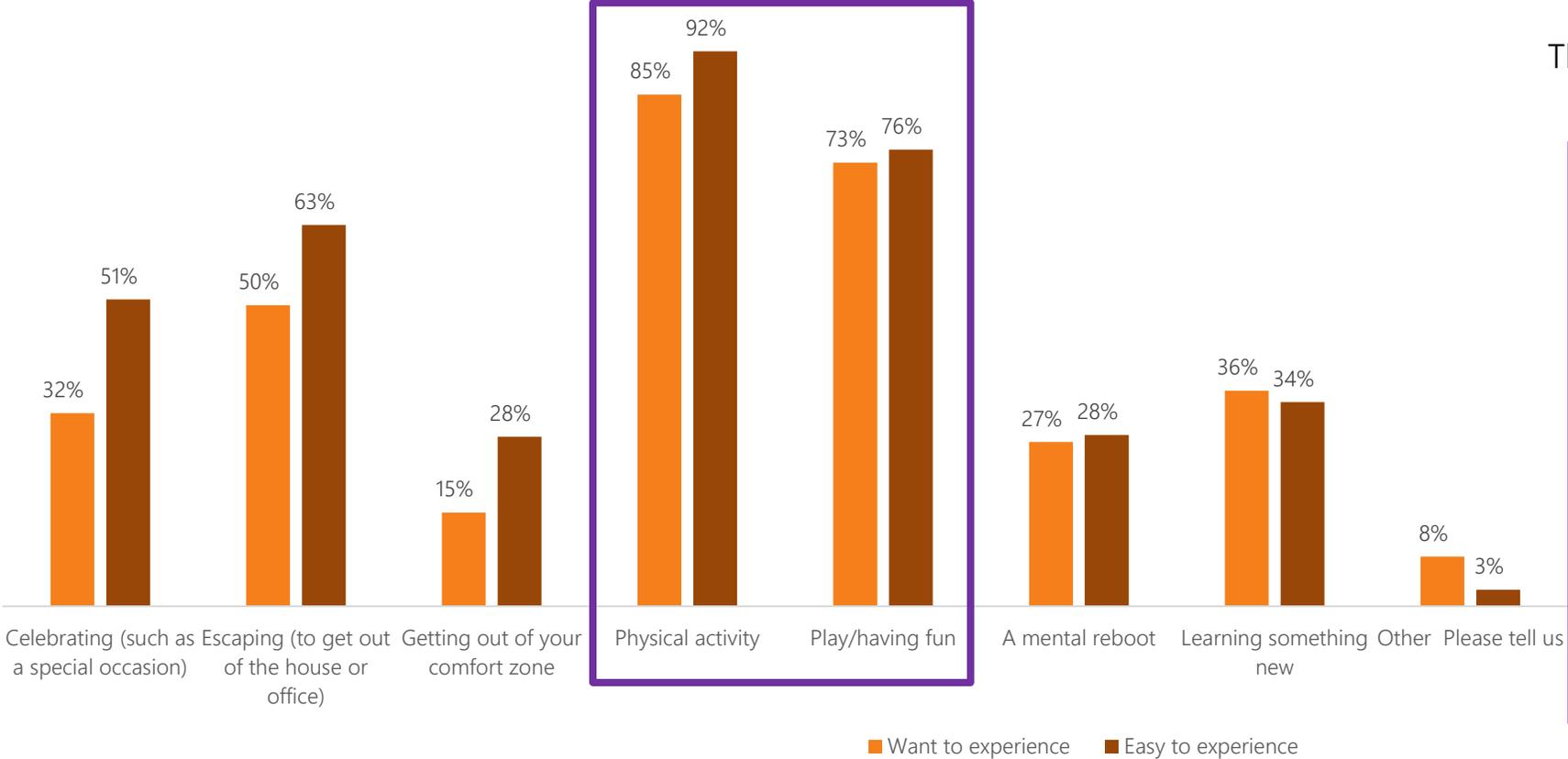
DETAILED FINDINGS: SURVEY

MOTIVATIONS FOR LEISURE ACTIVITY

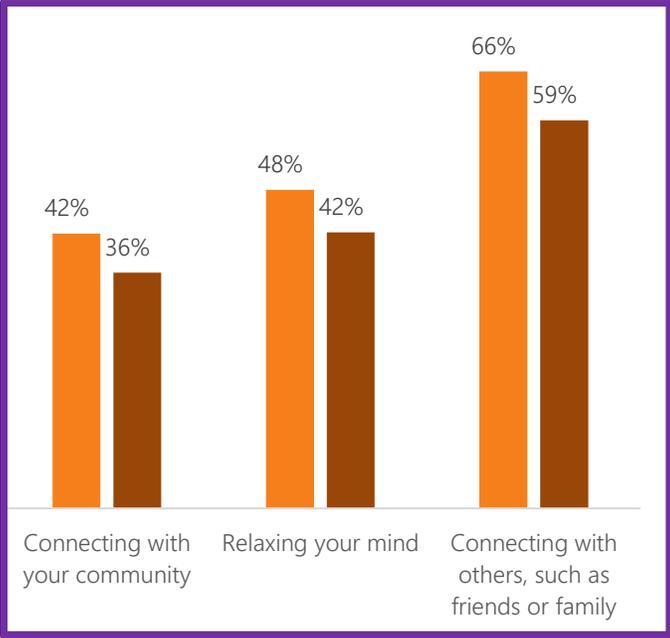


Connecting with others is a top three desired experience that is currently not as easy to find in Breckenridge.

These desired experiences were very easy to find in Breckenridge.



These desired experiences were harder to find in Breckenridge.



- 8. Below are some experiences that people may want to have during their free time. Which of the following experiences are you most interested in having during your free time? Please check all that apply.
- 9. Which of the following experiences are very easy to find in Breckenridge, CO? Please check all that apply.

Desired free time experiences and access varied across groups.

Differences in desired experience

- > Respondents that described themselves as artists were more likely to say they wanted to have experiences where they learned something new (52%) than others (32%).
- > Full-time residents were more interested in having experiences that connected them with their community (45%) than part-time residents (31%).
- > Respondents under the age of 45 were more likely to say they were interested in escaping (69%) and getting out of their comfort zone (28%) than older respondents (47% and 13% respectively).
- > Respondents who work in Breckenridge were much more likely (53%) to want an experience that connected them to their community than those that did not (35%).
- > Female respondents were more likely to want experiences that connected them to their community (50%) and allowed them to learn something new (45%) than male respondents (32% and 25% respectively).

Differences in ease of findings experiences

- > Full-time residents were more likely to say it was easy to find connection with your community in Breckenridge (42%) than part-time residents (25%).
- > Part-time residents said it was easier to relax their mind in Breckenridge (51%) than full-time residents (40%).
- > Female respondents were more likely to say it was easy to find connection with their community (44%), to learn something new (43%), and to get out of their comfort zone (35%) in Breckenridge than male respondents (27%, 24%, and 21% respectively).

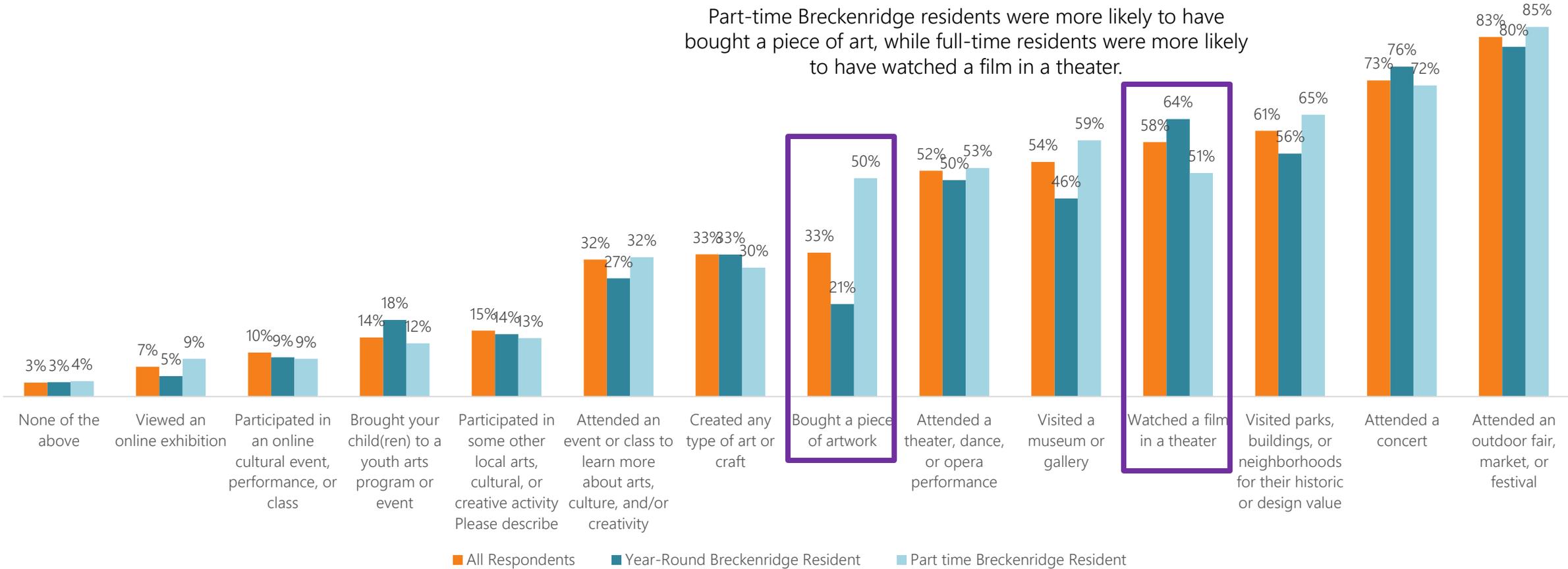
8. Below are some experiences that people may want to have during their free time. Which of the following experiences are you most interested in having during your free time? Please check all that apply.

9. Which of the following experiences are very easy to find in Breckenridge, CO? Please check all that apply.

Attending outdoor fairs/festivals and attending concerts were common ways people participate in arts and culture.

Arts & Culture Participation in Past 12 Months

Part-time Breckenridge residents were more likely to have bought a piece of art, while full-time residents were more likely to have watched a film in a theater.



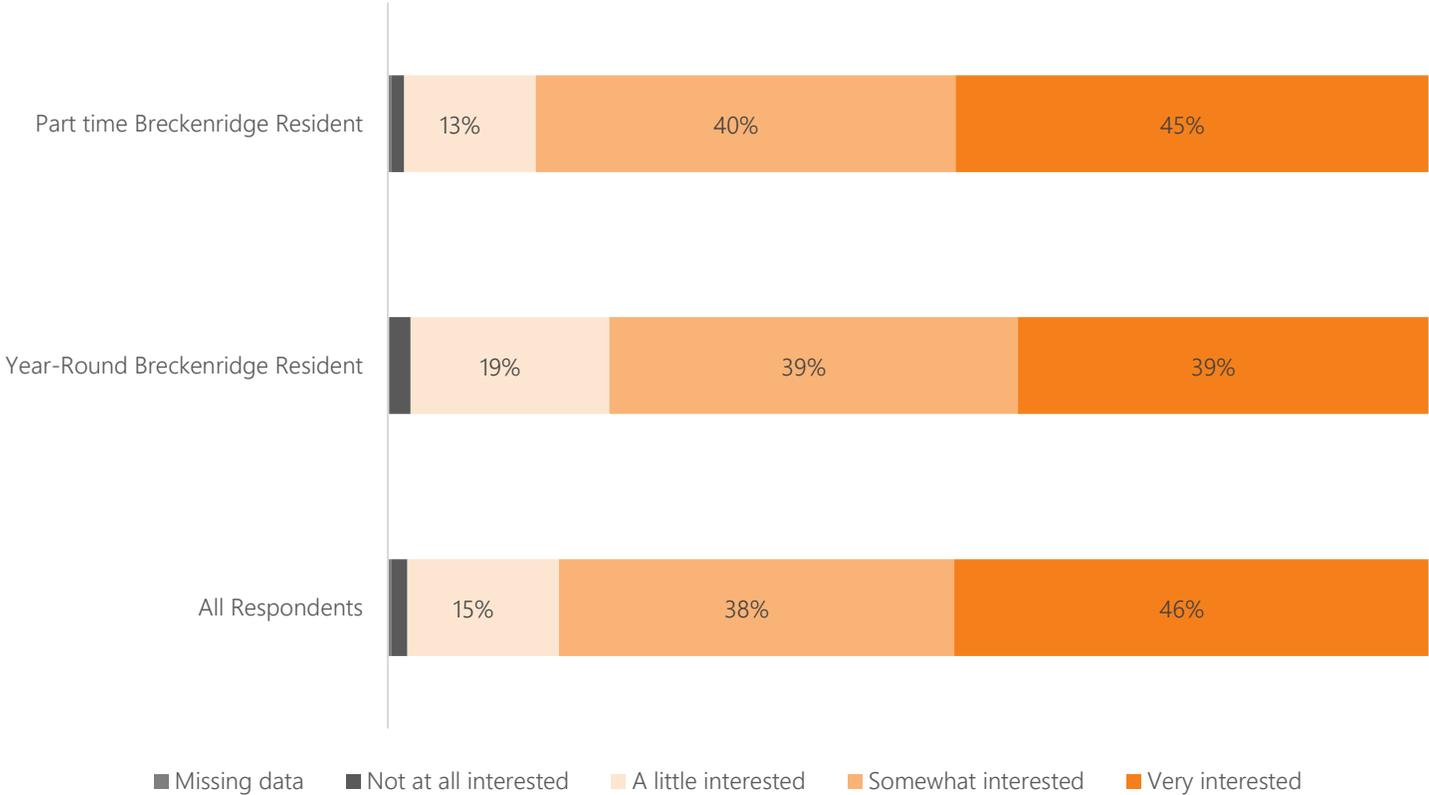
10. In the past 12 months, have you done any of the following (in Breckenridge or elsewhere)? Please check all that apply.

Differences in arts and cultural participation

- > Respondents who worked in Breckenridge were more likely have brought their children to a youth arts program or event in the last year (20%) than others (10%). Alternatively, those who worked in Breckenridge were less likely (21%) to have bought a piece of artwork in the last year than others (38%).
- > Respondents under the age of 45 were more likely (39%) to have brought their children to a youth arts program or event in the last year than older respondents (9%). Alternatively, respondents aged 45 and older were more likely (36%) to have bought a piece of artwork in the last year than younger respondents (20%).
- > Female respondents were more likely to have done many activities and were especially more likely to have visited a museum or gallery (62%) or attended a theater, dance, or opera performance (59%) than male respondent (46% and 44% respectively).
- > Respondents that identified as a Person of Color were more likely to have done none of the activities presented on the previous slide (12%) than White respondents (2%).

Almost all respondents were at least a little interested in arts and culture.

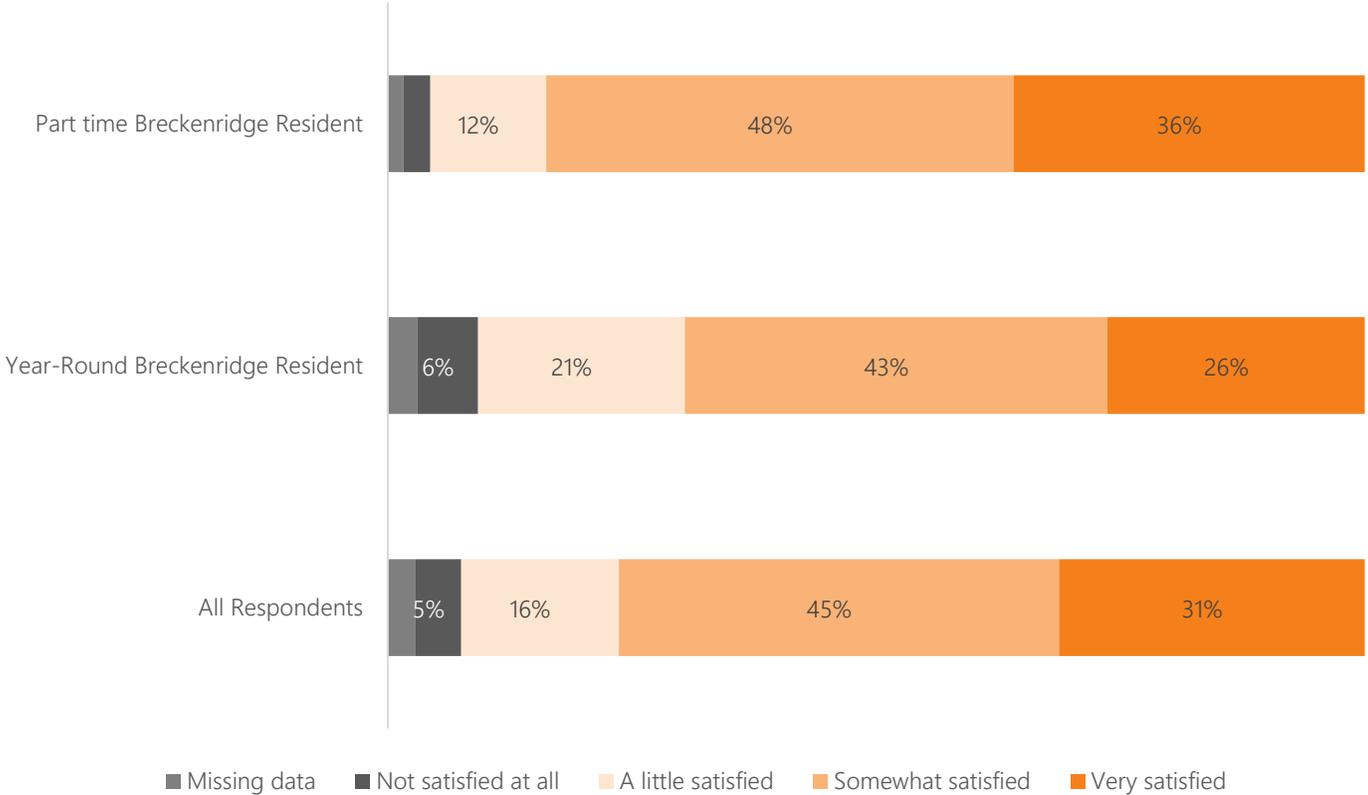
Interest in Arts & Culture



- > Visitors were more interested than residents, although that may reflect how those participants were recruited.
- > Not shown:
 - Female respondents were more likely to say they were very interested in arts and culture (56%) than male respondents (34%).
 - Business owners were more likely (6%) to say they were not at all interested than others (1%).

Overall, most respondents were somewhat or very satisfied with the arts and culture in their local community. CORONA INSIGHTS

Satisfaction with Arts & Culture in Local Community



- > While year-round residents were slightly less likely to report being somewhat or very satisfied (70%) with the arts and culture in their community than part-time residents (84%), most respondents expressed a high level of satisfaction.
- > Not shown:
 - White respondents were more satisfied than People of Color. People of Color were more likely to say they were not satisfied at all (17%) than White respondents (4%). Alternatively, White respondents said they were very satisfied at a higher rate (34%) than People of Color (17%).
 - Those who worked in Breckenridge were more likely to say they were not satisfied at all (10%) than those who did not (3%).
 - Female respondents were more likely to say they were very satisfied (38%) than male respondents (25%).

12. [if at least a little interested] How satisfied are you with the arts and culture in your local community?

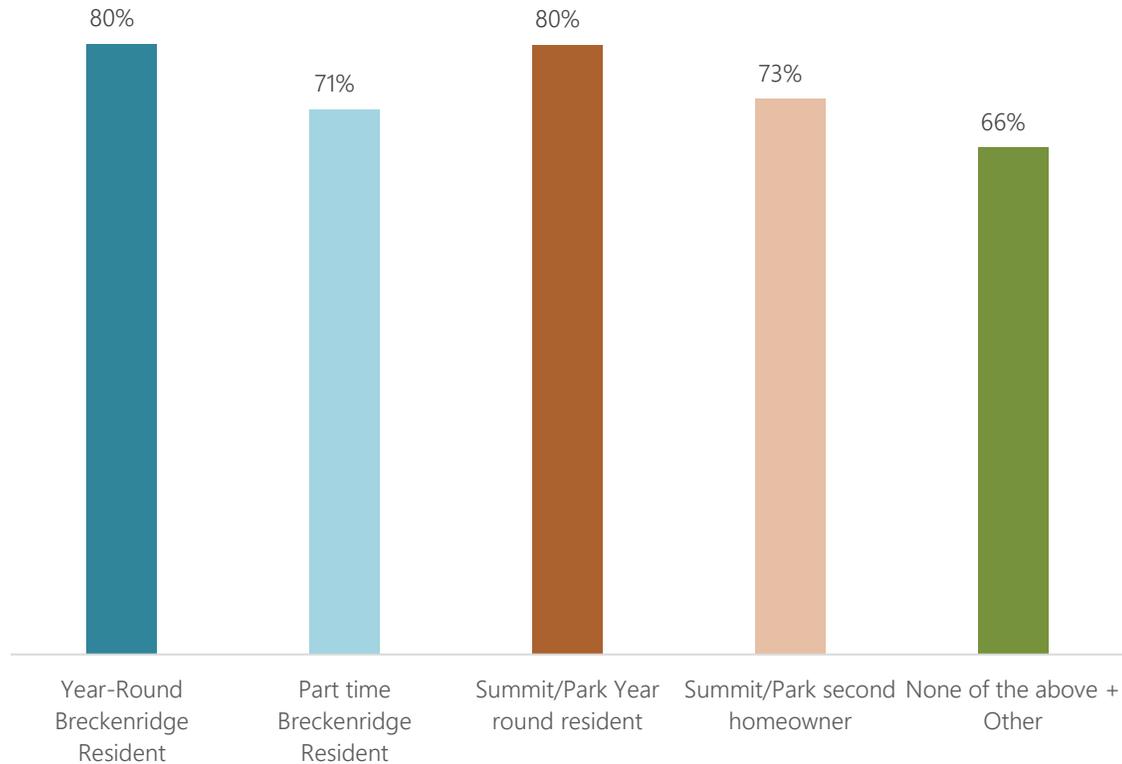
DETAILED FINDINGS: SURVEY

ARTS DISTRICT PARTICIPATION & PERCEPTIONS



Three quarters of respondents said that they had visited the Arts District in Breckenridge in the past 12 months.

Have Visited the Arts District in Past 12 Months



- > While there were some differences in the rate of visitation across residential status, these differences were not statistically significant.
- > Not shown:
 - Visitation rates were generally similar across demographics.

Respondents liked the ease of access and uniqueness/variety of events and programming of the Arts District.

What Do You Like About The Arts District in Breckenridge?

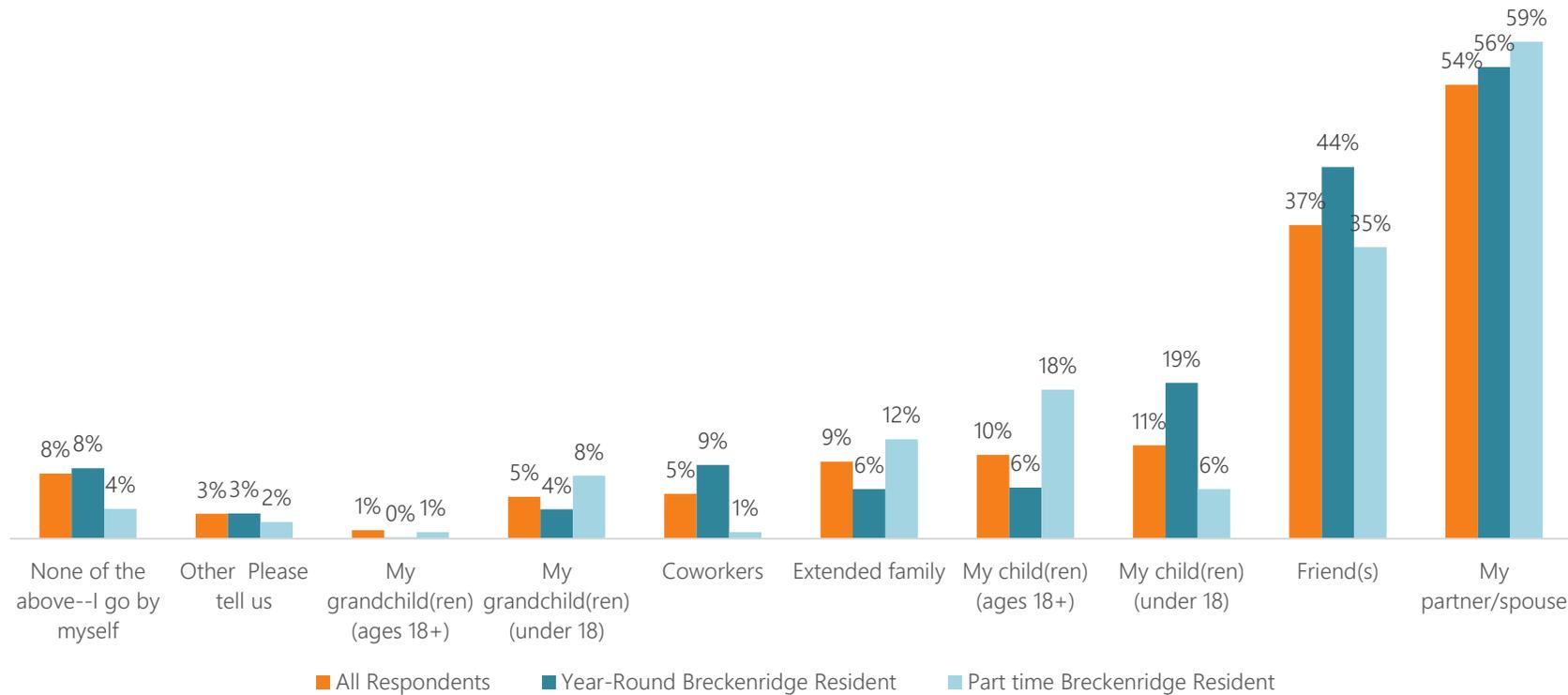


Responses to this open-ended question were grouped into the thematic categories seen in the graph on the left.

- > While respondents who had visited the Arts District had a wide range of responses describing what they liked about the experience, the most common themes were ease of access (30%), variety and uniqueness of options (25%), and events and programming (23%).
- > Not shown:
 - Responses were generally similar across demographics.

Most people visit the Arts District with a partner or friends.

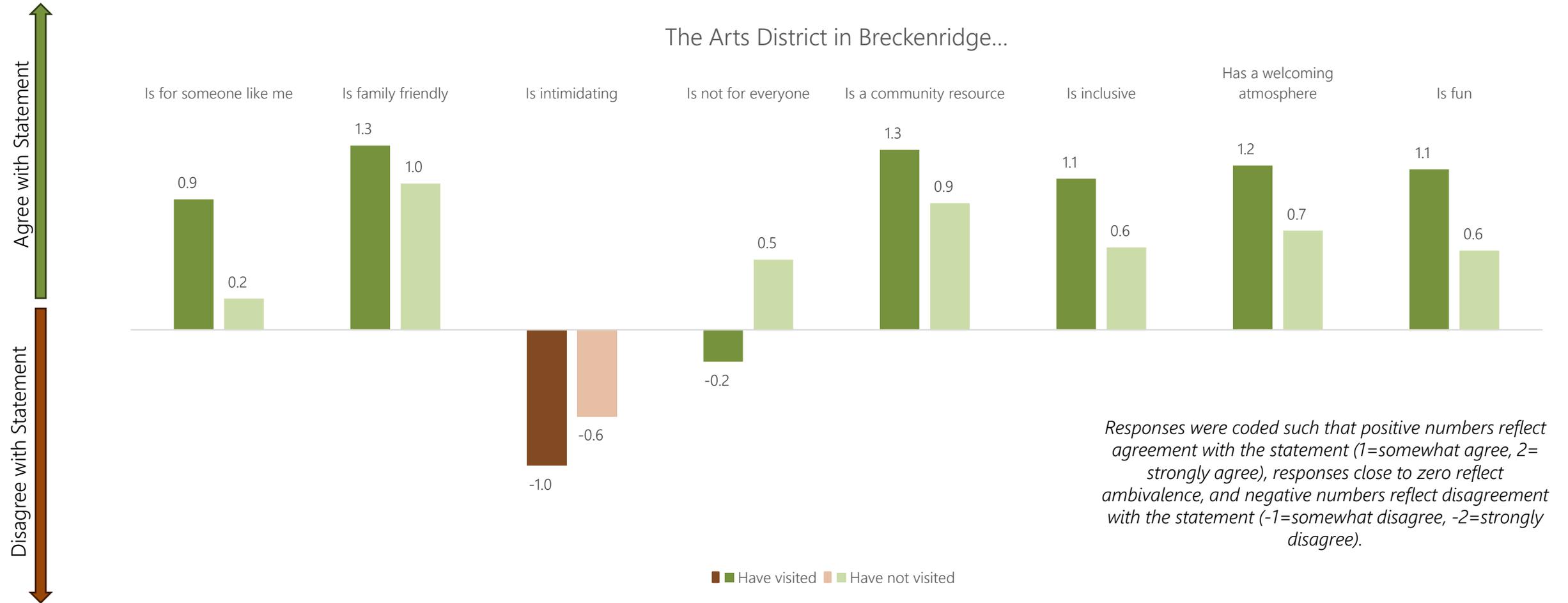
Who You Visit the Arts District With



- > Part-time Breckenridge residents are more likely to visit with adult children, while full-time residents are more likely to bring younger children.
- > Not shown:
 - Male respondents were more likely (63%) to say they visited with their spouse than female respondents (48%).
 - Respondents under the age of 45 were much more likely to say they visited with their children under the age of 18 (41%) than older respondents (6%).

15. [If visited the Arts District] When you visit the Arts District in Breckenridge, who do you typically go with? Please select all that apply.

People who have visited the Arts District have more positive perceptions of it than those who have not visited recently.



16. [If visited] How strongly do you agree or disagree with these statements about the Arts District in Breckenridge? [If not visited] Even though you have not visited, how strongly do you agree or disagree with these statements about the Arts District in Breckenridge?

Respondents want more programming, more opportunities, and more promotion of the Arts District.

How Would You Improve The Arts District in Breckenridge?



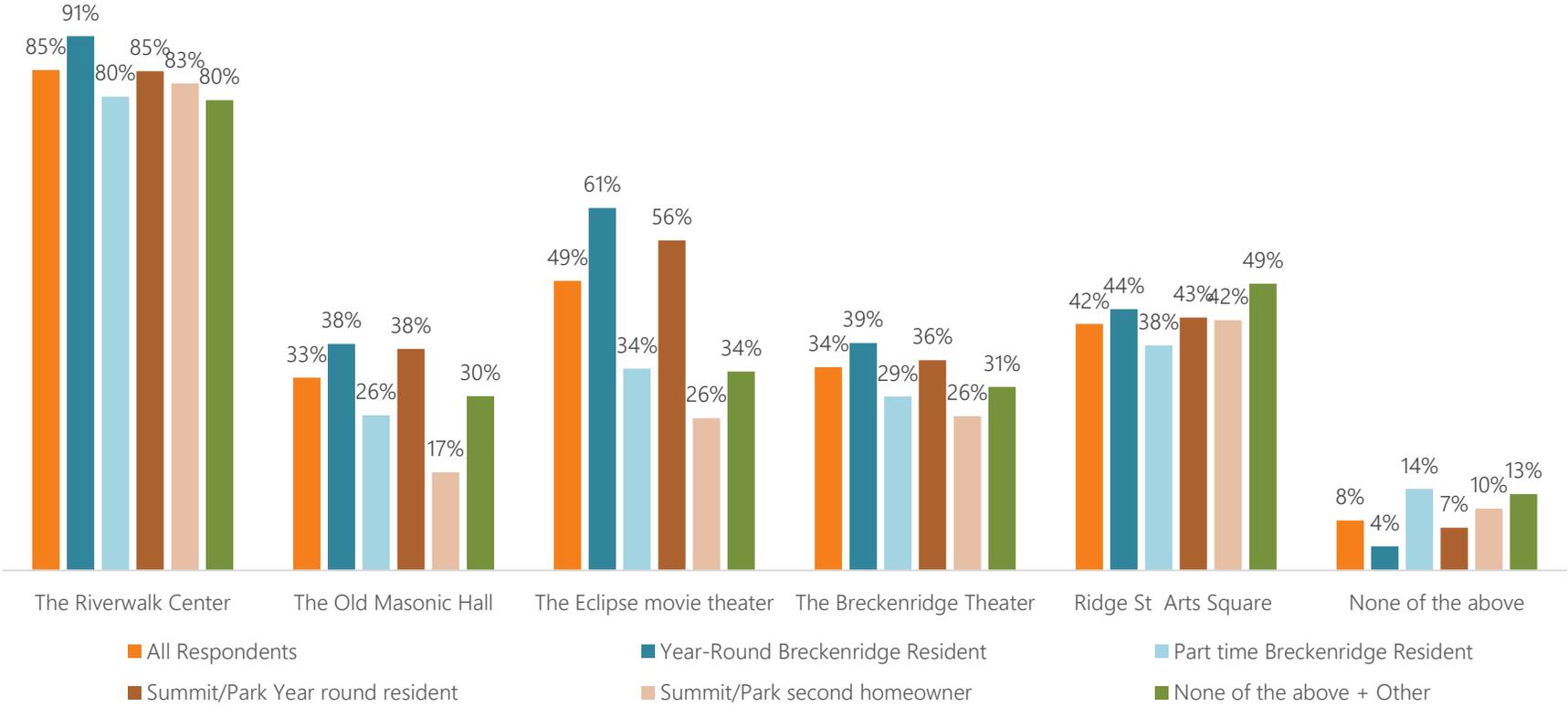
Responses to this open-ended question were grouped into the thematic categories seen in the graph on the left.

- > The most common suggested way to improve the Arts District was to have different/more events, programming, and activities (38%).
- > Not shown:
 - Respondents under the age of 45 were more likely (19%) to want a local-focused approach than older residents (3%).
 - Respondents who described themselves as Artists were more likely (18%) to want a local-focused approach than other residents (3%).
 - Female respondents were more likely to want more variety of classes and open studio spaces/offerings (19%) than male respondents (5%).

17. [If visited the Arts District] How would you improve the Arts District in Breckenridge?

Most respondents had been to the Riverwalk Center in the past 12 months.

Have Visited in the Past 12 Months

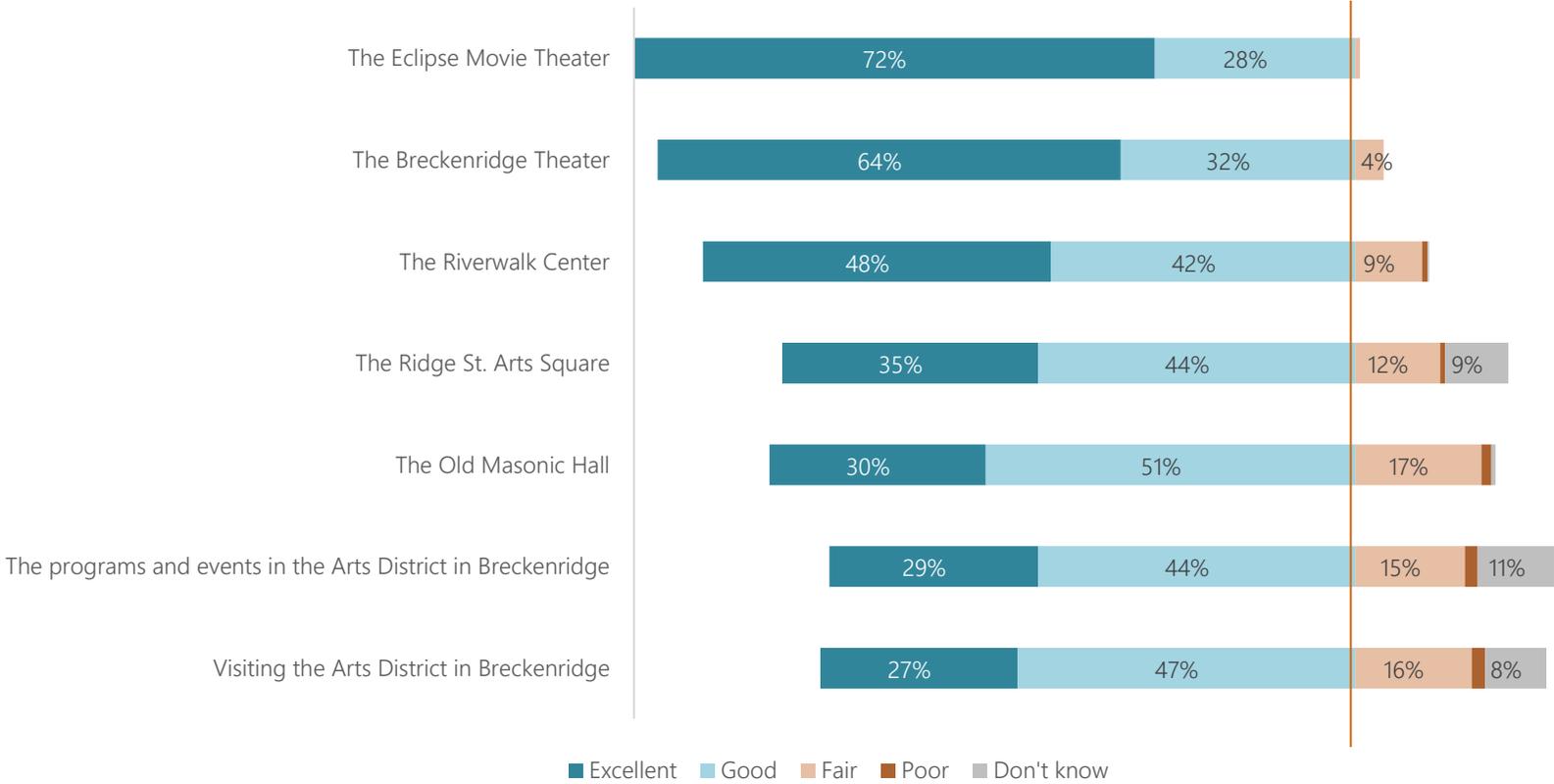


- > Full-time residents were the most likely to have visited the Riverwalk Center and the Eclipse Movie Theater.
- > Not shown:
 - Respondents who worked in Breckenridge were more likely (63%) to have visited the Eclipse movie theater than others (41%).
 - Respondents who described themselves as Artists were more likely to have visited the Ridge St. Arts Square (55%) and the Old Masonic Hall (50%) than others (39% and 29% respectively).

18. [Resident and past visitors] In the past 12 months, have you visited any of the following in the Arts District in Breckenridge, CO?

Most respondents who had visited a facility recently rated their experience as Excellent or Good.

Ratings of the Arts District & Facilities



- > Few respondents described any experience or facility in the Arts District as fair and almost none described these as poor.
- > Visitors were most likely to rate the Eclipse Movie Theater (72%) and the Breckenridge Theater (64%) as excellent.
- > Not Shown:
 - Female respondents were more likely to rate the Riverwalk Center as excellent (58%) than male respondents (39%).

19. [if visited a facility in Q18 or the Arts District in Q13] How would you rate your experience with...?

Respondents wanted the Arts District to be improved with more offerings, facilities improvements, and increased outreach/promotion.

How Would You Improve The Experience of Visiting The Arts District in Breckenridge?



Responses to this open-ended question were grouped into the thematic categories seen in the graph on the left.

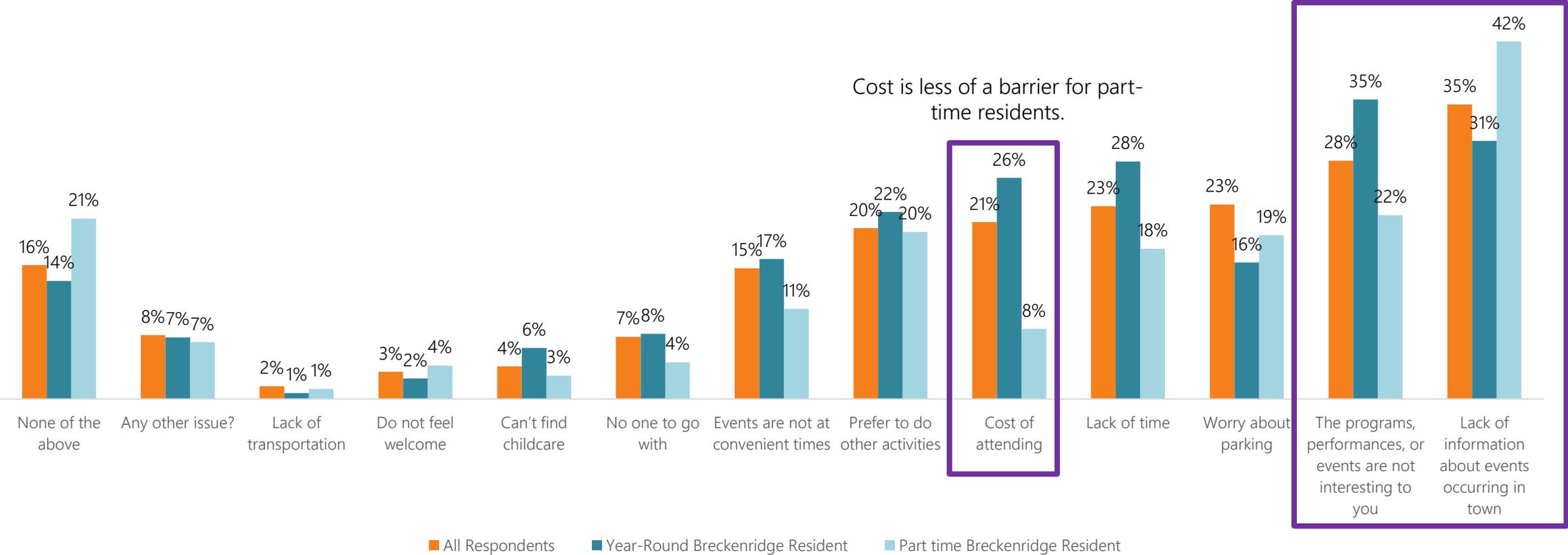
- > The most common suggested way to improve the Arts District was to have more/different events, programming, and class offerings (46%).
- > Not shown:
 - Part-time residents were more likely (25%) to say increased outreach and promotion of events would improve the Arts District experience than full-time residents (9%).
 - People of Color were more likely to say a local-focused approach (26%) would improve this experience than White respondents (4%).

20. [if rated the programs and events and/or the experience in the Arts District as less than excellent] How would you improve the experience of visiting and/or the programs and events in the Arts District?

The primary barrier to participating more in arts and culture in Breckenridge is lack of information (noted by a third of respondents).

Part-time residents need more information about what is going on, and full-time residents need more personally appealing programs.

Barriers to Participating More in Arts & Culture in Breckenridge



21. [Resident and past visitors] Do any of the following issues prevent you from attending arts and culture events in Breckenridge more frequently? Please check all that apply.

Differences in barriers to arts and cultural participation in Breckenridge

- > People of Color were more likely (12%) to say not feeling welcome was a barrier than White respondents (3%).
- > Visitors were more likely (37%) to say worries about parking prevented them from attending arts and cultural events in town than part-time (19%) or year-round (16%) residents
- > Male respondents were more likely to say the programs, performances, or events were not interesting to them (37%) and that they prefer to do other activities (27%) than female respondents (21% and 14% respectively).
- > Those who work in Breckenridge were more likely to say the cost of attending (39%) or a lack of time (31%) were barriers than those who did not (12% and 18% respectively).
- > Respondents under the age of 45 were more likely to say the cost of attending (38%) and events not being at convenient times (33%) were barriers than older respondents (17% and 12% respectively).

21. [Resident and past visitors] Do any of the following issues prevent you from attending arts and cultural events in Breckenridge more frequently? Please check all that apply.

DETAILED FINDINGS: FOCUS GROUPS



Corona Insights was retained by the Town of Breckenridge to conduct focus group research with several key audiences about arts and culture programming and opportunities. We understand this research will help inform the upcoming arts and culture master planning process and inform future programming ideas.

To do so, these focus groups explored the following topics:

- Perceptions and misperceptions of Breckenridge's Arts District
- The relationship between art and tourism in Breckenridge
- The relationship of art to other community identities (ski town, historic town, etc.)
- Unmet needs and opportunities to engage with art in Breckenridge
- Barriers to engagement with art in Breckenridge
- Opportunities for future collaboration between local businesses/organizations and the Breckenridge Arts District

Methodology

- > A total of 6 focus groups were conducted with 5 distinct audiences:
 - Business leaders: 8 participants
 - Spanish speakers: 7 participants
 - Arts patrons: 6 participants
 - Young adults (18-30): 8 participants
 - Residents who indicated that lack of information was a barrier to engaging in the arts ("LOI Residents"): 11 participants, 4 of which were part-time residents
 - The 6th group was a catch-all group comprised of 4 patrons, 1 young adult, and 2 part-time residents
- > Further information about the methodology including recruitment approach can be found in the [Appendix](#).



DETAILED FINDINGS: FOCUS GROUPS

PERCEPTIONS AND MISPERCEPTIONS OF ARTS IN BRECKENRIDGE

Most participants were broadly familiar with the components of the Arts District but had not necessarily thought it constituted a single entity.

- > Every focus group began with participants viewing a map of the Arts District to make sure everyone was aware of which venues/buildings/organizations are included.
- > Seeing all the venues and organizations lumped into a single entity known as the “Arts District” was unexpected for some. They did not realize this was considered one unified district as some locations are somewhat disconnected from what they tended to associate with the “district” (i.e., primarily Ridge Street Arts Square and the campus proper).
 - In several groups, there was some surprise that the Eclipse is part of the Arts District, both because it is a little farther from the core district and because some remembered a time when it was privately owned.



Not knowing the Eclipse was part of this. I mean, I know it's a big deal. It used to be privately owned. It's not anymore,

—Business Leader

The outdoor space that's all those little buildings and the Breckenridge Theater. That is, I think, the only area of it that actually feels like a campus or a district.

—Young Adult

I guess I didn't realize they were all connected in some way. I knew of all the different areas, and we participated in a lot of things there, but I didn't realize it was under one organization.

—Patron, PT resident

Top-of-mind associations for Breckenridge Arts District were mostly positive and related to either specific venues or the aesthetic of the area.

- > Many had positive associations with the Breckenridge Arts District.
- > Several participants across groups associated the Arts District with different venues or programs/events (e.g., Riverwalk, Backstage, AirStage shows, Breck Create classes)
- > Some focused more on the overall aesthetic and feel of the area (e.g., how diverse it seems in terms of types of art represented, how the historic buildings go well with the aesthetic of the town but still stand out as something special)
- > The “lack of information” group generally felt the district is visually pleasing but needs more activation.



[When I hear “Breckenridge Arts District I think of] The Breck Create brand and then as a phrase, “hitting way above its weight.”

—Patron

Interesting activities. I always check it out to see what's going on, what we can participate in, learn something new.

—Patron, part-time resident

I was gonna say diverse. When you wander through all of those little studios and stuff, like, there's so many different types of art represented there. And I'll go to the Breck Create webpage or something and I'll still be surprised like, wow, they have a class in, you know, xyz. And so there's just so many different types of art that you can engage in for what really doesn't take up that much square footage of town.

—Patron

I think that it stands out, but also fits in with the town. The buildings there work with what our town looks like and kind of the historic model of some of the buildings that our town tries to hold, but it also it holds a different look.

You realize there's something different going on there. At least I do when I walk through it.

—Young adult

I do think that the Arts District – probably everyone in this room [has] people that come to town and – you walk through it and it's quaint and cute, but you're like, there's nothing happening there.

—LOI Resident

Participants imagined that the arts would not be a primary reason tourists come to Breckenridge but rather an added benefit.

- > There was broad agreement that Breckenridge is seen by outsiders as primarily a ski town, and that when people arrive, they are surprised by the historical and artistic/cultural appeal.
- > In one of the groups (catch-all group with mostly patrons and part-time residents), there was a distinction made between out-of-state visitors and front range visitors, and participants thought that the out-of-state visitors get more into the variety of activities, including arts and culture, whereas in-state visitors are more likely to visit for skiing, recreation, and maybe some shopping and eating.
- > Some participants also felt like there was opportunity for Breckenridge to visually reinforce the artistic identity of the town, for example with more trail art and murals throughout town.



In my opinion, because I know a lot of the Front Range people that come up here and they come in the winter for skiing and they come in the summer for all the outdoor activities. They're hiking, biking, climbing and eating, they like the restaurants. But the Front Range people that I know, they'll shop in town maybe for fun, but I don't know that they really do all those other activities, in my opinion. I mean, just the ones that I've interacted with...I bet a lot of Front Range people come and they try to come when all the other guests aren't coming to fill up the town and the trails, when it's not as busy.

—Patron

[Breckenridge is] all of them [a ski town, a historic town, and an arts town]. Obviously ski because it's the home of Vail resorts. And I feel like the history of this place really gets kind of put on the back burner, especially with what we have with like the Historical Society and Edwin Carter Museum and so forth. But the arts has really picked up here. And having different people come from around the world for BIFA in particular, it's been amazing to see how this place has become a little nest egg for creative energy.

—Patron

I would say the arts are less visually commanding through the experience of being in Breckenridge over, like the mountains and skiing and all that. Just because to me, when I think of an artsy town, I think of a town that has a lot of public art through not only statues and places for events, but also through murals and things like that. I feel like there's a lot of unutilized blank canvases throughout the trail system, like along the river in Breckenridge, that could make it more prominent of an arts area.

—Young adult

Participants had differing perceptions of tourism and growth/development in Breckenridge.

- > Many participants recognized the role of tourism in both their town culture/identity as well as the local economy.
- > Some felt that the arts and culture in Breckenridge have developed in recent years to shift the identity away from only being a ski town; others were skeptical that this belief extends to tourism, however, and felt the town's arts identity is mostly felt by residents only.
- > Participants in the "lack of information" group discussed how they perceive a pendulum swing from focusing a lot on building up the tourism industry and drawing visitors to Breckenridge through arts and entertainment offerings to now feeling like there is not as much effort being made.
 - Some thought people had become complacent and took for granted that they would always have a large flow of tourism.

I think it's really grown in the past maybe five to 10 years to get out of the image of just a ski town.

[It's] been more cultural in how it's grown and developed. Don't have to go to Denver anymore. Just get a lot here.

I don't know how much that identity transfers to tourism or if tourists see it that same way. I think we sucker them into the history and arts while they're here or they have a down day or something, rather than it necessarily being the leading thing.

— Patron Focus Group Conversation



I think we were very egotistical in, like, oh, we have all the people that we are going to get. People are just going to come to Breckenridge and this place is going to always be overflowing. And I think there are times now where we're starting to see a transition maybe out of that. And we rested, I think, on a lot of those elements of we're maybe overcrowded. Or, well, we have these things and we'll engage and animate them occasionally...but we don't put a lot of effort into. Instead, it seems sometimes like a box check of what we're offering versus being more progressive and thoughtful.

—LOI Resident

Many local residents see the identity of Breckenridge as both a ski town and an arts town.

- > Among residents, especially patrons, many felt that for people who live in Breck, their sense of identity as an arts town is stronger than it might be among visitors—though they also still see Breckenridge as a ski town.
- > Participants mentioned that the arts and culture in Breckenridge set it apart from other ski/resort towns (both for visitors and for residents).
- > Many also shared that it enriches their lives as residents, and that it was, for some, a big part of why they chose to live (full- or part-time) in Breckenridge.
 - Residents highly value the opportunities to engage in arts and culture without having to drive all the way to Denver.
 - Having activities to do in the winter months after dark was discussed as being vital to mental health.



For my part, when we talk about the term “cultural district,” we are talking about a town that embraces different cultural movements and offers them a space to thrive. This shows that this town goes above and beyond others, as it allows us all to fit into the same space and contribute our grain of sand in an artistic sense, which is what it is all about. And that is what makes this town so rich, being able to walk the streets and see different types of expression. Sometimes we see circus performers, we see movements such as LGBTQ. For everyone, there is a special moment to enjoy in this town.

—Spanish speaker*

The arts are, to me, they're very important as a reason that I live here full time. There's so much to do and so many diverse things to do that involve the arts. And that's very important to me.

—Patron

Breck can often feel remote, especially if you don't have a car. And so I really did appreciate that there were arts organizations that were bringing experiences to local residents, versus having to instead drive an hour or two hours to Denver for those types of experiences. So I don't think a lot of smaller towns with a small local permanent population can boast that they have all of the same arts organizations and privileges that Breckenridge does make an effort to provide.

—Young Adult

*All quotes from Spanish-speaking participants have been translated into English from Spanish

Spanish speakers and young adults were least likely to feel that arts and culture in Breckenridge was for them.

- > Some in the Spanish-speaking group felt that towns like Breckenridge that have a really high level of tourism are “not really for them” and that they feel more welcomed and at home in areas like Dillon, Frisco, or Silverthorne that feel less touristy and wealthy.
 - Others did feel welcomed and reported encouraging others to be active participants in what’s going on in the town to solidify that this is your home and community now, including participating in arts and culture as much as possible.
- > Young adults were also mixed on whether they felt arts and culture catered to their demographic.
 - Some felt that they did not mind participating in whatever was available, even if it didn’t really seem like it was “for” young adults. For example, they reported enjoying family and kid-friendly events.
 - Others felt that it is clear the events mostly cater to older and wealthy people, and they felt the town could do a better job of taking into account the needs and interests of younger folks.



For me, Breckenridge's identity is that of a tourist town, which is what I consider to be a town with opportunities to enjoy throughout the year. But I wanted to make a note that, from my point of view, the participation of the Hispanic community is very low. In reality, those who participate are mostly tourists and white residents, but the Hispanic community is very low. Very few attend most events, which is why I say that it is a tourist destination. Really, it is the tourists who have fun and take advantage of it.

—Spanish speaker

I'm not going to discount myself from going to an event because it's family friendly, but I'm also looking for things where I'm going to see other 20 something-year-olds. I'm going to meet new friends, make new connections and just like kind of social settings...I want maybe to see something where it gets more people out or the word is spread more and you know, people are more interested in going that are kind of around that age group.

—Young adult

Patrons recognized that arts programming often targets tourists, but believed that locals still benefit from it.

- > While some other audiences, like Spanish speakers, felt more strongly that arts was not for them because it catered so much to tourists, patrons felt that programming for tourists was not incompatible with locals' interests.
- > They also pointed out that there were smaller community events and programming that did feel like they are mostly for locals only (e.g., farmer's markets, kids arts classes).



I'd almost say it's like 65 to the tourists and 35 to locals. Or maybe 70, 30. Or 60, 40 somewhere in there. I think it's more for the people that are visiting, but they've grown over the years to incorporate more for the locals.

—Patron

I do feel that sometimes that it's all about bringing the tourists in and booking the nights. And I know that's what drives the economy, that allows us to have all these wonderful things. So I guess I would lean a little bit towards [other participant], that it seems that it's geared towards bringing people into the community. Probably rightly so. And then we're allowed to kind of piggyback on it.

—Patron

I think there's so many small events, like, every Thursday at the same time there's the farmer's market. There's the thing there and classes for kids. So, to me, those are more on the local spectrum. Because you wouldn't even know to look for them if you were visiting.

—Patron

Artists felt that Breckenridge is overall a great place for an artist to develop their skills and showcase their talents.

- > Several artists were present across groups, and discussed how the Arts District makes the town more amenable and open to their artistic practice, and to being able to show and sell their art, etc.
- > Those who are involved in the arts more closely also expressed how strong the participation is among children and youth, and how many opportunities they have to grow as artists.



And then just from a local's perspective, I am a local artist and I sell my art in town and I'm trying to get more involved in that. And I think just having a creative district in town feels welcoming if you're an artist or you're like into any art form, typically you think, oh, I should move to a city. That's where my opportunity is. But to actually be able to be, you know, in a mountain town, in a small town community where you can focus in on that, it feels like there's more opportunity for it.

—Young adult, artist

[The arts are] very pervasive around the community. I don't think a lot of people realize like the kids' involvement in particular in the arts through Breck Create. It's not a big high school and yet there are kids that leave that high school, graduate and go on into the top arts programs around the country. And like they're incredibly difficult to get into. And these kids are getting that experience from within this arts community.

—Patron



DETAILED FINDINGS: FOCUS GROUPS

VENUE- AND ENTITY-SPECIFIC FEEDBACK

Some participants felt the identity and mission of Breck Create needed reinforced or clarified.

- > Although not specifically asked about, the discussions on the identity of Breckenridge as a town and perceptions of the Arts District led some groups to turn the conversation toward the identity of Breck Create as well.
 - Some noted a lack of clear direction, identity, or target audience. Others wanted to know more about their mission or purpose, and suggested more outreach about who they are.
- > In the patron group, the conversation also steered towards worries about future funding for Breck Create, wondering if the town will always fully fund them.

I don't understand the theme. Where is it? What's the roadmap [Breck Create is] trying? Or what's the story they're trying to tell?

I would say that their direction has changed so dramatically at a stakeholder level that it kind of felt frantic and a little all over the place and not real well thought out.

— “Lack of Information” Focus Group Conversation

“

One comment that I would have is that I think there is some confusion in the community as to exactly what Breck Create is. So I would say that that might be something that would then help to enhance the support for Breck Create too. Maybe like an intro to Breck Create night where they have the little fairs. Something where you can see all the different things, the organizations that are involved under their umbrella. Maybe you can sample different art classes.

—Patron

“

And that's one of the questions in my mind that I have about Breck Create is who are you trying to reach? I mean, it's not a bad thing. I just, I'm not sure I know what audience- Because I mean they've changed so much over the years. But I mean there's so many offerings that really you're almost offering to everybody.

—Patron

Participants believed the Old Masonic Hall could use more activation, but Backstage Theater and Eclipse are well-attended.

- > Participants perceived the Old Masonic Hall to be overlooked and believed it does not receive as much attention or foot traffic as other venues in the area.
 - Some participants expressed the view that more intentional efforts could be made to activate the space to better engage people who pass by and encourage them to stop and participate in some way rather than “walking in and walking out and then that’s it.”
- > In contrast, both the Breckenridge Backstage Theater and the Eclipse received high praise from participants.
 - These venues were frequently mentioned as having strong, appealing programming and were widely regarded as the most popular and well-attended among all the arts spaces in the district.
 - Some residents wanted even more going on at Backstage Theater because they enjoy the existing programming so much.



I would say Old Masonic Hall on Main Street [could use improvement]. It's a ghost building. And I know they host art shows there. And I think that it is appealing to look at. And you walk in and you're kind of like, what is this building? And then people walk in and walk out and then that's it. And I feel like it's a missed opportunity at such a clutch location on Main Street.

—Business Leader

I think Backstage is actually probably the one that's used more frequently. And Eclipse Theater. Those two are, I think, the places that are doing quality, which we really need to talk about. They're doing good quality. They have some art films that come in, but then they're also showing popular things. And of all the things, that's what my family utilizes the most. Probably once every other week. Or Eclipse, I mean, it's just cheap. The popcorn's cheap. It's comfortable, it has blankets. It's fantastic. And so how do you balance that quality piece without making it unattainable?

—LOI Resident

I went to go see Frankenstein, it was a Tuesday night, every seat was full. It was locals, it was visitors, it was part-time people. It was excellent. That venue is beautiful. And I so much more enjoy going there than over in Silverthorne. It's intimate, I mean, it's just perfect. I wish that there was more year-round happening there.

—Part-time Resident

Many find the National Repertory Orchestra (NRO) to be high quality, and at the same time desire more musical variety to appeal to a wider audience.

- > Many appreciated having the NRO hosted at the Riverwalk and thought the musicians put on an amazing show.
- > However, across groups, participants also felt that variety and utilization of the Riverwalk suffers in the summer because of it.
- > In terms of what NRO could do to provide more variety, participants wanted to see more movie scores and POPs and other twists on classical music that could attract different audiences.
- > Kid-friendly nights and smaller shows around town were also suggested.



The classical music world has a little bit of a problem with attracting a broader audience. And that, particularly in Breck, it's very much catered to donors. And donors are typically people who are like retired oil executives living in Breckenridge and making way more money than I could comprehend. So I think there's a little bit of an issue, a discrepancy, and I won't go into like, class stuff right now, but accessibility is another topic in terms of events.

—Young adult

I personally love the fact that we have that. Like I just said, I didn't spend money on it and it just ended. But absolutely love the fact that they have that. It's an amazing feeder system into paid orchestra work, which is vanishing across the country or around the world. And they do really good music. It just hasn't worked out timing wise. But I've been there for rehearsals and stopped through. They're amazing.

—LOI Resident

And then having the NRO move around, I know that Dave has done that from time to time. Where they've been all over town. I know they love to do that stuff. Maybe just some broader thinking about where can we expand.

—Business Leader

Maybe once a month on Fridays or whatever, the NRO is kid friendly. But I just mean even modernizing it, right? Does anybody know what that genre is or how you put it? Like [Vitamin String Quartet, string or orchestra covers of popular music] Then it's like, oh, this is kind of fun. To continue to appeal to all ages and that sort of thing, but just offer some of these things that you can still appreciate classical music and here's this twist.

—LOI Resident

Many felt the Riverwalk is an incredible venue that is underutilized.

- > Some felt the perceived underutilization of Riverwalk was a matter of lack of advertising.
- > Others attributed lack of programming at Riverwalk to the NRO having the venue mostly booked for several months every summer.
- > Participants also mentioned that in the past the venue was often used for community events (e.g., ski swap, fundraisers) but that pricing had gotten so high that it did not feel accessible to rent anymore. They wanted to see that utilization of the space facilitated again in the future.



I don't see it well advertised among the locals as to what's happening there. And I mean I follow all of the things on all of the socials, but there's just not that much happening there. We had Pride outside of there. I don't know that pride is associated with the Arts District or not, but it happened on the lawn outside of the Riverwalk and there used to be a lot more shows happening there and it kind of feels like it's just sitting there.

—Patron

They did a live score to Indiana Jones there that was actually really cool. That was the only NRO thing I went to all summer. Last year, they did Star Wars. I went to that. That was also really cool. But again, for an entire summer residency, I don't know if that's the best use of that space, to be honest. And I don't know if most people in town are really utilizing that or enjoying that.

—LOI

But with Riverwalk center, it's such a gorgeous venue and it has the capability to take out the seats, open up the garage doors, and really be a cool venue. And it's right on the river. And I don't think that they take advantage enough of that. And maybe it's because the NRO has such a hold on the venue during the summertime. But if there's any way that they could broaden who they're collaborating with. I know that there are a lot of family concerts. They usually do a film series or at least a film concert in the summertime. But they really ought to consider a broader audience when they're doing their programming. And I know that they often have to balance that with their mission of educational programming for the musicians who are actually there to learn. So, it's a delicate balance. But I do think that they could do a lot better, or at least the Riverwalk center itself could make a lot more space for something other than the National Repertory Orchestra.

—Young adult

Participants expressed that the facilities at Riverwalk needed updates and renovations.

- > Many participants mentioned the bathrooms and the chairs as elements that everyone in the town knew needed updating.
- > Across all groups, participants wanted to see better utilization of the lawn area (e.g., open up the doors, set up speakers outside, allow events to extend out onto the lawn when weather allows).
- > Business leaders discussed how the versatility of the space sometimes is a disadvantage.
 - They felt the interior layout is not great for any one type of event, it is only “okay” for many different types (e.g., floor slanted for performances but not tiered enough so they can still set up table when needed).
- > The lack of a lobby/gathering space was also brought up as a concern because it makes socializing before or after events very difficult in the winter.



I know the outdoor bathrooms are a problem, and I think that was addressed several years ago, and the town council didn't want to look into renovation for that. But I know that causes a problem.

—Part-time resident

I remember years ago, there used to be more events and concerts there where the windows were up and you were able to sit on the grass and it was like this indoor/outdoor experience. And I feel like that's kind of gone away. But maybe it's just because I'm not in town as much.

—Business Leader

Our venue has always been in search of what- it's almost - it can do too much, so it can't do anything great. You know, the seating is never great. The table space is never great. Every event we do, it's okay. It works. I think one of the problems is the way that the Riverwalk has grown and developed, it's kind of outgrown what it is. We've had a lot of conversations about just starting over, too. And it's just, I mean, the amount of money that it would take is insane. And there's no place for an amphitheater that I can think of.

—Business Leader

The way that the interior was designed with the platforms, they just don't work because if you are on the second row for any show, no matter how tall you are, you have an obstructed view. And the reason was so you could put tables out for some of these different events. There's a reason it was constructed that way. But if I could go back in time, that was a huge mistake.

—Business Leader

Some participants noted that the acoustics at Riverwalk are challenging for certain types of performances.

- > Across a couple of different groups, the Riverwalk acoustics were discussed.
- > Some felt the sound is well suited to classical style music, but less ideal for rock or more electric instruments and sounds, which could limit the types of artists willing to play the venue.
- > Participants also mentioned that they would like to see more movie showings at Riverwalk but knew from past experiences that the sound is particularly challenging for movies (e.g., Breck Film Fest now brings in their own sound equipment).



I've heard that for artists, maybe the acoustics are challenging, and that may just have to do with concrete floors, or I don't really know. But I think to get a higher caliber of artist in there, they may have to do things with the sound and acoustics.

—Patron

I do think that with some of the concerts that come in, some of the groups that come in, sometimes the sound system is not real good at the Riverwalk and when I mentioned it to somebody, they said a lot of times the groups, especially bands will bring in their own production people and not really be as advised about the venue. I've stopped going to some of those band concerts because the sound system just wasn't good. The acoustics are not good and you miss half of the things. But for the orchestra it's fantastic.

—Patron

Participants wanted to see more non-music programming at Riverwalk.

- > Many participants across all groups mentioned types of programming, not entirely related to music, that they would like to see at the Riverwalk (or have come back to the Riverwalk).
- > Several participants across different groups mentioned wanting to have theater productions at Riverwalk again (explaining there used to be at least one a year but now they are all at Backstage).
- > Other desired types of programming included:
 - dance performances/dance classes;
 - fitness classes on the lawn;
 - movie showings/screening of sports games;
 - lectures/TED style talks;
 - open-mic nights, comedy shows.
- > Most of the suggestions included a component where the event could spill out onto the lawn.



I was thinking, during Pride they do the yoga classes out there, but they could do any sort of fitness. I've always been thinking, they could do country line dances out there too, or any sort of dance party, learn the choreo. I think that'd be really cool too. Especially catering to this age range, if you maybe make it like a singles night or even a couple's night, like, do you need a partner or are you bringing one, sort of thing?

—Young adult

I think I would love to see just more different events at the Riverwalk. I feel like it's a lot of orchestra concerts or concerts of bands that I'm not super interested in. And when I was a kid, the Backstage Theater used to do productions there, which was super fun. And I would love to see more summer movies there. Sort of like a drive-in movie, but not a drive-in ...something more like that that's a little more casual, probably a little bit cheaper, and just using that space more to do different things besides just music.

—Young adult

One of the things I think about that I loved the most at Riverwalk was when I saw Ira Glass from this American Life. And it just made me think like, those lecture things are cool.

—Business Leader

Many participants felt that Breckenridge needs to bring back more high-quality live music.

- > Many participants shared that there are a lot of music performances at Riverwalk that simply do not interest them.
- > Participants in the 30-to-50 age range were the most vocal about wanting higher quality live music brought back to Breck.
 - They often spoke with nostalgia about the different acts they used to be able to see in town.
- > Younger adults did not have high expectations of Breck beating out venues like Red Rocks and Dillon for big name acts, but felt like more variety of smaller but interesting artists would draw young people for a free show.
- > Older adults and patrons were quite satisfied with the music offerings, especially NRO and most things going on at the Riverwalk.



[What comes to mind when I hear "Breckenridge Arts District" is:] Lack of music. There used to be, I feel like, a lot more music. Better music here. Just kind of the outdoor, like on the lawn or at the Riverwalk, or outdoors on the street. We used to have a venue. Famous people, or I guess bigger acts than what we get currently.

—LOI Resident

I like electronic music and a lot of younger people, especially that are here in the ski season, that would be a huge appeal to that market. Because I know at one point, Breck Create was struggling trying to get kind of younger people because I know it's a lot of bluegrass and jazz. I personally like that because I'm eclectic and weird. But [electronic music] would be fun to see. And then you could incorporate light shows.

—Patron

It really is a trek to go over to the shows in Dillon. They do free shows every Monday night. And I would say our group of friends, we try to go every single Monday night that we can. But if there was an opportunity for something like that in Breck with artists that, you know, like the free shows aren't these huge, amazing artists, but they're at least intriguing enough that we're going to show up and we want to see it. And if there was more opportunity for that in Breck on a weekly basis, I think that my age group would probably show up.

—Young adult

Across groups, participants suggested the Town consider different venues for music performances, such as outdoor spaces.

- > Participants would overall like to see a greater variety of genres and a higher quality of show—but it does not necessarily have to be at Riverwalk.
- > Many had positive impressions of the AirStage in terms of a community gathering type of event, but wanted to see events happen more frequently/regularly.
- > There was also discussion about how Breckenridge simply does not have many smaller music venues at bars anymore, and that has taken away some spaces for local artists.
- > Across several audiences, including business leaders, there was discussion about setting up a stage outdoors—in a parking lot of a ski resort/lodging like Beaver Run or Vail, or elsewhere in town—to have a live music event that could accommodate a bigger act.



I do think the AirStage in the Arts District does a good job. That does bring what the Arts District and the arts programming used to be with bringing people together. And that does a really beautiful job of it. It's just infrequent. And we used to have, I would say, more venues that weren't operated by the town, that operated music. And that was fantastic. And that, for a magnitude of reasons, has changed.

