

I) CALL TO ORDER, ROLL CALL

Mayor Owens called the meeting of September 9th, 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 – AUGUST 26, 2025

There were no changes or corrections to the meeting minutes of August 26, 2025. Mayor Owens declared they would stand approved as presented.

III) APPROVAL OF AGENDA

Town Manager Shannon Haynes stated there are no changes.

IV) COMMUNICATIONS TO COUNCIL

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

Mayor Owens opened public comment.

Jess Hoover, resident of greater Breckenridge, described safety concerns for the intersection of County Road 450 and Highway 9. Hoover described her witnessed near misses with cars making right-hand turns and pedestrians trying to cross. Hoover wanted to bring this safety concern to the attention of Town Council.

Mayor Owens thanked Hoover for her comments.
With no additional comments, Mayor Owens closed public comment.

B) BRECKENRIDGE TOURSIM OFFICE (BTO) UPDATE

Lucy Kay, President and CEO of the Breckenridge Tourism Office (BTO), provided updates on summer and winter lodging and revenue, noting revenue declines in Colorado and Texas. BTO is adjusting its media strategy to test new marketing approaches. Kay reported challenges with summer events, including rocky starts and cancellations.

Kay shared updates on Oktoberfest, including changes to events, sponsors, and vendors. Kay stated this year's snow sculpture event features ten international and two domestic teams; the event was moved back a week due to MLK weekend. Kay also highlighted the success of the Breck Leaf Brief and noted they are including other trails in addition to Aspen Alley. SPARK has also received positive media attention. Kay thanked Assistant Town Manager Julia Puester for handling recent media interviews on the Dark Sky initiative.

Kay discussed recent "Meeting of the Minds" sessions with local businesses, where much of the conversation focused on events and concerns about late-night being down. Kay stated these topics will be included in BTO's qualitative data review. Kay noted the Resident Sentiment Advisory Committee held its final meeting yesterday.

V) CONTINUED BUSINESS

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

1) COUNCIL BILL NO.12, SERIES 2025 – A BILL FOR AN ORDINANCE AMENDING POLICIES AT 9A PLACEMENT OF STRUCTURES, 9R PLACEMENT OF STRUCTURES, 22R LANDSCAPING, AND 33R ENERGY CONSERVATION OF THE DEVELOPMENT CODE

Mayor Owens read the title into the record.

Chris Kulick, Assistant Community Development Director, presented a proposed ordinance amending Neighborhood Preservation Policies 9R, 9A, 22R, and 33R of the development code, noting no changes since first reading.

At Mayor Owens' request, Kulick outlined the outreach process conducted by Town staff. Kulick stated initial discussions began with Town Council to identify concerns about development trends for large-lot single-family homes without disturbance or building envelopes. Kulick described how staff then engaged a group of 40 local architects and developers—22 of whom participated—to provide initial feedback and recommendations. These insights were brought to the Planning Commission for further review. Kulick stated the Town hosted two public open houses to gather broader

community input. After public feedback, Kulick noted recommendations were brought back to the Town Council for a final work session.

Council Member Gerard reminded the public that this proposed ordinance represents Phase 1 of a larger effort to amend the development code. Council Member Gerard explained Phase 2 would introduce positive point opportunities for builders who achieve certain sustainability goals and initiatives. Kulick agreed and added that a new working group is being formed to explore these incentives. Kulick noted recommendations from this group are expected to come before Town Council in a work session later this fall.

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

Council Member Rankin moved to approve COUNCIL BILL NO.12, SERIES 2025 – A BILL FOR AN ORDINANCE AMENDING POLICIES AT 9A PLACEMENT OF STRUCTURES, 9R PLACEMENT OF STRUCTURES, 22R LANDSCAPING, AND 33R ENERGY CONSERVATION OF THE DEVELOPMENT CODE. Council Member Gerard seconded the motion

Motion passed 6-1. Council Member Rankin voted no.

VI) NEW BUSINESS

- A) FIRST READING OF COUNCIL BILLS, SERIES 2025
- 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 first reading to adopt the 2024 International Energy Conservation Code with local amendments. 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.

Mayor Owens asked about the timing of the county-wide adoption of the code. Fout explained that Breckenridge is adopting the code earlier than other local governments to meet grant requirements but noted the proposed ordinance would take effect in January to align with the rest of the county.

Council Member Rankin asked if other local governments are considering square footage-based requirements. Rout confirmed that both Frisco and Summit County plan to implement similar thresholds, requiring additional energy efficiencies for larger homes. Fout added that Breckenridge is lowering its threshold from 5,000 to 4,500 square feet to align with the fire department's proposed new sprinkler requirement. Fout clarified that square footage is based on conditioned space, including garages and mechanical rooms.

