



Town Council Regular Meeting
Tuesday, October 14, 2025, 7:00 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/82918442465> (Telephone: 1-719-359-4580; Webinar ID: 829 1844 2465). If you 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.

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I. CALL TO ORDER, ROLL CALL

II. APPROVAL OF MINUTES

- A. TOWN COUNCIL MINUTES - SEPTEMBER 23, 2025

III. APPROVAL OF AGENDA

IV. COMMUNICATIONS TO COUNCIL

- A. PUBLIC COMMENT (NON-AGENDA ITEMS ONLY; 3-MINUTE TIME LIMIT PLEASE)
- B. BRECKENRIDGE TOURISM OFFICE UPDATE

V. CONTINUED BUSINESS

- A. SECOND READING OF COUNCIL BILLS, SERIES 2025
 - 1. COUNCIL BILL NO. 15, SERIES 2025 — AN ORDINANCE AMENDING TITLE 4, CHAPTER 3 OF THE BRECKENRIDGE TOWN CODE REGARDING ALCOHOLIC BEVERAGES LICENSING REGULATIONS TO REMOVE REFERENCES TO DRUG STORE LIQUOR LICENSES AND MAKE OTHER MINOR AMENDMENTS
 - 2. COUNCIL BILL NO. 16, SERIES 2025 — AN ORDINANCE AMENDING THE BRECKENRIDGE TOWN CODE CONCERNING RESTITUTION TO BE AWARDED TO VICTIMS OF CRIMES
 - 3. COUNCIL BILL NO. 17, SERIES 2025 — AN ORDINANCE APPROVING AN AMENDMENT TO A LEASE OF THE BRECKENRIDGE PROFESSIONAL BUILDING

VI. NEW BUSINESS

- A. FIRST READING OF COUNCIL BILLS, SERIES 2025
- B. RESOLUTIONS, SERIES 2025
- C. OTHER
 - 1. BRECKENRIDGE SOCIAL EQUITY ADVISORY COMMISSION APPOINTMENTS

VII. PLANNING MATTERS

- A. PLANNING COMMISSION DECISIONS

VIII. REPORT OF TOWN MANAGER AND STAFF

IX. REPORT OF MAYOR AND COUNCIL MEMBERS

- A. CAST/MMC
- B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE
- C. BRECKENRIDGE TOURISM OFFICE
- D. BRECKENRIDGE HISTORY
- E. BRECKENRIDGE CREATIVE ARTS
- F. SOCIAL EQUITY ADVISORY COMMISSION
- G. ARTS & CULTURE MASTER PLAN STEERING COMMITTEE

X. OTHER MATTERS

XI. SCHEDULED MEETINGS

- A. SCHEDULED MEETINGS FOR OCTOBER, NOVEMBER AND DECEMBER

XII. ADJOURNMENT

D) CALL TO ORDER, ROLL CALL

Mayor Owens called the meeting of September 23rd, 2025, to order at 7:00pm. The following members answered roll call: Steve Gerard, Marika Page, Carol Saade, Jay Beckerman, Dick Carleton, Todd Rankin and Mayor Kelly Owens.

II) APPROVAL OF MINUTES

A) TOWN COUNCIL MINUTES – SEPTEMBER 9, 2025

There were no changes or corrections to the meeting minutes of September 9th, 2025. Mayor Owens declared they would stand approved as presented.

III) APPROVAL OF AGENDA

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

IV) HISPANIC HERITAGE MONTH PROCLAMATION

Mayor Kelly Owens read the Proclamation.

Council Member Saade stated it is important to highlight and celebrate the contributions of Breckenridge's Hispanic community, especially following last week's event that deeply affected many residents. Council Member Saade emphasized that many community members are living in chronic uncertainty and that local leaders should be vocal that Breckenridge is better because of its Hispanic and immigrant community - who are friends, neighbors, business owners, town staff, and community leaders. Council Member Saade encouraged everyone to spend the next month celebrating and uplifting the art, culture, and history of the Hispanic community.

Council Member Carleton agreed and stated that while discussions often focus on the economic and workforce contributions, it's equally important to recognize the Hispanic community are our friends, neighbors, and classmates whose diversity enriches the community as a whole.

Mayor Owens expressed full support and is glad to recognize our community as a whole.