—LOI Resident

They could definitely- like for bike week, they close down the whole lot [by Riverwalk]. I work for the trees department. We can do that anytime. We just need a two week notice to close down a parking lot. It'd be cool to have a festival or something, because that parking lot's huge. You could fit a lot of people into that parking lot. Riverwalk Tiger Drive parking lot. It is attached to the Riverwalk. They shut it down for bike week, why don't we do that for a bigger artist? Like Billy Currington came to Dillon Amphitheater. Like, okay, we can't fit everyone in a smaller space for a bigger artist, but we can fit people in the parking lot. And it's a huge parking lot.

—Young Adult

One of the other problems is we used to have a very vibrant music venue scene. We had better bars...So I was in a band for years when I moved here, I played all over Breckenridge. If I was in a band today, there's no venue in Breckenridge.

—Business Leader



DETAILED FINDINGS: FOCUS GROUPS
**FEEDBACK ON CLASSES/
STUDIO HOURS**

Classes in the Arts District are highly praised by those who have attended, but timing of classes prevents some from engaging.

- > Several participants across audiences had positive experiences with classes through Breck Create.
- > Some participants felt the timing or cadence of classes was not always amenable to their schedules (e.g., would prefer a later afternoon/evening time slot in the 4-6pm range, either on the weekend after the main activities of the day are winding down or on the weekdays for the after-work crowd.)
 - Some would like recurring classes or series, and for the scheduling to be more regular and reliable. Others would not want to commit to multiple sessions. Continuing to offer a variety of series and one-off options would be ideal.
 - Having the option for a longer (around 4-hour) workshop was also desired by some patrons.
- > Some had suggestions for other mediums they would like to see in class offerings such as performing arts, cooking, and urban art/street art/graffiti.



The last thing I did was go to a glassblowing class. What struck me most was how intelligent and how wise the teacher is, how well he knows his material, how much he knows about it, how he can do anything. I was quite impressed.

—Spanish-speaking young adult and artist

I think it's amazing. It's all super accessible. They have printed pamphlets that have their schedule. They've got it on Instagram. You can do DJ workshops, painting workshops. It's super, super cool. And as an art teacher, I told the kids, well, just go to Breck create or go do this. There's a lot of different resources in Summit county to get people stimulated creatively.

—Patron

For the Arts District and those buildings, and I think that the Arts District has really tried. They're like, we have pottery classes or, or jewelry making classes or all that kind of stuff. I think they tried it years ago, but they could do it in a more efficient way of doing it as a series. And so ultimately getting someone to buy in of like...I know that once a month this is the ladies' night that we go here and do this. Because they're so infrequent, even the times that you plan for one, then it gets canceled. So I think really trying to work on the reliability.

—LOI Resident

Impressions of the Artist in Residence program are mixed, with many unsure how to engage with it.

- > Several participants across different groups were confused about how the Artist in Residence program functioned, particularly the open studio hours. Many did not know how/when to visit or otherwise interact with the artists and spaces.
 - One business leader suggested that playing quiet music outside the studios that are open could help signal to people passing through the area which ones are open.

Well, they did have the resident artists that were doing that, and I don't know how big that was for other people. I mean, I didn't go and participate in that art, but I read about it. Sometimes I feel like I don't even know where to learn about it.

Exactly. Yeah. I don't know what the purpose is. Like, what am I supposed to do with that? Do I go meet them? Do I do it? What are we doing?

— “Lack of Information” Focus Group Conversation

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To have open studio hours, especially for the artists in residence, I think they used to be required to do that. And I don't think it was advertised very well, because when we went just a few weeks ago to the artist who's in residence at the White House, it was really fun, but it's just hit or miss for people walking by. But I don't think any of this has been promoted very well.

—Patron

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I'm sure if I did research I'd figure this out, but it's like, oh, can you go into their studio hours at other times? Is that allowed to do? Like how to interact with that part of the Breck art area. And again, I'm sure if I spent a little time, I'd figure it out, but I think that's a barrier. I'm like, I should do more in there. I should figure it out. Maybe I'll take a class. But it feels like, I've got to jump over a hoop in my own learning.

—Patron

Participants want to see different kinds of art and artists showcased in the Arts District, including more urban art and less mountain-themed art.

- > While many appreciated the intersection of art and nature that Breckenridge often focuses on, some did feel like the representation of “mountain art” was repetitive, and they would like to see more variety of styles.
- > Suggestions from participants about different kinds of art/artists they would like to see (showcased in exhibits, displayed around town, invited to the Artist in Residence program, etc.) echoes the mediums they would like to see more classes in, including graffiti and urban art, and more performance art, like music.



I feel like there's a lot of focus on mountain art and things like that, but it doesn't incorporate a whole bunch of other styles. And so I would like to see a larger variety of artists come in. It would be cool to use those buildings and just have an artist come have a gallery for a week and sell, you know, whatever.

—LOI Resident

I'd like to see some more music in the arts. Not where you're just listening, but where it may be a little more participatory. Not lessons, but just where you'd have a musician in residence and you could come in and learn about how he or she develops the music or plays the cello or drums. Just a little more music-related because it seems like we have the music in the concerts, and then we have what I would call more of the visual arts [in classes and in the Artist in Residence program].

—Patron

I want to see more graffiti and urban art. Especially now that we have a new skate park being added. I don't know why it hasn't been taken into consideration, but considering how accessible the aerosol arts AKA graffiti are to a lot of different socioeconomic backgrounds, I think that would be really cool. And I personally have a lot of resources of professional artists that I would love to have an outlet for kids to be exposed to kind of urban art styles. Because we're here in the mountains, obviously... I just came from Virginia Beach, and they had some phenomenal murals on the building. Reykjavík in Iceland has incredible murals. I mean, that just adds so much to the feel of the community. And I've started to see a little more of that. Like right by the gondola parking garage structure. They'll put those big concrete benches with the paintings on it. Just little hidden jewels like that I. Think are super cool. Street art.

—Patron



DETAILED FINDINGS: FOCUS GROUPS

OPPORTUNITIES AND DESIRED EXPERIENCES

Events, programs, and experiences that stood out to participants were those that felt community-centered.

- > Common events that stood out to participants across groups were 4th of July, Día de los Muertos, Pride, and the Recent “Spark” event.
 - The most memorable parts of these events were the ability to engage in fun activities that were low-cost or free, and most of all, the sense of community and connection the event fostered for them.



Last Sunday [The Spark event], it was an experience of how technology helps you get involved, the atmosphere, fireflies and how they play with lights and bubbles. You were sitting there in silence and all the emotions at play, either being a child or believing you were in space or being in the world. They weren't fireflies, but the effect involved you completely, immersing yourself and creating... I mean, I imagine that each person left with an experience, with something in their heart, something that moved them, that shook them to the core. It was cold, but you didn't feel it. It was like the warmth and connection of the whole community, the family, the children. I think it was an event that brought us together as a community, as an identity, and as participants who are now part of this community.

—Spanish-speaker

Something else I'll add is that we really enjoyed the 4th of July and the kids' activities. So, the chalk art, and there was different activities when you went into the different buildings and keeping that free for the community was definitely a highlight of the summer.

—Patron

And the bicyclists that you were watching, that was part of the fourth of July activity.

—Artist, PT resident

—“Catch All” Focus Group Conversation



I was at the Pride event. And really, all I see on the streets of Breckenridge is diversity, community, respect, and people having fun with their families, with their children, with everyone.

—Spanish speaker

Conversations about public art/trail art and exhibits centered on how unique residents found these attractions.

- > Other types of attractions that were memorable for participants were various public art and trail art/exhibits.
- > The ones they remembered were described as unique, different, or even “weird” or “creepy” such as the bees on the Riverwalk lawn, the performers on stilts that walked around town interacting with people, the celloist in the trees, and a large unicorn sculpture as a trail exhibit.
- > These kinds of exhibits or attractions often were reported as creating a lot of conversation around town and excitement about art.



For BIFA, they do an outdoor trail exhibit. And it's on the trail I take down into town. And so one year, I wasn't paying attention, I turned the corner and there's a glittering unicorn. And then, of course, everybody, you see other people on the trail. Where's the unicorn? And so that's cool. And having one of the trolls here is pretty cool.

—Patron

You know, one year they had a celloist up in a tree. Last year, I worried the whole time he was gonna fall. But that was just a lot of really unique experiences, especially for, in my opinion, for a community this size, I just think there's a tremendous amount of things that go on that are unique.

—Patron

I think anything that stands out is unique. I don't go to a lot of concerts, but I do the BIFA thing and the film festival and Backstage. But if there's something unique, even if it's super weird, like last year, there were bees on the lawn. It was weird and creepy, but I went to see it anyway because I was like, I gotta watch that.

—Patron

Some participants expressed a desire for more programming overall; patrons generally felt there was already a diverse and abundant offering.

- > As is common when engaging the community about events and programming, and echoing survey findings, many participants felt there could be more offered.
- > While some, especially in the patron group, felt that there is often so much offered that they cannot choose what to participate in, other participants felt there are dead times when not much programming is going on.
 - This may be occurring after a large event or season is wrapping up and there is a slight lull in programming (e.g., NRO season is over, BIFA has passed, Fall is a slower season for tourism).
- > Patrons did not have many suggestions for additional programming as they felt there was plenty of programming and they were very satisfied with the current offerings.
- > However, other audiences had numerous requests for different types of events and programs they would like to see offered.

I just went and pulled up the webpage for the Riverwalk and I see something happening tonight, which is a skateboard thing. I see something happening on this Saturday, next Saturday, and then nothing until October. And the things in October, one of them is the Craft Spirits Festival. So I don't know that there's an art component there or not. And then the other one is the Colorado snow and avalanche work, which that's not an arts component to the best of my knowledge. So, that's the only thing that's on the Riverwalk webpage in terms of events. There's no art.

—Patron

Yeah, I'm coming there on Monday. And I've been looking--we've got friends coming to stay with us—trying to find something to do other than golf or hiking. And I haven't come up with anything. A lot of the orchestra is all done. They had their finale, I think, this weekend. So same thing, same experience I've had.

—Part-time resident

— “Catch All” Focus Group Conversation

Young adults want more events and programming targeted at their age group with a focus on socialization and hands-on activities.

- > There was some debate among this group about how exactly to target their age group and send signals that the event would be of interest to someone their age.
- > Young adults felt like alcohol can be involved to send the signal but wanted it to not be the *only* thing going on at the event, and that hopefully there is something to do that ideally draws groups of people together into interaction.
- > One theme that emerged was events that are activity focused such as yoga or fitness, dance classes, sports-related programming (e.g., watching a Bronco's game on a projector outdoors, or playing volleyball or spikeball on the lawn).



I do think that that's effective by having alcohol at events because it just reassures me that I know that people around my age are going to be there. But I do wish they had more events that are maybe catered more towards adults that maybe like weren't all- or the only thing to do there is just kind of get drunk and walk around, like having a little bit more activity based and alcohol kind of being supplementary I think would be really good.

—Young adult

A lot of things that interest me are like it was mentioned earlier, educational things like learn how to do this, do a hands-on activity. If you're trying to meet people, it's kind of daunting to say, oh, I'm just gonna go to a bar and suddenly I'm gonna make friends. That's not really how it works. It's very insulated when you try to make friends that way. So more types of events that can naturally connect you with people would be great.

—Young adult

I think that it'd be cool if they had a volleyball tournament or like spike ball tournament, something like sports related. Or even if the Broncos are playing on like a Sunday night, obviously it gets a little colder, but before snow falls, like they could put a huge projector and the Broncos game could air over that grass and all the Broncos fans could come together and just go crazy. And you could have maybe one beer vendor open or something like that.

—Young adult

Spanish speakers would like to see more diversity of cultural and artistic events, especially during Hispanic Heritage Month.

- > While many reported appreciating and enjoying the Día de los Muertos event, not all Spanish speakers included in this research felt this way.
- > Some felt the activities and offerings at the event had gotten repetitive over the years and they would like to see new acts and attractions brought in.
- > Others shared that Día de los Muertos represents only a small slice of Latine culture, since it is mostly celebrated in Mexico and some parts of Central America. They would like to see other cultures brought into and represented in arts and culture in Breckenridge, especially during Hispanic Heritage Month.



It's quite simple. The program and what they offer at events, they've had the same events and the same participants for the last five or six years. If they don't provide anything new, they don't offer anything new.

—Spanish speaker

This month is supposed to be the month with the highest influx of Latino people, but it turns out that many of the activities that take place during this month are only in name, because we don't really see any movement that represents the Hispanic community. We know it's Hispanic Heritage Month, but we don't see activities that represent us as a community...We should enrich these spaces with more artistic displays from each country, and the more that are added, the better, because we can show this community that we are not just the Latin culture they see, but that we are a Latin culture that has so much to offer. There are so many things they can learn from us that they would honestly be amazed.

—Spanish speaker

My background is Mexican. And so maybe what I was thinking is there could be another way to include other people from other countries. Like one week [the arts programming, possibly at Riverwalk] could be dedicated to a country, another week can be dedicated to another country. That way we can all feel included also.

—Young Latine Adult

Participants shared a desire for more outdoor and food or cooking-related events.

- > Across groups, many mentioned wanting more outdoor events using public spaces like the lawn outside Riverwalk and the Ridge Street Arts Square.
- > Another category of programming that came up frequently across groups was food and cooking related events.
 - People are really loving the farmer's market (and that sometimes they can catch an AirStage show at the same time).
 - Others mentioned there was a Blues and Barbeque event in the past that was popular, and they would like to see brought back.
 - One business leader mentioned how engaging the Culinary Showdown put on by FIRC was, and this was also discussed in the Spanish-speaking group as something they would like to see more of to showcase different cultures' cuisines.



I've loved the events on the Arts District lawn. I know I talked about the Thursday night free live music, but that's been really fun. It's a different demo. It's more of the stroller crew. A lot of kids and families, and everyone's ordering pizza from all the different pizza shops on Ridge street and bringing it out and setting up a blanket. Some more events like that to bring the community together because that's a great space... Maybe more of the sound bath offerings. I know they had one of those during BIFA or maybe more free yoga. I know they're doing some. But just maybe more options like that where you can drop in and talk to someone after the event, connect with your community.

—Patron

The National Repertory Orchestra did used to have an event to kind of open the season in late May, early June. And it was like blues and barbecue. And within that, I remember having a really great time because vendors were able to set up within the Riverwalk center so you could keep the garage doors open, depending on the weather, of course, entering into summer. But just having vendors around to provide beverages, food. You don't have to cater it to music. But if you wanted to just have like an arts festival within there and set up booths all around it, you certainly can. And if it's really nice weather, then no reason to cut it off just at the inside. You could always have like arts on the inside and then food and drinks on the outside. And the garage door is open.

—Young adult

The kind of experience participants most wanted was feeling a greater sense of connection with the community.

- > Across different groups, but especially young adults, participants wanted more casual drop-in and socializing type events where attendees will run into others, perhaps while participating in an informal activity.
- > Participants also echoed survey findings in their desire to relax their mind and feel a greater sense of connection with the community through participation in arts and culture events.
- > Some other types of experiences and art desired by participants included immersive theater, yoga or sound baths, and “less drink more think” type events.



*I would also love, like interactive theater, like, you know, some of the ones that occasionally they do in Denver. I think those. That would be really cool...it's an amazing experience. What is it? How do I describe it? Like, imagine if you go to a haunted house, like a huge one, you walk through, but imagine that it's not haunted. And instead, it is a progressive story that is told by an actor, like right next to you. And you're moving with part of the story through. Through this landscape. I don't know how to describe it, but it's completely unique and. Right. So much immersiveness that it's unlike...you're not just a participant. Sweet and lucky.
Immersive theater.*

—Patron

We for a long time were trying to drive those organizations to do less drink and more think events. So, like a mob story series like again a comedy night or something like that. But I think it all gets down to the point of like how that information is getting out and then who is owning it. But I do think that there is an appetite for that.

—LOI Resident

I usually go to things with friends, but then run into others. So that sense of community comes in and then you're doing it to relax from whatever day job you have or the stressors of the world.

—Patron

There are some existing events and experiences in Breckenridge that participants felt accomplish community building.

> These included:

- The duck race;
- Snow sculptures;
- AirStage shows;
- Farmer's market;
- The Rail Jam skateboarding/music event;
- Town Party;
- Any Riverwalk event where the lawn is utilized.



And there's community concerts and art shows, snow sculptures, the duck race. There's so many community events where community members are actively involved in it as well.

—Patron

And the lawn being part of the property [of Riverwalk] is really important. Sometimes there's as many people out there as there are inside, and it's just a very nice feeling. It builds a sense of community. Kids playing in the river and then the snow sculpture. I mean, there's just so much.

—Patron

Thursdays have become such a big thing. There's a farmer's market. It's the first year. It's great. Everyone's there. And then right next door is AirStage. And if you think about, like, Town Party, if it hadn't poured, how they had the vendors out and then music. That was last time I was in Riverwalk was the Town Party. And it was great. It felt informal and it needs to be a social piece like that sort of activation. Which is what AirStage gives you because you're not in a seat, everybody's there, every week. Doesn't matter if it's terrible or not.

—LOI Resident

Another that I think brings the community together or that I think is really cool and that they've been doing recently is the rail jam inside the Riverwalk center, where they have the music and the skateboarding and different mediums at the same time. And that's big on bringing the community together. A lot of people are very excited about that again this year.

—Young Adult

Some participants wanted to see more clear efforts by the Arts District to invest in community-centered events.

- > While some think ample opportunity already exists in Breckenridge to connect with others, others want to see a greater effort made to offer community building events.
- > Some feel like more explicit positioning of and marketing of events in a way that makes it clear that an event is intentionally a community event would be good.
- > Again, use of outdoor space in a casual and family-friendly way was associated with community belonging and coming together.
 - Some wanted Riverwalk events to lean into this strategy, and others recognized AirStage and other events fill that need sometimes.



One of my biggest beefs with Breck and Summit county is how difficult it is to establish community. I can't point to a thing that says this is a, you know, this is a good community thing or something like that. It's the thing that I really want to see happen more. But, like, you know, there's nothing about Breck Create that's specifically about community. Like, it's, 'We've got these things going on. You can sign up for this class,' or whatever, but I don't see anything about it as being community building.

—Patron

This is nitpicky but they used to play shows at night with the doors open. So you could just hang out, bring your family, sit on a blanket. They don't do that.

I feel like the AirStage has, like, taken that weirdly. And I do agree with you that I think our last firework display, which was a long time ago at this point, but they, you know, they opened the doors, and I think that that is that community belongingness that kind of comes together naturally and organically that fits for our brand.

—“Lack of Information” Focus Group Conversation

Participants believe another aspect of community-centered programming is the locals-focused component.

- > As previously discussed in the section on perceptions of the identity of Breckenridge, some participants feel arts and culture is more for tourists than locals.
 - Several participants felt that the arts programming is primarily designed to attract tourists (one participant in the patron group estimated 60/40 or 70/30 tourist-to-local ratio).
 - Still, most acknowledged tourism drives the economy that enables these amenities while allowing locals to "piggyback" on offerings that are attractive to all, not just tourists.
- > Some participants also feel more attention could be given to making events feel more focused on locals and catering to their needs and desires through smaller community-centered and "locals appreciation" events.
 - A local discount for programming was also suggested in several groups.



We all live here, we all know it's a tourist town. We all know that the economy runs on the tourism here and that's just a part of choosing to live somewhere like this. So, I think for them to tailor it to a wider audience, whether it's the front rangers or the people here on their week-long vacation, and then still allow for it to be accessible for locals to show up. I think that they do a decent job at that. But I would love to see in May and in the Fall, kind of like our shoulder season, a couple more like locals appreciation events that aren't just necessarily like a locals party with free music. Maybe more activities that are free for locals to show up to. And I know there are some free opportunities and stuff in the Arts District. But those [shoulder seasons] are the times of year that the locals actually get to slow down and take a breath. And it is honored. It's not like it's entirely overlooked, but there could be more in the Arts District for that.

—Young Adult

Many felt offering recurring events would impart a sense of programming being more catered to locals and building community.

- > Another way participants believe programming could be catered to locals and build community more effectively is to have more recurring events (such as with classes being offered as series).
- > Participants also shared that they would like to have more recurring events that they can count on (like Dillon Amphitheater has Monday free nights).
 - Many felt this would make scheduling easier as they would just know on this night Breckenridge has X event.
 - Some young adults also feel this could facilitate meeting people since you might see the same people repeatedly at an event.



One of the things that I know is successful on the ski hill in terms of creating local communities is having a series of events. So for instance, I'm on the Breck Create website right now. I happen to click on education just to see what classes are going on, and they're all very, you're going to go to one class, the end. But like on the ski hill, there are a variety of ski lessons which are multi week things and you do get a lot of locals at that one. And you see the same people over and over and you do develop a community there. If there was some sort of like educational offering that was a series of things. You're signing up for five classes that are building off of each other or something like that. It's not just a drop in one time kind of thing. I think you might get more of a local community established that way.

—Patron

Like the amphitheater, everyone knows what's going on. Everyone knows every week the amphitheater's Monday, do you go to the amphitheater? Breck, there's nothing like every week you go to this Breck Create thing. I wish there was something more like that.

—Young Adult

Some participants feel that the best strategy for attracting both locals and tourists is increasing the quality of events.

- > There is also recognition that local needs/wants need not be at odds with what would drive tourists to Breckenridge.
 - Some mentioned that family-friendly events are a big area of overlap for locals and tourists.
- > The other strategy many participants felt strongly about is seeking to put on high-quality events, and they felt every kind of audience would be satisfied with that.



And part of the things that bring our guests here is because it is the town and a resort. And so I think actually what the townspeople want are similar to what our guests want as well. I think that that's very similar. And I do think it's family friendly things, right.

—Patron

I do think that if we go down the path of quality then it is destination worthy.

—LOI Resident

It feels like there's too much of a focus on touching on every demographic and making a concerted effort to cater things towards them versus just things being good. Just focus on quality.

—LOI Resident



DETAILED FINDINGS: FOCUS GROUPS

UNMET NEEDS AND BARRIERS

The biggest barrier across audiences was parking.

- > Many participants are frustrated with the issue of parking anywhere in the downtown area, but especially around Ridge Street where many arts and culture events are held. And when AirStage is happening, the parking lot is no longer open, further reducing parking options.
 - While some also feel the Riverwalk parking is less than ideal, others feel it is better than parking around Ridge Street. The area of Riverwalk center is overall a slightly larger area for children and families to space out, so it was suggested that AirStage-type community free events be at Riverwalk instead of Ridge Street Art Square.
- > Young Adults not only find the difficulty of parking to be a barrier, but also the cost, even if small, is something that causes friction in their decision to participate in an event.



And I'm going to throw this out. You know the parking is an issue. I do believe the parking—you know for Riverwalk center specifically—it's annoying.

—LOI Resident

I think of, like, one thing that I think of with, like, the AirStage, though, like, the idea of it and stuff is kind of cool when you think of that space that they've activated. Right? It's really small. It's some of the hardest spot to find parking when you're competing already on that. We've taken away a parking lot. Then with, like, the farmer's market, and it's like, again, why not bring that. Open up the riverwalk doors.

—LOI Resident

We don't want to have to mess with parking or pay for parking, even though it's only a few dollars. It's like, we live here like, this is our town.

—Young Adult

Many middle-aged to older adults feel pricing is fair and accessible to them.

- > Patrons, and many middle-age and older adults across groups, felt pricing is reasonable and that the offerings of free events are fairly abundant.
- > For programming of genuine interest and high quality, the price point is less of an issue for some audiences.



I do think that there's a false perception that all of those events and activations need to be free. And I don't think that's the case. People would pay. I think watching the prices at Dillon being like wow. But to have something that comes in and I think that the Town might ultimately have that assumption that they have to foot the bill for this kind of stuff. But if you are bringing in somebody of caliber, I think you would get a lot of people that would be very excited to do that and at a premium to a certain extent.

—LOI Resident

I think most of them are pretty fair. Pretty reasonable free things too. So, I mean, it's not where you're prohibited from really enjoying a lot of things, because to me, it's amazing how many things are free.

When you compare it to DCPA in Denver and other concert venues in Denver, I think they're pretty reasonable.

It's super reasonable, considering the Dylan Amphitheater is pretty expensive. But you kind of get what you pay for there. Like, if you're gonna see like two of the Marley Brothers or something. So, I do get where they're putting the pricing into that, but I do think the prices are pretty fair around here for how small of a town it is.

— Patron Focus Group Conversation

Others feel arts and culture in Breckenridge is not always accessible for locals in terms of cost.

- > Several participants in different groups shared that cost of living in Breckenridge is high enough that it can price locals out of participating more in events, especially those marketed to tourists or even catered more toward older retired adults who can often pay a much higher price point.
- > Some mentioned that they would like to engage more just to socialize with other community members, but they are not usually willing pay a higher price if the event doesn't particularly interest them.



And that's the bittersweet dichotomy of being a local here, is you're gonna spend the majority of your week working to pay for where you live or for your kids. But that's what does make it hard to try to go to all the events.

—Patron

Often the Arts District, I associate when I look at programming and stuff with being like, kids out of the house, retirement, those types of things, and sometimes even cost prohibitive, I would say, to, like, the local community members from being able to engage in those things. You're like, yeah, I want to go from the social aspect, but, like, I'm not ponying up that much money because I don't love that band or that activity that much, but I would like to be involved. And so instead you're prohibited from doing it.

—LOI Resident

It would be nice to see more—I know they offer a lot of the classes in glass blowing or painting and stuff like that that are being offered—but the price sometimes can get a little too much. I'm not going out and spending \$30 on a night to learn how to paint or use a different type of artsy creativity type thing. Especially being a student. I know a lot of the scholarships and stuff like that is catered more to younger students, like high school, elementary, that type of thing. But I would love to see that being offered for adults as well.

—Young Adult

Young adults and Spanish speakers were the most likely to cite cost as a barrier to participation.

- > Cost is the biggest barrier for young adults.
 - Possible solutions discussed were a younger adult (e.g., under 35) discount on events or classes, and that more scholarships for classes be made available to young adults, not just under 18.
 - This type of consideration could make the younger adult crowd feel seen and included.
- > Cost was also mentioned as a barrier for Spanish speakers, although it was less top of mind than others like scheduling and language barriers.
 - One Spanish-speaking participant who is an artist and student shared that she takes advantage of different scholarships to be able to take classes through Breck Create but in her opinion, it is not well advertised. Nobody she talks to is at all aware of this opportunity for 18+ people.



It would be prudent I think, for arts organizations or just organizations in general to think more critically about permanent residents and the median income, especially in surrounding areas. So actually focusing more on the broader Summit county versus just Breckenridge. And so if there's any way to, to get funding or solicit for donations for a particular event that supports the 20-somethings, I think that that would probably go over really well, even if it's just to subsidize an entry fee. \$30 might be too much for a lot of people, but finding that sweet spot of, oh, 15 bucks, that's like buying a burger these days. I could swing 15 bucks versus 30. It feels like there's an in-between to be found. And it shouldn't just be like all or nothing. Like there should be some events where it's like, actually, you know what, let's focus on this age group and show them some love. Because it's a struggle as it is in Breckenridge. And then if you're really young and you don't have a career built up behind you to support living in Breckenridge, it's even worse just to live and buy your groceries...For example, in Indianapolis, there's a venue...and they have a program called Sophistics, and it's for people below the age of 35 and you get an automatic 20% off all events and it's free to join. You don't have to do anything. There are no strings attached. You pretty much just sign up for the mailing list and then you use a code and that gets you a discounted ticket. So right there, just from a mental point of view, you already feel like you're saving some money and that somebody is out there rooting for you to go to this event, they're making space for you to be there.

—Young adult

Scheduling was another common barrier for Spanish speakers and young adults.

There is something else that needs to be added here, and that is the Hispanic community's real inability to attend these events. And when I talk about real inability, I mean that most of us—because I have also worked in this field, work in the hotel industry, and in the hotel industry—we work on weekends, and weekends are when most activities take place, so there is a real inability to attend these events. It's not that we don't support the intention or anything. Add to that what [other participant] says, that if it's an intention that the community itself doesn't segregate itself, but if it's difficult because of the work that's mostly done in the mountains, at least on the weekend you have to work for practically everything.

Sometimes the issue of schedules, if such an event is announced and a restaurant that is open until 8 is going to be open until 11, that's how it is. I work in restaurants, so automatically the little free time you had is now taken up and you can't go out with your family.

— Spanish Speaker Focus Group Conversation

- > Scheduling was also frequently mentioned as a barrier for Spanish speakers.
 - > Several shared that they work in hospitality and service industry, and if there is an event, chances are they are working to accommodate guests/visitors or the influx of residents spending time downtown at restaurants and retail while attending events.
- > Young adults shared that work and/or college schedules make it difficult to participate in events they would like to.
 - > One participant suggested that events could have a semi-permanent installation or component that people could check out or engage with after the actual event ends (e.g., Skateboarding event could leave up a half-pipe for a few days that those who could not make it could stop by and use).

Spanish speakers also perceived overall low engagement and feelings of exclusion among the Latine community.

- > The group was divided on feeling excluded.
 - Some felt that Breckenridge did not seem very welcoming to them because of how touristy it is, and places like Dillon or Silverthorne were more relatable.
 - Others felt like all that is missing is for Spanish-speakers to put themselves out there and try to participate more and they will feel more like Breck is their home.
- > Spanish speakers felt that with the right kind of event, like Spark, this creates enough buzz that people in their community are enticed to go through word-of-mouth.



I also agree with [other participant], because sometimes it's about belonging, but I also see something like what we see in Breck. There's a large Latino workforce, but we see it more as being very touristy, it's very foreign to us Latinos, let's put it that way. Silverthorne and Dillon, we see them as a little more applicable to us Latinos.

—Spanish Speaker

I had never heard so much excitement about an event as I did this past weekend. Everyone was calling it Las Luciérnagas (The Fireflies) and everyone was excited to go and was spreading the word that everyone knew about this event. The truth is that this was the first time I saw the community so excited and really wanting to go to an event. What I'm getting at is that it also has a lot to do with the type of event that excites people and really wants Latinos to participate, because I've seen many stories on Facebook and Instagram about this event, which is something you don't see with other events. So, it also has a lot to do with the type of event that is being held.

—Spanish Speaker

Information and language barriers were also reported by Spanish speakers.

- > While language is not always a large barrier for certain events, there are times when it can make it difficult or impossible for a Spanish speaker to participate. For example, taking a class.
 - It was discussed in the group how there are very few bilingual staff at Breck Create, perhaps only one or two that could offer a studio class in Spanish.
- > Spanish speakers also expressed that more marketing and other types of informational material in Spanish could be shared.
- > Others felt that although it would go a long way to have more outreach in Spanish, it may not be enough.
 - They believed that what you would really need to increase engagement among the Hispanic community is an ambassador of sorts.



We spend most of our time with our families when they are here, and we are forming new families. Friends are family, they are another kind of family, and that is what unites us and brings us together. So, the second idea to conclude with is to have the cultural awareness to be able to run these campaigns and talk about family, talk about quality time with loved ones.

—Spanish speaker

I think it would also be very good at the entrance to Breck, there is a banner where all the events are listed, it would be very good if they joined in with this initiative, if they also did it in Spanish, a little more fabric, but give the information in Spanish, and I think people would also be a little more motivated because it's always in English. There are other towns that have taken this initiative, even putting road signs in Spanish. All of that would help a little.

—Spanish speaker

I believe that one strategy could be, because I do this in my work as well, to identify leaders and sell them on the idea so that they can be the multipliers. Our Spanish-speaking communities are repetitive, what we do is more because someone actually told me this. In terms of reading things, you can have pamphlets in Spanish and they don't read them. I know this for a fact. So it's not about that. I think the best multiplier is another Hispanic person who tells people that there are more things to do in the cultural or artistic sphere in this case. And identifying and training leaders is the best idea, I think.

—Spanish speaker

Barriers for artists/creatives in Breckenridge included lack of studio space and lack of a community for creatives.

- > Several artists were present across groups. Among them some want a stronger community for creatives in Breckenridge.
- > Many also feel local art and artists should be showcased more, instead of bringing in artists from other places.

- > Artists also want more open studio space and hours, especially for younger artists who likely do not have a home studio.



As a local artist it does feel like a lonely thing. I'm not full-time. I would love to be a full-time local artist, but I am not. But I would love for there to be like a bit more of a community for that. And so I think that could be a way for it to be targeted. There are a lot of creative people up here. And I mentioned earlier the Lamplight series that I've been participating in that was actually started by locals. They've done two series, they're doing another in September. And it is specifically to showcase only local artists, which I think is a really cool thing. But they're also doing it apart from the town right now because there haven't been opportunities for that necessarily for locals.

—Young adult, artist

Maybe I'm just missing it, but if there were a little bit more open studio space. I live in a tiny house, and most locals here do, at least the ones my age.

—Young adult, artist

And there are a lot of towns that do that. And it's really nice for artists that don't have a space. And also it creates community because there's a place in Salida that does exactly that. They've got space for artists to come and work, and then other people come in and see what you're doing. So, I think that would create a lot of community. And Masonic Hall certainly has a nice big space that would be conducive to that.

—Part-time resident, artist

—“Catch All” Focus Group Conversation

Information barriers were widespread across groups.

- > Several participants who live outside Breckenridge but still in Summit County mentioned that they would like to see more cross-promotion across towns about events.
- > While many participants do subscribe to the different emails/newsletters/listservs from entities like GoBreck, Breck Create, or Town of Breckenridge to find out about what is going on, most feel like the information is diluted across too many channels and this makes it easy to miss something going on that they may want to participate in.
- > Many want a “one-stop place” where they could find information about everything going on related to arts, culture, and entertainment in Breckenridge or even in the broader Summit County.



That's a problem on both sides. I think people in Breck don't know about the stuff happening in Silverthorne and Dillon and Frisco a lot of the times. But in general, it would be great to have, more crossover with the whole county...I mainly get it through GoBreck, or word of mouth, like, in terms of events. I do wish that there was some sort of forum for free and paid events and workshops. And then also that was encompassing of Summit county itself. So that way I could just go to check one location to see what's going on this week and kind of plan on whether I can go to certain events. But also just be able to see other things that are going on in the county all in one place...And I'll add that, in fairness, I don't think this is necessarily a Breckenridge problem. This is more of, like, a widespread problem, regardless of what town you live in social media has really decentralized a lot of central news sources. I don't know how many of you all watch the news. I don't watch the news. So, decentralization is certainly an issue. And it doesn't help that there are a lot of what could be viewed as competing arts organizations or just organizations within Breckenridge. You're like, okay, there's Breck create, but then there's also GoBreck and then there's Town of Breckenridge. And it's like kind of like I know that they're all serving a little bit of a different niche and purpose, but in general, regardless of what town you live in, a centralized news source would be way more helpful.

—Young adult

I am always very confused by the number of different websites that there are. There's no one place to find out what's going on tonight at 9pm or this weekend.

—LOI Resident

The “Lack of Information” residents were most vocal about information barriers.

- > As expected, the “lack of information” group participants primarily discussed information barriers as something that might prevent them from engaging more in arts and culture.
- > They believe the disconnection of information is in part due to discrepancies between which town entity (TOB, Breck Create, GoBreck, etc.) “owns” the event or even a certain type of programming—for example there were perceptions that GoBreck only advertises events aimed at tourists, not more local town events.
- > Many find the various websites incomplete and difficult to navigate and feel there needs to be greater investment on the tech side of Arts District communications and promotion.



I think that the challenge is, that [some events like AirStage shows] falls between what the tourism office usually handles, like those type of calendars for destination drivers. But they don't step into, like, what's happening in town. And the Town doesn't really step into that. Like so it falls in this gray area that nobody takes the like true ownership over, in my opinion. So, it does feel like it's not collaborative.

—LOI Resident

There's not like a one stop place to see everything easily. And even to try to like sort out what classes are available and for what ages. That's really difficult to. [another participant interjects: “Oh my God, the website”] Like your heart goes out. Right. Like it's hard, like it's expensive. Right. But I think there again is like that investment piece. Like, are we doing this or are we not?

—LOI Resident

Even the BIFA thing, I looked online to see what that was and I ended up with like a PDF document that I had to scroll through to like look at this schedule. It's like, I don't know. You should be able to add stuff to your calendar. Literally the mailer that they stuffed in everybody's mailbox was better than anything online for BIFA...If they're trying to improve the Arts District, the tech needs [to be improved].

—LOI Resident

Conversations among LOI residents revealed confusion about the Breckenridge Tourism Office (BTO) community calendar.

- > A discussion from the “Lack of Information” focus group shed light on some of the specific frustrations about finding what events are happening, including:
 - The number of places/websites one has to look at to capture the big picture of everything going on is too many.
 - The BTO community calendar is not promoted enough, and some may think it is just for tourists.
 - The BTO community calendar does not have a clear enough way to filter activities, so users can see only what is relevant to them and not every single thing. The filter is there, behind two buttons labeled “categories” or “audiences,” but participants seemed to be looking for a “filter” button.
 - Some participants in this group, and other groups, think the paper might actually be the best way to advertise events to many (though probably not all) audiences.

How many websites are there for activities in Breck?

There's a fair amount. The tourism office has a community calendar that does pull all that into one place that is not promoted wildly. It's on the BTO website. But there are lots of websites.

That has like daily swimming lessons and stuff on it. There's too much information on that.

I think this is a community that still reads the paper, whether it's the Summit Daily News or it's online. Like if it's in the paper, everyone is talking about it. It's like a weekly or daily. It's a daily. Like we get a daily paper and it's free.

— “Lack of Information” Focus Group Conversation

The Breck Create website/calendar is also difficult to navigate.

- > Although the discussion of information barriers often included other websites like GoBreck, the Breck Create website was also specifically discussed.
- > Many find that the navigation of the Breck Create site is confusing and difficult.
- > Some noted that unless they know exactly what piece of information they are hunting for, it is impossible to find anything.
- > Participants find it hard to just browse and get a sense of everything going on and then be able to narrow down based on their needs (e.g., I just want to see all Riverwalk events for a whole season, I want to see events based on different kinds of interests).



I think they're doing a pretty good job [of having offerings for a variety of audiences]. It's just that it's not very coordinated where you get a good feel for everything that's available and for the different options. I mean, even in my own family, we've got different audiences. So, if somehow there could be a better way, as we mentioned before, the website updating that or just making it more cohesive and easier to understand what's happening.

—Part-time resident

The Backstage Theater camps have been amazing. We've loved the free programming on the Arts District campus. But for the Arts District, you really have to dig through that website to find the offerings. It's not well promoted. So as long as you're looking for it, you can find it. You have to hunt.

—Patron

I'm going to age myself here, but I find it very difficult to have to navigate the Breck website to find out what's happening anywhere. And that drives me crazy. I mean, why can't you just go, "Riverwalk Center" and get the schedule for the whole thing? It takes 20 minutes to try to figure anything out. And that's a bummer because I probably miss some stuff because I don't want to spend the time to try to find out what's happening...I definitely don't want any flyers, but I think that the website could be easier to navigate. And I know I'm 70, and maybe I'm not getting really good at all the stuff, but it's just not that easy to find the information. And then in the paper, I think the paper could help too. They could do a schedule for the summer. I mean, they do put some ads in. But I'm just saying the website is a little dingy.

—Patron

Patrons appear to be the most knowledgeable about the various ways of learning about arts and culture events in Breckenridge.

- > Patrons employ any and all methods of information seeking, including:
 - Word of mouth;
 - The paper;
 - Town of Breckenridge Calendar;
 - Breck Create website;
 - Tourism download;
 - Instagram.
- > Even though patrons are willing and able to seek out the information they need in a variety of ways and are often successful, they also feel that information should be more consolidated.



I would say for me, some of it, it's word of mouth. You just hear about it because you see friends. The paper is really helpful. And then you know, I do go—same thing—go to the websites. But it's a little bit hard and I don't know if it's just not possible, there's so many things that we need. If it was just an inclusive calendar, you know, here's all the things that are going on today in the county. But I mean I know that's almost impossible. I do the Town of Breck calendar sometimes but doesn't have everything. And I do the Breck Create calendar. We usually get one of those early in the summer and put it on the fridge for events but it doesn't have everything. So, it does become challenging to integrate. And then I like the flyers that are all over. I mean I'll go walk around town and just look at what's happening.

—Patron

I get a lot of stuff on Instagram actually and Breck Create and the Town of Breckenridge have gotten a lot more current with the marketing of everything to where it does kind of capture me as someone that's doom scrolling and I'm like oh, that's really interesting. And I almost can't even keep up with all the things Breck Create has to offer, which is pretty fun as a local.

—Patron

I get the tourism download twice a week, which is, I think, very helpful to figure out what's going on. So that's a good source of info for people.

—Patron

I think I look at the paper to see what's going on. It's hard. There's so many free things to do in this community. We're so lucky.

—Patron

A consolidated website/calendar or an app were suggested as potential solutions to information barriers.

- > The most common suggestion for consolidating information was a single calendar that can be easily and obviously filtered and that includes basically everything on the GoBreck community calendar as well as the Breck Create events calendar.
- > Some also want a newsletter sent out at a very regular cadence so they know exactly when to be looking for it.
- > The possibility of an app was also discussed, where users can curate the content they see, receive notifications, and connect to their calendar apps.



And so, I do think the town tries, and I want to give them credit for that, but they do like a newsletter from the town that has all that information in there. And so, I think if they were to really do a recurring something, so you know what to expect of what's coming up, and that would be for me via email, probably.

—LOI Resident

So like in Colorado Springs or the Pittsburgh region, their cultural office is in charge of gathering all of the cultural offerings, whether it's offered through the town or whoever. And then it's a one stop where it all exists. And it's an app and it's a website. And we mentioned the tourism office here. GoBreck does try to do that, but then it ends up being anything and everything. It ends up being, to [other participant's] point, it's a black hole. There's fitness classes, or these six bars have music today, literally everything.

—LOI Resident

Maybe it's an app, right? That's created and it's like, hey, these are all the things that are coming up. You can have a calendar and then if you say send push notifications, they push something the day before it's happening. I like email because you can go back and look at it and be like, oh yeah, this looked cool. I was gonna do that. But yeah, that's what gets lost. I have to have stuff on my calendar.

—LOI Resident

I would agree and I actually am usually not for app, but I do think that it's gotten to a point now that if it's something that is can be curated, because we all have different interests, and so curating what you're receiving and you're telling it what you want to get.

—LOI Resident

Spanish speakers shared that the best platform to reach them is Facebook or word-of-mouth.

- > Spanish speakers feel the best platforms to reach them would be various Facebook pages, such as:
 - La Voz de Summit (Summit Daily section that also has a Facebook page);
 - Latino Summit Facebook page;
 - Pages/posts from community organizations like FIRC and Mountain Dreamers.
- > And again, word-of-mouth is also important in this community, and some suggested engaging community “ambassadors” who could be positive voices encouraging the Latine community to participate in arts and culture events more.



The Latino Summit—it's quite popular. So, you can promote an event there, because it goes straight to the point. There are many, many, many of us who are part of that page and a lot of people see it. There's everything there. But you could also do it. You could promote a Latin event on that page.

—Spanish Speaker

The Summit Daily has started a new section where a woman gives information about different events and news. I think her name is Vanessa. She always makes a newsletter mentioning important things that are happening in Spanish. She does this on the Facebook page of Summit Daily, the local newspaper. This would be a way to spread the word about an event that is going to be held in Spanish. It's called La Voz de Summit.

—Spanish Speaker

Social media is likely the best place to reach young people, but they do not want ads that interrupt videos.

- > Due to the way participants were recruited partially through Town of Breckenridge contacts, many of the young adults that participated in this research did follow different town entities on social media or subscribe to email newsletters. However, the average young adult would probably be less engaged in these channels.
- > Some mentioned that they have seen ads on social media before for Breck Create or arts and culture events in Breckenridge, and wanted to note that scrolling ads are much preferred to ads that interrupt a video/streaming service.
- > While social media is probably one of the better places to reach young people, some noted that not all young people are as locked into social media, and to be careful with that assumption, especially when designing messaging or events (e.g., making a hashtag part of the way to interact about an event- many do not post and will not be interested in that).



I also think because I work in Breck, I'm on the town email. I'm subscribed to Breck Create through my work email. So, things like that that I think if I didn't work in Breck, I wouldn't necessarily be subscribed to.

—Young Adult

If your ad annoys me, I automatically don't want to go to spite you because your ad pissed me off. So, if your ad is breaking up my YouTube video, I don't like you. Maybe don't do that. I think one of the most effective ads or types of ads for this age group is probably, at least for me, you're in the middle of scrolling reels or TikToks or whatever, and then you just happen to scroll up to an ad. That's how I see a majority of things these days that I like are outside of my normal sphere of influence. So that's a huge part is if the ad itself is annoying, I don't want to go.

—Young Adult

I think some people are really obsessed with social media, but I think there's this assumption that we [young people] are all super obsessed with social media. And it's like, oh, part of the event is taking a photo and using this hashtag and stuff like that. I don't post. I scroll. But even that I don't do very often.

—Young Adult

Other suggestions arose for cross-promotion and collaboration with community organizations within Breck, the broader Summit County, or the Front Range.

- > For opportunities to cross promote and collaborate with other entities, participants suggested:
 - Engaging with arts entities in the Front Range (like DCPA) to have them promote Breck events;
 - Collaborating and cross-promoting with organizations across the county. If desiring a specific audience, choose the organization intentionally to match that (e.g., young adults- CMC, Spanish-speakers- FIRC, Mountain Dreamers);
 - Getting on the same page with the school district about scheduling conflicts or ideal alignments.



Denver Center [for Performing Arts]. I know some theaters are in there, but they could do the arts. Because that's just such an art audience, [they could] draw people. Like, 'come to Breckenridge for the weekends.'

—Patron

I also think with the community building piece of it, like, I'm more likely to go to. And this might just be me, but I'm more likely to go to an event, I think, if it's like, two organizations that I know, like, partnering together, or if it's, you know, an event put out, put on by Breck Create, but they're partnering with, like, friends of the Dillon Ranger District or something. Like, something that I'm more familiar with. I feel like I'm more likely to attend.

—Young Adult

I think that—I've got a kid that's gonna be in eighth grade, you know—getting integrated with the school system, and on their same calendar. The town's done a better job over the last few years. But it used to be like that where they would just calendar everything independently. And the community is too integrated for that. You've got to like really deconflict. Okay, when are we doing that? Kids are off. Okay, let's do something that caters to them or, you know, we know families aren't going to be here because they're all going somewhere that weekend.

—Patron



DETAILED FINDINGS: FOCUS GROUPS

FEEDBACK FROM BUSINESS LEADERS

Business Leaders perceive the Arts District to be increasing in activation and vibrancy lately.

- > Businesses Leaders generally feel that the Arts District is doing a good job, with programming meeting the demand and interests of the community.
- > Many also shared that the district feels more activated and vibrant now than in recent years, especially the Ridge Street Arts Square area—which some noted used to get critiques for not having enough going on and feeling empty, but now feels alive from their perspective.



The creative district in Breckenridge and what Breck's done in the last 20 years with that has been one of the best things the Town has done, in my opinion.

—Business Leader

I think that the program piece is good. It was weak for a long time, but I think it's really hitting its stride now. [What has made a difference is] just time. Some of these programs have to sort of mature and learn what the demand is. You know, what are people interested in?

—Business Leader

One of the biggest critiques used to be it was very dark all the time. Oftentimes you'd walk through and there was nothing going on. That has really gone away.

—Business Leader

I saw a bunch of kids yesterday. I was walking down to Clint's from Ridge street, and there was a pile of kids in the one [building in Ridge Street Arts Square] that's right on the corner of the alley and they were all having the best time. And I was thinking about it just being like, wow, this is really alive. It's really cool to walk through here and just see life and vibrancy in that area.

—Business Leader

However, they noted several opportunities for improvement including increasing live music offerings throughout town not just at Riverwalk.

- > Many business leaders agree that the Riverwalk is “not hitting the mark.”
- > Some voiced great concern that the tourism industry is losing market share to Dillon and Copper in the summer because of concerts.
- > Business leaders believe that there are fewer concerts this year at Riverwalk than years past, and want to see more bands and bigger acts brought back to Breckenridge.
- > They recognize the difficulty of scheduling and paying for bigger acts, and also the limitations of Riverwalk as a venue for larger shows.
- > The possibility of different venues was thoroughly discussed in this group, with representatives from lodging and ski areas suggesting they might have outdoor spaces to host concerts.



I think we're losing to concerts in this town, specifically. I see what happens at Copper, and we deal with this all the time at work. We brought this up to BTO, of course, when we go to those meetings and things. But this year there were two concerts. And I know the Riverwalk Center is a good venue. It's not Dillon Amphitheater. It's not Copper's base area. But I perceived there used to be six to ten concerts. And there were good ones. I saw Trombo and Shorty there. I saw Yonder there. I saw a couple other bands like that. Always a great time. And I just feel like this year there hasn't been much of anything from a concert perspective, which from my perspective it's hurting town because we're losing market share to Dillon and we're losing market share to Copper.... I'm saying Breckenridge doesn't bring enough of concerts and bands in to compete with Dillon and Copper in the summer. It doesn't have to be at Riverwalk Center, you know, it's booked. I think about the ski area a lot of times and there used to be some pretty cool concerts in the spring and the winter and the snow times. But to bring some bands up to a bigger venue that would bring bigger people in. We've been talking a lot at [lodging business], my boss and I, about activating our parking lot for concerts...we're looking at trying to expand bands out back by the base area or maybe even bring some into one of our two parking lots where we could bring a larger crowd in. And it is complicated. It's a year in advance. You know, you have to have a lot of money to actually put up to do it. So, I understand that it's a big lift in difficulty.

—Business Leader

Business leaders recognize that arts and culture make a significant impact on tourism and the economy in Breckenridge.

- > Business leaders are aware of and grateful for what arts and culture in Breckenridge contributes to tourism/the economy as well as the culture of the town.
- > Many see the arts as complementary and an added benefit that rounds out the town's offerings, creating the "ultimate mountain town experience".
- > Business leaders also pointed out that having arts and culture offerings is important when tourism is slow to drive people to Breckenridge but also during busy seasons.
 - They noted that even those who have come for outdoor recreation need something to do later in the day and having many options spreads out the crowds around town.



I mean, that's a great time to get people to come up when we're packed. If we're driving people to the creative areas, that's great. Because not only are we spreading it out in town, but we're also showing people what makes Breckenridge so authentic and awesome.

—Business Leader

It's great for the culture of the town. It's very important to the culture of the town. The whole thing is a package. Depending on when events are scheduled or when things are going on, and depending on the time of year, sometimes it can be very important to fill those dead areas. Sometimes not as much. Sometimes we're so busy. Like last week we were so busy, you didn't really need anything. This week, it's great that BIFA is coming up and that the Epic is here. So pointedly picking times to bring events in is really important.

—Business Leader

I think the ski industry has changed, so people aren't skiing as many days as they used to, and having these offerings are really important to the town and to their guest experience. So, you come for seven days, you ski for four, and you have three days to play, do stuff in town. That's where our whole focus lately is, is creating that ultimate mountain town experience from town to resort. So, it's one seamless event and experience there.

—Business Leader

Business leaders are somewhat divided on whether the arts are a destination driver for Breckenridge.

- > Even though business leaders recognize that arts and culture are an important component of what makes Breckenridge an appealing destination, some hesitated to say that the arts are typically a destination driver, or that Breckenridge is known as an “arts town.”
 - Others feel certain events could be considered destination drivers and contribute to Breck’s image as an arts town, like the snow sculptures and BIFA.
- > Many see the benefits of being considered an arts destination and feel that would help their business a lot and create a more prestigious image for the town.



Look at the snow sculptures. I say that's one of the biggest drivers of people outside of ski in the entire winter...I mean, events like that, it makes our town look like we are more into the arts. And it's literally a giant art thing. It's free, brings people here from everywhere. I mean, stuff like that's amazing. The BIFA event that's coming up this weekend, I think those type of events are what are good for everybody. Locals, second homeowners, people just coming up from Denver and tourists.

—Business Leader

Having arts in the town, obviously big for us, because if we are an arts destination, we're getting people who are coming here to look at art. I will say our gallery in Vail gets way more people come from Steamboat and those type of places because Vail's seen as a little more of an arts town than we are here. They've got Bravo. They've got dance festival up there.... And so having the entire atmosphere of town being more of an Arts Town helps everybody because it adds to the prestige.

—Business Leader

There's historical tourism, there's arts tourism, there's ski tourism. You know, all these things together I think are important. And just to make sure that all those pieces are vibrant is important to the business community.

—Business Leader

We have sub-brands that are focused just on building the culture of Breckenridge and selling that culture to our potential buyers. We're a timeshare company, so it's really focused on ownership, but the arts is critical to that. And having, like, what is the brand of Breckenridge? Yes, it's a ski town and yes, you can sell that, but it's so much more.

—Business Leader

Business leaders were most supportive of big events like Breckenridge International Festival of Arts (BIFA) to draw tourists, as well as events that move guests throughout different areas of town.

- > Business leaders believe the opportunities that drive tourism or drive more business to the community are events like the snow sculptures and BIFA that places like Denver seem to be marketing a lot.
 - It was recognized, however, that it is hard to tap into what exactly it is about those two events to be able to replicate them.
- > Events that move people around town are also thought to be great for businesses in Breckenridge.
 - One business leader mentioned a past wine event that did tastings at different locations all over town, and this was thought to be beneficial because it spreads out the crowds and guides people to multiple locations and venues.



I mean, the events [are what can make Breck stand out as a competitor to other places like Vail]. Like I said with snow sculptures and BIFA, those type of events that stand out, that Denver and other towns are going to market, like, 'hey, check out what this town does. They've got a super cool public arts program. They're putting on events. They'll bring you in there, and those type of things will filter into all the restaurants.' I know I keep saying it, but snow sculptures, I think is one of the best events any town has out here because it draws people. It doesn't compete with local businesses. It helps fill our hotels and restaurants and our shops. It's just those type of events. I know it's hard to find other things that are exactly like that.

—Business Leader

I like a couple of events that have kind of moved people through town. So, we've hosted some of the wine event. They've done tastings in art galleries and other shops around town. And the thing that I love about something like that is it's literally moving people through town and then it's multiple events of multiple days. So, it's getting people here, they can pick and choose whatever event they want. They can have a tasting at Beaver Run. They can do tastings down in town. They do stuff in collaboration with the restaurants and it's like a two or three day thing. So, it's not huge in terms of flooding Main street with Oktoberfest or something. But it's getting people here and then it's getting those people to pop around to different parts of town...It forces people to see more than just whatever venue that they're going to.

—Business Leader

Business leaders acknowledge and share the Town's frustrations about meeting the needs of the public who can sometimes vacillate between opposite desires.

- > Business leaders offered a more nuanced perspective on why it seems there are fewer events now than in the past.
- > They remembered a time just before COVID when the town was putting on a lot of events and residents were complaining that it was too much. Then COVID slowed everything down and things did not seem to pick up quickly since then, and now people are complaining that there are not enough events.

Part of what happened was right before COVID, there was this really big event fatigue in town. People were pissed all the time and coming to council. 'There's too much going on. You got to slow it down.' COVID hit. There was nothing. A lot of stuff went away and then everybody was coming [saying], 'Why are there no events?' That's what's happening now. It's funny because it's a cycle.

Well, I know that there's been a lot of talk—I've been going to some of those BTO meetings over the last few months—that they've been kind of having with the lodging community and with the restaurants. And there has been a lot of people talking. I think that pendulum has swung back to we don't have enough events right now, but you're 100% right. As soon as we add three events, people are going to start flipping out about that.

—Business Leader Focus Group Conversation

Business leaders called for a shift in how the Town thinks of return on investment of events.

- > Business leaders pointed out that some events are not and cannot be directly profitable to the town—but they do drive tourism overall which benefits lodging, restaurants, and retail, which increases sales tax revenue.
- > They acknowledged that Riverwalk would have a hard time being profitable for bigger concerts, so they understand why smaller acts have been the focus lately.
- > However, they feel a greater investment needs to be made to bring in higher quality and bigger acts, perhaps hiring a dedicated entertainment person or partnering with promoters like Dillon does.
- > Overall, business leaders feel like a longer-term vision is needed and the focus should not be day-to-day stats about tourism.
- > It was suggested that if the town wants to grow and expand tourism and arts and culture engagement, the budget also must expand to allow for that.



Unfortunately, just the size of [Riverwalk] doesn't lend itself to having big concerts. 750, that's max. You've got to either pay a lot in terms of what the fees are for tickets to bring in a headliner, or you got to have a headliner that's \$5,000-\$10,000. That's the only way you're going to make any money. The deal always was: try to catch them on the way up to start them and on the way down. So having somebody that's a focused entertainment person was always sort of the thing to have an outside group that could help you...The town just needs to decide that this is important and the town needs to spend money on it. That's not a money-making venue and never will be. Never will be. That's the point.

—Business Leader

My point is the town's gotta look at it like we're not gonna make money on this [organizing events like the snow sculptures]. The town's not going to make money on this. But if you want more, I would think the town's budget's got to expand. And that's how you expand it. The whole point is beefing up sales tax. And that's how you do it. You bring events in during the dead times. You drive more people to town. The restaurants and retail and galleries do better. More sales tax is collected. And the problem is that's long vision stuff. And it's easy for a lot of people get very myopic in there. Yesterday was slower than it was last year. What the hell's going on? Well, the look should be the year, not the day.

—Business Leader

Business leaders have concerns about how facilities management is handled in the Arts District.

- > Business leaders expressed concerns about Breck Create managing facilities and would prefer they focus on promotion and marketing.
- > Some are most concerned with their perceptions that it is too hard to get onto the calendar to rent the facility, while others are concerned about the capacity of Breck Create to effectively manage facilities with a small team.
- > Facilities management is perceived to be the job of the Town, and some would like to see management of venues back in the hands of the Town.



I think one of the biggest mistakes the town did was having Breck Create control the venues. I think that needs to go away. You need an organization like Breck Create to not fight with the other groups that want to use those facilities. And I think at some point we just need to get away from that. The town needs to control, manage, fix the facilities. Breck Create needs to be a scheduling marketing company. And then they could potentially be the central sort of hub for the calendar, but not have it. I mean, there has been a ton of infighting over the years because Breck Create runs the facilities and the ability for anybody else to rent out the facility, it goes through them, they run all the scheduling. I mean, everybody complains about why can't we get in there? But I think the Town needs to take all the facilities back as the owner and manager of those.

—Business Leader

Business leaders shared successful past collaborations with the Arts District and expressed openness to future collaboration.

- > Business leaders recounted collaborations in the past between their businesses and the Arts District that went well, such as hosting a Battle of the Bands at Riverwalk, and using an arts building for making shot glasses for the Craft Spirits Festival.
- > While many noted they are busy with their own marketing and event planning, if the Arts District approaches them about collaboration and takes the responsibility of initiating those talks, they are more than willing to carve out time.
- > Others noted they already do a lot of collaboration with the Arts District through philanthropic activities and hosting artists at their lodging facilities.



We had a battle of bands. We worked with the Summit Daily, we worked with the Riverwalk, and then our own organization. And that was a lot of fun. The three of us worked together to bring that in place.

—Business Leader

In the past, we had the Craft Spirits Festival. Well, it's still going on, but we one year used the pottery—I don't remember what that building is called. And so that was part of one of the Friday night events we had. You could make little shot glasses. And we also did some mixology classes in the Old Masonic Hall. And so, I think that was a successful collaboration. I think in the beginning we had a lot of really fun collaboration with Breck Create.

—Business Leader

We're slammed with our own marketing. But if someone comes to us, like, 'hey, do you guys want to do something collaboration?' We're like, 'oh, yeah, sure. We can get that in there.' But we're already up to our ears in water anyway with everything that we're doing. So, we're not seeking out more, but we're more than willing to help out. It's always a good idea and they come to us, and we can carve out time in our schedule and actually plan that.

—Business Leader

Business leaders want to see future collaborations between the Arts District and Breck History, and between the NRO and local businesses.

- > Business leaders suggested that collaborations with Breck History would be interesting and they don't see it often.
 - Some believe the identity of Breckenridge used to be more of a historical town and feel like that has been less of a focus in recent years and would like to see that brought back.
- > Another recommendation was to have the NRO play more smaller shows around town, noting that that has happened in the past and the NRO seemed happy to do it.
- > Some business leaders are actively already thinking about how to partner with the Arts District and the Town more in the future, and thought different properties around town—outside of the Arts District venues—could be used and activated more for arts and culture events.



The historical society, Breck History. I don't see them a lot in collaboration. Maybe I'm missing that, but I feel like that history of Breckenridge, when I started working in Breckenridge was the thing. Obviously, they redid the welcome center when I was there. I haven't seen that as much lately interacting with Breck Create or with BTO as much. And maybe I'm not paying attention. But you don't see it a lot. But I think they're working in the background. So, I wonder if it's just the marketing. We used to lean into history more.

—Business Leader

I'd love to get the NRO activated to be run in some ways. I talked with them a little bit, and we obviously haven't heard of doing anything this year, but I think it's some conversations about, 'could we get a string quartet up there? Could we get a small piece of the NRO to come and play something at [Lodging business] for whatever reason?' I haven't really broached the subject too much yet, but we definitely have a strong relationship with them. But that's another thing that I think we'll be exploring is how can we partner with Town Arts entities, BTO definitely, too, to do more. I mean, we have spaces. We should activate them, and we could be a big part of that. We come with spaces. We come with money. We come with the ability to actually maybe do these things. These are really, really nascent beginning conversations, but that's the direction we want to go in, because we constantly ask ourselves the question, 'how can we activate our property to get more excitement and vibrancy around [Lodging business] to get more people interested in coming up?'

—Business Leader

Proactive and clear communication from the Arts District would facilitate future collaborations with businesses.

- > The two main asks from business leaders that would facilitate better collaboration for them were:
 - For the Arts District to start the momentum of approaching smaller businesses. Some noted that larger entities around town are already aware of opportunities to collaborate and have been asked to on different occasions, but smaller businesses are not aware of these opportunities and do not know to ask.
 - For the Arts District to streamline communications, especially requests for businesses to be a sponsor or cross-promote something. It can be confusing when the ask comes from multiple people, and they want to establish a point of contact and know that requests will come from them and them only for a given event or effort.



I mean, [what would facilitate more collaboration with the Arts District] for a small business, [would be] just them coming down and saying, 'hey, this is what we need from you to do this.' It's pretty easy, you know, 'hey, we're doing this event on the lawn. We'd like to give away some gift cards or what can you help us with?' I don't think there's enough of that. Those of us that donate a lot of stuff,

I mean, everybody in this room, there's a lot of businesses that are just not as clued in to the community and reaching out to them. So, I feel like they did a good job with the Spark event, with asking for collaboration among small business. And that was the first time I've ever had Breck Create reach out to me as a small business owner and be like, 'would you be interested in doing a themed special or something around this event to help cross promote it?' And I was like, 'heck, yeah, why not?' And it's definitely a pain in my ass to stay open way late and do all this extra stuff. But I was like, I'm adding value to this event. I'm adding value to Breck Create and to my business.

—Business Leader

I think a little bit of just administrative streamlining, kind of reaching out to some of the smaller businesses. I think we're a big business that's known as very philanthropic, and people often come to us first, which is totally fine. But especially from Breck Create, sometimes we'll get the same request from three different people at the organization. And so, it's a little challenging just to navigate who's your point of contact? Who are you working with? Establishing one really strong relationship that then you can put your heads together and be creative on one thing. We've always had to reach out to them, but once we've reached out to them, they've been very, very helpful working with us and making sure things are going smooth. So, I love working with the group.

—Business Leader

APPENDIX



Research mode	Three groups were conducted in person (“LOI” residents, patrons, and business leaders) and three groups were conducted online via Zoom (young adults, Spanish speakers, and a catch-all group comprised of patrons, young adults, part-time residents). All groups lasted 60 minutes.
Interview Guide	<p>The interview guide was designed in collaboration with Town of Breckenridge and the Arts and Culture Steering committee to explore the following topics:</p> <ul style="list-style-type: none">- Perceptions and misperceptions of Breckenridge’s Arts District- The relationship between art and tourism in Breckenridge- The relationship of art to other community identities (ski town, historic town, etc.)- Unmet needs and opportunities to engage with art in Breckenridge- Barriers to engagement with art in Breckenridge- Opportunities for future collaboration between local businesses/organizations and the Breckenridge’s Arts District
Time Frame	Groups were conducted in August 2025.
Compensation	Participants were offered a \$75 Visa e-gift card.
Analysis	Corona uncovered key themes through transcript review and thematic coding.

Recruiting

A mixture of approaches was used for recruiting different audiences.

- Business leaders were recruited solely through outreach by TOB to local businesses.
- LOI residents were recruited solely from the survey (respondents who indicated “lack of information” was a barrier to participating in arts and culture)
- Patrons were recruited through a combination of efforts (survey respondents who indicated they had visited 3 or more Arts District venues in the last 12 months and steering committee contacts).
- Young adults were recruited both from the survey and through steering committee contacts.
- Spanish speakers were recruited through a combination of outreach to a Latine-serving community organization (Mountain Dreamers) and steering committee contacts.

*Efforts were also made to include part-time residents in as many groups as possible. A total of 6 were recruited, 4 in the LOI group, and 2 in the catch-all group

Audiences

Six focus groups were conducted with five distinct audiences, totaling 47 participants:

- Business leaders: 8 participants
- LOI residents: 11 participants (4 of which were part-time residents)
- Spanish speakers: 7 participants (5 from Mountain Dreamers and 2 from steering committee list)
- Patrons: 10 participants (3 from survey, 7 from steering committee list)
- Young adults, age 18-30: 9 participants (3 from survey, 6 from steering committee list)

*The catch-all group was comprised of 1 young adult, 2 part-time residents, and 4 patrons

Research mode The survey was distributed a few different ways. It was sent by email to water bill recipients, followed by a push-to-web postcard inviting them to complete the survey online. An additional sample of renters in Breckenridge was sent a push-to-web postcard. Additionally, arts & cultural partners and the tourism office shared a link to take the survey online with their email lists.

Survey instrument Corona Insights designed the survey instrument in collaboration with the Town of Breckenridge and the Arts and Culture Steering committee.

Sample Survey invitations were mailed to 5,000 water bill recipients and renters. Links to take the survey online were shared by partners.

Weighting We applied numeric weights to align the sample demographics to the population demographics for full-time Breckenridge residents. Using population estimates from the 2023 American Community Survey (5 Year data), the sample data were weighted by age (<65 vs. 65+), gender (male vs. female), and education (less than Bachelor's, Bachelor's or above).

Other audiences' data (part-time residents and visitors) were not weighted.

Incentives As incentive, respondents had a chance to win one of five \$100 Visa gift cards.

Time frame All surveys were completed from end of May of 2025 to early July 2025.

Response rate A total of 812 usable responses were received, including 801 complete and 11 partial responses.

Survey length Surveys took a median time of 6 minutes to complete.

Analysis Data were cleaned, weighted, analyzed, and reported as percentages and averages. Results were tabulated overall and by key segments. All analyses was conducted on the weighted survey data. Open-ended responses were reviewed, and if appropriate, coded.

SURVEY RESPONDENT DEMOGRAPHICS

Residential Status

Year-round resident of the town of Breckenridge (11+ months/year)	42%
Second homeowner resident of the town of Breckenridge	31%
Summit County year-round resident	22%
Summit County second homeowner resident	7%
Park County year-round resident	1%
Park County second homeowner resident	0%
Other	4%
None of the above	3%

Years Lived in Area

Missing data	8%
1 year or less	1%
2 to 5 years	12%
6 to 10 years	13%
11 to 15 years	15%
16 to 20 years	11%
20 or more years	39%

Age

<45	16%
45 to 64	46%
65+	38%

People in Household

1	13%
2	75%
3+	13%

Children in Household

Yes	18%
No	79%
Missing data	3%

Educational Attainment

Some high school, without diploma or GED	0%
High school diploma or GED	3%
Some college credit, but no college degree	12%
Associate degree	7%
Bachelors' degree	36%
Graduate or professional degree (e.g., Masters, Doctorate)	39%
Missing data	3%

Race/Ethnicity

American Indian, Alaskan Native, or Native American	1%
Asian	2%
Black or African American	0%
Hispanic, Latinx, or Spanish origin	3%
Native Hawaiian or Other Pacific Islander	0%
White or European American	88%
Some other race	3%

Work Status

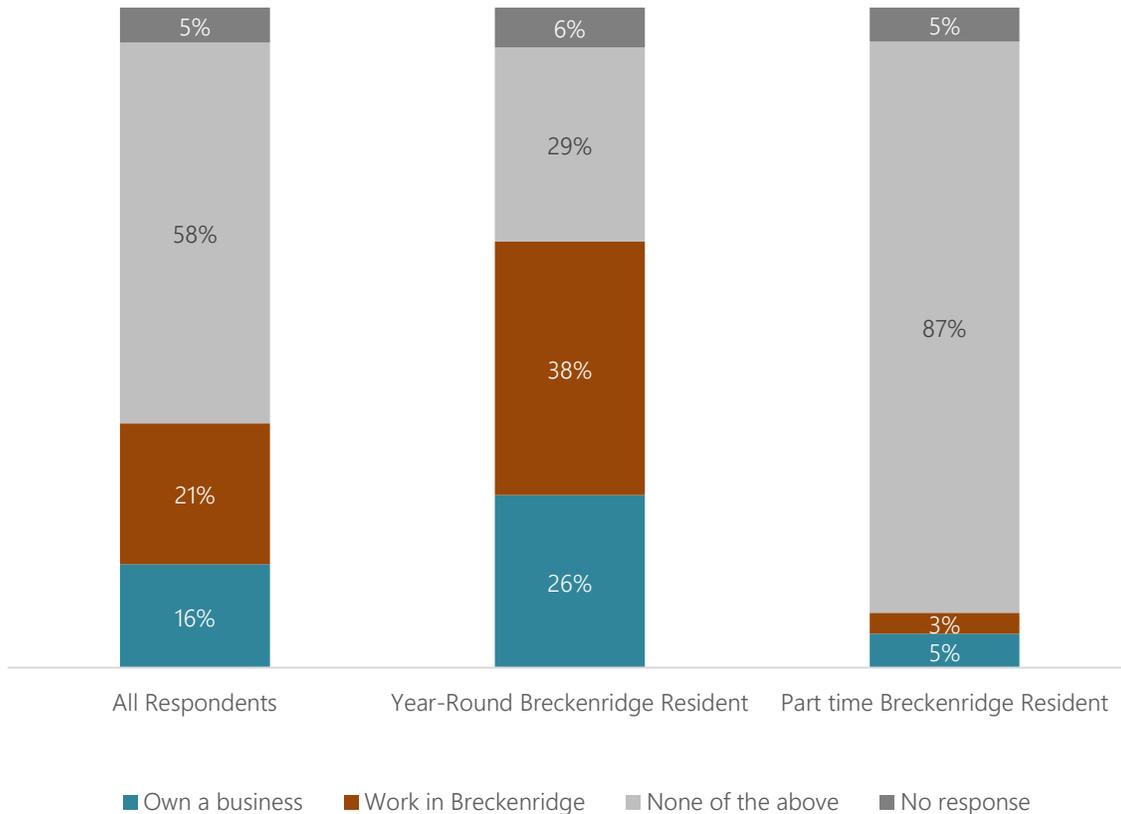
Owns a business	16%
Works in Breck	21%
None of the above	58%
Missing work status	5%

Housing Status

Own	91%
Rent	6%
Other situation	1%
Missing data	1%

About a third of survey respondents either owned a business in or worked in Breckenridge.