Council Member Gerard highlighted the proposed ordinance is a first step in a larger process to assess and update building codes.

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. 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 Gerard seconded the motion.

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

TOWN OF BRECKENRIDGE

TOWN COUNCIL

Tuesday, September 9th, 2025

PAGE 3

3 of 4

- 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 allowing the Town to refer campaign finance complaints to the Colorado Secretary of State, as permitted under a 2024 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 Gerard seconded the motion.

The motion passed 7-0.

- B) RESOLUTIONS, SERIES 2025

There were no Resolutions presented for Council vote.

- C) OTHER

VII) PLANNING MATTERS

- A) PLANNING COMMISSION DECISIONS

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

VIII) REPORT OF TOWN MANAGER AND STAFF

Town Manager Shannon Haynes reminded Council that Mountain Towns 2030 will take place on October 7–8, with a CAST reception on the evening of October 8 and a meeting in Keystone on October 9. Haynes also noted that Assistant Town Manager Julia Puester will email residents with non-conforming lighting on Monday regarding Dark Sky compliance.

Haynes stated there is interest in Council training, and CIRSA offers free online options. Town Attorney Keely Ambrose added that additional trainings on liability and general Council matters are planned for fall, with a CIRSA representative expected to attend a future meeting for further discussion.

Finally, Haynes reminded Council that the COO Breakfast is scheduled for October 3, 2025, in Keystone.

IX) REPORT OF MAYOR AND COUNCIL MEMBERS

- A) CAST/MMC

Mayor Owens reported at the MMC meeting that Common Spirit provided an update on the Community Health Assessment, and the Summit Foundation presented on the Project Thrive afterschool program. The program currently serves 40–90 children with no waitlist. Mayor Owens praised the Town's recreation staff for their role in creating a successful model, noting that the Summit Foundation also commended their efforts. The Summit Foundation is now seeking long-term funding for the program. Mayor Owens added that the School District continues to explore alternative education pathways.

Town Manager Haynes noted that Summit County will place a measure on the ballot to reallocate a portion of the lodging tax, originally intended for childcare, to support roads and infrastructure.

- B) BRECKENRIDGE OPEN SPACE ADVISORY COMMISSION

Council Member Beckerman stated there is a meeting on Monday.

C) BRECKENRIDGE TOURISM OFFICE

Council Member Carleton described BTO's current budget status, noting that it is behind. Council Member Carleton reported the PR vendor received positive attention on SPARK and mentioned the upcoming visit from Park City leadership in May 2026. Council Member Carleton shared Boulder created a tourist improvement district to support Sundance and expressed excitement about the potential regional impacts of the event. Council Member Carleton also described that BTO is working with Breckenridge Ski Area to explore collaboration on events and branding. Council Member Carleton stated the Colorado Tourism Office will visit Breckenridge in November to discuss the town's potential involvement in the statewide 150/250 celebrations.

D) BRECKENRIDGE HISTORY

Council Member Rankin noted a meeting is scheduled for tomorrow and shared that all three structures in the Larium Stabilization Project were successfully stabilized for the cost of one. Council Member Rankin also mentioned an upcoming October meeting to discuss making the train a permanent feature.

E) BRECKENRIDGE CREATIVE ARTS

Council Member Gerard reported that Town Council received an email from Breck Creative Arts summarizing the end of the year and explaining why the air stage will no longer be part of the remaining Farmers Markets. Council Member Gerard also noted a meeting scheduled for the end of the month.

F) SOCIAL EQUITY ADVISORY COMMISSION

Councilmember Saade reported applications for Social Equity Advisory Commission are open until Friday.

G) ARTS & CULTURE MASTER PLAN STEERING COMMITTEE

Council Member Beckerman stated Town Council will see results presented in two weeks.

X) OTHER MATTERS

Mayor Owens invited Town Council to join her for the Oktoberfest Keg Tap on Friday at 2:00 pm. Mayor Owens also stated fire restrictions will be rolled back in the next few days.

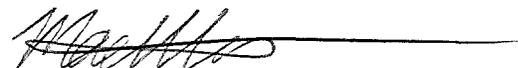
XI) SCHEDULED MEETINGS

SCHEDULED MEETINGS FOR SEPTEMBER AND OCTOBER

XII) ADJOURNMENT

With no further business to discuss, the meeting adjourned at 7:25 pm. Submitted by Mae Watson, Town Clerk.

ATTEST:



Mae Watson, Town Clerk



Kelly Owens, Mayor