



Town Council Work Session
Tuesday, October 28, 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 7278 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.

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- I. BOEC SITE VISIT (2:00-3:00PM)**
- II. BOEC VISION PLAN PRESENTATION (3:00-3:45PM)**
BOEC VISION PLAN PRESENTATION
- III. BRECK CREATE QUARTERLY REPORT (3:45-4:25PM)**
BRECK CREATE QUARTERLY REPORT
- IV. PLANNING COMMISSION DECISIONS (4:25-4:30PM)**
PLANNING COMMISSION DECISIONS
- V. LEGISLATIVE REVIEW (4:30-4:50PM)**
NOISE ORDINANCE AMENDMENT (FIRST READING)
COMCAST HEAD END FACILITY LEASE (FIRST READING)
ORDINANCE TO APPROVE 2026 MILL LEVY (FIRST READING)
ADOPTION OF THE 2026 BUDGET AND 2026-2030 CAPITAL IMPROVEMENT PLAN (RESOLUTION)
- VI. MANAGERS REPORT (4:50-5:20PM)**
PUBLIC PROJECTS UPDATE
MOBILITY UPDATE
SUSTAINABILITY UPDATE
HOUSING UPDATE
OPEN SPACE UPDATE
COMMITTEE REPORTS
FINANCIALS
BRECKENRIDGE EVENTS COMMITTEE
COMMUNICATIONS AND COMMUNITY ENGAGEMENT UPDATE

VII. OTHER (5:20-5:30PM)

ARTS AND CULTURE MASTER PLAN & STRUCTURE/FUNDING RFP SCOPE

VIII. PLANNING MATTERS (5:30-6:00PM)

2024 ICC CODES ADOPTION WORK SESSION

BLUE RIVER PATHWAYS SCREENING AND DEVELOPMENT CODE AMENDMENTS WORK SESSION

IX. EXECUTIVE SESSION TO RECEIVE LEGAL ADVICE PERTAINING TO AGREEMENTS BETWEEN THE TOWN AND THE DEVELOPER OF THE TRAILS AT BERLIN PLACER PUD (6:00-6:15PM)

to: Scott Reid
Deputy Town Manager
Town of Breckenridge

from: Matt Stais
date: 28 October 2025
re: Vision Plan for BOEC Wilderness Campus

Introduction

The BOEC recently executed a 75-year lease with the Town of Breckenridge for the F&D Placer property which grants an exclusive use area of roughly 16 acres for BOEC operations, known as the Wilderness Campus, as well as a non-exclusive use area shared with the public.

Stais Architecture & Interiors (SAI) has worked with the BOEC to create a Vision Plan for the Wilderness Campus which includes:

- Replacement and expansion of Ropes Course & relocation of climbing wall.
- Future reconfiguration of vehicular entry and parking areas.
- Future renovations to Griffith Lodge.
- Future housing for BOEC interns (occupancy target: twelve bedrooms).
- Future workforce housing (occupancy target: six units).
- Possible future conversion of current intern housing into offices and support space.

Goals

BOEC staff identified the following goals for the Vision Plan:

- Establish a long-term vision for the property while allowing short term goals (ie, Ropes Course) to be strategically implemented on an incremental basis.
- Maintain the feel of the current campus: a 'camp-like' rural experience in a wooded setting, close to downtown but rustic enough to establish and maintain its own unique identity.
- Provide a 'road map' to mitigate the shortcomings of the current campus, which has been incrementally constructed over many decades, while maintaining and accentuating its many positive attributes.
- Provide options for phased construction as funding becomes available, while prioritizing continuous summer and winter operations during construction if feasible.

Vision

Improving site circulation and differentiating public versus private use areas are keys to increasing efficiency of BOEC operations here at the Wilderness Campus. The existing Griffith Lodge access is steep and doesn't meet accessibility criteria. The Vision Plan includes lengthening the Griffith Lodge access drive to allow:

- Better separation between Town public parking/trail access and BOEC operations.
- Enhanced public signage and wayfinding between public parking and trailhead.
- Enough length for a van and trailer to access the new gate location.
- Flatter grades: 4% near entries and parking areas, up to 8% elsewhere.
- ADA-compliant pedestrian connection to the low side of the proposed Ropes Course.
- Enough length to meet existing grade at van and trailer parking up near Griffith Lodge without impacting Ropes Course terrain or the existing pump house for the Town dam.
- Dedicated parking area for BOEC staff & intern vehicles, vans, trailers and deliveries away from busier traffic at a higher elevation than the public road and parking below.

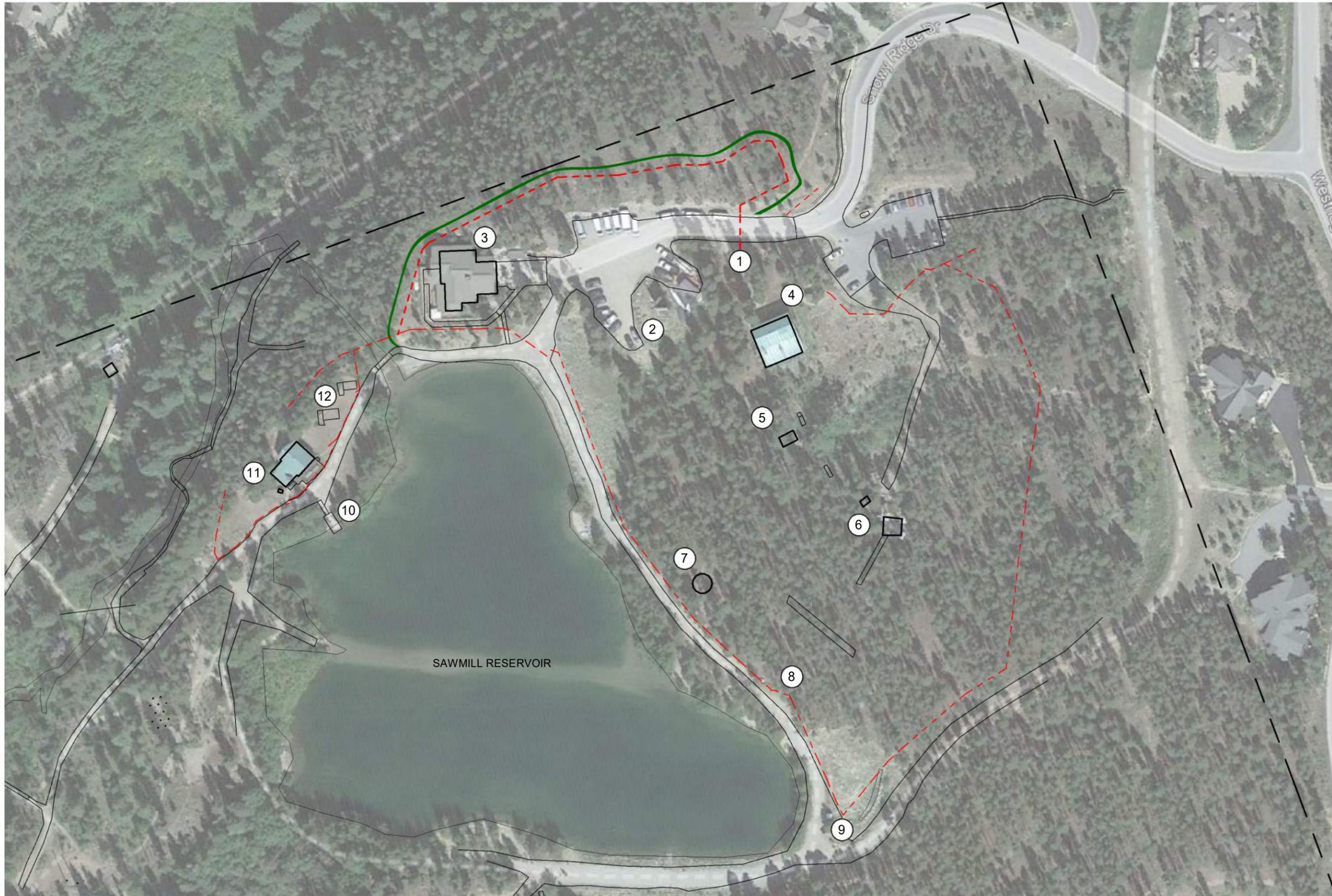
Existing buildings will be renovated and repurposed where possible. New structures are envisioned for intern accommodations and support space.

Phasing and Next Steps

This Vision Plan outlines a bold series of adjustments and expansions to the Wilderness Campus which will take years to implement.

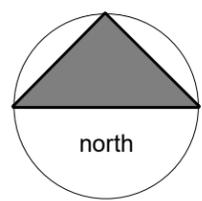
A preliminary phasing plan is included with the understanding that the Ropes Course will come first due to a series of factors.

Other phases will follow based on funding, BOEC Board input and feedback from Town Council, staff and stakeholders.



LEGEND

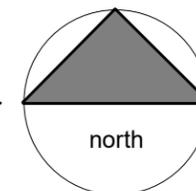
- ① entry gate
- ② rock climbing wall
- ③ griffith lodge
- ④ current intern cabin
- ⑤ water service bldg
- ⑥ ropes course
- ⑦ teepee
- ⑧ gate
- ⑨ existing signage
- ⑩ dock
- ⑪ camp bldg
- ⑫ tent platforms & ramps
- trail
- - - existing fence

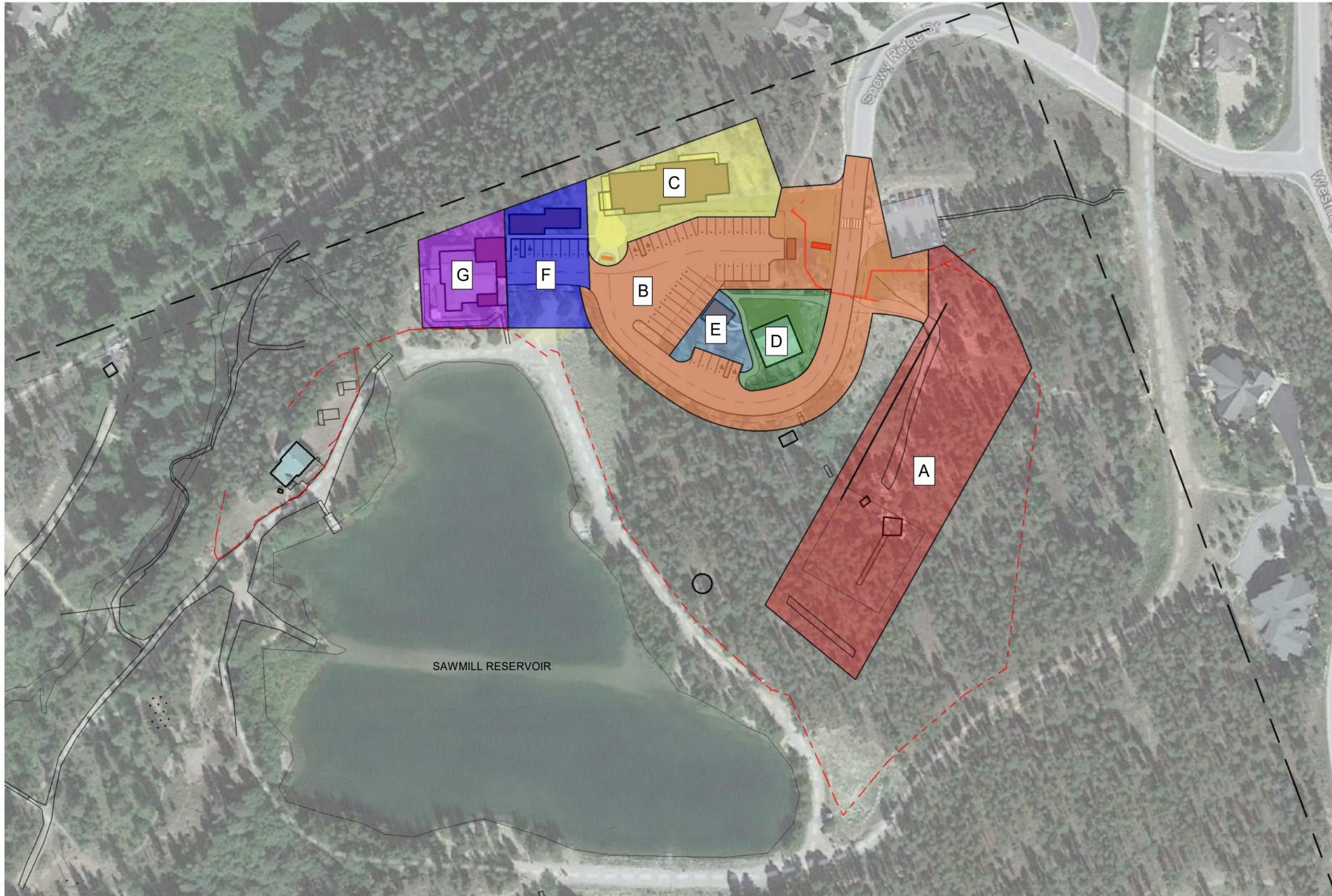




LEGEND

- ① reconfigured entry drive
- ② town parking (not in scope)
- ③ signage
- ④ fence
- ⑤ entry gate
- ⑥ path to ropes course
- ⑦ admin offices (potential housing above)
- ⑧ logistics building (potential housing below)
- ⑨ outdoor gathering space
- ⑩ future intern cabin
- ⑪ outdoor intern space
- ⑫ future trash / recycling
- ⑬ storage building (potential housing above)
- ⑭ griffith lodge
- ⑮ griffith lodge expansion
- ⑯ ropes course
- existing building
- proposed building
- trail
- - - existing fence
- proposed fence





LEGEND

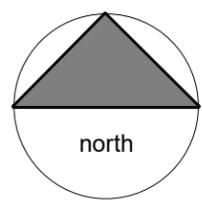
- A: ropes course
- B: site infrastructure
- C: new intern cabin
- D: admin offices
- E: new logistics building
- F: griffith storage & support
- G: griffith lodge renovations

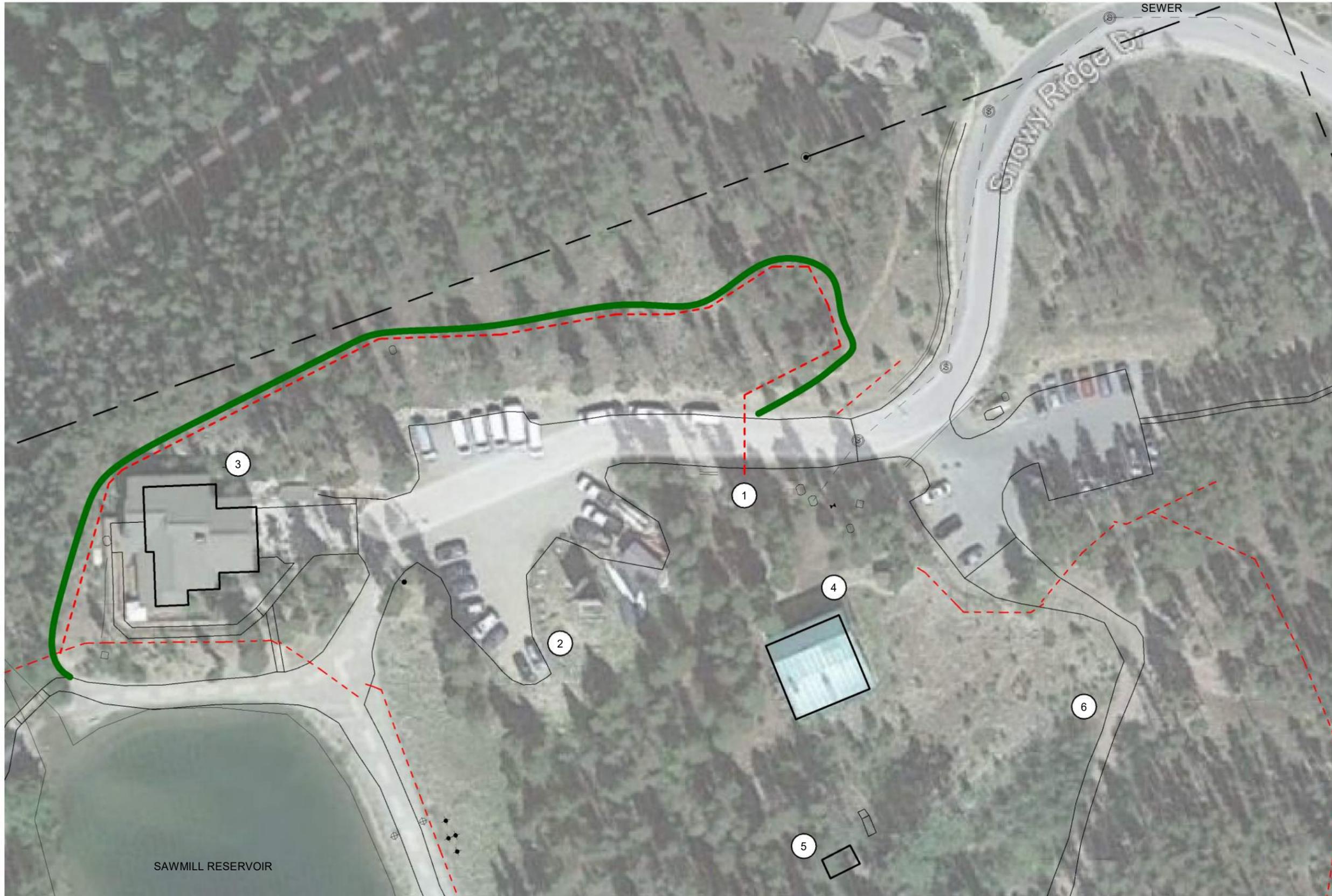
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proposed project phasing
BOEC wilderness campus vision plan

date: 28 october 2025
scale: 1" = 100'-0"





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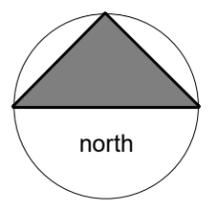
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BOEC wilderness campus vision plan

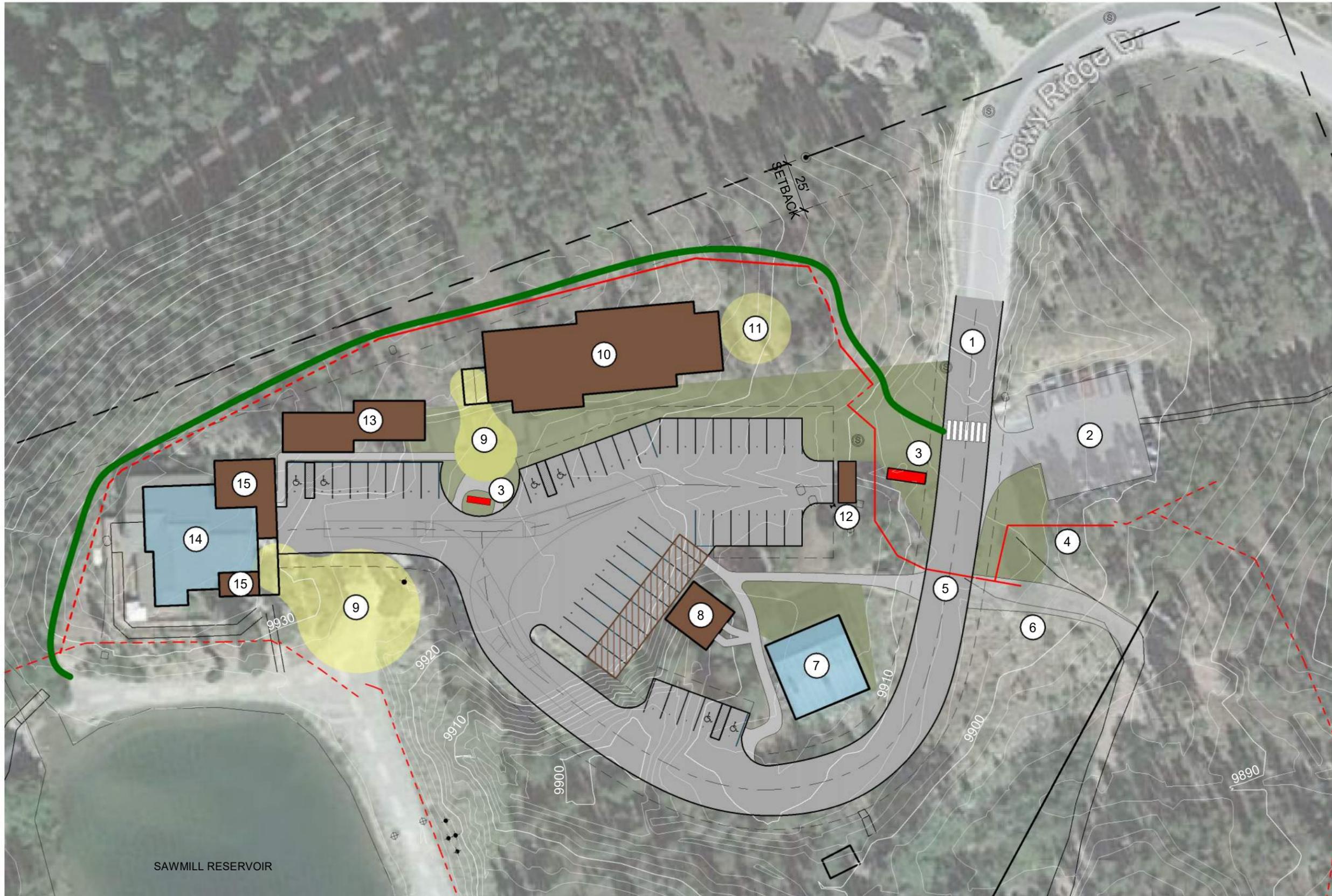
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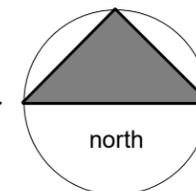
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-  existing building
-  proposed building
-  trail
-  existing fence
-  proposed fence



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October 22, 2025

TO: Mayor Owens + Town Council

FR: Tamara Nuzzaci Park

RE: Q3 2025 Arts District Impact Report

Overview

Local nonprofit organizations that bring life to the Town's cultural venues in the Arts District truly outperformed this summer, despite broader economic challenges. Accordingly, the Q3 Report will take a more celebratory tone. Breck Film, the National Repertory Orchestra (NRO), the Backstage Theatre Company and Breck Create will share the impact of their respective programs from their unique perspectives.

On behalf of all the presenters, we thank the Town Council and staff for their remarkable support for the arts in Breckenridge and utilizing our work as a strategy to develop quality of life and quality of place for all who live, work or play in our mountain town.

Presentation Format

Each organization operates on different fiscal years, seasonal schedules, and measurement systems. Our shared objective is to convey the social and economic value the arts deliver to Breckenridge. The following groups will each have approximately five minutes to present highlights, followed by an opportunity for Council to ask questions of any organization:

1. Introduction (Tamara Nuzzaci Park)
2. Breck Film (Gary Martinez)
3. Backstage Theatre Company (Jackie Stone, Material Enclosed)
4. National Repertory Orchestra (Dave DePeters, Material Enclosed)
5. Breck Create (Karlie McLaughlin & Jill Desmond, Material Enclosed)
6. Questions

Arts District Collaboration

Our work through the Arts District Management Committee and the collective impact reporting process continues to mature. The goal is to develop an annual plan that aligns data collection across organizations, accounts for seasonal variations and is as easy as possible to implement. Long term, this approach will offer a clear, data-driven picture of the Town's return on its significant investment in the Arts District and its partner organizations.

The community pride inspired by these organizations is extraordinary. I'd like to thank Dave, Jackie, Cynthia, and Gary for their leadership in preparing this presentation and for their ongoing contributions to Breckenridge's cultural vitality.

NRO Town Council Presentation

October 28, 2025

The National Repertory Orchestra is first and foremost an education organization providing real-world, experiential, and life-changing programs for our musicians and the community.

Riverwalk Center Performances (Paid)

2024	14 performances – 4 “popular”, 10 “classical” 7,362 in attendance 70% of house average per performance (526/performance)
2025	15 performances – 4 “popular”, 11 “classical” 7,767 in attendance 69% of house average per performance (518/performance)

Riverwalk Center Performances (Free)

2024	1 free kids and family performance - 344 in attendance 1 free chamber music concert - 393 in attendance Lawn seating for Fourth of July – 446 in attendance
2025	1 free kids and family performance – 337 in attendance 1 free chamber music concert - 250 in attendance Lawn seating for Fourth of July – 266 in attendance (raining)

Riverwalk Center Activities (Free and Open to the Public)

2024	48 Free open rehearsals 14 Free educational programs
2025	55 Free open rehearsals 8 Free educational programs

Breckenridge Engagements (Free)

2024 **15 events at 8 locations in Breckenridge:**

- Barney Ford Museum
- Blue River Plaza
- Breckenridge Arts District
- Breckenridge Associates Real Estate
- Main Street Station
- Prospector Park
- South Gondola Parking Structure Plaza
- Trollstigen Trail

Additional: 5 events at 5 locations in Summit County

- Dillon Amphitheater
- Frisco Historic Park
- Rainbow Park, Silverthorne
- Silverthorne Performing Arts Center
- Summit County Community & Senior Center

2025 **15 events at 9 locations in Breckenridge**

- Barney Ford Museum
- Blue River Plaza
- Breckenridge Arts District
- Breckenridge Associates Real Estate
- Breckenridge Distillery
- Main Street Station
- Prospector Park
- South Gondola Parking Structure Plaza
- Trollstigen Trail

Additional: 12 events at 7 locations in Summit County

- Dillon Amphitheater

Frisco Historic Park
Quaking Aspen Amphitheater, Keystone
Rainbow Park, Silverthorne
River Run Resort, Keystone
Silverthorne Performing Arts Center
Summit County Community & Senior Center

Breckenridge Education (Free)

2024 **7 events at 6 locations in Breckenridge**

Breckenridge Library
Breckenridge Montessori
Carriage House
Little Red Schoolhouse
Mountain Top Exploratorium
Timberline Learning Center

2025 **12 events at 6 locations in Breckenridge**

Breckenridge Library
Breckenridge Montessori
Carriage House
Little Red Schoolhouse
Mountain Top Exploratorium
Timberline Learning Center

11 events at 5 locations in Summit County

Frisco Library
Keystone Science School
Lake Dillon Preschool
Silverthorne Library
Wildflower Nature School

Number of Nights at the RWC

- 2024 14 nights the NRO used from June, 17 - August, 10
 Leaving 42 nights free
- 2025 14 nights the NRO used from June, 16 - August, 9
 Leaving 42 nights free

Partnerships with Other Non-Profits/Organizations

- 2024 Summit County First Responders (6 different groups)
 High Country Conservation Center
 Project Healing Waters
 Breck Film
 Vail Dance
 Breckenridge Backstage Theatre
 BreckCreate
 Breckenridge Tourism Office
 Breckenridge History
 Summit Historical Society
 Summit School District
- 2025 Summit County First Responders (5 different groups)
 Tree Top Advocacy Center
 Alpenglow Chamber Music Festival
 Summit Choral Society
 Summit Concert Band
 Breckenridge Backstage Theatre
 BreckCreate
 Breckenridge Tourism Office
 Breckenridge History
 Summit Historical Society
 Summit School District

Total Activities in Breckenridge Over Eight-Week Music Festival (Free and Paid)

2024 86 Free
 16 Paid
 102 Total

2025 92 Free
 17 Paid
 109 Total

2024 Town of Breckenridge investment - \$30,000 plus in-kind
2025 Town of Breckenridge investment - \$100,000 plus in-kind
Return on Investment in Economic Impact - \$2.25 million.

Marketing Key Metrics (8-week Summer Music Festival)

Website Page Views	2024	23,743	
	2025	32,149	(up 16%)
Newsletter Open Rate	2024	48%	
	2025	52%	(up 8%)
Social Media Interactions	2024	2,781	
	2025	3,946	(up 42%)
Social Media Views	2025	870,206	

NRO Demographics for All Summit County Events

Free Event Attendance

Summit County – 20.5%

Colorado (excl. SC) – 20.5%

Out of State – 59%

Relationship to Summit County

Primary Residents – 22%

Second Homeowners – 29%

Visitors – 49%

Length of Visit

Day Trip – 2%

Up to 7 days – 63%

More than 7 days – 35%

Ticketed Event Attendance

Summit County – 31%

Colorado (excl. SC) – 26%

Out of State – 43%

Relationship to Summit County

Primary Residents – 32%

Second Homeowners – 31%

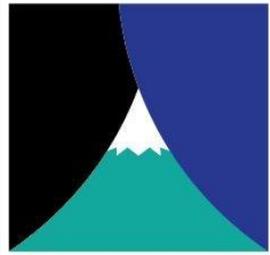
Visitors – 37%

Length of Visit

Day Trip – 11%

Up to 7 days – 37%

More than 7 days – 52%



BRECKENRIDGE
BACKSTAGE THEATRE

Town Council Meeting

24-25 Season Highlights

ART MAKING

- Overall audiences at shows increased by **687** patrons.
- Presented **3** world premiere shows we created in house
- **5** Henry Award nominations and strong reviews
- Many new artists working in Breck first time & great guest directors.

COMMUNITY

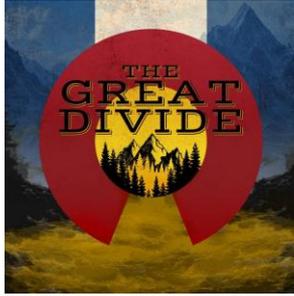
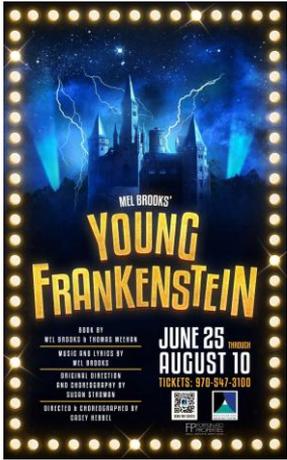
- Strong community actors in productions and behind the scenes.
- Over **250** volunteers over the year
- Increased youth reach STEP participation from youth and in summer camps, literacy tour
- High partner involvement with BIFA, Building Hope therapists etc
- New one night events like hosting the mayor's meet & greet, women in the arts, la la land, etc.

FINANCES

- Fundraising Success
- TOB Grant increase by \$50,000 - Thank you TOB!
- New grant award from Rotary Club
- End of year net of over \$100K

Summer Programs Report

Summer Final Report



What did we do this summer?

- 7 weeks of *Young Frankenstein* shows
- 9 weeks of elem/middle school summer camps
- 4 weeks of *Winnie the Pooh* at BBT/touring in Summit County libraries (world premiere)
- 4 workshop performances of *The Great Divide* (world premiere)
- 1 annual Gala

Summer Community Reach

This summer we estimate that across all programs we served 5,005 patrons, students, and families!