V) COMMUNICATIONS TO COUNCIL

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

Mayor Owens opened public comment.

With no public comments, Mayor Owens closed public comment.

VI) CONTINUED BUSINESS

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

- 1) COUNCIL BILL NO. 13, SERIES 2025 – 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**
Mayor Owens read the title into the record.

Rick Fout, Chief Building Official, introduced a proposed ordinance for second reading to adopt the 2024 International Energy Conservation Code with local amendments. Fout stated there have been some minor edits since first reading. Fout explained the ordinance was developed with input from a local roundtable of building professionals and stakeholders. Fout stated the proposed code adoption with amendments would help support the Town's sustainability goals. Staff recommends Council approves and adopts the proposed ordinance as presented.

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

Council Member Gerard made a motion to approve COUNCIL BILL NO. 13, SERIES 2025 – 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. Council Member Saade seconded the motion

Council Member Rankin voiced opposition to the proposed ordinance. Council Member Rankin stated he supports the code but opposes the ratcheting down based on building square footage. Council Member Rankin believes the implementation is acceptable but cautioned against the incremental costs added to each new construction with every new piece of legislation.

Council Member Beckerman expressed appreciation for the extensive public engagement staff conducted during the development of the code amendments.

The motion passed 6-1. Council Member Rankin voted no.

- 2) 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
Mayor Owens read the title into the record.

Keely Ambrose, Town Attorney, introduced a proposed ordinance for second reading allowing the Town to refer campaign finance complaints to the Colorado Secretary of State, as permitted under state law. Ambrose explained the Town lacks the resources to handle such complaints internally, and state law requires a local ordinance to enable the referral process.

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

Council Member Rankin made a motion to approve 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. Council Member Beckerman seconded the motion.

The motion passed 7-0.

VII) NEW BUSINESS

- A) FIRST READING OF COUNCIL BILLS, SERIES 2025
1) COUNCIL BILL NO. 15, SERIES 2025 – AN ORDINANCE AMENDING TITLE 4, CHAPTER 3 OF THE BRECKENRIDGE TOWN CODE REGARDING ALCOHOLIC BEVERAGES LICENSING REGULATIONS TO REMOVE REFERENCES TO DRUG STORE LIQUOR LICENSES AND MAKE OTHER MINOR AMENDMENTS
Mayor Owens read the Title into the record.

Mae Watson, Town Clerk, introduced a proposed ordinance for first reading that would amend Title 4, Chapter 3 of the Breckenridge Town Code to remove references to Liquor- Licensed Drugstores (LLDS). Watson stated the State of Colorado recently passed Senate Bill 25-033 which prohibits the issuance of new licenses for Liquor- Licensed Drugstores. Watson stated this is a house – keeping item to remove the reference from code and align with state law.

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

Council Member Rankin made a motion to approve COUNCIL BILL NO. 15, SERIES 2025 – AN ORDINANCE AMENDING TITLE 4, CHAPTER 3 OF THE BRECKENRIDGE TOWN CODE REGARDING ALCOHOLIC BEVERAGES LICENSING REGULATIONS TO REMOVE REFERENCES TO DRUG STORE LIQUOR LICENSES AND MAKE OTHER MINOR AMENDMENTS. Council Member Carleton seconded the motion.

The motion passed 7-0.

- 2) COUNCIL BILL NO. 16, SERIES 2025 – AN ORDINANCE AMENDING THE BRECKENRIDGE TOWN CODE CONCERNING RESTITUTION TO BE AWARDED TO THE VICTIMS OF CRIMES

Mayor Owens read the Title into the record.

Town Attorney Keely Ambrose introduced a proposed ordinance for first reading to amend the Town Code that would reduce the time for municipal court-ordered restitution from 90 days to 63 days. Ambrose noted this change will deliver restitution to crime victims sooner and align the town code with state law.

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

Council Member Rankin made a motion to approve COUNCIL BILL NO. 16, SERIES 2025 – AN ORDINANCE AMENDING THE BRECKENRIDGE TOWN CODE CONCERNING RESTITUTION TO BE AWARDED TO THE VICTIMS OF CRIMES. Council Member Gerard seconded the motion.

The motion passed 7-0.