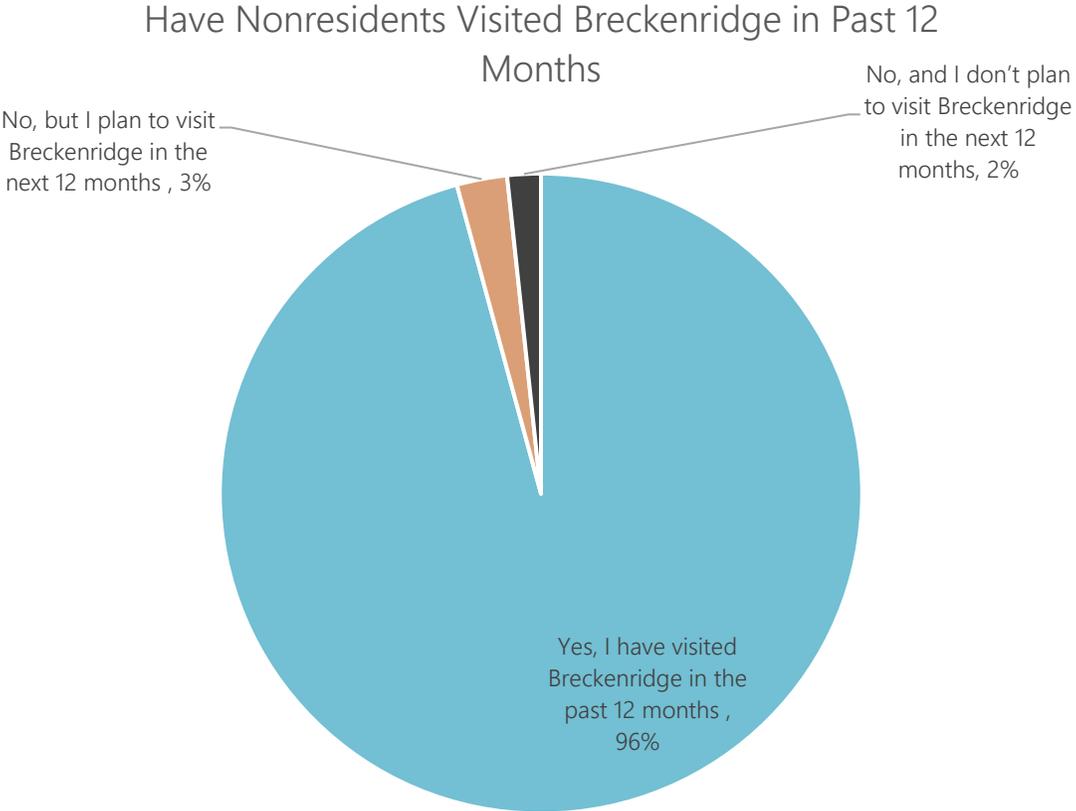
Employment & Business Ownership in Breckenridge



- > Full-time Breckenridge residents were more likely to own a business in and to work in Breckenridge.
- > Not shown:
 - Male respondents were more likely to own a business in Breckenridge (21%) than female respondents (12%).
 - Respondents without a bachelor’s degree were more likely to own a business (28%) or work (33%) in Breckenridge than those with these degrees (12% and 18% respectively).
 - While half (50%) of respondents who were aged under 45 said they worked in Breckenridge, only 16% of older respondents said the same.
 - Respondents that had lived in Breckenridge for 20 or more years were much more likely (25%) to own a business in town than others (10%).

4. Do you own a business in Breckenridge?
 5. [if not a business owner] Do you work in Breckenridge?

The vast majority of survey respondents who did not live in Breckenridge had visited in the past 12 months.



6. [If not a Breckenridge resident] Have you visited Breckenridge in the past 12 months?

1401 Lawrence Street
Suite 1600
Denver, CO 80202
303.894.8246
CoronaInsights.com





TOWN OF
BRECKENRIDGE

Memo

To: Town Council
From: Rick Fout, Chief Building Official and Philip Sweat, Deputy Building Official
Date: September 17, 2025 (for Second Reading September 23, 2025)
Subject: 2024 International Energy Conservation Code Adoption

Town Council Goals (Check all that apply)

- | | | | |
|-------------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> | More Boots & Bikes, Less Cars | <input checked="" type="checkbox"/> | Leading Environmental Stewardship |
| <input type="checkbox"/> | Deliver a Balanced Year-Round Economy | <input type="checkbox"/> | Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> | Organizational Need | | |

Summary

The Town of Breckenridge (TOB) accepted a \$124,500 grant from the Colorado Energy Office (CEO) in February to support the early adoption of the 2024 International Energy Conservation Code (IECC). As a condition of the grant, TOB is also required to adopt the State’s Model Electric Ready and Solar Ready Code. The new Energy Codes are scheduled for adoption September 23, 2025, following second reading by Town Council.

There have been minor changes to the ordinance since first reading. These changes were recommended by our code consultant and key stakeholders that have been present during our public outreach. These changes include:

- Noting the Town Building Division is the enforcing entity
- Clarifying that the most recent version of The Department of Energy’s Zero ready Homes (ZERH) program will be deemed to comply with this code section.
- In the areas of Electric-resistance space heating, townhomes and Group R-2, R-3, and R-4 building three stories or less were added to the detached one- and two-family dwelling and shall not use electric -resistance for space heating.
- Regarding “Simulated building performance compliance”, the following statement was removed, “For all dwelling units, the annual energy cost of the proposed design shall be less than or equal to 85 percent of the annual energy cost of the standard reference design.”
- In “Large Platter Requirements” the reference to “conditioned living space” has been changed to reference “conditioned space”.

Background

The Building Division, Sustainability Division and our grant-funded Energy Code consultant along with significant stakeholder involvement (including from Summit County and Frisco Building Departments), have developed strategic, Climate Zone 7 specific amendments to the 2024 IECC. These amendments (attached) were informed and vetted by stakeholders and were presented to the Town Council during work sessions on August 12th and August 26th.

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

Public outreach/engagement

Through a collaborative effort, the Breckenridge Building and Sustainability Divisions have hosted six New Energy Code Adoption Roundtables/Open Houses at the South Branch Library, spanning from mid-April to early August. At the six meetings, we had over 150 members of the public attend and participate.

Financial Implications

As noted above, the Town received a grant from the Colorado Energy Office to facilitate the public process, support early adoption of the new Energy Codes, and fund contractor training and continuing education scholarships. Financial impacts to the Town are limited to staff time devoted to adopting the new codes.

Equity Lens

Related to the Town's Equity Blueprint and corresponding Equity Lens, the adoption of the 2024 IECC, is neutral as it provides minimal requirements, with some area driven amendments, to safeguard the public health, safety, welfare and energy efficiency of new and existing buildings and structures.

Staff Recommendation

Staff agree with the minor changes and recommend Council approves the ordinance as presented for second reading.

AN ORDINANCE REPEALING ORDINANCES 2020-12, 2022-26, AND 2023-21 AND AMENDING CHAPTER 1 OF TITLE 8 OF THE BRECKENRIDGE TOWN CODE TO HEREINAFTER ADOPT THE INTERNATIONAL ENERGY CONSERVATION CODE, 2024 EDITION BY REFERENCE WITH AMENDMENTS AS PART OF THE TOWN OF BRECKENRIDGE BUILDING CODE SECTIONS 8-1-3 AND 8-1-9.

WHEREAS, the Town of Breckenridge adopts the International Code Council Library of Building Code Books and References every six (6) years; and

WHEREAS, after robust public process, the Town desires to adopt the 2024 International Energy Conservation Code (“IECC”) with amendments and in the process repeal and replace all previous ordinances of the Town that implemented energy efficient building code provisions; and

WHEREAS, Colorado House Bill 22-1362, C.R.S. 24-38.5-401 requires adoption of the Colorado Model Electric Ready Solar Ready Code and those requirements have been updated in the Colorado Model Low Energy and Carbon Code, the Town desires to adopt specific referenced Sections of the Colorado Model Low Energy and Carbon Code as written by the Colorado Energy Code Board and published by the Colorado Energy Office in September, 2025 and found here; and

WHEREAS, specifically, the Town desires to repeal ordinances 2020-12, 2022-25, and 2023-21, which amended Chapter 1 of Title 8 of the Breckenridge Town Code (Specifically, “Building Code”); and

WHEREAS, by adopting the IECC with amendments to address local conditions, the Town of Breckenridge Building Code will be aligned with the international code system; and

WHEREAS, Town staff has held meetings with and solicited input from local, technical building code experts, including but not limited to members of the architectural, mechanical engineering, and construction community; and

WHEREAS, work sessions have been held with Town Council on August 12, 2025; and August 26, 2025 to discuss the adoption of the IECC along with the amendments;

WHEREAS, public educational meetings to introduce the new codes have been held and opportunities for interested party input regarding adoption of this new code have been made available; and

WHEREAS, an analysis done by the Town of Breckenridge Building Department, Mzingo Code Group and Group 14 Engineering retained by the Town of Breckenridge as part of the Energy Grant Awarded by the State of Colorado Energy Office demonstrates reasonable strategic amendments that are based on local market and weather conditions; and

1 WHEREAS, the Chief Building Official, also referred to herein as the “building official” is
2 authorized to administer and enforce the Building Code; and
3

4 WHEREAS, as the culmination of input from Town Council, staff expertise, consultant
5 expertise, and feedback from local design, building, and engineering professionals, the Town
6 Council believes that the proposed Building Code adoption with amendments will result in more
7 efficient and higher performance associated with building energy use, including outdoor energy;
8 and
9

10 WHEREAS, it is in the furtherance of the public safety, health, and welfare and in the
11 best interest of the citizens of and visitors to the Town for Breckenridge to continue to maintain a
12 leadership role in energy code adoption and administration.
13

14 NOW THEREFORE, BE IT ORDAINED BY THE BRECKENRIDGE TOWN COUNCIL OF THE
15 TOWN OF BRECKENRIDGE, COLORADO THAT:

16 Section 1. Amend Section 8-1-3(F) of the Breckenridge Town Code to adopt by reference the
17 International Energy Conservation Code, 2024 Edition, published by the International Energy
18 Code Council Inc., as well as Sections C406, C410 and R409 of the Colorado Model Low
19 Energy and Carbon Code, published by the Colorado Energy Office, September 2025.
20

21 Section 2. Amend Section 8-1-9 of the Breckenridge Town Code, concerning the amendments
22 to the International Energy Conservation Code, by amending subsection A and repealing
23 subsections A(1) through A(23) and replacing those provisions as follows:

24 A. The following sections of the International Energy Conservation Code, 2024 Edition,
25 amended to read as follows:

26 1. **C101.1, Title**, is amended as follows:
27

28 This code shall be known as the Energy Conservation Code of the Town of Breckenridge
29 and shall be cited as such. It is referred to herein as “this code”.

30
31 2. **Section C103.1, Creation of Enforcement Agency**, is amended by adding the name
32 of the “Town of Breckenridge Building Division.” The rest of the section will remain
33 unchanged.

34 **C103.1 Creation of enforcement agency.** The Town of Breckenridge Building Division is
35 hereby created.

36
37
38 3. **Section C105.6.2, Compliance Documentation**, is deleted in its entirety.

1
2
3 4. **Sectio C401.2** is amended to read as follows:

4 **C401.2 Application.** Commercial buildings shall comply with all the following:

- 5 1. The Colorado Model Electric-Ready and Solar Ready Code commercial
6 provisions as found in the new Section C410 of the Colorado Model Low Energy
7 and Carbon Code (LECC), (with the exception of the EV requirements found in
8 Section C410 of this code).
- 9 2. Section C409 Renewable Energy Mitigation Program (REMP), of this code,
10 3. Section C410 Electric Vehicle (EV) Ready, of this code, and
11 4. Either Section C401.2.1 or C401.2.2, of this code.

12
13
14 5. **Section C401.2.1** is amended to read as follows:

15 **C401.2.1 International Energy Conservation Code.** Commercial buildings shall comply
16 with one of the following:

- 17 1. **Prescriptive Compliance.** The Prescriptive Compliance option requires compliance
18 with Sections C401.2, C402 through C406 and Section C408. Dwelling units and
19 sleeping units in Group R-2 buildings shall be deemed to be in compliance with this
20 chapter, provided that they comply with Sections C401.2 and R406.
- 21 2. **Simulated Building Performance.** The *Simulated Building Performance* option
22 requires compliance with Section C401.2 and ANSI/ASHRAE/IES 90.1 Appendix G,
23 as modified to be based on Site Energy Use Intensity in accordance with Section I6 of
24 Informative Appendix I. Section C407 of this code is deleted entirely. Utilizing the
25 Simulated Building Performance Option removes all requirements of the IECC and
26 replaces them with all requirements of ASHRAE 90.1-2022 as applicable, with the
27 exception of the requirement for compliance with the Colorado Electric Ready and
28 Solar Ready Code as amended by Section C410 of this code, and Section C409
29 REMP.

30 **Exception:** *Additions, alterations, repairs* and changes of occupancy to existing
31 buildings complying with Chapter 5, unless called out within Section C410 of the Model
32 Low Energy and Carbon Code or REMP.

33
34 6. **Section C401.2.2** is amended to read as follows:

1 **C401.2.2 ASHRAE 90.1.** Commercial buildings shall comply with Section C410 of the
2 Model Low Energy and Carbon Code as amended to include Section C410 of this code,
3 Section C409 REMP, and ASHRAE 90.1-2022. The Energy Cost Budget pathway is
4 deleted. ANSI/ASHRAE/IES 90.1 Appendix G is modified to be based on Site Energy Use
5 Intensity in accordance with Section I6 of Informative Appendix I.
6

7 7. **Section C402.1** is amended to read as follows:

8 **C402.1 General.** Building thermal envelope assemblies for buildings that are intended to
9 comply with the code on a prescriptive basis in accordance with the compliance path
10 described in Item 1 of Section C401.2.1 shall comply with the following:

11 1. The opaque portions of the building thermal envelope shall comply with the specific
12 insulation requirements of Section C402.2 and the thermal requirements of Section
13 C402.1.2, C402.1.3 or C402.1.4. Where the total area of through penetrations of
14 mechanical equipment is greater than 1 percent of the opaque above-grade wall area,
15 the building thermal envelope shall comply with Section C402.1.2.1.8.

16 2. Wall solar reflectance and thermal emittance shall comply with Section C402.3.

17 3. Roof solar reflectance and thermal emittance shall comply with Section C402.4

18 4. Fenestration in the building thermal envelope shall comply with Section C402.5.

19 Where buildings have a vertical fenestration area or skylight area greater than that
20 allowed in Section C402.5, the building and building thermal envelope shall comply
21 with Item 2 of Section C401.2.1, C401.2.2 or C402.1.4.

22 5. Air leakage of building thermal envelope shall comply with Section C402.6. Air
23 barrier and air sealing details, including the location of the *air barrier*, shall comply
24 with Section C105.2. Proof that an *approved* third party for *air leakage* testing has
25 been engaged shall be provided.

26 6. Thermal bridges in above-grade walls shall comply with Section C402.7.

27 7. Walk-in coolers, walk-in freezers, refrigerated warehouse coolers and refrigerated
28 warehouse freezers shall comply with Section C403.12.

29
30 8. **Section C402.1.4 Component Performance Method** is amended to read as follows:

31 **C402.1.4 Component performance method.** Building thermal envelope values and
32 fenestration areas determined in accordance with Equation 4-1 shall be an alternative to

1 compliance with the maximum allowable fenestration areas in Section C402.5.1.

2 Fenestration shall meet the applicable SHGC requirements of Section C402.5.3.

3 Equation 4-1 $AP + BP + CP + \square AT + BT + CT + - VF - VS$

4 where:

5 AP = Sum of the (area × U-factor) for each proposed building thermal envelope assembly,
6 other than slab-on-grade or below-grade wall assemblies.

7 BP = Sum of the (length × F-factor) for each proposed slab-on-grade edge condition.

8 CP = Sum of the (area × C-factor) for each proposed below-grade wall assembly.

9 AT = Sum of the (area × U-factor permitted by Tables C402.1.2 and C402.5) for each
10 proposed building thermal envelope assembly, other than slab-on-grade or below-grade
11 wall assemblies.

12 BT = Sum of the (length × F-factor permitted by Table C402.1.2) for each proposed slab-on-
13 grade edge condition.

14 CT = Sum of the (area × C-factor permitted by Table C402.1.2) for each proposed below-
15 grade wall assembly.

16 PF = Maximum vertical fenestration area allowable by Section C402.5.1, C402.5.1.1 or
17 C402.5.1.2.

18 QF = Proposed vertical fenestration area.

19 RF = QF – PF, but not less than zero (excess vertical fenestration area).

20 SF = Area-weighted average U-factor permitted by Table C402.5 of all vertical fenestration
21 assemblies.

22 TF = Area-weighted average U-factor permitted by Table C402.1.2 of all exterior opaque
23 wall assemblies.

24 UF = SF – TF (excess U-factor for excess vertical fenestration area).

25 VF = RF × UF (excess U × A due to excess vertical fenestration area).

26 PS = Maximum skylight area allowable by Section C402.1.2.

27 QS = Actual skylight area.

28 RS = QS – PS, but not less than zero (excess skylight area).

29 SS = Area-weighted average U-factor permitted by Table C402.5 of all skylights.

30 TS = Area-weighted average U-factor permitted by Table C402.1.2 of all opaque roof
31 assemblies.

32 US = SS – TS (excess U-factor for excess skylight area).

33 VS = RS × US (excess U × A due to excess skylight area).

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9. **Section C403.1** is amended to read as follows:

C403.1 General. Mechanical systems and equipment serving the building heating, cooling, ventilating or refrigerating needs shall comply with one of the following:

- 1. Section C403.1.1 and Sections C403.2 through C403.17.
- 2. Data Centers shall comply with Section C403.1.1, Section C403.1.2 and Sections C403.6 through C403.17.

10. **Section C403.12.2 Snow- and ice-melt system controls** is amended to read as follows:

C403.14.2 Snow- and ice-melt system controls.

Snow- and ice-melt system controls shall include automatic controls in accordance with REMP Section C409.3.2, #2.

11. **Section C404 Service Water Heating** is amended by adding the following new Section C404.11:

C404.11 Building Water Use Reduction.

All commercial buildings shall comply with the requirements as set forth in Section C404.11 and as shown in Table C404.11.1.

Exception: All structures complying with the Department of Energy's Zero Energy Ready Home National Program do not have to comply with Section C404.11.

Table C404.11.1. PLUMBING FIXTURES AND FITTINGS REQUIREMENTS

PLUMBING FIXTURE	MAXIMUM
Water Closets (toilets) - flushometer single-flush valve type	Single-flush volume of 1.28 gal (4.8 L)
Water Closets (toilets) - flushometer dual-flush valve type	Full-flush volume of 1.28 gal (4.8 L)

PLUMBING FIXTURE	MAXIMUM
Water Closets (toilets) - single-flush tank-type	Single-flush volume of 1.28 gal (4.8 L)
Water Closets (toilets) - dual-flush tank-type	Full-flush volume of 1.28 gal (4.8 L)
Urinals	Flush volume 0.5 gal (1.9 L)
Public lavatory faucets	Flow rate - 0.5 gpm (1.9 L/min)
Public metering self-closing faucet	0.25 gal(1.0 L) per metering cycle
Residential bathroom lavatory sink faucets	Flow rate - 1.5 gpm (5.7 L/min)
Residential kitchen faucets	Flow rate - 1.8 gpm (6.8 L/min) ^a
Residential showerheads	Flow rate - 2.0 gpm (7.6 L/min)
Residential shower compartment (stall) in dwelling units and guest rooms	Flow rate from all shower outlets total of 2.0 gpm (7.6 L/min) ^{211 elk}

1 a. With provision for a temporary override to 2.2 gpm (8.3 L/min) as specified in
2 Section 404.11.1(g)

3 **C404.11.1 Plumbing Fixtures and Fittings.**

4 Plumbing fixtures (water closets and urinals) and fittings (faucets and
5 showerheads) shall comply with the following requirements as shown in Table
6 C404.11.1.

7 A. Water Closets (toilets) - flushometer valve type. For single-flush, maximum
8 flush volume shall be determined in accordance with ASME A112.19.2/CSA
9 B45.1 and shall not exceed 1.28 gal (4.8 L) per flush. For dual-flush, the full
10 flush volume shall not exceed 1.28 gal (4.8L) per flush. Dual -flush fixtures
11 shall also comply with the provisions of ASME A112.19.14.

1 B. Water Closets (toilets) - tank-type. Tank-type water closets shall be certified
2 to the performance criteria of the USEPA WaterSense Tank-Type High-
3 Efficiency Toilet Specification and shall have a maximum full-flush volume of
4 1.28 gal (4.8L) per flush. Dual-flush fixtures shall also comply with the
5 provisions of ASME A112.19.14.

6 C. Urinals. Maximum flush volume, when determined in accordance with
7 ASME A112.19.2/CBA B45.1, shall not exceed 0.5 gal (1.9L) per flush.
8 Flushing urinals shall comply with the performance criteria of the USEPA
9 WaterSense Specification for Flushing Urinals. Non-water urinals shall comply
10 with ASME A112.19.19 (vitreous china) or IAPMO Z124.9 (plastic) as
11 appropriate.

12 D. Public Lavatory Faucets. Maximum flow rate shall not exceed 0.5 gpm
13 (1.9L/min) when tested in accordance with ASME A112.18.1/CSA B 125.1.

14 E. Public Metering Self-Closing Faucet. Maximum water use shall not exceed
15 0.25 gal (1.0 L) per metering cycle when tested in accordance with ASME
16 A112.18.1/CSA B125.1.

17 F. Residential Bathroom Lavatory Sink Faucets. Maximum flow rate shall not
18 exceed 1.5 gpm (5.7 L) when tested in accordance with ASME A112.18.1/CSA
19 B125.1. Residential WaterSense High-Efficiency Lavatory Faucet
20 Specifications.

21 G. Residential Kitchen Faucets. Maximum flow rate shall not exceed 1.8 gpm
22 (6.8 L/min) when tested in accordance with ASME A112.18.1/CSA B125.1.
23 Kitchen faucets shall be permitted to temporarily increase the flow greater than
24 1.8 gpm (6.8 L/min) but shall not exceed 2.2 gpm (8.3 L/min) and must
25 automatically revert to the established maximum flow rate of 1.8 gpm (6.8
26 L/min) upon physical release of the activation mechanism or closure of the
27 faucet valve.

28 H. Residential Showerheads. Maximum flow rate shall not exceed 2.0 gpm
29 (7.6 L/min) when tested in accordance with ASME A112.18.1/CSA B125.1.
30 Residential showerheads shall comply with the performance requirements of
31 the USEPA WaterSense Specifications for Showerheads.

32 I. Residential Shower Compartment (stall) in Dwelling Units and Guest Rooms.
33 The allowable flow rate from all shower outlets (including rain systems,

1 waterfalls, body sprays, and jets) that can operate simultaneously shall be
2 limited to a total of 2.0 gpm (7.6 L/min).

3 **Exception:** Where the area of a shower compartment exceeds 2600 inch² (1.7
4 m²), an additional flow of 2.0 gpm (7.6 L/min) shall be permitted for each
5 multiple of 2600 inch² (1.7 m²) of floor area or fraction thereof.

6 J. Water Bottle Filling Stations. Water bottle filling stations shall be an integral
7 part of, or shall be installed adjacent to, not less than 50% of all drinking
8 fountains installed indoors on the premises.

9
10 **C404.11.2 Appliances.**

11 Commercial appliances shall comply with the following requirements:

12 A. Clothes Washers and Dishwashers installed within dwelling units shall
13 comply with the ENERGY STAR program requirements for Clothes Washers
14 and ENERGY STAR Program requirements for Dishwashers. Maximum water
15 use shall be as follows:

16 1. Clothes Washers - Maximum water factor (WF) of 5.4 gal/ft³ of drum
17 capacity (0.7 L/L of drum capacity)

18 2. Dishwashers - Standard size dishwashers shall have a maximum WF
19 3.8 gal/full operating cycle (14.3 L/full operating cycle). Compact sizes
20 shall have a maximum WF of 3.5 gal/full operating cycle (13.2 L/full
21 operating cycle). Standard and compact size shall be defined by ENERGY
22 STAR criteria.

23 B. Clothes washers installed in publicly accessible spaces (multifamily and
24 hotel common areas), and coin/card operated clothes washers of any size
25 used in laundromats, shall have a maximum WF of 4.0 gal/ft³ of drum capacity
26 during normal cycle (.053 L/L of drum capacity during normal cycle).

27 C. Commercial dishwashers in commercial food service facilities shall meet all
28 ENERGY STAR requirements as listed in the ENERGY STAR Program
29 requirements for Commercial Dishwashers, Version 2.0.

30 **C404.11.3 Commercial Food Service Operations.**

1 Commercial food service operations (restaurants, cafeterias, food preparation
2 kitchens, caterers, etc.) shall comply with the following requirements:

3 A. Shall use high-efficiency pre rinse spray valves (I.e. valves that function at
4 1.3 gpm (4.9 L/min) or less and comply with a 26 second performance
5 requirement when tested in accordance with ASTM F2324.

6 B. Shall use dishwashers that comply with the requirements of the ENERGY
7 STAR Program for Commercial Dishwashers.

8 C. Shall use boiler-less/connectionless food steamers that consume no more
9 than 2.0 gal/h (7.5 L/h) in the full operational mode.

10 D. Shall use combination ovens that consume not more than 10 gal/h (38 L/h)
11 in full operational mode.

12 E. Shall use air-cooled ice machines that comply with the requirements of the
13 ENERGY STAR Program for Commercial Ice Machines.

14 F. Shall be equipped with hands-free faucet controllers (foot controllers, sensor
15 activated, or other) for all faucet fittings within the food preparation area of the
16 kitchen and the dish room, including pot sinks and washing sinks.

17 **C404.11.4 Medical and Laboratory Facilities.**

18 Medical and laboratory facilities, including clinics, hospitals, medical centers,
19 physician and dental offices, and medical and nonmedical laboratories of all types
20 shall comply with the following:

21 A. Use only water-efficient steam sterilizers equipped with:

22 1. Water-tempering devices that allow water to flow only when the
23 discharge of condensate or hot water from the sterilizer exceeds 140°F
24 (60°C).

25 2. Mechanical vacuum equipment in place of venturi-type vacuum
26 systems for vacuum sterilizers.

27 B. Use film processor water-recycling units where large-frame X-ray films of
28 more than 6 inches (150 mm) in either length or width are processed.

29 **Exception:** Small dental X-ray equipment is exempt from this requirement.

1 C. Use digital imaging and radiography systems where the digital networks are
2 installed.

3 D. Use a dry-hood scrubber system or, if the applicant determines that a wet-
4 hood scrubber is required, the scrubber shall be equipped with a water
5 recirculation system. For perchlorate hoods and other applications where a
6 hood wash-down system is required, the hood shall be equipped with self-
7 closing valves on those wash down systems.

8 E. Use only dry vacuum pumps unless fire and safety codes (International Fire
9 Code) for explosive, corrosive, or oxidative gases require a liquid ring pump.

10 F. Use only efficient water treatment systems that comply with the following
11 criteria:

12 1. For all filtration processes, pressure gauges shall determine and display
13 when to backwash or change cartridges.

14 2. For all ion exchange and softening processes, recharge cycles shall be
15 set by volume of water treated or based on conductivity or hardness.

16 3. For reverse osmosis and nanofiltration equipment with a capacity
17 greater than 27 gal/h (100 L/h), reject water shall not exceed 60% of the
18 feed water and shall be used as scrubber feed water or for the other
19 beneficial uses on the project site.

20 4. Simple distillation is not an acceptable means of water purification.

21 G. With regard to food service operations within medical facilities, comply with
22 Section 404.11.3.

23 12. **Section C405.2.8.1** is amended to read as follows:

24 **C405.2.8.1 Demand responsive lighting control function.** Where installed, demand
25 responsive controls for lighting shall be capable of the following: (remainder of section
26 unchanged)

27

28 13. **Section C405.2.10.2**, subnumeral 2 is amended to read as follows:

29 **C405.2.10.2 Sleeping units in congregate living facilities.**

1 2. Each unit shall have a manual control by the entrance that turns off all lighting and where
2 installed, switched receptacles in the unit, except for lighting in bathrooms and kitchens.
3 The manual control shall be marked to indicate its function.

4
5 **14. Section C405.15 Renewable energy systems** is deleted in its entirety.

6
7
8 **15. Section C406** is deleted in its entirety and replaced with Section C406 of the
9 Colorado Model Low Energy and Carbon Code.

10
11 **16. Section C409 is deleted in its entirety and replaced as follows:**

12 **C409 Title.**

13 Renewable Energy Mitigation Program (REMP) – Commercial Provisions

14 **C409.1 Scope.**

15 This section establishes criteria for compliance with the Breckenridge Renewable
16 Energy Mitigation Program (REMP). The scope of this program includes exterior
17 energy uses and energy production to offset exterior energy use.

18 **C409.2 Mandatory Requirements.**

19 Mandatory Requirements. Compliance with this section requires that the provisions of
20 this section be followed for all exterior energy use. Compliance with this section will be
21 documented via the free Public Domain tool "Breckenridge REMF Calculation Sheet" in
22 the most current version at the time of permit application. Projected energy use,
23 associated energy offset required, fees and credits are defined within this tool.

24 Credits for on-site renewable energy. The payment-in-lieu option is voluntary.
25 Applicants interested in exterior energy use systems can alternatively choose to
26 produce on-site renewable energy with renewable energy systems such as solar
27 photovoltaics and/or solar hot water, wind, or micro-hydro. The energy efficient
28 technology of ground source heat pumps is also permitted for supplemental on-site
29 energy.

30 **C409.3 Exterior energy uses.**

31 Commercial exterior energy uses (per list below) may be installed only if the
32 supplemental energy meets the requirements of the Renewable Energy Mitigation

1 Program. This applies to all installation for which an application for a permit is filed or is
2 by law required to be filed with or without an associated Building Permit. This does not
3 apply to work on existing systems that were permitted prior to this code.

4 1. Snowmelt (i.e. driveways, patios, walkways, etc.)

5 2. Exterior pools

6 3. Exterior hot tubs and spas

7 4. Permanent natural gas or electric systems for heating outdoor commercial spaces.

8 **C409.3.1 On-site renewable credits.**

9 Credits for renewable energy production will be calculated and applied per
10 "Breckenridge REMP Calculation Sheet" for energy generated on-site. Renewable
11 energy methods listed in the calculator include: solar photovoltaic, solar thermal,
12 ground source heat pumps, hydroelectric and wind power. Provision for alternative
13 method calculations is also provided, but it will require specific review and approval by
14 the Building Official.

15 **C409.3.2 Snowmelt systems.**

16 1. R-15 insulation shall be installed under all areas to be snowmelted.

17 2. Required snowmelt controls. All systems are required to have automated controls to
18 limit operation to when moisture is present, outdoor air temperature is below 40F and
19 above 20F, and the slab temperature shall be controlled via slab temperature sensing
20 to a maximum of 38F. Idling of commercial slabs is only allowed where public safety is
21 a factor.

22 3. Snowmelt heating appliances will have a minimum efficiency of 95% AFUE. Electric
23 resistance and heat pump heaters will be allowed. Where condensing boilers are used,
24 the boiler supply water temperature shall be a maximum of 130F to allow for efficient
25 boiler operation.

26 4. Up to 100 square feet of snowmelt per emergency egress pathway is exempt.

27 **C409.3.3 Exterior pools.**

28 1. Pool covers are required for all pools, with a minimum R-value of 2.

29 2. Pool heating appliances will have a minimum efficiency of 92% AFUE. Electric
30 resistance and heat pump heaters will be allowed. Where condensing boilers are used,

1 the boiler supply water temperature shall be a maximum of 130F to allow for efficient
2 boiler operation.

3 **C409.3.4 Exterior hot tubs and spas.**

4 1. Hot tub and spa covers are required for all hot tubs and spas, with a minimum R-
5 value of 12.

6 2. Hot tub and spa heating appliances will have a minimum efficiency of 92% AFUE.
7 Electric resistance and heat pump heaters will be allowed. Where condensing boilers
8 are used, the boiler supply water temperature shall be a maximum of 130F to allow for
9 efficient boiler operation.

10 **C409.3.5 Other permanent natural gas or electric heating and cooking elements.**

11 1. A combined 350,000 BTU budget is allowed for permanent natural gas or electric
12 heating and cooking elements at a reduced renewable offset requirement.

13 **C409.3.6 Gas fireplace, firepit, fire table controls.**

14 Commercial outdoor natural gas fireplaces, firepits, and fire tables shall include timers
15 required to limit the run time of the system. Controls and switching shall be configured
16 so as not to allow continuous operation.

17 **C409.3.7 Electric heat tape controls.**

18 Electric roof and gutter deicing systems shall include either automatic controls capable
19 of shutting off the system when outdoor temperature is above 40F and below 25F, and
20 which limit the use of the system to daylight hours by means of a programmable timer
21 or automated clock, or moisture detection sensors.

22 **C409.4 Permit Validity.**

23 A permit shall not be valid until all fees as in effect at the time of permit submittal are
24 paid in full, or the renewable energy system is proposed for on-site credit. Nor shall a
25 change order to the permit be released until the additional fees, if any, have been paid.
26 REMP compliance will be verified at Certificate of Occupancy or Certificate of
27 Completion according to the proposed plans. C.O. can be withheld if the project is non-
28 compliant.

29 **C409.5 Pre-existing systems.**

1 Pre-existing systems, for which a prior permit was applied for and granted prior to the
2 effective date of this code, are exempt from this program. Additions or expansions of
3 existing systems that require a permit will require compliance with this above code
4 program.

5 Pre-existing systems for which a prior REMP payment was paid and which seek to be
6 replaced shall receive a pro-rated credit calculated by the number of years since prior
7 REMP payment divided by 20 years. For example, a REMP payment made for a
8 system permitted 10 years prior to the current replacement being sought will receive
9 credit for ½ of the prior REMP payment and that amount shall be deducted from the
10 REMP payment owed on the replacement. For renewable systems installed on site, full
11 credit will be given for up to 20 years after the date of installation. Credits will only be
12 applied to properly permitted and functioning systems within the scope of the adopted
13 Energy Code and applicable Mechanical and Electrical Codes. Systems installed prior
14 to 20 years before the date of permit application are not eligible for pro-ration of system
15 credits.

16 Upgrades to existing mechanical equipment (boilers, heat pumps, HVAC equipment,
17 etc.) or renewable energy systems will not require submittal to the REMP program.

18 **C409.6 Solar photovoltaic systems.**

19 System designer and installer must be certified by Colorado Solar Energy Industries
20 Association (COSEIA) or North American Board of Certified Energy Practitioners
21 (NABCEP), or a licensed Professional Engineer in the State of Colorado.

22 **C409.6.1 Solar thermal.**

23 The size of solar hot water systems is limited to 500 square feet of collector area
24 absent approval by the Building Official. Systems larger than this limit will be
25 considered but will require documentation showing year-round utilization of the system.

26 **C409.6.2 Ground source heat pumps.**

27 In order to use ground source heat pumps for on-site renewable credit, the GSHP
28 system must supply at least 20% of the peak load for heating all the exterior energy
29 uses. Each GSHP shall be tested and balanced and the design engineer shall certify in
30 writing that it meets or exceeds a design coefficient of performance of 3.0 inclusion of
31 source pump power. Design conditions for determining COP will be 30F ground loop
32 temperature measured at the GSHP inlet, and 110F GSHP load side outlet.
33

17. New **Section C410** is added as follows:

C410 Electric Vehicle (EV) Ready.

C410.1 General. The provisions of this section shall be applicable for new *commercial buildings*, and major renovations and *additions*.

C410.2 Electric Vehicle Power Transfer Infrastructure. Where new parking is provided for *commercial buildings*, it shall be provided with electric vehicle power transfer infrastructure in accordance with Sections C410.2.1 through C410.2.8.

C410.2.1 Quantity. The number of required *EVSE installed spaces, EV ready spaces, EV capable spaces, and EV capable light spaces* shall be determined in accordance with this section and Table C410.2.1 based on the total number of vehicle parking spaces provided and shall be rounded up to the nearest whole number. This includes all covered parking under carports or detached garages.

Table C410.2.1 EV Power Transfer Infrastructure Requirements

Building Type/Space Type	Level 2 EVSE Installed Spaces	Level 2 EV ready Spaces	Level 2 EV Capable Spaces	Level 2 EV Capable Light Spaces
Commercial buildings, except for Group R-2 occupancies, with 15 or fewer parking spaces	1	20% of spaces (not fewer than 2)	0	0
Commercial buildings, except for Group R-2 occupancies, with greater than 15 parking spaces	2% of spaces	8% of spaces	10% of spaces	10% of spaces
Group R-2 occupancies with 10 or fewer parking spaces	1	15% of spaces	10% of spaces	10% of spaces
Group R-2 occupancies with greater than 10 parking spaces	5% of spaces	15% of spaces	10% of spaces	30% of spaces

C410.2.1.1 Multiple Parking Lots. Where more than one parking lot is provided on a *building site*, the number of vehicle parking spaces provided is required to have *EV power transfer infrastructure* shall be calculated separately for each parking lot.

1 **C410.2.1.2 Group R-2 Occupancies.** *Group R-2* occupancies shall use the total parking
2 requirement for the entire development to determine the *EV* power transfer infrastructure
3 requirements of Table C410.2.1.
4

5 **C410.2.1.3 Space Type Substitutions.** *Commercial buildings* shall be permitted to
6 substitute *EV* parking spaces required in Table C410.2.1 in accordance with Sections
7 C410.2.1.3.1 through C410.2.1.3.5.
8

9 **C410.2.1.3.1 DC Fast Charging.** For *commercial buildings* that install a *DCFC EVSE*, each
10 *DCFC EVSE* installed shall be permitted to be substituted for other space types as follows:

- 11 1. *Commercial buildings* other than *Group R-2* occupancies shall be permitted to
12 substitute up to 10 spaces when the *building* provides a minimum of 20 percent of
13 parking spaces as a combination of *EV capable*, *EV ready*, or *EVSE installed*
14 *spaces*.
- 15 2. *Group R-2* occupancies shall be permitted to substitute up to 5 spaces when the
16 *building* provides a minimum of 60 percent of parking spaces as a combination of
17 *EV capable light*, *EV capable*, *EV ready*, or *EVSE installed spaces*.
18

19 **C410.2.1.3.2 Excess EVSE Installed Spaces.** *EVSE installed spaces* that exceed the
20 minimum requirements of this section are permitted to be used to meet minimum
21 requirements for *EV ready spaces*, *EV capable spaces*, and *EV capable light spaces*.
22

23 **C410.2.1.3.3 Excess EV Ready Spaces.** *EV ready spaces* that exceed the minimum
24 requirements of this section are permitted to be used to meet minimum requirements for *EV*
25 *capable spaces* and *EV capable light spaces*.
26

27 **C410.2.1.3.4 Excess EV Capable Spaces.** *EV capable spaces* that exceed the minimum
28 requirements of this section are permitted to be used to meet minimum requirements for *EV*
29 *capable light spaces*.
30

31 **C410.2.1.3.5 Attached garages.** All attached garages with direct connection to a *dwelling*
32 *unit* will be required to have one Level 2 *EV ready space*.
33

34 **Exception:** One- and two-family dwellings built under the International Residential Code

1
2 **C410.2.2 Level 2 EV Capable Light Spaces.** Each *EV capable light space* shall comply with
3 all the following:

- 4 1. A continuous raceway and/or conduit shall be installed between a suitable electrical
5 panel or other electrical distribution equipment and terminate within 3 feet of the *EV*
6 *capable light space* and shall be capped. *EV capable light* includes two adjacent
7 parking spaces if the raceway and/or conduit terminates adjacent to and between
8 both parking spaces.

9 **Exception:** Conduit installed with a pull string from the termination locations at parking
10 spaces to a location of a future transformer or future electrical panel with electrical
11 service size determined at the time of future permit.

- 12 2. Installed raceway and/or conduit shall be sized and rated to supply a minimum of
13 208/240 volts and a minimum of 40-ampere rated circuits.
14 3. Dedicated physical space to accommodate all equipment necessary for electrical
15 service to future *EVSE*.
16 4. The routing of the raceway and/or conduit must be noted on the construction
17 documents and the raceway shall be permanently and visibly marked “EV
18 CAPABLE” at the load center and termination point locations.

19
20 **C410.2.3 Level 2 EV Capable Spaces.** Each *EV capable space* shall comply with all the
21 following:

- 22 1. A continuous raceway and/or conduit with a pull string from the termination
23 locations at parking spaces shall be installed between a suitable electrical panel or
24 other electrical distribution equipment and terminate within 3 feet of the *EV capable*
25 *space* and shall be capped. *EV capable* includes two adjacent parking spaces if the
26 raceway and/or conduit terminates adjacent to and between both parking spaces.
27 2. The installed raceway and/or conduit shall be sized and rated to supply a minimum
28 of 208/240 volts and a minimum of 40-ampere rated circuits.
29 3. The electrical panel or other electrical distribution equipment to which the raceway
30 and/or conduit connects shall have sufficient dedicated space and spare electrical
31 capacity to supply a minimum of 208/240 volts and a minimum of 40-ampere rated
32 circuits.

1 4. The termination point of the conduit and/or raceway and the electrical distribution
2 equipment directory shall be marked: "For future electric vehicle supply equipment
3 (EVSE)."

4 5. Reserved capacity shall be no less than 8.3 kVA (40A 208/240V) for each *EV*
5 *capable space*.
6

7 **C410.2.4 Level 2 EV Ready Spaces.** Each *EV ready space* shall have a branch circuit that
8 complies with all the following:

9 1. Terminates at a receptacle or junction box located within 3 feet of each *EV ready*
10 *space* it serves. *EV ready* includes two adjacent parking spaces if the receptacle is
11 installed adjacent to and between both parking spaces.

12 2. It has a minimum circuit capacity of 8.3 kVA (40A 208/240V).

13 3. The electrical panel, electrical distribution equipment directory, and all outlets or
14 enclosures shall be marked "For future electric vehicle supply equipment (EVSE)."
15

16 **C410.2.5 Level 2 EVSE Installed Spaces.** An installed *EVSE* with multiple output
17 connections shall be permitted to serve multiple *EVSE installed spaces*. Each *Level 2 EVSE*
18 installed serving either a single *EVSE installed space* or multiple *EVSE installed spaces* shall
19 comply with all the following:

20 1. Have a minimum charging rate in accordance with Section C410.2.7.

21 2. Be located within 3 feet of each *EVSE installed space* it serves.

22 3. Be installed in accordance with Section C410.2.8.

23 4. Have a minimum circuit capacity of 8.3 kVA (40A 208/240V).
24

25 **C410.2.6 Level 2 EVSE Minimum Charging Rate.** Each installed *Level 2 EVSE* shall
26 comply with one of the following:

27 1. Be capable of charging at a minimum rate of 6.2 kVA (or 30A at 208/240V).

28 2. When serving multiple *EVSE installed spaces* and controlled by an energy
29 management system providing load management, be capable of simultaneously
30 sharing each *EVSE installed space* at a minimum charging rate of not less than 3.3
31 kVA.
32

33 **C410.2.7 EVSE Installation.** *EVSE* shall be installed in accordance with NFPA 70 and shall
34 be listed and labeled in accordance with UL 2202 or UL 2594.

1
2 **C410.2.8 Accessible EV Parking Spaces.** For Level 2 *EVSE installed spaces* required by
3 Table C410.2.1, a minimum of 5 percent (not less than one space) shall be van accessible
4 spaces in accordance with Section 1107.2.2 of the International Building Code. In addition, 5
5 percent (not less than one space) of the total vehicle parking spaces required by Table
6 C410.2.1 to be Level 2 *EV ready, EV capable, or EV capable light spaces* shall meet one of
7 the following:

- 8 1. Be van accessible parking spaces in accordance with Section 1107.2.2 of the
9 International Building Code.
- 10 2. Have the electrical infrastructure that is required by Section C410.2.2 for *EV*
11 *capable light spaces*, Section C410.2.3 for *EV capable spaces*, or Section C410.2.4
12 for *EV ready spaces* be configured so that future *EVSE* shall be capable of serving
13 van accessible parking spaces.

14
15
16 **18. Section R101.1 Title** is amended as follows:

17
18 **R101.1 Title** This code shall be known as the Energy Conservation Code of the Town of
19 Breckenridge and shall be cited as such. It is referred to herein as “**this code**”.

20
21 **19. Section R103.1 Creation of enforcement agency** is amended as follows:

22 **R103.1 Creation of enforcement agency.** The Town of Breckenridge Building Division is
23 hereby created (remainder of sentence to be unchanged)

24
25 20. A new **Section R104.1.1.1 Deemed to comply** section is added to the requirements
26 for Above Code Programs:

27 **R104.1.1.1 Deemed to comply.** The following programs shall be considered deemed to
28 comply with the above code program requirements as found in Section R104.1.1

- 29 1. The Department of Energy’s Zero Energy Ready Homes (ZERH) program, Version
30 most recently published at time of permit submittal, shall be deemed to comply as
31 an above code program when including new Section R409 of the Colorado Model
32 Low Energy and Carbon Code, and the REMP provisions found in R409 of this
33 Code.

1 2. The State of Colorado Model Low Energy and Carbon Code – Residential
2 Provisions, plus the REMP provisions as found in R409 of this code shall be met.

3
4 21. Section R401.2 Application is amended to read as follows:

5 **R401.2 Application.** Residential buildings shall comply with all of the following:

- 6 1. the Colorado Model Electric Ready and Solar Ready Code, as updated in New
7 Section R409 of the Model Low Energy and Carbon Code.
- 8 2. Section R409 (of this code)Breckenridge Renewable Energy Mitigation Program
9 (REMP), and
- 10 3. either Section R401.2.1, R401.2.2, or R401.2.3.

11 **Exceptions**

- 12 1. Additions, alterations, repairs and changes of occupancy to existing buildings
13 complying with Chapter 5, unless otherwise noted in the Colorado Model Electric
14 Ready and Solar Ready Code and R409 (REMP) of this code.
- 15 2. Residential buildings complying with the Department of Energy's Zero Energy Ready
16 Homes (ZERH) Program in accordance with Section R104.1.1.
- 17 3. Residential buildings complying with the Residential Provisions of the Colorado State
18 Model Low Energy and Carbon Code in its entirety.

19
20
21 22. **Table R402.1.2** U-Factor Assemblies is amended to change the Vertical
22 Fenestration U-factor from .27 to .30 and remove footnote d. in its entirety.

23
24
25 23. **Table R402.1.3** R-Value Alternative is amended to change the Vertical Fenestration
26 U-factor from .27 to .30 and remove footnote g. in its entirety.

27
28
29 24. **Section R402.2.13 Sunroom and Heated Garage Insulation** is amended by
30 removing the exception in its entirety. The remainder of R402.2.13 is unchanged.

31
32
33 25. New **Section R402.2.14 Thermal Bridging** is added as follows:

34 **R402.2.14 Thermal bridges in above-grade walls.** Thermal bridges in above-grade walls
35 shall comply with Sections R402.2.14.1 through R402.14.3 or an approved design.

36 **Exceptions:**

- 1 1. Any thermal bridge with a material thermal conductivity not greater than 3.0 Btu/h-ft-
2 °F.
- 3 2. Blocking, coping, flashing, and other similar materials for attachment of roof coverings.
- 4 3. Thermal bridges accounted for in the U-factor or C-factor for a building thermal
5 envelope.

6
7 **R402.2.14.1 Balconies and floor decks.** Balconies and concrete floor decks shall not
8 penetrate the building thermal envelope. Such assemblies shall be separately supported or
9 shall be supported by approved structural attachments or elements that minimize thermal
10 bridging through the building thermal envelope.

11 **Exceptions:** Balconies and concrete floor decks shall be permitted to penetrate the
12 building thermal envelope where:

- 13 1. an area-weighted U-factor is used for above-grade wall compliance which
14 includes a U-factor of 0.8 Btu/h-°F-ft² for the area of the above-grade wall
15 penetrated by the concrete floor deck, or
- 16 2. an approved thermal break device of not less than R-10 is installed in
17 accordance with the manufacturer's instructions.

18
19 **R402.2.14.2 Cladding supports.** Linear elements supporting opaque cladding shall be off
20 set from the structure with attachments that allow the continuous insulation, where present,
21 to pass behind the cladding support element.

22 **Exceptions:**

- 23 1. An approved design where the above-grade wall U-factor used for compliance
24 accounts for the cladding support element thermal bridge.
- 25 2. Anchoring for curtain wall and window wall systems.

26
27 **R402.2.14.3 Structural beams and columns.** Structural steel and concrete beams and
28 columns that project through the building thermal envelope shall be covered with not less
29 than R-5 insulation for not less than 2 feet (610 mm) beyond the interior or exterior surface
30 of an insulation component within the building thermal envelope.

31 **Exceptions:**

- 32 1. Where an approved thermal break device is installed in accordance with the
33 manufacturer's instructions.

1 2. An approved design where the above-grade wall U-factor used to demonstrate
2 compliance accounts for the beam or column thermal bridge.

3
4
5 26. **Section R402.4 Fenestration** has been amended to read as follows:

6 **R402.4 Fenestration.** In addition to the requirements of Section R402, fenestration shall
7 comply with Sections R402.4.1 through R402.4.6.

8
9
10 27. **Section R402.4.5 Sunroom and heated garage fenestration** is amended to
11 remove the exception in its entirety. The remainder of R402.4.5 is unchanged.

12
13 28. A new **Section R402.4.6** is added as follows:

14 **R402.4.6 Maximum area.** The vertical fenestration area, not including opaque doors and
15 opaque spandrel panels, shall be not greater than 30 percent of the gross above grade
16 framed wall area enclosing conditioned space. The skylight area shall be not greater than 3
17 percent of the gross roof area over conditioned space.

18 **Exception:** Vertical fenestration in residential buildings complying with an above
19 code program in accordance with Sections R104.1.1 or R104.1.1.1

20
21
22 29. **Section R403.1.1 Programmable Thermostats** is amended by adding the following
23 Exception. The remainder of Section R403.1.1 is unchanged:

24 **Exception:** Thermostats serving hydronic radiant systems

25
26 30. **Section R403.5.1.2 Heat Trace systems** is deleted and replaced with the
27 following:

28 **R403.5.1.2 Electric heat tape controls.** Electric roof and gutter deicing systems shall
29 include automatic controls in accordance with REMP Section R411.1.

30
31 31. **Section R403.7.1 Electric-resistance space heating** is amended to read as follows:

32 **R403.7.1 Electric-resistance space heating.** Detached one- and two-family dwellings
33 and multiple single-family dwellings (townhouses) and Group R-2, R-3 and R-4 buildings
34

1 three stories or less in height *above grade plane* in Climate Zone 7 shall not use electric-
2 resistance for space heating.

3 **Exceptions:**

- 4 1. Where electric-resistance heating is used for heat pump supplementary heat in
5 accordance with Section R403.1.2.
- 6 2. Electric-resistance heating used for freeze protection.
- 7 3. Electric-resistance heating where the criteria in Section R408.2.2.2 for evaporative
8 cooling are met.
- 9 4. Electric-resistance heating not exceeding a cumulative total of 1kW per dwelling
10 unit, with a thermostat and fan.
- 11 5. Electric-resistance heating that is 100% offset by renewable energy
- 12 6. Electric-resistance heating where the criteria in Section R408.2.1.1(6)≥20%
13 reduction in total TC are met.

14
15
16 32. **Section R403.9.2 Snow- and ice-melt system controls** is amended to read as
17 follows:

18 **R403.9.2 Snow- and ice-melt system controls.**

19 Snow- and ice-melt system controls shall comply with REMP Section R409.3.2, item #2.

20
21
22 33. A new **Section R403.13 WaterSense** is added as follows:

23 **R403.13 WaterSense.** All water-using appliances and plumbing fixtures within the
24 residential building shall be EPA WaterSense labeled products.

25
26
27 34. **Section R404.4 Renewable energy certificate (REC) documentation** is deleted in
28 its
29 entirety.

30
31
32 35. **Section R405.2 Simulated building performance compliance**, item #3, is amended
33 as follows. The remainder of Section R405.2 is unchanged:

34 **R405.2 Simulated building performance compliance.**

1 3. For each dwelling unit with greater than 4500 square feet of conditioned space,
2 the annual energy cost of the dwelling unit shall be reduced by an additional 5
3 percent of annual energy cost of the standard reference design. Energy prices
4 shall be taken from an approved source, such as the US Energy Information
5 Administration’s State Energy Data system prices and expenditures reports.
6 Code official shall be permitted to require time-of-use pricing in energy cost
7 calculations. Heated garages shall be evaluated separately from the remainder
8 of the home by showing compliance with the Prescriptive R-Value or U-Factor
9 thermal envelope provisions and will not require air leakage testing.

10 **Exception:** Buildings complying with Section R405.2 Simulated Building
11 Performance, utilizing a site energy use target as found in the Colorado Model Low
12 Energy and Carbon Code (LECC).

13
14
15 36. **Section R406.3 Building thermal envelope** is amended by adding the following
16 sentence to the end of the Section (remainder of section unchanged):

17 **R406.3** Heated garages shall be evaluated separately from the remainder of the home by
18 showing compliance with the Prescriptive R-Value or U-Factor thermal envelope provisions,
19 with the exception of air leakage testing.

20
21
22 37. **Section R407 Tropical Climate Region Compliance Path** is deleted in its entirety.

23
24
25 38. **Section R408.2 Additional energy efficiency credit requirements** is amended as
26 follows:

27 **R408.2 Additional energy efficiency credit requirements.** Residential buildings shall
28 earn not less than 10 credits from not less than two measures specified in Table R408.2.
29 Five additional credits shall be earned for dwelling units with more than 4500 square feet of
30 conditioned space (remainder of text unchanged).

31 **Exception:** Residential buildings complying with Section R408.3 Additional energy
32 efficiency prescriptive Pathway on a Platter requirements.

1 **39. Table R408.2 Credits for Additional Energy Efficiency** is amended by the following:
2

- 3 a. Change Table R408.2.1.2 Improved Fenestration to a U-Factor of .28 for residential
4 buildings up to 4500 sq ft of conditioned space and .25 for homes 4500 sq ft or larger
5 for Climate Zone 7.
6 b. Delete credits allowed for R408.2.2(2) and R408.2.2(3), also deleting the
7 subsections R408.2.2(2) and (3) in their entirety.
8 c. Delete credits allowed for R408.2.5(1) and R408.2.5(3), also deleting the
9 subsections R408.2.5 (1) and (3) in their entirety.

10
11
12 **40. Add new Section R408.3 Additional energy efficiency Prescriptive Pathway on a**
13 **Platter Requirements**, as follows:

14 **R408.3 Additional energy efficiency Prescriptive Pathway on a Platter Requirements.**
15 Residential buildings utilizing this optional prescriptive platter approach to additional energy
16 efficiency shall comply with R408.3.1 or R408.3.2 as applicable.

17
18 **R408.3.1 Regular Platter Requirements.** Residential buildings that enclose 4500 square
19 feet or less of conditioned space shall include all of the following additional efficiency
20 requirements:

- 21 1. If forced air-furnace system installed, minimum 97% AFUE, 100% of ducts inside
22 conditioned space and space conditioning equipment utilized for heating is located
23 completely inside condition space.
24 2. If Radiant heating system installed, minimum 95% AFUE in combination with hydronic
25 thermal distribution system and space conditioning equipment is located completely
26 inside condition space.
27 3. If heat pump installed, must be cold climate heat pump with minimum ability to meet
28 90% capacity at 5 degrees Fahrenheit or as first approved by the code official.
29 4. If stand-alone gas water heater installed, must be minimum .86 Uniform Energy Factor
30 (UEF)
31 5. If electric water heater is installed, must meet minimum 2.2 Uniform Energy Factor
32 (UEF) for integrated HPWH or UEF 3.75 for split-system HPWH.
33 6. Window U-Factor of .28 in accordance with R408.2.1.2.
34 7. Maximum Vertical Fenestration Area of 30% in accordance with R402.4.6.

1 In Addition to the above items, one additional selection from the list below shall be required
2 in order to Comply with this Section:

- 3 • R-60 roof/ceiling insulation installed, or R49 roof/ceiling installed uncompressed over the
4 top plate and verified by approved 3rd party meeting the requirements of Section R107.4.
- 5 • An air leakage rate equal to or less than 2.3 ACH50 or an air leakage rate equal to 2.5
6 ACH50 plus air sealing inspection performed by Approved 3rd party meeting the
7 requirements of Section R107.4.
- 8 • On-site renewable energy measure, minimum 1.0 watt PV system per square foot of
9 conditioned space.

10
11 **R408.3.2 Large Platter Requirements.** Residential buildings that enclose greater than
12 4500 square feet of conditioned space shall include all of the Regular Platter Requirements
13 as found in R408.3.1, plus two additional selections from the list below:

- 14 • A 10% reduction in total Thermal Conductance in accordance with R408.2.1.1(4)
- 15 • An air leakage rate equal to or less than 2.3 ACH50 with ERV or HRV installed in
16 accordance with R408.2.5(2) or air leakage rate equal to 2.5 ACH50 plus air sealing
17 inspection performed by Approved 3rd party meeting the requirements of Section R107.4.
- 18 • R-60 roof/ceiling insulation installed, or R49 roof/ceiling installed uncompressed over the
19 top plate and verified by approved 3rd party meeting the requirements of Section R107.4.
- 20 • A Window U-Factor of .25 in accordance with R408.2.1.2
- 21 • On-site renewable energy measure, minimum 1.0 watt PV system per square foot of
22 conditioned space.
- 23 • No exterior energy use is required to be mitigated as defined by Sections R409-R414.2.

24
25
26 41. **Sections R409- R409.7.2 Renewable Energy Mitigation Program (REMP)** are
27 added as follows:

28 **R409 Title.** Renewable Energy Mitigation Program (REMP) – Residential Provisions

29 **R409.1 Scope.**

30 This section establishes criteria for compliance with the Breckenridge Renewable
31 Energy Mitigation Program (REMP). The scope of this program includes exterior
32 energy uses and energy production to offset exterior energy use.

1 **R409.2 Mandatory Requirements.**

2 Compliance with this section requires that the provisions of this section be followed for
3 all exterior energy use. Compliance with this section will be documented via the free
4 Public Domain tool "Breckenridge REMP Calculation Sheet" in the most current version
5 at the time of permit application. Projected energy use, associated energy offset
6 required, fees and credits are defined within this tool.

7 Credits for on-site renewable energy. The payment-in-lieu option is voluntary.
8 Applicants interested in exterior energy use systems can alternatively choose to
9 produce on-site renewable energy (Section R412) with renewable energy sources such
10 as solar photovoltaics and/or solar hot water, wind, or micro-hydro. The energy efficient
11 technology of ground source heat pumps is also permitted for supplemental on-site
12 energy.

13 **R409.3 Exterior energy uses.**

14 Residential exterior energy uses (per list below) may be installed only if the
15 supplemental energy meets the requirements of the Renewable Energy Mitigation
16 Program. This applies to all installation for which an application for a permit is filed or is
17 by law required to be filed with or without an associated Building Permit. This does not
18 apply to work on existing systems that were permitted prior to this code.

- 19 1. Snowmelt (i.e. driveways, patios, walkways, etc.)
- 20 2. Exterior pools
- 21 3. Exterior hot tubs and spas
- 22 4. Permanent natural gas or electric systems for heating outdoor residential spaces.

23 **R409.3.1 On-site renewable credits.**

24 Credits for renewable energy production will be calculated and applied per
25 "Breckenridge REMP Calculation Sheet" for energy generated on-site. Renewable
26 energy methods listed in the calculator include: solar photovoltaic, solar thermal,
27 ground source heat pumps, hydroelectric and wind power. Provision for alternative
28 method calculations is also provided, but it will require specific review and approval by
29 the Building Official.

1 **R409.3.2 Snowmelt systems.**

- 2 1. R-15 insulation shall be installed under all areas to be snow melted.
- 3 2. Required snowmelt controls. All systems are required to have automated controls to
- 4 limit operation to when moisture is present, outdoor air temperature is below 40F and
- 5 above 20F, and the slab temperature sensing. Idling of residential slabs is not
- 6 permitted.
- 7 3. Snowmelt heating appliances will have a minimum efficiency of 95% AFUE. Electric
- 8 resistance and heat pump heaters will be allowed. Where condensing boilers are used,
- 9 the boiler supply water temperature shall be a maximum of 130F to allow for efficient
- 10 boiler operation.
- 11 4. Up to 100 square feet of snowmelt continuous to a residential building is exempt for
- 12 safety.

13 **R409.3.3 Exterior pools.**

- 14 1. Pool covers are required for all pools, with a minimum R-value of 2.
- 15 2. Pool heating appliances will have a minimum efficiency of 92% AFUE. Electric
- 16 resistance and heat pump heaters will be allowed. Where condensing boilers are used,
- 17 the boiler supply water temperature shall be a maximum of 130F to allow for efficient
- 18 boiler operation.

19 **R409.3.4 Exterior hot tubs and spas.**

- 20 1. Hot tub and spa covers are required for all spas, with a minimum R-value of 12.
- 21 2. Packaged spas less than 64 square feet are exempt.
- 22 3. A maximum of (1) hot tub or spa per residential property is exempt. For residential
- 23 HOAs with individual ownership, 64 square feet of hot tub or spa space is exempt for
- 24 every 10 residential units.
- 25 4. Hot tubs and spa heating appliances will have a minimum efficiency of 92% AFUE.
- 26 Electric resistance and heat pump heaters will be allowed. Where condensing boilers

1 are used, the boiler supply water temperature shall be a maximum of 130F to allow for
2 efficient boiler operation.

3 **R409.3.5 Other permanent natural gas or electric heating and cooking elements.**

4 1. A combined 200,000 BTU budget is allowed for permanent natural gas or electric
5 heating or cooking elements at a reduced renewable offset requirement.

6 **R409.4 Gas fireplace, firepit, fire-table controls.**

7 Residential outdoor natural gas fireplaces, firepits, and fire tables shall include timers
8 required to limit the run time of the system. Controls and switching shall be configured
9 so as not to allow continuous operation.

10 **R409.4.1 Electric heat tape controls.**

11 Electric roof and gutter deicing systems shall include either automatic controls capable
12 of shutting off the system when outdoor temperature is above 40F and below 25F, and
13 which limit the use of the system to daylight hours by means of a programmable timer
14 or automated clock, or moisture detection sensors.

15 **R409.5 Renewable energy mitigation payment.**

16 A permit shall not be valid until all fees as in effect at the time of permit submittal are
17 paid in full, or the renewable energy system is proposed for on-site credit. Nor shall a
18 change order to the permit be released until the additional fees, if any, have been paid.
19 REMP compliance will be verified at Certificate of Occupancy or Certificate of
20 Completion according to the proposed plans. C.O. can be withheld if the project is non-
21 compliant.

22 **R409.6 Pre-existing systems.**

23 Pre-existing systems, for which a prior permit was applied for and granted prior to the
24 effective date of this code are exempt from this program. Additions or expansions of
25 existing systems that require a permit will require compliance with this above code
26 program.

1 Pre-existing systems for which a prior REMP payment was paid, and which seek to be
2 replaced, shall receive a pro-rated credit calculated by the number of years since prior
3 REMP payment divided by 20 years. For example, a REMP payment made for a
4 system permitted 10 years prior to the current replacement being sought will receive
5 credit for ½ of the prior REMP payment and that amount shall be deducted from the
6 REMP payment owed on the replacement. For renewable systems installed on site, full
7 credit will be given for up to 20 years after the date of installation. Credits will only be
8 applied to properly permitted and functioning systems within the scope of the adopted
9 Energy Code and applicable Mechanical and Electrical Codes. Systems installed prior
10 to 20 years before the date of permit application are not eligible for pro-ration of system
11 credits.

12 Upgrades to existing mechanical equipment (boilers, heat pumps, HVAC equipment,
13 etc.) or renewable energy systems will not require submittal to the REMP program.

14 **R409.7 Solar photovoltaic systems.**

15 System designer and installer must be certified by Colorado Solar Energy Industries
16 Association (COSEIA) or North American Board of Certified Energy Practitioners
17 (NABCEP), or a licensed Professional Engineer in the State of Colorado.

18 **R409.7.1 Solar thermal.**

19 The size of solar hot water systems is limited to 500 square feet of collector area
20 absent approval by the Building Official. Systems larger than this limit will be
21 considered but will require documentation showing year-round utilization of the system.

22 **R409.7.2 Ground source heat pumps.**

23 In order to use ground source heat pumps for on-site renewable credit, the GSHP
24 system must supply at least 20% of the peak load for heating all the exterior energy
25 uses. Each GSHP shall be tested and balanced, and the design engineer shall certify
26 in writing that it meets or exceeds a design coefficient of performance of 3.0 inclusion
27 of source pump power. Design conditions for determining COP will be 30F ground loop
28 temperature measured at the GSHP inlet, and 110F GSHP load side outlet.

29
30

1 **42. Section R502.2.5 Additional energy efficiency credit requirements for**
2 **additions** is amended to read as follows:

3 **R502.2.5 Additional energy efficiency credit requirements for additions.**

4 Additions shall comply with sufficient measures from amended Table R408.2, to achieve
5 not less than five credits from at least two different measures. Five additional credits
6 shall be earned for additions that add to or create a dwelling unit of more than 4500
7 square feet of conditioned space. Alterations to the existing building that are not part of
8 the addition but are permitted with an addition shall be permitted to be used to achieve
9 this requirement.

10 **Exceptions:**

- 11 1. Additions that increase the building's total conditioned floor area by less than 25
12 percent.
- 13 2. Additions that do not include the addition or replacement of equipment covered in
14 Section R403.5 or R403.7.
- 15 3. Additions that do not increase conditioned space.
- 16 4. Where the addition alone or the existing building and addition together comply
17 with Section R405 or R406
- 18 5. Where the addition alone or the existing building and addition together comply
19 with R408.3.

20
21
22 **43. Section R503.1.1.3 Above-grade wall alterations** is amended to read as
23 follows:

24 **R503.1.1.3 Above-grade wall alterations.** Above-grade wall alterations shall comply
25 with the following as applicable:

- 26 1. Where wall cavities are exposed, the exposed cavities shall be filled with insulation
27 complying with Section R303.1.4. New cavities created shall be insulated in
28 accordance with Section R402.1, at an R-Value of R-23 minimum or an approved
29 design that minimizes deviation from Section R402.1. An interior vapor retarder shall be
30 provided where required in accordance with Section R702.7 of the International
31 Residential Code or Section 1404.3 of the International Building Code, as applicable.
- 32 2. Where exterior wall coverings and fenestration are added or replaced for the full
33 extent of any exterior facade of one or more elevations of the building, continuous

1 insulation shall be provided where required in accordance with Section R402.1 or the
2 wall insulation shall be in accordance with an approved design that minimizes deviation
3 from Section R402.1. Where specified, the continuous insulation requirement also shall
4 comply with Section R702.7 of the International Residential Code. Replacement
5 exterior wall coverings shall comply with the water-resistance requirements of Section
6 R703.1.1 of the International Residential Code or Section 1402.2 of the International
7 Building Code, as applicable, and manufacturers' instructions.

8 3. Where new interior finishes or exterior wall coverings are applied to the full extent of
9 any exterior wall assembly of mass construction, insulation shall be provided in
10 accordance with Section R402.1 or an approved design in compliance with Section
11 R104.1 that minimizes deviation from Section R402.1.

12
13
14 **44. Section R503.1.5 Additional efficiency credit requirements for substantial**
15 **improvements** is amended to read as follows:

16 **R503.1.5 Additional efficiency credit requirements for substantial improvements.**

17 Substantial improvements shall comply with sufficient measures from Table R408.2 to
18 achieve not less than three credits. Substantial improvements to homes greater than 4500
19 of conditioned space shall require 5 credits from amended Table R408.2.