(23/24 Summer Audience Estimate: 3,831)

Increase of **23%**

- Young Frank Audience - 3,817 audience
- Summer Camp students - 181 campers
- Winnie the Pooh - 339 audience
- The Great Divide - 548 audience
- Gala - 120 audience

Summer Community Partners

- Fortunato Properties
- Slifer, Smith and Frampton
- Summit County Public Libraries
- Towns of Breck, Frisco, Dillon, Silverthorne
- Rotary Club of Summit County
- Breck Create/BIFA
- Housing donation - Jon and Amanda Jones
- Housing donation - Steve & Michelle Smith





Young Frankenstein





SUMMARY: Q3 REPORT

Estimates as of Oct 18, 2025. Complete data, including total economic impact, to be provided in year-end report

Total program participation: **37,176**

Total artist participation: **159**

Total creative moments sparked: **Immeasurable**

“The arts district in Breckenridge truly is one of the main ways my family connects with our community. The events offered at the campus and the Riverwalk center are meaningful and enlightening, and I think they make Breckenridge such a special place. I can't imagine our community without the amazing events Breck Create puts on.”

85 Media Hits (↑97% from 2024)
Increase attributed to SPARK

Smithsonian
MAGAZINE

Westword

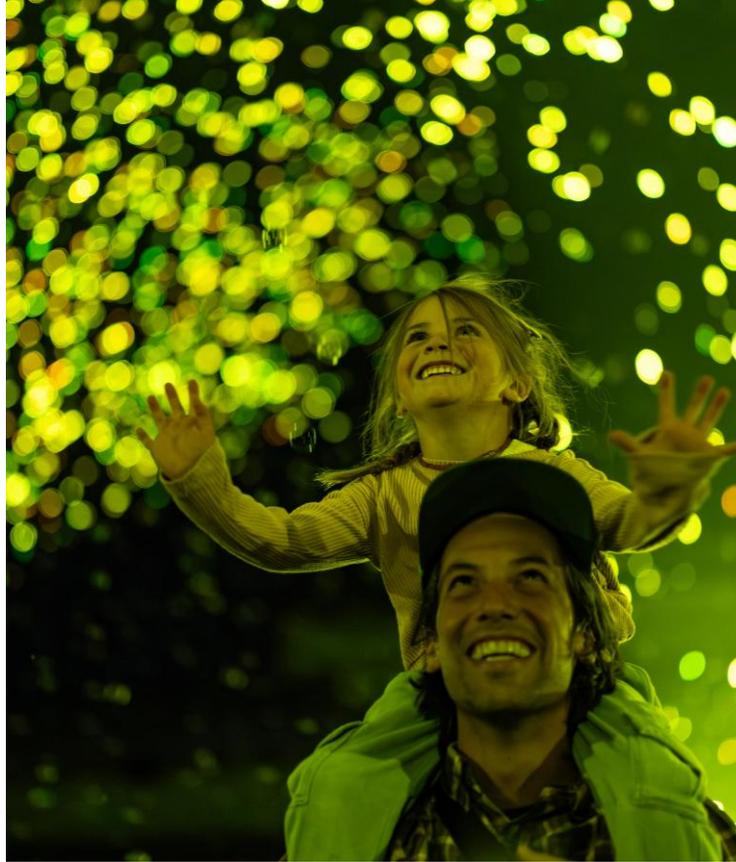
TRAVEL+
LEISURE

artdaily



SPARK

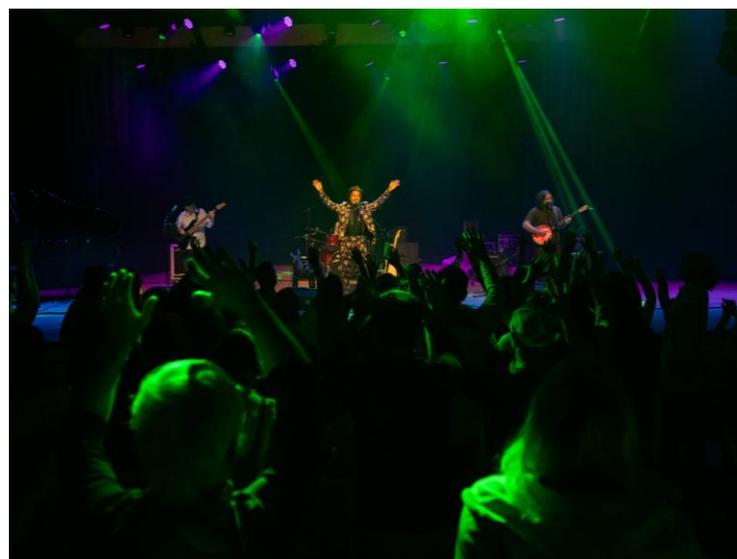
- Over **11,500** attendees/registrants
- **17% increase** in visitor trips compared to same weekend in 2024
 - *From BTO DATAFY dashboard*
- Reach on SPARK social media content: **2.3 million**
- **Zero** decibels of noise pollution



BIFA

- **95** events and about **18,000** (↑63% from 2024) people across **10** days
- **5** local trails activated with **7** environmental art installations
- **72%** of visitors who traveled to Breckenridge during BIFA came for the Festival
 - *From post-festival survey conducted by Intercept Insight*

"I never expected as an indigenous kid off the rez' to see this, to see our work recognized in somewhere like Breckenridge, thank you for having this."



PROGRAM COLLABORATORS

- Breck Film
- Breckenridge Backstage Theater
- Breckenridge History
- Breckenridge Open Space + Trails
- Breckenridge Outdoor Education Center
- Breckenridge Recreation Center
- Breckenridge Tourism Office
- Building Hope Summit County
- High Country Conservation
- Keystone Science School
- Metro State University: Chicano Humanities Arts Council
- Mexican Cultural Center
- Minimal Impact
- Mountain Dreamers
- Mountain Mentors
- Mountain Pride
- National Repertory Orchestra
- Summit Foundation/Project Thrive
- Sapphic Social Collective
- Summit County South Branch Library
- Summit County Youth + Family Services
- Summit School District
- Town of Dillon
- Town of Frisco
- Town of Silverthorne



MORE SUMMER HIGHLIGHTS

JULY 4TH



Estimated **3,000 people** participating in Ridge Street Arts Square activities + Cirque Mechanics performance

29% increase in number of visitor trips compared to July 4, 2024 (From BTO DATAFY Dashboard)

20 dogs strutted the runway in the packed Dog Fashion Show

“The people around me were so joyful.”

AIRSTAGE APRÈS



2,200 (estimated) residents and visitors gathering across **8** evenings enjoying **41** musicians

Countless fruits and veggies consumed from the Farmer's Market

“I love seeing so many locals and guests gather each week. The community vibe is strong while dancing and laughing with neighbors.”

CREATIVE + CULINARY AFFAIR



320 guests, **20** local chefs, **3** pop-up circus acts – **SOLD OUT**

Over **\$130,000** raised for free community arts education programs

“My favorite food event of the year.”
Chef Matt Vawter

FACILITIES & EVENT SERVICES

CAPITAL IMPROVEMENT HIGHLIGHTS

Survey facility users and program providers - NRO, BBT, Breck Film, Non-Profit grantees and Commercial Renters - to understand equipment usage trends/needs and determine best use of TOB Equipment ProForma funds.

Breckenridge Theater Results:

- Installed lighting equipment to enhance production capabilities for BBT shows
- Updated Sound Console and audio network to provide additional capabilities
- Replaced projection screen for better projection experience for Breck Film

Riverwalk Center Results:

- Installed new Lighting and Sound control consoles and network infrastructure (Spring)
- Installed new LED lighting systems including Spot and Wash moving lights, LED stage lighting and LED Orchestra Downlighting (Spring).
 - Enhances NRO orchestra stage light providing a cooler stage in the summertime.
 - Requires less power to operate, which should result in smaller overall electric bills.
- New Audio System and PA to enhance our performance capabilities. (Fall)
 - Better overall quality of audio system and audience experience.

Campus-Wide Results

- Upgraded 10-year-old gateways and routers
- Consolidated and streamline WiFi access points for more consistent connectivity
- Provided necessary hardware/Security features for Ticketing and POS systems

FACILITIES & EVENT SERVICES OPERATIONS HIGHLIGHTS

Implemented Facilities Service Request system (Monday.com)

- Provides partners and internal users a consistent avenue to submit requests.
- Provides an ongoing update/status response system for requests
- Provides ability to track and report service request data for a variety of purposes and track accountability.
- Currently limited to Facility Service Requests but we are in the testing phase to roll it out for production services as well as longer term requests that we would like to track.

Requests to Date (9/30):

63 Total Requests (13 TOB Facilities, 50 BCA) since 6/1

13 Items new (past week) OR still in progress (parts ordered- awaiting scheduled install window, etc).

- All requests responded to within 24 hours with appropriate priority established and estimated resolution timeline communicated.
- All high/medium priority partner requests serviced within promised timeframe leading to 100% Performance to Promise.

FACILITIES & EVENT SERVICES OPERATIONS HIGHLIGHTS

Rental Operations/Production Support

Plan, Coordinate, and Execute Non-Profit and Commercial Rentals

33 Event Days YTD as of 9/30

31 Production Days to Support those events

- Load-in/Load-out, chair removal/restore, Site Walk Thru, rehearsal Days etc.
- This does not include time spent advancing, contracting, settlement, etc.

Partner Operations/Production Support

Support Partners with production assistance, operation, system trainings, venue access and configuration, etc.

63 Production Days to Support those events and associated production services

27 Days in support of NRO production staff and operations needs.

Breck Create Events, Programming Support, and services.

Plan, Coordinate, and Execute Breck Create Events

28 Event Days YTD as of 9/30

43 Production Days to Support those events

- Load-in/Load-out, chair removal/restore, Site Walk Thru, rehearsal Days etc.
- Also includes Site Walks with Artists, TOB Staff (Streets and Parks, Facilities, etc) to understand and coordinate logistics for various events (SPARK and BIFA).

FACILITIES & EVENT SERVICES OPERATIONS HIGHLIGHTS

Facility Users

Type	Q1	Q2	Q3
Resident Company	Backstage Theatre Company Breck Create Breck Film Breckenridge Tourism Office	Backstage Theatre Company Breck Create Breck Film Breckenridge Tourism Office	Backstage Theatre Company Breck Create Breck Film Breckenridge Tourism Office National Repertory Orchestra Breck History
In-Kind Grantee	Alpine Dance BOEC Blue River Watershed Group/FT3 High Country Conservation TEDx	Dance Collective Alpine Dance Summit Concert Band Summit Jazz Band	Domus Pacis Summit Foundation Peace Alights Initiatives
Commercial/NPO Rental		Altitude Performing Arts Snowy Peaks HS Graduation Ceremony	
Other	Independent Professional Artists	Private Family Town of Breckenridge Office of Joe Neguse Independent Professional Artists	RWB Fire TOB/ Rec- Bike Week Independent Professional Artists

OTHER REQUIRED DATA PER APPENDIX C

Budget - Thank you for approving Breck Create's Budget on Oct 14!

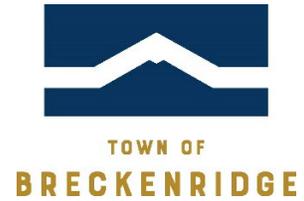
- 2026 Budget developed collaboratively with Finance Committee (includes Town Manager).
- Presented in standard P&L format showing contributed and earned revenue lines.
- Unanimously approved by BCA Board (with Council/Town Mng rep) and recommended to Town Council.
- Breck Create welcomes future discussion at a Work Session on programming, funding, and community impact.

Accounting

- Financial records maintained per GAAP by CPA team at The Bright Solutions (TBS) and 10+ year in-house CPA/bookkeeper.
- Quarterly reviews by Finance Committee (members from Ernst & Young, PWC, etc.).
- Town may request audits or standard financial reports anytime through Town Manager or CEO.

Reporting

- Financial: Aug 31 Financials shared with Town via Finance Committee and Board seats. FY25 YE Projection Provided to Council with Budget on Oct 14
- Artist & Programming Participation: See enclosed deck; full report at year-end.
- Asset Utilization: All facilities utilized in Q3 to varying degrees; full participation by facility report at year-end.
- Town Assets: All facilities current open and operating for the public. Repairs and improvements ongoing; list available upon request from Neal Kerr. Three-year Public Art maintenance plan ongoing. Phase 1 complete in July 2025: Isak Heartstone, Toro, Sack Race, Tom's Baby, Steel Drawing for Cooper, and Mr. Barney Ford.
- Complaints: One formal complaint received and resolved in coordination with Town Manager.



Memo

To: Breckenridge Town Council
From: Mark Truckey, Director of Community Development
Date: October 22, 2025
Subject: Planning Commission Decisions of the October 21, 2025 Meeting

DECISIONS FROM THE PLANNING COMMISSION MEETING, October 21, 2025:

CLASS A APPLICATIONS: None.

CLASS B APPLICATIONS:

[Wright Big Sky Unit Conversion, 160 E Adams Avenue Unit 2, PL-2025-0312](#)

A proposal to convert a 2,098 sq. ft. commercial office into a 3 bedroom, 2 bathroom residential employee housing unit. *Approved, see second memo.*

CLASS C APPLICATIONS: None.

TOWN PROJECT HEARINGS: None.

OTHER: None.

Memo

To: Breckenridge Town Council
From: Ellie Muncy, Planner I
Date: October 22, 2025 (for October 28, 2025 meeting)
Subject: Wright Big Sky Unit 2 Change of Use, 160 E Adams Ave. Unit 2;
PL-2025-0312

A Combined Hearing for Big Sky Condo Unit 2 located at 160 E Adams Ave. was held by the Planning Commission on October 21, 2025. The application proposes to convert an existing commercial office unit to a 3-bedroom, 2-bath residential employee housing unit. There are no proposed exterior changes to the building. The change of use is pursuant to a development agreement previously approved by Town Council on February 11, 2025.

The Commission found the application complied with all Absolute Policies and assigned no points under the Relative Policies, for a passing score of zero (0) points. The development permit was approved by a 6-0 vote of the Commission.

[Link to Staff Report.](#)

Staff will be available at the meeting to answer any questions.





NOT TO SCALE



Wright Big Sky Unit 2
Conversion to Employee
Housing, 160 E Adams
Avenue Unit 2

Breckenridge South



PLANNING COMMISSION MEETING

The regular meeting was called to order at 5:32 pm by Chair Guerra.

ROLL CALL

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

APPROVAL OF MINUTES

Ms. Gort: Change No. 5 of my comments, “remove penalties on lower percentages, but not on higher materials”; correct to state, “*higher percentage materials.*”

With the above changes, the October 7, 2025 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the October 21, 2025 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No public comments

COMBINED HEARINGS:

1. Wright Big Sky Unit Conversion (EM), 160 E Adams Unit 2, PL-2025-0277

Ms. Muncy presented a proposal to convert a 2,098 sq. ft. commercial office unit to a 3-bedroom, 2-bath residential employee housing unit. This application is subject to a Development Agreement approved by Town Council on February 11, 2025.

Commissioner Questions / Comments:

Ms. Gort: No questions.
Mr. Smith: No questions.
Ms. Propper: No questions.
Mr. Giller: No questions.
Mr. Leas: No questions.
Mr. Guerra: No questions.

Jenny Wright, Applicant: Hi, I am Jenny Wright and this is my dream. This is Mark Hogan's former BHH architecture space. If you've been in there, you know it's amazing. It's got these cool angles, great sunlight and views. I think this is going to be the crown jewel of the workforce housing inventory. I think you all are going to love it.

Mr. Giller made a motion to approve the Wright Big Sky Unit Conversion, seconded by Ms. Propper. The motion passed 6 to 0.

WORK SESSIONS:

1. Mr. Truckey presented an overview of upcoming proposed changes to the Town of Breckenridge Comprehensive Plan, which was last updated in 2008.

Commissioner Questions / Comments:

Ms. Gort: The transportation plan is separate? But transportation is key in planning. How do these plans mesh together? (Mr. Truckey: We may have a transportation element in the Comp plan. That is something we will be discussing and how it relates to the existing plan.) (Mr. Kulick: We know we are doing an updated parking study based on updating our

parking agreement with Breckenridge Ski Resort. The agreement has worked for over 20 years and we did not previously want to open it up, but because of some recent developments and other factors we want to complete an updated parking study that will help shape a future parking agreement amendment with the ski area. There is also discussion of completing a new traffic study because the traffic patterns on the south of town have shifted more dramatically.)

Mr. Guerra: You are talking about the parking agreement that the Town has with the resort? (Mr. Kulick: Correct, the 2003 parking agreement. The agreement was developed through long negotiations spearheaded by Sam Mamula so there was no appetite to go back and redo the agreement. Now with the satellite parking shifting to the McCain Parcel and some other pieces from the BGV development, it is time to reopen. The ski area is in agreement to work together and come to an amended agreement.) (Mr. Truckey: I should clarify that the road network is fairly set here. We are not proposing to go into undeveloped land on the edge of town to create new roads. There are some road improvements from a transportation planning perspective that could happen. I see this plan much more related to transportation demand management. How do you manage the people in town? How do you get people onto alternative modes of transportation? That would be the focus and how we can reduce the overall loads on our road systems.) (Mr. Kulick: In a lot of cases during those peak demands, there is a fine line between where the system breaks down and where it's congested but it works. It is trying to tweak the margins to keep it working before it grinds to a halt. We've identified around 15 days a year where we're at peak congestion. It's really trying to manage those peak times on those peak days because it affects both residents and visitors.)

Mr. Smith: What do you foresee as the biggest change from the current plan? (Mr. Truckey: It's more a focus on redevelopment and what our policy will be on that. The State is suggesting we identify areas that we can redevelop for housing. In the Front Range, they are concerned about increasing inventory to drive down prices; they are not concerned with deed restricted housing. Here, with a finite land supply if we don't deed restrict those units it makes no sense for us to make room for them, because it's just going to be more trophy homes that don't help our local workforce. Housing and the interplay with the land supply and redevelopment; I see those as the key issues.) (Mr. Kulick: It is interesting a lot of the outreach and data collection for the current plan was done 20 years ago. Thinking about the population growth of the town, the change in demographics, and what percentage of our current population has moved here since the last time we have raised some of these questions. It will be interesting to see how it matches up to the current plans. For a lot of the people that we're in close contact on a daily basis, they probably were here 20 years ago. The way things are going in the town, they match up with what they probably envisioned in the future. But when going through a Comp Plan update, you are trying to cast the net far and wide, to ensure it is representative of the entire community.) (Mr. Truckey: The other thing we are having a discussion about is starting the process with a review of the Vision Plan which has been up there for 20 plus years. And it still resonates; some of the Commissioners have pointed to different policies over time. But to reaffirm that these are still the highest priorities. We are also having discussions with the Tourism Office regarding the Destination Management Plan. The results and key goals of that plan became the Town Council goals. We will look at that to reaffirm that these are our key goals moving forward, or maybe they need to be tweaked a bit to reflect new things. There is more space in this new plan to address a few things like wildfire protection and prevention, defensible space, structure hardening. We touched on them in the previous plan, but there will be more space for that stuff now.)

Mr. Guerra: In the report, the plan discourages sprawl and promotes development or redevelopment of vacant and underutilized parcels to address the municipality's demonstrated housing

needs. The City Market parcel, that is possibly going to be our next big development. There is a lot of density attached to that parcel. They can do commercial and residential building there, correct? (Mr. Truckey: Yes, and there is quite a bit of density, relatively speaking, in the town. There is ~60,000 square feet of unused density on the property. What we've heard is they'd like to build a new City Market on the south part, so they can keep the existing one open, which makes sense. But how does that look around there? And what's the Town's appetite for maybe going a little higher, in terms of height, if we can get some more workforce housing out of it? Could we incorporate it into a good mixed-use project? We need to engage the new owners of the property. They have met with the Town Manager a couple times, and we've heard their plans are several years out, but hopefully this can help shape that, while still leaving flexibility for them in terms of the overall design.) Developers like to look for big, flat lots for a maximum square footage one story building with a bunch of retail because that is where they make their money, on the extreme side of things. We are of course wanting to include workforce housing. If they propose they are not going to meet the density that the Town sees as the potential and they are just doing the bare minimum, what leverage does the comprehensive plan include? And what can we write in here to incentivize what we want to see? (Mr. Truckey: There are some things that we could write in. We could come up with some policies that are very specific about demanding to more density. Or negative points? Whatever the route is to get there. We need to reach out the community to hear what they have to say and there will need to be an education piece about how more density is not a bad thing. Because if you do talk to any layman on the street that is not involved, they say they don't want to see more and we already have way too much. That is the typical response you get. People do not understand that if we are ever going to move the needle, we have to do some things like this. It will be an interesting process, but you bring up a very valid point. There are some things that we could do to codify that.) There is a lot of potential on that site. Can we reach the maximum potential while finding the balance on that site? I am nervous they are wanting to build one big, ugly building. (Mr. Truckey: There is a lot to that site, and this process is not going to totally define that site, but we can brainstorm policies and guidance for a future development there as part of this process.)

Ms. Propper: I am wondering about incentivizing multi-family development? And what we can do to encourage that, where appropriate. (Mr. Guerra: Like within town, and with some redevelopment? And the underutilized sites within the town that we have now?) Exactly. (Mr. Truckey: Yes, that is what the state is challenging us to do. As you remember, it was only a few months ago the Town Council was not particularly excited about eliminating negative points for going higher for workforce housing, in terms of height. There is still going to be push back, not necessarily from the Council, but in general with the public. With the right consultant team, they can assist with that. Maybe it is bringing in some special speakers, I have seen some fantastic ones like at the national American Planning Association conference this year that coined the term, "missing middle". This is really good discussion, and it is getting me thinking stuff through as we are talking.)

Mr. Guerra: It is the natural progression, look at big cities. You run out of real estate, you go upwards. (Mr. Truckey: We can't go all the way up, but we can push it in other ways.)

Mr. Giller: If we were to, big picture, envision Breck in 20 years, which is about how old the existing plan is. What might we see or what might it look like? You could see more density around the perimeter. You could see more multimodal transportation. You could see more mixed-use housing. Multifamily housing. Recreation remains our forte, and there will certainly be new and more interesting and different types of recreation. We continue to draw people and make the place viable. Twenty years ago, we didn't have the arts district yet, so more culture. We didn't have Harry Teague's Riverwalk Center, we had

the tent. Breck History's doing a good job, looking at sites around the town. Historic mining sites and things like that to try to preserve representative pieces. But what else might be out there? (Mr. Kulick: That is one of the challenges in this assignment; getting people to basically try and answer that question. A lot of times going to the people for these types of work sessions and charrettes appeal to, their vision is 20 years prior to now. They want to bring Breck back to before, but meanwhile the pressure is accelerating in the other direction. The challenge is understanding the current pressure and how to funnel that in a way that you'll be happy in 20 years without going back to a revisionist history of a time that never was. And that is going to be the challenge for all of us in this process, really answering the question.) How do we retain our character while accommodating change? (Mr. Truckey: That is essentially what we would be asking at these early meetings, exactly. Where do we want to see ourselves? Picture yourself there. What do you want the town to look like?)

Mr. Guerra: But at the same time, we guide them to where we all want and need to be. If we ask them, just what do you want? They want to make Breckenridge great again. Seriously, they want to go back and we can't. (Mr. Kulick: There is a little bit of a character conundrum. A lot of times you really want to hold things tight, and there's a great quote I heard in an interview with Paul Anderson, who is a longtime editor for the Aspen Times. And he basically said, "*you can save the character of a community architecturally, but you need to save the characters who live in it to actually achieve community.*" Talking about that nuanced balance. In the context of that interview, he's basically seen over the 40 years that he lived in Aspen, they're really good at ratcheting down and trying to keep the core from changing very much, but in doing so, there wasn't a lot of give for the permanent residents. To achieve community, you have to work with both sides. You can't give everything away, like big multifamily in the Historic District, but there needs to be a thoughtful response of how you shape the community.)

Mr. Leas: That has some viability. However, it would be a huge mistake for everybody to say, what do you people who live in the town want? Because they don't know what they want. And we need to be a leader. Sometimes people need to be inspired to think out of the box about things that they have never thought about. And that certainly becomes true of architecture and development. In soliciting the consultants we should get consultants who would ask important questions about what does the town not have? Which then becomes, what do we need? And we make a lot of accommodations as residents here, because it's a wonderful place. But it's a pain in the ass that you can't get things. It's a pain in the ass that we have one decrepit grocery store that we all go to. What are the things that we would, in our dreams like to have, and maybe they can never be in Breckenridge, but let's talk about them. What things do we wish that we had here that we don't? And it may not be possible for those things to be here. We may still have to drive to Denver to get those things, but let's at least have a conversation about it. If we can get ahead of what it is we might want on the City Market parcel, then we've got some leverage over the developer who comes in. And the town has a tremendous amount of power; taxation power, power to deny permits, planning and zoning. And they have the eminent domain power as well, if they want to go that direction. But there's a lot of leverage there, and nobody needs to roll over for whatever a particular developer wants. If this developer comes in, and it doesn't fit this situation, then there's a possibility that another developer that has a better perspective and would give us a better product in the end. So, we're not boxing ourselves in here. The other thing is you're talking about outreach to stakeholders and the underrepresented people. I assume that you're talking about the Hispanic population. Another unrepresented group are the people who have invested a huge amount of money in this town, on real estate, who have houses, but don't reside here, and therefore can't vote. And those people feel that they are completely unrepresented by the Town Council,

and that the Town does whatever they want to do, and those people have to live by it. I'm not going to say that's a legitimate position or not a legitimate position but it's something that the Town needs to listen to because it's a very real perspective I hear all the time. People in the Highlands, the people in Shock Hill, my neighbors up on the hill. There's a deep amount of frustration that they really don't have any say in what's going on. That's something very important to take into consideration when you're talking about the unrepresented people. I've noticed it, but there's a big expanse of, three or four lots on Main Street that the Theobald family owns. There are two historic vacant buildings, and then there's at least one, maybe two lots in between them. The town should encourage those owners to do something interesting with that property. When you want to develop a vibrant commercial space, one of the things that you want is continuity. If you're walking down Main Street, you've got a bunch of stores, and then all of a sudden you have nothing. And then you have a parking lot, and then you have some stores pick up again, it's a break of continuity, it breaks people's spirit, intention to make commercial purchases, and to have a vibrant commercial space. That should be looked at. (Mr. Truckey: Yes, and that is a good observation. We've tried to address that in some ways. We have a Downtown Overlay District that doesn't allow residential on the ground floor on Main Street, and in a few other areas. The whole focus of that was to continue that continuity of interesting window shopping up and down Main Street, so that people don't just get to that point and then just turn around.)

Mr. Guerra: It is changing. It used to be like that from the south down to the Gold Pan Saloon. That was it. And nobody walked past there. And now, and I look at it all the time, and I'm going, wow, there's people down here.

Mr. Leas: It could be better.

Mr. Truckey: It's not that we leave the Historic District out of the plan and don't address it at all, but it's more about encouragement policies there, not actually the form or the massing of the buildings or density that that we'd want to be touching. But there certainly are other areas that we could be looking at and some other things there to encourage more appropriate development.

Mr. Leas: Yeah, I don't know what leverage the town has, but it seems to me that the owners are definitely having to pay taxes on that property. It might be that there's some incentive, encouragement there if that tax bill was changed for example.

Mr. Truckey: What they have done over time, the Theobalds have taken on one building at a time and revamped them downtown. Years ago, it was the Barney Ford Museum, which was actually their family house before it became a museum. And then the corner here on Main. There are some others, like the Tin Shop up by Barney Ford and they've got a whole non-profit, the Saddle Rock Society, that heads up those efforts for them. I know that's something they've talked about, but they do things on their own terms when they're ready to take that on. But there are possibly things that we could do to incentivize.

Mr. Leas: Is there a plan for a new gondola at the south of town? (Mr. Truckey: Yes, the ski area is proposing one at the base of Peak 9, running adjacent to the Quicksilver.) (Mr. Kulick: They actually had an application and then they pulled it because of corporate reprioritization of projects. But they did just get approval from the Forest Service for the section through there, so you may see that project again sometime in the near future. It would not impact parking, because it would be adjacent to where the Quicksilver Lift is, at the base of Peak 9, which is a big bottleneck, and particularly for beginner skiers. It would really help on-mountain circulation and pull some people to utilize Peak 9. But in terms of getting people from parking to the ski area, it would have pretty minimal effect in that regard.)

Mr. Guerra: I want to address the community outreach segment again, because that is really important, and we all know how misinformed people are on what the town's doing and

the policies, especially when it comes to housing. When I see that bumper sticker, "Breckenridge, what happened?" I'm just like, "you did." People are ignorant of that and take the survey and they don't want to see development. How do we present it in a way that addresses that argument when we do that community outreach? It is really important to try to educate as well as. (Mr. Truckey: This discussion has been helpful for us to solidify some of the issues that we need to be doing outreach on and what type of consultant we need to bring in. But it's just re-emphasizing for me the need to bring in someone that's really going to be able to help do that education. Obviously it's a friendly education. If we get the right team to assist us with that, it could work out well.) (Mr. Kulick: Our experience with public engagement over a variety of topics, we've seen things that have been done poorly and things that are probably acceptable. No matter what level, there's always room for improvement. Even the projects we've done the best at community engagement when you look at the percentage overall of the town that's involved, that's still a very small percentage. Targeting what is a statistically significant population, getting feedback and education versus not achieving that. That's probably the realistic goal. Education on any topic at any level is a huge issue. It's the most difficult aspect of doing this, but it's also probably the most rewarding and the most interesting part for the staff to work on.) That's what I'm excited about; the education part. (Mr. Kulick: We're excited to look at a combination of things that have worked for us in the past, as well as exploring completely new ideas; innovative ways to address issues into the future.)

Mr. Gort: I love the idea of thinking and envisioning it in 20 years. The kids now they do everything different. They don't go to grocery stores, so you can build a grocery store so all these people can go in there, but probably in 20 years it's all going to be deliveries. It's important to interview that age bracket and to think about changing technologies. I hope that the traffic is not the same in 20 years. That will be a nightmare. We need a way to get things through the town, separate from people driving through the town. Transportation is a huge problem we have in this town. It's a safety risk for locals and guests. I encourage us to think more about it.

Mr. Smith: Do you foresee these outreaches being higher level, and then subsections? An umbrella over all these topics and then having a housing outreach session and a recreation outreach session. Is that how you're envisioning it? (Mr. Truckey: That is how I see it but we're going to see what the consultants propose. I see Phase 1 being pretty broad, goals, what are the key issues facing the community? What's your vision for the community? And then focus areas with subgroups. That's the way these processes typically work. And, how I'd see it.) (Mr. Kulick: I'd probably go back to the original sustainability plan as probably my favorite public process and we had the best turnout for that public outreach. We brought in a good team of consultants. We brought in a good keynote speaker that drew people into a larger group. We also had series of sessions that broke out into smaller groups to actually have a conversation. It was partly to educate, partly to get feedback. This is going to be a broader topic and we need to meet people at different places. That outreach campaign was entirely at Beaver Run Resort. I believe using a similar tactic, but going to other places to work with different groups, we could have had a lot more participation.)