3) **COUNCIL BILL NO. 17. SERIES 2025 – AN ORDINANCES APPROVING AN AMENDMENT TO A LEASE OF THE BRECKENRIDGE PROFESSIONAL BUILDING**

Mayor Owens read the Title into the record.

Tracey Lambert, Senior Accountant, introduced a proposed ordinance for first reading to extend the US Bank lease of the Breckenridge Professional Building for three terms of three years.

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

Council Member Rankin made a motion to approve COUNCIL BILL NO. 17. SERIES 2025 – AN ORDINANCES APPROVING AN AMENDMENT TO A LEASE OF THE BRECKENRIDGE PROFESSIONAL BUILDING. Council Member Saade seconded the motion.

Council Member Carleton stated that after speaking with staff, he now understands and supports the shift from a triple-net to a gross lease, explaining that the change relates to the town's control of the property and insurance considerations.

The motion passed 7-0.

B) **RESOLUTIONS, SERIES 2025**

There were no Resolutions presented for Council vote.

C) **OTHER**

VIII) PLANNING MATTERS

A) **PLANNING COMMISSION DECISIONS**

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

IX) REPORT OF TOWN MANAGER AND STAFF

Town Manager Shannon Haynes stated the October 14 budget retreat will begin at 12 p.m. in Council Chambers and provided an overview of the retreat agenda. Haynes also shared that a meet and greet with the five police chief candidates will be held Thursday from 4:30–6:30 p.m. in the Discover and Hopeful rooms at the community center.

X) REPORT OF MAYOR AND COUNCIL MEMBERS

A) **CAST/MMC**

Mayor Owens announced that the Colorado Association of Ski Towns (CAST) will meet the evening of October 8 and on October 9. Town Manager Shannon Haynes clarified that the October 8 reception will be held at Gravity Haus in Breckenridge, with the October 9 meeting taking place in Keystone. Mayor Owens encouraged Town Council members to attend, noting that CAST values participation from host communities.

- B) **BRECKENRIDGE OPEN SPACE ADVISORY COMMISSION**
Council Member Beckerman reported on a site visit to Laurium, highlighting the collaboration between Summit County Road and Bridge, Breck History, and Open Space to make the area more inviting. Council Member Beckerman commended everyone's efforts, noting the site looks incredibly well done. Council Member Beckerman described road improvements by Summit County Road and Bridge, new trail delineations by Open Space and Trails, and Breck History's restoration of two buildings for the cost and time of one. Council Member Beckerman also mentioned a new sign plan for the site and noted that BOSAC will conduct a site visit to Jefferson County to review their trails process. Council Member Beckerman also noted a joint meeting for BOSAC and OSAC on November 5th.
- C) **BRECKENRIDGE TOURISM OFFICE**
Council Member Carleton stated there is a meeting on Thursday.
- D) **BRECKENRIDGE HISTORY**
Council Member Rankin reported a recent graffiti incident on the Wellington Ore Bin and outlined efforts to clean up the site and increase surveillance in the area.
- E) **BRECKENRIDGE CREATIVE ARTS**
Council Member Gerard stated there will be a meeting on the 2nd to review the survey results.
- F) **SOCIAL EQUITY ADVISORY COMMISSION**
Council Member Saade reported on Wednesday's meeting, highlighting the Pedal Together initiative, which engaged over 35 riders, including two first-time cyclists. Council Member Saade described it as a special event made possible by Avalanche Sports and the Open Space Team. Council Member Saade also noted that the Commission received an update on the homeownership education initiative that is being conducted in partnership with the Combined Housing Authority to help residents prepare for homeownership. Additionally, Town Clerk Mae Watson gave a presentation on municipal government.
- G) **ARTS & CULTURE MASTER PLAN STEERING COMMITTEE**
Council Member Beckerman stated there was nothing to add beyond today's presentation and noted a meeting on Monday to review the Request for Proposals process for the master plan.

XI) OTHER MATTERS

Council Member Page shared community feedback praising the cleanliness of town paths and walkways, and commended Public Works for their excellent efforts.

Mayor Owens announced that the National Brotherhood of Snowsports will be in Keystone at the end of February and beginning of March, with Breckenridge hosting them for one day. Mayor Owens emphasized the importance of giving the group a warm welcome. Mayor Owens shared that staff are exploring opportunities to enhance their visit, such as offering discounted Nordic Center passes and organizing a morning uphill skin. Mayor Owens encouraged Town Council members to brainstorm additional ideas, including potential discussion topics, hosting opportunities, and partnerships with local businesses, to ensure an engaging experience for the visiting group.