20 **Exceptions:**

- 21 1. Alterations that are permitted with an addition complying with Section R502.2.5.
22 2. Alterations that comply with Section R405 or R406.
23 3. Substantial improvements that do not include the addition or replacement of
24 equipment covered in either Section R403.5 or R403.7.
25 4. Substantial improvements complying with R408.3

26
27 Section 4. Ordinances 2020-12, 2022-26, and 2023-21 are hereby repealed.

28
29 Section 5. The effective date of this Ordinance is January 13, 2026.

30
31 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN
32 FULL this 9th day of September 2025.

1 READ, ADOPTED ON SECOND READING AND ORDERED PUBLISHED IN FULL ON THE
2 TOWN'S WEBSITE the 23rd day of September 2025 with an Effective and Enforceable Date of
3 the 13th day of January 2026. A copy of this Ordinance is available for inspection in the office of
4 the Town Clerk.

5

6 ATTEST: TOWN OF BRECKENRIDGE

7 _____

8 Mae Watson, Town Clerk

Kelly Owens, Mayor

9

10

11 APPROVED IN FORM

12

13 _____

14 Town Attorney

Date

15

16

17

AN ORDINANCE REPEALING ORDINANCES 2020-12, 2022-26, AND 2023-21 AND AMENDING CHAPTER 1 OF TITLE 8 OF THE BRECKENRIDGE TOWN CODE TO HEREINAFTER ADOPT THE INTERNATIONAL ENERGY CONSERVATION CODE, 2024 EDITION BY REFERENCE WITH AMENDMENTS AS PART OF THE TOWN OF BRECKENRIDGE BUILDING CODE SECTIONS 8-1-3 AND 8-1-9.

WHEREAS, the Town of Breckenridge adopts the International Code Council Library of Building Code Books and References every six (6) years; and

WHEREAS, after robust public process, the Town desires to adopt the 2024 International Energy Conservation Code (“IECC”) with amendments and in the process repeal and replace all previous ordinances of the Town that implemented energy efficient building code provisions; and

WHEREAS, Colorado House Bill 22-1362, C.R.S. 24-38.5-401 requires adoption of the Colorado Model Electric Ready Solar Ready Code and those requirements have been updated in the Colorado Model Low Energy and Carbon Code, the Town desires to adopt specific referenced Sections of the Colorado Model Low Energy and Carbon Code as written by the Colorado Energy Code Board and published by the Colorado Energy Office in September, 2025 ~~and found here; and; and~~

WHEREAS, specifically, the Town desires to repeal ordinances 2020-12, 2022-25, and 2023-21, which amended Chapter 1 of Title 8 of the Breckenridge Town Code (Specifically, “Building Code”); and

WHEREAS, by adopting the IECC with amendments to address local conditions, the Town of Breckenridge Building Code will be aligned with the international code system; and

WHEREAS, Town staff has held meetings with and solicited input from local, technical building code experts, including but not limited to members of the architectural, mechanical engineering, and construction community; and

WHEREAS, work sessions have been held with Town Council on August 12, 2025; and August 26, 2025 to discuss the adoption of the IECC along with the amendments;

WHEREAS, public educational meetings to introduce the new codes have been held and opportunities for interested party input regarding adoption of this new code have been made available; and

WHEREAS, an analysis done by the Town of Breckenridge Building Department, Mozingo Code Group and Group 14 Engineering retained by the Town of Breckenridge as part of the Energy Grant Awarded by the State of Colorado Energy Office demonstrates reasonable strategic amendments that are based on local market and weather conditions; and

1 WHEREAS, the Chief Building Official, also referred to herein as the “building official” is
2 authorized to administer and enforce the Building Code; and
3

4 WHEREAS, as the culmination of input from Town Council, staff expertise, consultant
5 expertise, and feedback from local design, building, and engineering professionals, the Town
6 Council believes that the proposed Building Code adoption with amendments will result in more
7 efficient and higher performance associated with building energy use, including outdoor energy;
8 and
9

10 WHEREAS, it is in the furtherance of the public safety, health, and welfare and in the
11 best interest of the citizens of and visitors to the Town for Breckenridge to continue to maintain a
12 leadership role in energy code adoption and administration.
13

14 NOW THEREFORE, BE IT ORDAINED BY THE BRECKENRIDGE TOWN COUNCIL OF THE
15 TOWN OF BRECKENRIDGE, COLORADO THAT:
16

17 Section 1. Amend Section 8-1-3(F) of the Breckenridge Town Code to adopt by reference the
18 International Energy Conservation Code, 2024 Edition, published by the International Energy
19 Code Council Inc., as well as Sections C406, C410 and R409 of the Colorado Model Low
20 Energy and Carbon Code, published by the Colorado Energy Office, September 2025.
21

22 Section 2. Amend Section 8-1-9 of the Breckenridge Town Code, concerning the amendments
23 to the International Energy Conservation Code, by amending subsection A and repealing
24 subsections A(1) through A(23) and replacing those provisions as follows:
25

26 A. The following sections of the International Energy Conservation Code, 2024 Edition,
amended to read as follows:

27 1. **C101.1, Title**, is amended as follows:
28

29 This code shall be known as the Energy Conservation Code of the Town of Breckenridge
30 and shall be cited as such. It is referred to herein as “this code”.
31

32 2. **Section C103.1, Creation of Enforcement Agency**, is amended by adding the name
33 of the “Town of Breckenridge Building ~~Safety~~ Division.” The rest of the section will
34 remain unchanged.

35 **C103.1 Creation of enforcement agency.** The Town of Breckenridge Building Safety
36 Division is hereby created.
37
38

1 3. **Section C105.6.2, Compliance Documentation**, is deleted in its entirety.

2
3
4 4. **Sectio C401.2** is amended to read as follows:

5 **C401.2 Application.** Commercial buildings shall comply with all the following:

- 6 1. The Colorado Model Electric-Ready and Solar Ready Code commercial
7 provisions as found in the new Section C410 of the Colorado Model Low Energy
8 and Carbon Code (LECC), ~~found here~~ (with the exception of the EV requirements
9 found in Section C410 of this code).
- 10 2. Section C409 Renewable Energy Mitigation Program (REMP), of this code,
11 3. Section C410 Electric Vehicle (EV) Ready, of this code, and
12 4. Either Section C401.2.1 or C401.2.2, of this code.

13
14
15 5. **Section C401.2.1** is amended to read as follows:

16 **C401.2.1 International Energy Conservation Code.** Commercial buildings shall comply
17 with one of the following:

- 18 1. **Prescriptive Compliance.** The Prescriptive Compliance option requires compliance
19 with Sections C401.2, C402 through C406 and Section C408. Dwelling units and
20 sleeping units in Group R-2 buildings shall be deemed to be in compliance with this
21 chapter, provided that they comply with Sections C401.2 and R406.
- 22 2. **Simulated Building Performance.** The *Simulated Building Performance* option
23 requires compliance with Section C401.2 and ANSI/ASHRAE/IES 90.1 Appendix G,
24 as modified to be based on Site Energy Use Intensity in accordance with Section I6 of
25 Informative Appendix I. Section C407 of this code is deleted entirely. Utilizing the
26 Simulated Building Performance Option removes all requirements of the IECC and
27 replaces them with all requirements of ASHRAE 90.1-2022 as applicable, with the
28 exception of the requirement for compliance with the Colorado Electric Ready and
29 Solar Ready Code as amended by Section C410 of this code, and Section C409
30 REMP.

31 **Exception:** *Additions, alterations, repairs* and changes of occupancy to existing
32 buildings complying with Chapter 5, unless called out within Section C410 of the Model
33 Low Energy and Carbon Code or REMP.

34

1 6. **Section C401.2.2** is amended to read as follows:

2 **C401.2.2 ASHRAE 90.1.** Commercial buildings shall comply with Section C410 of the
3 Model Low Energy and Carbon Code as amended to include Section C410 of this code,
4 Section C409 REMP, and ASHRAE 90.1-2022. The Energy Cost Budget pathway is
5 deleted. ANSI/ASHRAE/IES 90.1 Appendix G is modified to be based on Site Energy Use
6 Intensity in accordance with Section I6 of Informative Appendix I.

7

8 7. **Section C402.1** is amended to read as follows:

9 **C402.1 General.** Building thermal envelope assemblies for buildings that are intended to
10 comply with the code on a prescriptive basis in accordance with the compliance path
11 described in Item 1 of Section C401.2.1 shall comply with the following:

12 1. The opaque portions of the building thermal envelope shall comply with the specific
13 insulation requirements of Section C402.2 and the thermal requirements of Section
14 C402.1.2, C402.1.3 or C402.1.4. Where the total area of through penetrations of
15 mechanical equipment is greater than 1 percent of the opaque above-grade wall area,
16 the building thermal envelope shall comply with Section C402.1.2.1.8.

17 2. Wall solar reflectance and thermal emittance shall comply with Section C402.3.

18 3. Roof solar reflectance and thermal emittance shall comply with Section C402.4

19 4. Fenestration in the building thermal envelope shall comply with Section C402.5.

20 Where buildings have a vertical fenestration area or skylight area greater than that
21 allowed in Section C402.5, the building and building thermal envelope shall comply
22 with Item 2 of Section C401.2.1, C401.2.2 or C402.1.4.

23 5. Air leakage of building thermal envelope shall comply with Section C402.6. Air
24 barrier and air sealing details, including the location of the *air barrier*, shall comply
25 with Section C105.2. Proof that an *approved* third party for *air leakage* testing has
26 been engaged shall be provided.

27 6. Thermal bridges in above-grade walls shall comply with Section C402.7.

28 7. Walk-in coolers, walk-in freezers, refrigerated warehouse coolers and refrigerated
29 warehouse freezers shall comply with Section C403.12.

30

31 8. **Section C402.1.4 Component Performance Method** is amended to read as follows:

1 **C402.1.4 Component performance method.** Building thermal envelope values and
2 fenestration areas determined in accordance with Equation 4-1 shall be an alternative to
3 compliance with the maximum allowable fenestration areas in Section C402.5.1.

4 Fenestration shall meet the applicable SHGC requirements of Section C402.5.3.

5 Equation 4-1 $AP + BP + CP + \square AT + BT + CT + - VF - VS$

6 where:

7 AP = Sum of the (area × U-factor) for each proposed building thermal envelope assembly,
8 other than slab-on-grade or below-grade wall assemblies.

9 BP = Sum of the (length × F-factor) for each proposed slab-on-grade edge condition.

10 CP = Sum of the (area × C-factor) for each proposed below-grade wall assembly.

11 AT = Sum of the (area × U-factor permitted by Tables C402.1.2 and C402.5) for each
12 proposed building thermal envelope assembly, other than slab-on-grade or below-grade
13 wall assemblies.

14 BT = Sum of the (length × F-factor permitted by Table C402.1.2) for each proposed slab-on-
15 grade edge condition.

16 CT = Sum of the (area × C-factor permitted by Table C402.1.2) for each proposed below-
17 grade wall assembly.

18 PF = Maximum vertical fenestration area allowable by Section C402.5.1, C402.5.1.1 or
19 C402.5.1.2.

20 QF = Proposed vertical fenestration area.

21 RF = QF – PF, but not less than zero (excess vertical fenestration area).

22 SF = Area-weighted average U-factor permitted by Table C402.5 of all vertical fenestration
23 assemblies.

24 TF = Area-weighted average U-factor permitted by Table C402.1.2 of all exterior opaque
25 wall assemblies.

26 UF = SF – TF (excess U-factor for excess vertical fenestration area).

27 VF = RF × UF (excess U × A due to excess vertical fenestration area).

28 PS = Maximum skylight area allowable by Section C402.1.2.

29 QS = Actual skylight area.

30 RS = QS – PS, but not less than zero (excess skylight area).

31 SS = Area-weighted average U-factor permitted by Table C402.5 of all skylights.

32 TS = Area-weighted average U-factor permitted by Table C402.1.2 of all opaque roof
33 assemblies.

1 US = SS – TS (excess U-factor for excess skylight area).
2 VS = RS x US (excess U x A due to excess skylight area).

3
4 9. **Section C403.1** is amended to read as follows:

5 **C403.1 General.** Mechanical systems and equipment serving the building heating, cooling,
6 ventilating or refrigerating needs shall comply with one of the following:

- 7 1. Section C403.1.1 and Sections C403.2 through C403.17.
8 2. Data Centers shall comply with Section C403.1.1, Section C403.1.2 and Sections
9 C403.6 through C403.17.

10
11 10. **Section C403.12.2 Snow- and ice-melt system controls** is amended to read as
12 follows:

13 **C403.14.2 Snow- and ice-melt system controls.**

14 Snow- and ice-melt system controls shall include automatic controls in accordance with
15 REMP Section C409.3.2, #2.

16
17 11. **Section C404 Service Water Heating** is amended by adding the following new
18 Section C404.11:

19 **C404.11 Building Water Use Reduction.**

20 All commercial buildings shall comply with the requirements as set forth in Section
21 C404.11 and as shown in Table C404.11.1.

22 **Exception:** All structures complying with the Department of Energy's Zero Energy
23 Ready Home National Program do not have to comply with Section C404.11.

24 **Table C404.11.1. PLUMBING FIXTURES AND FITTINGS REQUIREMENTS**

PLUMBING FIXTURE	MAXIMUM
Water Closets (toilets) - flushometer single-flush valve type	Single-flush volume of 1.28 gal (4.8 L)

PLUMBING FIXTURE	MAXIMUM
Water Closets (toilets) - flushometer dual-flush valve type	Full-flush volume of 1.28 gal (4.8 L)
Water Closets (toilets) - single-flush tank-type	Single-flush volume of 1.28 gal (4.8 L)
Water Closets (toilets) - dual-flush tank-type	Full-flush volume of 1.28 gal (4.8 L)
Urinals	Flush volume 0.5 gal (1.9 L)
Public lavatory faucets	Flow rate - 0.5 gpm (1.9 L/min)
Public metering self-closing faucet	0.25 gal(1.0 L) per metering cycle
Residential bathroom lavatory sink faucets	Flow rate - 1.5 gpm (5.7 L/min)
Residential kitchen faucets	Flow rate - 1.8 gpm (6.8 L/min) ^a
Residential showerheads	Flow rate - 2.0 gpm (7.6 L/min)
Residential shower compartment (stall) in dwelling units and guest rooms	Flow rate from all shower outlets total of 2.0 gpm (7.6 L/min) ²¹¹ elk

1 a. With provision for a temporary override to 2.2 gpm (8.3 L/min) as specified in
2 Section 404.11.1(g)

3 **C404.11.1 Plumbing Fixtures and Fittings.**

4 Plumbing fixtures (water closets and urinals) and fittings (faucets and
5 showerheads) shall comply with the following requirements as shown in Table
6 C404.11.1.

7 A. Water Closets (toilets) - flushometer valve type. For single-flush, maximum
8 flush volume shall be determined in accordance with ASME A112.19.2/CSA
9 B45.1 and shall not exceed 1.28 gal (4.8 L) per flush. For dual-flush, the full

1 flush volume shall not exceed 1.28 gal (4.8L) per flush. Dual -flush fixtures
2 shall also comply with the provisions of ASME A112.19.14.

3 B. Water Closets (toilets) - tank-type. Tank-type water closets shall be certified
4 to the performance criteria of the USEPA WaterSense Tank-Type High-
5 Efficiency Toilet Specification and shall have a maximum full-flush volume of
6 1.28 gal (4.8L) per flush. Dual-flush fixtures shall also comply with the
7 provisions of ASME A112.19.14.

8 C. Urinals. Maximum flush volume, when determined in accordance with
9 ASME A112.19.2/CBA B45.1, shall not exceed 0.5 gal (1.9L) per flush.
10 Flushing urinals shall comply with the performance criteria of the USEPA
11 WaterSense Specification for Flushing Urinals. Non-water urinals shall comply
12 with ASME A112.19.19 (vitreous china) or IAPMO Z124.9 (plastic) as
13 appropriate.

14 D. Public Lavatory Faucets. Maximum flow rate shall not exceed 0.5 gpm
15 (1.9L/min) when tested in accordance with ASME A112.18.1/CSA B 125.1.

16 E. Public Metering Self-Closing Faucet. Maximum water use shall not exceed
17 0.25 gal (1.0 L) per metering cycle when tested in accordance with ASME
18 A112.18.1/CSA B125.1.

19 F. Residential Bathroom Lavatory Sink Faucets. Maximum flow rate shall not
20 exceed 1.5 gpm (5.7 L) when tested in accordance with ASME A112.18.1/CSA
21 B125.1. Residential WaterSense High-Efficiency Lavatory Faucet
22 Specifications.

23 G. Residential Kitchen Faucets. Maximum flow rate shall not exceed 1.8 gpm
24 (6.8 L/min) when tested in accordance with ASME A112.18.1/CSA B125.1.
25 Kitchen faucets shall be permitted to temporarily increase the flow greater than
26 1.8 gpm (6.8 L/min) but shall not exceed 2.2 gpm (8.3 L/min) and must
27 automatically revert to the established maximum flow rate of 1.8 gpm (6.8
28 L/min) upon physical release of the activation mechanism or closure of the
29 faucet valve.

30 H. Residential Showerheads. Maximum flow rate shall not exceed 2.0 gpm
31 (7.6 L/min) when tested in accordance with ASME A112.18.1/CSA B125.1.
32 Residential showerheads shall comply with the performance requirements of
33 the USEPA WaterSense Specifications for Showerheads.

1 I. Residential Shower Compartment (stall) in Dwelling Units and Guest Rooms.
2 The allowable flow rate from all shower outlets (including rain systems,
3 waterfalls, body sprays, and jets) that can operate simultaneously shall be
4 limited to a total of 2.0 gpm (7.6 L/min).

5 **Exception:** Where the area of a shower compartment exceeds 2600 inch² (1.7
6 m²), an additional flow of 2.0 gpm (7.6 L/min) shall be permitted for each
7 multiple of 2600 inch² (1.7 m²) of floor area or fraction thereof.

8 J. Water Bottle Filling Stations. Water bottle filling stations shall be an integral
9 part of, or shall be installed adjacent to, not less than 50% of all drinking
10 fountains installed indoors on the premises.

11
12 **C404.11.2 Appliances.**

13 Commercial appliances shall comply with the following requirements:

14 A. Clothes Washers and Dishwashers installed within dwelling units shall
15 comply with the ENERGY STAR program requirements for Clothes Washers
16 and ENERGY STAR Program requirements for Dishwashers. Maximum water
17 use shall be as follows:

18 1. Clothes Washers - Maximum water factor (WF) of 5.4 gal/ft³ of drum
19 capacity (0.7 L/L of drum capacity)

20 2. Dishwashers - Standard size dishwashers shall have a maximum WF
21 3.8 gal/full operating cycle (14.3 L/full operating cycle). Compact sizes
22 shall have a maximum WF of 3.5 gal/full operating cycle (13.2 L/full
23 operating cycle). Standard and compact size shall be defined by ENERGY
24 STAR criteria.

25 B. Clothes washers installed in publicly accessible spaces (multifamily and
26 hotel common areas), and coin/card operated clothes washers of any size
27 used in laundromats, shall have a maximum WF of 4.0 gal/ft³ of drum capacity
28 during normal cycle (.053 L/L of drum capacity during normal cycle).

29 C. Commercial dishwashers in commercial food service facilities shall meet all
30 ENERGY STAR requirements as listed in the ENERGY STAR Program
31 requirements for Commercial Dishwashers, Version 2.0.

32 **C404.11.3 Commercial Food Service Operations.**

1 Commercial food service operations (restaurants, cafeterias, food preparation
2 kitchens, caterers, etc.) shall comply with the following requirements:

3 A. Shall use high-efficiency pre rinse spray valves (I.e. valves that function at
4 1.3 gpm (4.9 L/min) or less and comply with a 26 second performance
5 requirement when tested in accordance with ASTM F2324.

6 B. Shall use dishwashers that comply with the requirements of the ENERGY
7 STAR Program for Commercial Dishwashers.

8 C. Shall use boiler-less/connectionless food steamers that consume no more
9 than 2.0 gal/h (7.5 L/h) in the full operational mode.

10 D. Shall use combination ovens that consume not more than 10 gal/h (38 L/h)
11 in full operational mode.

12 E. Shall use air-cooled ice machines that comply with the requirements of the
13 ENERGY STAR Program for Commercial Ice Machines.

14 F. Shall be equipped with hands-free faucet controllers (foot controllers, sensor
15 activated, or other) for all faucet fittings within the food preparation area of the
16 kitchen and the dish room, including pot sinks and washing sinks.

17 **C404.11.4 Medical and Laboratory Facilities.**

18 Medical and laboratory facilities, including clinics, hospitals, medical centers,
19 physician and dental offices, and medical and nonmedical laboratories of all types
20 shall comply with the following:

21 A. Use only water-efficient steam sterilizers equipped with:

22 1. Water-tempering devices that allow water to flow only when the
23 discharge of condensate or hot water from the sterilizer exceeds 140°F
24 (60°C).

25 2. Mechanical vacuum equipment in place of venturi-type vacuum
26 systems for vacuum sterilizers.

27 B. Use film processor water-recycling units where large-frame X-ray films of
28 more than 6 inches (150 mm) in either length or width are processed.

29 **Exception:** Small dental X-ray equipment is exempt from this requirement.

1 C. Use digital imaging and radiography systems where the digital networks are
2 installed.

3 D. Use a dry-hood scrubber system or, if the applicant determines that a wet-
4 hood scrubber is required, the scrubber shall be equipped with a water
5 recirculation system. For perchlorate hoods and other applications where a
6 hood wash-down system is required, the hood shall be equipped with self-
7 closing valves on those wash down systems.

8 E. Use only dry vacuum pumps unless fire and safety codes (International Fire
9 Code) for explosive, corrosive, or oxidative gases require a liquid ring pump.

10 F. Use only efficient water treatment systems that comply with the following
11 criteria:

12 1. For all filtration processes, pressure gauges shall determine and display
13 when to backwash or change cartridges.

14 2. For all ion exchange and softening processes, recharge cycles shall be
15 set by volume of water treated or based on conductivity or hardness.

16 3. For reverse osmosis and nanofiltration equipment with a capacity
17 greater than 27 gal/h (100 L/h), reject water shall not exceed 60% of the
18 feed water and shall be used as scrubber feed water or for the other
19 beneficial uses on the project site.

20 4. Simple distillation is not an acceptable means of water purification.

21 G. With regard to food service operations within medical facilities, comply with
22 Section 404.11.3.

23 12. **Section C405.2.8.1** is amended to read as follows:

24 **C405.2.8.1 Demand responsive lighting control function.** Where installed, demand
25 responsive controls for lighting shall be capable of the following: (remainder of section
26 unchanged)

27

28 13. **Section C405.2.10.2**, subnumeral 2 is amended to read as follows:

29 **C405.2.10.2 Sleeping units in congregate living facilities.**

1 2. Each unit shall have a manual control by the entrance that turns off all lighting and where
2 installed, switched receptacles in the unit, except for lighting in bathrooms and kitchens.
3 The manual control shall be marked to indicate its function.

4
5 14. **Section C405.15 Renewable energy systems** is deleted in its entirety.

6
7
8 15. **Section C406** is deleted in its entirety and replaced with Section C406 of the Colorado
9 Model Low Energy and Carbon Code.

10
11 16. **Section C409 is deleted in its entirety and replaced as follows:**

12 **C409 Title.**

13 Renewable Energy Mitigation Program (REMP) – Commercial Provisions

14 **C409.1 Scope.**

15 This section establishes criteria for compliance with the Breckenridge Renewable
16 Energy Mitigation Program (REMP). The scope of this program includes exterior
17 energy uses and energy production to offset exterior energy use.

18 **C409.2 Mandatory Requirements.**

19 Mandatory Requirements. Compliance with this section requires that the provisions of
20 this section be followed for all exterior energy use. Compliance with this section will be
21 documented via the free Public Domain tool "Breckenridge REMF Calculation Sheet" in
22 the most current version at the time of permit application. Projected energy use,
23 associated energy offset required, fees and credits are defined within this tool.

24 Credits for on-site renewable energy. The payment-in-lieu option is voluntary.
25 Applicants interested in exterior energy use systems can alternatively choose to
26 produce on-site renewable energy with renewable energy systems such as solar
27 photovoltaics and/or solar hot water, wind, or micro-hydro. The energy efficient
28 technology of ground source heat pumps is also permitted for supplemental on-site
29 energy.

30 **C409.3 Exterior energy uses.**

31 Commercial exterior energy uses (per list below) may be installed only if the
32 supplemental energy meets the requirements of the Renewable Energy Mitigation

1 Program. This applies to all installation for which an application for a permit is filed or is
2 by law required to be filed with or without an associated Building Permit. This does not
3 apply to work on existing systems that were permitted prior to this code.

4 1. Snowmelt (i.e. driveways, patios, walkways, etc.)

5 2. Exterior pools

6 3. Exterior hot tubs and spas

7 4. Permanent natural gas or electric systems for heating outdoor commercial spaces.

8 **C409.3.1 On-site renewable credits.**

9 Credits for renewable energy production will be calculated and applied per
10 "Breckenridge REMP Calculation Sheet" for energy generated on-site. Renewable
11 energy methods listed in the calculator include: solar photovoltaic, solar thermal,
12 ground source heat pumps, hydroelectric and wind power. Provision for alternative
13 method calculations is also provided, but it will require specific review and approval by
14 the Building Official.

15 **C409.3.2 Snowmelt systems.**

16 1. R-15 insulation shall be installed under all areas to be snowmelted.

17 2. Required snowmelt controls. All systems are required to have automated controls to
18 limit operation to when moisture is present, outdoor air temperature is below 40F and
19 above 20F, and the slab temperature shall be controlled via slab temperature sensing
20 to a maximum of 38F. Idling of commercial slabs is only allowed where public safety is
21 a factor.

22 3. Snowmelt heating appliances will have a minimum efficiency of 95% AFUE. Electric
23 resistance and heat pump heaters will be allowed. Where condensing boilers are used,
24 the boiler supply water temperature shall be a maximum of 130F to allow for efficient
25 boiler operation.

26 4. Up to 100 square feet of snowmelt per emergency egress pathway is exempt.

27 **C409.3.3 Exterior pools.**

28 1. Pool covers are required for all pools, with a minimum R-value of 2.

29 2. Pool heating appliances will have a minimum efficiency of 92% AFUE. Electric
30 resistance and heat pump heaters will be allowed. Where condensing boilers are used,

1 the boiler supply water temperature shall be a maximum of 130F to allow for efficient
2 boiler operation.

3 **C409.3.4 Exterior hot tubs and spas.**

4 1. Hot tub and spa covers are required for all hot tubs and spas, with a minimum R-
5 value of 12.

6 2. Hot tub and spa heating appliances will have a minimum efficiency of 92% AFUE.
7 Electric resistance and heat pump heaters will be allowed. Where condensing boilers
8 are used, the boiler supply water temperature shall be a maximum of 130F to allow for
9 efficient boiler operation.

10 **C409.3.5 Other permanent natural gas or electric heating and cooking elements.**

11 1. A combined 350,000 BTU budget is allowed for permanent natural gas or electric
12 heating and cooking elements at a reduced renewable offset requirement.

13 **C409.3.6 Gas fireplace, firepit, fire table controls.**

14 Commercial outdoor natural gas fireplaces, firepits, and fire tables shall include timers
15 required to limit the run time of the system. Controls and switching shall be configured
16 so as not to allow continuous operation.

17 **C409.3.7 Electric heat tape controls.**

18 Electric roof and gutter deicing systems shall include either automatic controls capable
19 of shutting off the system when outdoor temperature is above 40F and below 25F, and
20 which limit the use of the system to daylight hours by means of a programmable timer
21 or automated clock, or moisture detection sensors.

22 **C409.4 Permit Validity.**

23 A permit shall not be valid until all fees as in effect at the time of permit submittal are
24 paid in full, or the renewable energy system is proposed for on-site credit. Nor shall a
25 change order to the permit be released until the additional fees, if any, have been paid.
26 REMP compliance will be verified at Certificate of Occupancy or Certificate of
27 Completion according to the proposed plans. C.O. can be withheld if the project is non-
28 compliant.

29 **C409.5 Pre-existing systems.**

1 Pre-existing systems, for which a prior permit was applied for and granted prior to the
2 effective date of this code, are exempt from this program. Additions or expansions of
3 existing systems that require a permit will require compliance with this above code
4 program.

5 Pre-existing systems for which a prior REMP payment was paid and which seek to be
6 replaced shall receive a pro-rated credit calculated by the number of years since prior
7 REMP payment divided by 20 years. For example, a REMP payment made for a
8 system permitted 10 years prior to the current replacement being sought will receive
9 credit for ½ of the prior REMP payment and that amount shall be deducted from the
10 REMP payment owed on the replacement. For renewable systems installed on site, full
11 credit will be given for up to 20 years after the date of installation. Credits will only be
12 applied to properly permitted and functioning systems within the scope of the adopted
13 Energy Code and applicable Mechanical and Electrical Codes. Systems installed prior
14 to 20 years before the date of permit application are not eligible for pro-ration of system
15 credits.

16 Upgrades to existing mechanical equipment (boilers, heat pumps, HVAC equipment,
17 etc.) or renewable energy systems will not require submittal to the REMP program.

18 **C409.6 Solar photovoltaic systems.**

19 System designer and installer must be certified by Colorado Solar Energy Industries
20 Association (COSEIA) or North American Board of Certified Energy Practitioners
21 (NABCEP), or a licensed Professional Engineer in the State of Colorado.

22 **C409.6.1 Solar thermal.**

23 The size of solar hot water systems is limited to 500 square feet of collector area
24 absent approval by the Building Official. Systems larger than this limit will be
25 considered but will require documentation showing year-round utilization of the system.

26 **C409.6.2 Ground source heat pumps.**

27 In order to use ground source heat pumps for on-site renewable credit, the GSHP
28 system must supply at least 20% of the peak load for heating all the exterior energy
29 uses. Each GSHP shall be tested and balanced and the design engineer shall certify in
30 writing that it meets or exceeds a design coefficient of performance of 3.0 inclusion of
31 source pump power. Design conditions for determining COP will be 30F ground loop
32 temperature measured at the GSHP inlet, and 110F GSHP load side outlet.
33

17. New **Section C410** is added as follows:

C410 Electric Vehicle (EV) Ready.

C410.1 General. The provisions of this section shall be applicable for new *commercial buildings*, and major renovations and *additions*.

C410.2 Electric Vehicle Power Transfer Infrastructure. Where new parking is provided for *commercial buildings*, it shall be provided with electric vehicle power transfer infrastructure in accordance with Sections C410.2.1 through C410.2.8.

C410.2.1 Quantity. The number of required *EVSE installed spaces, EV ready spaces, EV capable spaces, and EV capable light spaces* shall be determined in accordance with this section and Table C410.2.1 based on the total number of vehicle parking spaces provided and shall be rounded up to the nearest whole number. This includes all covered parking under carports or detached garages.

Table C410.2.1 EV Power Transfer Infrastructure Requirements

Building Type/Space Type	Level 2 EVSE Installed Spaces	Level 2 EV ready Spaces	Level 2 EV Capable Spaces	Level 2 EV Capable Light Spaces
Commercial buildings, except for Group R-2 occupancies, with 15 or fewer parking spaces	1	20% of spaces (not fewer than 2)	0	0
Commercial buildings, except for Group R-2 occupancies, with greater than 15 parking spaces	2% of spaces	8% of spaces	10% of spaces	10% of spaces
Group R-2 occupancies with 10 or fewer parking spaces	1	15% of spaces	10% of spaces	10% of spaces
Group R-2 occupancies with greater than 10 parking spaces	5% of spaces	15% of spaces	10% of spaces	30% of spaces

C410.2.1.1 Multiple Parking Lots. Where more than one parking lot is provided on a *building site*, the number of vehicle parking spaces provided is required to have *EV power transfer infrastructure* shall be calculated separately for each parking lot.

1 **C410.2.1.2 Group R-2 Occupancies.** *Group R-2* occupancies shall use the total parking
2 requirement for the entire development to determine the *EV* power transfer infrastructure
3 requirements of Table C410.2.1.
4

5 **C410.2.1.3 Space Type Substitutions.** *Commercial buildings* shall be permitted to
6 substitute *EV* parking spaces required in Table C410.2.1 in accordance with Sections
7 C410.2.1.3.1 through C410.2.1.3.5.
8

9 **C410.2.1.3.1 DC Fast Charging.** For *commercial buildings* that install a *DCFC EVSE*, each
10 *DCFC EVSE* installed shall be permitted to be substituted for other space types as follows:

- 11 1. *Commercial buildings* other than *Group R-2* occupancies shall be permitted to
12 substitute up to 10 spaces when the *building* provides a minimum of 20 percent of
13 parking spaces as a combination of *EV capable*, *EV ready*, or *EVSE installed*
14 *spaces*.
- 15 2. *Group R-2* occupancies shall be permitted to substitute up to 5 spaces when the
16 *building* provides a minimum of 60 percent of parking spaces as a combination of
17 *EV capable light*, *EV capable*, *EV ready*, or *EVSE installed spaces*.
18

19 **C410.2.1.3.2 Excess EVSE Installed Spaces.** *EVSE installed spaces* that exceed the
20 minimum requirements of this section are permitted to be used to meet minimum
21 requirements for *EV ready spaces*, *EV capable spaces*, and *EV capable light spaces*.
22

23 **C410.2.1.3.3 Excess EV Ready Spaces.** *EV ready spaces* that exceed the minimum
24 requirements of this section are permitted to be used to meet minimum requirements for *EV*
25 *capable spaces* and *EV capable light spaces*.
26

27 **C410.2.1.3.4 Excess EV Capable Spaces.** *EV capable spaces* that exceed the minimum
28 requirements of this section are permitted to be used to meet minimum requirements for *EV*
29 *capable light spaces*.
30

31 **C410.2.1.3.5 Attached garages.** All attached garages with direct connection to a *dwelling*
32 *unit* will be required to have one Level 2 *EV ready space*.
33

34 **Exception:** One- and two-family dwellings built under the International Residential Code

1
2 **C410.2.2 Level 2 EV Capable Light Spaces.** Each *EV capable light space* shall comply with
3 all the following:

- 4 1. A continuous raceway and/or conduit shall be installed between a suitable electrical
5 panel or other electrical distribution equipment and terminate within 3 feet of the *EV*
6 *capable light space* and shall be capped. *EV capable light* includes two adjacent
7 parking spaces if the raceway and/or conduit terminates adjacent to and between
8 both parking spaces.

9 **Exception:** Conduit installed with a pull string from the termination locations at parking
10 spaces to a location of a future transformer or future electrical panel with electrical
11 service size determined at the time of future permit.

- 12 2. Installed raceway and/or conduit shall be sized and rated to supply a minimum of
13 208/240 volts and a minimum of 40-ampere rated circuits.
14 3. Dedicated physical space to accommodate all equipment necessary for electrical
15 service to future *EVSE*.
16 4. The routing of the raceway and/or conduit must be noted on the construction
17 documents and the raceway shall be permanently and visibly marked “EV
18 CAPABLE” at the load center and termination point locations.

19
20 **C410.2.3 Level 2 EV Capable Spaces.** Each *EV capable space* shall comply with all the
21 following:

- 22 1. A continuous raceway and/or conduit with a pull string from the termination
23 locations at parking spaces shall be installed between a suitable electrical panel or
24 other electrical distribution equipment and terminate within 3 feet of the *EV capable*
25 *space* and shall be capped. *EV capable* includes two adjacent parking spaces if the
26 raceway and/or conduit terminates adjacent to and between both parking spaces.
27 2. The installed raceway and/or conduit shall be sized and rated to supply a minimum
28 of 208/240 volts and a minimum of 40-ampere rated circuits.
29 3. The electrical panel or other electrical distribution equipment to which the raceway
30 and/or conduit connects shall have sufficient dedicated space and spare electrical
31 capacity to supply a minimum of 208/240 volts and a minimum of 40-ampere rated
32 circuits.

1 4. The termination point of the conduit and/or raceway and the electrical distribution
2 equipment directory shall be marked: "For future electric vehicle supply equipment
3 (EVSE)."

4 5. Reserved capacity shall be no less than 8.3 kVA (40A 208/240V) for each *EV*
5 *capable space*.
6

7 **C410.2.4 Level 2 EV Ready Spaces.** Each *EV ready space* shall have a branch circuit that
8 complies with all the following:

9 1. Terminates at a receptacle or junction box located within 3 feet of each *EV ready*
10 *space* it serves. *EV ready* includes two adjacent parking spaces if the receptacle is
11 installed adjacent to and between both parking spaces.

12 2. It has a minimum circuit capacity of 8.3 kVA (40A 208/240V).

13 3. The electrical panel, electrical distribution equipment directory, and all outlets or
14 enclosures shall be marked "For future electric vehicle supply equipment (EVSE)."
15

16 **C410.2.5 Level 2 EVSE Installed Spaces.** An installed *EVSE* with multiple output
17 connections shall be permitted to serve multiple *EVSE installed spaces*. Each *Level 2 EVSE*
18 installed serving either a single *EVSE installed space* or multiple *EVSE installed spaces* shall
19 comply with all the following:

20 1. Have a minimum charging rate in accordance with Section C410.2.7.

21 2. Be located within 3 feet of each *EVSE installed space* it serves.

22 3. Be installed in accordance with Section C410.2.8.

23 4. Have a minimum circuit capacity of 8.3 kVA (40A 208/240V).
24

25 **C410.2.6 Level 2 EVSE Minimum Charging Rate.** Each installed *Level 2 EVSE* shall
26 comply with one of the following:

27 1. Be capable of charging at a minimum rate of 6.2 kVA (or 30A at 208/240V).

28 2. When serving multiple *EVSE installed spaces* and controlled by an energy
29 management system providing load management, be capable of simultaneously
30 sharing each *EVSE installed space* at a minimum charging rate of not less than 3.3
31 kVA.
32

33 **C410.2.7 EVSE Installation.** *EVSE* shall be installed in accordance with NFPA 70 and shall
34 be listed and labeled in accordance with UL 2202 or UL 2594.

1
2 **C410.2.8 Accessible EV Parking Spaces.** For Level 2 *EVSE installed spaces* required by
3 Table C410.2.1, a minimum of 5 percent (not less than one space) shall be van accessible
4 spaces in accordance with Section 1107.2.2 of the International Building Code. In addition, 5
5 percent (not less than one space) of the total vehicle parking spaces required by Table
6 C410.2.1 to be Level 2 *EV ready, EV capable, or EV capable light spaces* shall meet one of
7 the following:

- 8 1. Be van accessible parking spaces in accordance with Section 1107.2.2 of the
9 International Building Code.
- 10 2. Have the electrical infrastructure that is required by Section C410.2.2 for *EV*
11 *capable light spaces*, Section C410.2.3 for *EV capable spaces*, or Section C410.2.4
12 for *EV ready spaces* be configured so that future *EVSE* shall be capable of serving
13 van accessible parking spaces.

14
15
16 18. **Section R101.1 Title** is amended as follows:

17
18 **R101.1 Title** This code shall be known as the Energy Conservation Code of the Town of
19 Breckenridge and shall be cited as such. It is referred to herein as “**this code**”.

20
21 19. **Section R103.1 Creation of enforcement agency** is amended as follows:

22 **R103.1 Creation of enforcement agency.** The Town of Breckenridge Building Division is
23 hereby created (remainder of sentence to be unchanged)

24
25 20. A new **Section R104.1.1.1 Deemed to comply** section is added to the requirements
26 for Above Code Programs:

27 **R104.1.1.1 Deemed to comply.** The following programs shall be considered deemed to
28 comply with the above code program requirements as found in Section R104.1.1

- 29 1. The Department of Energy’s Zero Energy Ready Homes (ZERH) program, Version
30 2most recently published at time of permit submittal, shall be deemed to comply as
31 an above code program when including new Section R409 of the Colorado Model
32 Low Energy and Carbon Code, and the REMP provisions found in R409 of this
33 Code.

1 2. The State of Colorado Model Low Energy and Carbon Code – Residential
2 Provisions, plus the REMP provisions as found in R409 of this code shall be met.

3
4 21. Section R401.2 Application is amended to read as follows:

5 **R401.2 Application.** Residential buildings shall comply with all of the following:

- 6 1. the Colorado Model Electric Ready and Solar Ready Code, as updated in New
7 Section R409 of the Model Low Energy and Carbon Code.
- 8 2. Section R409 (of this code)Breckenridge Renewable Energy Mitigation Program
9 (REMP), and
- 10 3. either Section R401.2.1, R401.2.2, or R401.2.3.

11 **Exceptions**

- 12 1. Additions, alterations, repairs and changes of occupancy to existing buildings
13 complying with Chapter 5, unless otherwise noted in the Colorado Model Electric
14 Ready and Solar Ready Code and R409 (REMP) of this code.
- 15 2. Residential buildings complying with the Department of Energy's Zero Energy Ready
16 Homes (ZERH) Program in accordance with Section R104.1.1.
- 17 3. Residential buildings complying with the Residential Provisions of the Colorado State
18 Model Low Energy and Carbon Code in its entirety.

19
20
21 22. **Table R402.1.2 U-Factor Assemblies** is amended to change the Vertical Fenestration
22 U-factor from .27 to .30 and remove footnote d. in its entirety.

23
24
25 23. **Table R402.1.3 R-Value Alternative** is amended to change the Vertical Fenestration U-
26 factor from .27 to .30 and remove footnote g. in its entirety.

27
28
29 24. **Section R402.2.13 Sunroom and Heated Garage Insulation** is amended by
30 removing the exception in its entirety. The remainder of R402.2.13 is unchanged.

31
32
33 25. New **Section R402.2.14 Thermal Bridging** is added as follows:

34 **R402.2.14 Thermal bridges in above-grade walls.** Thermal bridges in above-grade walls
35 shall comply with Sections R402.2.14.1 through R402.14.3 or an approved design.

36 **Exceptions:**

- 1 1. Any thermal bridge with a material thermal conductivity not greater than 3.0 Btu/h-ft-
2 °F.
- 3 2. Blocking, coping, flashing, and other similar materials for attachment of roof coverings.
- 4 3. Thermal bridges accounted for in the U-factor or C-factor for a building thermal
5 envelope.

6
7 **R402.2.14.1 Balconies and floor decks.** Balconies and concrete floor decks shall not
8 penetrate the building thermal envelope. Such assemblies shall be separately supported or
9 shall be supported by approved structural attachments or elements that minimize thermal
10 bridging through the building thermal envelope.

11 **Exceptions:** Balconies and concrete floor decks shall be permitted to penetrate the
12 building thermal envelope where:

- 13 1. an area-weighted U-factor is used for above-grade wall compliance which
14 includes a U-factor of 0.8 Btu/h-°F-ft² for the area of the above-grade wall
15 penetrated by the concrete floor deck, or
- 16 2. an approved thermal break device of not less than R-10 is installed in
17 accordance with the manufacturer's instructions.

18
19 **R402.2.14.2 Cladding supports.** Linear elements supporting opaque cladding shall be off
20 set from the structure with attachments that allow the continuous insulation, where present,
21 to pass behind the cladding support element.

22 **Exceptions:**

- 23 1. An approved design where the above-grade wall U-factor used for compliance
24 accounts for the cladding support element thermal bridge.
- 25 2. Anchoring for curtain wall and window wall systems.

26
27 **R402.2.14.3 Structural beams and columns.** Structural steel and concrete beams and
28 columns that project through the building thermal envelope shall be covered with not less
29 than R-5 insulation for not less than 2 feet (610 mm) beyond the interior or exterior surface
30 of an insulation component within the building thermal envelope.

31 **Exceptions:**

- 32 1. Where an approved thermal break device is installed in accordance with the
33 manufacturer's instructions.

1 2. An approved design where the above-grade wall U-factor used to demonstrate
2 compliance accounts for the beam or column thermal bridge.

3
4
5 26. **Section R402.4 Fenestration** has been amended to read as follows:

6 **R402.4 Fenestration.** In addition to the requirements of Section R402, fenestration shall
7 comply with Sections R402.4.1 through R402.4.6.

8
9
10 27. **Section R402.4.5 Sunroom and heated garage fenestration** is amended to remove
11 the exception in its entirety. The remainder of R402.4.5 is unchanged.

12
13 28. A new **Section R402.4.6** is added as follows:

14 **R402.4.6 Maximum area.** The vertical fenestration area, not including opaque doors and
15 opaque spandrel panels, shall be not greater than 30 percent of the gross above grade
16 framed wall area enclosing conditioned space. The skylight area shall be not greater than 3
17 percent of the gross roof area over conditioned space.

18 **Exception:** Vertical fenestration in residential buildings complying with an above
19 code program in accordance with Sections R104.1.1 or R104.1.1.1

20
21
22 29. **Section R403.1.1 Programmable Thermostats** is amended by adding the following
23 Exception. The remainder of Section R403.1.1 is unchanged:

24 **Exception:** Thermostats serving hydronic radiant systems

25
26 30. **Section R403.5.1.2 Heat Trace systems** is deleted and replaced with the following:
27 **R403.5.1.2 Electric heat tape controls.** Electric roof and gutter deicing systems shall
28 include automatic controls in accordance with REMP Section R411.1.

29
30 31. **Section R403.7.1 Electric-resistance space heating** is amended to read as follows:

31
32 **R403.7.1 Electric-resistance space heating.** Detached one- and two-family dwellings
33 and multiple single-family dwellings (townhouses) and Group R-2, R-3 and R-4 buildings
34 three stories or less in height above grade plane in Climate Zone ~~4 through 8~~ shall not use
35 electric-resistance for space heating.

1 **Exceptions:**

- 2 1. Where electric-resistance heating is used for heat pump supplementary heat in
3 accordance with Section R403.1.2.
4 2. Electric-resistance heating used for freeze protection.
5 3. Electric-resistance heating where the criteria in Section R408.2.2.2 for evaporative
6 cooling are met.
7 4. Electric-resistance heating not exceeding a cumulative total of 1kW per dwelling
8 unit, with a thermostat and fan.
9 5. Electric-resistance heating that is 100% offset by renewable energy
10 6. Electric-resistance heating where the criteria in Section R408.2.1.1(6)≥20%
11 reduction in total TC are met.

12
13
14 **32. Section R403.9.2 Snow- and ice-melt system controls** is amended to read as
15 follows:

16 **R403.9.2 Snow- and ice-melt system controls.**

17 Snow- and ice-melt system controls shall comply with REMP Section R409.3.2, item #2.

18
19
20 **33. A new Section R403.13 WaterSense** is added as follows:

21 **R403.13 WaterSense.** All water-using appliances and plumbing fixtures within the
22 residential building shall be EPA WaterSense labeled products.

23
24
25 **34. Section R404.4 Renewable energy certificate (REC) documentation** is deleted in
26 its
27 entirety.

28
29
30 **35. Section R405.2 Simulated building performance compliance,** item #3, is amended
31 as follows. The remainder of Section R405.2 is unchanged:

32 **R405.2 Simulated building performance compliance.**

- 33 3. ~~For all dwelling units, the annual energy cost of the proposed design shall be~~
34 ~~less than or equal to 85 percent of the annual energy cost of the standard~~
35 ~~reference design.~~ For each dwelling unit with greater than 4500 square feet of

1 conditioned space, the annual energy cost of the dwelling unit shall be reduced
2 by an additional 5 percent of annual energy cost of the standard reference
3 design. Energy prices shall be taken from an approved source, such as the US
4 Energy Information Administration’s State Energy Data system prices and
5 expenditures reports. Code official shall be permitted to require time-of-use
6 pricing in energy cost calculations. Heated garages shall be evaluated separately
7 from the remainder of the home by showing compliance with the Prescriptive R-
8 Value or U-Factor thermal envelope provisions and will not require air leakage
9 testing.

10 **Exception:** Buildings complying with Section R405.2 Simulated Building
11 Performance, utilizing a site energy use target as found in the Colorado Model Low
12 Energy and Carbon Code (LECC).

13
14
15 36. **Section R406.3 Building thermal envelope** is amended by adding the following
16 sentence to the end of the Section (remainder of section unchanged):

17 **R406.3** Heated garages shall be evaluated separately from the remainder of the home by
18 showing compliance with the Prescriptive R-Value or U-Factor thermal envelope provisions,
19 with the exception of air leakage testing.

20
21
22 37. **Section R407 Tropical Climate Region Compliance Path** is deleted in its entirety.

23
24
25 38. **Section R408.2 Additional energy efficiency credit requirements** is amended as
26 follows:

27 **R408.2 Additional energy efficiency credit requirements.** Residential buildings shall
28 earn not less than 10 credits from not less than two measures specified in Table R408.2.
29 Five additional credits shall be earned for dwelling units with more than 4500 square feet of
30 conditioned space (remainder of text unchanged).

31 **Exception:** Residential buildings complying with Section R408.3 Additional energy
32 efficiency prescriptive Pathway on a Platter requirements.

1 39. **Table R408.2 Credits for Additional Energy Efficiency** is amended by the following:
2

- 3 a. Change Table R408.2.1.2 Improved Fenestration to a U-Factor of .28 for residential
4 buildings up to 4500 sq ft of conditioned space and .25 for homes 4500 sq ft or larger
5 for Climate Zone 7.
6 b. Delete credits allowed for R408.2.2(2) and R408.2.2(3), also deleting the
7 subsections R408.2.2(2) and (3) in their entirety.
8 c. Delete credits allowed for R408.2.5(1) and R408.2.5(3), also deleting the
9 subsections R408.2.5 (1) and (3) in their entirety.

10
11
12 40. Add new **Section R408.3 Additional energy efficiency Prescriptive Pathway on a**
13 **Platter Requirements**, as follows:

14 **R408.3 Additional energy efficiency Prescriptive Pathway on a Platter Requirements.**
15 Residential buildings utilizing this optional prescriptive platter approach to additional energy
16 efficiency shall comply with R408.3.1 or R408.3.2 as applicable.
17

18 **R408.3.1 Regular Platter Requirements.** Residential buildings that enclose 4500 square
19 feet or less of conditioned space shall include all of the following additional efficiency
20 requirements:

- 21 1. If forced air-furnace system installed, minimum 97% AFUE, 100% of ducts inside
22 conditioned space and space conditioning equipment utilized for heating is located
23 completely inside condition space.
24 2. If Radiant heating system installed, minimum 95% AFUE in combination with hydronic
25 thermal distribution system and space conditioning equipment is located completely
26 inside condition space.
27 3. If heat pump installed, must be cold climate heat pump with minimum ability to meet
28 ~~100~~90% capacity at 5 degrees Fahrenheit or as first approved by the code official.
29 4. If stand-alone gas water heater installed, must be minimum .86 Uniform Energy Factor
30 (UEF)
31 5. If electric water heater is installed, must meet minimum 2.2 Uniform Energy Factor
32 (UEF) for integrated HPWH or UEF 3.75 for split-system HPWH.
33 6. Window U-Factor of .28 in accordance with R408.2.1.2.
34 7. Maximum Vertical Fenestration Area of 30% in accordance with R402.4.6.

1 In Addition to the above items, one additional selection from the list below shall be required
2 in order to Comply with this Section:

- 3 • R-60 roof/ceiling insulation installed, or R49 roof/ceiling installed uncompressed over the
4 top plate and verified by approved 3rd party meeting the requirements of Section R107.4.
- 5 • An air leakage rate equal to or less than 2.3 ACH50 or an air leakage rate equal to 2.5
6 ACH50 plus air sealing inspection performed by Approved 3rd party meeting the
7 requirements of Section R107.4.
- 8 • On-site renewable energy measure, minimum 1.0 watt PV system per square foot of
9 conditioned space.

10
11 **R408.3.2 Large Platter Requirements.** Residential buildings that enclose greater than
12 4500 square feet of conditioned-living space shall include all of the Regular Platter
13 Requirements as found in R408.3.1, plus two additional selections from the list below:

- 14 • A 10% reduction in total Thermal Conductance in accordance with R408.2.1.1(4)
- 15 • An air leakage rate equal to or less than 2.3 ACH50 with ERV or HRV installed in
16 accordance with R408.2.5(2) or air leakage rate equal to 2.5 ACH50 plus air sealing
17 inspection performed by Approved 3rd party meeting the requirements of Section R107.4.
- 18 • R-60 roof/ceiling insulation installed, or R49 roof/ceiling installed uncompressed over the
19 top plate and verified by approved 3rd party meeting the requirements of Section R107.4.
- 20 • A Window U-Factor of .25 in accordance with R408.2.1.2
- 21 • On-site renewable energy measure, minimum 1.0 watt PV system per square foot of
22 conditioned space.
- 23 • No exterior energy use is required to be mitigated as defined by Sections R409-R414.2.

24
25
26 41. **Sections R409- R409.7.2 Renewable Energy Mitigation Program (REMP)** are
27 added as follows:

28 **R409 Title.** Renewable Energy Mitigation Program (REMP) – Residential Provisions

29 **R409.1 Scope.**

30 This section establishes criteria for compliance with the Breckenridge Renewable
31 Energy Mitigation Program (REMP). The scope of this program includes exterior
32 energy uses and energy production to offset exterior energy use.

1 **R409.2 Mandatory Requirements.**

2 Compliance with this section requires that the provisions of this section be followed for
3 all exterior energy use. Compliance with this section will be documented via the free
4 Public Domain tool "Breckenridge REMP Calculation Sheet" in the most current version
5 at the time of permit application. Projected energy use, associated energy offset
6 required, fees and credits are defined within this tool.

7 Credits for on-site renewable energy. The payment-in-lieu option is voluntary.
8 Applicants interested in exterior energy use systems can alternatively choose to
9 produce on-site renewable energy (Section R412) with renewable energy sources such
10 as solar photovoltaics and/or solar hot water, wind, or micro-hydro. The energy efficient
11 technology of ground source heat pumps is also permitted for supplemental on-site
12 energy.

13 **R409.3 Exterior energy uses.**

14 Residential exterior energy uses (per list below) may be installed only if the
15 supplemental energy meets the requirements of the Renewable Energy Mitigation
16 Program. This applies to all installation for which an application for a permit is filed or is
17 by law required to be filed with or without an associated Building Permit. This does not
18 apply to work on existing systems that were permitted prior to this code.

- 19 1. Snowmelt (i.e. driveways, patios, walkways, etc.)
20 2. Exterior pools
21 3. Exterior hot tubs and spas
22 4. Permanent natural gas or electric systems for heating outdoor residential spaces.

23 **R409.3.1 On-site renewable credits.**

24 Credits for renewable energy production will be calculated and applied per
25 "Breckenridge REMP Calculation Sheet" for energy generated on-site. Renewable
26 energy methods listed in the calculator include: solar photovoltaic, solar thermal,
27 ground source heat pumps, hydroelectric and wind power. Provision for alternative
28 method calculations is also provided, but it will require specific review and approval by
29 the Building Official.

1 **R409.3.2 Snowmelt systems.**

- 2 1. R-15 insulation shall be installed under all areas to be snow melted.
- 3 2. Required snowmelt controls. All systems are required to have automated controls to
4 limit operation to when moisture is present, outdoor air temperature is below 40F and
5 above 20F, and the slab temperature sensing. Idling of residential slabs is not
6 permitted.
- 7 3. Snowmelt heating appliances will have a minimum efficiency of 95% AFUE. Electric
8 resistance and heat pump heaters will be allowed. Where condensing boilers are used,
9 the boiler supply water temperature shall be a maximum of 130F to allow for efficient
10 boiler operation.
- 11 4. Up to 100 square feet of snowmelt continuous to a residential building is exempt for
12 safety.

13 **R409.3.3 Exterior pools.**

- 14 1. Pool covers are required for all pools, with a minimum R-value of 2.
- 15 2. Pool heating appliances will have a minimum efficiency of 92% AFUE. Electric
16 resistance and heat pump heaters will be allowed. Where condensing boilers are used,
17 the boiler supply water temperature shall be a maximum of 130F to allow for efficient
18 boiler operation.

19 **R409.3.4 Exterior hot tubs and spas.**

- 20 1. Hot tub and spa covers are required for all spas, with a minimum R-value of 12.
- 21 2. Packaged spas less than 64 square feet are exempt.
- 22 3. A maximum of (1) hot tub or spa per residential property is exempt. For residential
23 HOAs with individual ownership, 64 square feet of hot tub or spa space is exempt for
24 every 10 residential units.
- 25 4. Hot tubs and spa heating appliances will have a minimum efficiency of 92% AFUE.
26 Electric resistance and heat pump heaters will be allowed. Where condensing boilers

1 are used, the boiler supply water temperature shall be a maximum of 130F to allow for
2 efficient boiler operation.

3 **R409.3.5 Other permanent natural gas or electric heating and cooking elements.**

4 1. A combined 200,000 BTU budget is allowed for permanent natural gas or electric
5 heating or cooking elements at a reduced renewable offset requirement.

6 **R409.4 Gas fireplace, firepit, fire-table controls.**

7 Residential outdoor natural gas fireplaces, firepits, and fire tables shall include timers
8 required to limit the run time of the system. Controls and switching shall be configured
9 so as not to allow continuous operation.

10 **R409.4.1 Electric heat tape controls.**

11 Electric roof and gutter deicing systems shall include either automatic controls capable
12 of shutting off the system when outdoor temperature is above 40F and below 25F, and
13 which limit the use of the system to daylight hours by means of a programmable timer
14 or automated clock, or moisture detection sensors.

15 **R409.5 Renewable energy mitigation payment.**

16 A permit shall not be valid until all fees as in effect at the time of permit submittal are
17 paid in full, or the renewable energy system is proposed for on-site credit. Nor shall a
18 change order to the permit be released until the additional fees, if any, have been paid.
19 REMP compliance will be verified at Certificate of Occupancy or Certificate of
20 Completion according to the proposed plans. C.O. can be withheld if the project is non-
21 compliant.

22 **R409.6 Pre-existing systems.**

23 Pre-existing systems, for which a prior permit was applied for and granted prior to the
24 effective date of this code are exempt from this program. Additions or expansions of
25 existing systems that require a permit will require compliance with this above code
26 program.

1 Pre-existing systems for which a prior REMP payment was paid, and which seek to be
2 replaced, shall receive a pro-rated credit calculated by the number of years since prior
3 REMP payment divided by 20 years. For example, a REMP payment made for a
4 system permitted 10 years prior to the current replacement being sought will receive
5 credit for ½ of the prior REMP payment and that amount shall be deducted from the
6 REMP payment owed on the replacement. For renewable systems installed on site, full
7 credit will be given for up to 20 years after the date of installation. Credits will only be
8 applied to properly permitted and functioning systems within the scope of the adopted
9 Energy Code and applicable Mechanical and Electrical Codes. Systems installed prior
10 to 20 years before the date of permit application are not eligible for pro-ration of system
11 credits.

12 Upgrades to existing mechanical equipment (boilers, heat pumps, HVAC equipment,
13 etc.) or renewable energy systems will not require submittal to the REMP program.

14 **R409.7 Solar photovoltaic systems.**

15 System designer and installer must be certified by Colorado Solar Energy Industries
16 Association (COSEIA) or North American Board of Certified Energy Practitioners
17 (NABCEP), or a licensed Professional Engineer in the State of Colorado.

18 **R409.7.1 Solar thermal.**

19 The size of solar hot water systems is limited to 500 square feet of collector area
20 absent approval by the Building Official. Systems larger than this limit will be
21 considered but will require documentation showing year-round utilization of the system.

22 **R409.7.2 Ground source heat pumps.**

23 In order to use ground source heat pumps for on-site renewable credit, the GSHP
24 system must supply at least 20% of the peak load for heating all the exterior energy
25 uses. Each GSHP shall be tested and balanced, and the design engineer shall certify
26 in writing that it meets or exceeds a design coefficient of performance of 3.0 inclusion
27 of source pump power. Design conditions for determining COP will be 30F ground loop
28 temperature measured at the GSHP inlet, and 110F GSHP load side outlet.

29
30

1 **42. Section R502.2.5 Additional energy efficiency credit requirements for**
2 **additions** is amended to read as follows:

3 **R502.2.5 Additional energy efficiency credit requirements for additions.**

4 Additions shall comply with sufficient measures from amended Table R408.2, to achieve
5 not less than five credits from at least two different measures. Five additional credits
6 shall be earned for additions that add to or create a dwelling unit of more than 4500
7 square feet of conditioned space. Alterations to the existing building that are not part of
8 the addition but are permitted with an addition shall be permitted to be used to achieve
9 this requirement.

10 **Exceptions:**

- 11 1. Additions that increase the building's total conditioned floor area by less than 25
12 percent.
- 13 2. Additions that do not include the addition or replacement of equipment covered in
14 Section R403.5 or R403.7.
- 15 3. Additions that do not increase conditioned space.
- 16 4. Where the addition alone or the existing building and addition together comply
17 with Section R405 or R406
- 18 5. Where the addition alone or the existing building and addition together comply
19 with R408.3.

20
21
22 **43. Section R503.1.1.3 Above-grade wall alterations** is amended to read as follows:
23 **R503.1.1.3 Above-grade wall alterations.** Above-grade wall alterations shall comply
24 with the following as applicable:

- 25 1. Where wall cavities are exposed, the exposed cavities shall be filled with insulation
26 complying with Section R303.1.4. New cavities created shall be insulated in
27 accordance with Section R402.1, at an R-Value of R-23 minimum or an approved
28 design that minimizes deviation from Section R402.1. An interior vapor retarder shall be
29 provided where required in accordance with Section R702.7 of the International
30 Residential Code or Section 1404.3 of the International Building Code, as applicable.
- 31 2. Where exterior wall coverings and fenestration are added or replaced for the full
32 extent of any exterior facade of one or more elevations of the building, continuous
33 insulation shall be provided where required in accordance with Section R402.1 or the
34 wall insulation shall be in accordance with an approved design that minimizes deviation

1 from Section R402.1. Where specified, the continuous insulation requirement also shall
2 comply with Section R702.7 of the International Residential Code. Replacement
3 exterior wall coverings shall comply with the water-resistance requirements of Section
4 R703.1.1 of the International Residential Code or Section 1402.2 of the International
5 Building Code, as applicable, and manufacturers' instructions.

6 3. Where new interior finishes or exterior wall coverings are applied to the full extent of
7 any exterior wall assembly of mass construction, insulation shall be provided in
8 accordance with Section R402.1 or an approved design in compliance with Section
9 R104.1 that minimizes deviation from Section R402.1.

10
11
12 **44. Section R503.1.5 Additional efficiency credit requirements for substantial**
13 **improvements** is amended to read as follows:

14 **R503.1.5 Additional efficiency credit requirements for substantial improvements.**

15 Substantial improvements shall comply with sufficient measures from Table R408.2 to
16 achieve not less than three credits. Substantial improvements to homes greater than 4500
17 of conditioned space shall require 5 credits from amended Table R408.2.

18 **Exceptions:**

- 19 1. Alterations that are permitted with an addition complying with Section R502.2.5.
- 20 2. Alterations that comply with Section R405 or R406.
- 21 3. Substantial improvements that do not include the addition or replacement of
22 equipment covered in either Section R403.5 or R403.7.
- 23 4. Substantial improvements complying with R408.3

24
25 Section 4. Ordinances 2020-12, 2022-26, and 2023-21 are hereby repealed.

26
27 Section 5. The effective date of this Ordinance is January 13, 2026.

28
29 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN
30 FULL this 9th day of September 2025-, with a public hearing to be held on September 23, 2025.

31
32 READ, ADOPTED ON SECOND READING AND ORDERED PUBLISHED IN FULL ON THE

1 TOWN'S WEBSITE the _____ day of _____ 2025. 23rd day of September 2025 with an
2 Effective and Enforceable Date of the 13th day of January 2026. A copy of this Ordinance is
3 available for inspection in the office of the Town Clerk.

4

5 ATTEST:

TOWN OF BRECKENRIDGE

6 _____

7 Mae Watson, Town Clerk

Kelly Owens, Mayor

8

9

10 APPROVED IN FORM

11

12 _____

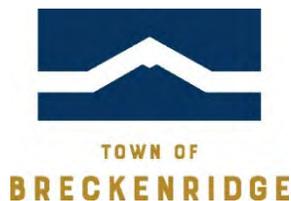
13 Town Attorney

Date

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Memo

To: Town Council
From: Keely Ambrose, Town Attorney; and Mae Watson, Town Clerk
Date: 09/23/2025
Subject: Council Bill for Campaign Finance Referral (Second Reading)

Town Council Goals (Check all that apply)

- | | | | |
|-------------------------------------|---------------------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | More Boots & Bikes, Less Cars | <input type="checkbox"/> | Leading Environmental Stewardship |
| <input type="checkbox"/> | Deliver a Balanced Year-Round Economy | <input type="checkbox"/> | Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> | Organizational Need | | |

Summary

This Council Bill would amend and update Title 1 Chapter 12 of the Breckenridge Town code to allow for the referral of municipal campaign finance complaints to the Colorado Secretary of State, as permitted by House Bill 24-1283. The Council Bill establishes procedures for filing, reviewing, and referring complaints to the Secretary.

Key points include:

- Complaints must be written, signed, name at least one respondent, and follow a Secretary of State prescribed format.
- The Town Clerk has 10 business days to review a complaint for compliance and must refer valid complaints to the Secretary of State within 14 business days.
- Complainants will be notified of dismissal or referral.
- Complaints must be filed within 180 days of when the alleged violation was or should have been known.
- The Secretary of State will handle the investigation and resolution using state procedures, and Town staff will cooperate.
- The Town waives any claim to fines collected through this process.

There are no changes since first reading.

Background

Per HB24-1283, a municipal clerk may refer campaign finance complaints to the Colorado Secretary of State if the municipality has adopted an ordinance allowing referral due to the absence of a local investigation and hearing process. The Town does not have a process dedicated to the investigation of campaign finance complaints nor does it have the resources to manage complex complaints. The adoption of this Council Bill would allow the Town to refer complaints to the Secretary pursuant to state law.

HB24-1283 requires municipalities to submit the authorizing ordinance to the Secretary of State at least 180 days before an election. Therefore, staff would need to submit an approved ordinance by October 2025 to allow referral of any campaign finance complaints for the April 2026 election. The municipality must cooperate with the Secretary's investigation. When the Secretary receives a referred complaint, it is treated as filed on that date, and if from a home rule municipality, local laws must be applied.

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

Public outreach/engagement

Public input was not specifically sought during the development of the Council Bill. The need for the Town Code amendment and update was primarily informed by internal staff analysis and legal review.

Financial Implications

Staff expect a positive financial impact, as referring complaints to the Secretary of State would save staff time and resources by removing the need for local campaign finance complaint investigations.

Equity Lens

The ordinance promotes fair, consistent, and equitable elections by enabling independent oversight of campaign finance complaints. Instead of being handled by the Town Clerk—where limited resources may affect outcomes—complaints are referred to the Colorado Secretary of State. This ensures impartiality. Town of Breckenridge lacks the resources and staff to manage complex campaign finance investigations effectively. By redirecting complaints to the Secretary of State, it ensures equitable access to enforcement and oversight, regardless of a town's size or capacity. It enhances public trust by aligning procedures statewide and reducing potential bias or inconsistency.

Staff Recommendation

Staff recommend approval of the attached Council Bill.

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For Second Reading 9-23-25

Additions To The Current Breckenridge Town Code Are
Indicated By **Bold + Double Underline**; Deletions By ~~Strikeout~~

COUNCIL BILL NO. 14

Series 2025

AN ORDINANCE AMENDING CHAPTER 12 OF TITLE 1 OF THE BRECKENRIDGE TOWN CODE CONCERNING CAMPAIGN FINANCE COMPLAINTS IN MUNICIPAL ELECTIONS

WHEREAS, the Town of Breckenridge is a home rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Town of Breckenridge Home Rule Charter; and

WHEREAS, pursuant to its authority, the Town, acting through the Town Council, is authorized to adopt ordinances regulating matters concerning campaign finance; and

WHEREAS, Colorado House Bill 24-1283 authorizes the Colorado Secretary of State to hear and investigate complaints related to municipal election campaign finance, provided the municipality adopts an ordinance referring such complaints to the Secretary of State; and

WHEREAS, the Town does not have a process dedicated to campaign finance complaints and does not have the resources to manage campaign finance complaints; and

WHEREAS, the Town desires to adopt this ordinance to refer campaign finance complaints to the Colorado Secretary of State pursuant to state law.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,
COLORADO:

Section 1. Title 1, Chapter 12, Section 1 of the Breckenridge Town Code is amended as follows:

1-12-1: Except as otherwise provided by ordinance, or in connection with a coordinated election as provided in section 1-12-6 of this chapter or a mail ballot election as provided in section 1-12-8 of this chapter, all Municipal elections shall be held in accordance with the provisions of the Colorado Municipal Election Code of 1965, article 10, of title 31, Colorado Revised Statutes **as such may be amended from time to time.**

Section 2. Chapter 12 of Title 1 of the Breckenridge Town Code is amended by the addition of a new Section 1-12-11, which shall read in its entirety as follows:

1-12-11:

A. **As used in this section, the following words have the following meanings:**

1 COMPLAINT: a complaint alleging that a violation of Article XXVIII of the
2 Colorado constitution, Article 45 of Title 1 of the Colorado Revised
3 Statutes, or the rules related to either has occurred in connection with a
4 Town of Breckenridge campaign finance matter.