Mr. Guerra: I know that for me, in my middle years here, I was so busy. Raising a family and working that I didn't have much time. That demographic of people in town are really important people. They're our future leaders. But right now, they're too busy. How do we reach them? How do we get them involved? Because I wasn't for a while, I was just too busy. (Ms. Gort: I'd go to the PTA meetings.) That is the demographic that is hard to pull in. And then they get disgruntled because they reach a point where they've been here 5 to 10

years, working real hard, raising a family, and they're frustrated because they don't have housing, can't afford it. Then they're misinformed and frustrated with the Town because they're not getting their needs met and they don't have time to be engaged.

Mr. Leas: You mentioned three times now raising a family, that's an important part of this. A key part of this whole thing is how we deal with the childhood daycare situation in Breckenridge. We may not solve that problem, but at least we'll discuss it, and it's an issue that they want to talk about. So that will get them in.

Mr. Guerra: You're right. And another issue about getting people in is that the people, like most of us here sitting at this table are retired, older, or moving into retirement, have more time. We don't see the world the way that they see the world. And that's a problem with government in general, you know? Older, wealthier, and whiter. All of those things. Absolutely, well meaning. I am not here criticize that, but that is the reality. We know what we wanted back when we were young, but what about young people today? And how do we get them engaged?

Mr. Leas: You have to just throw it out there. It could be preposterous, but let's get it out there, let's have a little discussion about it, and we can say, no, that's not feasible, let's not do that. But at least you get that conversation going, and that's where new ideas that nobody thought about. That's where those new ideas come from. That's how things grow and become vibrant, and you pump new life into an old situation by doing that.

Mr. Giller: What went into the 2008 plan? The plan itself and the recommendations. (Mr. Truckey: There were policies surrounding neighborhood preservation and limiting the home size. Another one said to complete a sustainability plan; that is what started the entire Sustainable Breck plan process. Those are a couple of things. One thing that did not work really well is, after the first several years, the plan sat on the shelf. It has not been an actively used document. That is typical of a plan, but we would like to create something that is more dynamic, useful, and not burying people with a million policies.) Maybe a website, an app? (Mr. Truckey: Yes.)

Mr. Kulick: If you back up a bit, its interesting some of the things that residents and visitors criticize us now in terms of how busy and congested Town is, was actually the goal of the Steve West era. At the beginning of his tenure, Breckenridge was another also-ran ski area. We didn't have any newer, slopeside lodging, and that was a big thing to remain competitive in the resort market. Our shoulder seasons were typically weak. Things closed up, and businesses were grasping at straws to get people in the doors. But a lot of the vision that that group of people, of that era, between the redevelopment of Peak 7 and 8, the development of the Highlands, some of these other things, really raised the profile of town. The Riverwalk Center, the Ice Rink, the Rec Center; it made a much more well-rounded community. The Wellington neighborhood really solidified a year-round population, which helped be more of a year-round town. But it took a long time for that to come to be. This is a little bit beyond our current plan, but you can see that there was this evolution in vision among leaders many decades past that has become a success at this point. Almost to the point where people complain about the success of the town. There's other things that have influenced, like the growth of the Front Range, but if you were to look at where the community was in the mid-'80s to now, that we are at the point that they were hoping to be. (Mr. Truckey: If you go back to some of the policies in that plan, back then it was let's make the shoulder seasons go away. Let's have year-round employment in Town. If you remember back in the days, with the two-for-ones everywhere, in September and October, and again in the spring.) (Mr. Leas: Restaurants

were just closed for two months.) (Mr. Truckey: We got our wish. The other thing was a real desire to have more hot beds in town. Let's see more things like timeshares, hotels and units that are occupied, rather than condos that are only occupied a small percentage of time. We sure got that, to a point where back in 2019, Town Council saw it as an issue and did things to address overcrowding. That is how things evolve, but businesses in Town don't want to lay off half their staff in the fall or just shut their doors. We have been successful there to a large extent.)

Mr. Guerra: I was blown away the other day by how many people were out there this past weekend. It was busy in town. Careful what you ask for.

Mr. Kulick: Twenty years is time to adjust the margins and come back to the community. There may be other things that are a priority for the people at this time. It is interesting if you look at the evolution and the vision that was pretty lofty at the time, how that has been achieved.

Mr. Giller: Is there a Town list of ideas for projects like the West Ice Area, the Riverwalk Center, the Tennis Center, Golf Course, redoing the Riverwalk behind Main Street. Is there an informal or formal list of things that the Town is considering? (Mr. Truckey: Yes, for future projects, we have our Capital Improvement Plan (CIP) which is a six-year plan. There are not a lot of iconic items on the list currently, most of it is roadway improvements.) (Mr. Kulick: We are beginning discussions regarding the upgrade to the Riverwalk 2.0. That is still something that is being envisioned and a long-term goal to see its full potential. We have a nice Riverwalk but we acknowledge that it could be improved. A lot of the capital improvement we've invested in these signature facilities and make sure that they continue to be maintained and even enhanced; the latest addition of the Rec Center, or a roof on the outdoor ice arena, and built a tennis center. It's not a completely new facility, but it's taking it to a next level.

Mr. Truckey: This was really helpful for us. I really appreciate having the dialogue, and if any of you have thoughts, feel free to reach out offline, because we're going through that process right now. We want to make sure we get pulled together the right team to assist us with this. It's going to be a big lift. We see this time we're definitely going to need to lean on consultants for part of this work extensively, but we're still going to be driving it and providing a lot of data and information for them and us to use together.

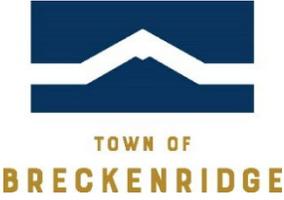
OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 6:53 pm.

Ethan Guerra, Chair



Memo

To: Town Council
From: Keely Ambrose, Town Attorney
Date: 10/21/2025 (for 10/28/2025)
Subject: Noise Ordinance Amendment (First Reading)

Town Council Goals (Check all that apply)

- More Boots & Bikes, Less Cars
- Deliver a Balanced Year-Round Economy
- Organizational Need
- Leading Environmental Stewardship
- Hometown Feel & Authentic Character

Summary

Staff requests that Town Council review, approve on first reading, and set for a public hearing an amendment to the Town’s noise ordinance.

Background

There have been two changes to state law necessitating amendment of the noise ordinance. One was a legislative change that altered the times and maximum decibel levels applicable to all jurisdictions across the state. The other change was a recent Colorado Supreme Court decision that interpreted a section of state statute to narrow the universe of applicants that can receive a variance to exceed the maximum decibel levels for a special event or series of events. The court’s decision limited the group of applicants to whom the town can grant a variance to government and non-profit entities, or lessees, licensees, or permittees of government or non-profit entities who are using land owned or controlled by a government or non-profit entity.

The Town has not issued many variances under the Code in recent years and almost all of those have been issued to applicants who would meet the newly clarified criteria.

Public outreach/engagement

None; the amendment is driven by the changes in state law regarding noise regulations.

Financial Implications

None.

Equity Lens

This will impact some members of the general public who will no longer be able to seek a variance to the Town’s noise regulations, as the Town can only issue such variances to the aforementioned categories of applicants.

Staff Recommendation

Staff recommends that Town Council approve the proposed amendment to the noise ordinance on first reading and schedule it for a public hearing and 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.

COUNCIL BILL NO. 18

Series 2025

**AN ORDINANCE AMENDING SECTIONS 5-8-5 AND 5-8-12 OF THE
BRECKENRIDGE TOWN CODE CONCERNING NOISE**

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

Section 1. Section 5-8-5 of the Breckenridge Town Code is hereby amended by deleting the language stricken and adding the language underlined to read as follows:

5-8-5: MAXIMUM PERMISSIBLE NOISE LEVELS; GENERALLY:

It shall be unlawful for any person to operate or permit to be operated any noise source which creates a sound which exceeds the limits set forth below. The sound shall be measured in accordance with the requirements of section 5-8-4 of this chapter. When a noise source can be identified and its noise measured in more than one of the town noise zones, the limits of the most restrictive town noise zone shall apply at the boundaries between the different town noise zones.

MAXIMUM PERMISSIBLE NOISE LEVELS; GENERALLY

Town Noise Zone	7:01 <u>7:01</u> A.M. To Next 10:59 <u>7:00</u> P.M.	11 7:00 <u>7:00</u> P.M. To Next 7:00 <u>7:00</u> A.M.
	(In Decibels)	(In Decibels)
Commercial noise zone	70-60	65 <u>55</u>
Residential noise zone	55	50

Section 2. Section 5-8-12(A) of the Breckenridge Town Code is hereby amended by deleting the language stricken and adding the language underlined to read as follows:

5-8-12: PERMIT TO EXCEED LIMITS; APPEAL:

A. ~~Any person~~ Government entities, non-profit organizations, and lessees, licensees or permittees of property owned or controlled by government entities or non-profit organizations desiring to obtain a permit to exceed the noise levels designated in this chapter may make an application to the town manager. The town manager shall have the authority to grant a permit to exceed the maximum permissible noise levels

1 designated in this chapter in accordance with the provisions of this section. In
2 determining whether to grant a permit under this section, the town manager shall give
3 consideration to: 1) the time of day that the noise is proposed to be created, 2) the
4 duration of the proposed noise, 3) the loudness of the proposed noise relative to the
5 required limits, 4) whether the proposed noise is temporary or continuous in nature,
6 5) the extensiveness of the proposed noise, and 6) the technical and economic
7 feasibility of bringing such proposed noise source into conformance with the
8 provisions of this chapter. The town manager may prescribe any reasonable
9 conditions or requirements on the permit which the town manager deems necessary to
10 minimize the adverse effects upon the community or the surrounding neighborhood,
11 including but limited to, specific decibel limitations, limitations on time(s) and
12 location of the noise source, and equipment limitations or requirements. Any permit
13 granted by the town manager under this section shall be effective only for the location
14 and times designated within the permit, and shall be further subject to such conditions
15 as may be set forth in such permit. There shall be no charge for an application
16 submitted to the town manager under this section.

17
18 Section 3. Except as specifically amended hereby, the Breckenridge Town Code, and the
19 various secondary codes adopted by reference therein, shall continue in full force and effect.
20

21 Section 4. The Town Council hereby finds, determines and declares that this ordinance is
22 necessary and proper to provide for the safety, preserve the health, promote the prosperity, and
23 improve the order, comfort and convenience of the Town of Breckenridge and the inhabitants
24 thereof.
25

26 Section 5. This ordinance shall be published and become effective as provided by Section
27 5.9 of the Breckenridge Town Charter.
28

29 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
30 PUBLISHED IN FULL this 28th day of October, 2025. A Public Hearing shall be held at the
31 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ___ day of
32 _____, 2025, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the
33 Town.
34

35 TOWN OF BRECKENRIDGE, a Colorado
36 municipal corporation
37

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40 By: _____
41 Kelly Owens, Mayor
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1 ATTEST:

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6 _____
Mae Watson

7 Town Clerk

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11 APPROVED:

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15 _____
Town Attorney

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Memo

To: Town Council
From: Chris Luberto – Director of Information Technology
Date: 10/21/2025 (for 10/28/2025)
Subject: Comcast Head End Facility Lease (First Reading)

Town Council Goals (Check all that apply)

- More Boots & Bikes, Less Cars
- Deliver a Balanced Year-Round Economy
- Organizational Need
- Leading Environmental Stewardship
- Hometown Feel & Authentic Character

Summary

Town Council is requested to review and approve a 10-year lease renewal with Comcast Cable Communications Management. Comcast currently leases an approximately 872 square foot structure located at 524 Wellington Road from the Town of Breckenridge. The site houses Comcast’s head end facility, which serves as the primary cable and internet signal distribution hub for the Breckenridge area.

Background

The original lease between the Town and Comcast was executed on May 12, 2015, and has now reached the end of its 10-year term. There was a delay in the renewal because the lease renewal was dependent on the renewal of the Comcast Franchise Agreement that was approved by Council on second reading on July 8, 2025. The new head end facility lease establishes a new 10-year term beginning August 1, 2025, and ending July 31, 2035, with updated rent and administrative provisions. The renewed lease maintains the same site footprint and operational purpose, ensuring uninterrupted broadband and cable service to the community.

Public outreach/engagement

There was no public outreach besides the standard Town Council two-hearing approval process. This renewal extends an existing and long-standing lease.

Financial Implications

Under the original 2015 lease, Comcast paid a monthly rent of \$2,500, with annual adjustments of 3%. The 2025 rent per the original lease was \$3,359. The new lease establishes a base monthly rent of \$5,700 beginning August 1, 2025, with annual 5% increases each year through July 31, 2035. This escalation clause represents a significant and appropriate market adjustment to reflect current commercial lease rates for utility and telecommunications infrastructure. The lease ensures continued, stable revenue to the Town over the next decade while supporting Comcast’s critical broadband operations. There is no impact on the current fiscal year budget, and future rent escalations will contribute positively to the Town’s property management revenue projections.

Equity Lens

Comcast’s continued partnership with the Town supports digital equity and community connectivity, ensuring residents, schools, and businesses maintain access to essential broadband and television services. Comcast also continues its Internet Essentials and Affordable Connectivity Programs, which align with Town goals around inclusion and equitable access to technology.

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.

Staff Recommendation

Staff recommends approval of the new Comcast Cable Communications Lease Agreement for the continued operation of the head end facility. This renewal secures reliable broadband infrastructure for the Town while maintaining consistent lease revenue and compliance with current policy standards.

COUNCIL BILL NO. 19

Series 2025

AN ORDINANCE APPROVING A LEASE WITH COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC FOR A CABLE AND BROADBAND COMMUNICATIONS SIGNAL PROCESSING AND TRANSMISSION FACILITY

WHEREAS, the Town owns a parcel of real property located in Breckenridge, Colorado, known as the Stillson Patch Placer (“Property”); and

WHEREAS, the Town has previously leased a portion of the Property (“Leased Premises”) to Comcast Cable Communications Management, LLC (“Comcast”) for use as a cable and broadband communications signal processing and transmission facility (“Permitted Uses”); and

WHEREAS, the Town and Comcast desire to enter into a new ten (10) year lease of the Leased Premises for the Permitted Uses; and

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.

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

Section 1. Town Council hereby approves the lease between the Town of Breckenridge and Comcast, 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 28th day of October 2025. A Public Hearing shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the 11th day of November, 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

LEASE

THIS LEASE (“Lease”) is made and entered into this ____ day of _____, 2025, between the TOWN OF BRECKENRIDGE, a Colorado municipal corporation (“Landlord”) and COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC, a Delaware limited liability company (“Tenant”).

Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the following real property located in the Town of Breckenridge, County of Summit and State of Colorado:

A parcel of land located in a portion of the Blue River Placer M.S. 816, Section 31, Township 6 South, Range 77 West of the 6th Principal Meridian, Summit County, Colorado and being more particularly described as follows:

Commencing at Corner 12 of the Blue River Placer as shown on the Annexation Plat of a portion of the Blue River Placer M.S. 816, Reception No. 221385, a ½ inch rebar with a plastic cap stamped PLS 9939, thence N 75° 25'02" W along the line between said Corner 12 and the Southeast Corner of said Annexation Plat a distance of 207.97 feet to a ½ inch rebar with a broken cap stamped PLS 9939, thence N 18°47'59" W a distance of 346.99 feet to the point of beginning of this description.

Thence N 58°55'26" W a distance of 26.50 feet to a point; Thence N 31°04'34" E a distance of 34.50 feet to a point; Thence S 58°55'26" E a distance of 26.50 feet to a point; Thence S 31°04'34" W a distance of 34.50 feet to the point of beginning.

Containing 0.02 acres, more or less

(the “Leased Premises”, which are depicted on the attached Exhibit “A”, which is incorporated herein by reference)

upon the following terms and conditions:

1. Term.

A. The initial term of this Lease (the “Initial Term”) shall be for ten (10) years and shall commence as of 12:01 A.M., local time, on August 1, 2025 (the “Commencement Date”).

B. Should Tenant remain in possession of the Leased Premises with the consent of Landlord after the natural expiration of this Lease, a new tenancy from month to month shall be created between Landlord and Tenant which shall be subject to all the terms and conditions hereof, but shall be terminable on thirty (30) days’ written notice served by either Landlord or Tenant on the other party.

2. Rent. The monthly rent to be paid by the Tenant for this Lease during the first year of the term shall be Five Thousand Seven Hundred Dollars (\$5,700.00) payable without demand on the first day of each month. The monthly rent shall be increased to reflect the annual

HEAD END FACILITY LEASE

1 cost-of-living adjustment as provided in Paragraph 3. A late charge of five percent (5%) shall be
 2 paid on any installment of rent not received by Landlord within five (5) days of the due date. If
 3 this Lease commences on any date other than the first day of a month, the rent for the first and last
 4 months shall be prorated. The rental for the first month of the term shall be paid within ten (10)
 5 business days after the mutual execution and delivery of this Lease.

6 3. Annual Rent Adjustment. On each anniversary date of the Commencement Date of
 7 this Lease during the Initial Term, commencing with the first anniversary date in 2026, the monthly
 8 rent for the Leased Premises shall be increased by an amount equal to five percent (5%) of the
 9 monthly rent paid in the immediately preceding year.

Term	Monthly	Annual
8/1/2025 – 7/31/2026	\$5,700.00	\$68,400.00
8/1/2026 – 7/31/2027	\$5,985.00	\$71,820.00
8/1/2027 – 7/31/2028	\$6,284.25	\$75,411.00
8/1/2028 – 7/31/2029	\$6,598.46	\$79,181.55
8/1/2029 – 7/31/2030	\$6,928.39	\$83,140.63
8/1/2030 – 7/31/2031	\$7,274.80	\$87,297.66
8/1/2031 – 7/31/2032	\$7,638.55	\$91,662.54
8/1/2032 – 7/31/2033	\$8,020.47	\$96,245.67
8/1/2033 – 7/31/2034	\$8,421.50	\$101,057.95
8/1/2034 – 7/31/2035	\$8,842.57	\$106,110.85

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12 4. Use of Leased Premises. The Leased Premises may be used by the Tenant only to
 13 provide a location for constructing, maintaining, and operating a cable and broadband
 14 communications signal processing and transmission facility together with uses incidental thereto,
 15 in accordance with applicable laws. No other use of the Leased Premises shall be made by Tenant
 16 without Landlord’s prior written consent, which consent may be withheld in Landlord’s sole and
 17 absolute discretion. Tenant shall comply with all the reasonable rules and regulations which the
 18 Landlord may make for the protection of the Leased Premises (provided that in the event of any
 19 conflict or inconsistency between such rules and regulations and this Lease, the terms of this Lease
 20 shall govern) and with all the laws, ordinances, regulations, rules, and orders of appropriate
 21 governmental authorities either now in force or hereafter enacted pertaining to police, fire,
 22 sanitation, occupancy, and preservation of the Leased Premises during the term of this Lease.
 23 Tenant shall not, during the term hereof, maintain, commit, or permit the maintenance or
 24 commission of any hazard or nuisance on the Premises.

25 5. Inspection of Leased Premises. Tenant acknowledges that it is aware of the
 26 geological and topographical condition of the Leased Premises based upon its occupancy and use
 27 of the Leased Premises pursuant to a prior lease. Tenant accepts the Leased Premises in “AS IS”
 28 condition without recourse to Landlord for any dangerous conditions, known or unknown.

29 6. Right to Enter. Tenant shall permit Landlord, its agents, employees and contractors,
 30 to have access to and to enter the Leased Premises at all reasonable and necessary times to inspect

HEAD END FACILITY LEASE

1 the Leased Premises for any purpose connected with the repair, improvement, care and
2 management of the Leased Premises, or for any other purpose reasonably connected with
3 Landlord's interest in the Leased Premises, and to perform any such work or other act found
4 necessary on such inspection; provided that such inspection shall not unreasonably interfere with
5 Tenant's use of the Leased Premise and Landlord shall indemnify and hold Tenant harmless from
6 any damage or personal injury resulting from Landlord's inspection of the Leased Premise.

7 7. Surrender of Leased Premises; Removal of Tenant's Property. At the end of the
8 term of this Lease (whether by the natural expiration of the term of this Lease or the earlier
9 termination of this Lease as herein provided) Tenant shall surrender the Leased Premises to the
10 Landlord in as good a condition as existed at the time of the commencement of this Lease, normal
11 wear and tear excepted. At the end of the term of this Lease Tenant shall remove its property from
12 the Leased Premises. Any property of Tenant's not removed from the Leased Premises by Tenant
13 at the expiration of this Lease shall be considered abandoned and Landlord shall have the right
14 (but not the duty), without any notice to Tenant, to sell or otherwise dispose of the same at the
15 expense of the Tenant and shall not be accountable to the Tenant for any part of the proceeds of
16 such sale, if any.

17 8. Parking. Use of any parking area provided by the Landlord for the Leased Premises
18 shall be governed by such rules and regulations as may be made from time to time by Landlord.
19 The use of any such parking area by Tenant shall be at Tenant's risk and with the understanding
20 and agreement that Landlord shall not be liable for personal injury therein or loss of or damage to
21 property thereon. No overnight parking of Tenant's vehicles shall be permitted.

22 9. Alterations and Improvements. Tenant shall make no structural alterations to the
23 Leased Premises or construct any building or make other exterior or structural improvements to
24 the Leased Premises without the prior written consent of Landlord, which consent shall not be
25 unreasonably withheld, conditioned, or delayed. Tenant may make non-structural alterations or
26 improvements to the Leased Premises without the Landlord's consent. Landlord hereby approves
27 all alterations and improvements constructed on the Leased Premises by Tenant or Tenant's
28 predecessors prior to the Commencement Date. All alterations, changes and improvements built,
29 constructed or placed on the Leased Premises by Tenant, with the exception of fixtures removable
30 without damage to the Leased Premises, and Tenant's moveable personal property shall, unless
31 otherwise provided by written agreement between Landlord and Tenant, become the property of
32 the Landlord and remain on the Leased Premises at the expiration or sooner termination of this
33 Lease.

34 10. Maintenance and Snow Plowing. During the term of this Lease, Tenant, at Tenant's
35 sole expense, shall keep the Leased Premises in a neat and clean condition and provide all required
36 maintenance, snow plowing and snow removal necessary to allow the Leased Premises to be used
37 by Tenant for the uses described in Paragraph 7.

38 11. Utilities. Tenant shall initiate, contract for, and pay the cost of obtaining, in its sole
39 name, all utility services required by Tenant on the Leased Premises, and Tenant shall pay all
40 charges for such services as they become due. Without limiting the generality of the foregoing,
41 Tenant shall continue to have a separate electric meter installed and maintained at the Leased
42 Premises.

HEAD END FACILITY LEASE

1 12. Trash Removal. Tenant shall pay the cost of any trash removal required in
2 connection with its use of the Leased Premises.

3 13. Hazardous Materials. Tenant shall not store or permit the storage on the Leased
4 Premises of any type of hazardous or similar material which is regulated by federal, state or local
5 regulation, except strictly in accordance with all applicable laws and regulations.

6 14. Damage to Premises. If the Leased Premises should be damaged, regardless of
7 cause, to the extent that Tenant cannot operate, Tenant shall have the right to either rebuild or
8 repair the Leased Premises at its cost and continue this Lease or terminate this Lease by giving
9 Landlord written notice.

10 15. Insurance.

11 A. Tenant shall procure and maintain general liability insurance with
12 minimum combined single limits of not less than One Million One Hundred and Ninety Five
13 Thousand Dollars (\$1,195,000) or an amount equal to the statutory damages cap under the
14 Colorado Governmental Immunity Act, as amended from time to time by the Colorado
15 Secretary of State. Such coverage shall be procured and maintained with insurers reasonably
16 acceptable to the Landlord and rated A - VII by AM Best. Such coverage shall be continuously
17 maintained to cover all liability, claims, demands, and other obligations assumed by Tenant
18 pursuant to this Lease. In the case of any claims-made policy, the necessary retroactive
19 damages and extended reporting periods shall be procured to maintain such continuous
20 coverages.

21 B. The policy required by Paragraph (A), above, shall be endorsed to
22 include the Landlord as an additional insured, which may be achieved through a blanket
23 additional insured endorsement. Such policy shall be primary insurance, and any insurance
24 carried by Landlord, its officers, or its employees, or carried by or provided through any
25 insurance pool of which Landlord is a member, shall be excess and not contributory insurance
26 to that provided by Tenant, but only with respect to losses for which Tenant is responsible
27 hereunder. Tenant shall be solely responsible for any deductible losses under the policy
28 required above.

29 C. A certificate of insurance shall be completed by Tenant's insurance
30 agent and provided to the Landlord as evidence that a policy providing the required coverage,
31 conditions, and minimum limits is in full force and effect and shall be reviewed and approved
32 by Landlord prior to commencement of the term of this Lease. The certificate shall identify
33 this Lease and shall provide that the coverage afforded under the policy shall not be cancelled
34 until at least thirty (30) days' prior written notice has been given to Landlord. The completed
35 certificate of insurance shall be sent to:

36 Town Clerk
37 Town of Breckenridge
38 150 Ski Hill Road
39 P.O. Box 168
40 Breckenridge, CO 80424

HEAD END FACILITY LEASE

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2 D. Notwithstanding any other portion of this Lease, failure on the part of
3 Tenant to procure or maintain policies providing the required coverage, conditions, and
4 minimum limits, or to provide the required additional insured policy endorsement, shall
5 constitute a material breach of this Lease for which Landlord may immediately terminate this
6 Lease.

7 16. Indemnification. Tenant agrees to indemnify and hold harmless Landlord, its
8 officers, and employees from and against all liability, claims, and demands, on account of injury,
9 loss, or damage, including without limitation claims arising from bodily injury, personal injury,
10 sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which
11 occur on the Leased Premises and which arise out of or are in any manner connected with Tenant's
12 occupancy or use of the Leased Premises pursuant to this Lease. Tenant agrees to investigate,
13 handle, respond to, and to provide defense for and defend against any such liability, claim, or
14 demand at the sole expense of Tenant. Tenant also agrees to bear all other costs and expenses
15 related thereto, including court costs and reasonable attorney's fees. Tenant's indemnification
16 obligation shall not extend to any damages arising out of the gross negligence or intentional acts
17 of Landlord, its employees or agents. As to any indemnification required hereunder, Tenant shall
18 have the right to choose qualified counsel to defend Landlord, and Tenant shall have full settlement
19 authority.

20 17. Liens. Tenant shall not permit the creation of any type of lien upon the Leased
21 Premises, including, but not limited to a mechanic's or materialmen's lien. The indemnification
22 provisions of Paragraph 19 of this Lease shall apply to any such lien. If, because of any act or
23 omission of Tenant, and resulting from Tenant's work on the Leased Premises, any mechanic's or
24 other lien, charge or order for the payment of money shall be filed against the Leased Premises,
25 Tenant shall, at its own cost and expense, cause the same to be discharged of record or bonded
26 within ninety (90) days from the filing of such lien.

27 18. Taxes.

28 A. Taxes Defined. As used in this Lease, the term "taxes" shall mean all
29 personal property and real property taxes that may be levied, assessed or imposed arising out of
30 Tenant's occupancy and use of the Leased Premises pursuant to this Lease.

31 B. Possessory Interests. Pursuant to Section 39-3-105, C.R.S., all real or
32 personal property owned by Landlord is exempt from taxation. However, the parties acknowledge
33 that Tenant's occupancy and use of the Leased Premises pursuant to this Lease may be deemed to
34 be a taxable possessory interest.

35 C. Tenant To Pay Taxes. Any taxes lawfully assessed arising from Tenant's
36 occupancy and use of the Leased Premises pursuant to this Lease shall be paid by Tenant, and
37 Tenant shall indemnify and hold Landlord harmless from any such taxes. Any taxes due arising
38 from Tenant's occupancy and use of the Leased Premises pursuant to this Lease shall be paid by
39 Tenant in a timely manner. Prior to the last day for payment of such taxes without penalty or
40 interest, Tenant shall provide to Landlord a photostatic copy of the receipt(s) or cancelled check(s)
41 showing payment of the taxes. Tenant may pay any taxes in installments if permitted by law.

HEAD END FACILITY LEASE

1 D. Tenant's Right to Contest Taxes. In the event Tenant is liable for the
2 payment of any taxes arising from Tenant's occupancy and use of the Leased Premises pursuant
3 to this Lease, Tenant shall have the right, at Tenant's sole expense, to contest any such taxes by
4 the commencement and prosecution, in good faith and with due diligence, of appropriate legal
5 proceedings; provided that Tenant makes timely payment of such taxes if Tenant loses the contest.
6 Tenant shall advise Landlord prior to instituting any such contest and shall as a condition of
7 exercising such right provide Landlord such reasonable assurance as it may request that such
8 contest shall be in compliance with the provisions of this Paragraph. Landlord, at Tenant's sole
9 cost and expense, shall reasonably cooperate with Tenant in any such contest, may join in the
10 contest, and shall execute and deliver such documents and instruments as may be necessary or
11 appropriate for prosecuting an effective contest.

12 19. Right to Relocate Tenant's Head End Facility. Landlord shall have the right, at its
13 sole cost and expense, to relocate Tenant's head end facility from the Leased Premises to another
14 site similar in size, location and suitability for Tenant's technical requirements (i.e., location,
15 altitude, etc.) which is reasonably acceptable to Tenant. Landlord shall give Tenant not less than
16 one hundred eighty (180) days' notice prior to such relocation. Such relocation shall be done in
17 such a manner as to minimize any disruption in Tenant's business operations. If Tenant finds the
18 proposed relocated site reasonably unacceptable, Tenant shall not be relocated. Landlord shall
19 waive any development fees required as a result of such relocation. In the event of such relocation,
20 an Amendment to this Lease shall be executed by Landlord and Tenant describing the replacement
21 property for this Lease.

22 20. Landlord hereby grants to Tenant during the term of this Lease, the right to install,
23 access and maintain an emergency generator and related above-ground fuel storage tank
24 (collectively, the "Generator Equipment") in order to provide a source of emergency power for
25 Tenant's operations at the Premises. Tenant shall be responsible for compliance with all laws
26 applicable to the installation, maintenance, use and removal of the Generator Equipment. Tenant
27 will immediately report to Landlord any spill or release of fuel or hazardous substances and any
28 citations or notices of violation and will provide Landlord with copies thereof. Such notification
29 will not relieve Tenant from its obligations to notify governmental agencies. Any cleanup or
30 remediation of any spill or release with respect to the Generator Equipment required by any
31 governmental agency will be completed by Tenant in accordance with all applicable laws.
32 Landlord may make periodic inspections to ensure regulatory compliance and the proper
33 operation, maintenance and repair of the Generator Equipment. Tenant shall give to Landlord
34 notice of any notices which Tenant receives from third parties that any of the Generator Equipment
35 is or may be in violation of any law. Tenant shall pay all taxes of any kind or nature whatsoever
36 levied upon the Generator Equipment and all licensing fees, franchise taxes and other charges,
37 expenses and other costs of any nature whatsoever relating to the construction, ownership,
38 maintenance and operation of the Generator Equipment. Within ten (10) days after expiration or
39 termination of this Lease, Tenant, at Tenant's sole cost and expense, shall remove any Generator
40 Equipment installed hereunder.