Town Manager Shannon Haynes noted that the Blue River Pathways discussion from today's work session will be moved to the October 28 agenda due to time constraints. Haynes also shared that holiday lights will begin going up next week; while they won't be turned on until the holiday season and will be on a timer this year.

XII) SCHEDULED MEETINGS

SCHEDULED MEETINGS FOR SEPTEMBER, OCTOBER, AND NOVEMBER

XIII) ADJOURNMENT

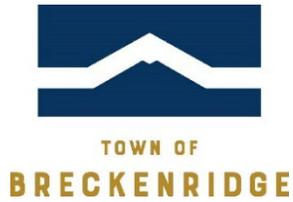
With no further business to discuss, the meeting adjourned at 7:17 pm. Submitted by Mae Watson, Town Clerk.

ATTEST:

Mae Watson, Town Clerk

Kelly Owens, Mayor

DRAFT



Memo

To: Town Council
From: Mae Watson, Town Clerk; and Keely Ambrose, Town Attorney
Date: 10/7/2025 (for 10/14/2025)
Subject: Council Bill for Liquor Code Amendments (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 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. 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 Council Bill. 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.

Staff Recommendation

Staff recommend Council consider this ordinance for approval on second reading.

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.

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 14th day of
20 October, 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

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30 ATTEST:
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1 _____
2 Mae Watson, Town Clerk

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5 APPROVED:

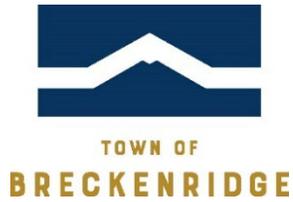
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8 _____

9 Town Attorney

DRAFT



Memo

To: Town Council
From: Keely Ambrose, Town Attorney
Date: 10/7/2025 (for 10/14/2025)
Subject: Municipal Court Restitution Ordinance – 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

Staff is presenting for Second 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 hold a public hearing and approve the proposed ordinance on Second Reading.

1
2 COUNCIL BILL NO. 16

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 1-4-3(F):
42

43 The municipal court shall base its order for restitution upon information presented to the court by
44 the prosecuting attorney, who shall compile such information through victim impact statements
45 or other means to determine the amount of restitution and the identities of the victims. Further
46 the prosecuting attorney shall present this information to the court prior to the order of conviction
47 or within ~~ninety one~~ sixty-three days, if it is not available prior to the order of conviction. The

1 court may extend this date if it finds that there are extenuating circumstances affecting the
2 prosecuting attorney's ability to determine restitution.

3 Section 5. Except as specifically amended hereby, the Breckenridge Town Code, and
4 the various secondary codes adopted by reference therein, shall continue in full force and effect.
5

6 Section 6. The Town Council hereby finds, determines and declares that this ordinance
7 is necessary and proper to provide for the safety, preserve the health, promote the prosperity,
8 and improve the order, comfort and convenience of the Town of Breckenridge and the
9 inhabitants thereof.

10
11 Section 7. The Town Council hereby finds, determines and declares that it has the
12 power to adopt this ordinance pursuant to the authority granted to home rule municipalities by
13 Article XX of the Colorado Constitution and the powers contained in the Breckenridge Town
14 Charter.

15
16 Section 8. This ordinance shall be published and become effective as provided by
17 Section 5.9 of the Breckenridge Town Charter; provided, however, that the restitution deadlines
18 set forth herein shall only be applicable to defendants sentenced after the effective date of this
19 ordinance.
20

21 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
22 PUBLISHED IN FULL this 23rd day of September, 2025. A Public Hearing shall be held at the
23 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the 14th day of
24 October, 2025, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the
25 Town.

26
27 TOWN OF BRECKENRIDGE, a Colorado
28 municipal corporation
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32 By _____
33 Kelly Owens, Mayor
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ATTEST:

Town Clerk

APPROVED

Town Attorney



Memo

To: Town Council
From: Tracey Lambert, Senior Accountant
Date: October 8, 2025 (for October 14, 2025)
Subject: US Bank Lease Renewal Agreement (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

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 October 14th, there will be an ordinance to be voted on during the regular meeting on 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.