5
6 SECRETARY: the Colorado Secretary of State.
7

- 8 **B. Pursuant to §1-45-111.7(10)(c)(II), the Town Clerk is authorized to refer**
9 **all complaints to the Secretary, in accordance with the following:**
- 10 1. A complainant must file a signed written complaint with the
11 Town Clerk, which complaint must identify one or more
12 respondents, be in a form prescribed by the Secretary, and
13 including any information required to be provided on such form.
 - 14 2. Within ten (10) business days of receipt of the complaint, the
15 Town Clerk will conduct a review of the complaint to determine if
16 the complaint complies with subsection B.1, above.
 - 17 3. If the complaint complies with subsection B.1, the Town Clerk
18 shall refer the complaint to the Secretary in the form and manner
19 prescribed by the Secretary within fourteen (14) business days of
20 the Clerk's receipt of the complaint.
 - 21 4. The Clerk shall notify the complainant via email or regular mail, if
22 email is unavailable, of the Clerk's action in either dismissing the
23 complaint for failure to comply with subsection B.1 or referring
24 the complaint to the Secretary.
 - 25 5. A complaint shall not be filed more than one hundred and eighty
26 (180) days after the date on which the complainant either knew or
27 should have known, by the exercise of reasonable diligence, of
28 the alleged violation.
 - 29 6. All applicable timelines found in state law are adopted so as to
30 apply herein.
- 31
32 **C. Authorizations.**
- 33 1. The Secretary is authorized to use the provisions of C.R.S. §1-45-
34 111.7(3) through (7) to process, investigate, and resolve the
35 complaint.
 - 36 2. The Town staff will cooperate with the Secretary in the
37 processing and investigation of the complaint.
 - 38 3. The Town disclaims any interest in fines collected in connection
39 with the complaint.
- 40
41

42 Section 3. Except as specifically amended hereby, the Breckenridge Town Code, and
43 the various secondary codes adopted by reference therein, shall continue in full force and effect.
44

45 Section 4. This Ordinance shall take effect as provided for in Section 5.9 of the
46 Breckenridge Town Charter.
47

48
49 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
50 PUBLISHED IN FULL this 9th day of September, 2025. A Public Hearing shall be held at the
51 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the 23 day of

1 September 2025, at 7:00 p.m. or as soon thereafter as possible in the Municipal Building of the
2 Town.

3
4 TOWN OF BRECKENRIDGE, a Colorado
5 municipal corporation
6

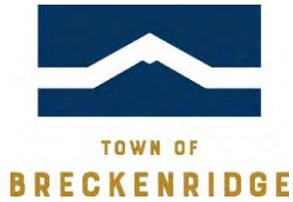
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9 By: _____
10 Kelly Owens, Mayor

11
12 ATTEST:

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16 _____
17 Mae Watson, Town Clerk
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22 APPROVED IN FORM
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27 Town Attorney
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Memo

To: Town Council
 From: Mae Watson, Town Clerk; and Keely Ambrose, Town Attorney
 Date: 09/23/2025
 Subject: Council Bill for Liquor Code Amendments (First Reading)

Town Council Goals (Check all that apply)

- | | | | |
|-------------------------------------|---------------------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | More Boots & Bikes, Less Cars | <input type="checkbox"/> | Leading Environmental Stewardship |
| <input type="checkbox"/> | Deliver a Balanced Year-Round Economy | <input type="checkbox"/> | Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> | Organizational Need | | |

Summary

This proposed ordinance would amend Title 4, Chapter 3 of the Breckenridge Town Code to remove references to Liquor-Licensed Drugstores (LLDS). The State of Colorado recently passed Senate Bill 25-033 which prohibits the issuance of new licenses for Liquor-Licensed Drugstores. The Town of Breckenridge does not currently license any such establishments, therefore staff proposed to eliminate any references to liquor LLDS in the Town Code. These updates would then align the Town Code with current state law.

Background

Senate Bill 25-033 prohibits state and local licensing authorities from issuing any new liquor-licensed drugstore (LLDS) licenses. While current LLDS licensees may renew their licenses, the bill imposes several restrictions, including:

- Prohibiting licensees from changing locations or transferring their license, except to an independent pharmacist who does not already hold an LLDS license;
- Prohibiting tastings on LLDS premises; and
- Limiting financial interest to no more than eight LLDS licenses per licensee.

The Town of Breckenridge does not currently have any LLDS licensees and, under SB25-033, will be unable to issue new LLDS licenses going forward. As a result, references to liquor-licensed drugstores in Title 4, Chapter 3 of the Breckenridge Town Code should be removed to ensure compliance with state law.

Public outreach/engagement

Public input was not specifically sought during the development of the ordinance. The need for the Town Code amendment and update was primarily informed by internal staff analysis and legal review.

Financial Implications

The proposed ordinance may result in a minimal decrease in potential local revenue by prohibiting the issuance of new liquor-licensed drugstore (LLDS) licenses. However, staff believe this impact is negligible, as the Town has not recently received any LLDS license applications nor are there any active LLDS licenses.

Equity Lens

This ordinance has minimal impact on equity, as the Town of Breckenridge does not have any liquor-licensed drugstores (LLDS), and state law now prohibits the issuance of new LLDS licenses. The Town follows the

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

Colorado Revised Statutes and the Colorado Beer and Liquor Code; the proposed ordinance is necessary to bring the Town Code into alignment with current state law.

Staff Recommendation

Staff recommend that Council review the attached proposed ordinance on First Reading and order it published and scheduled for a public hearing and Second Reading.

AN ORDINANCE AMENDING TITLE 4, CHAPTER 3 OF THE BRECKENRIDGE TOWN CODE REGARDING ALCOHOLIC BEVERAGES LICENSING REGULATIONS TO REMOVE REFERENCES TO DRUGSTORE LIQUOR LICENSES AND MAKE OTHER MINOR AMENDMENTS

WHEREAS, Title 4, Chapter 3 of the Breckenridge Town Code governs the Town of Breckenridge liquor licensing regulations; and

WHEREAS, the legislature of the State of Colorado passed Senate Bill 25-033, which prohibits local jurisdictions from issuing new liquor licenses to drugstores; and

WHEREAS, there are currently no existing drugstore liquor licenses within the Town of Breckenridge; and

WHEREAS, in order to be in compliance with state law, the Town desires to remove all references to drugstore liquor licenses in the Town Code, and make other minor amendments as necessary.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE, COLORADO:

Section 1. That Section 4-3-1: Definitions is hereby amended by deleting the language stricken to read as follows:

4-3-1: DEFINITIONS:

TASTING: The sampling of malt, vinous, or spirituous liquors on the premises of a retail liquor store. ~~or liquor licensed drugstore.~~

Section 2. That Section 4-3-2: Application is hereby amended by adding the language underlined to read as follows:

4-3-2: APPLICATION:

The application for every license required by and issued under the authority of this chapter shall be made to the Town Clerk. Applications shall be deemed incomplete and will not be accepted if they do not contain the information required for the particular license sought, as specified in this Code and any regulations promulgated thereto, and any other relevant information required by the Town Clerk. References to clerk in this Chapter 3 shall mean the Town Clerk.

1 **Section 3.** Sections 4-3-18, 4-3-19, 4-3-21, 4-3-23, 4-3-24, and 4-3-25 are hereby
2 amended by deleting the stricken language to read as follows:

3 **4-3-18: ALCOHOLIC BEVERAGE TASTINGS LICENSE:**

4 A retail liquor store ~~or liquor licensed drugstore~~ licensee may conduct tastings only pursuant to a
5 valid tastings license.

6 **4-3-19: TASTINGS LICENSE APPLICATION:**

7 A retail liquor store ~~or liquor licensed drugstore~~ licensee who wishes to conduct tastings shall
8 submit an application to the liquor and marijuana licensing authority on forms supplied by the
9 liquor and marijuana licensing authority. Such application shall be accompanied by a
10 nonrefundable annual fee of twenty five dollars (\$25.00).

11 **4-3-21: ANNUAL LICENSE:**

12 A tastings license shall be valid for one (1) year, and shall run concurrently with the retail liquor
13 store or liquor licensed drugstore license of the holder of the tastings license; provided,
14 however, that the first tastings license issued to a retail liquor store ~~or liquor licensed drugstore~~
15 licensee shall be valid only until the expiration of the then current retail liquor store ~~or liquor~~
16 ~~licensed drugstore~~ license.

17 **4-3-23: LICENSEE RESPONSIBLE:**

18 A violation of the provisions of this chapter by a retail liquor store ~~or liquor licensed drugstore~~
19 licensee, whether by his or her employees, agents, or otherwise, shall be the responsibility of
20 the retail liquor store ~~or liquor licensed drugstore~~ licensee who is conducting the tasting.

21 **4-3-24: SUSPENSION OR REVOCATION OF TASTINGS LICENSE:**

22 Any violation of the terms and conditions of a tastings license may result in the suspension or
23 revocation of the tastings license, as well as the licensee's retail liquor store ~~or liquor licensed~~
24 ~~drugstore~~ license. The suspension or revocation of the retail liquor store ~~or liquor licensed~~
25 ~~drugstore~~ license of the holder of a tastings license shall automatically operate to suspend or
26 revoke such tastings license.

27 **4-3-25: PROOF OF QUALIFICATIONS OF PERSONS CONDUCTING TASTINGS:**

1 Upon the request of any peace officer, the holder of a tastings license shall provide proof that
2 tastings are to be conducted only by a person who has completed a server training program that
3 meets the standards established by the liquor enforcement division in the department of
4 revenue of the state of Colorado, and who is either the retail liquor store licensee ~~or a liquor~~
5 ~~licensed drugstore licensee,~~ or an employee of such licensee.

6 **Section 4.** Except as specifically amended hereby, the Breckenridge Town Code, and
7 the various secondary codes adopted by reference therein, shall continue in full force and effect.

8
9 **Section 5.** The Town Council hereby finds, determines and declares that this ordinance
10 is necessary and proper to provide for the safety, preserve the health, promote the prosperity,
11 and improve the order, comfort and convenience of the Town of Breckenridge and the
12 inhabitants thereof.

13
14 **Section 6.** This ordinance shall be published and become effective as provided by
15 Section 5.9 of the Breckenridge Town Charter.

16
17 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
18 PUBLISHED IN FULL this 23rd day of September, 2025. A Public Hearing shall be held at the
19 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the Xth day of
20 XXXX, 2025, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the
21 Town.

22
23 TOWN OF BRECKENRIDGE

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27 By: _____
28 Kelly Owens, Mayor

29
30 ATTEST:

1 _____

2 Mae Watson, Town Clerk

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5 APPROVED:

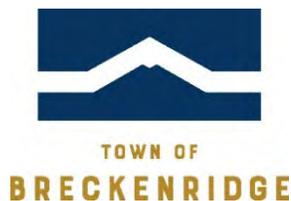
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7

8 _____

9 Town Attorney

DRAFT



Memo

To: Town Council
From: Keely Ambrose, Town Attorney
Date: 9/15/2025 (for 09/23/2025)
Subject: Municipal Court Restitution Ordinance

Town Council Goals (Check all that apply)

- | | | | |
|-------------------------------------|---------------------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | More Boots & Bikes, Less Cars | <input type="checkbox"/> | Leading Environmental Stewardship |
| <input type="checkbox"/> | Deliver a Balanced Year-Round Economy | <input type="checkbox"/> | Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> | Organizational Need | | |

Summary

Staff is presenting for First Reading a proposed ordinance revising the timelines by which restitution must be determined by the Municipal Court judge and prosecutor.

Background

The Town Code aligns with state law in the area of restitution granted in municipal court cases. State law recently changed as a result of HB25-1304 to allow for a different calculation of the timelines related to when the presiding judge has to order restitution. The proposed ordinance will change the timelines in the Town Code to match the new state statutory timelines.

Public outreach/engagement

None. This is driven by changes in state law that necessitate changes in the Town Code.

Financial Implications

There should be no financial implications to this change.

Equity Lens

The changes to the restitution timelines will likely result in victims of crime receiving restitution sooner than they had previously.

Staff Recommendation

Staff recommends that Town Council review and approve the proposed ordinance on First Reading and schedule a public hearing and Second Reading.

1
2 COUNCIL BILL NO. __
3

4 Series 2025
5

6 **AN ORDINANCE AMENDING THE BRECKENRIDGE TOWN CODE CONCERNING**
7 **RESTITUTION TO BE AWARDED TO VICTIMS OF CRIMES**
8

9 WHEREAS, the Breckenridge Town Code aligns with the State of Colorado statutory
10 requirements regarding the award and payment of restitution to the victims of those found guilty
11 of petty or misdemeanor offenses in the Breckenridge Municipal Court; and
12

13 WHEREAS, the legislature of the State of Colorado recently passed HB25-1304, which changed
14 how the calculation of the length of time in which a court must determine the amount of
15 restitution owed; and
16

17 WHEREAS, the Breckenridge Town Council wishes to amend the Town Code to match the new
18 requirements in state law.
19

20 NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
21 BRECKENRIDGE, COLORADO:
22

23 Section 1. That Section 1-4-3(D)(2) of the Breckenridge Town Code is hereby amended
24 by deleting the language stricken and adding the language underlined to read in its entirety as
25 follows:
26

27 1-4-3.D.2:
28

29 An order that the defendant is obligated to pay restitution, but that the specific amount of
30 restitution ~~is shall be determined within the ninety one (91) sixty-three~~ days following the
31 prosecuting attorney's submission of restitution information presented to the court as required
32 by subsection F below or within sixty three days immediately following the order of conviction,
33 whichever is later, unless good cause is shown for extending the time period by which the
34 restitution ~~shall be~~ is determined.
35
36

37 Section 2. That Section 1-4-3(F) of the Breckenridge Town Code is hereby amended by
38 deleting the language stricken and adding the language underlined to read in its entirety as
39 follows:
40

41 The municipal court shall base its order for restitution upon information presented to the court by
42 the prosecuting attorney, who shall compile such information through victim impact statements
43 or other means to determine the amount of restitution and the identities of the victims. Further
44 the prosecuting attorney shall present this information to the court prior to the order of conviction
45 or within ~~ninety one~~ sixty-three days, if it is not available prior to the order of conviction. The
46 court may extend this date if it finds that there are extenuating circumstances affecting the
47 prosecuting attorney's ability to determine restitution.

RESTITUTION ORDINANCE

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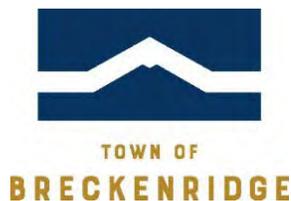
ATTEST:

Mae Watson, Town Clerk

APPROVED

Town Attorney

RESTITUTION ORDINANCE



Memo

To: Town Council
From: Tracey Lambert, Senior Accountant
Date: September 17, 2025 (for September 23, 2025)
Subject: US Bank Lease Renewal Agreement (First Reading)

Town Council Goals (Check all that apply)

- | | | | |
|-------------------------------------|---------------------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | More Boots & Bikes, Less Cars | <input type="checkbox"/> | Leading Environmental Stewardship |
| <input type="checkbox"/> | Deliver a Balanced Year-Round Economy | <input type="checkbox"/> | Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> | Organizational Need | | |

Summary

US Bank currently leases Suite 100A at the Breckenridge Professional Building located at 130 Ski Hill Road, Breckenridge CO 80424. US Bank has been a tenant in the Professional Building since September 2006. The tenant is requesting three options to extend for a period of three years of their current lease, which will extend the lease term to May 31, 2036.

Background

Town Ordinance 3 Series 2020 requires Town Council approval for any lease beyond three years at the Breckenridge Professional Building. The three, three-year extensions require approval from the Town Council.

Public outreach/engagement

Outside of the work session review on September 23rd, there will be an ordinance to be voted on during the regular meeting on both September 23rd and October 14th, 2025. No other public outreach is planned.

Financial Implications

There is no impact on the current budget for this lease amendment. The three three-year renewals will provide secure rental income for future years. The attached lease amendment provides the monthly rental income by year.

Equity Lens

US Bank expresses a strong commitment to Accessible banking for everyone.

This lease assures US Bank of nine more years of a lease in the Breckenridge Professional Building, providing continuity of banking access for our community members.

Staff Recommendation

Staff recommends approval of the 5th amendment of the lease.

1 COUNCIL BILL NO. __

2
3 Series 2025

4
5 **AN ORDINANCE APPROVING AN AMENDMENT TO A LEASE OF THE**
6 **BRECKENRIDGE PROFESSIONAL BUILDING.**
7

8 WHEREAS, the Town owns the real property commonly known as the Breckenridge
9 Professional Building (“Professional Building”) located at 130 Ski Hill Road, Breckenridge,
10 Colorado;

11 WHEREAS, the Town has leased the Professional Building to U.S. Bank National
12 Association (“U.S. Bank”) in a Lease Agreement dated May 7, 1997, which has been amended
13 as follows: First Amendment to Lease dated November 28, 2006, Second Amendment to Lease
14 dated April 19, 2013, Third Amendment to Lease dated November 25, 2020, and Fourth
15 Amendment to Lease dated January 25, 2024 (collectively, the “Lease”);

16 WHEREAS, the Town Council desires to approve a fifth amendment to the Lease with U.S.
17 Bank for a term of twenty-nine months with three (3) options to extend the term of the lease for
18 three (3) years each;

19 WHEREAS, Section 1-11-4 of the Breckenridge Town Code requires that leases of Town
20 real property longer than one year must be approved and authorized by ordinance;

21 WHEREAS, in the event U.S. Bank exercises its option to renew the lease for any of the
22 three (3), three (3) year extensions, the Town Manager is authorized to execute an amendment
23 upon the terms and conditions set forth in the Fourth Amendment to the lease.

24 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
25 BRECKENRIDGE, COLORADO:

26 Section 1. Town Council hereby approves the Fifth Amendment to the lease
27 between the Town of Breckenridge and U.S. Bank National Association, a copy of which is
28 attached hereto as **Exhibit A**.

29 Section 2. This ordinance shall be published and become effective as provided by
30 Section 5.9 of the Breckenridge Town Charter.

31 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
32 PUBLISHED IN FULL this 23rd day of September 2025. A Public Hearing shall be held at the
33 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ___ day of
34 _____, 2025, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building
35 of the Town.

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TOWN OF BRECKENRIDGE, a Colorado
municipal corporation

By: _____
Kelly Owens, Mayor

ATTEST:

Mae Watson, Town Clerk

APPROVED:

Town Attorney

Exhibit A
FIFTH AMENDMENT OF LEASE

This Fifth Amendment of Lease (the "Amendment") is made as of _____, 2025, between **Town of Breckenridge**, a Colorado municipal corporation ("Landlord") successor in interest to Breckenridge Professional Building, LLC, and **U.S. Bank National Association**, a national banking association ("Tenant").

WITNESSETH:

WHEREAS, pursuant to the Lease Agreement dated as of May 7, 1997, First Amendment to Lease dated November 28, 2006, Second Amendment to Lease dated April 19, 2013, Third Amendment to Lease dated November 25, 2020, and Fourth Amendment to Lease dated January 25, 2024 (collectively, the "Lease"), Landlord leased to Tenant approximately 1,892 square feet of space, known as Unit #100A, in the Breckenridge Professional Building located at 130 Ski Hill Road, Breckenridge, Colorado, 80424, as more particularly described in the Lease (the "Premises"); and

WHEREAS, Landlord and Tenant desire to amend and modify the Lease;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, the parties hereto do hereby agree as follows:

1. **Lease Term.** The Lease Term is hereby amended for a period of twenty-nine (29) months commencing on January 1, 2025, and expiring on May 31, 2027 (the "Fifth Amendment Term"). All terms and conditions shall remain the same during the extension term, with the exception of Monthly Rent, which shall be as set forth as follows:

<u>PERIOD</u>	<u>MONTHLY RENT AMOUNT</u>
January 1, 2025 – May 31, 2025	\$7,214.22 per month / \$86,570.64 per year
June 1, 2025 – May 31, 2026	\$7,430.65 per month / \$89,167.76 per year
June 1, 2026 – May 31, 2027	\$7,653.57 per month / \$91,842.83 per year

Tenant shall have three (3) options to extend the Lease Term for a period of three (3) years each. To exercise the option, Tenant shall give Landlord written notice not less than six (6) months prior to the end of the then current term. All terms and conditions shall remain the same during the extension term, with the exception of Monthly Rent, which shall increase by three percent (3%) over the Monthly Rent of the immediately previous lease year (with the lease year running from June 1 – May 31).

2. **Gross Lease.** Notwithstanding anything to the contrary in the Lease, Tenant shall pay to Landlord a fixed Monthly Rent, which shall be inclusive of all amounts previously designated as Minimum Rent and Additional Rent (including, but not limited to Operating Costs, common area maintenance charges, property taxes, and insurance). This Amendment is reflective of the change to a Fixed Gross Rate, eliminating any future billings for Additional Rent. For clarification, Tenant shall not be responsible for any Additional Rent, pass through expenses, or reimbursements related to Operating Costs, common area maintenance, property taxes, or insurance. Landlord

shall be responsible for all such costs.

The Monthly Rent shall not be subject to adjustment or reconciliation based on variations in the Operating Costs, common area maintenance, property taxes, or insurance.

- 3. **Counterparts.** This Amendment may be executed in two or more identical counterparts and delivered by facsimile or by .pdf or other comparable electronic format, with the same force and effect as if all required signatures were contained in a single, original instrument.
- 4. **Ratification.** All of the terms of the Lease, as amended hereby, are hereby ratified and confirmed.
- 5. **Defined Terms.** Unless otherwise stated, all capitalized words in this Amendment that are not normally capitalized shall have the meaning ascribed in the Lease.
- 6. **Mortgages; SNDA.** Landlord represents and warrants to Tenant that there is currently no mortgage, deed of trust or ground lease on the Land or the Premises that has not been brought to Tenant’s attention by Landlord in writing. Upon execution of a subordination, nondisturbance and attornment agreement reasonably satisfactory to Tenant, this Lease, and all rights of Tenant hereunder, are and shall be subject and subordinate to any mortgage, trust deed, ground lease or other financing and security instrument.
- 7. **Authority.** Landlord and Tenant each represents and warrants that it has all the necessary approvals and authority to enter into this Amendment, including the consent of any lender, and shall indemnify and hold each other harmless for any breach of this representation and warranty.
- 8. **No Existing Defaults.** Landlord and Tenant represent that there are currently no defaults by either party under the Lease.

IN WITNESS WHEREOF, Landlord and Tenant have executed this agreement as of the date first above written.

LANDLORD:

TENANT:

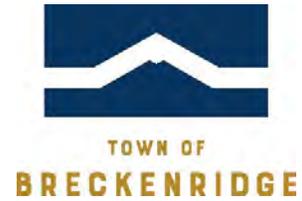
TOWN OF BRECKENRIDGE,
a Colorado municipal corporation

U.S. BANK NATIONAL ASSOCIATION,
a national banking association

By: _____
Shannon Haynes
Town Manager

By: _____
Name: _____
Its: _____

Attest: _____
Mae Watson
Town Clerk



Memo

To: Breckenridge Town Council
From: Mark Truckey, Director of Community Development
Date: September 17, 2025
Subject: Planning Commission Decisions of the September 16, 2025 Meeting

DECISIONS FROM THE PLANNING COMMISSION MEETING, September 16, 2025:

CLASS A APPLICATIONS:

1. [BGV Parcel 6 Resubdivision Plat, TBD Timber Trail Road, PL-2025-0148](#)
A proposal to create a new subdivision of 14 single-family lots and associated easements off an extension of Timber Trail Road by replatting Parcel 6 of the remainder of Tract C, Peak 8 Subdivision. *Approved, see second memo.*

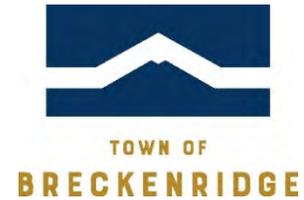
CLASS B APPLICATIONS: None.

CLASS C APPLICATIONS: None.

TOWN PROJECT HEARINGS: None.

OTHER: None.

Memo



To: Town Council
From: Sarah Crump, Senior Planner
Date: September 17, 2025 for meeting of September 23, 2025
Subject: BGV Parcel 6 – Valor Heritage Subdivision; PL-2025-0148 Planning Commission Approval Summary

A final hearing for the Breckenridge Grand Vacations (BGV) Parcel 6, Valor Heritage Subdivision, was held by the Planning Commission on September 16, 2025. The application proposes to create a new subdivision of 14 single-family lots and associated easements off a future extension of Timber Trail Road by replatting Parcel 6. The approved April 9, 2024 Development Agreement between the Town and BGV and amended Peak 7 & 8 Master Plan contemplated the eventual subdivision of this parcel into 14 single-family residential lots. The property is subject to the approved Development Agreement which supersedes the Subdivision Code by granting waivers from some standards such as lot shape, disturbance envelope shape, and Engineering standards regarding roadway slope. The Development Agreement also sets a minimum lot size of 0.6 acres, sets a maximum total density of 7,500 square feet per lot, and requires additional plat notes such as a 1.25 PIF rate for future development, mandatory fire suppression sprinkler systems, and shuttle service. The application meets these requirements.

The Commission found the proposal complied with the Development Agreement and all applicable Subdivision Standards. The Commission approved the project with a motion that passed 6 to 0.

Staff will be available at the meeting to answer any questions.

[Link to the Planning Commission Packet](#)



NOT TO SCALE

Breckenridge South



BGV Parcel 6 Second Resubdivision Plat



Peak Eight Rd



PLANNING COMMISSION MEETING

The regular meeting was called to order at 5:31 pm by Chair Guerra.

ROLL CALL

Mike Giller	Mark Leas	Allen Frechter	Matt Smith
Ethan Guerra	Elaine Gort	Susan Propper absent	

APPROVAL OF MINUTES

With no changes, the September 2, 2025 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the September 16, 2025 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No public comments.

FINAL HEARINGS:

1. BGV Parcel 6 Resubdivision Plat (SVC), TBD Timber Trail Road, PL-2025-0148

Ms. Crump presented a proposal to create a new subdivision of 14 single-family lots and associated easements off an extension of Timber Trail Road by replatting Parcel 6 of the remainder of Tract C, Peak 8 Subdivision.

Commissioner Questions / Comments:

Mr. Frechter: Will each of the applications come to us? (Ms. Crump: The applications for future residences would be D Majors and handled at staff level approval. Only if the applications receive positive or negative points that are subjective in the Development Code, would the Commission review the application at a public hearing.) And the development agreement and what you described in terms of the building envelope, all permitted structures and construction has to be within the envelope. What about exceptions for driveways coming into the envelope? (Ms. Crump: Driveways can cross the envelope once. They will be outside of the envelope to enter; once you cross the envelope, you cannot cross the threshold again. We do have fairly high precedent for allowing some bump-outs for parking circulation, but primarily driveways need to be within the disturbance area. The applicant included a diagram of suggested driveway locations, but those are subject to change.)

Ms. Gort: Regarding the pedestrian easement on the north end. It seems pretty narrow near Lot 19. Is that a pinch point for people going through there? Are they going across lot 19? The section is in between Lot 14 and Lot 1. (Ms. Crump: It is a 10-foot wide trail easement so that should be sufficient for pedestrians or bikers or skiers.) It does not look 10 feet wide when compared to the upper left and at the bottom. (This is an existing easement and the applicant is not proposing to change the size or location. We can have the applicant clarify but the easement also extends off the plat onto Timber Trail Lot 19.)

Mr. Giller: With respect to the skier bridge, does the town have any concern about the loss of that potential amenity, or is it really up to the adjacent HOAs? (Ms. Crump: I would say it is up to the HOAs. The town would not want the responsibility to maintain the bridge, should it not be maintained by the HOA. I don't think the Town has any qualms with the bridge being removed from the proposal.) (Mr. Kulick: In theory, you could ski down past it, take your skis off, cross Four O'clock Run Road, and then get on Four O'clock Run, but that is something that a majority of people are not going to do. They will stay on the ski run or take another route down to that area. If you were to compare it against the Skiway Skyway which has a huge benefit to the town and a lot of downstream traffic, we'd likely be

steadfast that there needs to be a bridge. But this is really an easement for the existing Timber Trail neighborhood. They weighed in and we will accept the recommendation of the neighborhood.)

Applicant, Graham Frank, Breckenridge Grand Vacations: To the sole question, Elaine, that easement is on both sides of the property line, so it you will pick up more than 10 feet as the easement is on both sides. I think the only items of note, we tried to take all of the Commissioners' comments from the last meeting, whether it be lot size, lot shape, or optimizing the building envelopes within the lot. Mike, to your comment on the healthy stands of trees, we evaluated that. We looked at where we thought critical areas were where we could preserve, within the disturbance envelopes. We tried to take all of that into account. Chris, Sarah, Mark, and Shannon have been hugely helpful because there is a labyrinth of easements, utility lines, and communication lines all going through the site. I think we got all of that addressed and got some pretty good congruency with the Timber Trail neighborhood next door. All of those things have now gone into the plan, and I think we feel like we are in a good spot that represents what's been approved to date at other places, nearby, and then what provides valuable building envelopes for these potential buyers. So, thank you for the help, and thank you for the feedback.

The hearing was opened to public comment. There were no public comments and the period was closed.

Mr. Leas: After hearing that the bridge was not going to be done, that's probably going to make a more seamless community up there, where there really isn't going to be any differentiation between the existing Timber Trail community and the new community. It is probably for the best.

Mr. Giller: I thank the applicant for refining and reducing the size of the building envelopes.

Mr. Smith: The public comment that was emailed to us, has that been addressed by a plat note? (Ms. Crump: We cannot require the applicant to provide that kind of easement through the Development Code. If the applicant and the commenter had a private agreement that they reached that is something that they can do separately from this process, but we cannot require it.)

Mr. Leas: Is that something that there would be a future agreement, potentially, between the two HOAs? (Ms. Crump: I suppose they could arrange to have that easement, and then it could be a recorded document if the HOAs both agreed to something like that, but they already have access easements between the two subdivisions so I don't see the necessity for an additional easement.

Mr. Smith: As long as they are maintained easements and there is understanding by the property owners then it should work out. Thanks.

Mr. Frechter: I saw that for most of the lots you tried to optimize having the driveway access up top at that higher point of the lots to avoid the future homeowners coming in with several hundred feet of retaining walls, and now with the restrictions on the building envelope, they probably wouldn't be able to do it. I know that there are some of the lots where it's lower, just something to consider if the driveway access could be pushed further up the road. I don't know if that's possible in a couple of those lots. I guess those homeowners will just have to realize, that they're going to have to have an elevator from their garage in the basement.

Mr. Guerra: My only comment is to echo Mr. Giller and say thank you for working on refining those building envelopes.

Mr. Giller made a motion to approve the BGV Parcel 6 Resubdivision Plat, Valor Heritage Subdivision, seconded by Mr. Frechter. The motion passed 6 to 0.

OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 6:08 pm.

Ethan Guerra, Chair

Memo

To: Town Council
From: Town Staff
Date: 0917/2025 (for 9/23/2025 work session)
Subject: Public Projects Updates

Broken Lance Culvert Bridge and Drainage Project

This large infrastructure project in the Warrior's Mark neighborhood includes replacing aging culverts that pass the Blue River under Broken Lance Drive with a single-span concrete culvert bridge, replacing water mains, constructing a seepage diversion trench to divert groundwater from the road subgrade, storm sewer installation, bus stop improvements, and reconstruction of the roadway.

Schedule: Construction by Schofield Excavation is ongoing and includes bridge construction, sidewalk and paving. Traffic control plans and detours will be updated frequently as work progresses.

Staff have developed online resources for residents and performed robust public outreach on the project including open houses, email updates, and direct coordination with impacted property owners. Coordination is also ongoing with the Summit School District transportation office to accommodate school bus routes beginning 8/25. Please visit www.townofbreckenridge.com/brokenlance for construction updates on the project (link also available on www.BreckRoads.com).



Budget: The project includes funding from the Capital Fund and Water Utility Fund.

Project Funding	
Prior Years Budget Rollover	\$850,000
2025 CIP	\$6,650,000
2025 Water Fund CIP	\$3,916,000
TOTAL Funding	\$11,416,000

Overlay and Concrete

The Engineering Division maintains a GIS map showing recent pavement conditions for our roadways. A link to the map can be accessed from the Town of Breckenridge website by navigating to the Engineering Division page as linked here: [Roads Conditions Map](#) and illustrated below. Each road segment can be selected on the map and information such as pavement condition is included in a table. Please note that the map has not been updated to include the recently completed 2025 paving projects. Each winter staff reviews the latest pavement condition assessment and updates the data presented in the map as we prepare plans for the following spring’s projects.

- ENGINEERING
- Engineering Standards
- Engineering Permits and Inspections
- Floodplain
- BreckRoads
- Broken Lance Drive Improvements

Departments » Public Works »

Engineering

Font Size: + - 🔗 [Share & Bookmark](#) 🗉 [Feedback](#) 🖨 [Print](#)



- ENGINEERING RESPONSIBILITIES +
- CONTACT US +
- PERMITS AND INSPECTIONS +
- ENGINEERING STANDARDS +
- ROAD CONDITIONS SURVEY AND REHABILITATION PROJECTIONS -

Each year Town of Breckenridge employees put together a conditions assessments of the Town’s roads. In 2020, an outside consultant was hired to survey road conditions and assign Pavement Condition Index values. The results of that survey and the Towns projection of the next 5 years of work are included on the [Road Conditions Survey and Rehabilitation Projects Map](#)

- UTILITIES +
- OTHER DOCUMENTS +

Click here for map

Fiber 9600

Our contractor just received the CDOT permit to complete the fiber construction along Hwy 9 from Huron Road to the Breck Inn. We plan on completing this connection in the next month. We have been reviewing fiber utility designs for the Runway Housing and the Gold Rush developments, and we plan to add conduit in these areas.

Allo is continuing to work on solidifying bulk MDU contracts. Kennington Place and Longbranch are wired and moving to the bulk MDU contract. We are in discussions with Miller Flats, in to bring fiber to this new housing development. We are in discussions with Miller Flats, in the Highlands Riverfront neighborhood, to bring fiber to this new housing development. We pulled fiber to both Beaver Run and Mountain Thunder Lodge this week for their conference and business services. We also brought fiber to Grand Timber Lodge this past month. So far this year, we have completed 41 residential drops and 11 business drops.

This link will show a map of where we have installed fiber in town: [ALLO Availability](https://www.allocommunications.com/locations/breckenridge/)
Residents and businesses can learn more and sign up for service by navigating to:
<https://www.allocommunications.com/locations/breckenridge/>

Budget:

Project Funding	
2024 CIP Prior Spending Authority	\$25,000
2025 CIP	\$2,000,000
TOTAL Funding	\$2,025,000

Carter Park Dog Park

Columbine Construction is currently working on the fine grading and drainage improvements and the new exterior fence and sidewalk on the north side of the park will be completed later this month. The sand and gravel mix has been delivered to the site and will be placed in the coming weeks. The small dog park had to be closed to complete the grading portion of the project. See the photo below of the new drainage infrastructure placed in the park to allow for better drainage throughout the year but especially in the spring.



Budget:

Project Funding	
2024 CIP Prior Spending Authority	\$200,000
2025 CIP- Dog Park	\$450,000
2025 CIP- Drainage	\$300,000
TOTAL Funding	\$950,000



Memo

To: Town Council
From: Mobility Staff
Date: 9/17/25 for the 9/23/25 work session
Subject: Mobility Update

Parking

Overnight Parking

As we prepare for the shift to Winter parking, staff feel comfortable with plans for overflow/free skier day-use parking to hold 500 vehicles on the McCain/School District parcel, with lot grading and preparations to begin in October and be completed mid-November. One topic that has been in the works and staff is now looking for Council direction, is overnight parking during the Winter months.

Historically, the Town has provided overnight parking for vehicles of varying sizes between two parking reservoirs. The first being Stephen C. West Ice Arena, where there are 215 total parking stalls and 160 parking stalls available for overnight use. These stalls are available for nightly rates of \$20 Monday through Thursday and \$35 Friday through Sunday with a maximum of 14 days per calendar year. No towed vehicles/trailers, RV's or other vehicles greater than 20 feet in length are allowed overnight in the lot. The second being the Airport Lot, with a fenced area for 120 vehicles of all sizes. This lot had a nightly fee of \$5 Monday through Thursday and \$10 Friday through Sunday.

Last winter, the Ice Rink saw an average of 20 sessions per night, with a peak of 45 sessions on the busiest of weekend nights during special events and holidays. The Airport Lot followed a similar pattern and count with an average of 20 vehicles per night and a peak of 69 vehicles during the ISSC event but otherwise saw a normal peak of 50 vehicles on busy weekends. An important note is that we have not tracked the size of vehicles in the Airport Road lot, but through observation, staff believes the demand for oversized vehicle parking is up to 15 vehicles per night during the winter months.

With the Airport Lot transitioning to the Runway Neighborhood this summer, staff have been working through a plan for overnight parking for this winter. Staff considered utilizing the current area at the south end of the Runway Neighborhood fence line but believes it will not be well suited due to ingress/egress concerns, construction traffic conflict, and need for continuous snow removal operations and costs throughout the winter for access only if parking is allowed. Staff's recommendations are below, and we seek Council feedback:

- All passenger vehicles seeking overnight parking will park at the Ice Rink. There are no rates changes planned for this lot and the 14-day maximum will remain in effect. We believe the lot can support the increased demand from Airport Overnight Lot, which is closed for the Runway Housing project.
- During the Winter months, demand for larger vehicles to park overnight drops significantly, but there is still a demand for this type of parking that is not met by other parking options. Due to this missing option, staff recommends overnight parking for oversized, towed, and vehicles over 20 feet in length be located at the McCain/School District Parcel. The designated area will hold up to 15 oversize vehicles and be separated from the regular day-use overflow/free skier parking area. The rate for this lot is proposed at \$25/night Monday through Thursday, and \$40/night Friday through Sunday. We believe the demand for oversized parking decreases substantially in the winter and this is the reason for a decrease in rate from this summer where we were able to hold 25-30 vehicles and it was \$45/night. Summer saw roughly 20-50% nightly usage, with around 10 nights seeing a full lot with no additional spaces available.

- It is believed that the decrease in rate from summer to winter should be positively received by the community, but it is possible the lot will fill to 100% at this lower rate and there will be nights with no available spaces.

Questions for Council:

- **Are you supportive of continuing to provide 160 spaces for passenger vehicle overnight parking at the Ice Rink Lot?**
- **Does Council support providing up to 15 spaces of winter overnight parking for oversized vehicles on the McCain/School District Parcel**
- **Does council agree with a rate of \$25/\$40 per night, depending on the day of the week, for winter overnight parking for oversize vehicles on the McCain/School District Parcel?**

Naming of the Overflow/Free Skier Parking Lot on the School District Parcel – Staff is looking for Council’s recommendations or support in a formal name for the lot that will provide overflow/free parking with ski resort operated shuttle service to and from the Breck Connect Gondola during the ski season.

While the Town does not own the parcel, staff did take into consideration the Town’s Naming Policy (adopted by Resolution No. 13, Series 2014) in recommending a name relevant to the lot’s geographic location. Staff recommends referring to the property as the “Peak 6 Shuttle Lot”.

Question for Council:

- **Are you supportive of this name for the lot being referenced, or do you have other preferred names you would like to consider?**



Memo

To: Town Council
From: Sustainability Staff
Date: 9/23/2025
Subject: Sustainability Update

Climate Action & Energy

Designing & Building All Electric Homes Workshop Recap

On Thursday, September 11, Zack Gustafson P.E. with Resource Engineering Group led a workshop at the South Branch library on *Designing & Building All-Electric Homes*. The presentation covered the benefits of all electric building, key design considerations, and lessons learned from all-electric projects in Crested Butte and beyond. A recording of the presentation and slide deck may be found [here](#).

This was the first in a [series](#) of six workshops planned to support the building/design community as the new building energy codes are adopted by the Town. The next two scheduled workshops in this series are:

Cold Climate Heat Pumps for Remodels | Thursday, October 2 | 8:30 - 10:30 AM

Hopeful/Discovery Rooms, South Branch Library | 103 Harris St, Breckenridge. Heat pump expert, Shawn LeMons, will present a deep-dive into installing heat pumps in existing homes. Topics covered will include educating clients about heat pumps, types of heat pumps, important considerations for system design, and incentives.

Reviewing Breckenridge's New Energy Codes | Thursday, November 6 | 8:30 - 10:30 AM

Hopeful/Discovery Rooms, South Branch Library | 103 Harris St, Breckenridge. Breckenridge's code consultant, Shaunna Mazingo, will review the newly adopted residential & commercial energy codes. Come prepared to ask all your questions about complying with the new codes!

Gas Planning Pilot Community process update

The Town has made significant progress in negotiating an agreement with Xcel Energy for collaboration on the Gas Planning Pilot Community effort, expected to commence later this fall. As a reminder, Breckenridge was selected by the Public Utilities Commission, Xcel Energy, and Colorado Energy Office to participate in the pilot. Authorized by HB 24-1370, a gas planning pilot community is a local government that has expressed interest in working with their utility to explore, through planning and data sharing, opportunities for neighborhood-scale alternatives to gas. These projects might help to decommission existing gas infrastructure, avoid planned gas infrastructure, or avoid repairs and replacement of the existing system by augmenting the demand. After the Community Agreement is fully executed, Town and Xcel Energy staff will work collaboratively to identify potential projects and bring them to the PUC for consideration by June 1, 2026.

MT2030 scholarship

The Town of Breckenridge has awarded a scholarship to a local Summit High School teacher and student to attend the upcoming MT2030 Climate Solutions Summit in Breckenridge on Oct 7-8.

International Visitor Leadership Program Delegation

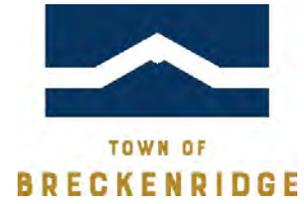
On Friday September 12th, Mayor Owens and Town staff hosted a delegation of eight international visitors (accompanied by three interpreter staff) as part of the US Department of State's *International Visitor Leadership Program*. Countries represented by participants included Chile, Colombia, El Salvador, Honduras, and Peru. The topic of discussion was "*Smart Cities: Local Leadership for Urban Sustainability Planning*" and covered how different places approach protecting the environment through planning and policy.



Colorado Energy Office visits CAMP project implementation

On Friday September 12th, 11 staff from the Colorado Energy Office (CEO) visited Breckenridge to see the implementation of the Breck E-Ride program, a recipient of CAMP grant funding administered by their office. Town staff met the group at the South Gondola parking garage, set them up on E-Ride bikes, and led the group on a tour showcasing various hub locations around the community. The tour included a "behind-the-scenes" look at the operations warehouse where batteries are charged and bikes are serviced. The tour also stopped to check out some EV chargers that were partially funded through various other CEO grants. Afterwards the CEO team reached out to say, "*we truly enjoyed it and were impressed by everything you showed us!*"





Memo

To: Town Council
From: Duke Barlow, Open Space & Trails Manager
Date: 9/18/2025 (for 9/23/2025)
Subject: Open Space & Trails Update

Enclosed please find the draft BOSAC meeting minutes from the September 15, 2025, meeting. Staff will be present to answer any questions.

Please note that this meeting summary was partially generated using AI transcription technology and has been reviewed by the designated minute taker for accuracy and completeness.

I) CALL TO ORDER

Nikki LaRochelle called the September 15th, 2025 regular meeting of BOSAC to order at 5:30 pm. Other members of BOSAC present were David Rossi, Matt Powers, Chris Tennal, Bobbie Zanca, and Town Council liaison Jay Beckerman. Krysten Joyce attended virtually. Staff members present were Mark Truckey, Chris Kulick, Duke Barlow, and Tony Overlock, while Alex Stach attended virtually. Katherine King from Summit County Open Space was also present. Members of the public: Sarah Watson and Dennis Kuhn, Kelly Ahern was attended virtually.

II) APPROVAL OF MINUTES

A) BOSAC REGULAR MEETING – August 18th, 2025

The minutes were approved as presented.

III) PUBLIC COMMENTS

N/A

IV) STAFF SUMMARY

A. Field Season Update

B. FOBT

C. STRAP

Ms. LaRochelle inquired about the methods the United States Forest Service (USFS) uses to collect and analyze feedback from the scoping process, particularly comments regarding localized access.

Mr. Barlow replied that this coming Wednesday, September 17th, OST will be joining partners at the USFS and Summit County Open Space & Trails for the STRAP Post Scoping Meeting. Mr. Barlow stated staff will be more knowledgeable about proposed local access after this meeting.

D. Aspen Alley

E. BreckCreate Trail Mix Series

F. USFS FWA

G. BOEC Parking

H. CO Trail Symposium

I. SCOC

J. McCain Open Space Planning

V) OPEN SPACE DISCUSSION

2025 Naturalist Report (05:08)

Ms. Ella Garner, an Open Space & Trails Naturalist, presented the 2025 Naturalist Report, which focused on highlighting visitor use monitoring in Cucumber Gulch Preserve, wildlife monitoring data showing increased biodiversity with 22 species recorded, and environmental education programs, including over 65 guided hikes that provided environmental education opportunities to more than 300 participants, and new "Wild Tea Time" foraging programs.

Mr. Beckerman asked about general interactions with visitors in the Preserve during the closure period. Ms. Garner replied that most people she interacts with during the closure state that they didn't see any closure signs or act as if they were unaware of the closure. Ms. Garner said she often provides alternative hiking options during the interactions.

Mr. Overlock chimed in, stating that OST trail technicians spent extra time this season fortifying entrances and access points, and noted that it felt like a lot of the infractions were from residents with backyard access to the preserve.

Ms. LaRochelle asked why staff pauses the beaver monitoring survey in the middle of the summer. Ms. Garner replied that it's most important to monitor beaver populations in the "shoulder seasons" and that a few successful spring surveys can determine the overall population for the remainder of the season, while fall surveys are important to conduct "lodge surveying," which gives us an idea of how many beavers will be wintering in Cucumber Gulch.

Ms. LaRochelle also asked about trailhead accessibility for the new guided hikes on Hannah's Way. Ms. Garner replied that she encourages participants to take the Summit Stage to the Baldy Trailhead, which many people do.

Breckenridge History (19:34)

Mr. Larry Crispell and Ms. Larissa O'Neil presented on upcoming Breckenridge History projects, provided updates from 2025's projects and outlined plans for historic preservation projects in the Upper Blue Valley in 2026. Ms. O'Neil and Mr. Crispell provided updates on completed work at the Laurium and Preston Town sites, including the stabilization and reconstruction of cabins and other structures. The presenters also discussed proposed projects for 2026, including the Minnie Mine, Arctic Stamp Mill, Mountain Pride, and Extension Mill sites, with total budgeted costs of approximately \$255,000. Key considerations included land

ownership issues, accessibility, and preservation strategies. The group also touched on the concept of "ghost structures" as a preservation method, referencing examples from other communities.

Mr. Powers asked if there was a priority list on the proposed 2026 projects and how Breckenridge History determined which was at the top of the list. Ms. O'Neil replied that their Historic Resources Management Plan is their strategic document that lists criteria for the hierarchy of projects, which is also impacted by staff/contractor availability.

Mr. Beckerman asked about the Minnie Mine project, and specifically, the loss of trees and potential trail damage associated with this particular project. Ms. O'Neil and Mr. Crispell replied that the priority for 2026 would be to inventory and organize materials with the help of a small spider crane and that their goal would be to minimize or not remove any trees if possible.

Mr. Tennial asked about the ghost structure concept and if there were examples of this in other communities. Mr. Crispell provided some examples in the National Parks Service system and stated that while a structure may not be restored in full, a ghost structure concept allows better interpretation to sites that have lost historic resources.

BOSAC was split, 3:3, on support for the proposed Minnie Mine Machine Shop materials inventory and organization project. Commissioners cited concern that this work would inevitably lead to a subsequent request for support for the proposed ghost structure restoration project. Commissioners suggested Breck History offer alternative restoration projects for the Minnie Mine materials, with the goal of gaining broader BOSAC support, prior to moving forward on the inventory and organization work.

BOSAC was unanimously supportive of the remaining proposed Breck History projects and recommended \$100,000 of open space funds be allocated to Breck History in support of their proposed 2026 work plan on Town open space properties, with the stabilization projects of the Mountain Pride Mine, Extension Mill, Laurium Mine Mill, and One Step Over Cabin constituting their priorities.

BOSAC also expressed a desire to see the One Step Over Cabin maintain its weathered appearance, after restoration, specifically requesting that the roof's patchwork aesthetic remain.

Summit Huts Parking Request (50:00)

Mr. Greg Guevara, from Summit Huts, discussed the implementation of a new cabin in the Summit Huts system, the Atlantic Lode Cabin, which is located 4.5 miles up Boreas Pass Road. Summit Huts plans to submit a conditional use permit application to the county by the end of the week, requesting a 5-year permit for summer overnight parking at the Laurium Trailhead. Key points included plans for seasonal parking arrangements at Boreas Pass and Laurium trailheads, with non-motorized access required year-round.

Ms. Zanca asked about the physical distance from the Laurium Trailhead to the new Atlantic Lode Cabin, to which Mr. Guevara replied he wasn't entirely sure but believes it is close to 4.5 miles from the Boreas Pass Trailhead.

Mr. Beckerman asked if Mr. Guevara anticipates hut users to drive to the cabin to drop off supplies using Boreas Pass road. Mr. Guevara replied that it's frowned upon and discouraged, but isn't necessarily enforceable.

Ms. Joyce was curious to know about how busy the huts are in the summertime. Ms. Joyce asked if Mr. Guevara envisioned these spots would be occupied for most of the summer. Mr. Guevara replied, "100% no. Our cabins are far less busy in the summertime than they are in winter."

Mr. Tennal asked if there was still a plan to have a focus on accessibility with the Atlantic Lode Cabin. Mr. Guevara replied that the idea was a part of the original vision for this cabin; however, the size and maximum occupancy may limit the success of bringing groups of people to this location.

Mr. Barlow asked if there would be a designated end date to this potential parking approval. Mr. Guevara replied that Summit Huts was requesting this approval for five years, after which all parties would have an opportunity to reassess parking patterns at the Laurium Trailhead prior to granting additional approvals. This timeline would align with the expiration of Summit Huts' conditional use permit with the County to operate the Atlantic Lode Cabin.

BOSAC will revisit this topic in the October meeting to make a decision on a conditional use permit for Summit Huts parking at the Laurium Trailhead.

BOASC Field Trip (01:09:12)

Mr. Overlock provided information for the upcoming October BOSAC field trip to Jefferson County. BOSAC supported ideas on exploring management strategies for high-visitor areas, including managing crowds, dogs, and trash, as well as e-bike policies.

Ms. Zanca stated she would enjoy hearing about their enforcement policies and staff organization, specifically wanting to know if Jefferson County Open Space employees paid rangers for enforcement.

Ms. LaRochelle asked about their management strategies related to directional and single-use trails, as well as some general questions about their guiding documents and how they determine their approach to project prioritization in the 56,000-acre system.

Mr. Tennal had a particular interest in the Plains to Peaks Trail, but was also curious about how Jefferson County Open Space determines their trailhead infrastructure and amenities, and if there is a criterion they use to organize their level of infrastructure.

Ms. LaRochelle also began a quick discussion on a joint November meeting between BOSAC and OSAC. Ms. LaRochelle proposed that BOSAC join OSAC on Wednesday, November 5th, in Frisco for their monthly meeting. This would replace the November 17th BOSAC meeting. BOSAC expressed support. OST staff from Town and County will organize and finalize the details.

VI) OTHER MATTERS RELATED TO OPEN SPACE TOPICS

Mr. Barlow provided an update on the recent site visit to Cucumber Gulch, where Town staff joined AlpineEco consultant Andy Herb to observe various NutraFix applications and controls at 28 treatment plots targeting invasive reed canary grass and Canada thistle in the upper area of the preserve.

Ms. LaRochelle praised Mr. Overlock and the trails crew for the recent realignment of the Middle Flume trail. She also encouraged her fellow commissioners to experience the Toad Alley reroute and see the positive impacts of moving that trail's location.

VII) COUNCIL MATTERS RELATED TO OPEN SPACE TOPICS

Mr. Beckerman provided a few updates to BOSAC on council matters. He stated that Council members received a presentation on the McCain Open Space Master Plan from THK, ERO, and CDR, which was highly praised. A key theme of the discussion was a shared philosophy of using the least amount of non-natural materials possible in projects. This included a focus on promoting vegetation growth in challenging terrain and creating "playable" spaces with natural elements like logs and rocks. Beckerman noted that the council's perspective on these matters strongly aligned with the open space committee's own views.

Mr. Beckerman also explained that the town is facing a significant financial shift. Due to a recent drop in sales tax revenue (approximately 7% in July), the town is moving away from its previous practice of funding all desired projects. Instead, it is now strategically prioritizing. He noted that pursuing every project would deplete the town's \$135 million reserve. The town has made final decisions on capital improvements for the upcoming year and is re-evaluating its five-year financial projections. To manage the budget, they are strategically moving projects that they cannot afford in 2026 into future years or even beyond the five-year plan.

In response to Ms. Zanca's question about how this would affect the BOSAC budget, Beckerman stated that the Open Space and Trails budget is directly tied to sales tax revenue. Therefore, if sales tax projections hold true and continue to fall, the BOSAC budget will likely experience some attrition.

VIII) EXECUTIVE SESSION

Ms. LaRochelle moved that BOSAC go into executive session under C.R.S. § 24-6-402(4) for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and/or instructing negotiators concerning a property that the Town may be interested in acquiring for open space purposes. Mr. Tennial seconded the motion. BOSAC went into an executive session at 7:53 PM.

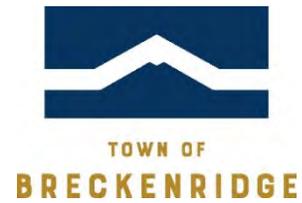
The executive session of BOSAC concluded at 8:08 PM. The participants in the executive session were Nikki LaRochelle, Krysten Joyce, Matt Powers, David Rossi, Chris Tennal, Bobbie Zanca, and Council liaison Jay Beckerman. Staff present included Duke Barlow, Tony Overlock, Chris Kulick, and Mark Truckey. Katherine King from Summit County Open Space & Trails was present.

IX) ADJOURNMENT

A motion to adjourn the BOSAC meeting was made by Ms. LaRochelle, with Ms. Zanca seconding the motion. The September 15th, 2025, regular meeting of BOSAC concluded at 8:10 PM.

The next regular meeting of BOSAC is scheduled for October 20th, 2025.

Nikki LaRochelle, Chair



Memo

To: Breckenridge Town Council Members
 From: Mae Watson, Town Clerk
 Date: 9/17/2025
 Subject: Committee Reports

The following committee reports have been submitted and included:

- Liquor and Marijuana Licensing Authority

Committees*	Representative	Report Status
Summit Stage Advisory Board	Matt Hulsey	No Meeting/Report
Police Advisory Committee	Staff	No Meeting/Report
Recreation Advisory Committee	Molly Boyd	No Meeting/Report
Transit and Parking Advisory Committee	Matt Hulsey	No Meeting/Report
Liquor and Marijuana Licensing Authority	Tara Olson	INCLUDED
Breckenridge Social Equity Advisory Commission	Flor Cruz	No Meeting/Report
Communications	Staff	No Meeting/Report

***Note:** Reports provided by the Mayor and Council Members are listed in the Council agenda.

- 1) Call to Order, Roll Call
Chair Conway called the regular meeting of Tuesday, August 19, 2025, to order at 9:01 am. The following members answered roll call: Garren Riechel, Austyn Dineen and Chair Ace Conway. Authority members Ashley Zimmerman and Kelly Lovely were absent.
- 2) Approval of Minutes
With no changes or corrections to the meeting minutes of July 15, 2025, Chair Conway declared they would stand as approved.
- 3) Approval of Agenda
With no changes to the agenda, Chair Conway declared the agenda approved as submitted.
- 4) Consent Calendar
 - a) Liquor Consent Calendar
The Liquor Consent Calendar was approved as submitted.
 - b) Marijuana Consent Calendar
The Marijuana Consent Calendar was approved as submitted.
 - c) Tobacco Consent Calendar - None
- 5) Public Hearings for New License Applications
 - a) *Forage Breckenridge LLC d/b/a/ Forage Breckenridge
322A N Main St
Hotel & Restaurant License*

Ryan Cook and Neive Atkin, the owners and managers of Forage, appeared on behalf of their application. Mr. Cook has been in the restaurant business around the world for several years. This will be his seventh (7th) restaurant opening, his first in the United States. Forage will be a small, curated restaurant with local stories about the items on their menu. Ms. Atkin has also worked in the restaurant industry for several years. They originally came to Breckenridge to visit friends and didn't want to leave so they decided to open their next restaurant here. Mr. Cook explained that predominantly tasting size liquor service will be paired with the meals and enjoyed throughout their slow service, multi-course meals. Mr. Cook stated the meals will be up to twelve (12) courses and their ultimate goal would be to receive a Michelin Star. The Authority asked about serve safe (or TIPS) alcohol training and were informed that all staff would undergo the serve safe alcohol training.

Authority Member Dineen made a motion to approve the new hotel & restaurant liquor license application. A roll call vote was taken, and the motion passed 3-0.
- 6) Transfer of Ownership Applications - None
- 7) Informal Discussion
 - a) Police Department Update
Detective Wilkerson stated she had no update.
 - a) Town Attorney Update
Attorney Ambrose stated she had no update.
 - b) Town Clerk Update

Ms. Olson stated she had no update.

c) Public Comment

There was no public comment.

8) Adjournment

With no further business to discuss Chair Conway adjourned the meeting at 9:19 am.

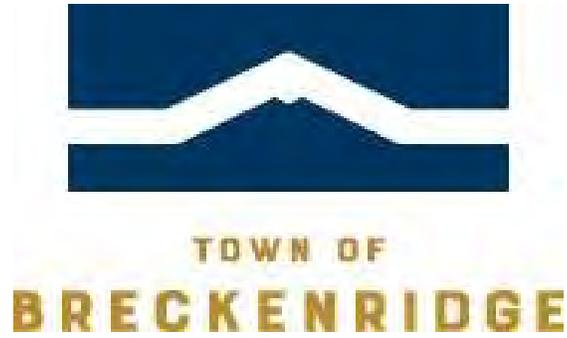
The next regular meeting will be held on September 16, 2025. Submitted by Tara Olson,
CMC, Deputy Town Clerk

ATTEST:

Mae Watson, Town Clerk

Ace Conway, Chair

DRAFT



August 31, 2025

Financial Statement

Executive Summary

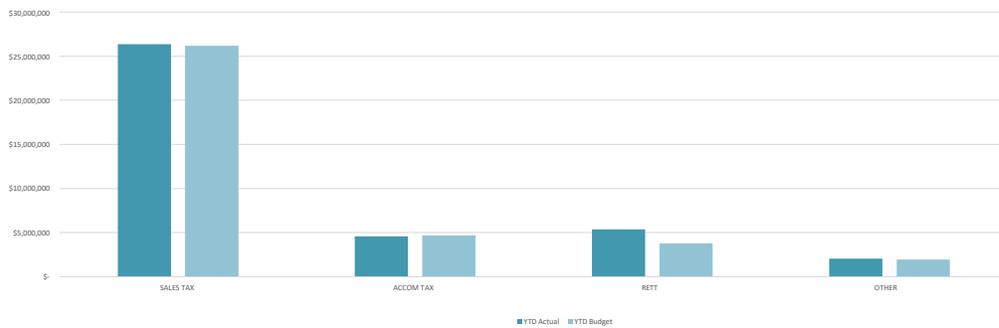
August 31, 2025

This report covers the first eight months of 2025. August is largely reflective of July tax collections.

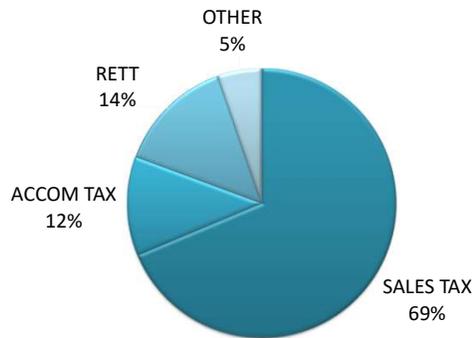
Overall, we are approximately \$1.7M above 2025 budgeted revenues in the Excise fund and \$.3M behind prior year. Sales tax is currently ahead \$.1M in comparison with YTD budget, and behind \$.4M in comparison with prior year. Accommodations tax is behind \$.1M in comparison with YTD budget and behind \$.3M in comparison with prior year. Real Estate Transfer Tax is ahead \$1.6M in comparison with YTD budget and ahead \$.7M in comparison with prior year.

See the Tax Basics section of these financial reports for more detail on the sales, accommodations, and real estate transfer taxes.

Excise YTD Actual vs. Budget - by Source



YTD Actual Revenues - Excise



	YTD Actual	YTD Budget	% of Budget	Annual Budget	Prior YTD Actual	Prior Annual Actual
SALES TAX	\$ 26,351,086	\$ 26,187,885	101%	\$ 35,700,000	\$ 26,757,030	\$ 39,635,660
ACCOMMODATIONS TAX	4,565,411	4,681,414	98%	5,500,000	4,868,805	6,119,752
REAL ESTATE TRANSFER	5,391,420	3,781,444	143%	6,000,000	4,639,567	7,420,538
OTHER*	2,044,231	1,957,544	104%	2,812,053	2,401,581	3,427,083
TOTAL	\$ 38,352,147	\$ 36,608,288	105%	\$ 50,012,053	\$ 38,666,983	\$ 56,603,033

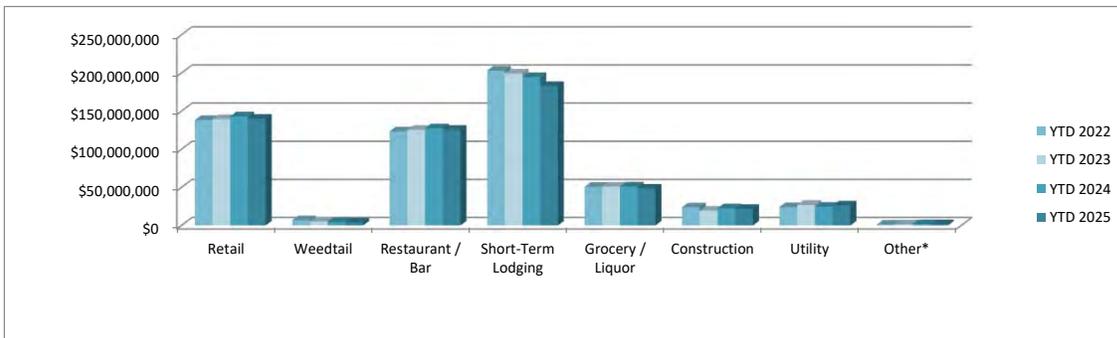
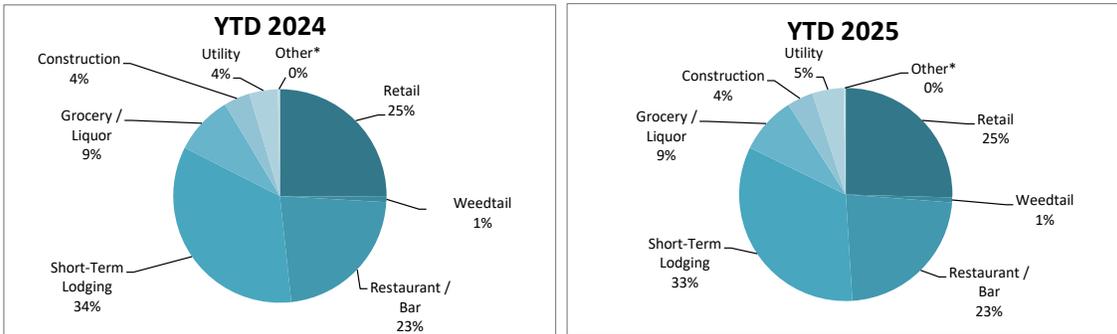
* Other includes Franchise Fees (Telephone, Public Service and Cable), Cigarette Tax, and Investment Income

The Tax Basics: July 2025

Net Taxable Sales by Industry-YTD

Description	YTD 2022	YTD 2023	YTD 2024	2024		2024/2025		2025
				% of Total	YTD 2025	\$ Change	% Change	% of Total
Retail	\$138,177,589	\$139,509,314	\$143,118,502	25.12%	\$140,173,079	(\$2,945,423)	-2.06%	25.45%
Weedtail	\$6,807,586	\$5,349,604	\$4,483,279	0.79%	\$3,998,323	(\$484,956)	-10.82%	0.73%
Restaurant / Bar	\$123,420,392	\$125,493,383	\$127,551,302	22.39%	\$125,585,514	(\$1,965,788)	-1.54%	22.80%
Short-Term Lodging	\$202,972,460	\$199,293,284	\$194,674,734	34.17%	\$182,998,621	(\$11,676,112)	-6.00%	33.23%
Grocery / Liquor	\$50,554,726	\$50,842,963	\$51,054,873	8.96%	\$48,270,883	(\$2,783,990)	-5.45%	8.76%
Construction	\$23,771,162	\$19,372,413	\$22,461,648	3.94%	\$21,722,483	(\$739,164)	-3.29%	3.94%
Utility	\$24,135,205	\$27,044,815	\$24,649,119	4.33%	\$26,275,796	\$1,626,677	6.60%	4.77%
Other*	\$1,254,799	\$1,347,920	\$1,661,552	0.29%	\$1,724,997	\$63,444	3.82%	0.31%
Total	\$571,093,918	\$568,253,696	\$569,655,008	100.00%	\$550,749,696	(\$18,905,312)	-3.32%	100.00%

* Other includes activities in Automobiles and Undefined Sales.



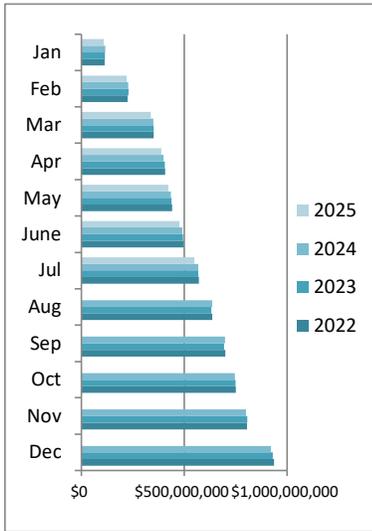
New Items of Note:

- July YTD net taxable sales are currently behind July YTD 2024 by 3.32%.
- For July YTD 2025, there were increases in Utility (6.60%) and we saw a decline in Retail (2.06%), Weedtail (10.82%), Restaurant/Bar (1.54%), Short-Term Lodging (6%), Grocery/Liquor (5.45%) and construction (3.29%), compared to July YTD 2024.

Notes:

- Short Term Lodging taxes are generally remitted based on reservation date.
- Taxes collected from the customer by the vendor are remitted to the Town on the 20th of the following month.
- Quarterly taxes are reported in the last month of the period. For example, taxes collected in the first quarter of the year (January – March), are included on the report for the period of March.
- Net Taxable Sales are continually updated as late tax returns are submitted to the Town of Breckenridge. Therefore, you may notice slight changes in prior months, in addition to the reporting for the current month.
- "Other" sales relate to returns that have yet to be classified. Much of this category will be reclassified to other sectors as more information becomes available.