41 21. Tenant Default. Tenant shall be in default under this Lease if Tenant fails to comply
42 with any of the terms, provisions or covenants of this Lease within ten (10) days following service
43 of a demand for compliance notice by Landlord in accordance with Colorado law; provided,
44 however, as to any non-monetary default not capable of being cured within ten (10) days following

HEAD END FACILITY LEASE

1 service of a demand for compliance notice, Tenant shall not be in default if it commences
2 correcting the non-monetary default within ten (10) days of service of the demand for compliance
3 notice and thereafter corrects the default with due diligence.

4 22. Landlord's Remedies upon Default. If the Tenant is in default under this Lease,
5 Landlord shall have all of the remedies provided for in such circumstances by Colorado law,
6 including without limitation, the right to terminate this Lease by written notice to Tenant, in which
7 event Tenant shall immediately surrender the Leased Premises to Landlord and, if Tenant fails to
8 do so, Landlord may, without prejudice to any other remedy which it may have for possession or
9 arrearages in rent, enter upon and take possession of the Leased Premises and expel or evict Tenant
10 and any other person who may be occupying the Leased Premises or any part thereof, by force if
11 necessary, without being liable for any claim for damages therefore.

12 23. Landlord's Default. Landlord shall be in default under this Lease if Landlord fails
13 to comply with any of the terms, provisions or covenants of this Lease within ten (10) days
14 following service of a notice by Tenant; provided, however, as to any non-monetary default not
15 capable of being cured within ten (10) days following service of the notice, Landlord shall not be
16 in default if it commences correcting the non-monetary default within ten (10) days of service of
17 the notice and thereafter corrects the default with due diligence.

18 24. Tenant's Remedies upon Default. If the Landlord is in default under this Lease,
19 Tenant shall have all of the remedies provided for in such circumstances by Colorado law.

20 25. No Waiver of Governmental Immunity. The parties hereto understand and agree
21 that Landlord is relying on, and does not waive or intend to waive by any provision of this Lease,
22 the monetary limitations or any other rights, immunities, and protections provided by the Act, as
23 from time to time amended, or any other limitation or defense otherwise available to Landlord, its
24 officers, or its employees.

25 26. Waiver. The waiver by Landlord or Tenant of any breach of any term, covenant, or
26 condition herein contained shall not be deemed to be a waiver of any other term, covenant, or
27 condition of this Lease, or of any subsequent breach of the same or any other term, covenant, or
28 condition herein contained. The subsequent acceptance of rent hereunder by Landlord shall not be
29 deemed to be a waiver of any preceding breach by Tenant of any term, covenant, or condition of
30 this Lease, regardless of Landlord's knowledge of such preceding breach at the time of acceptance
31 of such rent. A waiver of Landlord or Tenant of any of its rights hereunder shall be valid and
32 binding only if contained in a written instrument signed by Landlord or Tenant, as applicable.
33 Tenant expressly recognizes Landlord's right to compensation for the use of the Leased Premises,
34 whether characterized as rent or damages, and acceptance of rent during Tenant's occupation shall
35 not constitute a waiver of any breach, even if accepted after notice of termination or institution of
36 court proceedings.

37 27. Non-liability of Landlord. Tenant hereby releases Landlord, and the
38 representatives, agents, attorneys and employees of Landlord, from any and all liability for any
39 injury or damage to Tenant, or to Tenant's property located on or about the Leased Premises ,
40 resulting from any cause whatsoever, except injury or damage resulting from the gross negligence

1 or the willful or intentional act of Landlord, or the representatives, agents, attorneys and employees
2 of Landlord.

3 28. Attorney's Fees and Costs. If any action is brought in a court of law by either party
4 to this Lease concerning the enforcement, interpretation or construction of this Lease, the
5 prevailing party, either at trial or upon appeal, shall be entitled to reasonable attorney's fees as
6 well as reasonable costs, including expert witness's fees, incurred in the prosecution or defense of
7 such action. Tenant shall further reimburse Landlord for its attorneys' fees incurred in connection
8 with the preparation of this Lease, in an amount not to exceed \$3,000.00, within thirty (30) days
9 after receipt of a copy of Landlord's attorney's invoice.

10 29. Intentionally deleted

11 30. Assignment and Sublease. Tenant shall not sublet the Leased Premises or any part
12 thereof, or assign this Lease, or any part hereof, or grant any concession or license to use the
13 Leased Premises or any part thereof, without the prior written consent of the Landlord, which
14 consent may be withheld in Landlord's sole and absolute discretion. An assignment of this Lease
15 resulting from the:

- 16 i. merger of Tenant with another business entity;
- 17 ii. acquisition of Tenant by another business entity; or
- 18 iii. transfer of the Lease to another business entity controlled by Tenant or
19 a parent, subsidiary, or affiliate of Tenant,

20 shall be deemed a permitted assignment not requiring Landlord's prior consent.

21
22 31. Notices. Any notices required or permitted hereunder shall be sufficient if
23 personally delivered or if sent by certified mail, return receipt requested, or by nationally
24 recognized overnight courier service, addressed as follows:

25 If to Landlord: Town Manager
 26 Town of Breckenridge
 27 150 Ski Hill Road
 28
 29 Breckenridge, CO 80424

30
31 WITH A COPY (WHICH SHALL NOT CONSTITUTE NOTICE) TO:

32 _____
 33 _____
 34 _____
 35 _____

36 If to Tenant: Comcast Cable Communications Management, LLC
 37 9401 E. Panorama Circle
 38 Centennial, CO 80112
 39 Attention: Director of Real Estate
 40

1 WITH A COPY (WHICH SHALL NOT CONSTITUTE NOTICE) TO:

2
3 Comcast Cable Communications, LLC
4 One Comcast Center
5 1701 John F. Kennedy Boulevard
6 Philadelphia, PA 19103-2838
7 Attn: Real Estate Counsel
8

9 And with copies sent by email to:

10
11 Real_estate@cable.comcast.com
12 Legal_notices@comcast.com
13

14 Notices mailed in accordance with the provisions of this Paragraph shall be effective on the fifth
15 calendar day following mailing or on the first business day following submission to a nationally
16 recognized overnight courier service. Notices personally delivered shall be effective upon
17 delivery. Nothing herein shall prohibit the giving of notice in the manner provided for in the
18 Colorado Rules of Civil Procedure for service of civil process. E-mail is not a valid means of
19 giving notice under this Lease.
20

21 32. Time of Essence. Time is of the essence of this Lease.

22 33. No Partnership. Notwithstanding anything contained in this Lease to the contrary,
23 it is expressly understood and agreed that the Landlord shall not be construed or held to be a
24 partner, associate or joint venturer of Tenant in the conduct of its business.

25 34. Third Parties. This Lease does not, and shall not be deemed or construed to, confer
26 upon or grant to any third party (except a party to whom the Tenant may assign this Lease in
27 accordance with the terms hereof) any right to claim damages or to bring suit, action or other
28 proceeding against the Landlord because of any breach hereof or because of any of the terms,
29 covenants, agreements and conditions herein.

30 35. Complete Agreement. It is understood and agreed that this Lease contains the
31 complete and final expression of the agreement between the parties as to the subject matter of this
32 Lease and that there are no promises, representations, or inducements except as are herein set forth.

33 36. Modification. This Lease may be modified or amended only by a duly authorized
34 written instrument executed by the parties hereto. Oral amendments to this Lease are not permitted.

35 37. Applicable Law. This Lease shall be interpreted in all respects in accordance with
36 the laws of the State of Colorado without regard to its conflict of laws principles.

37 38. Forum Selection. The parties agree to the jurisdiction and venue of the state courts
38 of Summit County, Colorado in connection with any litigation arising out of or in any manner
39 connected with this Lease.

HEAD END FACILITY LEASE

1 39. Waiver of Right to Jury Trial. BOTH PARTIES WAIVE THE RIGHT TO A JURY TRIAL
2 IN CONNECTION WITH ANY LITIGATION ARISING OUT OF OR IN ANY MATTER CONNECTED WITH
3 THIS LEASE.

4 40. Counterparts. This Lease may be executed simultaneously in two or more
5 counterparts, each of which shall be considered an original for all purposes and all of which
6 together shall constitute but one and the same instrument.

7 41. Paragraph Headings. Paragraph headings are inserted for convenience only and in
8 no way limit or define the interpretation to be placed upon this Lease.

9 42. No Recording. This Lease **SHALL NOT BE RECORDED** in the real property records
10 of the Clerk and Recorder of Summit County, Colorado.

11 43. Binding Effect. This Lease shall be binding upon, and shall inure to the benefit of,
12 the parties and their respective successors and permitted assigns.

13 Landlord Authority. The execution of this Lease by Landlord was authorized by Ordinance No.
14 _____ Series 2025 , adopted by the Town Council of the Town of Breckenridge
15 on _____, 2025.

16
17 LANDLORD:

18
19 TOWN OF BRECKENRIDGE, a Colorado
20 municipal corporation
21
22

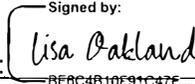
23
24
25 _____
26 Shannon B. Haynes, Town Manager

27 ATTEST:

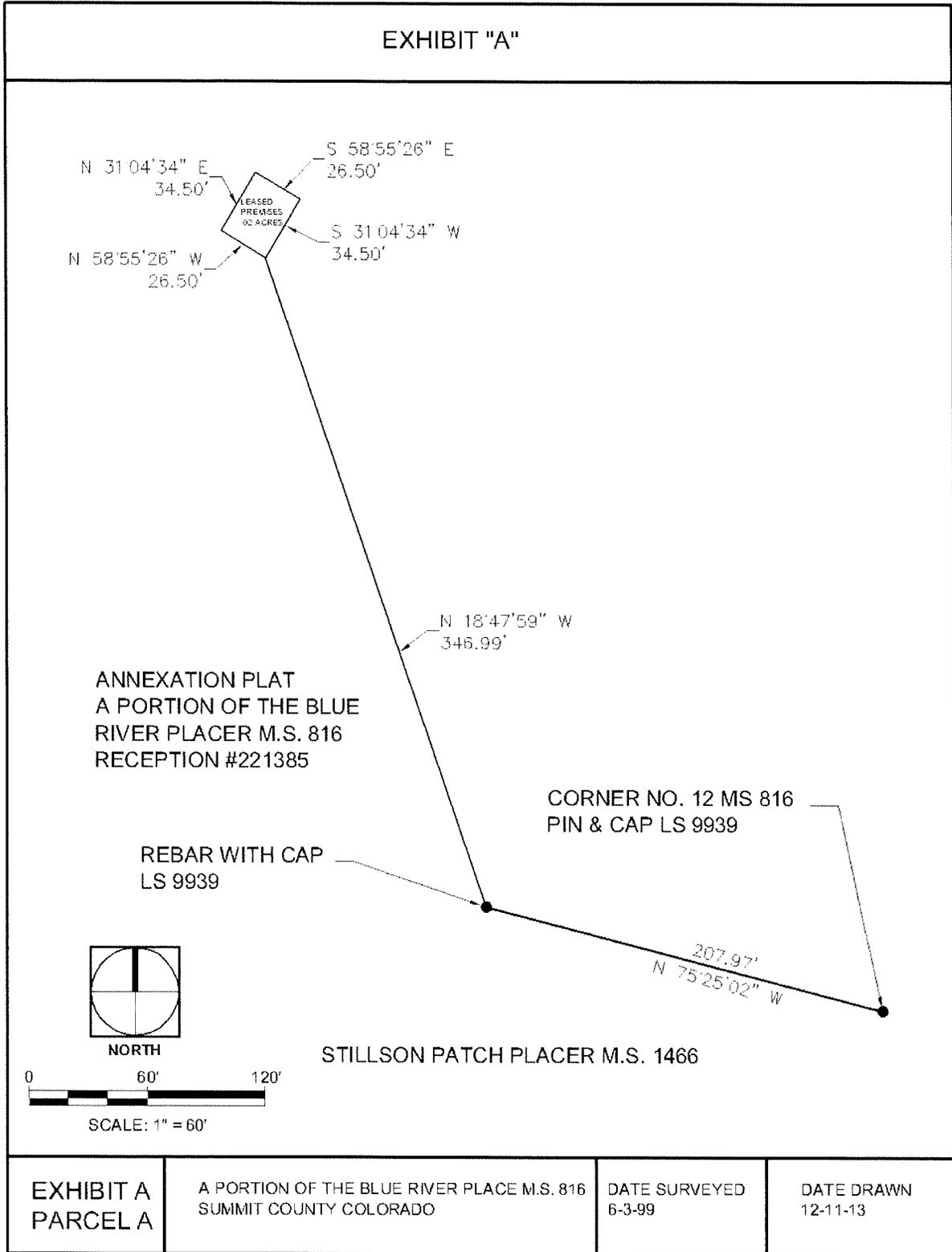
28
29
30 _____
31 Town Clerk

32
33 TENANT:

34
35 COMCAST CABLE COMMUNICATIONS
36 MANAGEMENT, LLC
37

38
39 By:  Signed by:
40 Name: Lisa Oakland
41 Title: Vice President Real Estate/Facilities/PMO
42

HEAD END FACILITY LEASE



1

HEAD END FACILITY LEASE



Memo

To: Town Council
From: Pamela Ness, Revenue Manager
Date: October 15, 2025 (for the October 28, 2025 meeting)
Subject: 2026 Property Tax Mill Levy

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 type="checkbox"/> | Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> | Organizational Need | | |

Summary

Attached, please find the ordinance setting the 2026 mill levy within the Town of Breckenridge at 5.07 mills. The ordinance is submitted for first reading.

Background

The 5.07 mill levy is the amount the Town is authorized to impose and, according to state law, cannot be increased without an election. This same mill rate has been consistently applied within the Town since 2014. For the 2026 budget year, we are forecasting the 5.07 mill levy to result in property tax revenues of \$5.3M.

Town Council Goals

The proposed mill levy is a critical tool to help achieve Town Council's long-term goals. By securing additional funding, we can invest in key areas such as infrastructure, public safety, housing, and sustainability, which aligns with our commitment to responsible stewardship of resources. This levy supports the Council's vision of a thriving, resilient community by addressing current and future needs, and ensuring that the Town remains a place where residents can live, work, and prosper. Through this measure, we can meet today's challenges while planning for tomorrow's opportunities, in line with our core values of adaptability, innovation, and integrity.

Financial Implications

The 5.07 mills are for the purpose of defraying the expenses of the General Fund.

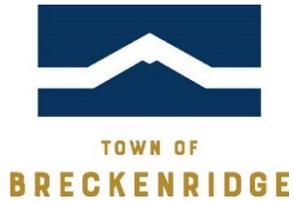
Equity Lens

As we consider the mill levy proposal, we are mindful of our commitment to fostering a community that values diversity, equity, and inclusion. This initiative aligns with our core values by ensuring that all residents, regardless of background or socioeconomic status, can benefit from the enhanced services funded by the mill levy. By prioritizing equitable resource distribution and inclusive decision-making, we aim to strengthen our community fabric and create opportunities for all to thrive. This commitment will guide both the planning and implementation phases, ensuring that no group is left behind.

Staff Recommendation

We recommend that Town council approve the mill levy at 5.07 mills on first 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.



Memo

To: Town Council
From: Tracey Lambert, Senior Accountant
Date: October 22, 2025 (for October 28, 2025)
Subject: Adoption of the 2026 Budget and 2026-2030 Capital Improvement Plan (Resolution)

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

The Finance Department is submitting the Resolution to adopt the 2026 budget and make appropriations therefor and approving the 2026 capital improvement plan.

Background

In development of the 2026 budget, all departments considered the 2023 and 2024 actuals for analysis along with updated 2025 projections based on the 2025 budget. 2025 projections and the 2026 budget were developed collaboratively with the Town budget team. Our major challenges for 2026 include the working capital demands of Workforce Housing projects and the Capital Improvement Plan (CIP), along with an anticipated revenue reduction and rising personnel and operating costs.

To look at the impact of future capital projects across all Funds, we present a 5-year projection. Assumptions for the projection include flat revenue growth beginning in 2027 and a general 3% increase in operational expense each year based upon anticipated inflation. In addition, we applied the planned purchases for future projects of our major Funds including Capital, Workforce Housing, Child Care, Utility, Facilities, Garage, and Golf.

The 5-year forecast process is designed to project working capital needs of the Town through 2030. The Town Council CIP review on September 9th resulted in prioritization of projects and the Town will continue to pursue the CIP and the operational budget as proposed while monitoring cash flow during the year to determine if the 2026 budget remains viable.

Based on a cashflow analysis that includes conservative revenue projections and increased expenses over time, staff anticipate a deficit of \$29.8M in cash in 2026, which will be offset by existing Town funds. In addition, with current planned CIP projects, there is an additional deficit of up to \$33.2M between 2027 and 2030, which will be adjusted year by year depending on Council priorities and availability of funds.

The 2026 budget anticipates a 3% decrease in total revenue compared to the 2025 budget projection. General Property Tax is projected to increase by 6% based upon assessed valuations provided by the Summit County Assessor. Accommodation Tax is expected to remain flat from 2025 levels, while Sales Tax (-3%), Real Estate Transfer Tax (-20%), Nicotine Tax (-5%), and Marijuana Tax (-15%) are projected to decline from 2025 projected budget revenues.

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.

In response to a lower revenue outlook and continued inflationary pressures on expenses, the Town has reduced the budgeted personnel merit increase from 5% to 4% to help control overall spending.

Staff provided Key Performance Indicators (KPIs) to measure the health of the Town as recommended by the Government Finance Officers Association (GFOA).

Public outreach/engagement

At the Town Council work session held on September 9, 2025, the public was invited to attend the Town Council work session presentation and discussion of the Capital Improvement Plan. The October 14, 2025 budget retreat, also open to the public, allowed residents to hear directly from departments and senior leadership regarding their budget proposals. Before the adoption presentation on October 28, 2025, the public has further opportunities to provide input and feedback during open meetings.

Financial Implications

2026 revenue (net of transfers) \$134.7M
2026 expenditure (net of transfers) \$149.2M

Equity Lens

The Town considered the impact to our residents and community to provide continual support for Town programs and offerings. Whether revenue is tax or fee based, each department considered the welcome factor for residents and visitors to remove barriers and remain an inclusive community. The budget process embodies Town Council's philosophy of considering who benefits from the Town's various programs, the intention and impact of those expenditures, and how we as a community uplift and build trust with underrepresented groups.

Staff Recommendation

Staff recommend adoption of the 2026 Budget and appropriation of funding via the attached resolution.

RESOLUTION NO. 12

SERIES 2025

**A RESOLUTION ADOPTING THE 2026 BUDGET
AND MAKING APPROPRIATIONS THEREFOR; AND APPROVING THE 2026
CAPITAL IMPROVEMENT PLAN**

WHEREAS, Section 10.3 of the Town Charter of the Town of Breckenridge requires that the Town Council adopt an operating budget by resolution for each fiscal year; and

WHEREAS, Section 10.4 of the Town Charter also requires that the Town Council adopt a five-year Capital Improvement Plan; and

WHEREAS, Section 10.8 of the Town Charter provides that adoption of the budget by Town Council constitutes appropriation of the amounts specified therein for the expenditure from the funds indicated; and

WHEREAS, a public hearing has been held and noticed in accordance with Section 10.5 of the Town Charter.

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

Section 1. The proposed operating budget for 2026 is adopted and appropriations are made to the various programs as shown below:

FUND NAME	2026 TOTAL EXPENSE APPROPRIATIONS
GENERAL FUND	\$33,213,168
UTILITY FUND	\$17,389,014
CAPITAL FUND	\$13,535,682
MARKETING FUND	\$6,135,211
GOLF FUND	\$4,828,426
EXCISE TAX FUND	\$42,541,605
WORKFORCE HOUSING FUND	\$22,863,450
OPEN SPACE ACQUISITION FUND	\$6,054,577
CONSERVATION TRUST FUND	\$55,000
GARAGE FUND	\$7,177,900
INFORMATION TECHNOLOGY FUND	\$2,291,738
FACILITIES FUND	\$5,329,623
SPECIAL PROJECTS FUND	\$4,813,918
MARIJUANA FUND	\$384,612

<u>FUND NAME</u>	<u>2026 TOTAL EXPENSE APPROPRIATIONS</u>
CEMETERY FUND	\$30,664
CHILDCARE FUND	\$2,714,600
PARKING & TRANSPORTATION FUND	\$14,839,517
HEALTHCARE BENEFITS FUND	\$5,900,213
SUSTAINABILITY FUND	\$4,027,483
ACCOMMODATION UNIT COMPLIANCE FUND	\$6,658,496

\$200,784,895

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Section 2. The 2026 Capital Improvement Plan, as proposed by the Town Manager, is approved.

Section 3. All fees and charges contained in the 2026 operating budget are approved and adopted. Such fees shall become effective January 1, 2026. The Town Manager may implement any of the other fees and charges contained in the 2026 operating budget prior to January 1, 2026 if the Town Manager determines that such early implementation is necessary or appropriate.

Section 4. This Resolution is effective upon adoption.

RESOLUTION ADOPTED AND APPROVED AFTER PUBLIC HEARING HELD THIS 28th DAY OF OCTOBER, 2025.

ATTEST:

TOWN OF BRECKENRIDGE

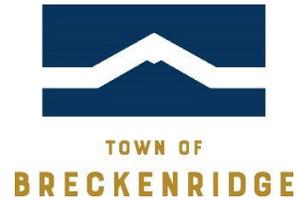
Mae Watson, Town Clerk

Kelly Owens, Mayor

APPROVED IN FORM

Town Attorney

Date



Memo

To: Town Council
From: Town Staff
Date: 10/21/2025 (10/28/2025 work session)
Subject: Public Projects Updates

CDOT Park Avenue Paving 2027

Planning is underway for a CDOT project that includes resurfacing SH 9 from milepost 82 (just north of Sherwood Lane in Blue River) to milepost 88 (just north of Highlands Drive) through the Town of Breckenridge in summer of 2027. In addition to the paving, pedestrian curb ramps will be evaluated for ADA compliance and replaced or modified to meet the latest PROWAG and CDOT guidance.

Schedule: The initial schedule for the project is to complete design in July 2026, and advertise for contractors in November 2026, with construction slated May through September 2027. This schedule is subject to change as the design progresses. CDOT is proposing that paving work be completed at night to alleviate potential traffic impacts within the Town of Breckenridge and is seeking Town Council’s support of the night work.

Budget: The initial budget for the project is estimated by CDOT at \$6.45 million dollars. There is no contribution from the Town for this project.

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: The planned construction by Schofield Excavation is nearly complete for 2025 with final paving tentatively scheduled for the week of October 27th. Ancillary work including final landscaping will be completed in 2027 as warmer temperatures will better support establishment of the new trees. The project remains approximately 2 weeks behind the originally proposed schedule.

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. 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 and is currently under budget.

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



TOWN OF
BRECKENRIDGE

Memo

To: Town Council
From: Mobility Staff
Date: 10/21/25 for the 10/28/25 work session
Subject: Mobility Update

Breckenridge Free Ride

The Free Ride will launch its Winter transit service on Saturday, November 15, 2025. This year's Winter package features extended evening Main Street Trolley service, with service hours expanded from 7:45 p.m. to 10:45 p.m., funded through a grant from the Clean Transit Enterprise (CTE). The Upper Warriors Mark contract was awarded to the same contractor as the last few seasons, Peak 1 Express, and will run from November 26 through April 12. Additionally, the Green Route will include a new stop at the Sol Center to provide convenient access to the Sol Center and the new Free Skier Shuttle Lot on McCain Road when the ski resort is not providing shuttle service directly to the lot. Please see below for full winter service details.

2025-26 Winter	Yellow Route	15 min service 6:15a-11:15p
	Brown Route	15 min service 6:15a-5:30p
	PM Brown Route	30 min service 5:45p-11:15p
	Purple A	30 min service 6:15a-11:15p
	Purple B	30 min service 6:00a-11:00p
	Trolley Route	30 min service 8:15a-10:45p
	Green Route	30 min service 6:00a-11:00p
	Gold Route	30 min service 5:15p-11:15p
Upper Warriors Mark Shuttle	15 min service 8:00a-8:00p	



Memo

To: Town Council
From: Sustainability Staff
Date: 10/28/2025
Subject: Sustainability Update

Climate Action

Mountain Towns 2030

The Mountain Towns 2030 Climate Solutions Summit in Breckenridge on October 7-8 was the largest event to date with over 600 registered attendees and a host of students, volunteers, and members of the public who attended the sessions. The Riverwalk and Alpenrock Hotel were amazing venues, and we've received a lot of great feedback on the event. Over 2/3 of the attendees were new to the Mountain Towns Summit, showcasing the growing impact the MT2030 movement has had through peer-to-peer learning and collaboration. A huge thank you to all the volunteers and sponsors who turned out to make the event a success.

Energy

Thermal Energy Network

Staff has a kickoff meeting scheduled with the Colorado Energy Office to launch the Thermal Energy Network phase 2 feasibility study. Following the procurement of our contractor for the study, staff will put together an informational session on TENs for the Council and public to help shed light on the technology and benefits of these networked heating and cooling systems.

Solarize Summit

The Solarize Summit program has sold a combined 49 PV systems across Summit County this year, bringing online over 405kW worth of new solar PV to our area. Seventeen of those systems were within Town of Breckenridge, with another eight that had Breckenridge addresses but technically fell into unincorporated Summit County. The combined total for the production of these systems is an estimated annual generation of over 475,311 kWh combined, enough to power 165 passenger EVs for one year.

The program offers residents and businesses in Breckenridge a local rebate of \$1,650, which can be combined with other discounts and incentives, including the 30% federal tax credit set to expire at the end of this year. Registration for Solarize Summit has closed for this year, but for anyone interested in going solar next year, HC3 has [opened a waitlist for 2026](#).

Material Management

Slediquette

As winter approaches, retailers are beginning to stock plastic sleds in advance of the season. Messaging supporting sled rentals and reuse has been distributed to BTO for guest information. All references to the now-defunct Runway Sledding hill will be targeted and removed from websites with sledding information.

Commercial Composting Pilot

Staff is working on launching the commercial composting pilot as part of the Commercial Shared Enclosure program. Two businesses have been selected to participate in the launch of the program in the Peak 9 enclosure located along the Blue River Pathway. The contracted service provider delivered lockable containers for collecting food scraps. The High Country Conservation Center will provide resources and bilingual training to prepare businesses for success. Based on this initial launch, staff will look at deploying composting at other enclosures.

Electronic Waste Recycling

Staff collected electronic waste from all Town departments and worked with Blue Star Recyclers to collect and recycle all materials. This occurs once a year and resulted in 1,626 pounds of old computers, monitors, TVs, keyboards, phones, cables, and other miscellaneous products being diverted from the landfill.

HC3 Programs Update

The High Country Conservation Center (HC3) concluded its summer waste reduction programming in September. A full season report for both *Stump the Recycling Experts* and the *Oops Tagging* program will be distributed later this month. Below is a summary of September activities and key highlights.

Stump the Recycling Experts

HC3 hosted three outreach events in September, reaching 130 community members (823 year-to-date). One new household enrolled in the Food Scrap Program (17 YTD). Common topics of discussion included composting flowers and yard waste, Styrofoam recycling, and distinguishing mixed paper from cardboard. Participants continue to express surprise that clamshells and other plastic containers are not recyclable locally.

Oops Tagging Program

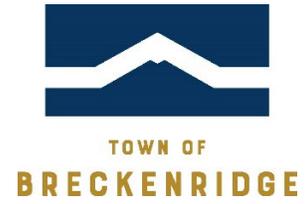
Eleven routes were completed this month, with 550 recycling bins tagged for contamination (2,112 YTD). The most frequent contaminants were plastic clamshells, disposable cups, and plastic bags. The rollout of Pay-As-You-Throw (PAYT) service in unincorporated Summit County led to an increase in new recycling bins; overall contamination levels were low among these new participants.

Universal Recycling Ordinance (URO) Site Visits

HC3 conducted three site visits in Breckenridge (17 YTD). Site visits will ramp up again this fall.

Pumpkin Composting Event

HC3's annual pumpkin composting program will run October 25–November 16 at the Breckenridge, Frisco, and Silverthorne Recycling Centers. Residents are encouraged to drop off pumpkins for composting during this time. Details are available at [HighCountryConservation.org](https://www.HighCountryConservation.org).



Memo

To: Town Council
From: Duke Barlow, Open Space & Trails Manager
Date: 10/21/2025 (for 10/28/2025)
Subject: Open Space & Trails Update

Enclosed please find the draft BOSAC meeting minutes from the October 20, 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 October 20, 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. Staff members present were Mark Truckey, Chris Kulick, Alex Stach, Duke Barlow, and Tony Overlock. Katherine King from Summit County Open Space was also present. Jill Desmond, Tamara Nuzzaci Park, and Rob Phipps were present from Breck Create. Sam Spicer and Craig Kern, from THK, were present and Laura Hickey, from CDR, attended virtually. Members of the public: Sarah Watson, Mia Park, and Craig Cummings.

II) APPROVAL OF MINUTES

A) BOSAC REGULAR MEETING – September 15th, 2025

The minutes were approved as presented.

III) PUBLIC COMMENTS

Mia Park made a comment that she really enjoys the marble run installations at Illinois Creek and Little Mountain.

IV) STAFF SUMMARY

A. Field Season Update

Mr. Barlow provided an update on the Jessie Mill. The bridge that the contractor had been using to access the site was removed, and the site will be restored. Mr. Powers asked how the site would be accessed and what specific restoration work was being done. Mr. Barlow and Ms. King explained that the mill itself will still be inaccessible, that native vegetation and willows will be used to stabilize the banks in the area where the bridge was installed, and that the Colorado Department of Public Health and Environment (CDPHE) will be inspecting the restoration work.

B. Friends Of Breckenridge Trails

C. BOSAC Field Trip

D. Aspen Alley Peak Season Use Summary

Ms. LaRochelle asked if staff had any thoughts on the low number of bikers observed during Aspen Alley Peak Season. Mr. Barlow said he felt that local mountain bikers may be avoiding the trail during the times of day when this user data was collected, when it's known

to be busy, but that the 20:1 hiker to biker ratio was still striking. He also referred to an upcoming Visitor Use Report, currently being compiled by staff and scheduled to be presented and discussed during the November joint BOSAC/OSAC meeting, which will provide greater detail. Ms. Zanca asked about the trail counters on Aspen Alley. Mr. Barlow explained the types of counters we use on Aspen Alley (infrared and metal detection) and how that data would be shared in the Visitor Use Report.