COUNCIL BILL NO. 17

Series 2025

AN ORDINANCE APPROVING AN AMENDMENT TO A LEASE OF THE BRECKENRIDGE PROFESSIONAL BUILDING.

WHEREAS, the Town owns the real property commonly known as the Breckenridge Professional Building (“Professional Building”) located at 130 Ski Hill Road, Breckenridge, Colorado;

WHEREAS, the Town has leased the Professional Building to U.S. Bank National Association (“U.S. Bank”) in a Lease Agreement dated May 7, 1997, which has been amended as follows: 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”);

WHEREAS, the Town Council desires to approve a fifth amendment to the Lease with U.S. Bank for a term of twenty-nine months with three (3) options to extend the term of the lease for three (3) years each;

WHEREAS, Section 1-11-4 of the Breckenridge Town Code requires that leases of Town real property longer than one year must be approved and authorized by ordinance;

WHEREAS, in the event U.S. Bank exercises its option to renew the lease for any of the three (3), three (3) year extensions, the Town Manager is authorized to execute an amendment upon the terms and conditions set forth in the Fourth Amendment to the lease.

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

Section 1. Town Council hereby approves the Fifth Amendment to the lease between the Town of Breckenridge and U.S. Bank National Association, a copy of which is attached hereto as **Exhibit A**.

Section 2. This ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Charter.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this 23rd day of September 2025. A Public Hearing shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the 14 day of October 2025, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building 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:

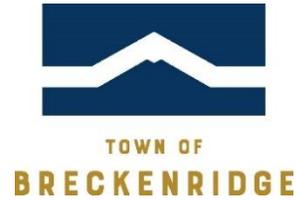
TOWN OF BRECKENRIDGE,
a Colorado municipal corporation

U.S. BANK NATIONAL ASSOCIATION,
a national banking association

By: _____
Shannon Haynes
Town Manager

By: _____
Name: _____
Its: _____

Attest: _____
Mae Watson
Town Clerk



Memo

To: Town Council
From: Flor Cruz, Community Outreach & Engagement Liaison
Date: 10/7/2025 (for 10/14/2025 - Town Council meeting)
Subject: Breckenridge Social Equity Advisory Commission Appointment

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 type="checkbox"/> Organizational Need | |

Background & Summary

The Breckenridge Social Equity Advisory Commission consists of nine (9) members who are appointed by the Town Council. The Commission has one term ending on November 30th and another vacancy that occurred in August 2025 when Commissioner Tahje Grier resigned.

The selection committee for the Commission consisted of Jordan Burns, who serves as the Commission Chair, along with Carol Saade, and Flor Cruz. After carefully reviewing all five applications, the committee conducted interviews with four applicants.

Public outreach/engagement

The commission vacancy was advertised in English and Spanish in a variety of locations, including on the Town website, in the Summit Daily News, on social media channels, and through local organizations such as Mountain Dreamers, Summit County Community That Cares Group, Colorado Mountain College and Building Hope.

Financial Implications

The two seats have already been accounted for in the Social Equity Advisory Commission budget.

Equity Lens

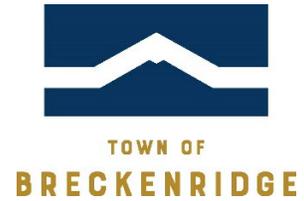
As part of its mission to advance racial and social equity for all, the Commission sought individuals who represent the Breckenridge community and offer valuable perspectives to help create more equitable and inclusive outcomes.

Staff Recommendation

Based on the evaluations, the Social Equity Advisory Commission strongly recommends Carlos Lopez and June Walters for the open seats and suggests that the Council appoint them. If appointed, Carlos and June will serve for the term of three years.

If Council agrees with the committee recommendation, an appointment may be made by motion. A sample motion follows:

Motion: "I move that we affirm the recommendation made by the Breckenridge Social Equity Advisory Commission and appoint Carlos Lopez and June Walters as members of the Commission for a duration of three years, beginning in October 2025."



Memo

To: Breckenridge Town Council
From: Mark Truckey, Director of Community Development
Date: October 8, 2025
Subject: Planning Commission Decisions of the October 7, 2025 Meeting

DECISIONS FROM THE PLANNING COMMISSION MEETING, October 7, 2025:

CLASS A APPLICATIONS: None.