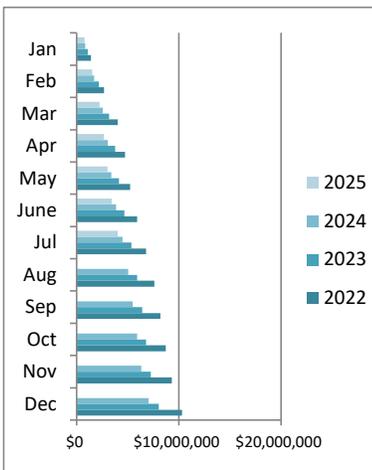
Net Taxable Sales by Sector-Town of Breckenridge Tax Base



Total Net Taxable Sales					
	2022	2023	2024	2025	% change from PY
Jan	\$113,601,435	\$115,064,646	\$115,300,290	\$108,964,588	-5.49%
Feb	\$111,333,474	\$114,269,804	\$113,216,123	\$111,439,876	-1.57%
Mar	\$125,723,999	\$122,856,552	\$121,720,908	\$117,739,688	-3.27%
Apr	\$56,507,248	\$53,675,349	\$49,751,253	\$49,706,506	-0.09%
May	\$34,480,913	\$32,489,903	\$35,834,140	\$35,441,212	-1.10%
Jun	\$56,189,930	\$54,867,324	\$55,390,240	\$54,064,422	-2.39%
Jul	\$73,256,919	\$75,030,118	\$78,442,055	\$73,393,404	-6.44%
Aug	\$64,943,305	\$63,636,548	\$68,075,718	\$0	n/a
Sep	\$63,905,924	\$62,374,292	\$60,336,818	\$0	n/a
Oct	\$51,589,392	\$55,284,366	\$48,113,354	\$0	n/a
Nov	\$53,838,767	\$57,516,226	\$54,863,293	\$0	n/a
Dec	\$131,852,398	\$123,812,970	\$121,086,564	\$0	n/a
YTD	\$571,093,918	\$568,253,696	\$569,655,008	\$550,749,696	-3.32%
Total	\$937,223,704	\$930,878,098	\$922,130,755	\$550,749,696	-40.27%



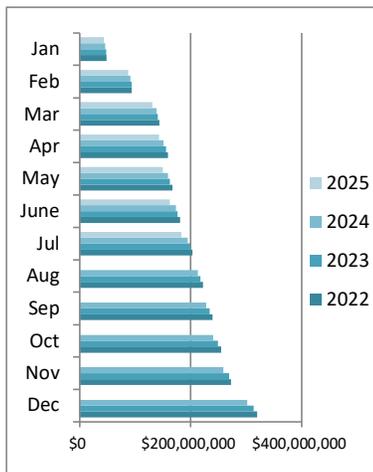
Retail					
	2022	2023	2024	2025	% change
Jan	\$24,256,753	\$25,134,750	\$26,398,681	\$25,530,229	-3.29%
Feb	\$24,760,846	\$25,030,585	\$24,754,350	\$24,294,726	-1.86%
Mar	\$31,218,141	\$31,759,438	\$29,863,279	\$29,521,701	-1.14%
Apr	\$14,378,828	\$14,352,752	\$13,982,110	\$13,938,242	-0.31%
May	\$9,122,858	\$9,263,728	\$10,464,631	\$10,876,905	3.94%
June	\$16,235,593	\$16,185,837	\$15,606,776	\$16,035,581	2.75%
Jul	\$18,204,570	\$17,782,224	\$22,048,676	\$19,975,694	-9.40%
Aug	\$15,820,254	\$15,068,394	\$17,180,138	\$0	n/a
Sep	\$19,891,414	\$18,159,390	\$17,586,843	\$0	n/a
Oct	\$15,179,611	\$12,991,968	\$13,332,017	\$0	n/a
Nov	\$15,583,167	\$15,038,024	\$15,552,896	\$0	n/a
Dec	\$34,095,173	\$34,362,205	\$33,203,549	\$0	n/a
YTD	\$138,177,589	\$139,509,314	\$143,118,502	\$140,173,079	-2.06%
Total	\$238,747,208	\$235,129,296	\$239,973,945	\$140,173,079	-41.59%



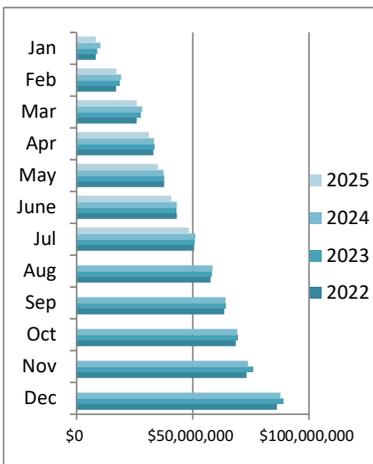
Weedtail					
	2022	2023	2024	2025	% change
Jan	\$1,390,691	\$1,085,499	\$835,116	\$762,521	-8.69%
Feb	\$1,290,570	\$1,071,374	\$866,966	\$737,934	-14.88%
Mar	\$1,310,491	\$1,021,416	\$854,323	\$738,047	-13.61%
Apr	\$732,968	\$577,496	\$490,607	\$437,565	-10.81%
May	\$499,512	\$382,445	\$339,210	\$328,000	-3.30%
June	\$670,484	\$513,462	\$467,638	\$434,132	-7.16%
Jul	\$912,870	\$697,911	\$629,419	\$560,124	-11.01%
Aug	\$777,363	\$578,590	\$564,981	\$0	n/a
Sep	\$611,456	\$463,014	\$432,168	\$0	n/a
Oct	\$529,983	\$413,804	\$409,174	\$0	n/a
Nov	\$581,583	\$447,069	\$439,585	\$0	n/a
Dec	\$1,014,636	\$785,178	\$703,302	\$0	n/a
YTD	\$6,807,586	\$5,349,604	\$4,483,279	\$3,998,323	-10.82%
Total	\$10,322,606	\$8,037,258	\$7,032,490	\$3,998,323	-43.14%



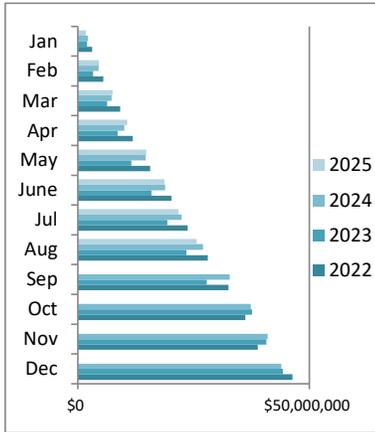
Restaurant / Bar					
	2022	2023	2024	2025	% change
Jan	\$23,591,432	\$25,009,257	\$25,043,074	\$24,157,463	-3.54%
Feb	\$24,974,867	\$25,965,915	\$26,685,736	\$26,204,615	-1.80%
Mar	\$26,280,138	\$25,821,441	\$27,280,951	\$26,980,830	-1.10%
Apr	\$12,415,528	\$12,209,139	\$10,616,393	\$11,084,526	4.41%
May	\$5,669,343	\$5,883,754	\$5,806,256	\$6,000,963	3.35%
Jun	\$11,796,384	\$11,309,552	\$12,353,336	\$12,135,989	-1.76%
Jul	\$18,692,700	\$19,294,325	\$19,765,556	\$19,021,129	-3.77%
Aug	\$14,956,807	\$15,634,593	\$17,312,402	\$0	n/a
Sep	\$12,668,238	\$13,197,620	\$12,818,002	\$0	n/a
Oct	\$9,309,000	\$9,879,709	\$9,494,515	\$0	n/a
Nov	\$9,038,337	\$9,285,260	\$9,754,342	\$0	n/a
Dec	\$24,150,159	\$23,302,685	\$22,815,064	\$0	n/a
YTD	\$123,420,392	\$125,493,383	\$127,551,302	\$125,585,514	-1.54%
Total	\$193,542,933	\$196,793,250	\$199,745,627	\$125,585,514	-37.13%



Short-Term Lodging					
	2022	2023	2024	2025	% change
Jan	\$48,613,697	\$47,461,191	\$45,967,138	\$43,870,565	-4.56%
Feb	\$45,169,344	\$46,133,344	\$45,189,095	\$43,459,179	-3.83%
Mar	\$49,665,680	\$47,143,257	\$47,180,341	\$43,740,142	-7.29%
Apr	\$15,604,892	\$14,586,635	\$12,974,080	\$12,035,501	-7.23%
May	\$7,736,666	\$6,909,765	\$7,543,340	\$6,909,869	-8.40%
Jun	\$14,461,872	\$13,811,321	\$14,224,167	\$12,809,531	-9.95%
Jul	\$21,720,310	\$23,247,770	\$21,596,573	\$20,173,835	-6.59%
Aug	\$19,219,232	\$18,160,095	\$18,243,238	\$0	n/a
Sep	\$17,238,667	\$16,970,088	\$15,046,851	\$0	n/a
Oct	\$15,303,928	\$14,656,976	\$12,833,524	\$0	n/a
Nov	\$18,013,772	\$20,260,148	\$18,022,896	\$0	n/a
Dec	\$46,904,200	\$43,999,343	\$42,888,182	\$0	n/a
YTD	\$202,972,460	\$199,293,284	\$194,674,734	\$182,998,621	-6.00%
Total	\$319,652,259	\$313,339,934	\$301,709,424	\$182,998,621	-39.35%



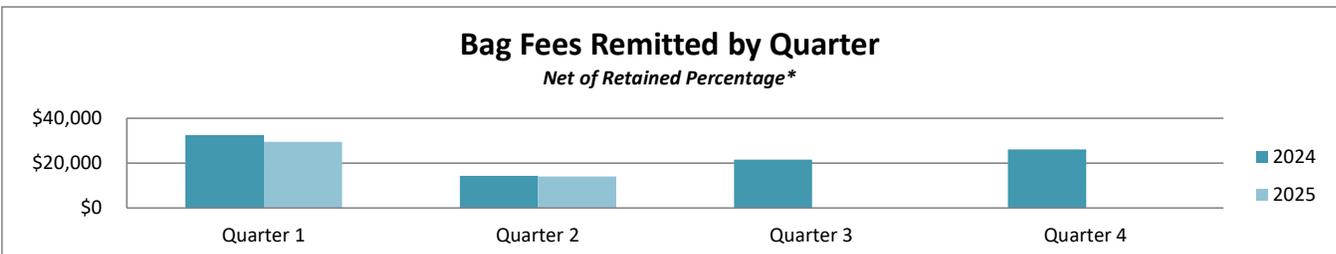
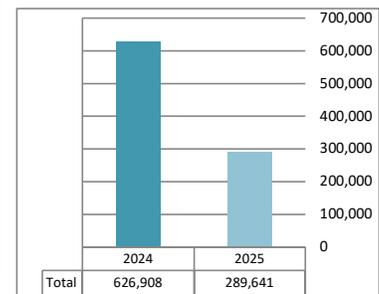
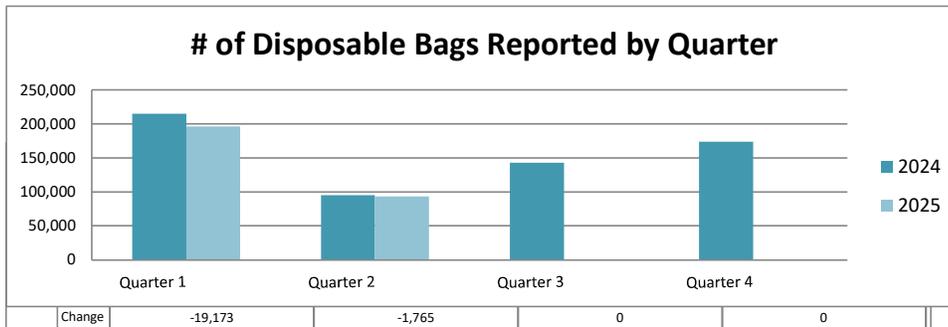
Grocery / Liquor					
	2022	2023	2024	2025	% change
Jan	\$8,170,578	\$8,997,217	\$10,314,078	\$8,198,021	-20.52%
Feb	\$8,753,193	\$9,587,315	\$8,834,611	\$8,981,885	1.67%
Mar	\$9,019,659	\$9,151,128	\$9,118,563	\$8,816,396	-3.31%
Apr	\$6,998,996	\$5,851,774	\$5,078,187	\$5,137,220	1.16%
May	\$4,744,379	\$4,092,212	\$4,027,368	\$3,954,647	-1.81%
Jun	\$5,436,849	\$5,335,000	\$5,742,402	\$5,573,632	-2.94%
Jul	\$7,431,072	\$7,828,316	\$7,939,664	\$7,609,082	-4.16%
Aug	\$7,177,335	\$7,441,155	\$7,411,914	\$0	n/a
Sep	\$5,816,776	\$5,964,152	\$5,613,339	\$0	n/a
Oct	\$4,953,494	\$5,140,210	\$5,002,786	\$0	n/a
Nov	\$4,692,648	\$6,579,348	\$4,631,519	\$0	n/a
Dec	\$12,887,729	\$13,094,821	\$13,936,319	\$0	n/a
YTD	\$50,554,726	\$50,842,963	\$51,054,873	\$48,270,883	-5.45%
Total	\$86,082,707	\$89,062,650	\$87,650,750	\$48,270,883	-44.93%



	Construction				2025 % change
	2022	2023	2024	2025	
Jan	\$3,154,453	\$1,962,932	\$2,221,509	\$1,722,016	-22.48%
Feb	\$2,341,894	\$1,360,701	\$2,275,344	\$2,832,592	24.49%
Mar	\$3,647,770	\$3,009,375	\$2,827,899	\$3,007,181	6.34%
Apr	\$2,708,757	\$2,261,020	\$2,760,882	\$3,087,591	11.83%
May	\$3,759,065	\$2,943,631	\$4,559,106	\$4,143,779	-9.11%
Jun	\$4,657,020	\$4,382,878	\$4,199,950	\$3,903,126	-7.07%
Jul	\$3,502,204	\$3,451,877	\$3,616,958	\$3,026,198	-16.33%
Aug	\$4,281,538	\$4,064,817	\$4,535,551	\$0	n/a
Sep	\$4,471,844	\$4,445,435	\$5,757,426	\$0	n/a
Oct	\$3,650,716	\$9,724,611	\$4,567,357	\$0	n/a
Nov	\$2,701,384	\$3,100,223	\$3,629,437	\$0	n/a
Dec	\$7,466,889	\$3,561,546	\$2,981,980	\$0	n/a
YTD	\$23,771,162	\$19,372,413	\$22,461,648	\$21,722,483	-3.29%
Total	\$46,343,533	\$44,269,046	\$43,933,399	\$21,722,483	-50.56%

Disposable Bag Fees

The Town adopted an ordinance April 9, 2013 (effective October 15, 2013) to discourage the use of disposable bags, achieving a goal of the SustainableBreck Plan. The \$.10 fee applies to most plastic and paper bags given out at retail and grocery stores in Breckenridge. The program is intended to encourage the use of reusable bags and discourage the use of disposable bags, thereby furthering the Town's sustainability efforts. Revenues from the fee are used to provide public information about the program and promote the use of reusable bags. The fee was increased to \$.25 in 2023.



*As of May 4th 2023 a change has taken into effect and retailers are permitted to retain 40% of the fee (up to a maximum of \$1000/month through October 31, 2014; changing to a maximum of \$100/month beginning November 1, 2014) in order to offset expenses incurred related to the program. The retained percent may be used by the retail store to provide educational information to customers; provide required signage; train staff; alter infrastructure; fee administration; develop/display informational signage; encourage the use of reusable bags or promote recycling of disposable bags; and improve infrastructure to increase disposable bag recycling. Filing changed to quarterly as of May 2023.

The Tax Basics: Retail Sales Sector Analysis



Retail: In-Town					
	2022	2023	2024	2025	% change from PY
Jan	\$18,184,827	\$19,108,292	\$18,694,327	\$17,535,045	-6.20%
Feb	\$19,508,694	\$19,040,384	\$18,083,959	\$16,859,423	-6.77%
Mar	\$21,836,390	\$22,242,280	\$21,547,300	\$18,734,817	-13.05%
Apr	\$7,998,612	\$8,037,999	\$6,679,145	\$6,940,847	3.92%
May	\$3,823,449	\$3,867,457	\$4,131,960	\$3,780,797	-8.50%
June	\$7,367,552	\$7,218,472	\$7,297,194	\$7,081,006	-2.96%
July	\$11,560,109	\$11,408,584	\$11,911,317	\$11,110,141	-6.73%
Aug	\$9,105,196	\$8,973,043	\$9,674,612	\$0	n/a
Sep	\$8,114,643	\$7,941,712	\$7,386,991	\$0	n/a
Oct	\$6,907,356	\$7,150,142	\$5,665,720	\$0	n/a
Nov	\$7,936,932	\$7,344,425	\$7,688,435	\$0	n/a
Dec	\$20,712,656	\$20,307,247	\$19,634,330	\$0	n/a
YTD	\$90,279,632	\$90,923,468	\$88,345,202	\$82,042,077	-7.13%
Total	\$143,056,416	\$142,640,037	\$138,395,289	\$82,042,077	



Retail: Out-of-Town					
	2022	2023	2024	2025	% change
Jan	\$5,695,992	\$5,992,596	\$7,704,354	\$7,995,184	3.77%
Feb	\$5,221,719	\$5,990,201	\$6,670,391	\$7,435,303	11.47%
Mar	\$9,287,547	\$9,466,745	\$8,266,525	\$10,786,884	30.49%
Apr	\$6,349,353	\$6,314,753	\$7,302,964	\$6,997,395	-4.18%
May	\$5,262,164	\$5,361,363	\$6,332,670	\$7,096,108	12.06%
June	\$8,823,101	\$8,917,096	\$8,250,035	\$8,954,575	8.54%
July	\$6,610,788	\$6,373,640	\$10,080,060	\$8,865,553	-12.05%
Aug	\$6,681,996	\$6,095,351	\$7,505,526	\$0	n/a
Sep	\$11,730,084	\$10,160,363	\$10,199,852	\$0	n/a
Oct	\$8,235,383	\$5,841,826	\$7,666,297	\$0	n/a
Nov	\$7,614,113	\$7,693,600	\$7,864,461	\$0	n/a
Dec	\$13,331,692	\$13,977,144	\$13,569,219	\$0	n/a
YTD	\$47,250,664	\$48,416,394	\$54,606,999	\$58,131,002	6.45%
Total	\$94,843,932	\$92,184,678	\$101,412,354	\$58,131,002	



New Items of Note:

- In-Town Retail sales comprise businesses that are in Town limits. The sector had an overall decrease of 6.73% in July 2025 as compared to 2024. The Out-of-Town Retail Sales comprise businesses that are out of Town limits, whose products and services are delivered inside Town limits. This sector had an overall decrease in sales of 12.05% for July 2025 compared to 2024.

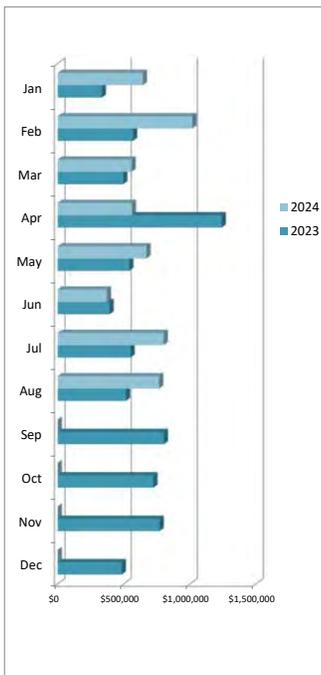
Real Estate Transfer Tax

New Items of Note:

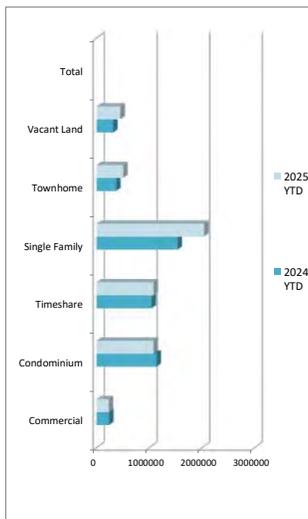
- Revenue August is ahead \$1.6M to budget and ahead \$.7M to prior year.
- Single Family sales account for the majority of the sales (37.88%), with Timeshare sales in the second position of highest sales (20.04%) subject to the tax. Timeshare sales are ahead YTD by (3.62%).
- The variability in RETT revenue compared to 2024 is primarily due to a few commercial and vacant land sales that occurred in January and February of 2025, including the sale of several high-priced single-family homes. Additionally, in April 2024, there was a significant commercial transaction that did not have a comparable counterpart in April 2025. This makes April 2025 appear lower by comparison, but the difference is simply a matter of timing regarding when large commercial sales were recorded.

Continuing Items of Note:

- 2024 Real Estate Transfer Tax budget is based upon a 5 year historical budget phasing.



Total RETT						
	2023	2024	2025	% change	2025 budget	+/- Budget
Jan	\$366,761	\$334,088	\$643,773	92.70%	\$322,424	\$321,349
Feb	\$445,546	\$569,686	\$1,018,132	78.72%	\$463,127	\$555,006
Mar	\$431,380	\$495,625	\$558,164	12.62%	\$424,005	\$134,159
Apr	\$456,127	\$1,240,904	\$560,240	-54.85%	\$760,925	-\$200,684
May	\$478,584	\$540,842	\$670,611	23.99%	\$466,470	\$204,141
Jun	\$278,784	\$392,088	\$372,312	-5.04%	\$305,321	\$66,991
Jul	\$617,133	\$550,835	\$801,308	45.47%	\$537,592	\$263,716
Aug	\$574,378	\$515,499	\$766,879	48.76%	\$501,580	\$265,299
Sep	\$1,139,485	\$802,713	\$0	n/a	\$899,145	n/a
Oct	\$553,836	\$723,645	\$0	n/a	\$508,399	n/a
Nov	\$384,307	\$770,442	\$0	n/a	\$352,778	n/a
Dec	\$499,188	\$484,061	\$0	n/a	\$458,234	n/a
YTD	\$3,648,693	\$4,639,567	\$5,391,420	16.21%	\$3,781,444	\$1,609,976
Total	\$6,872,481	\$7,420,428	\$5,391,420		\$6,000,000	

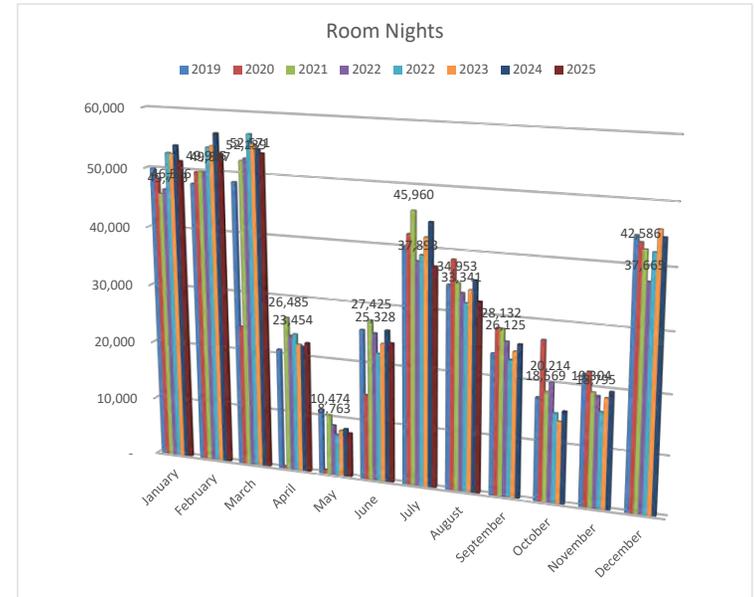


by Category					
Description	2024 YTD	2025 YTD	\$ change	% change	% of Total
Commercial	\$ 238,260	\$ 232,250	\$ (6,010)	-2.52%	4.31%
Condominium	\$ 1,136,870	\$ 1,078,765	\$ (58,105)	-5.11%	20.01%
Timeshare	\$ 1,042,895	\$ 1,080,622	\$ 37,727	3.62%	20.04%
Single Family	\$ 1,535,499	\$ 2,042,325	\$ 506,826	33.01%	37.88%
Townhome	\$ 370,677	\$ 506,130	\$ 135,453	36.54%	9.39%
Vacant Land	\$ 315,365	\$ 451,328	\$ 135,963	43.11%	8.37%
Total	\$ 4,639,567	\$ 5,391,420	\$ 751,853	16.21%	100.00%

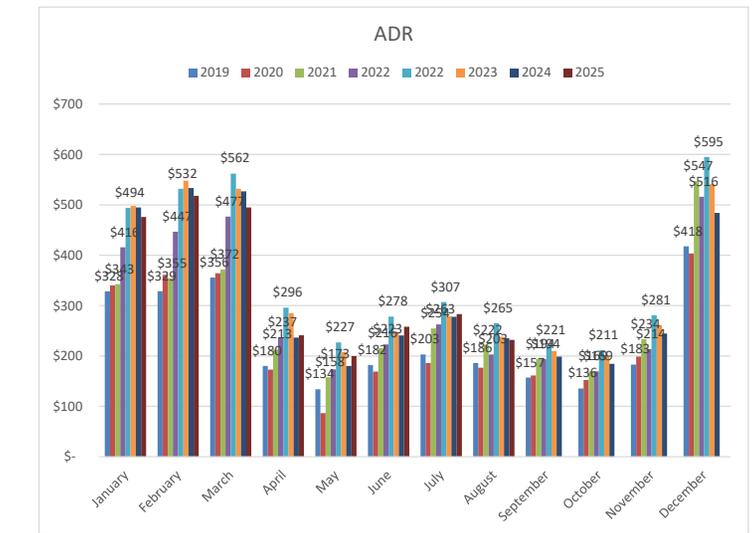
Breckenridge - Source DMX RAO

Occupied Room

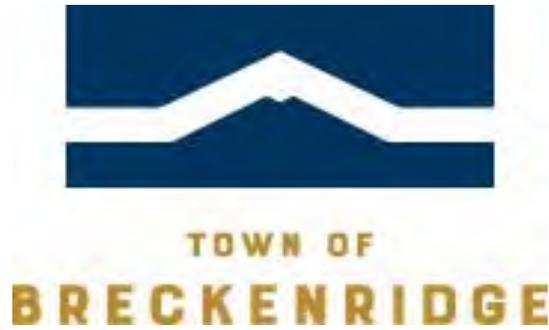
Nights	DMX	DMX	DMX	DMX	Key Data	Key Data	Key Data	Key Data
	2019	2020	2021	2022	2022	2023	2024	2025
January	49,948	48,246	45,733	46,576	52,702	52,550	54,021	51,466
February	47,850	49,813	49,935	49,887	53,997	54,277	56,406	53,032
March	48,554	24,202	52,139	52,571	56,570	54,906	54,245	53,573
April	20,895	350	26,485	23,454	23,804	22,080	21,816	22,504
May	11,274	637	10,474	8,763	7,152	7,999	8,367	7,699
June	25,696	14,696	27,425	25,328	21,948	23,690	26,012	23,929
July	40,131	42,162	45,960	37,893	38,934	41,839	44,359	37,254
August	34,515	38,623	34,953	33,341	31,745	33,922	35,575	32,191
September	23,973	28,205	28,132	26,125	23,217	24,641	25,888	
October	17,516	26,959	18,569	20,214	15,202	13,895	15,684	
November	22,132	22,574	19,304	18,795	16,252	18,613	19,692	
December	44,693	43,650	42,586	37,665	42,276	45,823	44,670	
Total	387,177	340,117	401,695	380,612	383,799	394,235	406,735	281,648



ADR	DMX	DMX	DMX	DMX	Key Data	Key Data	Key Data	Key Data
	2019	2020	2021	2022	2022	2023	2024	2025
January	\$ 328	\$ 340	\$ 343	\$ 416	\$ 494	\$ 498	\$ 495	\$ 476
February	\$ 329	\$ 361	\$ 355	\$ 447	\$ 532	\$ 548	\$ 533	\$ 518
March	\$ 356	\$ 364	\$ 372	\$ 477	\$ 562	\$ 532	\$ 527	\$ 495
April	\$ 180	\$ 173	\$ 213	\$ 237	\$ 296	\$ 285	\$ 237	\$ 241
May	\$ 134	\$ 87	\$ 158	\$ 173	\$ 227	\$ 208	\$ 180	\$ 200
June	\$ 182	\$ 169	\$ 216	\$ 223	\$ 278	\$ 247	\$ 241	\$ 258
July	\$ 203	\$ 186	\$ 254	\$ 263	\$ 307	\$ 279	\$ 278	\$ 283
August	\$ 186	\$ 177	\$ 222	\$ 203	\$ 265	\$ 238	\$ 235	\$ 232
September	\$ 157	\$ 161	\$ 194	\$ 194	\$ 221	\$ 210	\$ 199	
October	\$ 136	\$ 152	\$ 169	\$ 169	\$ 211	\$ 199	\$ 184	
November	\$ 183	\$ 199	\$ 234	\$ 214	\$ 281	\$ 261	\$ 244	
December	\$ 418	\$ 404	\$ 547	\$ 516	\$ 595	\$ 541	\$ 484	
Average	\$ 233	\$ 231	\$ 273	\$ 294	\$ 356	\$ 337	\$ 320	\$ 338



December 2024 - Key Data 52 properties, 3,275 units
 February 2025 Key Data 55 poperties, 3,282 units



August 31, 2025

Financial Statement

REVENUE AND EXPENDITURE SUMMARY
INCLUDES TRANSFERS AND FULL APPROPRIATIONS OF FUND BALANCES

	YTD TO ORIG BUDGET YTD		
	ACTUAL FY25 YTD	BUDGET FY25 YTD	ACTUAL vs BUDGET FY25 YTD
TOTAL REVENUES	\$ 144,068,802	\$ 140,340,691	\$ 3,728,111
TOTAL EXPENDITURES	\$ 120,893,378	\$ 143,234,757	\$ 22,341,379

APRIL FORECAST TO ORIG BUDGET		
APRIL FORECAST FY25	BUDGET FY25	VARIANCE
\$ 203,353,434	\$ 196,934,894	\$ 6,418,540
\$ 221,951,979	\$ 216,889,618	\$ (5,062,361)

LEVEL 1 TO ORIG BUDGET		
LEVEL 1 FY25	BUDGET FY25	VARIANCE
\$ 198,127,882	\$ 196,934,894	\$ 1,192,988
\$ 202,251,527	\$ 216,889,618	\$ 14,638,091

YTD COMMENTS - REVENUES		
- Accom Regulatory Fee	\$ (49,612)	Reduced licenses
- Cost Sharing	\$ 286,689	OST-Summit Cty Jackpot property \$70K, Thor \$134K, Corum \$75K
- CRCA	\$ 1,178,054	Utility-CO River COOP Agreement
- Employee Paid Premiums	\$ (232,142)	Employee vacancy & Benefit credit
- Fleet Sale of Assets	\$ (462,099)	Budget phasing
- Grants	\$ (1,344,648)	DOLA Utility phasing (\$995K) Housing (\$300K)
- Housing Helps Contribution	\$ 56,310	Budget phasing
- Insurance Recoveries	\$ 117,868	Golf-Skid Steer, Garage-Proterra Bus 9234
- Investment Income	\$ 1,561,126	Return on investments
- Renewable Energy	\$ 103,630	Sust-July 2024-Dec 2024 ULLR/SOL Community Solar Platform
- Rental Income	\$ (243,057)	Housing Rent concessions
- RETT	\$ 1,609,976	Single Family homes
- Stop Loss/Medical Rebates	\$ 211,694	Budget favorable
- Tax-Franchise	\$ (109,133)	Budget phasing
- Tax-Lift Ticket	\$ 58,462	Budget phasing
- Tax-Nicotine	\$ 102,488	Budget phasing
- Tax-Sales	\$ 325,407	Budget phasing
Total	\$ 3,171,013	

FORECAST TO ORIG. BUDGET COMMENTS - REVENUES		
- All Funds	\$ 1,000,000	Return on investments
- Utility Fund	\$ 1,178,054	Utility-CO River COOP Agreement
- Utility Fund	\$ (500,000)	Runway timing, Housing transfer
- Marketing Fund	\$ (225,100)	5% tax reduction
- Excise Fund	\$ (2,060,000)	5% tax reduction
- Excise Fund	\$ 1,500,000	RETT based on YTD/trending
- Housing Fund	\$ (1,200,000)	Budget correction
- Open Space Fund	\$ 1,429,285	Budget correction
- Special Projects Fund	\$ 500,000	Transfer from Excise Fund/Grants, SPARK
- Childcare Fund	\$ 5,000,000	Transfer from Excise Fund/Building purchase
- Healthcare Fund	\$ (160,000)	Employee premium reclass
Total	\$ 6,462,239	

LEVEL 1 TO ORIG. BUDGET COMMENTS - REVENUES		
- All Funds	\$ 1,000,000	Return on investments
- Utility Fund	\$ 1,178,054	Utility-CO River COOP Agreement
- Marketing Fund	\$ 217,517	Business Licenses, Sales Tax
- Excise Fund	\$ (1,590,000)	3.2% tax reduction
- Excise Fund	\$ 1,000,000	RETT based on YTD/trending
- Housing Fund	\$ (1,601,000)	Sales Tax \$1.2M, Grant delay \$400K
- Open Space Fund	\$ 902,000	Sales Tax
Total	\$ 1,106,571	

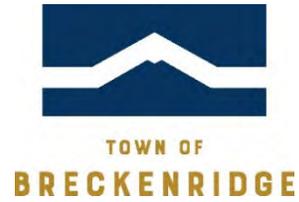
YTD COMMENTS - EXPENDITURES		
- Payroll	\$ 923,181	Vacancy rate & Benefit credit
- Material & Supplies	\$ 905,015	Budget phasing, all funds
- Charges for Services	\$ (662,223)	Budget phasing, all funds
- Charges for Services	\$ 188,604	Phasing-Buy Downs
- Charges for Services	\$ 368,744	Phasing-Housing Helps
- Charges for Services	\$ (1,063,283)	Block 11 R&M
- Charges for Services	\$ (150,000)	Sustainability-MT 2030 Membership Fees
- Minor Capital	\$ 19,755,417	Updated proformas
- Grants	\$ (125,000)	NRO, Breck Film, and Breck Backstage Theater
- Grants	\$ (105,000)	Breck Create SPARK
- Debt Interest	\$ 573,026	Phasing-Reverse accrual CWRPDA loan interest
Total	\$ 20,608,481	

FORECAST TO ORIG. BUDGET COMMENTS - EXPENDITURES		
- All Funds	\$ 250,000	Vacancy & Premium reclass
- Utility Fund	\$ (416,000)	Design fees Gary Roberts WTP
- Golf Fund	\$ (273,788)	Updated proforma
- Excise Fund	\$ (500,000)	\$500K to Special Projects
- Excise Fund	\$ (5,000,000)	\$5M to Childcare
- Housing Fund	\$ 1,105,500	Runway project updates
- Garage Fund	\$ (30,902)	Updated proforma
- Facilities Fund	\$ 318,750	Updated proforma
- Special Projects Fund	\$ (500,000)	SPARK, grants
Total	\$ (5,046,440)	

LEVEL 1 TO ORIG. BUDGET COMMENTS - EXPENDITURES		
- All Funds	\$ 540,000	Payroll vacancy rate & benefit credit
- Utility Fund	\$ 2,500,000	Updated proforma
- Golf Fund	\$ (178,000)	Updated proforma
- Housing Fund	\$ 1,212,827	Runway project updates
- Garage Fund	\$ 485,000	Updated proforma
- Facilities Fund	\$ 577,000	Updated proforma
- Special Projects Fund	\$ (195,000)	SPARK, grants
- Special Projects Fund	\$ 360,000	Breck History
- Capital Fund	\$ 7,651,666	Updated proforma
- Childcare Fund	\$ 1,400,000	Montessori delayed to 2026
Total	\$ 14,353,493	

**TOWN OF BRECKENRIDGE
2025-2026 CASH FLOW**

	April 2025 Projection		Level 1 Projection
	2025 Budget	2025 April Projection	2025 L1 Projection
REVENUE (NET TRANSFERS)	137,461,930	138,880,471	138,649,077
CAPITAL EXPENSE (NET TRANSFERS)	(56,750,656)	(55,456,159)	(45,851,603)
OPERATING EXPENSE (NET TRANSFERS)	(100,665,998)	(102,022,856)	(96,921,119)
NET	(19,954,724)	(18,598,544)	(4,123,645)
CASH OUT			
EDAP (5 LOANS PER YEAR)	500,000	500,000	1,000,000
DEBT PRINCIPAL (WATER TREATMENT, GPTD #002)	2,791,105	2,791,105	2,454,376
CAPITAL LEASES (GOLF CARTS GPS #005)	54,237	54,237	54,237
CAPITAL LEASES (2019 2 BUSES)	42,250	42,250	50,521
CAPITAL LEASES (2023 3 BUSES)	63,375	63,375	63,375
	(3,450,967)	(3,450,967)	(3,622,509)
CASH IN			
NORDIC LOAN	36,000	36,000	36,000
EDAP LOAN	30,000	30,000	30,000
	66,000	66,000	66,000
CASH	(23,339,691)	(21,983,511)	(7,680,154)
CUMULATIVE	(23,339,691)	(21,983,511)	(7,680,154)
BEGINNING CASH BALANCE	165,188,414	177,170,572	177,170,572
YEAR END CASH BALANCE	141,848,724	155,187,061	171,392,179
CHANDLER ASSET MANAGEMENT	81,000,428	81,000,428	85,480,849
COLOTRUST	39,187,986	39,187,986	41,955,328
1ST BANK OPERATING	21,660,309	34,998,647	43,956,002
	141,848,724	155,187,061	171,392,179
KPI: CASH TO OPEX = \$135M (BALANCED BUDGET)	135,000,000	135,000,000	135,000,000
SURPLUS/DEFICIT	6,848,724	20,187,061	36,392,179
	105%	115%	127%



Memo

To: Town Council
 From: Jacob Ojeda, Flor Cruz, Annette Kubek, and Helen Cospolich
 Date: 9/17/2025 (for 9/23/2025 Work Session)
 Subject: Communications and Community Engagement Update

Town Council Goals (Check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> More Boots & Bikes, Less Cars | <input type="checkbox"/> Leading Environmental Stewardship |
| <input type="checkbox"/> Deliver a Balanced Year-Round Economy | <input checked="" type="checkbox"/> Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> Organizational Need | |

Summary

This memo provides an update to the Council on recent marketing and outreach messaging, communication channels, and initiatives led by the Communications and Community Engagement Division during the last month.

Background

The Communications and Community Engagement Division will be providing monthly updates to Council.

Public Outreach/Engagement, August - September 2025 Update Messaging

This month, the Communications and Community Engagement Division shared messaging on a variety of topics ranging from Town operations and Council initiatives to recreation events, public safety, and community engagement. Specific subjects included:

- Trail Etiquette
- Oktoberfest Logistics (Road closures, parking, 5K)
- Dark Sky Certification
- Project Updates – Dog Park Renovation, Skatepark Improvements
- Town Council Updates
- Water Meter Replacements
- BSEAC Seat Vacancy
- Fleet Mechanic Recruitment
- Sustainability Saturdays
- Chatbot Rocky Text Alert Sign Ups
- Road Construction Updates – www.breckroads.com



Communication Channels

With such a broad range of topics, our team continues to select communication channels strategically to ensure information is clear, consistent, and accessible.

Recent targeted communication initiatives included:

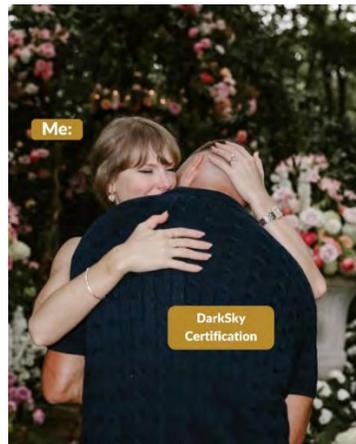
- Water meter replacements – Staff has continued to support the Water Division with outreach for the water meter replacement project, highlighting the benefits of the new smart meters and providing clear instructions for scheduling, making it easier for residents to take action and stay informed throughout the process.

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Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

Messaging has been delivered primarily through social media and targeted email reminders from the Water Division team, ensuring broad visibility and accessibility.

- Oktoberfest – The Oktoberfest weekend was supported by a wide range of outreach and marketing efforts designed to both inform and engage the community. Leading up to the event, we shared a mix of informational posts and organic, engaging media on social platforms to generate excitement, highlight event details, and support the 5K run registration. These were paired with continuous updates across our channels, including the community newsletter, to ensure residents and visitors were aware of schedules, logistics, and opportunities to participate. Through this multi-channel approach in English and Spanish, we were able to keep the community informed while also creating a sense of energy and anticipation, reinforcing Oktoberfest as one of Breckenridge’s signature annual celebrations. The Oktoberfest 5K Run nearly sold out with 295 participants.
- Connect with Breck – Efforts continue to produce the monthly newsletter, delivered via email to keep subscribers informed about Town news, events, and initiatives. The newsletter highlights a wide range of topics, including community and recreation events, sustainability programs, construction and road updates, Council discussions and decisions, and other key municipal updates not covered in the Council Recap Newsletter. By providing clear, timely information through a single, accessible channel, the newsletter helps residents stay connected with Town activities, engage with programs, and access important resources.
- Dark Sky Certification - The Dark Sky Certification effort represented a major community-wide initiative that relied on a comprehensive communication strategy across all channels. From social media posts on Instagram and Facebook to newsletters, radio ads, and targeted digital campaigns through Meta and YouTube, every outlet was leveraged to keep residents informed and engaged. This month, we produced a video featuring Public Works staff highlighting how the Town is changing out streetlights in support of Dark Sky. Our goal was not only to share information but also to encourage the community to actively partner with the Town in adopting Dark Sky practices at home. This month we were proud to share the accomplishment of achieving Dark Sky Certification and to thank our residents for their dedication and collaboration. By keeping the community well-informed and involved at every step, we were able to turn collective awareness into a significant shared achievement. Numerous media outlets throughout the State and the Country ran stories about the Town’s new certification.



Other general communication channels used this month:

- Internal and external newsletters
- Radio
- Variable message signs
- Social media platforms
- Website updates
- Blog posts
- Print media - newspaper and magazine advertisements
- Trolley ads – ongoing through the year

Community Engagement

As part of the division's commitment to community engagement, the team has created several different initiatives to engage our community and also keep them informed. These efforts include:

- Aspen Alley Trail Etiquette – Working with the Open Space & Trails staff, we produced a video to promote proper trail etiquette during leaf-peeping season and to manage expectations. A general trail etiquette video was also created for future use. The video included Spanish subtitles and was distributed via social media. Staff also partnered with Summit County on a press release in advance of the peak weekend, September 19-21.
- Bear Aware – The campaign mixes lighthearted, approachable media with clear educational content, offering tips on bear encounters, proper trash storage, and securing attractive items. By keeping messaging fun yet informative, we encourage residents to stay alert, take proactive steps, and feel confident coexisting with bears.



- Breckenridge Farmers Market - At the Breckenridge Farmers Market, our team is consistently present to engage with the community face-to-face. These interactions give us the opportunity to gather valuable feedback on how residents are receiving information from the Town, which channels they prefer, and how they feel about the content being shared. In addition to listening and learning, we actively use a wide range of communication channels including Instagram, Facebook, and newsletters to raise awareness about the Farmers Market and to encourage participation in community initiatives. This dual approach ensures we're both reaching our community effectively and adapting based on their input.
- Sustainability Saturdays – This campaign is designed to give residents simple, practical ways to live more sustainably while highlighting programs and incentives that benefit both individuals and the community. Through a mix of fun, approachable media and informative content, we share tips, resources, and support to help residents take meaningful steps toward sustainability in their daily lives.
- Fire Restrictions – The team reposts social media content from the Summit County Sheriff's Office and other community partners to maximize the communication of fire restriction changes.

Over the past month, the communications team has made significant strides in strengthening community engagement through social media, particularly on Instagram. By incorporating more creative, lighthearted, and interactive content, we've seen measurable improvements in how our community connects with us online. Compared to the previous month, our reach grew by **194.8%**, with over 22,855 accounts engaged. Interactions (including likes, comments, shares, saves, and reposts) rose from 628 to 2,560, showing a clear increase in active participation. Additionally, profile activities climbed to 951, up 66.3%, reflecting stronger interest in learning more about the Town and accessing resources. These results demonstrate the impact of our refined social media strategy and our commitment to making communication both engaging and accessible.

Financial Implications

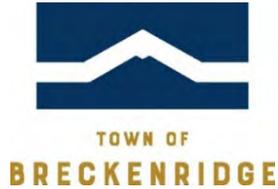
The division continues to work within the existing budget and has a strong financial standing for the remainder of the year.

Equity Lens

The Equity Lens Tool is used when creating communications and marketing initiatives to ensure the audience is reached, the message delivery is appropriate, and community trust increases. A primary focus remains translation of social media and other public-facing messages. Another focus is making sure all communications are ADA accessible.

Staff Recommendation

Staff will be available on Tuesday to answer any questions from Council.



Memo

To: Town Council
From: Tracey Lambert, Senior Accountant
Date: September 16, 2025 (for September 23rd meeting)
Subject: 2026 Proposed Fees / 2026 Headcount Summary

Town Council Goals

- | | | | |
|-------------------------------------|---------------------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | More Boots & Bikes, Less Cars | <input type="checkbox"/> | Leading Environmental Stewardship |
| <input checked="" type="checkbox"/> | Deliver a Balanced Year-Round Economy | <input type="checkbox"/> | Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> | Organizational Need | | |

Summary

As part of the budget process, Finance is requesting a review of the proposed 2026 fees for Finance, Community Development, Public Works, Recreation, Utility, Golf, Cemetery, Parking, Sustainability and Accommodation Unit Compliance.

Fee Changes

Below is a brief overview of each departmental fee change and highlights:

- o Finance – Addition of a new Real Estate Transfer Tax exemption administrative fee of \$15 and an update to the tax return paper filing fee from \$5 to \$15. These changes incorporate time and additional costs related to providing these services.
- o Community Development – Planning fees have been increased by 3% on an annual basis to offset increased inflationary costs. This is in keeping with other local municipalities and the county.
- o Public Works – The Engineering Department is proposing a ~3% increase to the existing ROW permit bringing the fee to \$400, as well as establishing a \$1,500 fee for Infrastructure Permits. Previously this permit was administered free of charge; however, the permit review and inspection involves staff hours that are commensurate with many development permits administered by Community Development and the fee will allow for modest revenue to be collected to offset costs related to permit administration. All other permit fees are proposed to remain flat.
- o Recreation - The Recreation Department is proposing nominal fee increases at the Ice Arena and Carter Park for out-of-town facility renters only. Carter Park will also have seasonal rates and a simpler rate schedule that includes the whole facility, including inside and the outside pavilion. As a result of increased operational costs, the Gold Run Nordic Center, Breckenridge Nordic Center, and Frisco Nordic have mutually agreed to fee increases for all daily and season trail passes for the 2025/2026 season. The only exception is to keep the Summit Youth pass the same price. Nordic fees had not previously increased over the past two seasons.
- o Utility – Water Rates and Fees will increase for 2026 in keeping with percentage increases adopted by ordinance in 2024. Water rates are planned to revert to a 5% increase in 2028. That is subject to change once a new water rate study is completed in 2026.
 - o Water Rates - 10% (increase of \$2.93 per 3000 gallons or \$32.26 billing period)
 - o Water PIF's - 10%
 - o Water Service Maintenance Fee - 5%

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

- Water billing paper statement fees have been reduced from \$10 to \$2
- New fees for returned checks and Status Request fee \$50 have been introduced. A Service Request fee incorporates time and costs related to calculating the amount owed by a Seller for their water use through the date of a potential real estate transfer.

- Golf - The golf course is proposing to increase rack rate fees to stay competitive with surrounding golf courses in Summit County, while remaining more affordable than our direct competition. There are no proposed increases to local rates or cart fees. Additionally, the golf course has proposed decreasing the non-profit fee from \$80 to \$50/player to make their fundraising tournaments more lucrative.

- Cemetery – No changes to the current fee schedule.

- Parking –
 - Update to the fee schedule memorializing the current free summer parking at the South Gondola Garage.
 - Moving Runway Oversize (Zone 777) lot to McCain/School District Parcel (Zone 799) for 2026, decreasing cost from \$45/night to \$25/\$40 depending on day. This is expected to have minimal impact on projected revenue.

- Sustainability – No changes to the current fee schedule.

- Accommodation Unit Compliance - No changes to the current fee schedule.

Staffing Overview

The Town of Breckenridge staffing summary report is attached after the fee schedules. This report highlights 2024, 2025 budget, 2025 projection and 2026 proposed budget full-time equivalent (FTE) by department. 2026 proposed budget considers the following:

- Reclass 1.33 FTE from Accommodation Unit Compliance Fund to General Fund/Public Safety for Community Service Officers (CSOs) as the CSOs were not spending enough time on accommodation related issues to justify the expense to this Fund
- One additional Retiree for healthcare benefit purposes
- New Deputy Town Attorney proposed start date of April 2026. The Town Attorney is proposing to reorganize and consolidate the legal department so that the majority of critical legal services will be provided in-house. In order to accomplish this, a new position of Deputy Town Attorney has been requested.

Background

During prior Budget Retreat presentations, the proposed annual fees and staffing summary report were reviewed with Town Council to answer questions and adopt the change in fees and changes in headcount.

This year, Finance is proposing to make this a single review of all fees and changes in headcount prior to the Budget Retreat. Any changes made during Town Council will be finalized in the 2026 Budget presentation.

Public outreach/engagement

The Budget retreat process provides the public with an opportunity to learn and participate during the October presentation. The fee and headcount review during this working session also provides awareness prior to the Budget Retreat for comments as needed.

Financial Implications

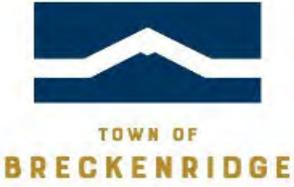
The proposed fees and headcount changes are part of the 2026 budgeted revenue and expenses for the Town.

Equity Lens

Staff have considered the Equity Lens when reviewing and proposing changes to fees. It is possible for fees to impact all members of the community and staff have considered the impact to all community members, especially those who may find fees to be a barrier. Staff believes the proposed fees serve the organizational needs of the Town, while still providing access.

Staff Recommendation

Finance recommends the proposed fees and updated headcount are considered for final approval on the October 14th Budget Retreat.



Finance Fees

Number of Late-Filed RETT Exemption Applications	2023	2024	2025	2026
First	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
Second	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00
Third	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Fourth (and each subsequent)	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00
RETT Exemption Administrative Fee	\$ -	\$ -	\$ -	\$ 15.00

Paper Filing Fees	2023	2024	2025	2026
Per Tax Return	\$ 5.00	\$ 5.00	\$ 5.00	\$ 15.00
Per Bag Fee	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00

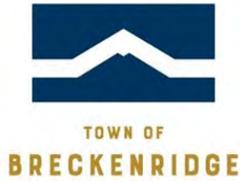
Municipal Service Fees	2023	2024	2025	2026
Annual Tobacco License	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00



Planning Permit Application Fees

Fee	2024	2025	2026
Class A Development	\$7,140 + \$145/SFE	\$7,355 + \$160/SFE	\$7,575 + \$175/SFE
Class A Subdivision	\$7,140 + \$145/SFE	\$7,355 + \$160/SFE	\$7,575 + \$175/SFE
Class B Major Development	\$4,010 + \$145/SFE	\$4,130 + \$160/SFE	\$4,255 + \$175/SFE
Class B Minor Development	\$2,105 + \$145/SFE	\$2,170 + \$160/SFE	\$2,235 + \$175/SFE
Class B Minor (Historic)	See Class A	Class A	Class A
Class B Subdivision	\$3,700 + \$145/SFE	\$3,810 + \$160/SFE	\$3,925 + \$175/SFE
Class C Major Development	\$2,105	\$2,170	\$2,235
Class C Minor Development	\$1,080	\$1,110	\$1,145
Class C Subdivision	\$2,105	\$2,170	\$2,235
Class D Major Development	\$2,105	2,170	\$2,235
Class D Minor Development	\$90	\$95	\$100
Individual Sign	\$90	\$95	\$100
Master Sign Plan	\$1,005	\$1,035	\$1,065
Annexation Fees (Vacant Land)	\$15,140 + \$145/SFE	\$15,600 + \$160/SFE	\$16,070 + \$175/SFE
Annexation Fees (Subject to Election)	\$31,120 + \$145/SFE	\$32,050 + \$160/SFE	\$33,010 + \$175/SFE
Worksessions	\$610	\$630	\$650
(50% of the fee may be credited to a development permit fee application)			
Subdivision Corrections	\$280	\$290	\$300
Parking In-Lieu Fee	\$27,172.76	\$27,666.64	2025 Fee +CPI ¹
Planning Re-Inspection Fees	\$85	\$90	\$95
Cash Deposit Agreement	\$85	\$90	\$95
Encroachment License Agreement	\$85	\$90	\$95

¹Rate to be adjusted in early 2026 to reflect change in the Consumer Price Index, per section 9-3-12 A of the Town Code. 2026 fee will be based on adding the amount of CPI change to the 2025 fee.



Public Works Fees

Fee Description	2025	2026
Right of Way Permit	\$ 386.00	\$ 400.00
Infrastructure Permit		\$ 1,500.00
Banner Hanging Fee	\$ 125.00	\$ 125.00
Memorial Bench & Plaque Fee	\$ 1,000.00	\$ 1,000.00

Engineering Plan Review Fees

Residential Building Permit (Collected at Public Works w/Orange Sheet)	2025	2026
1 Unit (Single Family)	\$ 110.00	\$ 110.00
2-3 Units (Duplex / Triplex)	\$ 220.00	\$ 220.00
4-10 Units	\$ 550.00	\$ 550.00
11-20 Units	\$ 1,100.00	\$ 1,100.00
>20 Units	\$ 1,650.00	\$ 1,650.00
Commercial Building Permit (Collected at Public Works w/Orange Sheet)	2025	2026
0-5,000 Square Feet	\$ 550.00	\$ 550.00
5,001-10,000 Square Feet	\$ 1,100.00	\$ 1,100.00
>10,000 Square Feet	\$ 1,650.00	\$ 1,650.00
Engineering Development Plan Review (Collected at Community Development)	2025	2026
Class A Development Plan	\$ 275.00	\$ 275.00
Class A Subdivision	\$ 1,100.00	\$ 1,100.00
Class B Major Development Plan	\$ 110.00	\$ 110.00
Class B Minor Development Plan	\$ 110.00	\$ 110.00
Class B Subdivision	\$ 275.00	\$ 275.00
Class C Subdivision	\$ 110.00	\$ 110.00
Subdivision Improvement Agreement (SIA) (Collected at Community Development)	2025	2026
Bonding Value 0-\$250,000	\$ 110.00	\$ 110.00



Recreation Center Fees & Rates

as of 9.17.25

Note: Resident resides in Summit County or works in Breckenridge.

Recreation Center Membership Passes			2025 Approved	2026 Proposed
Daily Admission	Resident discount	Youth/Senior	\$ 5.00	\$ 5.00
	Resident discount	Adult	\$ 10.00	\$ 10.00
	Guest	Youth/Senior	\$ 10.00	\$ 10.00
	Guest	Adult	\$ 20.00	\$ 20.00
6 Punch Guest Pass (transferable)		Youth/Senior	\$ 50.00	\$ 50.00
		Adult	\$ 100.00	\$ 100.00
15 Punch Guest Pass (transferable)		Youth/Senior	\$ 120.00	\$ 120.00
		Adult	\$ 240.00	\$ 240.00
One Month (Resident and Guest)		Youth/Senior	\$ 44.00	\$ 44.00
		Adult	\$ 69.00	\$ 69.00
Six Months	Resident discount	Youth/Senior	\$ 128.00	\$ 164.00
		Adult	\$ 270.00	\$ 270.00
Yearly	Resident discount	Youth/Senior	\$ 240.00	\$ 240.00
		Adult	\$ 469.00	\$ 469.00
25 Punch (non transferrable)	Resident discount	Youth/Senior	\$ 95.00	\$ 95.00
		Adult	\$ 200.00	\$ 200.00
	Guest	Youth/Senior	\$ 210.00	\$ 210.00
		Adult	\$ 400.00	\$ 400.00
Miscellaneous				
Last Hour Admission			\$ 8.00	\$ 10.00
Towel Monthly Add-On			\$ 20.00	\$ 20.00
Individual Towel			\$ 3.00	\$ 3.00
Shower Only			\$ 8.00	\$ 10.00
Racquetball Racquet Rental			\$ 2.00	\$ 2.00

Recreation Center and Ice Arena Community Rooms/Facilities Rental Rates. *Rates are per hour.			2025 Approved	2026 Proposed
Half Room		Resident discount	\$ 38.00	\$ 38.00
		Guest	\$ 52.00	\$ 52.00
		*Non-Profit	\$ 25.00	\$ 25.00
Full Room		Resident discount	\$ 63.00	\$ 63.00
		Guest	\$ 85.00	\$ 85.00
		*Non-Profit	\$ 45.00	\$ 45.00
Half Gym		Resident discount	\$ 86.00	\$ 86.00
		Guest	\$ 136.00	\$ 136.00
		*Non-Profit	\$ 50.00	\$ 50.00
Full Gym		Resident discount	\$ 165.00	\$ 165.00
		Guest	\$ 275.00	\$ 275.00
		*Non-Profit	\$ 93.00	\$ 93.00
Turf Gym		Resident discount	\$ 86.00	\$ 86.00
Leisure Pool		Resident discount	\$ 227.00	\$ 227.00
*Additional fees for lifeguards may apply		Guest	\$ 390.00	\$ 390.00
		*Non-Profit	\$ 180.00	\$ 180.00
Fitness/Dance Studio(s)		Resident discount	\$ 99.00	\$ 99.00
		Guest	\$ 129.00	\$ 129.00
		*Non-Profit	\$ 47.00	\$ 47.00
Climbing Wall Rental	Per Hour	Resident discount	\$ 189.00	\$ 189.00
*Rate includes staffing	Per Hour	Guest	\$ 228.00	\$ 228.00
	Per Hour	*Non-Profit	\$ 150.00	\$ 150.00
After Hours Rental of Recreation Center		Resident discount	\$ 1,008.00	\$ 1,008.00
*fees subject to negotiation based upon		Guest	\$ 1,558.00	\$ 1,558.00
group needs, availability and staffing needs		*Non-Profit	\$ 720.00	\$ 720.00

Kingdom Park Ball Diamonds & Athletic Field Rental Rates			2025 Approved	2026 Proposed
Ball Diamond per Hour		Resident discount	\$ 75.00	\$ 75.00
		Guest	\$ 130.00	\$ 130.00
		Non-Profit	\$ 55.00	\$ 55.00
Ball Diamond per Day		Resident discount	\$ 600.00	\$ 600.00
		Guest	\$ 1,040.00	\$ 1,040.00
		Non-Profit	\$ 440.00	\$ 440.00
Athletic Field per Hour		Resident discount	\$ 75.00	\$ 75.00
	Soccer/Rugby Pitch	Guest	\$ 130.00	\$ 130.00
		Non-Profit	\$ 55.00	\$ 55.00
Athletic Field per Day		Resident discount	\$ 600.00	\$ 600.00
	Soccer/Rugby Pitch	Guest	\$ 1,040.00	\$ 1,040.00
		Non-Profit	\$ 440.00	\$ 440.00

Carter Park Rental Rates			2025 Approved	2026 Proposed
Carter Park Pavillion October 1-April 30	6 Hour Block	Resident/Non-Profit	\$ 175.00	\$ 175.00
		Guest	\$ 930.00	\$ 975.00
	Full Day	Resident/Non-Profit	\$ 331.00	\$ 331.00
		Guest	\$ 1,850.00	\$ 1,950.00
Carter Park Pavillion May 1-September 30	6 Hour Block	Resident/Non-Profit	\$ 287.00	\$ 287.00
		Guest	\$ 1,625.00	\$ 1,700.00
	Full Day	Resident/Non-Profit	\$ 538.00	\$ 538.00
		Guest	\$ 3,100.00	\$ 3,250.00
Volleyball Courts	6 hour block	Resident/Non-Profit	\$ 30.00	\$ 30.00
		Guest	\$ 93.00	\$ 93.00
	Full Day	Resident/Non-Profit	\$ 59.00	\$ 59.00
		Guest	\$ 170.00	\$ 170.00
Playing Field		Resident/Non-Profit	\$ 32.00	\$ 32.00
		Guest	\$ 81.00	\$ 81.00

Tennis Court Rental Rates			2025 Approved	2026 Proposed
Indoor Courts-Year Round	Per hour/per court	42200.00	\$ 40.00	\$ 40.00
		In-person	\$ 45.00	\$ 45.00
Outdoor Courts-Summer-Hard Courts	Per hour/per court	Online	\$ 20.00	\$ 24.00
		In-person	\$ 26.00	\$ 26.00
Outdoor Courts-Summer-Clay Courts	Per hour/per court	Online	\$ 24.00	\$ 30.00
		In-person	\$ 32.00	\$ 32.00
Summer Outdoor Court pass	per person		\$ 250.00	\$ 250.00
Drop-In Rate for all Drop In lessons	Per person		\$ 27.00	\$ 27.00

Gold Run Nordic Center Pass Fees			2025 Approved	2026 Proposed
*In Season Rates listed below. Discounts may apply for early bird and pre-season.				
Adult Day Trail Pass (Ages 13 - 64)			\$30.00	\$35.00
Youth/Senior Day Trail Pass (Senior 65+)			\$25.00	\$30.00
12 and Under Day Pass			Free	Free
10-Punch Pass		Adult (13-64)	\$210.00	\$245.00
		Senior Only	\$170.00	\$195.00
6-Punch Pass		Adult (13-64)	\$150.00	\$175.00
		Senior Only	\$125.00	\$145.00
4-Punch Pass (new)		Adult (13-64)		\$120.00
		Senior Only		\$90.00
Individual Season Pass Breck/Gold Run	Resident	Adult (13-64)	\$280.00	\$355.00
		Senior	\$155.00	\$220.00
Individual Season Pass Breck/Gold Run	Non-Resident	Adult (13-64)	\$300.00	\$375.00
		Senior	\$175.00	\$240.00
Individual Season Pass Joint	Resident	Adult (13-64)	\$355.00	\$390.00
		Senior	\$220.00	\$245.00
Individual Season Pass Joint	Non-Resident	Adult (13-64)	\$375.00	\$410.00
		Senior	\$240.00	\$265.00
Family Season Pass Breck/Gold Run*	Resident	Family	\$440.00	\$505.00
Family Season Pass Breck/Gold Run*	Non-Resident	Family	\$460.00	\$525.00
Family Season Pass* Joint	Resident	Family	\$505.00	\$555.00
Family Season Pass* Joint	Non-Resident	Family	\$525.00	\$575.00
Team Pass (Middle & High School) Joint		Youth	\$50.00	\$50.00
Rec Add-on Season pass Breck/Gold Run		All	\$160.00	\$215.00
Rec Add-on Season pass/Joint		All	\$215.00	\$235.00
Corporate Season Pass* Breck/Gold Run	Resident		\$520.00	\$585.00
	Non-Resident		\$550.00	\$605.00
Corporate Season Pass* Joint	Resident		\$585.00	\$655.00
	Non-Resident		\$605.00	\$675.00

*These are in-season rates. Discounts may apply for early bird and pre-season.

** Some fees for Gold Run Nordic may change at a later date due to Nordic LOU.

Ice Arena Pass Fees			2025 Approved	2026 Proposed
General Admission		Adult	\$ 13.00	\$ 13.00
		Youth/Senior/ Veteran	\$ 10.00	\$ 10.00
10 Punch All Access Pass (Public, Freestyle and Stick and Puck)		Adult w/o rental skates	\$ 117.00	\$ 117.00
		Youth/Senior w/o rental skates	\$ 90.00	\$ 90.00
One Year Membership-Adult			\$ 380.00	\$ 380.00
One Year Membership-Youth/Senior			\$ 200.00	\$ 200.00
One Year Membership-Family			\$ 564.00	\$ 564.00
6 Month Adult			\$ 220.00	\$220.00
6 Month Youth/ Senior			\$ 120.00	\$120.00
Drop-In Hockey (per visit)			\$ 13.00	\$ 13.00
Stick n Puck (per visit)			\$ 13.00	\$ 13.00
Free Style (per visit)			\$ 13.00	\$ 13.00
Skate Sharpening Pass		10 Punch	\$ 72.00	\$ 81.00
Misc. Fees		Skate Rental	\$ 7.00	\$ 7.00
		Overnight Skate Sharpening	\$ 8.00	\$ 9.00
		On Demand skate sharpen	\$ 13.00	\$ 14.00
		Figure, Goalie or brand new skate sharpen		\$ 15.00
Ice Artificial Turf Rental	Per Hour	Rentals- Non-Profit	\$ 50.00	\$ 50.00
		Resident discount	\$ 73.00	\$ 73.00
		Rentals- Guest/ Base	\$ 115.00	\$ 123.00
Ice Rentals-Per Hour	Indoor	Rentals-Non-Profit	\$ 250.00	\$ 250.00
		Rentals-Adult Teams/Camps	\$ 280.00	\$ 280.00
		Rentals-Resident/Business	\$ 280.00	\$ 280.00
		Rentals-Guest/ Base	\$ 381.00	\$ 408.00
Ice Rentals-Per Hour	Outdoor	Rentals-Non-Profit	\$ 137.00	\$ 137.00
		Rentals-Adult Teams/Camps	\$ 170.00	\$ 170.00
		Rentals-Resident/Business	\$ 170.00	\$ 170.00
		Rentals-Guest/ Base	\$ 214.00	\$ 229.00
Ice Arena Meeting Room	Per Hour	Resident discount	\$ 50.00	\$ 50.00
	Per Hour	Guest	\$ 60.00	\$ 60.00
	Per Hour	*Non-Profit	\$ 30.00	\$ 30.00
	Full Day	Resident discount	\$ 151.00	\$ 151.00
	Full Day	Guest	\$ 258.00	\$ 258.00
	Full Day	*Non-Profit	\$ 120.00	\$ 120.00
Ice Arena Facility Rental* (per hour)		Resident/Non-Profit	\$ 649.00	\$ 649.00
*rate includes all rooms, ice use, locker rooms and skate rentals		Rentals-Guest/ Base	\$ 2,000.00	\$ 2,150.00
*This package applicable when displacing regular customers or programs/requires special approval				

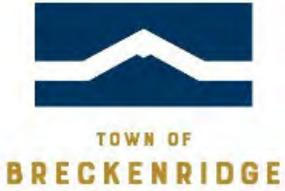


Water Rates

		Budget Year	2025	2026
		Water Rate Increase	10%	10%
		Gallon Allocation per Billing Period	3,000	3,000
Residential Water Rates (See Notes 1 and 2)	In-Town Base (0-3,000 gallons) per Billing Period	3000	\$29.33	\$32.26
	Out-of-Town Base per Billing Period (1.5 x in-town rate)	3000	\$43.99	\$48.39
	In-Town Excess Tier 1 (Rate per 1,000 gallons 3,000 - 10,000; See Note 3)	3,000-10,000	\$8.94	\$9.84
	Out-of-Town Excess Tier 1 (Rate per 1,000 gallons 3,000 - 10,000; See Note 3)	3,000-10,001	\$13.41	\$14.76
	In-Town Excess Tier 2 (Rate per 1,000 gallons > 10,000; See Note 3)	>10,000	\$13.41	\$14.75
	Out-of-Town Excess Tier 2 (Rate per 1,000 gallons > 10,000; See Note 3)	>10,000	\$20.11	\$22.12
In-Town non-residential water rates	Rate per 1,000 gallons per billing period	NA	\$8.94	\$9.84
Out-of-Town non-residential water rates	Rate per 1,000 gallons per billing period)	NA	\$13.41	\$14.76
Bulk Water Rate	Rate per 1,000 gallons	NA	\$35.75	\$39.33
Water Billing Statement Fee	All Customers receiving Paper Statements (Fee per Billing Period)	NA	\$10.00	\$2.00
	Returned check fee	NA		\$50.00
	Status request fee	NA		\$50.00
New Account Setup Fee	All New Customers	NA	\$25.00	\$25.00
Service Line Inspection-In-Town	All Building Permits	NA	\$100.00	\$100.00
Service Line Inspection-Out-of-Town	All Building Permits	NA	\$150.00	\$150.00
WSMF/SFE	WSMF/SFE Rate Incr		5%	5%
	All Customers (Fee per Billing Period)	NA	\$6.62	\$6.95
Plant Investment Fees (PIFs) (See Note 4)	PIF Rate Increase		10%	10%
	In-Town (first 2,000 sf)	NA	\$18,013.94	\$19,815.33
	Out-of-Town (1.25 x in-town PIF rates; first 2,000 sf)	NA	\$22,517.43	\$24,769.17

Note 1:	Effective BY 2024-2027, water rates will increase by 10%, then 5% starting in BY 2028 until determined otherwise.
Note 2:	Effective July 2023, switch to monthly billing. Effective BY 2024, base fee volume allocation 3,000 gallons/month.
Note 3:	Starting BY 2024, 2 tiers for excess water use (3,000-10,000 and > 10,000 gallons)
Note 4:	Effective BY 2019 and forward,PIFs will resume 10% increase unless determined otherwise.

Breckenridge Golf Club Rates		2025 Approved	2026 Proposed
Daily Greens Fees			
	Low Season		
18 Holes (Walking, includes range balls)		\$80.00	\$85.00
9 Holes (Walking, includes range balls)		\$55.00	\$60.00
9 Hole "Happy Hour" after 4:30 pm		\$48.00	\$50.00
27 holes with cart/range balls- prepay only		\$140.00	\$150.00
36 holes with cart/range balls- prepay only		\$180.00	\$190.00
Internet "Prepay" Rate- Discount \$5		\$75.00	\$80.00
	High Season		
18 Holes (Walking, includes range balls)		\$170.00	\$185.00
9 Holes (Walking, includes range balls)		\$95.00	\$100.00
9 Hole "Happy Hour" after 4:30 pm		\$48.00	\$50.00
27 holes with cart/range balls- prepay only		\$250.00	\$260.00
36 holes with cart/range balls- prepay only		\$320.00	\$330.00
Internet "Prepay" Rate- Discount \$10		\$180.00	\$195.00
Cart Fees			
	Low Season & High Season		
9 Holes/player		\$12.00	\$12.00
18 Holes/player		\$20.00	\$20.00
9 Holes/ single rider		\$16.00	\$16.00
18 Holes/ single rider		\$30.00	\$30.00
9 Hole spectator		\$24.00	\$24.00
18 Hole spectator		\$40.00	\$40.00
	Low Season		
Locals Rates			
Breckenridge resident		\$50.00	\$50.00
Summit/Park County resident		\$64.00	\$64.00
Junior- Breck/Summit County		\$38.00	\$38.00
Bring A Friend 9 Holes		\$45.00	\$45.00
Bring A Friend 9 Holes		\$70.00	\$70.00
	High Season		
Breckenridge resident		\$50.00	\$50.00
Summit/Park County resident		\$64.00	\$64.00
Junior- Breck/Summit County		\$38.00	\$38.00
Bring A Friend 9 Holes		\$75.00	\$75.00
Bring A Friend 9 Holes		\$105.00	\$105.00
Group Outing Rates			
	Rate Determined by time of day, # players		
Low season		\$95.00	\$100.00
High season		\$180.00	\$195.00
Non-profit		\$80.00	\$50.00
Other Services			
Club Rental- 9 holes		\$40.00	\$45.00
Club Rental- 18 holes		\$75.00	\$80.00
Range Balls- small		\$7.00	\$7.00
Range Balls- large		\$10.00	\$10.00



Valley Brook Cemetery Fees

Cemetery Fee	2023	2024	2025	2026
Breckenridge Resident per space	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
Summit County Resident per space	\$ 750.00	\$ 800.00	\$ 800.00	\$ 800.00
Out-of-County Resident per space	\$ 1,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
Casket (open/close)	\$ 1,286.25	\$ 1,225.00	\$ 1,225.00	\$ 1,225.00
Cremains (open/close)	\$ 735.00	\$ 700.00	\$ 700.00	\$ 700.00
Inspection Fee (self digging)*	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00
Perpetual Care Fee Breckenridge Resident	\$ 840.00	\$ 800.00	\$ 800.00	\$ 800.00
Perpetual Care Fee Summit County Resident		\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
Perpetual Care Fee Non-Resident	\$ 1,050.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
Emergency/After Hours Fee (outside of M-F, 8am-5pm)	\$ 210.00	\$ 200.00	\$ 200.00	\$ 200.00
Infant Burial (ages 2 years or younger)	\$ -	\$ -	\$ -	\$ -

*Contractors must be licensed by the Town of Breckenridge

Monday - Thursday

Zone(s)	Main Street 780 - 782	N Ridge St 774, S Ridge St 775, Ridge Alley 786, Washington 788, Adams, 787, Courthouse 789, Upper Exchange 790, Lower Exchange 791, Outdoor Exchange 792, Barney Ford 763	FLOT 779	Tiger Dredge 786	Wellington 795	Ice House 783, Tonopah 794	South Gondola Garage 1521
Hours	10AM-8PM Year Round	10AM-8PM Year Round	7 AM - 5 PM Nov - April 10 AM - 3 PM May - Oct	7 AM - 3 PM Nov - April 10 AM - 8 PM May - Oct	8AM-8PM Year Round	10AM-8PM Year Round	6 AM - 8 PM Nov - April May Oct - Free
Fifteen Minutes	Free	Free	Not Available	Not Available	Free	FREE	Not Available
First Hour	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	All Day Rate
Second Hour	\$1.50	\$0.50	\$1.00	\$0.50	\$1.50	\$0.50	All Day Rate
Third Hour	\$2.00	\$0.50	\$1.00	\$0.50	\$2.00	\$1.00	All Day Rate
Fourth Hour	\$5.50	\$1.00	\$1.25	\$1.00	\$5.50	\$2.50	All Day Rate
Fifth Hour	\$8.00	\$1.00	\$17.00 until 5 PM	\$1.00	\$8.00	\$3.00	All Day Rate
Sixth Hour	\$8.00	\$1.00	\$17.00 until 5 PM	\$1.00	\$8.00	\$3.00	All Day Rate
Seventh Hour	\$8.50	\$1.00	\$17.00 until 5 PM	\$1.00	\$8.50	\$3.50	All Day Rate
Eighth Hour	\$8.50	\$1.00	\$17.00 until 5 PM	\$1.00	\$8.50	\$3.50	All Day Rate
Ninth Hour	\$8.50	\$1.00	\$17.00 until 5 PM	\$1.00	\$8.50	\$4.00	All Day Rate
Tenth Hour	\$8.50	\$1.00	\$17.00 until 5 PM		\$8.50	\$4.00	All Day Rate
4 Hours Parking Total	\$9.50	\$2.50	\$3.75	\$2.50	\$9.50	\$4.50	\$18
5 Hours Parking Total	\$17.50	\$3.50	\$17.00	\$3.50	\$17.50	\$7.50	\$18
6 Hours Parking Total	\$25.50	\$4.50	\$17.00	\$4.50	\$25.50	\$10.50	\$18
All Day Monday - Thursday	\$59.50	\$8.50		\$6.50	\$59.50	\$25.50	\$18
All Day Friday - Sunday							

*all oversize and overnight parking, see locations and pricing below.