E. 2026 Open Space Fund Pro Forma

F. Forest Stewardship Plan

G. Barney Ford Exclosure

H. Breckenridge History Update

I. STRAP Update

J. 2026 BOSAC Schedule

V) OPEN SPACE DISCUSSION

Breck Create Breckenridge International Festival of Arts (7:00)

Jill Desmond and Tamara Park presented a review on BIFA's 2025 Trail Mix projects. Ms. Desmond discussed the success of various art installations at BIFA, including Anna Tsouhlarakis's installation at Iowa Hill, Justin Tyler Tate's sculptures, and Bill Orsich's sound experience at Moonstone. The installations were well-received, with visitors appreciating the connection to nature and the use of natural materials. Ms. Desmond also reviewed the marble run installation by Joe Scolari at Little Mountain and Illinois Creek, which was a hit with the community and visitors. BOSAC, OST staff, and Breck Create discussed the possibility of making the marble installation permanent, with considerations for signage, maintenance, and accessibility. The group collectively supported monitoring the installation's impact on trail usage and consider changes in management for the winter months. The marbles were the biggest point of discussion, with members of BOSAC and staff expressing concerns regarding their availability and cost. BOSAC challenged BreckCreate to work to provide easier public access to the marbles, with a suggestion of installing a well-signed container with free marbles at each location. Ms. Desmond also touched on future projects, including potential family-focused art installations on Trollstigen and an interactive audio tour for families to explore the Town's Public Art Collection.

Ms. LaRochelle asked who would be responsible for the maintenance of the marble run. Ms. Desmond replied that BreckCreate would handle it as it is part of the Town's Public Art Collection. Mr. Overlock relayed that there were no major maintenance concerns from OST staff. Ms. Zanca made a suggestion to improve wayfinding signage to the installations. Ms. Desmond stated that she agreed it could be improved and that they had installed additional signage and plan on improving their signs going forward. Mr. Powers asked a question about

the Little Mountain trail, wondering if the installation affects users on the hiking-only Little Mountain trail in a negative way. Mr. Overlock and a few commissioners shared that the marble installation is set back from the Little Mountain overlook and that its use doesn't adversely affect the experience of other trail users. Mr. Beckerman asked if the installation would be decommissioned during the off-season, to which Ms. Desmond replied that no, but the rope elements of the installation would be taken down, stored, and reinstalled next spring. BOSAC commissioners stated that the area for this installation felt appropriate with the level of existing facilities, trailhead, and public transit.

BOSAC voted 6:0 in favor of keeping the marble installations in place through summer 2026.

McCain Open Space Final Design Proposal (47:15)

Ms. Hickey recapped CDR's engagement with the community through the first two phases of the McCain Open Space project, highlighting community feedback favoring Concept 2 (natural surface trails) and preferences for Feature Areas 5 and 2. Ms. Hickey also shared the plans for Phase 3 Engagement and upcoming meetings and presentations.

Mr. Spicer and Mr. Kern presented THK's final concept plan featuring a paved rec path, a combination of paved & soft-surface trails, and two ADA parking spaces near the primary open space access point. BOSAC and THK discussed amenities and maintenance with plans to establish the landscape using native plants and to direct river access toward point bars to prevent erosion. THK recommended a phased approach for the open space design, prioritizing the initial landscape, and tree planting work along with the main trail system, with the separate feature areas to be phased in over time.

Mr. Beckerman asked about McCain Road and how bike traffic may interact with the proposed repath alignment through the McCain Open Space. Mr. Spicer explained the bike lanes on McCain Road and how the public wasn't a fan of having bike lanes as the only option in this area. Mr. Tennal complimented the consultants on their work but also noted that the space feels smaller each time he revisits it and encouraged as little programming as possible. Ms. Zanca agreed that she liked the plan, but the implementation concerns her. Ms. Zanca also feels this is going to be an attraction that will bring many destination users to the open space. Mr. Beckerman stated that before we can make decisions on the final open space plan, the Town will need to decide on the final repath alignment. Mr. Rossi also complimented the design, stating it was always going to be a challenge to balance recreation and conservation in this area, especially with all the competing interests, and that he anticipated nearby residents would constitute the majority of users. Mr. Powers agreed that this was a tricky location for an open space parcel and that some of the challenges make this open space feel "more like a park." Ms. LaRochelle had a number of questions regarding implementation and maintenance, specifically mentioning concerns about tree survival rates and necessary topsoil amounts. Mr. Spicer and Mr. Kern said THK will work with ERO to develop a plant palette of native species that are likely to thrive in the open space.

2026 Open Space Grant Review (2:10:20)

Mr. Stach spoke briefly on 2026 Town grant applications and reports from Colorado Fourteeners Initiative (CFI) and Friends of Dillon Ranger District (FDRD).

Mr. Tennial asked if there was any crossover in the work being completed by the two organizations. Mr. Stach replied that they worked together on installing rock check steps on the Blue Lakes Trail in summer 2025 but didn't believe they had plans to work together directly in 2026. Ms. LaRoche asked about the timing of their applications, to which Mr. Barlow replied that they were both received on time. Mr. Powers asked if staff felt confident that the work being done by these two was satisfactory, to which Mr. Overlock replied yes, that it meets Forest Service standards, and that both groups do a great job of relieving trail maintenance pressure on the Forest Service.

BOSAC voted 6:0 in favor of approving the grant requests.

Summit Huts Parking Request (2:19:20)

Mr. Barlow asked BOSAC to review Summit Hut's request for designated summer parking spaces at the Larium Trailhead and to provide a recommendation. Mr. Beckerman stated he supported the request, but that there should be a condition requiring a scheduled maintenance window to allow for necessary repair work to be conducted after the snow melts and before Summit Huts begins providing reserved parking for guests of the Atlantic Lode Cabin. Mr. Barlow agreed and said OST staff will include that detail in the recommendation. Mr. Tennial and Ms. Zanca asked about the timeline of the agreement. Mr. Barlow said the terms were for 5 years.

BOSAC voted 5:0 in favor of approving the Summit Huts parking request through 2030, with the condition of providing a spring maintenance window annually. Mr. Rossi recused himself from the vote.

VI) OTHER MATTERS RELATED TO OPEN SPACE TOPICS

N/A

VII) COUNCIL MATTERS RELATED TO OPEN SPACE TOPICS

Mr. Beckerman spoke briefly on the Town's Budget Retreat and overview for the Open Space Fund, noting a projected 5.5% revenue decrease in 2026 and emphasizing the shift in the open space program from its development to stewardship phase, while maintaining fund solvency through 2030.

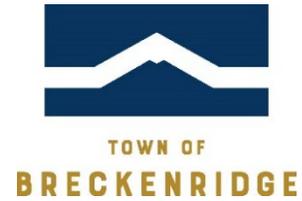
VIII) ADJOURNMENT

A motion to adjourn the BOSAC meeting was made by Ms. LaRoche, with Ms. Zanca seconding the motion. The October 20th, 2025, regular meeting of BOSAC concluded at 8:04 PM.

The next regular meeting of BOSAC is scheduled for December 15th, 2025. On November 5th, BOSAC will be joining the Summit County Open Space Advisory Council for a joint meeting at the County Commons in Frisco, CO.

Nikki LaRochelle, Chair

DRAFT



Memo

To: Breckenridge Town Council Members
From: Mae Watson, Town Clerk
Date: 10/22/2025
Subject: Committee Reports

The following committee reports have been submitted and included:

- Social Equity Advisory Commission
- Liquor and Marijuana Licensing Authority
- Summit Stage Advisory Board

Committees*	Representative	Report Status
Summit Stage Advisory Board	Matt Hulsey	INCLUDED
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	INCLUDED
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, September 16, 2025, to order at 9:04 am. The following members answered roll call: Kelly Lovely, Austyn Dineen, alternate member Turke Montepare and Chair Ace Conway. Authority members Ashley Zimmerman and Garren Riechel were absent.
- 2) Approval of Minutes
With no changes or corrections to the meeting minutes of August 19, 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
The Tobacco Consent Calendar was approved as submitted.
- 5) Public Hearings for New License Applications
 - a) *BRCC, LLC d/b/a/ Rotolo's Craft & Crust
206 N Main St
Hotel & Restaurant License*

Mitch Rotolo, owner, was present on behalf of Rotolo's Craft & Crust. Mr. Rotolo stated he opened his first restaurant in 1996 and now has forty locations in seven states. He bought a vacation home in Keystone in 2021/2022, fell in love with the area, and opened up his first Colorado location there in Keystone. Breckenridge will be his second Colorado location. He explained their concept is a craft pizza house with a scratch kitchen, and three different types of crust. Mr. Rotolo shared a business plan brochure with the Authority that explained a bit about their history, locations and included pictures and sample menu items. He stated they have a company training handbook of procedures, including alcohol related procedures. The Authority reminded Mr. Rotolo that all front of house staff will need to attend a Colorado certified safe alcohol service program, and he stated they would. The Authority asked about hours, potential menu, and if the staff would be comprised of local employees, or those relocating. Mr. Rotolo stated the hours would be approximately 11:00AM – 9:00 PM, depending on volume, discussed the type of menu items and staff would consist of local employees.

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 4-0.
- 6) Transfer of Ownership Applications - None
- 7) Informal Discussion
 - a) Police Department Update
There was no police department update.

Breckenridge Liquor and Marijuana Licensing Authority
Regular Meeting
Tuesday, September 16, 2025

- a) Town Attorney Update
Attorney Ambrose stated she had no update.
 - b) Town Clerk Update
Ms. Olson informed the Authority that terms are up at the end of the year for Authority Members Conway, Lovely and Zimmerman. Authority Members can serve two consecutive terms and all three will be finishing their first time and would be encouraged to apply for a second term.
 - c) Public Comment
There was no public comment.
- 8) Adjournment
With no further business to discuss Chair Conway adjourned the meeting at 9:23 am.
- The next regular meeting will be held on October 21, 2025. Submitted by Tara Olson, CMC, Deputy Town Clerk

ATTEST:

Mae Watson, Town Clerk

Ace Conway, Chair



TOWN OF
BRECKENRIDGE

Breckenridge Social Equity Advisory Commission

September 17, 2025, 5:30pm

Breckenridge Town Hall
Council Chambers
150 Ski Hill Road
Breckenridge, CO

*Striving for racial and social equity for all by removing barriers and
facilitating opportunities to thrive*

I. Call to Order

Chair Burns called the meeting to order at 5:32pm.

Roll Call

Present: Jordan Burns, Abigail Martinez, June Walters, Jotwan Daniels, Ujala Vatas, Michelle Mahoney

Virtual: Carol Saade

Absent: Isaura Cirillo

Discussion/Approval of Agenda

Motion to Approve: Commissioner Walters, Seconded: Commissioner Daniels

Discussion/Approval of the Minutes

Motion to Approve Minutes: Commissioner Vatas, Seconded: Commissioner Mahoney

II. Staff Summary

i. Pedal Together Video

Cruz provided an update on the Pedal Together Community Bike Clinics initiative and thanked the community partners who helped make it possible. Cruz also shared a video of a participant learning to ride a bike, which will be posted on social media as both a thank-you to contributors and a way to highlight the impact of the sessions. Commissioner Vatas added that she is working with the community to explore the possibility of a similar initiative during the winter season.

ii. Housing Education Plan

Cruz shared that the Housing Department and the Community Outreach and Engagement Department have developed a plan to launch introductory homeownership classes in both English and Spanish to help participants prepare for purchasing a home. The Town is working to formalize partnerships with the Summit Combined Housing Authority (SCHA) and Colorado Mountain College to potentially host the sessions. While not limited to the Runway

Neighborhood, the timing aligns with the upcoming housing lottery. Cruz clarified that these classes would differ from the first-time homebuyer classes currently offered by SCHA, which typically occur after an individual has begun the homebuying process. Instead, the new classes will focus on helping individuals identify gaps and take steps toward becoming ready to buy a home. Cruz added that the Town hopes SCHA will find the classes valuable and eventually expand and adopt the program. Deputy Manager Scott Reid also noted that SCHA is a separate organization created to serve Summit County and its towns collectively, rather than a county-based governmental entity. Chair Burns recommended making the recordings, slides, and materials available online for those unable to attend in person.

III. Presenters

i. Mae Watson, Town of Breckenridge, Town Clerk: Municipal Government Basics

Town Clerk Mae Watson provided an overview of how municipal government functions and how legislative items are processed. She explained the structure of Breckenridge's local government, its jurisdiction, how it interacts with state and federal governments, and its role within the community. Watson also outlined how Town Council members are selected and described the process by which Council reviews bills and adopts ordinances. In addition, she discussed the Town's organizational structure and the working relationships between Town Council, Town leadership, and Town staff.

Commissioner Daniels expressed enthusiasm for upcoming civic initiatives. Chair Burns asked about the most effective point for the Commission to provide input. Watson and Reid advised that feedback is most valuable before the first reading in the ordinance cycle, since the first reading represents a near-final draft and typically only allows for minor edits.

Commissioner Mahoney thanked Watson for sharing her expertise, while Commissioner Martinez encouraged broader community access to this type of educational resource. Watson agreed, noting that the forthcoming Beginner's Guide to Local Government initiative aims to provide exactly that and is soon to be ready for public release. Watson also expressed excitement to hear that the community is excited for this resource.

IV. Social Equity Discussion

i. Vacancy Seat Update

Chair Burns provided an update on the seat vacancy sharing that there were 5 applications and invited the Commission to join for the interview process.

ii. Hispanic Heritage Month Proclamation

The Commission did not have any feedback or changes for the Hispanic Heritage Month proclamation.

iii. Subcommittee Updates

Celebrate Diversity / Community Outreach & Engagement /Community Education & Influence Immigration Rights and Advocacy

Chair Burns shared that the Mexican Consulate would be back this year.

Civic Engagement

Commissioner Daniels shared that the subcommittee reviewed a grant request from Summit Middle School who is planning a community engagement series to address challenges faced by middle school students. The series will include movie showings and discussions based on specific texts, which will be made available in both English and Spanish. The school requested financial support to cover these costs, and the subcommittee decided to approve the full grant request of \$2,500 to support the initiative. There were no objections to moving forward with the request.

iv. Upcoming Community Events

Chair Burns reminded the Commission about the upcoming community events.

V. Upcoming Council Items

There were no questions regarding upcoming council items.

VI. Upcoming Agenda Topics

VII. Other Matters

Commissioner Walters shared about a group called Service Never Sleeps who will host a free online virtual allyship training on November 5th and 6th. Walters shared that the training is not specifically for commission members but open to individuals who are personally interested. Walters also offered to share the registration link and emphasized the importance of expressing personal allyship, clarifying that participation would be on an individual basis rather than an official commission activity.

VIII. Public Comment (Non-Agenda Items)

There was no public comment.

Chair Burns adjourned the meeting at 6:59 pm.

Summit Stage
September 24, 2025
Transit Board Meeting

Notes from current meeting:

- The decision by the County Manager’s office to end the Regional Transit Authority project indefinitely was the topic of the day. The board expressed dissatisfaction with this decision and asked for a follow-up meeting with the BOCC to explain their decision and to better understand how the Board can interpret BOCC requests appropriately in the future, so not to get down a similar path with the thought that they were meeting the BOCC’s wishes, only to be told “no”.
- The board will focus on getting back to basics and finding efficiencies in the service the Stage is providing.
 - Public comments were made requesting more direct service from Silverthorne to Breckenridge and Silverthorne to Keystone.
 - Public comment was made requesting transit service in the Peak 7 neighborhood in support of the winter workforce and school children.
 - Stage staff will bring back recommendations on route planning at the next meeting.
- The board asked to look at earmarking some funds to do an advertising blitz to re-gain decreased ridership now that the summer construction projects are mostly completed and riders can get back on the bus for reliable service across the county.
- The Transit Headquarters project was discussed. In the matter of just 24 hours, staff were told the project might need to stop indefinitely, as grant funding was no longer guaranteed. Commissioner Mamula gave an update of a conversation that had happened the night prior to the board meeting that Senator Bennet spoke directly with Secretary of Transportation, Sean Duffy and was told this grant would be funded in its entirety as he understood how important this project is to our rural community.

Ridership:

- Total August 2025 fixed-route ridership was 92,268. A 16.7% decrease from August 2024 of 110,704.
- Ridership changes by Route August 2025 vs. August 2024:

Route	% Difference (Gain / Loss)
Breckenridge - Frisco	-7.6%
Frisco - Silverthorne	-36.1%
Copper - Frisco	-5.6%
Keystone/Dillon/Silverthorne	-21.1%
Swan Mountain Flyer	NA
Boreas Pass Loop	-22.7%
Free Ride Purple Contract	38.6%
Silverthorne Loop	26.0%
Wilderness Loop	-26.0%
Blue River Commuter	-79.3%
Lake County Commuter	-14.6%
Park County Commuter	10.6%
Total	-16.7%

*Stage ridership has been impacted this summer due to road construction.



TOWN OF
BRECKENRIDGE

September 30, 2025

Financial Statement

Executive Summary

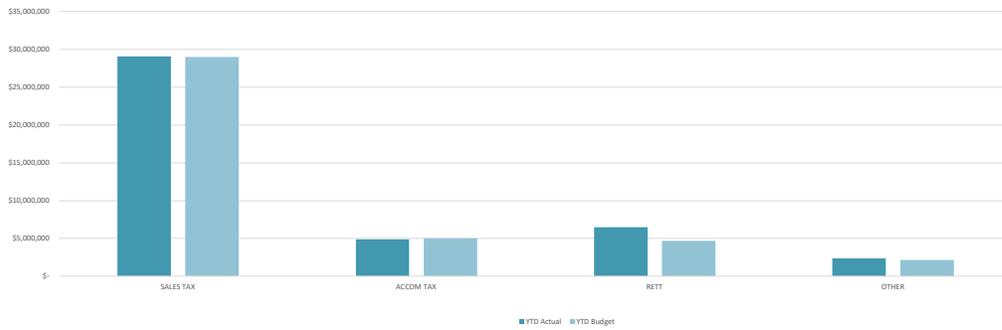
September 30, 2025

This report covers the first nine months of 2025. September is largely reflective of August tax collections.

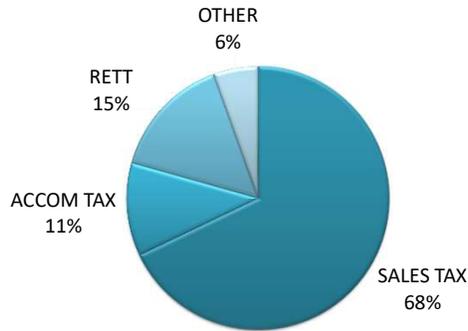
Overall, we are approximately \$1.9M above 2025 budgeted revenues in the Excise fund and \$.2M behind prior year. Sales tax is currently flat in comparison with YTD budget, and behind \$.5M in comparison with prior year. Accommodations tax is behind \$.1M in comparison with YTD budget and behind \$.3M in comparison with prior year. Real Estate Transfer Tax is ahead \$1.8M in comparison with YTD budget and ahead \$1M 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	\$ 29,088,766	\$ 28,997,077	100%	\$ 35,700,000	\$ 29,635,559	\$ 39,635,660
ACCOMMODATIONS TAX	4,904,269	5,023,748	98%	5,500,000	5,230,194	6,119,752
REAL ESTATE TRANSFER	6,491,863	4,680,588	139%	6,000,000	5,442,280	7,420,538
OTHER*	2,358,318	2,158,695	109%	2,812,053	2,802,069	3,427,083
TOTAL	\$ 42,843,216	\$ 40,860,108	105%	\$ 50,012,053	\$ 43,110,103	\$ 56,603,033

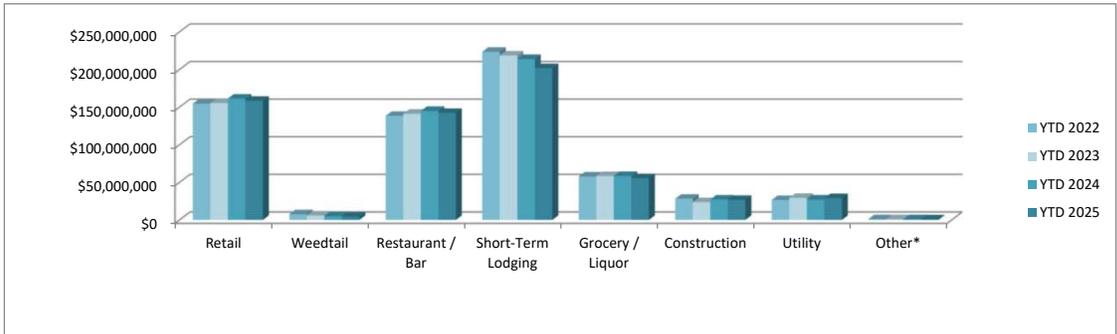
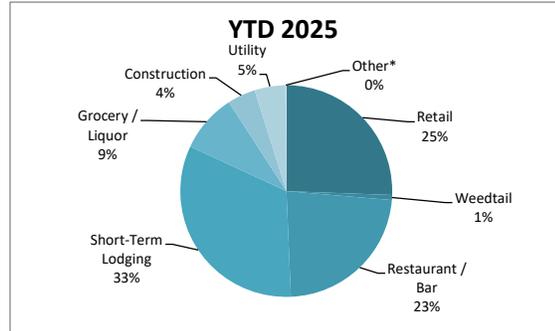
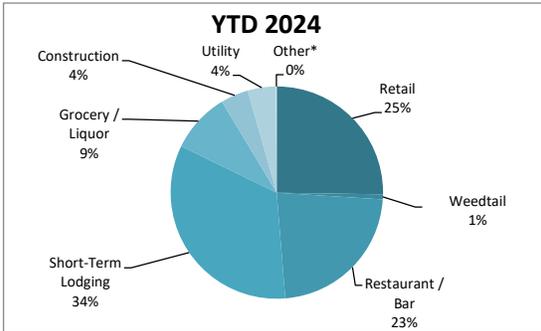
* Other includes Franchise Fees (Telephone, Public Service and Cable), Cigarette Tax, and Investment Income

The Tax Basics: August 2025

Net Taxable Sales by Industry-YTD

Description	YTD 2022	YTD 2023	YTD 2024	2024		2024/2025		2025
				% of Total	YTD 2025	\$ Change	% Change	
Retail	\$154,538,793	\$155,361,688	\$161,303,534	25.25%	\$158,380,966	(\$2,922,568)	-1.81%	25.60%
Weedtail	\$7,584,949	\$5,928,194	\$5,048,260	0.79%	\$4,503,743	(\$544,517)	-10.79%	0.73%
Restaurant / Bar	\$138,377,199	\$141,127,976	\$144,863,703	22.68%	\$142,261,773	(\$2,601,930)	-1.80%	22.99%
Short-Term Lodging	\$223,442,822	\$218,586,461	\$213,879,017	33.48%	\$201,705,531	(\$12,173,486)	-5.69%	32.60%
Grocery / Liquor	\$57,732,061	\$58,284,118	\$58,466,945	9.15%	\$55,398,246	(\$3,068,700)	-5.25%	8.95%
Construction	\$28,179,098	\$23,586,139	\$27,172,912	4.25%	\$26,670,786	(\$502,126)	-1.85%	4.31%
Utility	\$26,506,889	\$29,363,940	\$27,117,511	4.25%	\$28,944,298	\$1,826,787	6.74%	4.68%
Other*	\$1,019,756	\$884,658	\$914,433	0.14%	\$866,456	(\$47,977)	-5.25%	0.14%
Total	\$637,381,568	\$633,123,174	\$638,766,316	100.00%	\$618,731,798	(\$20,034,517)	-3.14%	100.00%

* Other includes activities in Automobiles and Undefined Sales.



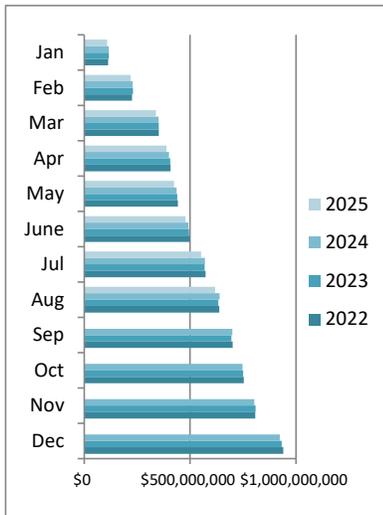
New Items of Note:

- August YTD net taxable sales are currently behind August YTD 2024 by 3.32%.
- For August YTD 2025, there were increases in Utility (6.74%) and we saw a decline in Retail (1.81%), Weedtail (10.79%), Restaurant/Bar (1.80%), Short-Term Lodging (5.69%), Grocery/Liquor (5.25%) and construction (1.85%), compared to August 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.

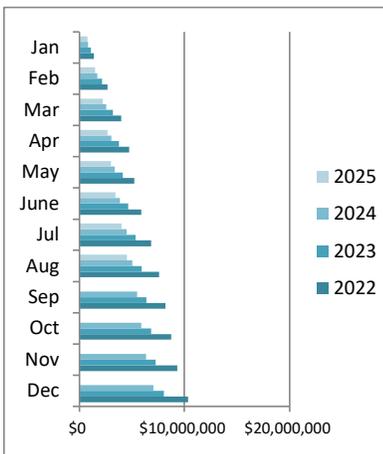
Net Taxable Sales by Sector-Town of Breckenridge Tax Base



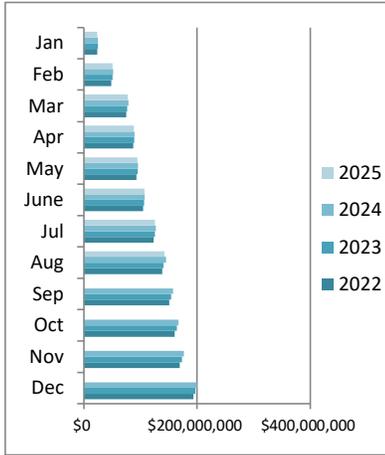
Total Net Taxable Sales					
	2022	2023	2024	2025	% change from PY
Jan	\$113,869,922	\$115,320,420	\$115,481,254	\$109,143,502	-5.49%
Feb	\$111,567,252	\$114,523,754	\$113,442,847	\$111,595,674	-1.63%
Mar	\$126,038,357	\$123,067,056	\$121,916,842	\$117,924,698	-3.27%
Apr	\$56,572,791	\$53,733,185	\$49,804,925	\$49,777,042	-0.06%
May	\$34,541,234	\$32,518,199	\$35,857,793	\$35,999,675	0.40%
June	\$56,292,929	\$54,967,300	\$55,475,584	\$54,434,726	-1.88%
Jul	\$73,406,728	\$75,249,910	\$78,600,316	\$73,701,346	-6.23%
Aug	\$65,092,354	\$63,743,350	\$68,186,754	\$66,155,134	-2.98%
Sep	\$64,071,074	\$62,438,098	\$60,436,865	\$0	n/a
Oct	\$51,649,371	\$55,333,754	\$48,158,024	\$0	n/a
Nov	\$53,942,483	\$57,577,855	\$54,924,436	\$0	n/a
Dec	\$132,162,765	\$124,073,378	\$121,605,488	\$0	n/a
YTD	\$637,381,568	\$633,123,174	\$638,766,316	\$618,731,798	-3.14%
Total	\$939,207,260	\$932,546,259	\$923,891,130	\$618,731,798	-33.03%



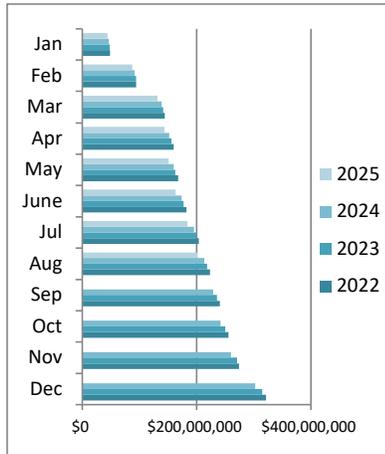
Retail					
	2022	2023	2024	2025	% change
Jan	\$24,310,230	\$25,226,011	\$26,481,488	\$25,539,736	-3.56%
Feb	\$24,796,593	\$25,062,232	\$24,827,756	\$24,331,077	-2.00%
Mar	\$31,303,184	\$31,876,882	\$29,962,095	\$29,657,860	-1.02%
Apr	\$14,446,066	\$14,430,238	\$14,155,835	\$14,019,336	-0.96%
May	\$9,175,190	\$9,377,462	\$10,602,892	\$11,081,912	4.52%
June	\$16,345,744	\$16,373,962	\$15,754,132	\$16,385,513	4.01%
Jul	\$18,271,465	\$17,865,324	\$22,154,969	\$20,072,566	-9.40%
Aug	\$15,890,322	\$15,149,577	\$17,364,368	\$17,292,966	-0.41%
Sep	\$19,996,029	\$18,293,800	\$17,715,678	\$0	n/a
Oct	\$15,337,653	\$13,172,316	\$13,489,726	\$0	n/a
Nov	\$15,657,068	\$15,151,564	\$15,705,121	\$0	n/a
Dec	\$34,217,654	\$34,583,863	\$33,597,553	\$0	n/a
YTD	\$154,538,793	\$155,361,688	\$161,303,534	\$158,380,966	-1.81%
Total	\$239,747,197	\$236,563,231	\$241,811,612	\$158,380,966	-34.50%



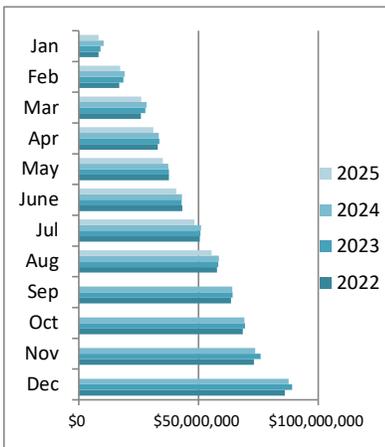
Weedtail					
	2022	2023	2024	2025	% change
Jan	\$1,390,691	\$1,085,499	\$835,116	\$762,521	-8.69%
Feb	\$1,290,570	\$1,071,374	\$866,966	\$737,934	-14.88%
Mar	\$1,310,491	\$1,021,416	\$854,323	\$738,047	-13.61%
Apr	\$732,968	\$577,496	\$490,607	\$437,565	-10.81%
May	\$499,512	\$382,445	\$339,210	\$328,000	-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	\$505,420	-10.54%
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	\$7,584,949	\$5,928,194	\$5,048,260	\$4,503,743	-10.79%
Total	\$10,322,606	\$8,037,258	\$7,032,490	\$4,503,743	-35.96%