CLASS B APPLICATIONS: None.

CLASS C APPLICATIONS: None.

TOWN PROJECT HEARINGS: None.

OTHER: None.

PLANNING COMMISSION MEETING

The regular meeting was called to order at 5:30 pm by Vice Chair Propper.

ROLL CALL

Mike Giller	Mark Leas	Allen Frechter absent	Matt Smith remote
Ethan Guerra remote	Elaine Gort	Susan Propper	

APPROVAL OF MINUTES

With no changes, the September 16, 2025 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the October 7, 2025 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

WORK SESSIONS:

1. Structure Hardening and Site Requirements Work Session Pt. 2 – Policy 5R and Potential Positive Point Opportunities (CC)

Mr. Cross presented a work session to discuss the alignment of Policy 5R (Architectural Compatibility – Exterior Building Materials) with the Colorado Wildfire Resiliency Code (CWRC) and identify gaps where the Town’s development code does not yet reflect current best practices in wildfire structure hardening and site defensible space. The following specific questions were asked of the Commission:

1. Does the Commission believe Policy 5R should be amended to remove penalties for CWRC-compliant noncombustible materials (e.g. metal, fiber cement, masonry)?
2. Does the Commission agree new positive points should be created for CWRC-compliant construction, or should penalties simply be removed?
3. Should incentives be provided for historic structures where structure hardening materials are allowed while maintaining conformance with the Secretary of Interior Standards? How should exemptions for historic properties be structured to balance preservation and fire safety?
4. Does the Commission agree positive points should be awarded for the voluntary implementation of CWRC standards (i.e., for buildings and situations not required to conform with the CWRC)?
5. Does the Commission agree a phased approach for positive points to incentivize retroactive implementations is a good stepping-stone for CWRC compliance?
6. Does the Commission agree that positive points should be awarded for interior fire sprinkler systems that are installed in residences below the required square footage threshold of the Building Code?
7. Does the Commission have any additional comments?

Commissioner Questions/Comments:

Mr. Smith: Could there be a scenario where there would be some positive and some negative points that would cancel each other out? (Mr. Cross: If we continue to have negative points for some materials and then award new positive points for projects that meet the new combustible materials requirements then yes you could get positive and negative points under the code for the same thing that cancel each other. One question is whether we want to remove negative points to avoid this situation?) (Mr. Truckey: New construction may not be eligible for positive points for structure hardening as it would be required.) (Mr. Cross: There is also an issue with the materials being required for structure hardening under

the future building code but assigned negative points under the development code; a conflict that staff would recommend we avoid by removing negative points for some structure hardening materials.)

Mr. Leas: To best understand why we have some of the regulations and points we have we should set aside the historic district and those properties and discuss properties outside the Conservation District first. (Mr. Kulick: The state mandate does allow for historic properties to be exempt from the structure hardening requirements.) That would make it cleaner to look at historic properties separately.

Mr. Guerra: On new construction, will everyone need to comply with the new structure hardening mandate? Shouldn't we just get rid of the negative points for the materials that are required for structure hardening? (Mr. Cross: Yes, new construction would have to comply with the State mandates. Staff would recommend removing the negative points for those materials.) (Mr. Kulick: Generally, with the products we're looking at today, staff is comfortable with not having negative points on these materials, i.e. cementitious and composite wood.) (Mr. Cross: We should also look at reducing points for some materials, such as metal siding, or understand if the Commission is willing to eliminate points for going above the percentage thresholds allowed today.)

Mr. Leas: We don't want to be in a situation where we encourage covering an entire building with a single material. The use of multiple materials is more pleasing. We should formulate the code to encourage the specific look of Breckenridge through the point system.