*all oversize and overnight parking, see locations and pricing below.

*all oversize and overnight parking, see locations and pricing below.

Friday - Sunday

Zone(s)	Main Street 780 - 782	N Ridge St 774, S Ridge St 775, Ridge Alley 786, Washington 788, Adams, 787, Courthouse 789, Upper Exchange 790, Lower Exchange 791, Outdoor Exchange 792, Barney Ford 763	FLOT 779	Tiger Dredge 786	Wellington 795	Ice House 783, Tonopah 794	South Gondola Garage 1521
Hours	10AM-8PM Year Round	10AM-8PM Year Round	7 AM - 5 PM Nov - April 10 AM - 3 PM May - Oct	7 AM - 3 PM Nov - April 10 AM - 8 PM May - Oct	8AM-8PM Year Round	10AM-8PM Year Round	6 AM - 8 PM Nov - April May Oct - Free
Fifteen Minutes	Free	Free	Not Available	Not Available	Free	FREE	Not Available
First Hour	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	All Day Rate
Second Hour	\$2.00	\$1.00	\$1.50	\$1.50	\$2.00	\$1.50	All Day Rate
Third Hour	\$4.00	\$1.50	\$3.00	\$2.00	\$4.00	\$2.00	All Day Rate
Fourth Hour	\$7.00	\$2.00	\$5.00	\$4.00	\$7.00	\$3.00	All Day Rate
Fifth Hour	\$9.50	\$2.00	\$22.00 until 5 PM	\$4.00	\$9.50	\$3.50	All Day Rate
Sixth Hour	\$9.50	\$2.00	\$22.00 until 5 PM	\$4.00	\$9.50	\$4.00	All Day Rate
Seventh Hour	\$10.50	\$2.00	\$22.00 until 5 PM	\$4.00	\$10.50	\$4.50	All Day Rate
Eighth Hour	\$10.50	\$2.00	\$22.00 until 5 PM	\$4.00	\$10.50	\$5.00	All Day Rate
Ninth Hour	\$11.50	\$2.00	\$22.00 until 5 PM	\$4.00	\$11.50	\$5.50	All Day Rate
Tenth Hour	\$11.50	\$2.00	\$22.00 until 5 PM	\$4.00	\$11.50	\$6.00	All Day Rate
4 Hours Parking Total	\$13.50	\$5.00	\$10.00	\$8.00	\$13.50	\$7.00	\$28
5 Hours Parking Total	\$23.00	\$7.00	\$22.00	\$12.00	\$23.00	\$10.50	\$28
6 Hours Parking Total	\$32.50	\$9.00		\$16.00	\$32.50	\$14.50	\$28
All Day Monday - Thursday							
All Day Friday - Sunday	\$76.50	\$17.00		\$32.00	\$76.50	\$35.50	\$28

*all oversize and overnight parking, see locations and pricing below.

*all oversize and overnight parking, see locations and pricing below.

*all oversize and overnight parking, see locations and pricing below.

Overnight Parking- Zone 778

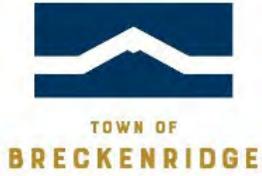
Hours	Ice Rink Mon-Thu	Ice Rink Fri-Sun
1 day (24 hours)	\$20.00	\$35.00
Max - 14 days per calendar year	\$370.00	\$490.00

Oversized Parking- Zone 777

Hours	Runway Lot Mon-Thu	Runway Lot Fri-Sun
1 day (24 hours)	\$45.00	\$45.00
Max - 14 days per calendar year	\$630.00	\$630.00

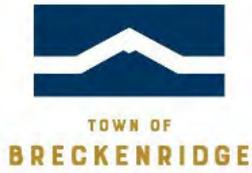
Oversized Parking- Zone 799 - Peak 6 Lot

Hours	Peak 6 Lot Mon-Thu	Peak 6 Lot Fri-Sun
1 day (24 hours)	\$25.00	\$40.00
Max - 14 days per calendar year	\$350.00	\$560.00



Sustainability Fees

Material Management Fees	2023	2024	2025	2026
Tier 1- Office/Beauty/Spa, Retail ≤ 1,999 sq ft, Residential	\$ 373.52	\$ 373.52	\$ 384.00	\$ 384.00
Tier 2- Cafes, Restaurants, and bars ≤ 1,999 sq ft, Retail ≥ 2,000 sq feet	\$ 759.04	\$ 759.04	\$ 767.00	\$ 767.00
Tier 3- Restaurants and Bars ≥ 2,000 sq feet, Grocery	\$ 1,138.55	\$ 1,138.55	\$ 1,150.00	\$ 1,150.00
Tier 4- Multi-Unit Residential Complex	N/A	N/A	\$ 4,600.00	\$ 4,600.00
Shared Trash Enclosure Card Replacement Fee	N/A	N/A	\$ 25.00	\$ 25.00



Accommodation Unit Compliance Fees

Accommodation Unit Administrative Fee	2023*	2024*	2025*	2026*
Studio Unit	\$ 756.00	\$ 756.00	\$ 756.00	\$ 756.00
One-Bedroom Unit	756.00	756.00	756.00	756.00
Two-Bedroom Unit	1,512.00	1,512.00	1,512.00	1,512.00
Three-Bedroom Unit	2,268.00	2,268.00	2,268.00	2,268.00
Four Bedroom Unit	3,024.00	3,024.00	3,024.00	3,024.00
Five Bedroom Unit	3,780.00	3,780.00	3,780.00	3,780.00
Six Bedroom Unit	4,536.00	4,536.00	4,536.00	4,536.00
Seven Bedroom Unit	5,292.00	5,292.00	5,292.00	5,292.00

* - The accommodation unit administrative fee was changed by ordinance in 2021 to an accommodation unit regulatory fee, \$400 per studio bedroom for 2022 and \$756 per studio/bedroom for 2023. The regulatory fee is charged per bedroom without a cap over a certain amount of bedrooms.

Town of Breckenridge Staffing Summary				
All Funds	2024	2025	2025	2026
	ACTUAL	BUDGET	PROJECTED	PROPOSED
(2026 FINAL FTE for Budget Book)	FTE	FTE	FTE (Yr End)	FTE
TOTAL FTE	311.22	319.05	319.05	320.80
Full Time Regular Staff	217.08	225.25	225.25	226.00
Part-Time/Seasonal Staff	77.14	74.80	74.80	74.80
Appointed & Elected Positions	5.00	7.00	7.00	7.00
Retirees	12.00	12.00	12.00	13.00
General Government FTE	4.10	4.10	4.10	4.85
Full Time Regular Staff	2.35	2.35	2.35	3.10
Appointed & Elected Positions	1.75	1.75	1.75	1.75
Executive Management FTE	24.98	27.40	27.40	28.40
Full Time Regular Staff	12.98	13.40	13.40	13.40
Appointed & Elected Positions	0.00	2.00	2.00	2.00
Retirees	12.00	12.00	12.00	13.00
Finance FTE	7.60	7.60	7.60	7.60
Full Time Regular Staff	7.60	7.60	7.60	7.60
Public Safety FTE	27.68	28.38	28.38	29.70
Full Time Regular Staff	27.68	28.38	28.38	29.70
Community Development FTE	13.97	13.82	13.82	13.82
Full Time Regular Staff	11.90	11.75	11.75	11.75
Part-Time/Seasonal Staff	0.32	0.32	0.32	0.32
Appointed & Elected Positions	1.75	1.75	1.75	1.75
Public Works FTE	46.73	50.73	50.73	39.73
Full Time Regular Staff	40.00	44.00	44.00	33.00
Part-Time/Seasonal Staff	6.73	6.73	6.73	6.73
Recreation Division FTE	62.97	64.45	64.45	64.45
Full Time Regular Staff	28.60	31.10	31.10	31.10
Part-Time/Seasonal Staff	34.37	33.35	33.35	33.35
Utility Fund FTE	14.00	13.60	13.60	13.60
Full Time Regular Staff	12.80	12.80	12.80	12.80
Part-Time/Seasonal Staff	1.20	0.80	0.80	0.80
Marketing Fund FTE	3.50	3.50	3.50	3.50
Full Time Regular Staff	3.50	3.50	3.50	3.50
Golf Fund FTE	24.98	24.26	24.26	24.26
Full Time Regular Staff	4.90	4.90	4.90	4.90
Part-Time/Seasonal Staff	20.08	19.36	19.36	19.36
Workforce Housing Fund FTE	7.00	7.00	7.00	7.00
Full Time Regular Staff	7.00	7.00	7.00	7.00
Open Space FTE	10.10	10.25	10.25	10.25
Full Time Regular Staff	4.10	4.25	4.25	4.25
Part-Time/Seasonal Staff	4.50	4.50	4.50	4.50
Appointed & Elected Positions	1.50	1.50	1.50	1.50
Garage Fund FTE	7.00	8.00	8.00	8.00
Full Time Regular Staff	7.00	8.00	8.00	8.00
Part-Time/Seasonal Staff	0.00	0.36	0.36	0.36
Information Technology Fund FTE	3.00	3.00	3.00	3.00
Full Time Regular Staff	3.00	3.00	3.00	3.00
Facilities Maintenance Fund FTE	0.00	0.00	0.00	11.00
Full Time Regular Staff	0.00	0.00	0.00	11.00
Marijuana Fund FTE	1.00	0.30	0.30	0.30
Full Time Regular Staff	1.00	0.30	0.30	0.30
Child Care Fund FTE	0.00	0.00	0.00	0.00
Full Time Regular Staff	0.00	0.00	0.00	0.00
Parking & Transportation FTE	47.04	46.35	46.35	46.35
Full Time Regular Staff	37.10	37.35	37.35	37.35
Part-Time/Seasonal Staff	9.94	9.00	9.00	9.00
Sustainability FTE	2.65	2.65	2.65	3.03
Full Time Regular Staff	2.65	2.65	2.65	2.65
Part-Time/Seasonal Staff	0.00	0.38	0.38	0.38
Accommodation Unit Compliance FTE	2.92	2.92	2.92	1.60
Full Time Regular Staff	2.92	2.92	2.92	1.60



GENERAL: Cost Centers 001-0411, 001-0421, 001-0431

law & policy making Cost Centers: 001-0411 (2026 FINAL FTE for Budget Book)	2024 ACTUAL FTE	2025 BUDGET FTE	2025 PROJECTED FTE (Yr End)	2026 PROPOSED FTE
STAFFING PLAN -				
Mayor	0.25	0.25	0.25	0.25
Mayor Pro Tem	0.25	0.25	0.25	0.25
Council Member	1.25	1.25	1.25	1.25
APPOINTED & ELECTED POSITIONS	1.75	1.75	1.75	1.75
TOTAL FTE	1.75	1.75	1.75	1.75

General Cost Centers: 001-0421 (2026 FINAL FTE for Budget Book)	2024 ACTUAL FTE	2025 BUDGET FTE	2025 PROJECTED FTE (Yr End)	2026 PROPOSED FTE
STAFFING PLAN				
Municipal Court Admin	1.00	1.00	1.00	1.00
Municipal Clerk	0.10	0.10	0.10	0.10
Municipal Court Judge	0.25	0.25	0.25	0.25
FULL TIME REGULAR STAFF (FTE positions budgeted)	1.35	1.35	1.35	1.35
TOTAL FTE	1.35	1.35	1.35	1.35

Advice & Litigation Cost Centers: 001-0431 (2026 FINAL FTE for Budget Book)	2024 ACTUAL FTE	2025 BUDGET FTE	2025 PROJECTED FTE (Yr End)	2026 PROPOSED FTE
STAFFING PLAN				
Town Attorney	1.00	1.00	1.00	1.00
Assistant Town Attorney	0.00	0.00	0.00	0.75
FULL TIME REGULAR STAFF (FTE positions budgeted)	1.00	1.00	1.00	1.75
TOTAL FTE	1.00	1.00	1.00	1.75

Municipal Clerk split between 001-0451 (40%), 001-0421 (10%), 004-0473 (50%)

0.25 FTE per each elected or appointed official

Added Town Attorney at 1.0 FTE

GENERAL TOTAL STAFFING

APPOINTED & ELECTED POSITIONS	1.75	1.75	1.75	1.75
FULL TIME REGULAR STAFF (FTE positions budgeted)	2.35	2.35	2.35	3.10

FTE refers to a "Full Time Equivalent". One FTE represents 2080 staff hours in a year (40 hrs x 52)

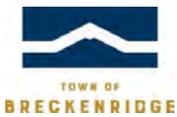
ONE (1) Part time or Seasonal FTE can be filled by several employees working "part-time" to perform 2080 hrs.

Regular positions are counted as one (1) FTE



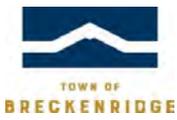
EXECUTIVE MANAGEMENT: Cost Centers 001-0442, 001-0443, 001-0451

ADMINISTRATION	2024	2025	2025	2026
Cost Centers: 001-0442	ACTUAL	BUDGET	PROJECTED	PROPOSED
(2026 FINAL FTE for Budget Book)	FTE	FTE	FTE (Yr End)	FTE
STAFFING PLAN -				
Retiring Town Manager	0.58	0.00	0.00	0.00
Town Manager	1.00	1.00	1.00	1.00
Deputy Town Manager	1.00	1.00	1.00	1.00
Community Outreach	1.00	0.00	0.00	0.00
Assistant Town Manager	0.00	1.00	1.00	1.00
Exec Admin Assistant	1.00	1.00	1.00	1.00
Grant Administrator	1.00	1.00	1.00	1.00
APPOINTED & ELECTED POSITIONS				
FULL TIME REGULAR STAFF (FTE positions budgeted)	0.00	0.00	0.00	0.00
	5.58	5.00	5.00	5.00
TOTAL FTE	5.58	5.00	5.00	5.00
HUMAN RESOURCES				
Cost Centers: 001-0443	2024	2025	2025	2026
(2026 FINAL FTE for Budget Book)	ACTUAL	BUDGET	PROJECTED	PROPOSED
	FTE	FTE	FTE (Yr End)	FTE
STAFFING PLAN				
Director of HR	1.00	1.00	1.00	1.00
HR Generalist II	2.00	2.00	2.00	2.00
HR Specialist	1.00	1.00	1.00	1.00
HR Manager	1.00	1.00	1.00	1.00
Retirees	12.00	12.00	12.00	13.00
RETIREES				
FULL TIME REGULAR STAFF (FTE positions budgeted)	12.00	12.00	12.00	13.00
	5.00	5.00	5.00	5.00
TOTAL FTE	5.00	5.00	5.00	5.00
SEAC				
Cost Centers: 001-0446	2024	2025	2025	2026
(2026 FINAL FTE for Budget Book)	ACTUAL	BUDGET	PROJECTED	PROPOSED
	FTE	FTE	FTE (Yr End)	FTE
STAFFING PLAN				
SEAC (8 members)	0.00	2.00	2.00	2.00
APPOINTED & ELECTED POSITIONS				
	0.00	2.00	2.00	2.00
TOTAL FTE	0.00	2.00	2.00	2.00
CLERK & MUNI SERVICES				
Cost Centers: 001-0451	2024	2025	2025	2026
(2026 FINAL FTE for Budget Book)	ACTUAL	BUDGET	PROJECTED	PROPOSED
	FTE	FTE	FTE (Yr End)	FTE
STAFFING PLAN				
Deputy Municipal Clerk	1.00	1.00	1.00	1.00
Director of MS & Engagement	0.40	0.40	0.40	0.40
Communications & Marketing Coordinator	0.00	0.00	0.00	0.00
Admin & Liability Coordinator	1.00	1.00	1.00	1.00
Town Clerk	0.00	1.00	1.00	1.00
FULL TIME REGULAR STAFF (FTE positions budgeted)				
	2.40	3.40	3.40	3.40
TOTAL FTE	2.40	3.40	3.40	3.40
Municipal Clerk split between 001-0451 (40%), 001-0421 (10%), 004-0473 (50%)				
Senior Project Manager Added to 001-0442 at 1.0 FTE				
Town Clerk Added to 001-0451 at 1.0 FTE				
EXECUTIVE MANAGEMENT TOTAL STAFFING				
APPOINTED & ELECTED POSITIONS	0.00	2.00	2.00	2.00
RETIREES	12.00	12.00	12.00	13.00
FULL TIME REGULAR STAFF (FTE positions budgeted)	12.98	13.40	13.40	13.40
<p align="center"><i>FTE refers to a "Full Time Equivalent". One FTE represents 2080 staff hours in a year (40 hrs x 52)</i></p> <p align="center"><i>ONE (1) Part time or Seasonal FTE can be filled by several employees working "part-time" to perform 2080 hrs.</i></p> <p align="center"><i>Regular positions are counted as one (1) FTE</i></p>				



FINANCE : Cost Centers 001-0462

FINANCE	2024	2025	2025	2026
Cost Centers: 001-0462 (2026 FINAL FTE for Budget Book)	ACTUAL FTE	BUDGET FTE	PROJECTED FTE (Yr End)	PROPOSED FTE
STAFFING PLAN				
Director of Finance	1.00	1.00	1.00	1.00
Accounting Coordinator	1.00	1.00	1.00	1.00
Admin Specialist	0.40	0.40	0.40	0.40
Payroll Administrator	1.00	1.00	1.00	1.00
Revenue Coordinator	1.20	1.20	1.20	1.20
Revenue Compliance Auditor	1.00	1.00	1.00	1.00
Revenue Manager	1.00	1.00	1.00	1.00
Senior Accountant	1.00	1.00	1.00	1.00
FULL TIME REGULAR STAFF (FTE positions budgeted)	7.60	7.60	7.60	7.60
TOTAL FTE	7.60	7.60	7.60	7.60
Admin Specialist split between 001-0462 (40%) & 020-0463 (60%)				
Revenue Coordinator split between 001-0462 (20%) & 002-1531 (80%)				
FINANCE TOTAL STAFFING				
FULL TIME REGULAR STAFF (FTE positions budgeted)	7.60	7.60	7.60	7.60
<p><i>FTE refers to a "Full Time Equivalent". One FTE represents 2080 staff hours in a year (40 hrs x 52)</i></p> <p><i>ONE (1) Part time or Seasonal FTE can be filled by several employees working "part-time" to perform 2080 hrs.</i></p> <p><i>Regular positions are counted as one (1) FTE</i></p>				



PUBLIC SAFETY: Cost Centers 001-0511, 001-0513, 001-0515

ADMINISTRATION & RECORDS	2024	2025	2025	2026
Cost Centers: 001-0511 (2026 FINAL FTE for Budget Book)	ACTUAL FTE	BUDGET FTE	PROJECTED FTE (Yr End)	PROPOSED FTE
STAFFING PLAN -				
Chief of Police	1.00	1.00	1.00	1.00
Assistant Chief of Police	1.00	1.00	1.00	1.00
Administrative Sergeant	1.00	1.00	1.00	1.00
Administrative Supervisor	1.00	1.00	1.00	1.00
Admin Specialist	1.00	1.00	1.00	1.00
FULL TIME REGULAR STAFF (FTE positions budgeted)	5.00	5.00	5.00	5.00
TOTAL FTE	5.00	5.00	5.00	5.00
PATROL SERVICES				
Cost Centers: 001-0513 (2026 FINAL FTE for Budget Book)	2024 ACTUAL FTE	2025 BUDGET FTE	2025 PROJECTED FTE (Yr End)	2026 PROPOSED FTE
STAFFING PLAN				
Sergeant	4.00	4.00	4.00	4.00
Police Officer	13.00	13.00	13.00	14.00
Detective	1.00	1.70	1.70	1.70
Police Officer Trainee	2.00	2.00	2.00	2.00
FULL TIME REGULAR STAFF (FTE positions budgeted)	20.00	20.70	20.70	21.70
TOTAL FTE	20.00	20.70	20.70	21.70
COMMUNITY SERVICES				
Cost Centers: 001-0515 (2026 FINAL FTE for Budget Book)	2024 ACTUAL FTE	2025 BUDGET FTE	2025 PROJECTED FTE (Yr End)	2026 PROPOSED FTE
STAFFING PLAN				
Community Services Sergeant	0.67	0.67	0.67	0.00
Community Services Officer	2.01	2.01	2.01	3.00
FULL TIME REGULAR STAFF (FTE positions budgeted)	2.68	2.68	2.68	3.00
TOTAL FTE	2.68	2.68	2.68	3.00
Community Services split between 001-0515 (67%) & 020-0463 (33%)				
PUBLIC SAFETY TOTAL STAFFING				
FULL TIME REGULAR STAFF (FTE positions budgeted)	27.68	28.38	28.38	29.70
<i>FTE refers to a "Full Time Equivalent". One FTE represents 2080 staff hours in a year (40 hrs x 52)</i>				
<i>ONE (1) Part time or Seasonal FTE can be filled by several employees working "part-time" to perform 2080 hrs.</i>				
<i>Regular positions are counted as one (1) FTE</i>				



COMMUNITY DEVELOPMENT: Cost Centers 001-0611, 001-0621

ADMINISTRATION	2024	2025	2025	2026
Cost Centers: 001-0611 (2026 FINAL FTE for Budget Book)	ACTUAL FTE	BUDGET FTE	PROJECTED FTE (Yr End)	PROPOSED FTE
STAFFING PLAN -				
Director of Comm Dev	0.95	0.85	0.85	0.85
Assistant Director of Comm Dev	0.95	0.90	0.90	0.90
Admin Services Coordinator	1.00	1.00	1.00	1.00
Planner I	1.00	1.00	1.00	1.00
Planner II	2.00	2.00	2.00	2.00
Planner III	1.00	1.00	1.00	1.00
Planning Manager	1.00	1.00	1.00	1.00
Planning Commission	1.75	1.75	1.75	1.75
Intern	0.32	0.32	0.32	0.32
APPOINTED & ELECTED POSITIONS	1.75	1.75	1.75	1.75
PART TIME & SEASONAL FTE COUNT (FTE Hours budgeted)	0.00	0.00	0.00	0.32
FULL TIME REGULAR STAFF (FTE positions budgeted)	7.90	7.75	7.75	7.75
TOTAL FTE	9.65	9.50	9.50	9.82
BUILDING				
Cost Centers: 001-0621 (2026 FINAL FTE for Budget Book)	2024	2025	2025	2026
	ACTUAL FTE	BUDGET FTE	PROJECTED FTE (Yr End)	PROPOSED FTE
STAFFING PLAN				
Chief Building Official	1.00	1.00	1.00	1.00
Deputy Building Official	1.00	1.00	1.00	1.00
Building Inspector II	1.00	1.00	1.00	1.00
Permit Technician	1.00	1.00	1.00	1.00
FULL TIME REGULAR STAFF (FTE positions budgeted)	4.00	4.00	4.00	4.00
TOTAL FTE	4.00	4.00	4.00	4.00
0.25 FTE per each elected or appointed official				
Director of Comm Dev split between 001-0611 (85%) and 008-0935 (15%)				
Assistant Director of Comm Dev split between 001-0611 (90%) and 008-0935 (10%)				
COMMUNITY DEVELOPMENT TOTAL STAFFING				
APPOINTED & ELECTED POSITIONS	1.75	1.75	1.75	1.75
PART TIME & SEASONAL FTE COUNT (FTE Hours budgeted)	0.00	0.00	0.00	0.32
FULL TIME REGULAR STAFF (FTE positions budgeted)	11.90	11.75	11.75	11.75
<i>FTE refers to a "Full Time Equivalent". One FTE represents 2080 staff hours in a year (40 hrs x 52)</i>				
<i>ONE (1) Part time or Seasonal FTE can be filled by several employees working "part-time" to perform 2080 hrs.</i>				
<i>Regular positions are counted as one (1) FTE</i>				



PUBLIC WORKS: Cost Centers 001-0701, 001-0711, 001-0721, 001-0731, 001-0801

ADMINISTRATION	2024	2025	2025	2026
Cost Centers: 001-0701 (2026 FINAL FTE for Budget Book)	ACTUAL FTE	BUDGET FTE	PROJECTED FTE (Yr End)	PROPOSED FTE
STAFFING PLAN -				
Director of Public Works	0.80	0.80	0.80	0.80
Assistant Director of Public Works	1.00	1.00	1.00	1.00
Admin Services Manager	1.00	1.00	1.00	1.00
Admin Specialist	0.20	0.20	0.20	0.20
Administrative Services Coordinator	0.00	1.00	1.00	1.00
FULL TIME REGULAR STAFF (FTE positions budgeted)	3.00	4.00	4.00	4.00
TOTAL FTE	3.00	4.00	4.00	4.00
STREETS				
Cost Centers: 001-0711 (2026 FINAL FTE for Budget Book)	2024 ACTUAL FTE	2025 BUDGET FTE	2025 PROJECTED FTE (Yr End)	2026 PROPOSED FTE
STAFFING PLAN				
Streets & Parks Manager	1.00	1.00	1.00	1.00
Streets Assistant Manager	1.00	1.00	1.00	1.00
Streets Supervisor	1.00	1.00	1.00	1.00
Construction Inspector	0.50	0.00	0.00	0.00
Senior Streets Operator	0.00	1.00	1.00	1.00
Hybrid Sr Streets/Parks Operator	0.00	0.50	0.50	0.50
Senior Streets Operator	7.00	7.00	7.00	7.00
Winter Seasonal Streets	3.23	3.23	3.23	3.23
PART TIME & SEASONAL FTE COUNT (FTE Hours budgeted)	3.23	3.23	3.23	3.23
FULL TIME REGULAR STAFF (FTE positions budgeted)	10.50	11.50	11.50	11.50
TOTAL FTE	13.73	14.73	14.73	14.73
PARKS				
Cost Centers: 001-0721 (2026 FINAL FTE for Budget Book)	2024 ACTUAL FTE	2025 BUDGET FTE	2025 PROJECTED FTE (Yr End)	2026 PROPOSED FTE
STAFFING PLAN				
Parks Assistant Manager	1.00	1.00	1.00	1.00
Parks Supervisor	1.00	1.00	1.00	1.00
Parks Technician	2.00	2.00	2.00	2.00
Senior Parks Operator	8.00	8.00	8.00	8.00
Hybrid Sr Streets/Parks Operator	0.00	0.50	0.50	0.50
Seasonal Parks	2.74	2.74	2.74	2.74
Winter Technician	0.47	0.47	0.47	0.47
PART TIME & SEASONAL FTE COUNT (FTE Hours budgeted)	3.21	3.21	3.21	3.21
FULL TIME REGULAR STAFF (FTE positions budgeted)	12.00	12.50	12.50	12.50
TOTAL FTE	15.21	15.71	15.71	15.71
FACILITIES ADMIN				
Cost Centers: 001-0731 (2026 FINAL FTE for Budget Book)	2024 ACTUAL FTE	2025 BUDGET FTE	2025 PROJECTED FTE (Yr End)	2026 PROPOSED FTE

STAFFING PLAN				
Facilities Manager	1.00	1.00	1.00	0.00
Facilities Assistant Manager	1.00	1.00	1.00	0.00
Facilities Supervisor	1.00	1.00	1.00	0.00
Facilities Operator	7.00	8.00	8.00	0.00
FULL TIME REGULAR STAFF (FTE positions budgeted)				
	10.00	11.00	11.00	0.00
TOTAL FTE	10.00	11.00	11.00	0.00
ENGINEERING ADMIN				
Cost Centers: 001-0801 (2026 FINAL FTE for Budget Book)	2024 ACTUAL FTE	2025 BUDGET FTE	2025 PROJECTED FTE (Yr End)	2026 PROPOSED FTE
STAFFING PLAN				
Town Engineer	1.00	1.00	1.00	1.00
Senior Project Manager	1.00	1.00	1.00	1.00
Senior Engineer	1.00	1.00	1.00	1.00
Construction Inspector	0.50	1.00	1.00	1.00
GIS Technician	1.00	1.00	1.00	1.00
Engineer Intern	0.29	0.29	0.29	0.29
PART TIME & SEASONAL FTE COUNT (FTE Hours budgeted)				
	0.29	0.29	0.29	0.29
FULL TIME REGULAR STAFF (FTE positions budgeted)				
	4.50	5.00	5.00	5.00
TOTAL FTE	4.79	5.29	5.29	5.29
Director of Public Works split between 002-1531 (20%) & 001-0701 (80%)				
Admin Specialists split between 002-1531 (80%) & 001-0701 (20%)				
Administrative Services Coordinator added to 001-0701 at 1.0 FTE				
Construction Inspector moved 100% to 001-0801				
Senior Streets Operator added to 001-0711 at 1.0 FTE				
Hybrid Sr Streets/Parks Operator at 1.0 FTE added and split between 001-0711 (50%) and 001-0721 (50%)				
Additional Facilities Operator added to 001-0731 at 1.0 FTE				
PUBLIC WORKS TOTAL STAFFING				
PART TIME & SEASONAL FTE Count (FTE Hours budgeted)				
	6.73	6.73	6.73	6.73
FULL TIME REGULAR STAFF (FTE positions budgeted)				
	40.00	44.00	44.00	33.00
FTE refers to a "Full Time Equivalent". One FTE represents 2080 staff hours in a year (40 hrs x 52)				
ONE (1) Part time or Seasonal FTE can be filled by several employees working "part-time" to perform 2080 hrs.				
Regular positions are counted as one (1) FTE				



RECREATION: Cost Centers 001-0851, 001-0852, 001-0853, 001-0854, 001-0855, 001-0856

ADMINISTRATION	2024	2025	2025	2026
Cost Centers: 001-0851 (2026 FINAL FTE for Budget Book)	ACTUAL FTE	BUDGET FTE	PROJECTED FTE (Yr End)	PROPOSED FTE
STAFFING PLAN -				
Director of Recreation	1.00	1.00	1.00	1.00
Assistant Director of Recreation	0.25	0.25	0.25	0.25
Admin Services Manager	1.00	1.00	1.00	1.00
Marketing Coordinator	0.00	0.00	0.00	0.00
Recruitment Coordinator	1.00	1.00	1.00	1.00
Administrative Specialist	1.00	1.00	1.00	1.00
FULL TIME REGULAR STAFF (FTE positions budgeted)	4.25	4.25	4.25	4.25
TOTAL FTE	4.25	4.25	4.25	4.25
RECREATION PROGRAMS	2024	2025	2025	2026
Cost Centers: 001-0852 (2026 FINAL FTE for Budget Book)	ACTUAL FTE	BUDGET FTE	PROJECTED FTE (Yr End)	PROPOSED FTE
STAFFING PLAN				
Recreation Assistant Director	0.25	0.25	0.25	0.25
Recreation Programs Manager	1.00	1.00	1.00	1.00
Aquatics Coordinator	1.00	0.00	0.00	0.00
Aquatics Lead	2.00	0.00	0.00	0.00
Aquatics Supervisor	1.00	0.00	0.00	0.00
Outdoor Programs Coordinator	1.00	1.00	1.00	1.00
Sports & Special Events Coordinator	1.00	1.00	1.00	1.00
Programs Lead	2.00	2.00	2.00	2.00
Youth Program Coordinator	1.00	1.00	1.00	1.00
Intern	0.24	0.24	0.24	0.24
Junior Guide	0.24	0.36	0.36	0.36
Junior Instructor	0.00	0.10	0.10	0.10
Lifeguard	4.64	0.00	0.00	0.00
Outdoor Rec Instructor	2.79	3.29	3.29	3.29
Events Crew	0.00	0.13	0.13	0.13
Sports & Special Events Lead SIV	0.25	0.25	0.25	0.25
Sports Instructor	0.37	0.24	0.24	0.24
Sports Official I	0.20	0.20	0.20	0.20
Therapeutic Rec Aide	0.80	0.80	0.80	0.80
Water Safety Instructor	0.38	0.00	0.00	0.00
Youth Instructor	4.59	4.62	4.62	4.62
PART TIME & SEASONAL FTE COUNT (FTE Hours budgeted)	17.50	10.23	10.23	10.23
FULL TIME REGULAR STAFF (FTE positions budgeted)	7.25	6.25	6.25	6.25
TOTAL FTE	24.75	16.48	16.48	16.48
RECREATION CENTER	2024	2025	2025	2026
Cost Centers: 001-0853 (2026 FINAL FTE for Budget Book)	ACTUAL FTE	BUDGET FTE	PROJECTED FTE (Yr End)	PROPOSED FTE
STAFFING PLAN				
Recreation Assistant Director	0.25	0.25	0.25	0.25
Facility Operator	1.00	1.00	1.00	1.00
Recreation Manager	1.00	1.00	1.00	1.00
Guest Services Coordinator	1.00	1.00	1.00	1.00
Lead Guest Services Attendant	3.50	3.00	3.00	3.00
Fitness Coordinator	1.00	1.00	1.00	1.00

Aquatics Coordinator	0.00	1.00	1.00	1.00
Aquatics Lead	0.00	2.00	2.00	2.00
Aquatics Facility Operator	0.00	1.00	1.00	1.00
Water Safety Instructor	0.00	0.28	0.28	0.28
Water Safety Instructor-Private	0.00	0.09	0.09	0.09
Lifeguard	0.00	4.15	4.15	4.15
Aquatics Lead PTYR	0.00	0.50	0.50	0.50
Fitness Instructor I	0.46	0.13	0.13	0.13
Fitness Instructor II	1.10	1.43	1.43	1.43
Guest Services Attendant	3.52	3.52	3.52	3.52
Personal Trainer	1.20	1.20	1.20	1.20
Guest Services Lead	0.00	0.50	0.50	0.50

PART TIME & SEASONAL FTE COUNT (FTE Hours budgeted)	6.28	11.80	11.80	11.80
FULL TIME REGULAR STAFF (FTE positions budgeted)	7.75	11.25	11.25	11.25
TOTAL FTE	14.03	23.05	23.05	23.05

TENNIS	2024	2025	2025	2026
Cost Centers: 001-0854 (2026 FINAL FTE for Budget Book)	ACTUAL	BUDGET	PROJECTED	PROPOSED
	FTE	FTE	FTE (Yr End)	FTE
STAFFING PLAN				
Tennis Coordinator	1.00	1.00	1.00	1.00
Tennis Instructor	2.37	2.38	2.38	2.38

PART TIME & SEASONAL FTE COUNT (FTE Hours budgeted)	2.37	2.38	2.38	2.38
FULL TIME REGULAR STAFF (FTE positions budgeted)	1.00	1.00	1.00	1.00
TOTAL FTE	3.37	3.38	3.38	3.38

NORDIC	2024	2025	2025	2026
Cost Centers: 001-0855 (2026 FINAL FTE for Budget Book)	ACTUAL	BUDGET	PROJECTED	PROPOSED
	FTE	FTE	FTE (Yr End)	FTE
STAFFING PLAN				
Director of Golf & Nordic	0.00	0.00	0.00	0.00
Recreation Manager - Golf & Nordic	0.50	0.50	0.50	0.50
Golf Superintendent	0.30	0.30	0.30	0.30
Golf Course Mechanic	0.30	0.30	0.30	0.30
2nd Assistant Golf Course Superintendent	0.30	0.30	0.30	0.30
Assistant Golf Course Superintendent	0.30	0.30	0.30	0.30
Golf & Nordic Coordinator	0.40	0.40	0.40	0.40
Nordic Supervisor	0.42	0.42	0.42	0.42
Nordic Instructor	1.20	1.20	1.20	1.20
Nordic Attendant	0.46	0.46	0.46	0.46
Seasonal Snow Techs WSPT	0.00	0.72	0.72	0.72

PART TIME & SEASONAL FTE COUNT (FTE Hours budgeted)	2.08	2.80	2.80	2.80
FULL TIME REGULAR STAFF (FTE positions budgeted)	2.10	2.10	2.10	2.10
TOTAL FTE	4.18	4.90	4.90	4.90

ICE RINK	2024	2025	2025	2026
Cost Centers: 001-0856 (2026 FINAL FTE for Budget Book)	ACTUAL	BUDGET	PROJECTED	PROPOSED
	FTE	FTE	FTE (Yr End)	FTE
STAFFING PLAN				
Assistant Director of Recreation	0.25	0.25	0.25	0.25
Group Skating Instructor	0.20	0.20	0.20	0.20

Private Skating Instructor	0.07	0.07	0.07	0.07
Sports & Events Official	1.00	1.00	1.00	0.04
Ice Facility Operator	1.00	1.00	1.00	1.00
Ice Guest Services Attendant	3.58	3.58	3.58	4.29
Ice Guest Services Lead	2.00	2.00	2.00	2.00
Ice Hockey Official Certified	0.80	0.80	0.80	0.85
Ice Hockey Official Uncertified	0.05	0.05	0.05	0.00
Ice Operations Coordinator	1.00	1.00	1.00	1.00
Ice Program Coordinator	1.00	1.00	1.00	1.00
Ice Technician	0.44	0.44	0.44	0.44
Recreation Manager-Ice Arena	1.00	1.00	1.00	1.00
Ice Guest Service Lead (PTYR)	0.00	0.00	0.00	0.25
PART TIME & SEASONAL FTE COUNT (FTE Hours budgeted)	6.14	6.14	6.14	6.14
FULL TIME REGULAR STAFF (FTE positions budgeted)	6.25	6.25	6.25	6.25
TOTAL FTE	12.39	12.39	12.39	12.39
Assistant Director of Rec split between 001-0851 (25%), 001-0852 (25%), 001-0853 (25%), 001-0856 (25%)				
Recreation Manager - Golf & Nordic split between 005-2321 (60%) & 001-0855 (40%)				
Golf Mechanic, 2nd Assistant Golf Course Superintendent, & Assistant Golf Superintendent split between 001-0855 (30%) and 005-2313 (70%)				
Golf & Nordic Coordinator split between 001-0855 (40%) and 005-2321 (60%)				
Aquatics positions moved from 001-0852 to 001-0853				
Seasonal Snow Techs moved from 005-2313 to 001-0855				
RECREATION TOTAL STAFFING				
PART TIME & SEASONAL FTE Count (FTE Hours budgeted)	34.37	33.35	33.35	33.35
FULL TIME REGULAR STAFF (FTE positions budgeted)	28.60	31.10	31.10	31.10
<i>FTE refers to a "Full Time Equivalent". One FTE represents 2080 staff hours in a year (40 hrs x 52)</i>				
<i>ONE (1) Part time or Seasonal FTE can be filled by several employees working "part-time" to perform 2080 hrs.</i>				
<i>Regular positions are counted as one (1) FTE</i>				



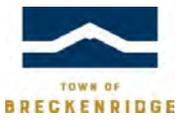
UTILITY FUND: Cost Centers 002-1531

GENERAL SERVICES	2024	2025	2025	2026
Cost Centers: 002-1531 (2026 FINAL FTE for Budget Book)	ACTUAL FTE	BUDGET FTE	PROJECTED FTE (Yr End)	PROPOSED FTE
STAFFING PLAN				
Director of Public Works	0.20	0.20	0.20	0.20
Admin Services Coordinator	1.00	1.00	1.00	1.00
Admin Specialist	0.80	0.80	0.80	0.80
Water Manager	1.00	1.00	1.00	1.00
Water Assistant Manager	1.00	1.00	1.00	1.00
Revenue Coordinator	0.80	0.80	0.80	0.80
Water Operator A	3.00	3.00	3.00	3.00
Water Operator B	0.25	0.25	0.25	0.25
Water Operator C	2.21	2.21	2.21	2.21
Water Operator D	2.54	2.54	2.54	2.54
Seasonal Water Technician	0.80	0.80	0.80	0.80
Water Administrator	0.40	0.00	0.00	0.00
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PART TIME & SEASONAL FTE COUNT (FTE Hours budgeted)	1.20	0.80	0.80	0.80
FULL TIME REGULAR STAFF (FTE positions budgeted)	12.80	12.80	12.80	12.80
TOTAL FTE	14.00	13.60	13.60	13.60
Director of Public Works split between 002-1531 (20%) & 001-0701 (80%)				
Admin Specialists split between 002-1531 (80%) & 001-0701 (20%)				
Revenue Coordinator split between 001-0462 (20%) & 002-1531 (80%)				
Water Admin moved to 001-0701				
UTILITY TOTAL STAFFING				
PART TIME & SEASONAL FTE Count (FTE Hours budgeted)	1.20	0.80	0.80	0.80
FULL TIME REGULAR STAFF (FTE positions budgeted)	12.80	12.80	12.80	12.80
FTE refers to a "Full Time Equivalent". One FTE represents 2080 staff hours in a year (40 hrs x 52)				
<i>ONE (1) Part time or Seasonal FTE can be filled by several employees working "part-time" to perform 2080 hrs.</i>				
<i>Regular positions are counted as one (1) FTE</i>				



MARKETING FUND: Cost Centers 004-0473

COMMUNICATION & PUBLIC OUTREACH Cost Centers: 004-0473 (2026 FINAL FTE for Budget Book)	2024 ACTUAL FTE	2025 BUDGET FTE	2025 PROJECTED FTE (Yr End)	2026 PROPOSED FTE
STAFFING PLAN				
Communications & Marketing Coordinator	2.00	2.00	2.00	2.00
Director of MS & Engagement	0.50	0.50	0.50	0.50
Bilingual Community Outreach & Engagement Liaison	1.00	1.00	1.00	1.00
PART TIME & SEASONAL FTE COUNT (FTE Hours budgeted)	0.00	0.00	0.00	0.00
FULL TIME REGULAR STAFF (FTE positions budgeted)	3.50	3.50	3.50	3.50
TOTAL FTE	3.50	3.50	3.50	3.50
Municipal Clerk split between 001-0451 (40%), 001-0421 (10%), 004-0473 (50%)				
MARKETING TOTAL STAFFING				
PART TIME & SEASONAL FTE Count (FTE Hours budgeted)	0.00	0.00	0.00	0.00
FULL TIME REGULAR STAFF (FTE positions budgeted)	3.50	3.50	3.50	3.50
FTE refers to a "Full Time Equivalent". One FTE represents 2080 staff hours in a year (40 hrs x 52) ONE (1) Part time or Seasonal FTE can be filled by several employees working "part-time" to perform 2080 hrs. Regular positions are counted as one (1) FTE				



GOLF FUND: Cost Centers 005-2311, 005-2312, 005-2313, 005-2321

ADMINISTRATION	2024	2025	2025	2026
Cost Centers: 005-2311	ACTUAL	BUDGET	PROJECTED	PROPOSED
(2026 FINAL FTE for Budget Book)	FTE	FTE	FTE (Yr End)	FTE
STAFFING PLAN -				
Golf Superintendent	0.70	0.00	0.00	0.00
GCM Admin	0.53	0.00	0.00	0.00
PART TIME & SEASONAL FTE COUNT (FTE Hours budgeted)				
	0.53	0.00	0.00	0.00
FULL TIME REGULAR STAFF (FTE positions budgeted)				
	0.70	0.00	0.00	0.00
TOTAL FTE	1.23	0.00	0.00	0.00
MAINTENANCE				
Cost Centers: 005-2312	ACTUAL	BUDGET	PROJECTED	PROPOSED
(2026 FINAL FTE for Budget Book)	FTE	FTE	FTE (Yr End)	FTE
STAFFING PLAN				
Golf Mechanic	0.70	0.00	0.00	0.00
FULL TIME REGULAR STAFF (FTE positions budgeted)				
	0.70	0.00	0.00	0.00
TOTAL FTE	0.70	0.00	0.00	0.00
GOLF MAINTENANCE				
Cost Centers: 005-2313	ACTUAL	BUDGET	PROJECTED	PROPOSED
(2026 FINAL FTE for Budget Book)	FTE	FTE	FTE (Yr End)	FTE
STAFFING PLAN				
Golf Superintendent	0.00	0.70	0.70	0.70
Golf Mechanic	0.00	0.70	0.70	0.70
Golf Assistant Superintendent	0.70	0.70	0.70	0.70
Golf 2nd Assistant Superintendent	0.70	0.70	0.70	0.70
Landscape Gardener	0.48	0.48	0.48	0.48
GCM Admin	0.00	0.53	0.53	0.53
Seasonal Application Technician	0.48	0.48	0.48	0.48
Seasonal Irrigation Technician	0.96	0.96	0.96	0.96
Seasonal Lead Greens Keeper	1.36	1.36	1.36	1.36
Seasonal Lead Operator	0.48	0.48	0.48	0.48
Seasonal Snow Technician WSFT	0.44	0.00	0.00	0.00
Seasonal Snow Technician WSPT	0.28	0.00	0.00	0.00
Summer Seasonal GCM	7.50	7.50	7.50	7.50
PART TIME & SEASONAL FTE COUNT (FTE Hours budgeted)				
	11.98	11.79	11.79	11.79
FULL TIME REGULAR STAFF (FTE positions budgeted)				
	1.40	2.80	2.80	2.80
TOTAL FTE	13.38	14.59	14.59	14.59
CUSTOMER SERVICE				
Cost Centers: 005-2321	ACTUAL	BUDGET	PROJECTED	PROPOSED
(2026 FINAL FTE for Budget Book)	FTE	FTE	FTE (Yr End)	FTE
STAFFING PLAN				
Director of Golf & Nordic	0.00	0.00	0.00	0.00
Recreation Manager - Golf & Nordic	0.50	0.50	0.50	0.50
Golf & Nordic Coordinator	0.60	0.60	0.60	0.60
Assistant Golf Professional	0.43	0.43	0.43	0.43

Head Golf Professional	1.00	1.00	1.00	1.00
Admin Assistant	0.00	0.00	0.00	0.00
Lead Attendant	0.82	0.82	0.82	0.82
Golf Attendant	1.36	1.36	1.36	1.36
Golf Instructor II	0.29	0.29	0.29	0.29
Golf Instructor I	0.29	0.29	0.29	0.29
Player Assistant	1.78	1.78	1.78	1.78
Lead Outside Services	0.87	0.87	0.87	0.87
Outside Services	1.73	1.73	1.73	1.73
PART TIME & SEASONAL FTE COUNT (FTE Hours budgeted)				
	7.57	7.57	7.57	7.57
FULL TIME REGULAR STAFF (FTE positions budgeted)				
	2.10	2.10	2.10	2.10
TOTAL FTE				
	9.67	9.67	9.67	9.67
Recreation Manager - Golf & Nordic split between 005-2321 (60%) & 001-0855 (40%)				
Golf Mechanic, 2nd Assistant Golf Course Superintendent, & Assistant Golf Superintendent split between 001-0855 (30%) and 005-2313 (70%)				
Golf & Nordic Coordinator split between 001-0855 (40%) and 005-2321 (60%)				
Departments 005-2311 & 005-2312 moved to 005-2313				
Seasonal Snow Techs moved from 005-2313 to 001-0855				
GOLF TOTAL STAFFING				
PART TIME & SEASONAL FTE Count (FTE Hours budgeted)				
	20.08	19.36	19.36	19.36
FULL TIME REGULAR STAFF (FTE positions budgeted)				
	4.90	4.90	4.90	4.90
<i>FTE refers to a "Full Time Equivalent". One FTE represents 2080 staff hours in a year (40 hrs x 52)</i>				
<i>ONE (1) Part time or Seasonal FTE can be filled by several employees working "part-time" to perform 2080 hrs.</i>				
<i>Regular positions are counted as one (1) FTE</i>				



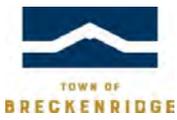
WORKFORCE HOUSING FUND: Cost Centers 007-0928

COMMUNITY DEVELOPMENT Cost Centers: 007-0928 (2026 FINAL FTE for Budget Book)	2024 ACTUAL FTE	2025 BUDGET FTE	2025 PROJECTED FTE (Yr End)	2026 PROPOSED FTE
STAFFING PLAN				
Executive Director - SCHA	1.00	1.00	1.00	1.00
Planning Manager	0.00	0.00	0.00	0.00
Assistant Director Housing	1.00	1.00	1.00	1.00
Housing Program Manager	1.00	1.00	1.00	1.00
Housing Project Manager	1.00	1.00	1.00	1.00
Housing Specialist	2.00	2.00	2.00	2.00
Housing Admin Coordinator	1.00	1.00	1.00	1.00
FULL TIME REGULAR STAFF (FTE positions budgeted)	7.00	7.00	7.00	7.00
TOTAL FTE	7.00	7.00	7.00	7.00
WORKFORCE HOUSING TOTAL STAFFING				
FULL TIME REGULAR STAFF (FTE positions budgeted)	7.00	7.00	7.00	7.00
<p><i>FTE refers to a "Full Time Equivalent". One FTE represents 2080 staff hours in a year (40 hrs x 52)</i></p> <p><i>ONE (1) Part time or Seasonal FTE can be filled by several employees working "part-time" to perform 2080 hrs.</i></p> <p><i>Regular positions are counted as one (1) FTE</i></p>				



OPEN SPACE FUND: Cost Centers 008-0935

OPEN SPACE RECREATION Cost Centers: 008-0935 (2026 FINAL FTE for Budget Book)	2024 ACTUAL FTE	2025 BUDGET FTE	2025 PROJECTED FTE (Yr End)	2026 PROPOSED FTE
STAFFING PLAN				
Director of Recreation	0.00	0.00	0.00	0.00
Assistant Director of Com Dev	0.05	0.10	0.10	0.10
Director of Com Dev	0.05	0.15	0.15	0.15
OST Manager	1.00	1.00	1.00	1.00
OST Coordinator	1.00	1.00	1.00	1.00
OST Operations Supervisor	1.00	1.00	1.00	1.00
OST Operations Lead	1.00	1.00	1.00	1.00
OST Naturalist	1.00	1.00	1.00	1.00
OST Technician	3.50	3.50	3.50	3.50
BOSAC	1.50	1.50	1.50	1.50
APPOINTED & ELECTED POSITIONS	1.50	1.50	1.50	1.50
PART TIME & SEASONAL FTE COUNT (FTE Hours budgeted)	4.50	4.50	4.50	4.50
FULL TIME REGULAR STAFF (FTE positions budgeted)	4.10	4.25	4.25	4.25
TOTAL FTE	10.10	10.25	10.25	10.25
Director of Comm Dev split between 001-0611 (85%) and 008-0935 (15%)				
Assistant Director of Comm Dev split between 001-0611 (90%) and 008-0935 (10%)				
0.25 FTE per each elected or appointed official				
OPEN SPACE TOTAL STAFFING				
APPOINTED & ELECTED POSITIONS	1.50	1.50	1.50	1.50
PART TIME & SEASONAL FTE Count (FTE Hours budgeted)	4.50	4.50	4.50	4.50
FULL TIME REGULAR STAFF (FTE positions budgeted)	4.10	4.25	4.25	4.25
FTE refers to a "Full Time Equivalent". One FTE represents 2080 staff hours in a year (40 hrs x 52) ONE (1) Part time or Seasonal FTE can be filled by several employees working "part-time" to perform 2080 hrs. Regular positions are counted as one (1) FTE				

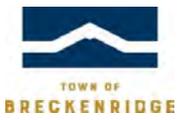


GARAGE FUND: Cost Centers 010-1742

GARAGE OPERATIONS Cost Centers: 010-1742 (2026 FINAL FTE for Budget Book)	2024 ACTUAL FTE	2025 BUDGET FTE	2025 PROJECTED FTE (Yr End)	2026 PROPOSED FTE
STAFFING PLAN				
Fleet Manager	1.00	1.00	1.00	1.00
Fleet Supervisor	1.00	1.00	1.00	1.00
Fleet Supervisor 2	0.00	1.00	1.00	1.00
Fleet Mechanic	4.00	4.00	4.00	4.00
Operations Specialist	1.00	1.00	1.00	1.00
Fleet Intern	0.00	0.36	0.36	0.36
PART TIME & SEASONAL FTE COUNT (FTE Hours)	0.00	0.36	0.36	0.36
FULL TIME REGULAR STAFF (FTE positions budgeted)	7.00	8.00	8.00	8.00
TOTAL FTE	7.00	8.36	8.36	8.36

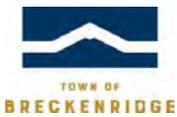
Fleet Supervisor 2 added at 1.0 FTE
Fleet Intern Added at .36 FTE

GARAGE TOTAL STAFFING				
PART TIME & SEASONAL FTE Count (FTE Hours)	0.00	0.36	0.36	0.36
FULL TIME REGULAR STAFF (FTE positions budgeted)	7.00	8.00	8.00	8.00
<p>FTE refers to a "Full Time Equivalent". One FTE represents 2080 staff hours in a year (40 hrs x 52) ONE (1) Part time or Seasonal FTE can be filled by several employees working "part-time" to perform 2080 hrs. Regular positions are counted as one (1) FTE</p>				



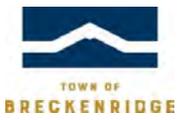
IT FUND: Cost Centers 011-1464

IT OPERATIONS	2024	2025	2025	2026
Cost Centers: 011-1464	ACTUAL	BUDGET	PROJECTED	PROPOSED
(2026 FINAL FTE for Budget Book)	FTE	FTE	FTE (Yr End)	FTE
STAFFING PLAN				
Director of IT	1.00	1.00	1.00	1.00
Senior IT support Specialist	1.00	1.00	1.00	1.00
Senior System Administrator	1.00	1.00	1.00	1.00
FULL TIME REGULAR STAFF (FTE positions budgeted)	3.00	3.00	3.00	3.00
TOTAL FTE	3.00	3.00	3.00	3.00
IT TOTAL STAFFING				
FULL TIME REGULAR STAFF (FTE positions budgeted)	3.00	3.00	3.00	3.00
<p><i>FTE refers to a "Full Time Equivalent". One FTE represents 2080 staff hours in a year (40 hrs x 52)</i></p> <p><i>ONE (1) Part time or Seasonal FTE can be filled by several employees working "part-time" to perform 2080 hrs.</i></p> <p><i>Regular positions are counted as one (1) FTE</i></p>				



FACILITIES FUND: Cost Centers 012-1732

IT OPERATIONS	2024	2025	2025	2026
Cost Centers: 012-1732	ACTUAL	BUDGET	PROJECTED	PROPOSED
(2026 FINAL FTE for Budget Book)	FTE	FTE	FTE (Yr End)	FTE
STAFFING PLAN				
Facilities Manager	0.00	0.00	0.00	1.00
Facilities Assistant Manager	0.00	0.00	0.00	1.00
Facilities Supervisor	0.00	0.00	0.00	1.00
Facilities Operator	0.00	0.00	0.00	8.00
<hr/>				
FULL TIME REGULAR STAFF (FTE positions budgeted)	0.00	0.00	0.00	11.00
TOTAL FTE	0.00	0.00	0.00	11.00
<hr/>				
IT TOTAL STAFFING				
FULL TIME REGULAR STAFF (FTE positions budgeted)	0.00	0.00	0.00	11.00
<p><i>FTE refers to a "Full Time Equivalent". One FTE represents 2080 staff hours in a year (40 hrs x 52)</i></p> <p><i>ONE (1) Part time or Seasonal FTE can be filled by several employees working "part-time" to perform 2080 hrs.</i></p> <p><i>Regular positions are counted as one (1) FTE</i></p>				



MARIJUANA FUND: Cost Centers 014-0420

MARIJUANA OPERATIONS Cost Centers: 014-0420 (2026 FINAL FTE for Budget Book)	2024 ACTUAL FTE	2025 BUDGET FTE	2025 PROJECTED FTE (Yr End)	2026 PROPOSED FTE
STAFFING PLAN				
Detective	1.00	0.30	0.30	0.30
FULL TIME REGULAR STAFF (FTE positions budgeted)	1.00	0.30	0.30	0.30
TOTAL FTE	1.00	0.30	0.30	0.30
MARIJUANA TOTAL STAFFING				
FULL TIME REGULAR STAFF (FTE positions budgeted)	1.00	0.30	0.30	0.30
<p><i>FTE refers to a "Full Time Equivalent". One FTE represents 2080 staff hours in a year (40 hrs x 52)</i></p> <p><i>ONE (1) Part time or Seasonal FTE can be filled by several employees working "part-time" to perform 2080 hrs.</i></p> <p><i>Regular positions are counted as one (1) FTE</i></p>				



CHILD CARE FUND: Cost Centers 016-0930

CHILD CARE OPERATIONS Cost Centers: 016-0930 (2026 FINAL FTE for Budget Book)	2024 ACTUAL FTE	2025 BUDGET FTE	2025 PROJECTED FTE (Yr End)	2026 PROPOSED FTE
STAFFING PLAN				
Housing Program Manager	0.00	0.00	0.00	0.00
FULL TIME REGULAR STAFF (FTE positions budgeted)	0.00	0.00	0.00	0.00
TOTAL FTE	0.00	0.00	0.00	0.00
CHILD CARE TOTAL STAFFING				
FULL TIME REGULAR STAFF (FTE positions budgeted)	0.00	0.00	0.00	0.00
<p><i>FTE refers to a "Full Time Equivalent". One FTE represents 2080 staff hours in a year (40 hrs x 52)</i></p> <p><i>ONE (1) Part time or Seasonal FTE can be filled by several employees working "part-time" to perform 2080 hrs.</i></p> <p><i>Regular positions are counted as one (1) FTE</i></p>				



PARKING & TRANSPORTATION FUND: Cost Centers 017-0481, 017-0482, 017-0515

TRANSIT SERVICES	2024	2025	2025	2026
Cost Centers: 017-0482 (2026 FINAL FTE for Budget Book)	ACTUAL	BUDGET	PROJECTED	PROPOSED
	FTE	FTE	FTE (Yr End)	FTE
STAFFING PLAN -				
Transit Supervisor	4.00	4.00	4.00	4.00
Senior Transit Operator	29.00	29.00	29.00	29.00
Seasonal Transit	9.94	9.00	9.00	9.00
PART TIME & SEASONAL FTE COUNT (FTE Hours budgeted)				
	9.94	9.00	9.00	9.00
FULL TIME REGULAR STAFF (FTE positions budgeted)				
	33.00	33.00	33.00	33.00
TOTAL FTE	42.94	42.00	42.00	42.00

TRANSIT ADMIN	2024	2025	2025	2026
Cost Centers: 017-0481 (2026 FINAL FTE for Budget Book)	ACTUAL	BUDGET	PROJECTED	PROPOSED
	FTE	FTE	FTE (Yr End)	FTE
STAFFING PLAN				
Assistant Director of Mobility	0.25	0.25	0.25	0.25
Admin Specialist Mobility	1.00	1.00	1.00	1.00
Mobility Operations Manager	1.00	1.00	1.00	1.00
Transit Assistant Manager	1.00	1.00	1.00	1.00
FULL TIME REGULAR STAFF (FTE positions budgeted)				
	3.25	3.25	3.25	3.25
TOTAL FTE	3.25	3.25	3.25	3.25

PARKING	2024	2025	2025	2026
Cost Centers: 017-0515 (2026 FINAL FTE for Budget Book)	ACTUAL	BUDGET	PROJECTED	PROPOSED
	FTE	FTE	FTE (Yr End)	FTE
STAFFING PLAN				
Assistant Director of Mobility	0.25	0.25	0.25	0.25
Sus and Parking Manager	0.30	0.30	0.30	0.30
Sustainability Administrator	0.30	0.30	0.30	0.30
FULL TIME REGULAR STAFF (FTE positions budgeted)				
	0.85	0.85	0.85	0.85
TOTAL FTE	0.85	0.85	0.85	0.85

PARKING	2024	2025	2025	2026
Cost Centers: 017-0550 (2026 FINAL FTE for Budget Book)	ACTUAL	BUDGET	PROJECTED	PROPOSED
	FTE	FTE	FTE (Yr End)	FTE
STAFFING PLAN				
Assistant Director of Mobility	0.00	0.25	0.25	0.25
FULL TIME REGULAR STAFF (FTE positions budgeted)				
	0.00	0.25	0.25	0.25
TOTAL FTE	0.00	0.25	0.25	0.25

Assitant Director of Mobility split between 017-0515 (25%), 017-0481 (25%), 017-0550 (25%), 019-0631 (25%)

Sus & Parking Manager split between 017-0515 (30%) & 019-0631 (70%)

Sustainability Administrator split between 017-0515 (30%) & 019-0631 (70%)

PARKING & TRANSPORTATION TOTAL STAFFING

PART TIME & SEASONAL FTE Count (FTE Hours budgeted)				
	9.94	9.00	9.00	9.00
FULL TIME REGULAR STAFF (FTE positions budgeted)				
	37.10	37.35	37.35	37.35

*FTE refers to a "Full Time Equivalent". One FTE represents 2080 staff hours in a year (40 hrs x 52)
ONE (1) Part time or Seasonal FTE can be filled by several employees working "part-time" to perform 2080 hrs.
Regular positions are counted as one (1) FTE*



SUSTAINABILITY FUND: Cost Centers 019-0631, 019-0640

SUSTAINABILITY	2024	2025	2025	2026
Cost Centers: 019-0631	ACTUAL	BUDGET	PROJECTED	PROPOSED
(2026 FINAL FTE for Budget Book)	FTE	FTE	FTE (Yr End)	FTE
STAFFING PLAN -				
Assistant Director of Mobility	0.25	0.25	0.25	0.25
Sustainability Manager	0.70	0.70	0.70	0.70
Sustainability Administrator	0.70	0.70	0.70	0.70
Sustainability Intern	0.00	0.38	0.38	0.38
PART TIME & SEASONAL FTE COUNT (FTE Hours)	0.00	0.38	0.38	0.38
FULL TIME REGULAR STAFF (FTE positions budgeted)	1.65	1.65	1.65	1.65
TOTAL FTE	1.65	2.03	2.03	2.03

MATERIAL MANAGEMENT	2024	2025	2025	2026
Cost Centers: 019-0640	ACTUAL	BUDGET	PROJECTED	PROPOSED
(2026 FINAL FTE for Budget Book)	FTE	FTE	FTE (Yr End)	FTE
STAFFING PLAN				
Sustainable Materials Management Coordinator	1.00	1.00	1.00	1.00
FULL TIME REGULAR STAFF (FTE positions budgeted)	1.00	1.00	1.00	1.00
TOTAL FTE	1.00	1.00	1.00	1.00

Assitant Director of Mobility split between 017-0515 (25%), 017-0481 (25%), 017-0550 (25%), & 019-0631 (25%)

Sus & Parking Manager split between 017-0515 (30%) & 019-0631 (70%)

Sustainability Administrator split between 017-0515 (30%) & 019-0631 (70%)

Sustainability Intern Added at .375 FTE

SUSTAINABILITY TOTAL STAFFING

PART TIME & SEASONAL FTE Count (FTE Hours)	0.00	0.38	0.38	0.38
FULL TIME REGULAR STAFF (FTE positions budgeted)	2.65	2.65	2.65	2.65

FTE refers to a "Full Time Equivalent". One FTE represents 2080 staff hours in a year (40 hrs x 52)

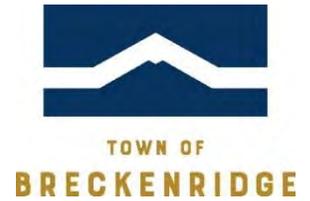
ONE (1) Part time or Seasonal FTE can be filled by several employees working "part-time" to perform 2080 hrs.

Regular positions are counted as one (1) FTE



ACCOMMODATION UNIT COMPLIANCE FUND: Cost Centers 020-0463

ACCOMMODATION UNIT COMPLIANCE Cost Centers: 020-0463 (2026 FINAL FTE for Budget Book)	2024 ACTUAL FTE	2025 BUDGET FTE	2025 PROJECTED FTE (Yr End)	2026 PROPOSED FTE
STAFFING PLAN				
Accom Compliance Administrator	1.00	1.00	1.00	1.00
Finance Administrative Specialist	0.60	0.60	0.60	0.60
Community Service Sergeant	0.33	0.33	0.33	0.00
Community Service Officer	0.33	0.33	0.33	0.00
Community Service Officer	0.33	0.33	0.33	0.00
Community Service Officer	0.33	0.33	0.33	0.00
FULL TIME REGULAR STAFF (FTE positions budgeted)	2.92	2.92	2.92	1.60
TOTAL FTE	2.92	2.92	2.92	1.60
Community Services split between 001-0515 (67%) & 020-0463 (33%)				
Admin Specialist split between 001-0462 (40%) & 020-0463 (60%)				
ACCOMMODATION UNIT COMPLIANCE TOTAL STAFFING				
FULL TIME REGULAR STAFF (FTE positions budgeted)	2.92	2.92	2.92	1.60
<p><i>FTE refers to a "Full Time Equivalent". One FTE represents 2080 staff hours in a year (40 hrs x 52)</i></p> <p><i>ONE (1) Part time or Seasonal FTE can be filled by several employees working "part-time" to perform 2080 hrs.</i></p> <p><i>Regular positions are counted as one (1) FTE</i></p>				



Memo

To: Town Council

From: Laurie Best – Director of Housing, Darci Henning – Program Manager

Date: 9/16/2025 (for 9/23/2025 work session)

Subject: Runway Neighborhood Deed Restriction/Lottery Discussion

Town Council Goals (Check all that apply)

- | | |
|---|---|
| <input checked="" type="checkbox"/> More Boots & Bikes, Less Cars | <input checked="" type="checkbox"/> Leading Environmental Stewardship |
| <input checked="" type="checkbox"/> Deliver a Balanced Year-Round Economy | <input checked="" type="checkbox"/> Hometown Feel & Authentic Character |
| <input type="checkbox"/> Organizational Need | |

Summary

Staff have been working with the Town Attorney on the Restrictive Housing Covenant and Notice of Lein for the Runway Neighborhood ‘Covenant’. This is the document that will be recorded on the property to establish the ownership, occupancy, use, and sale restrictions for the neighborhood. In drafting this document, we believe we have responded to feedback from both the Council and BSEAC, but we want to review again with Council prior to prepping the Covenant for execution. The Covenant will be recorded on the property prior to conveyance which should occur in late September or early October. We have also discussed the lottery process with the BESAC and SCHA and want to provide Council with an update on that process.

Background

We began discussions with the Council in summer of 2024 regarding the goals (and Covenant) for the Runway project and the most recent Council work session specific to the Covenant and lottery process was July 22, 2025. At that time, we reviewed BSEAC’s feedback from their discussions on May 21st and June 16th, some of which has been incorporated in the Covenant and in the lottery process. We look forward to your feedback on the Covenant which includes the standard elements as well as some Runway-specific recommendations.

The Covenant includes the following standard elements common to most deed restrictions based on other projects and the Town’s Workforce Regulations as well as some elements that are unique to this neighborhood which are identified (*Italic**) and summarized below:

- Ownership
- Occupancy
- Ownership of Other Properties**
- Employment
- Income Caps**
- Maintenance
- Vacancy
- Rental
- Roommates
- Financing and Foreclosure
- Pricing
- Lite Deed Restrictions and ADUs**

1

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

Resale Caps
Condition at Resale
Insurance
Enforcement
*Summit School District Priority**

Income Caps –In most Town projects, there are additional restrictions on the Townhome units, as they are in high demand with the lowest purchase price and the most subsidy. It benefits the Town and the community to ensure those units are available to the households that would not be able to purchase either market rate units or the higher priced deed restricted duplexes or single-family units. Therefore, the Runway Covenant includes an income cap only on the Townhomes. This also ensures that the Runway project is eligible for State Prop 123 gap funding which is estimated at \$2,100,000. The State requires an income cap at 100% of AMI. Since the pricing for the Townhomes will be 80-85% AMI, there will still be a good buffer between the sale price AMI and the income cap. Staff supports the income cap because it will help ensure that the most affordable units go to the households that need those price points. The process for income calculation will be transparent, and applications will be reviewed by the SCHA to ensure consistency across the board.