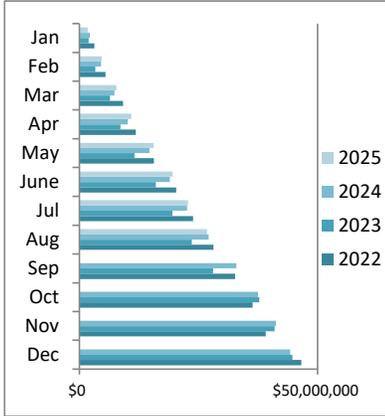
Restaurant / Bar					
	2022	2023	2024	2025	% change
Jan	\$23,591,432	\$25,009,257	\$25,043,074	\$24,157,463	-3.54%
Feb	\$24,974,867	\$25,965,915	\$26,685,736	\$26,204,615	-1.80%
Mar	\$26,280,138	\$25,821,441	\$27,280,951	\$26,982,761	-1.09%
Apr	\$12,415,528	\$12,209,139	\$10,616,393	\$11,084,526	4.41%
May	\$5,669,343	\$5,883,754	\$5,806,256	\$6,000,963	3.35%
June	\$11,796,384	\$11,309,552	\$12,353,336	\$12,137,960	-1.74%
Jul	\$18,692,700	\$19,294,325	\$19,765,556	\$19,027,649	-3.73%
Aug	\$14,956,807	\$15,634,593	\$17,312,402	\$16,665,836	-3.73%
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	\$138,377,199	\$141,127,976	\$144,863,703	\$142,261,773	-1.80%
Total	\$193,542,933	\$196,793,250	\$199,745,627	\$142,261,773	-28.78%



Short-Term Lodging					
	2022	2023	2024	2025	% change
Jan	\$48,873,008	\$47,701,464	\$46,141,187	\$44,049,351	-4.53%
Feb	\$45,393,852	\$46,380,100	\$45,408,142	\$43,614,870	-3.95%
Mar	\$49,967,293	\$47,341,732	\$47,362,918	\$43,910,587	-7.29%
Apr	\$15,663,329	\$14,637,985	\$13,022,629	\$12,082,936	-7.22%
May	\$7,790,273	\$6,934,279	\$7,561,093	\$6,941,842	-8.19%
June	\$14,549,885	\$13,893,688	\$14,295,288	\$12,898,476	-9.77%
Jul	\$21,851,532	\$23,443,529	\$21,741,756	\$20,323,060	-6.53%
Aug	\$19,353,651	\$18,253,684	\$18,346,005	\$17,884,409	-2.52%
Sep	\$17,394,109	\$17,016,092	\$15,110,594	\$0	n/a
Oct	\$15,351,430	\$14,697,314	\$12,878,194	\$0	n/a
Nov	\$18,108,347	\$20,314,074	\$18,083,336	\$0	n/a
Dec	\$47,199,443	\$44,243,192	\$43,114,336	\$0	n/a
YTD	\$223,442,822	\$218,586,461	\$213,879,017	\$201,705,531	-5.69%
Total	\$321,496,150	\$314,857,133	\$303,065,477	\$201,705,531	-33.44%



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	\$5,078,346	\$5,137,220	1.16%
May	\$4,744,379	\$4,092,212	\$4,027,368	\$3,954,647	-1.81%
June	\$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	\$7,127,362	-3.84%
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	\$57,732,061	\$58,284,118	\$58,466,945	\$55,398,246	-5.25%
Total	\$86,082,707	\$89,062,650	\$87,650,908	\$55,398,246	-36.80%

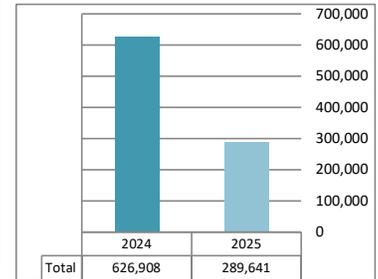
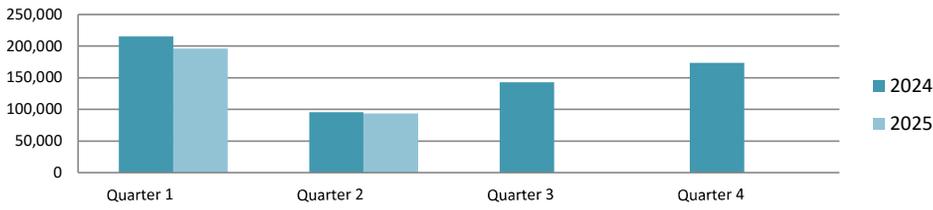


Construction					
	2022	2023	2024	2025	% change
Jan	\$3,165,904	\$1,967,455	\$2,266,343	\$1,805,761	-20.32%
Feb	\$2,360,274	\$1,404,719	\$2,281,787	\$2,902,612	27.21%
Mar	\$3,647,991	\$3,050,724	\$2,832,446	\$3,043,603	7.45%
Apr	\$2,714,626	\$2,261,020	\$2,769,645	\$3,151,846	13.80%
May	\$3,760,739	\$2,944,643	\$4,572,020	\$4,661,234	1.95%
Jun	\$4,659,051	\$4,419,262	\$4,246,682	\$4,003,348	-5.73%
Jul	\$3,524,481	\$3,466,836	\$3,647,255	\$3,241,679	-11.12%
Aug	\$4,346,033	\$4,071,480	\$4,556,734	\$3,860,704	-15.27%
Sep	\$4,508,763	\$4,492,312	\$5,776,671	\$0	n/a
Oct	\$3,652,170	\$9,725,056	\$4,588,876	\$0	n/a
Nov	\$2,758,463	\$3,144,058	\$3,678,639	\$0	n/a
Dec	\$7,523,157	\$3,755,991	\$3,008,219	\$0	n/a
YTD	\$28,179,098	\$23,586,139	\$27,172,912	\$26,670,786	-1.85%
Total	\$46,621,652	\$44,703,556	\$44,225,318	\$26,670,786	-39.69%

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.

of Disposable Bags Reported by Quarter



Change	2024	2025
Change	-19,173	-1,765
	0	0

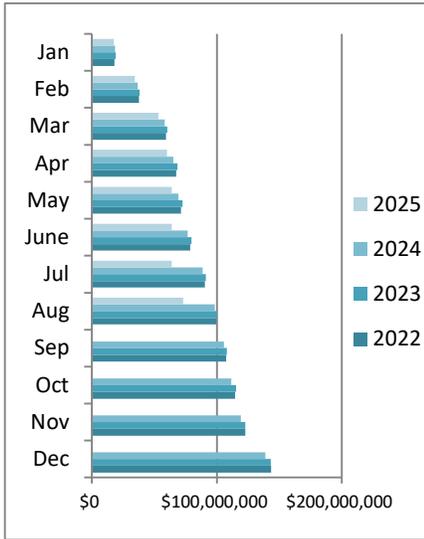
Bag Fees Remitted by Quarter

Net of Retained Percentage*

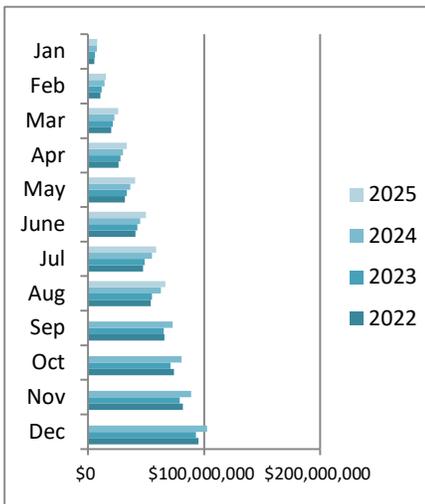


*As of May 4th 2023 a change has taken into effect and retailers are permitted to retain 40% of the fee (up to a maximum of \$1000/month through October 31, 2014; changing to a maximum of \$100/month beginning November 1, 2014) in order to offset expenses incurred related to the program. The retained 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.

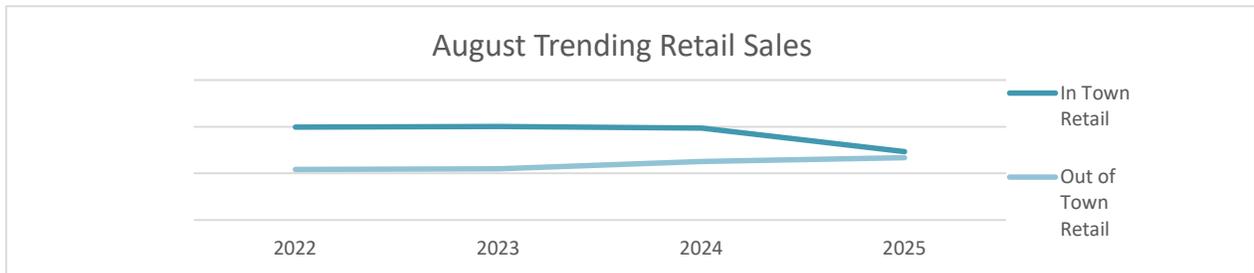
The Tax Basics: Retail Sales Sector Analysis



Retail: In-Town					% change
	2022	2023	2024	2025	from PY
Jan	\$18,194,406	\$19,141,700	\$18,712,144	\$17,545,841	-6.23%
Feb	\$19,518,248	\$19,069,432	\$18,105,415	\$16,876,125	-6.79%
Mar	\$21,849,253	\$22,257,876	\$21,559,584	\$18,761,882	-12.98%
Apr	\$8,006,088	\$8,056,091	\$6,726,512	\$6,949,871	3.32%
May	\$3,830,264	\$3,914,364	\$4,176,252	\$3,800,365	-9.00%
June	\$7,380,276	\$7,301,354	\$7,346,876	\$7,137,814	-2.85%
July	\$11,579,232	\$11,433,358	\$11,945,186	\$11,184,616	-6.37%
Aug	\$9,182,715	\$8,994,533	\$9,722,421	\$9,345,952	-3.87%
Sep	\$8,150,545	\$7,969,054	\$7,441,563	\$0	n/a
Oct	\$7,014,821	\$7,264,349	\$5,700,535	\$0	n/a
Nov	\$8,013,052	\$7,403,900	\$7,766,539	\$0	n/a
Dec	\$20,762,460	\$20,379,695	\$19,648,173	\$0	n/a
YTD	\$99,540,483	\$100,168,708	\$98,294,390	\$91,602,468	-6.81%
Total	\$143,481,362	\$143,185,706	\$138,851,200	\$91,602,468	



Retail: Out-of-Town					% change
	2022	2023	2024	2025	
Jan	\$5,592,372	\$6,050,448	\$7,769,344	\$7,993,895	2.89%
Feb	\$5,247,912	\$5,992,800	\$6,722,341	\$7,454,952	10.90%
Mar	\$9,359,727	\$9,568,594	\$8,353,056	\$10,895,978	30.44%
Apr	\$6,409,114	\$6,374,147	\$7,429,323	\$7,069,464	-4.84%
May	\$5,307,681	\$5,428,190	\$6,426,639	\$7,281,547	13.30%
June	\$8,920,528	\$9,022,339	\$8,347,708	\$9,247,698	10.78%
July	\$6,658,560	\$6,431,967	\$10,152,484	\$8,887,950	-12.46%
Aug	\$6,674,545	\$6,155,044	\$7,641,948	\$7,947,014	3.99%
Sep	\$11,798,796	\$10,267,432	\$10,274,115	\$0	n/a
Oct	\$8,285,960	\$5,907,967	\$7,789,191	\$0	n/a
Nov	\$7,611,894	\$7,747,664	\$7,938,582	\$0	n/a
Dec	\$13,404,370	\$14,126,353	\$13,949,380	\$0	n/a
YTD	\$54,170,438	\$55,023,528	\$62,842,843	\$66,778,498	6.26%
Total	\$95,271,458	\$93,072,944	\$102,794,111	\$66,778,498	



New Items of Note:

- In-Town Retail sales comprise businesses that are in Town limits. The sector had an overall decrease of 3.87% in August 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 increase in sales of 3.99% for August 2025 compared to 2024.

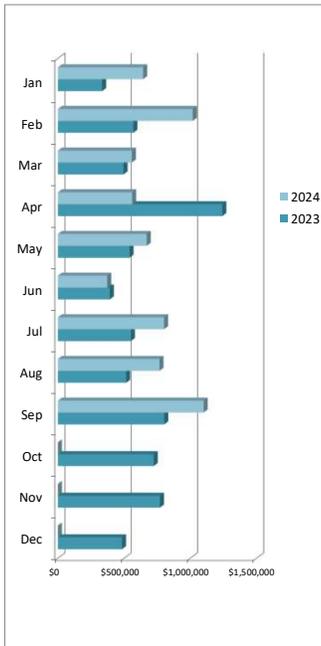
Real Estate Transfer Tax

New Items of Note:

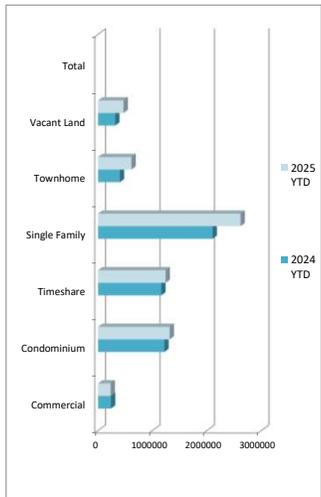
- Revenue September is ahead \$1.8M to budget and ahead \$1M to prior year.
- Single Family sales account for the majority of the sales (40.31%), with Timeshare sales in the second position of highest sales (19.14%) subject to the tax. Timeshare sales are ahead YTD by (6.78%).
- The variability in RETT 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	\$1,100,443	37.09%	\$899,145	\$201,299	
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	\$4,788,179	\$5,442,280	\$6,491,863	19.29%	\$4,680,588	\$1,811,275	
Total	\$6,872,481	\$7,420,428	\$6,491,863		\$6,000,000		

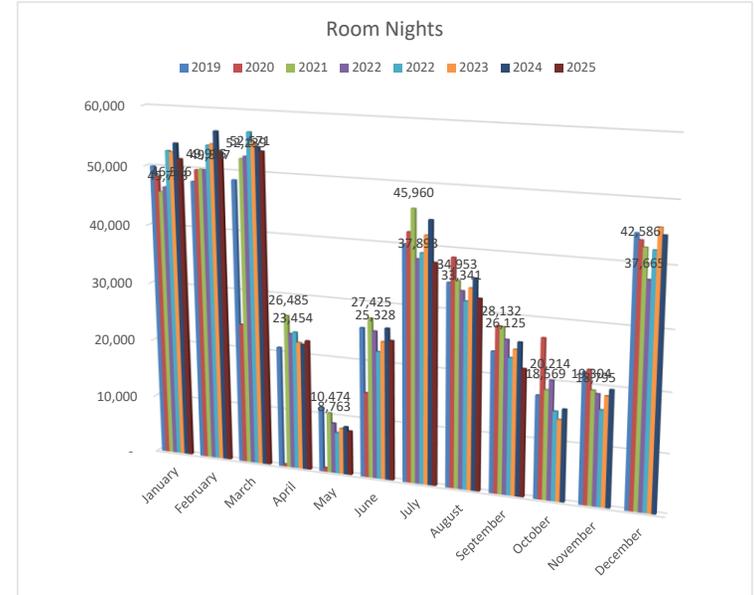


by Category						
Description	2024 YTD	2025 YTD	\$ change	% change	% of Total	
Commercial	\$ 238,260	\$ 232,250	\$ (6,010)	-2.52%	3.58%	
Condominium	\$ 1,218,783	\$ 1,316,600	\$ 97,817	8.03%	20.28%	
Timeshare	\$ 1,163,386	\$ 1,242,230	\$ 78,844	6.78%	19.14%	
Single Family	\$ 2,104,718	\$ 2,617,095	\$ 512,377	24.34%	40.31%	
Townhome	\$ 401,667	\$ 614,360	\$ 212,693	52.95%	9.46%	
Vacant Land	\$ 315,465	\$ 469,328	\$ 153,863	48.77%	7.23%	
Total	\$ 5,442,280	\$ 6,491,863	\$ 1,049,584	19.29%	100.00%	

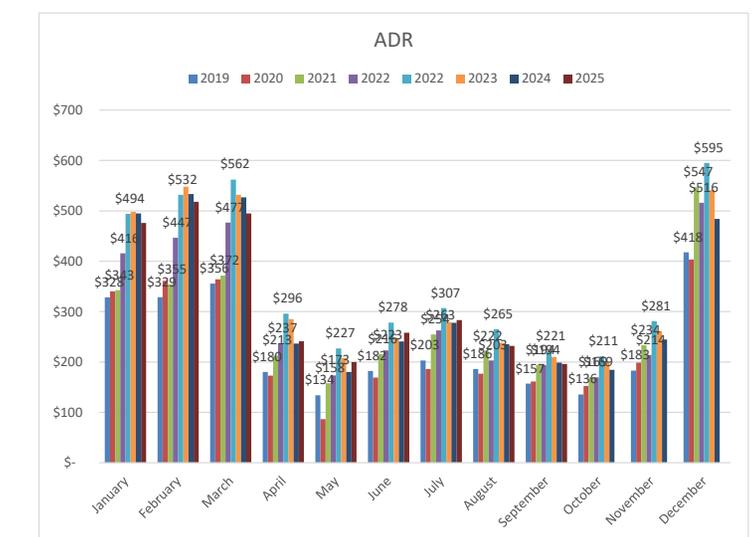
Breckenridge - Source DMX RAO

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	24,004
July	40,131	42,162	45,960	37,893	38,934	41,839	44,359	37,542
August	34,515	38,623	34,953	33,341	31,745	33,922	35,575	32,362
September	23,973	28,205	28,132	26,125	23,217	24,641	25,888	21,622
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	303,804



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	\$ 196
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	\$ 322



December 2024 - Key Data 52 properties, 3,275 units
 February 2025 Key Data 55 poperties, 3,282 units



September 30, 2025

Financial Statement

SEPTEMBER

ALL FUNDS

**REVENUE AND EXPENDITURE SUMMARY
INCLUDES TRANSFERS AND FULL APPROPRIATIONS OF FUND BALANCES**

	YTD TO ORIG BUDGET YTD			LEVEL 3 TO ORIG BUDGET		
	ACTUAL FY25 YTD	BUDGET FY25 YTD	ACTUAL vs BUDGET FY25 YTD	LEVEL 3 FY25	BUDGET FY25	VARIANCE
TOTAL REVENUES	\$ 159,101,503	\$ 154,412,212	\$ 4,689,291	\$ 199,653,934	\$ 196,934,894	\$ 2,719,040
TOTAL EXPENDITURES	\$ 139,606,974	\$ 163,736,333	\$ 24,129,359	\$ 203,747,099	\$ 216,889,618	\$ 13,142,519

YTD COMMENTS - REVENUES		
- Accom Regulatory Fee	\$ (32,400)	Reduced licenses
- Accommodation Tax	\$ (133,323)	Budget phasing
- Cost Sharing	\$ 247,078	OST-Summit Cty Jackpot property \$70K, Thor \$134K, Corum \$75K
- CRCA	\$ 1,178,054	Utility-CO River COOP Agreement
- Docking Permits	\$ (105,000)	Docking Permits Fees delay
- Employee Paid Premiums	\$ (259,277)	Employee vacancy & Benefit credit
- Fleet Sale of Assets	\$ (260,049)	Budget phasing
- Golf & Rec Revenue	\$ 861,437	Budget favorable
- Grants	\$ (1,156,057)	DOLA Utility phasing (\$995K) Housing (\$300K)
- Housing Helps Contribution	\$ (243,690)	Budget phasing
- Investment Income	\$ 1,996,571	Return on investments
- Parking Assessment	\$ (125,000)	No new business
- Renewable Energy	\$ 113,912	Credits
- Rental Income	\$ (244,179)	Housing Rent concessions
- RETT	\$ 1,811,275	Single Family homes
- Stop Loss/Medical Rebates	\$ 227,466	Budget favorable
- Tax-Nicotine	\$ 134,129	Budget phasing
- Tax-Sales	\$ 574,409	Budget phasing
- Vail Resort Reimbursement	\$ (239,925)	Budget phasing
Total	\$ 4,345,431	

LEVEL 3 TO ORIG. BUDGET COMMENTS - REVENUES		
- All Funds	\$ 1,000,000	Return on investments
- Excise Fund	\$ 1,500,000	RETT based on YTD/trending
- Excise Fund	\$ (1,159,000)	3.2% tax reduction
- Garage Fund	\$ (643,500)	Sale of Assets
- General Fund	\$ 305,552	Cost sharing, IGA
- General Fund	\$ 327,192	Recreation
- General Fund	\$ 380,000	Building Permits, Plan check fees
- Golf Fund	\$ 272,821	Green fees, lessons
- Housing Fund	\$ (1,603,000)	Sales Tax \$1.2M, Grant delay \$400K
- Marketing Fund	\$ 179,000	Business Licenses, Sales Tax
- Open Space Fund	\$ 800,000	Sales Tax
- Utility Fund	\$ 1,178,054	Utility-CO River COOP Agreement
Total	\$ 2,537,119	

YTD COMMENTS - EXPENDITURES		
- Payroll	\$ 972,235	Vacancy rate & Benefit credit
- Material & Supplies	\$ 747,690	Budget phasing, all funds
- Charges for Services	\$ (299,176)	Budget phasing, all funds
- Charges for Services	\$ 1,113,604	Phasing-Buy Downs
- Charges for Services	\$ (112,327)	Phasing-Housing Helps
- Charges for Services	\$ (1,046,616)	Block 11 R&M
- Charges for Services	\$ (150,000)	Sustainability-MT 2030 Membership Fees
- Minor Capital	\$ 22,255,297	Proforma phasing
- 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	\$ 23,823,733	

LEVEL 1 TO ORIG. BUDGET COMMENTS - EXPENDITURES		
- All Funds	\$ 606,960	Payroll vacancy rate & benefit credit
- Utility Fund	\$ 2,500,000	Updated proforma
- Golf Fund	\$ (178,000)	Updated proforma
- Housing Fund	\$ 1,112,978	Runway project updates
- Garage Fund	\$ 484,246	Updated proforma
- Facilities Fund	\$ 577,489	Updated proforma
- Special Projects Fund	\$ (195,000)	Grants
- Special Projects Fund	\$ 360,000	Breck History
- Special Projects Fund	\$ (348,000)	Breck Create
- Capital Fund	\$ 7,128,923	Updated proforma
- Childcare Fund	\$ 1,500,000	Montessori delayed to 2026
Total	\$ 13,549,596	