Ms. Gort: Sounds like we would not be removing points for the metal siding but maybe changing the points for those materials. I think this is important to maintain the balance of use of metal like we have traditionally seen in Town and on the examples from the site visits tonight. (Mr. Cross: Staff would like to hear Commissioner's comments on this portion of the existing code to guide what the point table changes should be.) (Mr. Kulick: We have been doing this somewhat already with larger hotel buildings where the floors above the fourth floor must be hardened materials and we have not assigned negative points for this previously as it was required by Building code.) Why are the suggested points so low for the structure hardening on historic? (Mr. Cross: We don't at this time want to have historic properties cover up historic materials but a certain level of structure hardening is possible such site management for defensible space, roof materials, and venting but staff feels this would be worthy of only a smaller number of points. If the Commission feels we should give more points we can adjust.) Was there consideration that this should just be required and no points given? (Mr. Cross: Some things would be required.) Red, White, and Blue (RWB), said roofing was most critical for fire. (Mr. Cross: Yes, roofing, defensible space, and vents would be most important for fire mitigation. It is a mixture of all of these things that RWB thinks is important.) What about HOAs that mandate certain materials? (Mr. Cross: HOAs are going to have to change their requirements which can't be lower standards than the State CWRC.)

Mr. Giller: Have you looked at the Secretary's Standards Preservation Brief 16 regarding substitute materials on historic structures? (Mr. Cross: Staff will review this document.) It discusses suitable substitute materials. They did just retire the preservation brief on vinyl and metal siding. If we are going to allow this on historic structures, we must be specific regarding the material details.

Mr. Leas: Are you going to touch on fire sprinklers which are typically for the interior? (Mr. Cross: The requirement for sprinklers is likely reducing and will be required for residences of 4,500 sq. ft. and above, when the current requirement is 6,000 sq. ft. residences and above. Interior sprinklers can be helpful to stop fire spread. Exterior sprinklers don't make sense for our climate. Sprinklers are not necessarily within the Development Code purview, as the requirement falls under the Building Code, but we are considering positive points when sprinklers are added when they are not required. From RWB perspective this could help

with stopping fire spread and prevent structure to structure fires.) From my experience, interior sprinklers don't really save a structure but can allow time for people to escape a fire. I was quoted to sprinker my [Breckenridge] home a cost of \$75,000. That could be a huge difference in the cost of a home. If we're going to do this we should look at the cost benefit.

Mr. Guerra: The IBC requires sprinklers in all residential structures. This was revised to 6,000 square feet locally in Summit County after input from RWB and given the proximity to fire departments. Lowering the requirement to 4,500 square feet would not affect affordable or deed restricted housing. I don't think that point matters for this discussion. The cost is high but it would only affect the high-end homes which are already expensive. (Mr. Truckey: We're considering points for voluntarily installing sprinklers on residences where it is not required (i.e., below 4,500 square feet.)

Mr. Giller: This would be voluntary and a good way to add positive points. There is a public good to sprinkling a home and stopping fire from spreading.

Ms. Propper: How could we incentivize retroactive implementation of these standards? (Mr. Cross: If a property were to have an addition that is smaller and does not meet the requirement threshold we could incentivize voluntary structure hardening through positive points.) Absent an addition, is there a way to incentivize this? (Mr. Cross: The positive points would apply when the structure hardening is not required by code. This may not apply to many projects.) How does this intersect with the Firewise program? (Mr. Cross: This pairs well with Firewise which is more focused on site management and defensible space. This works in conjunction with Firewise standards to harden the structure.)

Commissioner Question Responses

Mr. Guerra: 1. Yes. 2. Penalties removed. 3. Still discussing. 4. Yes. 5. Yes. 6. Yes. 7. No additional comments.

Mr. Smith: 1. Yes, penalties should be removed 2. Yes and penalties removed. 3. Yes. 4. Yes, positive points should be awarded. 5. Yes, phased approach. 6. Yes. 7. No additional comments.

Ms. Gort: 1. Yes remove penalties on lower percentages but not on higher materials. 2. Yes. 3. Yes. 4. Yes. 5. Yes. 6. Yes. 7. No comments.

Mr. Giller: 1. Yes. 2. Yes 3. Not until we have more analysis and protections. Otherwise, it would be an excuse to remove historic siding and materials and to replace with cheaper products. 4. Yes. 5. Yes. 6. Yes. 7. See secretary brief mentioned earlier.

Mr. Leas: 1. Yes. 2. Yes. 3. We should be careful with the historic properties. 4. Yes. 5. Yes. 6. Yes. 7. Require a diversity of materials. Look at incentivizing this.