Ownership of other property – As noted above, affordable Townhomes are in high demand. The goal is to provide an opportunity for households to transition out of rental and into affordable homeownership if that is their goal. The Covenant restricts owners of Runway Townhomes from owning other residential property in Summit County. Owners of single-family homes and duplexes can own one other residential property in Summit County. This is consistent with restriction in other Town projects, including Stables Village, Valley Brook, Blue 52, etc. and helps ensure that the Townhome units serve the intended population.

Deed Restriction Lites - In most deed restricted neighborhoods that have been developed by the Town, all of the restricted units are subject to a full deed restriction that includes an appreciation cap. Because deed restricted units are significantly discounted to market, without an appreciation cap they could be resold by the first buyer at whatever price the market will bear and might not stay as affordable over time for subsequent buyers. Long term affordability is an important goal of the housing program, especially given the Town's significant up-front subsidy to make the developments financially feasible. But, given the increasing gap between the cost to produce units and the prices that locals can afford to pay, it has become more challenging to pencil projects even with cash subsidy from the Town. Therefore, the Runway Phase 1 budget/plan includes four 4-bedroom single family homes that are delineated as deed restriction lite, initially priced at \$1.3M. These units will not be subject to a specified appreciation cap but the pricing will ultimately depend on the market. Given that they can only be purchased by a local employee, we believe there will always be some discount to market. It should be noted that the Town typically allows private sector developers to include a significant number of market rate units in their neighborhoods to help cover the gap, but the Town has never included unrestricted or lite restricted units in Town projects. As these units roll out, the Town will have flexibility to adjust up or down based on the market absorption while recognizing that reducing the sale price for these units could impact the Town subsidy.

Accessory Dwelling Units (ADUs) –We are unaware of any deed restricted units or neighborhoods that include ADUs, but ADUs can benefit the project significantly by providing diversity, additional rentals, and potential income for homeowners that could make their home more affordable. Within the first phase of Runway, which includes 81 units, there are 27 single family homes that could accommodate an ADU. The current budget includes the cost for construction of the shell, such that the unit is ADU-ready at time of initial sale. The Covenant includes a reference to a Supplement to the Covenant that will govern the details of the ADU buildout and use. Staff will work with the Housing Committee and review the details of the Supplement to the Covenant with the Council over the next few months. The Town's policy for ADUs needs to be reviewed in tandem with the vertical budget which is scheduled for final review in January.

Lottery Sale Process/Summit School District:

Summit School District Right of First Refusal (ROFR)- As part of the Intergovernmental Agreement executed by the Town and the Summit School District on 6/24/25 a ROFR has been included in the Covenant. The specifics of the implementation process will be included in the Town's Workforce Housing Regulations.

General Lottery-The Covenant requires a lottery for all sales within Runway. The lottery will be conducted by the SCHA, and we are beginning the conversation to finalize timing and criteria, etc. In conversations with BSEAC, there was a recommendation to include a priority for first time home buyers for the Townhomes and a general priority for more than 10 years in the County. BSEAC was generally not supportive of a priority for 'working' in the Upper Blue Basin. Staff support the BSEAC recommendations. We are also working with the developer and with SCHA to schedule the lotteries as close to delivery of the units to minimize dropouts. We also recommend a small fee for entry into the lottery. Our experience with previous lotteries is that there are many applicants who submit because the process has been simplified, but they don't qualify and aren't actually interested in the specific project, so we recommend a fee of \$50 to also reduce the dropouts.

Public Outreach

Public outreach will begin with a "Path to Homeownership" open house in October. The goal is to provide information about homeownership, budgeting, deed restrictions, financing, etc. BSEAC expressed interest in participating and staff is also working with the Communication/Outreach team and SCHA on that event. There will be some preliminary Runway information available, but the bulk of the marketing of Runway will occur when and if Council authorizes vertical construction in early 2026.

Financial Implications

There are financial implications associated with the ADU policy, but as noted above, that will be considered as part of the Council's on-going evaluation of the budget.

Equity Lens

We have received considerable feedback from BSEAC about Runway as well as other Town programs and projects. Their comments have been considered in the drafting of the Covenant and will continue to be considered going forward with this project, as well as other programs and projects. In addition, staff will continue to use the Equity Lens to guide our work.

Staff Recommendation

We believe the substantive elements contained in the Covenant are consistent with the direction that we received, and we are ready for execution. However, we look forward to your feedback and are open to revisions/edits if there are any concerns.

**RESTRICTIVE HOUSING COVENANT AND NOTICE OF LIEN
FOR THE RUNWAY NEIGHBORHOOD,
SUMMIT COUNTY, COLORADO**

THIS RESTRICTIVE HOUSING COVENANT AND NOTICE OF LIEN (the "Covenant") is made and entered into this _____(the "Effective Date"), by and between the Town of Breckenridge, a Colorado municipal corporation, hereinafter referred to as the "Town" and The Runway Neighborhood, LLC, a Colorado limited liability company, hereinafter referred to as the "Developer" (individually a "Party" and collectively the "Parties").

RECITALS

WHEREAS, the Town is the Owner of certain real property more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the Property is subject to the terms of the Runway Neighborhood Project Developer Agreement between the Developer and the Town, which is dated July 17th, 2025 ("Developer Agreement"). Pursuant to that agreement the Town will convey the property via Special Warranty Deed to the Developer for development of the Runway Neighborhood; and

WHEREAS, the Property is also subject to a Master Plan PL2-2025-0034 approved by the Town on May 13th, 2025 which provides for the use of the Property as a planned development of 81 workforce housing units ("Master Plan"); and

WHEREAS, pursuant to the Developer Agreement and the Master Plan, the Parties agree to restrict the 81 units under the terms of this Restrictive Housing Covenant and Notice of Lien ("Covenant"); and

WHEREAS, under this Covenant the Developer intends, declares and covenants that the regulatory and restrictive covenants set forth herein governing the use of the units described and provided for herein shall be and are hereby made covenants running with the land and are intended to be and shall be binding upon the Developer and all subsequent Owners and occupiers of such units for the stated term of this covenant, unless and until this covenant is released and terminated in the manner hereafter described.

NOW, THEREFORE, in consideration of the promises and covenants hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

ARTICLE I
PURPOSE AND INTENT

- 1.1 The purpose of this covenant is to restrict ownership, occupancy, use and sale of the units in the development in order to provide, on a permanent basis, workforce housing and to help establish and preserve a supply of workforce housing to help meet the needs of the locally employed residents of Summit County. This Covenant is governed by title [9](#), chapter [16](#) of the Town municipal code , and the Division of Housing Administrative Rules and Regulations (Workforce Housing Regulations), as amended from time to time, and officially promulgated by the housing division. The municipal code and the Workforce Housing Regulations have the force and effect of law. For the purpose of this Covenant, terms and provisions not otherwise defined herein may be defined in the Workforce Housing Regulations as amended from time to time and located at <https://breckenridge.town.codes/AdminRules>. In the event of conflict between terms specifically defined herein and terms defined in the Workforce Housing Regulations, the terms defined in this Covenant shall prevail; provided, however, all terms and provisions contained herein shall be interpreted, to the maximum extent practicable, in harmony and consistent with the Workforce Housing Regulations.
- 1.2 Pursuant to the Developer Agreement and the Master Plan, the Property is intended to be developed and sold in phases with Townhomes, Duplexes, Single-Family Units, and Non-Appreciation Limited Units. Each sale phase, referred to herein as a "Sale Phase," will have a different configuration of Townhomes, Duplexes, Single-Family Units and, as described in Section 5.4(E), Non-Appreciation Limited Units. In addition, at the time of the issuance of the first certificate of occupancy for each Sale Phase, the intent is that some of the Single-Family Units and Non-Appreciation Limited Units will be designated as "ADU-Ready" Units. As set forth further in this Covenant, the different unit types have different restrictions, based on the intended uses for those unit types. At or prior to the issuance of the first certificate of occupancy for each Sale Phase, the Town and/or Developer will record a supplement to this Covenant identifying the units and unit types for that Sale Phase and the ADU requirements, if any.

ARTICLE 2
DEFINITIONS

- 2.1 "Area Median Income" or "AMI" means the median annual income for Summit County (or such next larger statistical area calculated by HUD that includes Summit County, if HUD does not calculate the area median income for Summit County on a distinct basis from other areas), as adjusted for household size, that is calculated and published annually by HUD; or any successor index thereto acceptable to the Town, in its reasonable discretion, including the Consumer Price Index. If AMI data pertaining to the date of sale of a Unit is not yet available as of the date the sale price is calculated, then the most recent data published by HUD shall be used in its place.
- 2.2 "Authorized Lessee" means any tenant approved by the Town, who shall meet the

definitions of both Qualified Occupant and Eligible Household, and who shall lease a Unit at such rental rates as are specified in the Workforce Housing Regulations.

2.3 "ADU-ready" means a Unit with a garage that has been improved to allow an Owner the opportunity to complete an Accessory Dwelling Unit ("Unit"), and has been designated as "ADU-ready" on the applicable Supplement for the Build Phase in which it was constructed.

2.4 "Dependent" shall mean a person, including a spouse, child, step-child, child in the permanent legal custody, or a parent of a Qualified Occupant, in each case whose principal place of residence is in the same household as such Qualified Occupant, and who is financially dependent upon the support of the Qualified Occupant. Dependent shall also include any person included within the definition of "Familial Status" as defined in 42 U.S.C. § 3602(k), as that act shall from time to time be amended.

2.5 "Eligible Household" means a Household approved by the Town and whose income, where applicable, and work status meet the parameters set for each Unit identified this Covenant.

2.6 "First Mortgage" means a deed of trust or mortgage which is recorded senior to any other deeds of trust or liens against the Unit to secure a loan used to purchase the Unit made by a Mortgagee.

2.7 "Household" means one or more persons, related by blood or otherwise, who intend to live together in a Unit as a single housekeeping unit. Evidence of intention to live as a single housekeeping unit may include but not be limited to paying taxes as a unit, joint ownership of vehicles, and sharing of daily life activities such as eating, sleeping, traveling, etc. A roommate or roommates does not on its own constitute a housekeeping unit. Refer to Section 4.7 for the provisions regarding roommates.

2.8 "HUD" means the U.S. Department of Housing and Urban Development.

2.9 "Maximum Resale Price" means the maximum purchase price that may be paid by any purchaser of a Unit, other than the initial purchaser who acquires the Unit from Declarant, that is determined in accordance with the provisions of this Covenant. The Maximum Resale Price is not a guaranteed price, but merely the highest price an Owner may obtain for the sale of the Unit.

2.10 "Mortgagee" means any bank, savings and loan association, or any other institutional lender which is licensed to engage in the business of providing mortgage financing for residential real property and which is the beneficiary of a deed of trust or mortgage encumbering any Unit.

2.11 "Non-Qualified Owner" or "Non-Qualified Transferee" means an Owner that is not a Qualified Owner.

2.12 "Owner" means the record Owner at any time taking and holding fee simple title to a Unit.

2.13 "Primary Residence" means an individual or Household occupies the deed-restricted property as their principal place of residence at least 9 months of the year. Final determination as to whether the occupancy of an individual or Household meets the intent of this definition shall be made by the Town in its sole discretion and in accordance with

all other provisions of this Covenant.

2.14 "Permitted Capital Improvements" means those improvements to a Unit performed by the Owner which qualify for inclusion within the calculation of Maximum Resale Price, which requirements and specifications are set forth in the Workforce Housing Regulations.

2.15 "Qualified Occupant" means a natural person, along with their Household including Dependents, if any, at all times during Ownership or occupancy of the Unit: (i) is employed within Summit County; and, either (ii) is employed within Summit County an average of at least 30 hours per week on an annual basis or (iii) otherwise meets an exception of the code, this Covenant, or the Housing Division Rules and Regulations.

2.16 "Employed within Summit County," also referred to as "Local Employment", means that the person earns their living from a business or organization operating in and serving Summit County, by working in at such business or organization at least 30 hours per week on an annual basis. In order to qualify under this definition, such employment or self-employment must, as a result of the nature of the work, require the physical presence of the employee in Summit County to complete the task or furnish the service provided.

2.17 "Qualified Owner(s)" means a natural person(s) meeting the income, residency, and all other qualifications set forth in this Covenant.

2.18 "Supplement" means the supplemental covenant that will be recorded at the issuance of the first certificate of occupancy for the first unit in any Sale Phase, which supplemental covenant will at a minimum identify the unit types, price points, and details of ADU-ready units and Non-Appreciation Limited Units, if any, contained in that Sale Phase.

2.19 "Transfer" or "Transferred" means any sale, assignment or transfer that is voluntary, involuntary or by operation of law (whether by deed, contract of sale, gift, devise, trustee's sale, deed in lieu of foreclosure, or otherwise) of any interest in a Unit, including, but not limited to a fee simple interest, a joint tenancy interest, a tenancy in common, a life estate, or any interest evidenced by a land contract by which possession of a Unit is transferred and the Owner obtains title.

2.20 "Unit" means a physical portion of the Property that is to be or has been constructed for purposes of residential use only and is created as a separate transferable real property interest by the filing of subdivision or similar plat(s) or map(s) for some or all of the Property. Townhome, Duplex, Single-Family, ADU-ready, and Non-Appreciation Limited Units shall be as designated on the Supplement.

ARTICLE III **BINDING EFFECT**

This restrictive housing covenant shall constitute covenants running with the land as a burden thereon, for benefit of, and enforceable by the Town. This Covenant shall bind the Developer and all subsequent Owners and occupants of a Unit. Each Owner and Authorized Lessee, upon acceptance of a deed or lease to a Unit, shall be personally obligated hereunder for the full and complete performance and observance of all

covenants, conditions and restrictions contained herein during the Owner's period of ownership or Authorized Lessee's tenancy, as may be appropriate. Each and every transfer or lease of a Unit, for all purposes, shall be deemed to include and incorporate by this reference the terms and conditions contained in this Covenant, even without reference to this Covenant in any document of conveyance.

ARTICLE IV **OWNERSHIP, OCCUPANCY AND USE RESTRICTIONS**

4.1 Ownership. Ownership of a Unit is hereby limited exclusively to Developer, Town and Qualified Owners, which shall include the parties described and approved as set forth in the Workforce Housing Regulations.

4.2 Occupancy. Except as otherwise provided in this Covenant, each Unit shall, at all times, be occupied as a Primary Residence by the Owner (along with their Household and Dependents), or as the case may be an Authorized Lessee, pursuant to the terms of rental in section 4.6 (along with Dependents). Notwithstanding anything contained herein to the contrary, all occupants must meet and continue to meet the definition of Qualified Occupant for the entire period of their occupancy of the Unit. The only exceptions to the occupancy criteria are those exceptions provided for in the Workforce Housing Regulations.

4.3 Ownership Interest in Other Residential Property. Additional Ownership in other developed residential properties is deemed to include entities, partnerships, trusts and the like in which the Owner is either a party to the entity in any part or a trustee and/or beneficiary of a trust ("Additional Ownership"). In the event said other property has not been sold within ninety (90) days of its listing or offered for sale as required hereunder, then the Owner shall immediately list his or her Runway Neighborhood Unit for sale pursuant to the provisions of this Covenant. It is understood and agreed between the parties hereto that, in the case of an Owner whose business is the construction and sale of residential properties, the properties which constitute inventory in such Owner's business shall not constitute "other developed residential property" as that term is used in this section, so long as such inventory is either under construction or actively being offered for sale.

- A. Townhome Units. If at any time an Owner of a Townhome Unit has any Additional Ownership in any other developed residential property within Summit County, Colorado, the Owner shall immediately disclose such ownership to the Town, and promptly list or otherwise offer through sale by Owner such other property interest for sale.
- B. Duplex and Single Family Units. If at any time an Owner of a duplex or single family owns more than one Additional Ownership interest in any other developed residential property within Summit County, Colorado, the Owner shall immediately

disclose such ownership to the Town, and promptly list or otherwise offer through sale by Owner such other property interest for sale.

4.4 Maintenance Responsibilities. The Owner(s) is responsible for maintaining the Unit in good working order and good repair throughout the length of the Owner's ownership of the Unit, and adhering to all homeowner's association requirements for maintenance, upkeep, and appearance during such tenure of ownership.

4.5 Vacancy. In the event that a Qualified Owner ceases to occupy a Unit as his or her Primary Residence for a period of ninety (90) consecutive days (as reasonably determined by the Town), the Town may, in its sole discretion and in addition to any other remedies the Town may have hereunder, determine that the Unit shall be offered for sale pursuant to the provisions of this Covenant.

4.6 Rentals. Units shall not be rented for any period of time without the prior written approval of the Town. Owners are permitted one 12 month cumulative period of rental during their ownership of the unit. Any tenancy approved by the Town shall be to a natural person meeting the definition of Authorized Lessee. No tenancy period shall be less than three (3) months or longer than twelve (12) months. No Unit or portion of a Unit may be rented for periods of time of less than three (3) months. The maximum rental fee for such approved rentals shall be at a rental rate established by the Town. In the event that any Unit, or any portion thereof, is leased or rented without compliance with this covenant, the Town shall have the remedies set forth by law, including but not limited to the rights set forth in this Covenant.

4.7 Roommates. The requirements of this article shall not preclude a Qualified Owner from sharing occupancy of the Unit with other natural persons on a rental basis provided the Owner continues to meet the obligations, including primary residency, set forth in this Covenant. All roommates charged rent by the Owner are required to have written approval by the Town, and shall meet the definition of Qualified Occupant. The maximum rental fee for such approved roommates shall be at a rental rate established by the Town in the Workforce Housing Regulations. Initial leases for roommates must be for a minimum of three (3) months.

4.8 Refinance Restriction. An Owner shall not encumber a Unit with debt, exclusive of interest, in any form which exceeds, at any time the Maximum Resale Price as determined in accordance with this Covenant.

4.9 Owner Insurance Requirements. Each Owner shall, in conjunction with the purchase or acquisition of a Unit, keep the Unit and its improvements now existing or hereafter erected, insured against loss or casualty by fire or hazards included within the term "extended coverage" in an amount equal to the replacement costs of returning the Unit to its condition prior to loss (property insurance). The insurance carrier providing the insurance shall be qualified to write property insurance in Colorado and shall be chosen by Owner. The Town shall have the right, but not the obligation, to request proof of insurance and/or continued coverage limits from Owner by written request, at any such

time(s) as the Town deems appropriate. In the event of loss, Owner shall give prompt notice to the insurance carrier and the Town. Insurance proceeds shall be applied to the restoration or repair of the Unit damaged, provided such restoration or repair is economically feasible and the security of any existing deed of trust or mortgage is not thereby impaired. If such restoration or repair is not economically feasible or if the security of an existing deed of trust would be impaired, the insurance proceeds shall be applied to the sums secured by the deed of trust, with the excess, if any, paid to the Owner. If the total Unit insurance payment in such case exceeds the Maximum Resale Price at the date of loss, the excess above the Maximum Resale Price shall be paid by the Owner to the Town, excluding all compensation for personal property, ancillary compensation for casualty such as rent stipends, and other such proceeds not related to the value of the Unit itself.

ARTICLE V **SALE OF A UNIT**

5.1 Notice of Sale and Lottery Requirement. In the event that an Owner shall desire to transfer a Unit, or in the event that an Owner shall be required to transfer such Unit pursuant to the terms of this Covenant, the Owner shall notify the Town in writing of the Owner's intention to transfer such Unit. Units shall be sold pursuant to a lottery as provided in the Workforce Housing Regulations. The Unit shall not be transferred: (i) to any person, entity, or entities other than a Qualified Owner, and (ii) for consideration to be paid by such Qualified Owner that exceeds the Maximum Resale Price.

- A. Right of First Refusal for Summit School District Employees. All Units are subject to a right of first refusal ("ROFR") for Summit School District Employees ("SSD Employees"). Such ROFR shall operate to ensure that at least 35 Units across the Property are owned by current SSD Employees, including when necessary the operation of a separate lottery. Specific rules and process regarding the SSD Employee ROFR shall be as set forth in the Workforce Housing Regulations.

5.2 Income Testing (Townhome Units only). A Household's income for purposes of determining whether such Household meets this definition of eligibility shall be determined at the time of purchase. Income testing shall be done only at the time a person enters into a contract to purchase a Unit. Additional income obtained by persons in an eligible Household after purchasing the Unit shall not have any effect on the Household's qualifications or income classification under this Covenant. At the time of entering into any purchase contract for a Townhome Unit, individuals or Households, as applicable, shall be subject to a 100% AMI income cap.

5.3 Initial Sale of a Unit. Upon completion of construction of each Unit by the Developer the Unit shall be sold to a Qualified Owner at a purchase price as set forth in the applicable Supplement.

5.4 Resale. No Unit shall be transferred subsequent to the initial sale from the Developer, except upon full compliance with the procedures set forth in this article.

- A. Maximum Resale Price. The Maximum Resale Price may not exceed the sum of: (i) the purchase price paid by the Owner of the Unit, plus (ii) an increase of 3% of such purchase price per year (pro-rated at the rate of 1/12 for each whole month for any part of a year, but not compounded annually) from the date of the Owner's purchase of the Unit to the date of the Owner's execution of the listing contract, plus (iii) Permitted Capital Improvements subject to the limitations in sub-section B below, plus (iv) maintenance items as allowed by the Workforce Housing Regulations, plus (v) a maximum of one percent (1%) of the sum of items (i), (ii), and (iii) of this sub-section C below to provide the selling Owner with assistance in paying any sales commissions to a licensed real estate broker, attorney's fees, and closing costs incurred by the Owner in connection with the sale of the Unit. Nothing herein shall be construed to constitute a representation or guarantee by the Town or the Developer that upon resale the Owner shall obtain the maximum resale price.
- B. Allowance for Permitted Capital Improvements. Subject to the limitations of this section, for the purpose of determining the Maximum Resale Price in accordance with this Covenant, the Owner may add to the amount specified in Section 5.4 A, a portion of their cost of approved and Permitted Capital Improvements as set forth in the schedule contained in the Workforce Housing Regulations, as amended from time to time.
- C. Real Estate Sales Commission. The Owner of a Unit may list the Unit with any private real estate broker licensed according to the laws of the State of Colorado. The Owner may add the amount paid in sales commission to a licensed real estate broker, up to 1%, to the Maximum Resale Price, as described in Section 5.4 A. This Covenant does not mandate what commissions and sales fees an Owner may pay, it merely specifies the maximum amount that may be added to the resale price of the Unit. All real estate commissions and other sale-related costs shall be paid by the Owner of a Unit, and shall not be transferred to the buyer by including these costs in the resale calculation, with the exception stated above for a maximum of 1% to be added to the maximum resale price. The ability to increase the Maximum Resale Price by the allowable sales commission amount does not apply to Units for sale by Owner unless Owner is a real estate broker licensed according to the laws of the State of Colorado.
- D. Closing Costs, No Additional Consideration. Owner shall not permit any prospective buyer to assume any or all of the Owner's customary closing costs, including but not limited to, title insurance, sales fee, prorated taxes attributed to the property prior to the date of sale, homeowner's dues, existing obligations for special assessments, including any installments due and owing prior to the date of closing, etc.; nor shall Owner accept any other consideration which would cause

an increase in the purchase price above the bid price so as to induce the Owner to sell to such prospective buyer.

- E. Non-Appreciation Limited Units. Units identified in the Supplement as Non-Appreciation Limited Units are not subject to the resale provisions of this Subsection 5.4. Such Non-Appreciation Limited Units are subject to all other requirements of this Covenant.

5.5 Condition of Unit at Resale. Each Owner shall be responsible for ensuring that the Unit is in good condition at the time of resale, with reasonable wear and tear acceptable. This obligation includes all matters which are in the control and responsibility of an Owner, and includes but is not limited to: cleaning the Unit; making necessary improvements to repair and maintain plumbing and mechanical fixtures, appliances, carpets, flooring, roofs, walls and other similar items in good working order and condition; and ensuring that there are no health and safety violations regarding the Unit. If the Unit is not in good condition, the Town has the right to bring the Unit into saleable condition and collect the costs of taking such efforts, by means of a lien upon the property, and the accordant right to collect upon such lien through appropriate means, including the right to deduct the cost of any expenses incurred from the Owner's proceeds at closing for the sale of the Unit. In order to determine whether a Unit is in "good condition" as required under this Section 5.5, the Town may, if it has reason to believe that the Unit is not in good condition, require an inspection and Owner will make the Unit available for inspection in a reasonable amount of time after receiving notice of the inspection from the Town.

5.6 Non-Qualified Transferees. In the event that title to a Unit vests in a party that is not a Qualified Owner (a "Non-Qualified Transferee") by descent, by foreclosure and/or redemption by any lien or mortgage holder (except any holder of a HUD-insured First Mortgage), or by operation of law or any other event, the Town will notify the Non-Qualified Transferee that it must either attain Qualified Occupant status or sell the Unit within a specific period of time. The Non-Qualified Transferee(s) shall not: (i) occupy the Unit; (ii) rent all or any part of the Unit; (iii) engage in any business activity on or in the Unit; (iv) sell or otherwise transfer the Unit, except in accordance with this Covenant; or (v) sell or otherwise transfer the Unit for use in trade or business.

ARTICLE VI

COMPLIANCE AND REQUIRED DOCUMENTATION

6.1 Memorandum of Acceptance and Notice of Lien. Along with the recorded instrument of conveyance evidencing a Transfer of a Unit, any such Transfer shall include a completed copy of the "Memorandum of Acceptance of Residential Housing Covenant and Notice of Lien for the Runway Neighborhood" attached hereto as **Exhibit B**, which copy is executed by the transferee and acknowledged by a notary public.

6.2 Appreciation Limiting Promissory Note and Deed of Trust.

- A. At the time of each sale of a Unit, beginning with the first such sale by the Developer to a Unit Owner, the purchaser(s) of each Unit shall execute an Appreciation Limiting Promissory Note, together with a form of Appreciation Limiting Deed of Trust in substantially the same form as attached hereto as **Exhibit C**.
- B. At the time of closing of each transfer of title to a Unit subsequent to the first transfer by Developer, the Town shall determine whether the transfer complies with the requirements of this Covenant. If the transfer complies with the requirements of this Covenant, the Town shall mark the selling Unit Owner's Appreciation Limiting Promissory Note as paid and execute a request for release of the Appreciation Limiting Deed of Trust upon verification to the Town, by the title company or other independent agent responsible for closing on the transfer of title to a Unit, that the amount paid for the purchase of the Unit does not exceed the Maximum Resale Price or that, if the price exceeds the Maximum Resale Price, the amount of such excess will be paid to the Town.
- C. At the time of each subsequent closing of the transfer of title to a Unit, the standing Note and Deed of Trust shall be extinguished, and a new Appreciation Limiting Promissory Note shall be executed by the purchaser(s) and delivered to the Town, and a new Appreciation Limiting Deed of Trust shall be executed by the purchaser(s) and recorded at the Summit County Clerk and Recorder's office.
- D. If title to a Unit is transferred without obtaining the release of the applicable Appreciation Limiting Deed of Trust securing the applicable Appreciation Limiting Promissory Note in favor of the Town, and/or a new such Note and Deed of Trust is not obtained and recorded, such Transfer is considered to be a Non-Qualified Transfer and the Town, among all other rights available to it at law or in equity, shall have the right to foreclose said Appreciation Limiting Deed of Trust.

ARTICLE VII
TOWN'S LIEN

7.1. Town Lien Priority. Town shall have, and is hereby granted, a lien against the Unit ("Town Lien") to secure payment of any amounts due and owing the Town pursuant to this Covenant including without limitation all sales proceeds over and above the Maximum Sales Price, amounts due to the Town in the event of a foreclosure of a first mortgage, and to secure Owner's obligations to the Town hereunder. The Town's lien on the respective Unit shall be superior to all other liens and encumbrances, except the following:

- A. Liens and encumbrances recorded prior to the recording of this Covenant;

- B. Real property ad valorem taxes and special assessment liens duly imposed by Colorado governmental or political subdivision or special taxing districts;
- C. Liens given superior priority by operation of law; and
- D. The lien of any first mortgage against such Unit, when subordination is requested.

7.2. Rights of Town Lien. Recording of this Covenant in Summit County constitutes record notice and perfection of the Town's lien. No further recordation of any claim of lien is required. By virtue of the Town's lien, the Town shall have all of the rights that a mortgage holder may have against a Unit, including, but not limited to, the right to judicially foreclose upon a Unit. The Town shall be entitled to file such notices and other information necessary to preserve its rights, as a lienor, and to cure and redeem in foreclosure of a Unit, as provided by C.R.S. § 38-38-101, *et seq.*, and any other applicable law. The recordation date of the promissory note and deed of trust required in Section 6.2 above shall not alter the priority date of the Town's lien as established herein.

7.3. Binding Effect of Lien. The sale or other transfer of a Unit shall not affect the Town's lien. No sale or deed in lieu of foreclosure shall relieve the Owner from continuing personal liability for payment of their obligations hereunder. The Town's lien does not prohibit actions or suits to recover sums due pursuant to this Covenant, or to enforce the terms of this Covenant, or to prohibit the Town from taking a deed in lieu of foreclosure.

7.4. Subordination of Town Lien. Upon request, the Town shall agree to subordinate the Town's lien to a bona fide first mortgage or deed of trust provided that the total principal indebtedness secured by those mortgages or deeds of trust with priority over the Town's lien shall not exceed the current allowed Maximum Resale Price under this Covenant as of the date of subordination. To the extent that **Exhibit B** is inconsistent with this provision, the provisions of this section shall control.

ARTICLE VIII FORECLOSURE

8.1 Release. Notwithstanding anything herein to the contrary, this Covenant shall be deemed released as to a Unit in the event of the issuance of a public trustee's confirmation deed, sheriff's confirmation deed, or similar conveyance of the Unit in connection with a foreclosure by the holder of a HUD-insured first mortgage. If the Town chooses to terminate this Covenant with respect to a particular Unit, the Town shall record a document referencing such termination in the real property records of the County. Any and all claims of the Town available hereunder against the Owner personally shall survive any release or termination of this Covenant.

8.2 Notice of Default to the Town. Within ten (10) days after Owner's receipt of any notice of default from a mortgagee or any applicable governmental entity or

homeowner's association, the Owner shall give written notice of such default to the Town.

8.3 The Town's Option to Redeem.

A. Foreclosure/Town Option to Redeem. In the event of any foreclosure of a first mortgage or other lien, the Town or its authorized agent shall be entitled to receive notice of the foreclosure proceedings as is required by law to be given by the public trustee or the sheriff, as applicable, to lienors of a Unit that are junior to the first mortgage (as provided in C.R.S. § 38-38-101, *et seq.*, as amended). The Town shall have a right of redemption, purchase, and such other rights as a lienor and holder of deed of trust in foreclosure, as its interest appears, in accordance with Colorado law governing foreclosure.

B. Upon Exercising Option. If the Town obtains title to a Unit, the Town may sell such Unit to a Qualified Owner, or rent such Unit to an Authorized Lessee until such time that such Unit can be sold to a Qualified Owner.

ARTICLE IX **ENFORCEMENT**

9.1 Notification of Breach. It shall be a breach of this Covenant for any Owner or Qualified Occupant to violate any provision of this Covenant. Upon violation of this Covenant, the Town shall inform the Owner or Qualified Occupant by written notice and provide a reasonable period of time in which to correct such violation. If such violation is not corrected to the satisfaction of the Town within the time period, the Town may without further notice declare a breach of this Covenant.

9.2 Violations Triggering Sale and Town Option to Buy

A. In the event a Unit is occupied, transferred, or leased in violation of this Covenant, the Town may, at its sole discretion, require the Owner to immediately list the Unit for sale. The highest bid from a Qualified Owner for not less than ninety-five percent (95%) of the Maximum Resale Price shall be accepted by the Owner; provided, however, if the Unit is listed for a period of at least one hundred and eighty (180) days and all bids are below ninety-five percent (95%) of the Maximum Resale Price, the Unit shall be sold to a Qualified Owner that has made the highest offer after such one hundred and eighty (180) day period.

B. In the case of such an uncured violation, if required by the Town, the Owner shall: (i) consent to any sale, conveyance, or transfer of such Unit to a Qualified Owner; (ii) execute any and all documents necessary to do so; and (iii) otherwise reasonably cooperate with the Town to take actions needed to accomplish such sale, conveyance, or transfer of such Unit. For this purpose, each Owner hereby constitutes and appoints the Town as its true and lawful attorney-in-fact with full power of substitution to complete or undertake any and all actions required under this section or as set for the elsewhere in

this Covenant. It is further understood and agreed that this power of attorney, which shall be deemed to be a power coupled with an interest, cannot be revoked. Owner specifically agrees that all power granted to the Town under this Covenant may be assigned by it to its successors or assigns.

C. Town shall also have and is hereby granted the right and option to purchase a Unit, exercisable within a period of fifteen (15) calendar days after notice is sent by the Town to the Owner that requires the Owner to sell the Unit pursuant to this section. Thereafter, the Town shall complete the purchase of such Unit within thirty (30) calendar days after exercising its option hereunder for a price equal to the lesser of the appraised market value of the Unit, as determined by the Town in its reasonable good faith judgment, or the Maximum Resale Price. The Town may assign its option to purchase hereunder to an eligible purchaser that, for the purpose of this section, shall be a Qualified Owner.

D. In all situations in which the provisions of this section apply, the Town may alternatively require the Owner to lease or rent a Unit to an Authorized Lessee in accordance with the requirements of this Covenant.

9.3 Right to Review and Compliance. The Developer and each Owner hereby grants and assigns to the Town the right to review and enforce compliance with this Covenant. Compliance may be enforced by the Town by any lawful means, including without limitation, seeking any equitable relief (including, without limitation, specific performance and other equitable relief as set forth in Section 9.6 below), as well as a suit for damages; provided, however, in the event a Unit is financed by a HUD-insured First Mortgage and is sold in violation of this Covenant, such enforcement shall not include:

- A. Acceleration of a mortgage;
- B. Voiding a conveyance by an Owner;
- C. Terminating an Owner's interest in a Unit; or
- D. Subjecting an Owner to contractual liability.

Notwithstanding the foregoing, in no event shall the Town have any equitable remedies (including, but not limited to, the right to sue for specific performance or seek other equitable relief as set forth herein) or the right to sue for damages if the Owner of a Unit that was financed with a HUD-insured first mortgage breaches or violates the terms, covenants and other provisions of the Covenant and if to do so would violate any existing or future requirement of HUD; it being understood, however, that in such event, the Town shall retain all other rights and remedies hereunder for enforcement of any other terms and provisions hereof, including, without limitation: (i) the right to sue for damages to reimburse the Town, or its agents, for its enforcement costs and to require an Owner to repay with reasonable interest (not to exceed ten percent (10%) per annum) any assistance received in connection with the purchase of the Unit; (ii) the right to prohibit an Owner from retaining sales or rental proceeds collected or received in violation of this Covenant; and (iii) the option to purchase granted to the Town in section 9.2 herein.

Venue for a suit enforcing compliance shall be proper in Summit County, Colorado and service may be made or notice given by posting such service or notice in a conspicuous place on the applicable Unit. As part of any enforcement action on the part of the Town, the applicable Owner shall pay all court costs and reasonable legal fees incurred by the Town, or its agents, in connection with these claims, actions, liabilities or judgments, including an amount to pay for the time, if any, of Town or its agents, or attorney spent on such claims at the rates generally charged for similar services by private practitioners within the County.

9.4 Enforcement. Except as otherwise provided herein, the Town, the Developer, or any Owner shall have the right to enforce, by a proceeding at law or in equity, all restrictions, conditions, covenants, and reservations imposed by the provisions of this Covenant and shall be entitled to specific enforcement of the same. Failure by any party described in this paragraph to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right by such party or any other party to do so thereafter.

9.5 Expenses of Enforcement. In the event that any party entitled to enforce the terms of this Covenant shall be required to bring any action as the result of any breach of the terms of this Covenant by any Owner, the party bringing such action shall be entitled to recover from and against the Owner in breach of this Covenant, in addition to any and all other remedies available at law or in equity, reasonable attorney's fees and costs incurred in the enforcement of this Covenant and in the bringing of such action, and the party against whom such fees and costs are awarded shall be personally liable for the payment of such fees and costs, and such award and judgment shall constitute a lien against the Unit owned by the party in breach of this Covenant which lien may be enforced by foreclosure of the defaulting Owner's Unit in the manner for foreclosing a mortgage on real property under the laws of the State of Colorado or elimination of Owner's resale gain on the Unit.

9.6 Injunctive and other Equitable Relief. Developer and each Owner agree that in the event of Developer's or Owner's default under or non-compliance with the terms of this Covenant, the Town shall have the right to seek such equitable relief as it may deem necessary or proper, including, without limitation, the right to: (a) seek specific performance of this Covenant; (b) obtain a judgment from any court of competent jurisdiction granting a temporary restraining order, preliminary injunction and/or permanent injunction; and (c) set aside or rescind any sale of a Unit made in violation of this Covenant. Any equitable relief provided for in this section may be sought singly or in combination with such legal remedies as the Town may be entitled to, either pursuant to this Covenant, under the laws of the State of Colorado or otherwise.

9.7 Price Freeze. Any violation of this Covenant shall cause the Maximum Resale Price to freeze and remain fixed until the date such violation is fully cured.

9.8 Relief in Extraordinary Circumstances. Requests for an exception to the provisions of this Covenant shall be made and considered as follows:

- A. The Owner requesting an exception must submit to the Town a written narrative explaining the need for the exception as well as documentary evidence confirming the reason and circumstances for the request. The Housing Department may request any additional information or documentation that may be needed, in its sole reasonable discretion and as allowable by law, to determine compliance with the criteria below.
- B. An application for an exception must, as determined by the Housing Department, meet all of the following criteria to determine if the stated circumstance qualifies for an exception:
 - a. The qualifying circumstance(s) justifying the grant of an exception to this Covenant is a circumstance that has transpired subsequent to the Owner occupying the Unit and/or is outside the control or ability of the applicant to correct;
 - b. Strict application of the terms and requirements of the Covenant would result in a significant hardship on the Owner;
 - c. The grant of the requested exception is limited to the scope necessary to grant reasonable relief to the applicant, is consistent with the intent and purpose of the Covenant, and will not have an adverse effect on the community, the surrounding neighborhood, or the ability of the Town to meet the purpose and intent of the housing program.
- C. The Housing Department shall issue a written decision regarding the request for an exception to the requirements of this Covenant within thirty (30) days of receiving a complete request, including the required supporting documentation.
- D. The Housing Department may impose specific conditions of approval in order to make the required findings of subsection B, above.

9.9 Records and Inspection. An Owner's records with respect to the Owner's use and occupancy of a Unit shall be subject to examination, inspection and copying by the Town upon reasonable advance notice. The Town shall also have the right to enter into or upon a Unit for the sole purpose of determining compliance with the provisions of this Covenant; provided, however, that the Town shall first attempt to secure the permission of any occupants of the Unit at least fourteen days in advance prior to making entry. An Owner shall submit any information, documents or certificates requested from time to time by the Town with respect to the occupancy and use of the Owner's Unit which the Town reasonably deems necessary to substantiate the Owner's continuing compliance with the provisions of this Covenant. Documents may include, but are not limited to: Federal and State Income Tax Returns, W2s, 1099s, bank statements, and invoices for utility payments. Such information shall be submitted to the Town within such reasonable time period as the Town may establish. All lessees of a Unit shall be bound by the terms of this section and shall cooperate with all requirements herein. The Town shall maintain confidentiality of financial information as provided by law.

ARTICLE X
PERIODIC REVIEW AND AMENDMENT

10.1 Town's Right to Periodically Review and Amend Certain Provisions of this Restriction and Provisions of the Workforce Housing Regulations. In recognition of the changing nature of the housing market in the County, and the Town's desire to keep this Covenant current for the benefit of all interested parties, this Covenant is subject to periodic review by the Town, and may be amended from time to time by virtue of changes to provisions in the Workforce Housing Regulations without invalidating or affecting the enforceability of this Covenant; provided, however, that such amendments may not operate to:

- A. Retroactively to render an Owner no longer qualified to own the Property;
- B. Reduce the Maximum Resale Price.

Amendments made to this Covenant by the Town pursuant to this Section shall be effective upon the effective date of the amendment to the Workforce Housing Regulations.

10.2 Amendment. This Covenant may additionally be amended by an instrument recorded in the records of Summit County, Colorado executed by the Town and the then-Owner of a Unit.

10.3 Supplement to Covenant. Prior to the first CO of any Unit in each Sale Phase, the Town will record a Supplement to the Covenant identifying the type of Units in that phase, the sales price for each Unit, whether any Units are designated as ADU-ready, and, for such ADU-ready Units outlining the details regarding occupancy, rental restrictions, capital improvement allowance, and other related matters.

ARTICLE XI
GENERAL PROVISIONS

11.1 Equal Housing Opportunity. Pursuant to the Fair Housing Act, Developer, and the Town shall not discriminate on the basis of race, creed, color, sex, national origin, familial status or disability in the lease, sale, use or occupancy of the property.

11.2 Waiver of Exemptions. Every Owner, by taking title to a Unit, shall be deemed to have subordinated to this Covenant any and all right of homestead and any other exemption in, or with respect to, such Unit under state or federal law presently existing or hereafter enacted.

11.3 Perpetuities Savings Clause. If any of the terms, covenants, conditions, restrictions, uses, limitations, obligations, or options created by this Covenant are held to be unlawful or void for violation of: (i) the rule against perpetuities or some analogous statutory provision; (ii) the rule restricting restraints on alienation; or (iii) any other statutory or common law rules imposing like or similar time limits, then such provision

shall continue only for the shorter of: (x) the term of this Covenant, or (y) the period of the lives of the current duly elected and seated members of the Town Council of the Town of Breckenridge, Colorado, their now living descendants, if any, and the survivor of them, plus twenty-one (21) years.

11.4 Severability. Invalidation of any one of the covenants or restrictions contained herein by judgment or court order shall in no way affect any other provisions, it being the intent of the Developer, the Town, and its designee that such invalidated provision be severable.

11.5 Term. This Covenant shall run with the land and bind the property and the Units in perpetuity. The Parties agree that the Town's rights and interests under this Covenant are vested immediately and that this Covenant shall be binding and in full force and effect for the full term as set forth herein.

11.6 No Third Party Beneficiaries. There are no intended third-party beneficiaries to this Covenant.

11.7 Non-Liability and Governmental Immunity. The Town, its designee, and their respective employees, members, officers, elected officials, and agents shall not be liable to any Owner or third party by virtue of the exercise of their rights or the performance of their obligations under this Covenant. The Parties understand and agree that they are relying on, and do not waive or intend to waive by any provision of this Covenant, the monetary limitations or any other rights, immunities or protections afforded by the Colorado Governmental Immunity Act, CRS § 24-10-101, et seq., as they may be amended, or any other limitation, right, immunity or protection otherwise available to the Parties.

11.8 Exhibits. All exhibits attached hereto are incorporated herein and by this reference made part hereof.

11.9 Personal Liability. Each Owner shall be personally liable for any of the transactions contemplated herein, jointly and severally with his or her co-Owners.

11.10 Further Actions. The Owner and Owner's successors and assigns agree to execute such further documents and take such further actions as may be reasonably required to carry out the provisions and intent of this Covenant or any agreement or document relating hereto or entered into in connection herewith.

11.11 Notices. Any notice under this Covenant shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class United States Mail to the Party at the Party's last known address.

11.12 No Joint Venture. Notwithstanding any provision hereof, the Town shall never be a joint venture in any private entity or activity which participates in this Covenant, and the Town shall never be liable or responsible for any debt or obligation of any participant in this Covenant.

**EXHIBIT A
LEGAL DESCRIPTION**

EXHIBIT B

**MEMORANDUM OF ACCEPTANCE OF
RESIDENTIAL HOUSING COVENANT AND NOTICE OF LIEN
FOR THE RUNWAY NEIGHBORHOOD
SUMMIT COUNTY, COLORADO**

WHEREAS, _____[Buyer Name] _____, the “Buyer” is purchasing from _____[Seller Name]_____, the “Seller”, at a price of \$_____ [purchase price amount]_____, real property described as _____[Legal Description] _____according to the plat recorded under Reception No. _____, in the real property records of the County of Summit, Colorado (the “Unit”); and

WHEREAS, the Seller of the unit is requiring, as a prerequisite to the sale transaction, that the Buyer acknowledge and agree to the terms, conditions, and restrictions found in that certain instrument entitled “Residential Housing Covenant and Notice of Lien for the Runway Neighborhood, Summit County, Colorado,” recorded on _____, 2025, under Reception No. _____, in the real property records of the County of Summit, Colorado (the “Covenant”).

NOW, THEREFORE, as an inducement to the Seller to sell the unit, the Buyer:

1. Acknowledges that Buyer has carefully read the entire covenant; has had the opportunity to consult with legal and financial counsel concerning the covenant prior to signing it; and fully understands the terms, conditions, provisions, and restrictions contained in the covenant.

2. Agrees to be bound by and to comply with the terms, conditions, and requirements of the Covenant.

4. States that the Notice to Buyer should be sent to:

5. Directs that this memorandum be placed of record in the real estate records of the County of Summit, Colorado, and a copy provided to the Town of Breckenridge.

IN WITNESS WHEREOF, the parties hereto have executed this instrument on the ____ day of _____, 20____.

BUYER(S):

By: _____

Printed Name:

STATE OF)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of _____, _____, by _____.

Witness my hand and official seal.

Notary Public

My commission expires: _____

EXHIBIT C
Appreciation Limiting Promissory Note (Runway Neighborhood)
(the "Note")

Date

FOR VALUE RECEIVED, Buyer Name (the "Maker"), jointly and severally if more than one, promises to pay to the order of the TOWN OF BRECKENRIDGE, P.O. Box 168, Breckenridge, CO 80424 ("Town"), upon demand ("Due Date"), all sums that become due to Town from Maker after the date of this Note, under the Restrictive Housing Covenant and Notice of Lien for Runway Neighborhood, Summit County, Colorado, dated _____ and recorded _____ under Reception No. _____ of the records of the Clerk and Recorder of Summit County, Colorado.(the "Covenant").

This Note shall not bear interest until the Due Date. If this Note is not paid on or before the Due Date, it shall thereafter bear interest at the rate of eighteen percent (18%) per annum from the Due Date until fully paid.

The Maker and any surety, guarantor and endorser of this Note, jointly and severally, hereby waive notice of, and consent to any and all extensions of this Note or any part thereof without notice and each hereby waives demand, presentment for payment, notice of nonpayment and protest, and any and all notice of whatever kind or nature.

The Maker agrees to pay all costs of collection, including reasonable attorney's fees, incurred by Holder in the collection of this Note or any part thereof. If the Deed of Trust securing this Note is foreclosed, the undersigned also agrees to pay all costs and attorney's fees as provided therein.

No waiver by the Holder of any one or more of the terms and conditions herein contained shall be deemed a waiver of the other terms and conditions herein contained; nor shall any such waiver be considered for any reason as continuing or perpetual in nature.

This Note is secured by a deed of trust on the Residential Unit described as Legal Description of Property.

Also known as: Physical Address, Breckenridge, CO 80424

THE MAKER'S INITIAL PURCHASE PRICE FOR THE RESIDENTIAL UNIT, AS DESCRIBED IN THE COVENANT, IS \$_____.

(Maker's Initial(s): _____)

For Amounts Collected by Maker in Excess of Adjusted Price Limit

_____ (the "Maker") promises to pay to the order of the TOWN OF BRECKENRIDGE, PO Box 168, Breckenridge, CO 80424, upon Sale of the Property an amount equal to the Gross Proceeds in excess of the Adjusted Price Limit, based upon the calculation as follows.

As used in this Note the terms set forth below shall have the meanings provided:

"Residential Unit" means the property subject to the Deed of Trust securing compliance with this Note.

"Sale" means the sale or transfer of the Residential Unit or any interest therein.

"Gross Proceeds" means the total value of all consideration given Purchaser in connection with a Sale. "Adjusted Price Limit" means an amount determined in accordance with the following:

The total consideration paid by Maker for the purchase of the Residential Unit	_____
Adjustment to Price Limit as provided for in Subsection titled 'Resale of a Unit' or 'Resale Restrictions' of the Employee Housing Restrictive Covenant and Agreement (appreciation formula)	x _____
The Price Limit	= _____
Permitted Improvements (including capital improvements and Maintenance) as provided for in the Employee Housing Restrictive Covenant and Agreement	+ _____
Adjusted Price Limit	= _____

The undersigned hereby acknowledges receipt of a true copy of this Note.

Maker

Maker

Approved: Town of Breckenridge

IF THIS FORM IS USED IN A CONSUMER CREDIT TRANSACTION, CONSULT LEGAL COUNSEL

THIS IS A LEGAL INSTRUMENT IF NOT UNDERSTOOD, LEGAL, TAX, OR OTHER COUNSEL SHOULD BE CONSULTED BEFORE SIGNING

DEED OF TRUST
(Due on Transfer – Strict)

THIS DEED OF TRUST is made this _____ day of _____, 20__ between _____ (Borrower), whose address is _____ and the Public Trustee of the County in which the Property (see paragraph 1) is situated (Trustee); for the benefit of TOWN OF BRECKENRIDGE (Lender), whose address is P.O. Box 168, Breckenridge, CO 80424.

Borrower and Lender covenant and agree as follows:

- 1. Property is Trust.** Borrower, in consideration of the indebtedness herein recited and the trust herein created, hereby grants and conveys to Trustee in trust, with power of sale, the following described property located in the County of Summit, State of Colorado: See Exhibit A attached hereto and incorporated herein by this reference
which has the address of *Physical Address*, Breckenridge, Colorado 80424, together with all its appurtenances (Property).
- 2. Note; Other Obligations Secured.** This Deed of Trust is given to secure to Lender Borrower's obligations as set forth in the Appreciation Limiting Promissory Note of even date herewith.
- 3. Title.** Borrower covenants that Borrower owns and has the right to grant and convey the Property, and warrants title to the same, subject to general real estate taxes for the current year, easements of record or in existence, and recorded declarations, restrictions, reservations and covenants, if any, as of this date and except those matters set forth in Exhibit B attached hereto and incorporated herein by this reference.
- 4. Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, and late charges as provided in the Note and shall perform all of Borrower's other covenants contained in the Note.
- 5. Prior Mortgages and Deeds of Trust; Charges; Liens.** Borrower shall perform all of Borrower's obligations under any prior deed of trust and any other prior liens. Borrower shall pay all taxes, assessments and other charges, fines and impositions attributable to the Property which may have or attain a priority over this Deed of Trust by Borrower making payment when due, directly to the payee thereof. Despite the foregoing, Borrower shall not be required to make payments otherwise required by this paragraph if Borrower, after notice to Lender, shall in good faith contest such obligation by, or defend enforcement of such obligation in, legal proceedings which operate to prevent the enforcement of the obligation or forfeiture of the Property or any part thereof, only upon Borrower making all such contested payments and other payments as ordered by the court to the registry of the court in which such proceedings are filed.
- 6. Preservation and Maintenance of Property.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Deed of Trust is on Leasehold. Borrower shall perform all of Borrower's obligations under any declarations, covenants, by-laws, rules, or other documents governing the use, ownership or occupancy of the Property.
- 7. Protection of Lender's Security.** Except when Borrower has exercised Borrower's rights under paragraph 6 above, if the Borrower fails to perform the covenants and agreements contained in this Deed of Trust, or if a default occurs in prior lien, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, with notice to Borrower if required by law, may make

such appearances, disburse such sums and take such action as is necessary to protect Lender's interest, including, but not limited to:

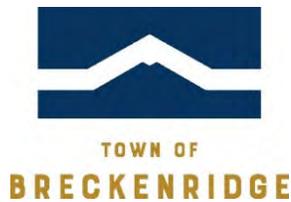
- (a) any general or special taxes or ditch or water assessments levied or accruing against the Property;
- (b) the premiums on any insurance necessary to protect any improvements comprising a part of the Property;
- (c) sums due on any prior lien or encumbrance on the Property;
- (d) if the Property is a leasehold or is subject to a lease, all sums due under such lease;
- (e) the reasonable costs and expenses of defending, protecting, and maintaining the Property and Lender's interest in the Property, including repair and maintenance costs and expenses, costs and expenses of protecting and securing the Property, receiver's fees and expenses, inspection fees, appraisal fees, court costs, attorney fees and costs, and fees and costs of an attorney in the employment of the Lender or holder of the certificate of purchase;
- (f) all other costs and expenses allowable by the evidence of debt or this Deed of Trust, and
- (g) such other costs and expenses which may be authorized by the court of competent jurisdiction.

Borrower hereby assigns to Lender any right Borrower may have by reason of any prior encumbrance on the Property or by law or otherwise to cure any default under said prior encumbrance.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, shall become additional indebtedness of Borrower secured by this Deed of Trust. Such amounts shall be payable upon notice from the Lender to Borrower requesting payment thereof, and Lender may bring suit to collect any amounts so disbursed plus interest. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any actions hereunder.

8. **Borrower Not Released.** Extension of the time for payment or modification of amortization of the sums secured by this Deed of Trust granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower, nor Borrower's successors in interest, from the original terms of this Deed of Trust. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Deed of Trust by reason of any demand made by the original Borrower nor Borrower's successors in interest.
9. **Forbearance by Lender Not a Waiver.** Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by law, shall not be a waiver or preclude the exercise of any such right or remedy.
10. **Remedies Cumulative.** Each Remedy provided in the Note and this Deed of Trust is distinct from and cumulative to all other rights or remedies under the Note and this Deed of Trust or afforded by law or equity, and may be exercised concurrently, independently or successively.
11. **Successors and Assigns Bound; Joint and Several Liability; Captions.** The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of Paragraph 18 Transfer of the Property; Assumption. All covenants and agreements of Borrower shall be joint and several. The captions and headings of the paragraphs in this Deed of Trust are for convenience only and are not to be used to interpret or define the provisions hereof.
12. **Notice.** Except for any notice required by law to be given in another manner, (a) any notice to Borrower provided for in this Deed of Trust shall be in writing and shall be given and be effective upon (1) delivery to Borrower or (2) mailing such notice by first-class mail, addressed to Borrower at Borrower's address stated herein or at such other address as Borrower may designate by notice to Lender as provided herein, an (b) any notice to Lender shall be in writing and shall be given and be effective upon (1) delivery to Lender or (2) mailing such notice by first-class mail, addressed to Lender at Lender's address stated herein or at such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Deed of Trust shall be deemed to have been given to Borrower and Lender when given in any manner designated herein.
13. **Governing Law; Severability.** The Note and this Deed of Trust shall be governed by the law of Colorado. In the event that any provision or clause of this Deed of Trust or the Note conflicts with the law, such conflict shall not affect other provisions of the Deed of Trust or the Note which can be given effect without the conflicting provision, and to this end the provisions of the Deed of Trust and Note are declared to be severable.

14. **Acceleration: Foreclosure: Other Remedies.** Except as provided in paragraph 18 Transfer of Property; Assumption, upon Borrower's breach of any covenant or agreement of Borrower in this Deed of Trust, or upon any default in a prior lien upon the Property, (unless Borrower has exercised Borrower's rights under paragraph 5 above), at Lender's option, all of the sums secured by this Deed of Trust shall be immediately due and payable (Acceleration). To exercise this option, Lender may invoke the power of sale and any other remedies permitted by law. Lender shall be entitled to collect all reasonable costs and expenses incurred in pursuing the remedies provided in this Deed of Trust, including, but not limited to, reasonable attorney's fees. If Lender invokes the power of sale, Lender shall give written notice to Trustee of such election. Trustee shall give notice to Borrower of Borrower's rights as provided by law. Trustee shall record a copy of such notice as required by law. Trustee shall advertise the time and place of the sale of the Property, for not less than four weeks in a newspaper of general circulation in each county for which the Property is situated, and shall mail copies of such notice of sale to Borrower and other persons as prescribed by law. After the lapse of such time as may be required by law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder for cash at the time and place (which may be on the Property or any part thereof as permitted by law) in one or more parcel as Trustee may think best and in such order as Trustee may determine. Lender or Lender's designee may purchase the Property at any sale. It shall not be obligatory upon the Purchaser at any such sale to see to the application of the purchase money. Trustee shall apply the proceeds of the sale in the following order; (a) to all reasonable costs and expenses of the sale, including but not limited to, reasonable Trustee's and attorney's fees and costs of title evidence e; (b) to all sums secured by this Deed of Trust; and (c) the excess, if any, to the person or persons legally entitled thereto.
15. **Borrower's Right to Cure Default.** Whenever foreclosure is commenced for nonpayment of any sums due hereunder, the owners of the Property or parties liable hereon shall be entitled to cure said defaults by paying all delinquent principal and interest payment due as of the date of cure, costs, expenses, late charges, attorney's fees and other fees all in the manner provided by law. Upon such payment, this Deed of Trust and the obligations secured hereby shall remain in full force and effect as though no Acceleration had occurred, and the foreclosure proceedings shall be discontinued.
16. **Release.** Upon payment of all sums secured by this Deed of Trust, Lender shall cause Trustee to release this Deed of Trust and shall produce for Trustee the Note. Borrower shall pay all costs of recordation and shall pay the statutory Trustee's fees. If Lender shall not produce the Note as aforesaid, the Lender, upon notice in accordance with paragraph 12 (Notice) from Borrower to Lender, shall obtain, at Lender's expense, and file any lost instrument bond required by Trustee or pay the cost thereof to effect the release of this Deed of Trust.
17. **Waiver of Exemptions.** Borrower hereby waives all right of homestead and any other exemptions in the Property under state or federal law presently existing or hereafter enacted.
18. **Transfer of Property; Assumption.** The following events shall be referred to herein as a "Transfer": (1) a transfer or conveyance of title (or any portion thereof, legal or equitable) of the Property (or any part thereof or interest therein), (ii) the execution of a contract or agreement creating a right to title (or any portion thereof, legal or equitable) in the Property (or any part thereof or interest therein), (iii) or an agreement granting a possessory right in the Property (or any portion thereof), in excess of three (3) years, (iv) a sale or transfer of, or the execution of a contract or agreement creating a right to acquire or receive, more than fifty percent (50%) of the controlling interest or more than fifty percent (50%) of the beneficial interest in the Borrower, (v) the reorganization, liquidation or dissolution of the Borrower. Not to be included as a Transfer are (1) the creation of the lien or encumbrance subordinate to this Deed of Trust, (ii) the creation of a purchase money security interests for household appliances, or (iii) a transfer by devise, descent or by operation of the law upon the death of a joint tenant. At the election of Lender, in the event of each and every transfer:
- (a) All sums secured by this Deed of Trust shall become immediately due and payable (Acceleration).
 - (b) If a Transfer occurs and should Lender not exercise Lender's option pursuant to this paragraph 18 to Accelerate, Transferee shall be deemed to have assumed all of the obligations of Borrower under this Deed of Trust including all sums secured hereby whether or not the instrument evidencing such conveyance, contract or grant expressly so provides. This covenant shall run with the Property and remain in full force and effect until said sums are



Memo

To: Town Council
From: Mark Truckey, Community Development Director
 Chris Kulick, Assistant Director of Community Development
Date: September 15, 2025 (for September 23, 2025 meeting)
Subject: Comprehensive Plan Update

Town Council Goals (Check all that apply)

- | | | | |
|-------------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | More Boots & Bikes, Less Cars | <input checked="" type="checkbox"/> | Leading Environmental Stewardship |
| <input checked="" type="checkbox"/> | Deliver a Balanced Year-Round Economy | <input checked="" type="checkbox"/> | Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> | Organizational Need | | |

Summary

Community Development staff, with consultant assistance, will soon be embarking on work to update the Town of Breckenridge Comprehensive Plan. The Plan was last updated in 2008.

Background

A Comprehensive Plan, sometimes also referred to as a Master Plan or General Plan, serves as an overall guiding document for municipalities and counties, setting overall policy direction on growth and development issues faced by a community. Most Comprehensive Plans will address a series of issues, but will particularly focus on setting the stage for future land use and development decisions, as growth and development tend to be some of the most impacting changes to communities. State law requires that jurisdictions have an adopted Comprehensive Plan. The Town of Breckenridge Comprehensive Plan was last updated in 2008 and is due for an update. In addition, recent laws enacted by the state legislature have set forth new requirements for the information that must be included in Comprehensive Plans and have set a deadline of December 31, 2026 for compliance.

2008 Comprehensive Plan

[The 2008 Town of Breckenridge Comprehensive Plan](#) sets policy direction for a number of key subject matters that are organized in a series of Plan Elements. The elements included in the 2008 Plan include Community Character, Economy, Natural Environment, Transportation, Housing, Cultural Resources, Recreation and Tourism, Community Facilities, Population and Demographics, Historic Character, and Land Use. A number of the policies included within the Plan resulted in subsequent efforts addressed by the Town. For example, a policy on establishing caps on single family home sizes and floor area resulted in the Town's first Neighborhood Preservation Policy in 2009. Another policy in the Plan recommended the development of a Sustainability Plan for the Town, which resulted after two years of work in adoption of the SustainableBreck Plan. As we proceed with our Plan update, we expect that the list of Plan Elements and areas of focus will adjust to reflect today's priority issues. At a minimum, the new Plan will include a Land Use Element, a Recreational and Tourism Uses Element (required by state law), and additional elements as discussed below.

State Mandates

Colorado Revised Statutes require that municipalities adopt master plans (aka comprehensive plans) to guide the physical development of their respective communities. As noted above, the Town of Breckenridge last

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updated its Comprehensive Plan in 2008. Since that time, the statutes have been amended to include additional requirements for plans, which are required to be enacted by the end of 2026. These include:

- A strategic growth element that integrates elements of the master plan to discourage sprawl and promote the development or redevelopment of vacant and underutilized parcels to address the municipality's demonstrated housing needs and mitigate the need for extension of infrastructure and public services to develop natural and agricultural lands for residential uses.
- A water supply element developed in consultation with entities that supply water for use within the municipality to ensure coordination on water supply and facility planning.
- A housing needs assessment and housing action plan. Our current County-wide housing needs assessment will need some minor adjustments to comply with state requirements and the Summit Combined Housing Authority will be taking the lead on making these adjustments. The Town's Housing Blueprint serves as the Town's housing action plan. Staff intends to update the Housing Blueprint in 2026 in conjunction with this Comprehensive Plan update effort.

Some of these requirements were put in place in 2024 in response to a concerted effort by Governor Polis to address the housing shortage in Colorado. For example, the required strategic growth element is primarily focused on identifying vacant and underutilized properties that could accommodate future housing development.

Process and Timeline

Staff intends to release a Request for Proposals in October to solicit proposals from consultants to assist in the development of the Comprehensive Plan. A significant amount of staff resources will also be allocated to this effort, including Planning, Housing, and Water Division staff. Much of the technical data and analysis will be done by staff and staff will direct the work of the consultants. We will look for the consultant team to focus on the following:

- A robust public engagement process, with a focus on involving typically under-represented segments of our population.
- Design work and public workshops focused on redevelopment, with associated visual renderings of different options for redevelopment and development of infill or underutilized properties in the Town.
- Development of the Plan document, including formatting, graphics, and providing recommendations on policy content, based on public input, along with Planning Commission and Town Council feedback.
- Assisting staff in taking the Plan through the formal adoption process.

Timing of the project will include:

- Data collection and analysis in late 2025
- Initiation of public engagement and stakeholder outreach in early 2026
- Development of draft Plan goals and policies by summer, 2026
- Final adoption process with the Planning Commission and Town Council in the fall of 2026.

Because of the highly technical requirements related to the water supply element, the Water Division will contract with a separate consultant team to assist in the analysis related to the water supply element. Our goal will be to integrate the water supply element into the overall Comprehensive Plan, as the water consultant completes their analysis.

Relation to other Plans

The Town has a series of other important planning documents, such as the SustainableBreck Plan and the Open Space and Trails Master Plan, which are all recently updated documents. To the extent possible, the Comprehensive Plan will refer to the policy guidance provided by those plans to address their respective issues, rather than re-visiting the issues addressed in those plans.

Historic District

The Handbook of Design Standards for the Conservation District will continue to guide growth and redevelopment in the District, as the Handbook is consistent with state and federal guidelines regarding historic districts. A major update to the Handbook was completed in 2019. Whereas we will be actively addressing issues like redevelopment in areas outside the District in this Comprehensive Plan effort, we will continue to rely on the Handbook for policy guidance within the District.

Plan Content

Our goal will be to produce an engaging Comprehensive Plan document, one that succinctly addresses key growth issues in the community. Whereas most previous plans were narrative and data heavy, the newer generation of plans that we have seen in our community, along with many other communities is focused on a more limited narrative, graphic approach that is more attractive and digestible to readers. The recent SustainableBreck Plan and the Open Space and Trails Master Plan are examples of this newer approach. Key substantive issues will be addressed, but in a more streamlined manner.

Public outreach/engagement

As described above, our intent will be to have a robust public involvement process in the development of the Plan. We anticipate a series of public open houses and workshops, along with a series of stakeholder engagement meetings. There will be at least three periods of public engagement during the development of the Plan with a goal of reaching out to all segments of the community.

Financial Implications

A significant amount of money is proposed for allocation towards consultant assistance in the year 2026. More information will become available as the 2026 budget adoption process moves forward. There will also be a significant investment of staff resources in assisting with the data analysis and policy formation of the Plan.

Equity Lens

The proposed public outreach process will have a focus on outreach to typically underrepresented segments of our population with the goal of identifying and mitigating disparities relevant to the Comprehensive Plan scope.

Staff Recommendation

This memo is intended as an update to Council as staff prepares to initiate the Comprehensive Plan process. Staff will be providing updates to the Council throughout the Plan development process. No action is required by the Council at this time, but staff welcomes any thoughts or suggestions that the Council may have.



TOWN OF
BRECKENRIDGE

Memo

To: Town Council
From: Mark Truckey, Community Development Director and Sarah Crump, Senior Planner
Date: September 17, 2025 (for September 23, 2025 work session)
Subject: Blue River Pathway Screening and Development Code Amendments Work Session

Town Council Goals (Check all that apply)

- | | | | |
|-------------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | More Boots & Bikes, Less Cars | <input checked="" type="checkbox"/> | Leading Environmental Stewardship |
| <input checked="" type="checkbox"/> | Deliver a Balanced Year-Round Economy | <input checked="" type="checkbox"/> | Hometown Feel & Authentic Character |
| | Organizational Need | | |

Summary

In previous discussions and site visits along the Blue River Pathway, the Council has noted that some areas along the pathway are less visually appealing than others. Instead of these areas inviting visitors or engaging pedestrian activity, they are frequently used for storage of unsightly materials.

Background

Examples of unsightly materials in the rear of commercial operations include storage of used kegs, restaurant supplies, construction vehicles and equipment, etc. One way to address this aesthetic problem would be to require these areas be screened with fencing, landscaping, or other means. Some properties may have difficulty screening required parking areas due to lot size and parking access. Staff researched whether it is possible to prohibit certain large vehicle types within the Blue River Pathway/Riverwalk area but were advised that this is not a legally prudent approach.

Staff would also like to know if the Council wishes staff to explore further incentivizing improvements on private property along the Riverwalk/Blue River Pathway area to encourage activation of these areas (e.g., outdoor seating areas, patios, decks). In 2005, an incentive program was adopted for the “Riverwalk Special Area”, defined as the area bounded by Ski Hill Road to the north, Park Avenue to the south, Main Street on the east, and the Blue River on the west. The incentives are outlined in Policy 37/A of the Development Code and provide waived parking requirements and possible density bonuses in exchange for the development of “Riverwalk compatible improvements”. As written, the program is somewhat complicated and has not proven very successful. Staff believes only one property has used this code provision to construct Riverwalk compatible improvements since its implementation in 2005. Rewriting this development code section for easier implementation and enhancing the incentives may produce better results to achieve the Town’s goal of improving the Riverwalk special area. Private improvements to this area would also complement the public improvements planned for the Blue River Pathway through the Blue River Pathway Master Plan. Examples of further incentives could be waiver of employee housing mitigation requirements or other fee waivers for outside seating areas.

Code amendments to Policy 37/A could assist with several Council goals. Improving the Riverwalk special area by requiring screening and incentivizing improvements could encourage more walking and biking along the pathway, promote more responsible storage of environmentally sensitive materials and waste, be economically advantageous to participating businesses, and create a more beautified and engaging setting for residents and visitors that emphasizes Breckenridge’s mountain town character and river view corridor.

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Public outreach/engagement

Should the Council wish to move forward with code amendments following this work session, staff would conduct any supplemental outreach and notifications required for such amendments. Public outreach regarding this specific topic has not been conducted to date.

Financial Implications

Staff resources would be dedicated to research and drafting policy language. The Council may also decide to explore financial incentives for private improvements, such as fee waivers, for incentivizing businesses to complete Riverwalk improvements. The degree of financial implication is dependent upon the monetary incentives, if any, which are agreed upon and whether any properties move forward with completing such projects. Otherwise, improvements on private property and any required screening would be the financial responsibility of the private property owner or applicant.

Equity Lens

Related to the Town's Equity Blueprint and corresponding Equity Lens, any code amendments to Policy 37/A would be neutral as they would apply to all private property owners within the Riverwalk special area. Future screening and improvements incentivized by these code amendments would benefit visitors and residents alike.

Staff Recommendation

Staff looks for Council feedback on the following:

- Does the Council wish to pursue adoption of a regulation requiring screening of certain materials in areas along the Riverwalk/Blue River Pathway?
- Does Council wish to explore further incentives to encourage Riverwalk compatible improvements?

[A link to the current Development Code Policy 37/A Special Areas is provided here.](#)