Note: Comments speak to more prominent variances versus to every variance

**SEPTEMBER
ALL FUNDS**

**REVENUE AND EXPENDITURE SUMMARY
INCLUDES TRANSFERS AND FULL APPROPRIATIONS OF FUND BALANCES**

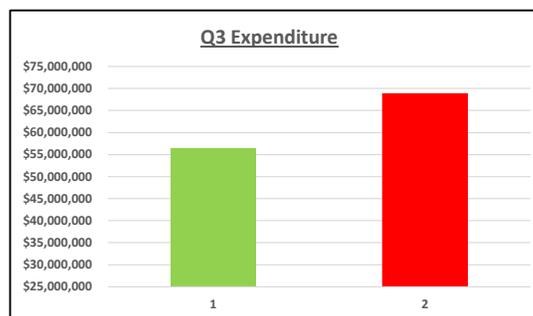
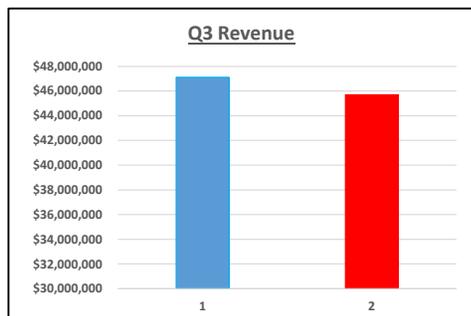
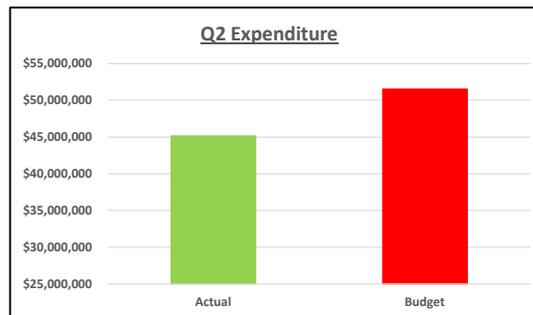
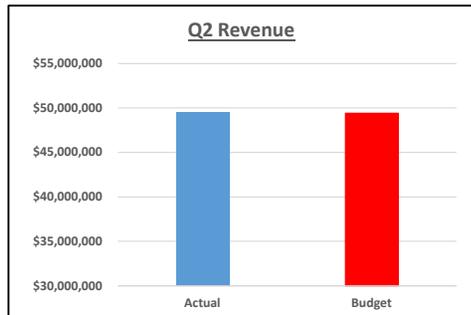
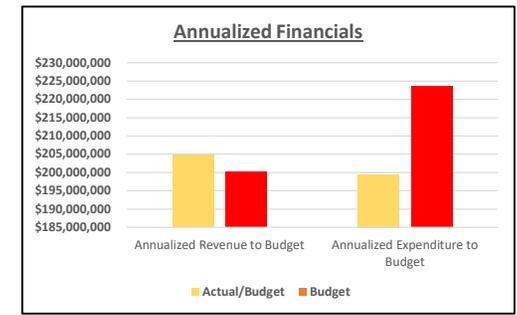
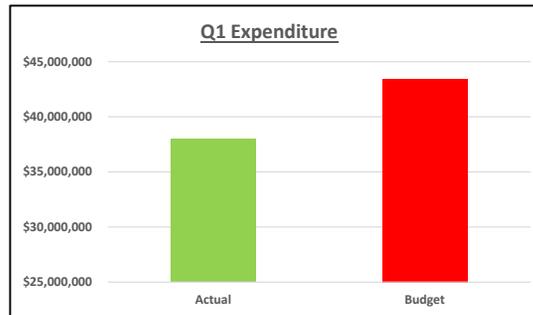
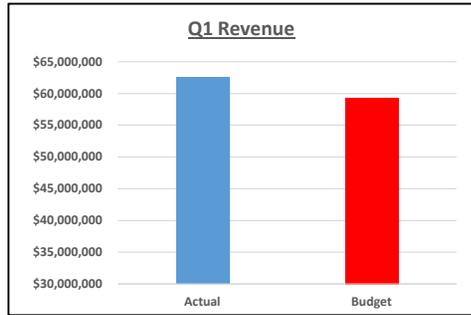
	BUDGET FY25	YTD			MONTH			FORECAST VS BUDGET	
		ACTUAL FY25 YTD	BUDGET FY25 YTD	ACTUAL vs BUDGET FY25 YTD	ACTUAL SEPT	BUDGET SEPT	ACTUAL vs BUDGET SEPT	FORECAST LEVEL 3 2025	FORECAST VS BUDGET
FUND BALANCE, JANUARY 1, 2025	\$ 260,069,341	\$ 260,069,341	\$ 260,069,341					\$ 260,069,341	
REVENUE SUMMARY									
GENERAL GOVERNMENT (GF)	\$ 87,800	\$ 53,680	\$ 65,869	\$ (12,189)	\$ 7,021	\$ 7,141	\$ (120)	\$ 68,400	\$ (19,400)
EXECUTIVE MANAGEMENT (GF)	\$ 1,394,000	\$ 1,164,672	\$ 1,040,634	\$ 124,038	\$ 159,270	\$ 126,260	\$ 33,011	\$ 1,400,144	\$ 6,144
MISCELLANEOUS (GF)	\$ 28,953,739	\$ 23,407,096	\$ 22,944,046	\$ 463,050	\$ 2,064,724	\$ 2,034,870	\$ 29,854	\$ 29,494,753	\$ 541,013
FINANCE (GF)	\$ 14,500	\$ 18,726	\$ 14,125	\$ 4,601	\$ 57	\$ 125	\$ (68)	\$ 19,104	\$ 4,604
PUBLIC SAFETY (GF)	\$ 77,050	\$ 23,271	\$ 67,612	\$ (44,341)	\$ 1,999	\$ 4,463	\$ (2,463)	\$ 44,103	\$ (32,947)
COMMUNITY DEVELOPMENT (GF)	\$ 1,307,830	\$ 1,044,087	\$ 1,130,949	\$ (86,862)	\$ 111,061	\$ 112,812	\$ (1,751)	\$ 1,584,410	\$ 276,580
PUBLIC WORKS (GF)	\$ 926,484	\$ 793,168	\$ 782,584	\$ 10,583	\$ 40,737	\$ 47,182	\$ (6,445)	\$ 995,923	\$ 69,439
RECREATION (GF)	\$ 4,740,971	\$ 3,937,389	\$ 3,583,917	\$ 353,473	\$ 299,386	\$ 292,553	\$ 6,833	\$ 5,068,163	\$ 327,192
UTILITY FUND	\$ 13,883,167	\$ 9,861,288	\$ 9,553,296	\$ 307,992	\$ 992,221	\$ 1,141,165	\$ (148,944)	\$ 15,441,586	\$ 1,558,419
CAPITAL FUND	\$ 10,057,444	\$ 8,004,557	\$ 7,477,408	\$ 527,148	\$ 939,822	\$ 809,081	\$ 130,741	\$ 10,313,985	\$ 256,541
MARKETING FUND	\$ 5,340,272	\$ 4,489,928	\$ 4,185,330	\$ 304,598	\$ 361,109	\$ 309,261	\$ 51,847	\$ 5,557,789	\$ 217,517
GOLF COURSE FUND	\$ 4,698,395	\$ 5,256,452	\$ 4,601,490	\$ 654,962	\$ 525,616	\$ 250,468	\$ 275,148	\$ 5,122,545	\$ 424,150
EXCISE TAX FUND	\$ 50,012,053	\$ 42,843,216	\$ 40,860,108	\$ 1,983,108	\$ 4,502,851	\$ 4,251,821	\$ 251,030	\$ 50,193,237	\$ 181,184
WORKFORCE HOUSING FUND	\$ 21,726,963	\$ 14,020,018	\$ 14,921,301	\$ (901,283)	\$ 1,469,948	\$ 1,443,092	\$ 26,856	\$ 20,126,100	\$ (1,600,863)
OPEN SPACE ACQUISITION FUND	\$ 3,990,210	\$ 4,231,014	\$ 3,259,873	\$ 971,141	\$ 368,289	\$ 288,843	\$ 79,446	\$ 4,892,061	\$ 901,851
CONSERVATION TRUST FUND	\$ 55,542	\$ 42,876	\$ 41,648	\$ 1,228	\$ 13,352	\$ 13,798	\$ (446)	\$ 55,641	\$ 99
GARAGE SERVICES FUND	\$ 6,262,986	\$ 4,443,579	\$ 4,520,399	\$ (76,821)	\$ 531,371	\$ 441,984	\$ 89,387	\$ 5,749,186	\$ (513,800)
INFORMATION TECHNOLOGY FUND	\$ 2,228,384	\$ 1,700,235	\$ 1,670,612	\$ 29,623	\$ 188,001	\$ 185,924	\$ 2,077	\$ 2,250,418	\$ 22,034
FACILITIES MAINTENANCE FUND	\$ 3,698,254	\$ 2,839,253	\$ 2,771,479	\$ 67,774	\$ 290,354	\$ 277,044	\$ 13,310	\$ 3,749,750	\$ 51,496
SPECIAL PROJECTS FUND	\$ 3,768,498	\$ 2,754,804	\$ 2,826,065	\$ (71,260)	\$ 306,719	\$ 314,144	\$ (7,425)	\$ 3,968,724	\$ 200,226
MARIJUANA FUND	\$ 420,521	\$ 336,018	\$ 343,629	\$ (7,611)	\$ 35,286	\$ 32,692	\$ 2,594	\$ 384,839	\$ (35,682)
CEMETERY FUND	\$ 26,029	\$ 32,364	\$ 24,181	\$ 8,182	\$ 9,714	\$ 1,616	\$ 8,098	\$ 29,409	\$ 3,380
CHILD CARE FUND	\$ 479,226	\$ 405,644	\$ 356,833	\$ 48,812	\$ 51,310	\$ 40,798	\$ 10,512	\$ 502,353	\$ 23,127
PARKING & TRANSPORTATION FUND	\$ 15,090,812	\$ 12,489,391	\$ 12,530,308	\$ (40,917)	\$ 837,276	\$ 643,985	\$ 193,291	\$ 15,020,300	\$ (70,512)
HEALTH BENEFITS FUND	\$ 5,509,273	\$ 4,206,208	\$ 4,224,955	\$ (18,747)	\$ 491,526	\$ 500,439	\$ (8,913)	\$ 5,549,201	\$ (39,928)
SUSTAINABILITY FUND	\$ 5,148,546	\$ 3,770,999	\$ 3,645,137	\$ 125,862	\$ 400,999	\$ 472,590	\$ (71,590)	\$ 5,109,455	\$ (39,091)
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 7,035,945	\$ 6,931,572	\$ 6,968,424	\$ (36,852)	\$ 44,360	\$ 27,369	\$ 16,991	\$ 6,962,355	\$ (73,590)
TOTAL REVENUES	\$ 196,934,894	\$ 159,101,503	\$ 154,412,212	\$ 4,689,291	\$ 15,044,382	\$ 14,071,521	\$ 972,861	\$ 199,653,934	\$ 2,719,040
EXPENDITURES BY CATEGORY									
PERSONNEL	\$ 39,956,196	\$ 29,654,361	\$ 30,626,596	\$ 972,235	\$ 3,271,462	\$ 3,320,516	\$ 49,054	\$ 39,349,236	\$ 606,960
MATERIALS & SUPPLIES	\$ 6,143,516	\$ 4,072,934	\$ 4,820,624	\$ 747,690	\$ 546,149	\$ 388,824	\$ (157,325)	\$ 6,010,115	\$ 133,401
CHARGES FOR SERVICES	\$ 36,449,290	\$ 27,085,310	\$ 27,579,725	\$ 494,415	\$ 4,355,504	\$ 3,531,761	\$ (823,743)	\$ 33,564,423	\$ 2,884,867
MINOR CAPITAL	\$ 56,750,656	\$ 22,613,960	\$ 44,869,258	\$ 22,255,297	\$ 5,086,491	\$ 7,586,371	\$ 2,499,880	\$ 46,274,346	\$ 10,476,310
FIXED CHARGES	\$ 1,137,879	\$ 1,153,032	\$ 1,116,919	\$ (36,113)	\$ 13,128	\$ 6,572	\$ (6,556)	\$ 1,243,438	\$ (105,559)
DEBT SERVICES	\$ 7,077,554	\$ 1,953,585	\$ 2,520,882	\$ 567,296	\$ 10,821	\$ 5,092	\$ (5,729)	\$ 6,834,618	\$ 242,936
GRANTS/CONTINGENCIES	\$ 4,792,755	\$ 4,357,591	\$ 3,766,000	\$ (591,591)	\$ 41,560	\$ 280,225	\$ 239,065	\$ 5,312,010	\$ (519,255)
ALLOCATION	\$ 5,108,808	\$ 3,831,606	\$ 3,831,606	\$ -	\$ 425,734	\$ 425,734	\$ -	\$ 5,108,809	\$ (1)
TRANSFERS	\$ 59,472,964	\$ 44,884,594	\$ 44,604,723	\$ (279,871)	\$ 4,962,747	\$ 4,956,080	\$ (6,667)	\$ 60,050,104	\$ (577,140)
TOTAL EXPENDITURES BY CATEGORY	\$ 216,889,618	\$ 139,606,974	\$ 163,736,333	\$ 24,129,359	\$ 18,713,596	\$ 20,501,576	\$ 1,787,980	\$ 203,747,099	\$ 13,142,519
EXPENDITURES BY PROGRAM									
GENERAL GOVERNMENT (GF)	\$ 1,094,541	\$ 763,418	\$ 840,031	\$ 76,614	\$ 69,974	\$ 86,656	\$ 16,682	\$ 1,132,141	\$ (37,600)
EXECUTIVE MANAGEMENT (GF)	\$ 4,268,479	\$ 2,974,912	\$ 3,326,263	\$ 351,350	\$ 263,359	\$ 296,012	\$ 32,654	\$ 4,133,541	\$ 134,938
MISCELLANEOUS (GF)	\$ 1,053,401	\$ 649,512	\$ 551,674	\$ (97,838)	\$ 68,833	\$ 50,415	\$ (18,418)	\$ 1,222,543	\$ (169,142)
FINANCE (GF)	\$ 1,425,755	\$ 1,119,286	\$ 1,111,051	\$ (8,235)	\$ 114,804	\$ 108,567	\$ (6,237)	\$ 1,442,201	\$ (16,446)
PUBLIC SAFETY (GF)	\$ 5,941,562	\$ 4,359,340	\$ 4,397,473	\$ 38,133	\$ 478,071	\$ 405,686	\$ (72,385)	\$ 5,776,368	\$ 165,194
COMMUNITY DEVELOPMENT (GF)	\$ 2,354,545	\$ 1,686,712	\$ 1,822,346	\$ 135,634	\$ 178,487	\$ 178,705	\$ 218	\$ 2,318,931	\$ 35,614
PUBLIC WORKS (GF)	\$ 10,737,350	\$ 7,560,343	\$ 8,199,118	\$ 638,775	\$ 749,626	\$ 859,763	\$ 110,137	\$ 10,593,297	\$ 144,053
RECREATION (GF)	\$ 7,945,168	\$ 5,822,330	\$ 6,098,443	\$ 276,112	\$ 568,564	\$ 627,592	\$ 59,027	\$ 7,987,040	\$ (41,872)
UTILITY FUND	\$ 16,389,927	\$ 7,609,376	\$ 13,682,862	\$ 6,073,486	\$ 1,689,226	\$ 2,788,549	\$ 1,099,324	\$ 13,889,885	\$ 2,500,042
CAPITAL FUND	\$ 23,996,447	\$ 11,560,074	\$ 19,875,203	\$ 8,315,130	\$ 2,922,997	\$ 3,451,919	\$ 528,922	\$ 16,867,524	\$ 7,128,923
MARKETING FUND	\$ 6,265,075	\$ 5,072,418	\$ 4,705,512	\$ (366,907)	\$ 381,814	\$ 521,255	\$ 139,441	\$ 6,256,629	\$ 8,446
GOLF COURSE FUND	\$ 5,632,841	\$ 4,187,633	\$ 4,591,403	\$ 403,770	\$ 295,241	\$ 290,588	\$ (4,654)	\$ 5,811,082	\$ (178,241)
EXCISE TAX FUND	\$ 51,072,325	\$ 37,927,760	\$ 37,942,568	\$ 14,808	\$ 4,213,191	\$ 4,212,899	\$ (292)	\$ 51,373,325	\$ (301,000)
WORKFORCE HOUSING FUND	\$ 22,711,449	\$ 11,139,787	\$ 14,643,144	\$ 3,503,357	\$ 1,524,439	\$ 3,350,117	\$ 1,825,679	\$ 21,598,471	\$ 1,112,978
OPEN SPACE ACQUISITION FUND	\$ 6,107,040	\$ 3,602,425	\$ 5,734,457	\$ 2,132,032	\$ 342,296	\$ 180,788	\$ (161,508)	\$ 5,777,159	\$ 329,881
CONSERVATION TRUST FUND	\$ 55,010	\$ 41,251	\$ 41,255	\$ 4	\$ 4,583	\$ 4,583	\$ -	\$ 55,641	\$ (631)
GARAGE SERVICES FUND	\$ 7,460,884	\$ 5,041,454	\$ 5,370,041	\$ 328,588	\$ 2,199,773	\$ 222,211	\$ (1,977,561)	\$ 6,976,638	\$ 484,246
INFORMATION TECHNOLOGY FUND	\$ 2,319,876	\$ 1,476,720	\$ 1,731,211	\$ 254,491	\$ 295,106	\$ 169,075	\$ (126,030)	\$ 2,221,408	\$ 98,468
FACILITIES MAINTENANCE FUND	\$ 2,636,518	\$ 875,916	\$ 2,079,106	\$ 1,203,190	\$ 96,505	\$ 304,223	\$ 207,718	\$ 2,059,029	\$ 577,489
SPECIAL PROJECTS FUND	\$ 4,397,000	\$ 3,994,091	\$ 3,362,750	\$ (631,341)	\$ 2,000	\$ -	\$ (2,000)	\$ 4,580,041	\$ (183,041)
MARIJUANA FUND	\$ 391,868	\$ 290,431	\$ 295,301	\$ 4,870	\$ 29,197	\$ 37,424	\$ 8,226	\$ 388,145	\$ 3,723
CEMETERY FUND	\$ 25,600	\$ 1,627	\$ 21,500	\$ 19,873	\$ 274	\$ 167	\$ (107)	\$ 5,650	\$ 19,950
CHILD CARE FUND	\$ 2,334,075	\$ 590,974	\$ 1,553,400	\$ 962,426	\$ 122	\$ 200,000	\$ 199,878	\$ 834,075	\$ 1,500,000
PARKING & TRANSPORTATION FUND	\$ 14,311,416	\$ 10,092,595	\$ 9,875,701	\$ (216,894)	\$ 959,042	\$ 844,220	\$ (114,822)	\$ 14,384,862	\$ (73,446)
HEALTH BENEFITS FUND	\$ 5,400,079	\$ 3,911,961	\$ 3,993,221	\$ 81,260	\$ 574,496	\$ 468,939	\$ (105,557)	\$ 5,586,125	\$ (186,046)
SUSTAINABILITY FUND	\$ 3,621,112	\$ 2,059,893	\$ 2,688,468	\$ 628,575	\$ 130,025	\$ 267,657	\$ 137,632	\$ 3,524,822	\$ 96,290
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 6,940,275	\$ 5,194,737	\$ 5,202,832	\$ 8,095	\$ 561,551	\$ 573,565	\$ 12,014	\$ 6,950,526	\$ (10,251)
TOTAL EXPENDITURES BY PROGRAM	\$ 216,889,618	\$ 139,606,974	\$ 163,736,333	\$ 24,129,359	\$ 18,713,596	\$ 20,501,576	\$ 1,787,980	\$ 203,747,099	\$ 13,142,519
PROJECTED FUND BALANCE DECEMBER 31, 2024	\$ 240,114,617	\$ 279,563,869	\$ 250,745,220					255,976,175	

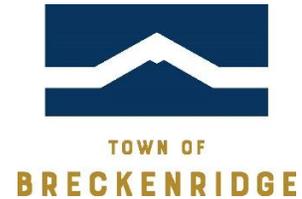
Town of Breckenridge September 2025 Financial Review

Budget Year Ending: 12/31/2025

Current Month Ending: 9/30/2025

	Q1			Q2			Q3			Q4			FY2025		
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Budget	Variance	Budget	Budget	Variance	Actual/budget	Budget	Variance
Beg. Fund Balance															
Revenue	\$ 62,465,435	\$ 59,308,937	\$ 3,156,498	\$ 49,520,735	\$ 49,405,174	\$ 115,561	\$ 47,115,333	\$ 45,698,101	\$ 1,417,232	\$ 45,729,298	\$ 45,729,298	\$ -	\$ 204,830,801	\$ 200,141,510	\$ 4,689,291
Expenditure	\$ (37,976,846)	\$ (43,433,469)	\$ 5,456,624	\$ (45,135,587)	\$ (51,508,379)	\$ 6,372,791	\$ (56,494,541)	\$ (68,794,485)	\$ 12,299,944	\$ (59,855,605)	\$ (59,855,605)	\$ -	\$ (199,462,579)	\$ (223,591,938)	\$ 24,129,359
Net Income	<u>\$ 24,488,589</u>	<u>\$ 15,875,468</u>	<u>\$ 8,613,121</u>	<u>\$ 4,385,148</u>	<u>\$ (2,103,204)</u>	<u>\$ 6,488,352</u>	<u>\$ (9,379,208)</u>	<u>\$ (23,096,384)</u>	<u>\$ 13,717,176</u>	<u>\$ (14,126,307)</u>	<u>\$ (14,126,307)</u>	<u>\$ -</u>	<u>\$ 5,368,222</u>	<u>\$ (23,450,428)</u>	<u>\$ 28,818,649</u>
End. Fund Balance															





Memo

To: Breckenridge Town Council Members
From: Jon Dorr, Assistant Director of Recreation
Date: 10/20/2025 (for the 10/28/25 work session)
Subject: Breckenridge Events Committee

The Breckenridge Events Committee met on October 8, 2025. Below you will find the meeting minutes and a link to the SEPA calendar. Oktoberfest feedback was contributed with detailed success. Upcoming event details for DDLM, Halloween, and Ullr Fest were shared in detail. BEC continued their strategic discussion as it pertains to events and will share some more information and direction after the November meeting. There are no additional items of note.

Minutes
Breckenridge Events Committee
Wednesday, October 1, 2025
Right event, right time, right result

Attending: Dave Feller, Kelly Sanders, Dave DePeters, Jon Dorr, Marika Page, Jen Mehlin, Neil Kerr, Jaqueline Stone

Guests: Sarah Wetmore, Becca Reniers, Majai Bailey, Annette Kubek, Jenny Hammock

- I. **Jon called the meeting to order at 9:01 am.**
 - a The Committee Chair took roll call.
 - b A motion was made to approve September 3, 2025, meeting minutes.
 - **M/S/P**

- II. **Upcoming Events – BEC reviewed upcoming events and had no concerns**
 - a 10.16-18.25 DDLM – Breck Create
 - b Wellington Halloween
 - c Breck Create Winter Celebration
 - d Ullr Fest Parade
 - e Rockstar Energy Open Snowboard Contest & Concert (Washington Street)

- III. **Review Past Events**
 - a 9.12-15.25 Oktoberfest
 - Goals: build business & drive revenue.
 - Positive feedback from businesses around town regarding business levels all weekend. Beer, food, and stein sales on target so far. Met revenue goals despite rainy weather and not having a title sponsor.
 - FIRC received 1029 lbs of food during Friday food drive, and R.Cup saw 92.94% return rate of cups.
 - b 9.18-21.26 Breck Film Festival

- Successful event with 15% increase in attendance in last year and 35% increase from '23
- c 9.26-27.25 Breckenridge Bluegrass & Beer Festival @ MSS
 - Goal: build business. Received positive feedback from surrounding retail and restaurant businesses, as well as vacation rental companies with STRs in MSS.

IV. General Updates

- a Ski Resort Winter Events Update
 - Rail jam for the Rockstar Energy Open will take place in Blue River Plaza this year. Planning for other events underway.

V. Strategic Discussion

- a Drone Show 2026 – Fourth of July – who will be point?
 - Breck Create will be point on the production, BTO will remain involved relative to sponsors

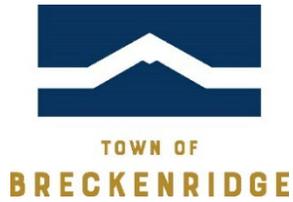
VI. Review Agenda Items for next BEC Meeting, Wednesday, November 5, 2025

- a Competitive market comparison – Steamboat
- b BTO & Breck Create Review Strategic Matrix (Event Goals/Metrics/Performance)
- c CO 150/250
- d Ski Resort Winter Events Update

VII. Meeting adjourned at 9:31 am.

The Breckenridge Events Committee evaluates events against four strategic goals:

- **Build Business** - An event designed to drive revenue for greater business community.
- **Branding/Media** - An event designed to draw external media (national & international) promoting the Breckenridge brand.
- **Fundraising** - An event designed to raise awareness and funding for a non-profit organization's mission.
- **Resident Focused** - An event designed specifically for residents vs. an event more broadly marketed to visitors and residents.



Memo

To: Town Council
From: Julia Puester, AICP, Assistant Town Manager
Date: October 20, 2025 (for October 28, 2025)
Subject: Arts and Culture Master Plan & Structure/Funding RFP Scope

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 checked="" type="checkbox"/> | Hometown Feel & Authentic Character |
| <input type="checkbox"/> | Organizational Need | | |

Summary

Town staff has prepared a Request for Proposals (RFP) for 1) an Arts and Culture Master Plan and 2) Organizational Structure and Funding recommendations. The Arts and Culture Steering Committee has reviewed and made suggestions to the RFP which have been incorporated into the RFP scope of services.

Background

There was a request from Councilmember Carlton to present the RFP scope at a work session. Councilmember Carlton will not be available at the meeting. However, staff has met with him individually to better understand his thoughts around the RFP. There are two parts to the Arts and Culture RFP, outlined below. The entirety of the scope of services has been included as an attachment for review.

- 1) *Master Plan* (6-12 months completion). Primary objectives of the Master Plan include:
 - a.) A community-driven vision and goals statement with a 10-year roadmap of priority action items, prioritized time horizons, and metrics to measure impact.
 - b.) Identification of gaps between the current and desired future state of programs, arts and culture events, and cultural facilities, providing recommended community priorities/outcomes, and Town investment areas with prioritized time horizons.

2. *Organizational Structure and Funding* (6 months completion): This study has been included within the RFP as there is be a benefit to having the same consultants conduct both the master plan element and the organizational analysis. However, this process may also be separated from the master plan based on the selected consultants' expertise and desire to conduct both the Master Plan and Structure and Funding analysis. Should the selected consultant not include the Organizational Structure and Funding analysis in their proposal, staff will proceed with hiring a separate consultant to conduct this aspect of the study. The timeframe for this aspect of the work is 6 months, whereas the master plan may take up to 12 months.

- Primary objective of the Organizational Structure and Funding analysis include:
- a.) Recommendations for funding models and policies that could more equitably support and streamline the current state of the Arts District as well as build capacity for the future vision.
 - b.) Recommendations of best practices and/or alternative management structure models for improved efficiency, coordination, and limited liability risk based on existing arts and culture management structure, cultural partners, and Town policies.

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.

Pending Town Council's approval of the RFP Scope of Services, staff plan to release the RFP, work with the Arts and Culture Steering Committee to select a qualified consultant and initiate the master planning process. Town Council will be routinely updated on the progress of the committee, selection process, and work product.

Public outreach/engagement

The master planning effort describes the need for a Public Outreach and Participation Plan which would gather input through widespread community outreach. The selected consultant will implement a comprehensive strategy to include people who live, work, or play in Breckenridge in the cultural planning process including some one-on-one interviews with key stakeholders, community forums, etc. This effort should include activities, techniques, and formats incorporating bilingual opportunities and translation to ensure a positive and inclusive public participation process is achieved. A list of key stakeholders has been included in the RFP.

The organizational structure and funding study is more of an internal engagement process which will include interviews with the Town, Breckenridge Creative Arts, Breckenridge Tourism Office, Breck Film, National Reparatory Orchestra, Breckenridge Backstage Theatre, Breck History, and other key stakeholders as required.

Financial Implications

The 2026 proposed budget has up to \$120K proposed for the work covered in the RFP.

Equity Lens

As arts and cultural offerings impact residents, businesses, the workforce, and visitors, a broad outreach effort is desired in the master planning effort. Outreach to key stakeholders identified in the RFP include representation of all ages, cultures, interests and backgrounds. Required research for the consultant includes the Social Equity Blueprint and use of the Equity Lens. Conscious efforts will be made to provide materials and meetings for both English and Spanish speakers, including the final report.

Staff Recommendation

Staff seek Council recommendations regarding the attached scope of services and guidance in order to move forward with publishing the RFP.

ATTACHMENT A: RFP SCOPE OF SERVICES

ATTACHMENT A

ARTS AND CULTURE RFP SCOPE OF SERVICES

Background

The Breckenridge arts and culture community and non-profits serve artists, creatives, cultural enthusiasts, visitors and the community at large by providing a year-round schedule of performances, exhibitions, screenings, history tourism, art classes and festivals as well as other engagement opportunities. The Breckenridge Arts District is a Certified District in the Colorado Creative Industries Creative District Program, which certifies communities that contribute to our state's economy through creativity, culture, and the arts. Core attractions include the Riverwalk Center—a 750-seat, heated, indoor performance venue, an Arts District campus of renovated historic structures that include a local performing arts theater, and studio spaces for art classes and workshops. Other key attractions within the District include a single screen movie theater, historic museums and Welcome Center. Primary resident companies of Breckenridge's Creative District include Breckenridge Creative Arts (BCA), National Repertory Orchestra, Breck Film, Breckenridge Backstage Theatre and Breckenridge History.

An arts and culture survey, with over 800 unique respondents, as well as focus groups, was completed in September 2025 by Corona Insights and provides insight into the community's current sentiment of arts and culture in Breckenridge. This survey serves as a strong baseline to inform work related to the master plan which will enhance community discussion, develop a big picture vision, and deepen context to identify short and long term priorities. Findings from the survey are available on the Town's website.

Desired Outcomes

1. **Arts and Culture Master Plan** (6-12 months)
 - a.) A community-driven vision and goals statement with a 10-year roadmap of priority action items, prioritized time horizons, and metrics to measure impact.
 - b.) Identification of gaps between the current and desired future state of programs, arts and culture events, and cultural facilities, providing recommended community priorities/outcomes, and Town investment areas with prioritized time horizons.
2. **Arts and Culture Organizational Structure and Funding** (6 months): This is Optional based on the consultants' expertise and desire to conduct both the Master Plan (outcome #1) and Structure and Funding (outcome #2) although conducting both could be beneficial.
 - a.) Recommendations for funding models and policies that could more equitably support and streamline the current state of the Arts District as well as build capacity for the future vision.
 - b.) Recommendations of best practices and/or alternative management structure models for improved efficiency, coordination, and limited liability risk based on existing arts and culture management structure, cultural partners, and Town policies.

Research for Consultant

Collect and analyze data relevant to delivering on the desired outcomes of the planning process. Provide methodology for collecting and presenting data consistent with the steering committee (for the Master Plan) and Town Council's goals and expectations as provided by the project manager. The list of data inputs below should be viewed as preliminary recommendations and other elements may be included during the research and discovery phase.

Arts and Culture Master Plan

1. Arts and culture community survey, completed in September 2025, regarding current sentiment, demographics, and future desires of arts in Town, etc.;
2. Town's ideal description of activity (i.e. type and quantity of events) to animate each arts district facility and how activities are prioritized and scheduled;

3. Current facility usage and attendance trends, including number of unique individuals served, utilizing list of Town-owned public-facing cultural facilities (provided by BCA and resident companies);
4. Market positioning for art, entertainment and culture in Breckenridge relative to the local, regional, and state landscape including recommendations to increase service to underrepresented communities;
5. Existing arts and culture plans and other relevant material, such as the Social Equity Blueprint, Equity Lens, Destination Management Plan and Public Art Master Plan.

Arts and Culture Organizational Structure and Funding

1. Assessment of existing and comparable municipally-owned arts program management structure and funding models, user relationships and best practices;
2. Town's financial, facility and other resource distribution processes for arts and culture;
3. 2019 AMS Study which created the non-profit BCA organizational structure;
4. BCA and resident companies' missions and vision plans

Development of Public Outreach and Participation Plan

Master Plan

The Town of Breckenridge desires to gather input through widespread community outreach, in addition to the recently completed survey. The selected consultant will implement a comprehensive strategy to include people who live, work, or play in Breckenridge in the cultural planning process including some one-on-one interviews with key stakeholders, community forums, etc. Consultant will provide well-organized and directed activities, techniques, and formats incorporating bilingual opportunities and translation to ensure a positive and inclusive public participation process is achieved. The strategy will also include a communications plan at key decision-making points.

The following groups and organizations have been identified as stakeholders. This list should be viewed as a preliminary list that may be expanded as the process unfolds. The final number of community meetings will be discussed and agreed upon during the selection phase.

1. Non-Profit Organizations
 - a. Patrons of Arts and Culture Non-Profits
 - b. Board Of Directors of Steering Committee Non-Profits
 - c. Arts + Culture Facility Managers + User Representatives
 - i. Non-local/resident professional artists, actors, musicians, creatives, etc.
 - ii. Non-local/resident pre-professional artists, actors, musicians, creatives, etc.
 - d. Breckenridge Tourism Office
 - e. Volunteers
2. Advisory Bodies
 - a. Town's Social Equity Commission
 - b. Town's Events Committee
 - c. Town's Sustainability Department and/or Green Team
3. Commercial and Private Galleries
4. Education Institutions
 - a. Summit School District
 - b. Colorado Mountain College
 - c. Preschools (Private + Public)
 - d. Mountain Top Children's Museum
 - e. South Branch Library
5. Local Creatives
 - a. Graphic Designers
 - b. Musicians
 - c. Visual Artists, Photographers, Videographers
 - d. Actors
6. Local Businesses and Major Employers
 - a. Lodging
 - b. Retail

- c. Restaurant
- d. Breckenridge Ski Resort
- 7. General Public
 - a. Breckenridge Residents
 - b. Breckenridge Workforce
 - c. Philanthropic community
 - d. Second Homeowners
 - e. Latine community and other historically underrepresented groups
 - f. Visitors
 - g. Young adults, youth and parents

Organizational Structure and Funding

The selected consultant will review the existing organizational structure of the Town and Breck Create as it relates to arts and culture facilities, operations, liability and funding policies and programs. In addition, the consultant shall conduct one on one interviews with resident arts and culture non-profit organizations and partners Consultant will provide well-organized and directed activities, techniques, and formats incorporating bilingual opportunities and translation to ensure a positive and inclusive public participation process is achieved. The strategy will also include a communications plan at key decision-making points.

1. Town of Breckenridge Management

- a. Town Manager
- b. Facilities Manager
- c. Town Council
- d. Town Attorney
- e. Finance Director

2. Non-Profit Organizations Management and Board Representative and necessary staff (e.g. Facilities, Ticketing)

- a. Breck Create
- b. Backstage Theatre
- c. National Repertory Orchestra
- d. Breck Film
- e. Breck History
- f. Breckenridge Tourism Office

Deliverables:

The following are the required deliverables for the project:

General (for both Desired Outcomes)

1. In person meetings, conference calls, or video chat monthly with written progress update to project manager to undertake and successfully complete the project;
2. Public meeting content including graphics, boards, handouts, presentations, etc.;
3. Introduction of project, mid-point report, and final project findings presentations to Town Council.

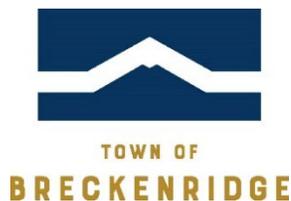
Master Plan (6-12 months)

1. Master Plan project status updates to the project manager, Steering Committee, and Town Council;
2. On-site data collection, community input sessions, and stakeholder interviews, etc.;
3. Arts and Cultural Master Plan document (draft and final) in editable format (such as Word) and PDF. The final document shall be available in both English and Spanish. The following elements shall be included in the master plan document but is not limited to the list below. This list may be modified and proposals of alternate or additional recommendations are welcome:
 - a. Executive summary
 - b. Vision statement and key goals for arts and culture
 - c. Conclusions and recommendations
 - i. Priority areas of social impact, community and visitor value

- ii. Market analysis and description of Breckenridge's competitive advantage to drive visitation
- iii. Priority areas to develop economic impact and vitality, including recommendations for Town investment in programs to drive destination tourism and enhance local arts and culture activity
- iv. Priority areas for social equity and inclusivity
- v. Recommendations for cultural facility utilization, operations and capital investments
- d. Action Plan with long and short-term action items to implement recommendations, time horizon goals and metrics to measure impact
- e. Addendum: Research and data methodology.

Organizational Structure and Funding (6 months)

- 1. Organizational structure and funding model project status updates to the project manager, Town Manager, and Town Council;
- 2. Report document in editable format (such as Word) and PDF. The following elements shall be included in the report but is not limited to the list below. This list may be modified and proposals of alternate or additional recommendations are welcome:
 - a. Executive summary
 - b. Competitive set review of similar mountain communities and "best in class" models;
 - c. Recommendations for arts and culture program and event management
 - d. Recommendations for arts and culture funding models
 - e. Opportunities for improved alignment, shared services and cooperation among arts organizations.
 - f. Addendum: Research and data methodology.



Memo

To: Town Council
From: Rick Fout, Chief Building Official & Philip Sweat, Deputy Building Official
Date: October 22, 2025 (for the work session on 10/28/2025)
Subject: 2024 International Code Council Code Adoptions

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

This work session is intended to familiarize the Council with the series of updated building codes proposed to be adopted before the end of 2025. A summary sheet of important changes and more detailed explanation sheets are included as attachments to this memo.

Background

The Town of Breckenridge typically adopts a new series of building codes once every six years. We are currently using the 2018 versions of the International Code Council (ICC) codes, along with a few national, state, and local codes. Staff recently went through an extensive public outreach process that led to adoption by Town Council of the 2024 International Energy Conservation Code. As part of that process, outreach was provided on the remaining series of 2024 codes that would need to be adopted by the end of this year. Listed below are the codes that are proposed for adoption. The attachments provide more detail on each of these codes.

- (A) The 2024 International Building Code
- (B) The 2024 International Residential Code
- (C) The 2024 international Plumbing Code
- (D) The 2024 International Mechanical Code
- (E) The 2024 International Fuel Gas Code
- (F) The 2024 International Existing Building Code
- (G) The 2024 International Fire Code
- (H) The ICC A117.1-2017 Accessible and Usable Buildings and Facilities Code
- (I) The 2024 International Swimming Pool and Spa Code
- (J) The 2023 National Electric Code
- (K) The 2006 ICC Electrical Code
- (L) The 1997 Uniform Code for the Abatement of Dangerous Buildings
- (M) The 2025 Colorado Wildfire Resiliency Code
- (N) The 2025 Summit County Aquatic Health Code

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.

Re-adopting/adopting these codes above and their proposed changes will help further the Town's sustainability efforts. For instance, code D requires that new mechanical systems have more energy conserving features than what was required by the 2018 codes. Code C, E, I and J have similarly increased energy conservation requirements. Code M achieves higher sustainability standards through increased durability requirements (e.g., the hardening of structures, etc.).

Public outreach/engagement

Breckenridge's Building Division, in collaboration with our Mobility and Sustainability Division, held six open houses earlier this year, with around 75 architects, builders, subcontractors, energy raters/energy consulting firms, and other area stakeholders attending the first open house and regular attendance of 25 stakeholders at the subsequent five meetings. The main focus of these open houses was the new energy code, the 2024 International Energy Conservation Code (the IECC), but staff also touched on most of the other code re-adoptions that would also need to be completed by the end of the year. Codes A through L (as listed above) are proposed for re-adoption. Codes M and N are proposed for first-time adoption.