Ms. Propper: 1. Yes. 2. Yes. 3. Mr. Giller raises a good point for historic properties. 4. Yes. 5. Yes. 6. Yes. 7. No additional comments.

OTHER MATTERS:

1. Town Council Summary
2. Class D Majors Q3 2025 (Memo Only)
3. Class C Subdivisions Q3 2025 (Memo Only)

ADJOURNMENT:

The meeting was adjourned at 6:42 pm.

Susan Propper, Vice Chair



TOWN OF BRECKENRIDGE
TOWN COUNCIL

Only 2 Council Members at each meeting, a third just means it needs to be posted.

The Council has been invited to the following meetings and events. A quorum may be in attendance at any or all of them.

Date	Meeting	Location	Time
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October 2025

Oct. 7th & 8th, 2025	MT2030	Breckenridge	All Day
Oct. 9th, 2025	CAST	Keystone	All Day
Tuesday, Oct. 14th, 2025	First Meeting of the Month	Council Chambers	2:00 pm / 7:00 pm
Oct. 18th & 19th, 2025	Dia De Muertos	Breckenridge	All Day
October 20th, 2025	Meet Up with the Mayor	Luigi's	11am - Noon
Tuesday, Oct. 28th, 2025	Second Meeting of the Month	Council Chambers	2:00 pm / 7:00 pm

November 2025

November 6th, 2025	Wake Up Breck	Coffee Shops	7:00am - 8:30am
November 7th, 2025	Opening Day of Breckenridge Ski Resort	Peak 8	8:00am
Tuesday, Nov. 11th, 2025	First Meeting of the Month	Council Chambers	2:00 pm / 7:00 pm
Tuesday, Nov. 25th, 2025	Second Meeting of the Month	Council Chambers	2:00 pm / 7:00 pm

Other Meetings

October 14th, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
	Workforce Housing Committee	Town Hall	10:30am
October 15th, 2025	Social Equity Advisory Commission	Town Hall	5:30pm
October 20th, 2025	Summit Combined Housing Authority	Virtual	1:00pm
	Open Space & Trails Meeting	Town Hall	5:30pm
October 21st, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am
	Liquor & Marijuana Licensing Authority	Town Hall	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
October 23rd, 2025	Summit Stage Transit Board Meeting	Senior Center	8:15am
	Breckenridge Tourism Office Board Meeting	BTO Office	8:30am
	NWCCOG Board Meeting	Silverthorne Office	10:00am
	RW&B Board Meeting	Main Street Station	3:00pm
October 28th, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
October 30th, 2025	QQ - Quality and Quantity - Water District	CMC	10:00am
November 4th, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
November 5th, 2025	Police Advisory Committee	PD Training Room	7:30am
	Breckenridge Events Committee	Town Hall	9:30am
November 11th, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
	Workforce Housing Committee	Town Hall	10:30am
November 12th, 2025	Breckenridge History	Town Hall	Noon
November 13th, 2025	Upper Blue Sanitation District	Administrative Office	5:30pm



TOWN OF BRECKENRIDGE
TOWN COUNCIL

Only 2 Council Members at each meeting, a third just means it needs to be posted.

The Council has been invited to the following meetings and events. A quorum may be in attendance at any or all of them.

Date	Meeting	Location	Time
November 17th, 2025	Summit Combined Housing Authority	Virtual	1:00pm
	Open Space & Trails Meeting	Town Hall	5:30pm
November 18th, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am
	Liquor & Marijuana Licensing Authority	Town Hall	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
November 19th, 2025	Social Equity Advisory Commission	Town Hall	5:30pm
November 25th, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
November 27th, 2025	Summit Stage Transit Board Meeting	Senior Center	8:15am
	Breckenridge Tourism Office Board Meeting	BTO Office	8:30am
	RW&B Board Meeting	Main Street Station	3:00pm
December 2nd, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
December 3rd, 2025	Breckenridge Events Committee	Town Hall	9:00am
December 4th, 2025	NWCCOG Board Meeting	Silverthorne Office	10:00am
December 11th, 2025	Upper Blue Sanitation District	Administrative Office	5:30pm
December 18th, 2025	Breck Create	Virtual	2:00pm
TBD	I-70 Coalition	Keystone Policy Center	1:00pm
	Transit Advisory Council Meeting		8:00am
	Water Task Force Meeting		9:30am