Financial Implications

Some of the proposed code amendments will result in additional construction costs for builders and homeowners. The proposed fire sprinkler requirements for all homes 4,500 square feet or greater (the current requirement starts at 6,000 square feet) will result in increased costs for fire sprinkler installation. Sprinkler installation runs around \$6 a square foot in Summit, so a 4,500 square foot building could cost approximately \$27,000 more to construct with adoption of those proposed code updates. The increased wind and snow load requirements for our Climate Zone 7 in the residential and commercial codes could add moderately to the construction costs of increasing structural integrity on ceilings and roofs. Most other changes to the codes are not expected to have significant financial implications for construction.

Equity Lens

Related to the Town's Equity Blueprint and corresponding Equity Lens, the adoption of the 2024 ICC library of I-Codes, 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

This memo along with the attachments are intended as an update for Council, and no formal action is required at this time. Council comments or suggestions are welcome. Staff intends to bring the code amendments to Council for a first reading on November 11th.

Important Changes Summary for the 2024 International Code Council

I-Codes Adoption with Amendments

- Residential Fire Sprinkler Requirements: Reduces the home size where the fire sprinkler suppression is required from the existing 6,000 square feet to 4,500 square feet.
- 2025 Colorado Wildfire Resiliency Code: Adopts by reference the state mandated requirements for building hardening and other measures to reduce susceptibility to wildfire.
- Construction document requirements: Refers to the administrative rules and regulations of the building department to allow greater flexibility and adjust to new technologies.
- Temporary Certificate of Occupancy: Added in the commercial code and amended in the residential code to allow the Director of Community Development or the Chief Building Official to issue such certificates at their discretion.
- Definition of Bedroom: A new definition added to both the commercial and residential codes to provide consistency between other Town Codes and outside agencies' definitions.
- Appendix P, Sleeping Lofts and the Definition for a Sleeping Loft: Appendix P and the definition are added in the commercial code to allow greater flexibility for design professionals to propose additional sleeping areas.
- Address Identification: Alignment with RWB Fire Protection District requiring 12" numbers/letters on commercial and 5" or 4" reflective numbers/letters on residential.
- Airborne and Structure-borne Sound: Amended to allow up to 100 square feet of floor area that is not at an entry/exit as an exemption for alterations and remodels.
- Underlayment and Ice Barriers: Both commercial and residential codes are amended to allow similar materials that meet the intent of the code.
- Frost Protection: Amended to allow Colorado Licensed Structural Engineers to determine frost depth for decks that may support roofs and may be more than 30 inches above grade.
- Certificates of Completion: Allows the issuance to be "upon request".
- Weather Protection in the Residential Code: Brings in Snow Shed Barriers and provides consistency with the Commercial Code.
- Chapter 11 Energy Efficiency: Is deleted in its entirety and the residential provisions are adopted through the 2024 IECC with amendments as adopted by reference.
- Ducts Within the Thermal Envelope: Both commercial and residential codes are amended for clarification and insulation requirements.
- Outdoor Locations: Exterior fire pits and fireplaces are amended to allow for the Building Official to review and approve alternative materials and design methods when located on or under combustible construction.
- Shower liner tests: Historically, this section was deleted. This strikethrough will allow the building division to require these inspections.
- Pan drain termination: Water heaters in existing locations without floor drains can now use a water alarm that aligns with the State of Colorado Plumbing Code.
- Swimming Pool and Spa Code: Brings in the Summit County Aquatic Health Code and provides consistency across jurisdictions.
- 2023 Colorado Model Electric and Solar Ready Code: Adopts by reference the state mandated requirements for electric and solar ready infrastructures in new construction and related requirements for remodels and alterations.
- Code Copies: Clarifies that required referenced code copies the Town maintains can be hard copies or digital versions.

Important Changes for Council's Consideration of the 2024 International Code Council I-Codes Adoptions with Amendments

Note: The important changes provided for consideration on the next 17 pages as proposed amendments are excerpts from the approximately 90 page ordinance. These important changes have been identified by staff to provide clarity, best practice, consistency and provide alignment with the Town of Breckenridge's Core Values to provide the best services to our community and partnering Jurisdictions.

Introduction: The 2024 International Code Council (ICC) provides the most recently published version of the International Codes (I-Codes) library. The Town of Breckenridge Building Division proposes adopting these codes with amendments. These amendments provide consistency for contractors, design professionals, developers, fire protection districts, our community and our Building Division.

The I-Codes set **minimum** standards that are developed on a national level in public forum hearings. Municipalities, special districts, and counties across the State of Colorado have adopted the series of International Codes with more stringent amendments based on the community's desired needs or expectations of fire and life safety protection. The Town of Breckenridge's specific needs are addressed herein through the proposed amendments. At the direction of Town Council, the community, our design professionals and contractors, the Building Division has compiled the important changes for proposed amendments, as noted below, for your review:

Two items may be considered substantive amendments/changes that the Building Division wants to bring to your attention:

- **Residential fire sprinkler requirements.** Residential fire sprinkler systems have always been required in the I-Codes, for both the residential code and R (residential) occupancies in the commercial codes. Historically, fire sprinklers have been exempted from the residential codes or modified to meet the minimum requirements set forth by each specific jurisdiction. The fire districts in Summit County initially requested more stringent fire sprinkler requirements. With input from the building officials and re-evaluating the ability to deliver effective fire flow, it was mutually agreed to change the amendments to 6,000 sq. ft. during the 2006 fire code adoption. Fast forward to 2025, and we are now at a new precipice with increased wildfire threats, increased occupancy loading in dwelling units and increased insurance requirements. In alignment with the Red, White and Blue Fire Protection District, we are proposing to reduce the square footage from 6,000 square feet to 4,500 square feet. The fire departments have conducted public meetings across Summit County to review their amendments to the 2024 International Fire Code. The fire districts have solicited constructive feedback from all the building officials in the county and met with the Summit County Builders Association on May 14 for feedback.

- **2025 Colorado Wildfire Resiliency Code adoption.** The State of Colorado has published the 2025 Colorado Wildfire Resiliency Code based on the ICC’s International Wildland Urban Interface Code and has mandated that all municipalities within the State of Colorado adopt this code no later than April 1st, 2026, and become compliant no later than July 1st, 2026. The Town of Breckenridge, in alignment with the Red, White and Blue Fire Protection District, is proposing to adopt early at our second reading, November 25th, 2025, with an effective date of January 13th, 2026. This timeline will ensure that new construction and alterations within the Town of Breckenridge will meet the minimum standards for home and structure hardening as set forth by the State of Colorado Wildfire Resiliency Code Board.

The proposed code amendments follow the numerical order established within the Town of Breckenridge’s Adopted Building Codes. The original code will be printed in regular font. If a change/deletion to the original code is made, you will see a ~~strikethrough~~, followed by the proposed change in **red print**. If a new sentence or section is added, it will be in **red print**. Each amendment may be followed by information to clarify the need for the code change. If a tangible cost can be attributed to the amendment, then it will be shown.

Amendments: 8-1-4: AMENDMENTS TO THE INTERNATIONAL BUILDING CODE

107.1 General. Construction documents, special inspection and structural observation programs and other data shall be submitted ~~in two sets as established by the~~ **Administrative Rules and Regulations of the Building Department** with each application for a permit. A Colorado Licensed Design Professional shall prepare the construction documents. The Building Official may waive the requirement for a design professional when it is found that the nature of the scope of work is such that a design professional is not necessary to obtain compliance with this code. Where special conditions exist the building official is authorized to require additional construction documents.

History: Amendment approved during the adoption of the 2019 International Building Code with amendments. *Restrictiveness:* Clarification *Rationale:* Provides flexibility to the Building Division to adjust to technological advances with online submittals. *Costs:* Potential savings or no additional costs.

Section 111.3 Temporary occupancy is amended to read as follows:

A temporary certificate of occupancy may be issued at the discretion of the Director of Community Development or the Chief Building Official before the completion of the entire scope of work covered by the permit, provided that such portion or portions shall be occupied safely. The permit holder shall request in writing, the reasons for the request for the issuance of a temporary certificate of occupancy and the requested time period. The time period during which the temporary certificate of occupancy is valid shall be set at 30 day intervals not to exceed 180 days.

History: Temporary Certificate of Occupancy has never been amended in the International Building Code, only deleted in the Residential Code. *Restrictiveness:* Addition *Rationale:* To provide the ability for the Director of Community Development or the Chief Building Official to allow temporary occupancy. The same language is now provided in both codes for consistency across all occupancy types. *Costs:* No additional costs.

Section 202 Definitions is amended by adding the following definitions with the alphabetical order of the existing definitions:

BEDROOM: A room or space within a dwelling unit having a floor area of at least 70 square feet and a ceiling height of at least 5 feet, will be considered a bedroom as follows:

- a. Interior walls and door(s) on the same level of the building as the space in order to separate the space and provide privacy.
- b. An egress window complying with 2024 IBC Section 1031 or complies with 2024 IBC Section 1031.2 Where required.
- c. Operable smoke detectors that comply with 2024 IBC Section 907.2.8 through 907.2.9.3 and carbon monoxide detectors pursuant to Colorado law within 15 feet of any bedroom and complying with 2024 IBC Section 915.
- d. A built-in closet consisting of dry wall, or built-in clothes storage area permanently affixed to the wall, requiring repairs if removed. Built-in bunk beds with built-in clothes storage space complies with this requirement but the following are examples of things that do not constitute a closet in compliance with this definition:
 1. Bunk bed with drawers purchased from a furniture store does not comply.
 2. An armoire or similar piece of furniture.
- e. Has a full or partial bathroom connected to the space or room or has a path of travel to a full or partial bathroom which does not first pass through a habitable space.

History: New definition, also proposed in the International Residential Code Amendments for consistency. *Restrictiveness:* Clarification *Rationale:* This new definition provides consistency between other Town Codes and outside agencies' definitions of a bedroom such as Upper Blue Sanitation District and the Summit County Assessor's Office *Costs:* No additional costs.

Section 202 Definitions is amended by adding the following definitions with the alphabetical order of the existing definitions:

SLEEPING LOFT:

A space designated for sleeping on an intermediate level or levels between the floor and ceiling of a Group R occupancy Dwelling or Sleeping Unit, open on one or more sides to the room in which the space is located, and in accordance with Appendix P Sleeping Lofts.

History: New definition, also proposed in the International Residential Code Amendments for consistency. *Restrictiveness:* Clarification *Rationale:* This new definition and proposed appendix provides consistency between the International Building Code and International Residential Code. Additionally, this will allow greater flexibility for design professionals to propose additional sleeping areas, in this instance a sleeping loft, in areas that previously would not have been allowed by code. *Costs:* No additional costs.

Section 502.1 Address identification is amended ~~by changing the minimum required height from 4 inches to 5 inches~~ to read as follows:

502.1 Amend this section to read Address identification. New and existing buildings shall have *approved* address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 12 inches (127 mm) high with a minimum stroke width of 1.5 inches (38.1 mm), unless otherwise *approved*. Where required by the *code official*, address identification shall be provided in additional *approved* locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained and visible in all weather conditions.

Exception: One- and two-family dwellings and townhouses, not more than three stories above grade plane, that fall under the prescriptive provisions of the International Residential Code shall have address numbers a minimum of 5 inches (127 mm) high or 4 inches (101.6 mm) reflective on a contrasting background, unless otherwise *approved*, with a minimum stroke width of ½ inch (12.7 mm) and be visible from the street or road fronting the property. Address numbers shall be maintained and visible in all weather conditions.

History: Amendment approved during the adoption of the 2019 International Building Code with amendments. *Restrictiveness:* More restrictive *Rationale:* This amendment allows for consistency with Red, White and Blue Fire Protection District's Code *Costs:* No additional to minimal costs.

Section 1206.2 Airborne Sound is amended by adding the following exception to read as follows:

Exceptions:

1. For other than new construction and otherwise not located at an entry or exit location in a dwelling unit or sleeping unit in a Group R occupancy, up to 100 square feet is exempt from complying with this section.

Section 1206.3 Structure-borne Sound is amended by adding the following exception to read as follows:

Exceptions:

1. For other than new construction and otherwise not located at an entry or exit location in a dwelling unit or sleeping unit in a Group R occupancy, up to 100 square feet is exempt from compliance with this section.

History: Amendment is proposed for the 2024 International Building Code. *Restrictiveness:* Less *Rationale:* This amendment allows for an exception that airborne and structure borne sound for alterations and remodels in R Occupancies that are regulated by the International Building Code. These occupancies consist mostly of low rise and high rise condominiums. These exceptions provides greater flexibility for the owner and/or contractor to install flooring in an area other than an entryway/exit, such as a kitchen or bathroom, at a maximum 100 square feet without providing sound or impact resistive construction. This amendment does not prevent or exclude any rules or requirements as set forth by the building owner and or Homeowners Association documents that may have more restrictive requirements. *Costs:* No additional costs

Section 1507.1.1 Underlayment is amended to read as follows:

1507.1.1 Underlayment. A roof underlayment consisting of an approved self-adhering polymer modified bitumen sheet, **or other similar material that meets the intent and is first approved by the building official**, is required with all types of roof covering. The underlayment shall extend up the slope of the roof from drip-edge or eave to the roof peak. The underlayment shall cover the entire roof decking surface. In new construction the underlayment shall extend a minimum of 30 inches up the walls adjacent to the roof surface.

Section 1507.1.2 Ice barriers is amended to read as follows:

1507.1.2 Ice dam protection. An ice dam protection underlayment that consists of an approved self-adhering polymer modified bitumen sheet complying with ASTM D 1970, **or other similar material that meets the intent and is first approved by the building official**, shall be used with all roof coverings. This ice dam protection underlayment shall extend up the slope of the roof from the drip-edge of the roof or eave and cover the entire roof decking surface. In new construction ice dam protection shall extend a minimum 30 inch up walls adjacent to the roof surface.

History: Amendment approved during the adoption of the 2019 International Building Code with amendments. *Restrictiveness:* Modification *Rationale:* This amendment allows the Building

Official to make a determination, if requested, based on new available technologies, such as synthetic materials that exhibit superior waterproofing and longevity characteristics. *Costs:* No additional cost

Section 1809.5 Frost protection is amended to read as follows:

1809.5 Frost protection. Except where erected on solid rock or otherwise protected from frost, foundation walls piers and other permanent supports of buildings and structures shall extend to at least 40 inches below finish grade or be designed and built in accordance with ASCE 32. Footings 24 inches deep are permitted for decks only that do not support roofs and are less than 30 inches above grade, **unless otherwise designed by a State of Colorado Licensed Structural Engineer.** Footings shall not bear on frozen soils. Frost reports shall be required before placement of concrete from Nov. 1 through May 1, or if freezing temperatures occur, prior to Nov. 1 or after May 1.

History: Amendment approved during the adoption of the 2019 International Building Code with amendments. *Restrictiveness:* Equal *Rationale:* This amendment allows for a Structural Engineer to design footing depths based on soils reports and structural load factors.

Amendments: 8-1-5: AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE

Section R110.3 Temporary occupancy is ~~deleted in its entirety.~~ amended to read as follows:

Section R110.3 Temporary occupancy. A temporary certificate of occupancy may be issued at the discretion of the Director of Community Development or the Chief Building Official before the completion of the entire scope of work covered by the permit, provided that such portion or portions shall be occupied safely. The permit holder shall request in writing, the reasons for the request for the issuance of a temporary certificate of occupancy and the requested time period. The time period during which the temporary certificate of occupancy is valid shall be set at 30 day intervals not to exceed 180 days.

History: Temporary Certificate of Occupancy was deleted in the 2019 International Residential Code with amendments. *Restrictiveness:* Less *Rationale:* To allow the Director of Community Development or the Chief Building Official the latitude to provide a temporary certificate of occupancy on certain occasions. There have been instances where all life safety aspects have been approved but the project may have outstanding landscaping or other non-life safety aspects incomplete. This will also provide consistency across all occupancy types. *Costs:* No additional costs.

R110.6 Certificate of Completion. A Certificate of Completion shall be issued, **upon request,** for work not directly related to occupancy when such work complies with the

provisions of this code and all other relevant laws, which are enforced by the Town. A Certificate of Completion shall not be construed as an approval of a violation of the provisions of this code or other ordinances of the Town. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the Town shall not be valid.

History: Amendment approved during the adoption of the 2019 International Residential Code with amendments. *Restrictiveness:* Addition *Rationale:* To meet sustainability goals and reduce waste generated by the Building Division. Additionally, as the Building Division employs additional online permitting for all permit types, the printed Certificates will gradually decline and become digital. *Costs:* Some cost savings are projected at the department level.

Section R202 Definitions is amended by inserting the following definitions within the alphabetical order of the existing definitions:

BEDROOM: A room or space within a dwelling unit having a floor area of at least 70 square feet and a ceiling height of at least 5 feet, will be considered a bedroom as follows:

- a. Interior walls and door(s) on the same level of the building as the space in order to separate the space and provide privacy.
- b. An egress window complying with 2024 IRC Section R319 or complies with 2024 IRC Section R319.1 Emergency escape and rescue opening required.
- c. Operable smoke detectors that comply with 2024 IRC Section R310 and carbon monoxide detectors pursuant to Colorado law within 15 feet of any bedroom and complying with 2024 IRC R311.
- d. A built-in closet consisting of dry wall, or built-in clothes storage area permanently affixed to the wall, requiring repairs if removed. Built-in bunk beds with built-in clothes storage space complies with this requirement but the following are examples of things that do not constitute a closet in compliance with this definition:
 1. Bunk bed with drawers purchased from a furniture store does not comply.
 2. An armoire or similar piece of furniture.
- e. Has a full or partial bathroom connected to the space or room or has a path of travel to a full or partial bathroom which does not first pass through a habitable space.

History: New definition, also proposed in the International Building Code Amendments for consistency. *Restrictiveness:* Clarification *Rationale:* This new definition provides consistency

between other Town Codes and outside agencies definitions of a bedroom such as Upper Blue Sanitation District and the Summit County Assessor's Office *Costs*: No additional costs.

TABLE R 301.2 (4) – CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA

- (b) The frost line depth may require deeper footings than indicated in Figure R403.1(1). This part of the table is filled in depending on whether there has been a history of local damage. Twenty Four (24") inch deep footers are permitted for decks only, which do not support roofs and are less than 30 inches above grade, **unless otherwise designed by a State of Colorado Licensed Structural Engineer.**

History: Amendment approved during the adoption of the 2019 International Residential Code with amendments. *Restrictiveness*: Equal *Rationale*: This amendment allows for a Structural Engineer to design footing depths based on soils reports and structural load factors.

Section R308.1 Address identification ~~is amended to read as follows:~~ is amended to read exactly as IBC Section 502.1 as amended by this code.

~~**R319.1 Address identification.** Approved numbers or addresses shall be provided for all new and altered buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Address characters shall be at least 5 inches in height and ½ inch in width, and shall be of a color that contrasts with the background on which they are mounted.~~

History: Amendment approved during the adoption of the 2019 International Residential Code with amendments. *Restrictiveness*: More restrictive *Rationale*: This amendment allows for consistency with Red, White and Blue Fire Protection District's Code *Costs*: No additional cost.

Section R309 Automatic Fire Sprinkler Systems is amended to read as follows:

Section R309 Dwelling Unit Fire Sprinkler Systems and Internal Fire Protection.

R309.1 General. Structures under the scope of this code are to be protected by fire sprinkler systems as designated, reviewed, installed and inspected by the RWB fire district per section R309.1 through R309.2.1.

R309.1.1 Fire Sprinkler Systems required. ~~Structures greater than 6,000 with greater than 4,500 square feet of fire area , the aggregate floor area enclosed and bounded by the interior side of the drywall or finished wall, as defined by RWB fire district, are to be protected by fire sprinkler systems per the RWB fire district. Square footages shall include all attached garages and any detached structures within 3 feet of the residence. Square footage shall be measured from exterior wall to exterior wall. Fire separations within the structure shall not be utilized to reduce the measured square footages of the structure(s).~~

~~**R309.1.2 Additions.** Any addition which increases the total square footage of the residence to greater than 6,600 square feet is to be provided with a fire sprinkler system at the addition only. Where the size of the addition itself is greater than 6,000 square feet, the addition as well as the existing residence shall be provided with a fire sprinkler system. Where the addition increases the total square footage of the residence to greater than 6,600 square feet and the alterations to the existing structure results in the removal of interior wall and ceiling finishes exposing the structure a fire sprinkler systems shall be retro fitted into the existing residence as well as the addition.~~

R309.1.2 Additions. For buildings built under the International Residential Code, additions that increase the total square footage of the residence to greater than 5,000 square feet (473.81 m²) shall be provided with a *fire protection* system. The system shall be installed in the addition only. Where the size of the addition itself is greater than 4,500 square feet (418.06 m²), the addition, as well as the existing residence, shall be provided with sprinklers. Where the addition increases the total square footage of the residence to greater than 5,000 square feet and the alteration to the existing structure requires the removal of interior wall and ceiling finishes that expose the structure, a *fire protection* system shall be installed throughout the existing residence and addition.

~~**R313.2 Internal Fire Protection.** Residences between 4,000 2,000 and 6,000 4,500 square feet shall be provided with 5/8 inch Type 'X' drywall or 1/2 inch cementitious board throughout the structure.~~

- *History:* Amendment is proposed during the adoption of the 2024 International Residential Code *Restrictiveness:* More Restrictive *Rationale:* Residential fire sprinkler systems have always been required in the I-Codes, for both the residential code and R occupancies in the commercial codes. Historically, fire sprinklers have been exempted from the residential codes or modified to meet the minimum requirements set forth by each specific jurisdiction. The fire districts in Summit County initially requested more stringent fire sprinkler requirements. With input from the building officials and re-evaluating the ability to deliver effective fire flow, it was mutually agreed to change the amendments to 6,000 sq. ft. during the 2006 fire code adoption. Fast forward to 2025 and we are now at a new precipice with increased wildfire threats, increased occupancy loading in dwelling units and increased insurance requirements. In alignment with the Red, White and Blue Fire Protection District, we are proposing to reduce the square footage from 6,000 square feet to 4,500 square feet. The fire departments have conducted public meetings across Summit County to review their amendments to the 2024 International Fire Code. The fire districts have solicited constructive feedback from all the building officials in the county and met with the Summit County Builders Association on May 14 for feedback. *Costs:* Costs vary depending on the complexity of the building design, but average \$6.00 to \$12.00 a sq. ft for residential structures. Fire insurance premium discounts are possible resulting in a long-term payoff. Developers and contractors may realize savings in water main sizes, number of required hydrants, less restrictive construction types and some access modifications required by Red, White and Blue Fire Protection District.

Section R903 Weather Protection is amended by inserting a new subsection, R903.1.1 Snow-shed barriers, to read as follows:

R903.1.1 Snow-shed Barriers. Roofs shall be designed to prevent accumulations of snow from shedding onto exterior balconies, decks, pedestrian and vehicular exits from buildings, stairways, sidewalks, streets, alleys, areas directly above or in front of gas utility or electric utility meters, or adjacent properties.

Exception: Roof areas with a horizontal dimension of no more than 48 inches (1219mm) that will not receive snow shedding from a higher roof. The horizontal projection shall be measured perpendicular to the exterior wall line from the edge of the roof or eave to any intersecting vertical surface.

History: Amendment is proposed during the adoption of the 2024 International Residential Code.
Restrictiveness: Clarification *Rationale:* This amendment provides consistency between the International Residential Code and International Building Code. There have been incidents noted within Breckenridge that resulted in injury to individuals from snow shedding from roofs *Costs:* Minimal cost.

Section 905.1.1 Underlayment is amended to read as follows:

R905.1.1 Underlayment. An underlayment that consists of an approved self-adhering polymer modified bitumen sheet, **or other similar material that meets the intent and is first approved by the building official**, shall be used with all roof coverings. The underlayment shall extend up the slope of the roof from the drip edge of the roof or eave to the ridge. The underlayment shall cover the entire roof deck surface. In new construction, the underlayment shall extend a minimum of 30 inches up the walls adjacent to the roof surface.

Section R905.1.2 Ice barriers is amended to read as follows:

R905.1.2 Ice barriers. An ice dam protection that consists of an approved self-adhering modified bitumen sheet underlayment, **or other similar material that meets the intent and is first approved by the building official**, shall be used at all sloped roofs. This ice dam protection underlayment shall extend up the slope of the roof from the drip-edge of the roof or eave and cover the entire roof deck surface. In new construction ice dam protection shall extend a minimum 30 inches up walls and adjacent to the roof surface.

History: Amendment approved during the adoption of the 2019 International Residential Code with amendments. *Restrictiveness:* Modification *Rationale:* This amendment allows the Building Official to make a determination, if requested, based on new available technologies, such as synthetic materials that exhibit superior waterproofing and longevity characteristics. *Costs:* No additional cost

Chapter 11 Energy Efficiency is deleted in its entirety and replaced with the 2024 International Energy Conservation Code Residential Provisions as amended in this code.

History: Amendment is proposed during the adoption of the 2024 International Residential Code.
Restrictiveness: Clarification *Rationale:* This amendment deletes the energy code from the International Residential Code and replaces it with the International Energy Conservation Code Residential Provisions as adopted. *Costs:* No additional cost.

Section M1503.6.1 Location is amended by adding a new subsection M1503.6.2

M1503.6.1.2 Ducts within the Thermal Envelope. *Kitchen* exhaust makeup air that is ducted from the outdoors through ducts passing through the thermal envelope shall be insulated their entire length to an *R-value* of not less than R-8 for *ducts* 3 inches (76 mm) in diameter and larger and not less than R-6 for *ducts* smaller than 3 inches (76 mm) in diameter. Alternatively, sections of *ductwork* that are installed within ceiling insulation, surrounded with blown-in attic insulation having an *R-value* of R-30 or greater and located such that the top of the *ductwork* is not less than 3.5 inches (89 mm) below the top of the insulation shall be considered as having an effective duct insulation *R-value* of R-25.

History: Amendment is proposed during the adoption of the 2024 International Residential Code.
Restrictiveness: Clarification *Rationale:* The amendment provides clarification for insulating ductwork that passes through the thermal envelope and is not defined in the International Energy Conservation Code. *Costs:* Minimal.

Section G2406.3 Outdoor locations is amended to add the following sentences at the end of the paragraph:

All exterior fire pits and fireplaces shall not be installed on or under combustible structures unless the entire appliance is listed and tested as one unit for that application, or as first approved by the building official per R104.11 **Alternative materials, design and methods of construction and equipment.** All listed outdoor appliances must meet all manufactures' clearance requirements.

History: Amendment approved during the adoption of the 2019 International Residential Code with amendments. *Restrictiveness:* Modification *Rationale:* This amendment allows the Building Official to make a determination based on alternative materials and technologies. *Costs:* No additional cost

~~**Section P2503.6 Shower liner test.** This section is deleted in its entirety.~~

History: Amendment approved during the adoption of the 2019 International Residential Code with amendments. *Restrictiveness:* Deletion *Rationale:* This deleted amendment allows the Building Official to require shower pan/liner inspections that align with the International Residential and Plumbing Codes and the State of Colorado Plumbing Code *Costs:* No additional cost

P2801.5.2 Pan drain termination. The pan drain shall extend full-size and terminate over a suitably located indirect waste receptor or floor drain. **For replacement water heaters in existing locations without a floor drain, a water alarm wired to a solenoid valve (or equivalent) that automatically shuts off the water supply upon detection of a leak, shall meet the intent of this code.** All water heater rooms **in new construction** shall be equipped with a floor drain.

History: Amendment approved during the adoption of the 2019 International Residential Code with amendments. *Restrictiveness:* Modification *Rationale:* This amendment allows for alignment with the International Residential and Plumbing Codes and the State of Colorado Plumbing Code *Costs:* Some additional cost

Amendments: 8-1-6: AMENDMENTS TO THE INTERNATIONAL PLUMBING CODE

~~**Section 312.9 Shower liner test is deleted in its entirety.**~~

History: Amendment approved during the adoption of the 2019 International Plumbing Code with amendments. *Restrictiveness:* Deletion *Rationale:* This deleted amendment allows the Building Official to require shower pan/liner inspections that align with the International Residential and Plumbing Codes and the State of Colorado Plumbing Code *Costs:* No additional cost

Section 504.7.2 Pan drain termination is amended to read as follows:

504.7.2 Pan drain termination. The pan drain shall extend full-size and terminate over a suitably located indirect waste receptor or floor drain. **For replacement water heaters in existing locations without a floor drain, a water alarm wired to a solenoid valve (or equivalent) that automatically shuts off the water supply upon detection of a leak, shall meet the intent of this code.** All water heater rooms **in new construction** shall be equipped with a floor drain.

History: Amendment approved during the adoption of the 2019 International Plumbing Code with amendments. *Restrictiveness:* Modification *Rationale:* This amendment allows for alignment with the International Residential and Plumbing Codes and the State of Colorado Plumbing Code *Costs:* Some additional cost

Amendments: 8-1-7: AMENDMENTS TO THE INTERNATIONAL MECHANICAL CODE

Section 505.4 Makeup air required is amended by adding a new subsection 505.4.1 Ducts within the Thermal Envelope.

505.4.1 Ducts within the Thermal Envelope. Kitchen exhaust makeup air that is ducted from the outdoors through ducts passing through the thermal envelope shall be insulated their entire length to an *R-value* of not less than R-8 for ducts 3 inches (76 mm) in diameter and larger and not less than R-6 for ducts smaller than 3 inches (76 mm) in diameter. Alternatively, sections of ductwork that are installed within ceiling insulation, surrounded with blown-in attic insulation having an *R-value* of R-30 or greater and located such that the top of the ductwork is not less than 3.5 inches (89 mm) below the top of the insulation shall be considered as having an effective duct insulation *R-value* of R-25.

History: Amendment is proposed during the adoption of the 2024 International Mechanical Code. *Restrictiveness:* Clarification *Rationale:* The amendment provides clarification for insulating ductwork that passes through the thermal envelope and is not defined in the International Energy Conservation Code. *Costs:* Minimal.

Amendments: 8-1-8: AMENDMENTS TO THE INTERNATIONAL FUEL GAS CODE

Section 303.2 Hazardous locations is amended by adding the following sentences to read as follows:

All exterior fire pits and fireplaces shall not be installed on or under combustible structures unless the entire appliance is listed and tested as one unit for that application, or as first approved by the building official per IBC Section 104.2.3 Alternative materials, design and methods of construction and equipment. All listed outdoor appliances must meet all manufactures' clearance requirements

History: Amendment approved during the adoption of the 2019 International Mechanical Code with amendments. *Restrictiveness:* Modification *Rationale:* This amendment allows the Building Official to make a determination based on alternative materials and technologies. *Costs:* No additional cost

Amendments: 8-1-9: AMENDMENTS TO THE INTERNATIONAL ENERGY CONSERVATION CODE

History: Amendments approved during the adoption of the 2024 International Energy Conservation Code with amendments. *Restrictiveness:* Clarification *Rationale:* This code was adopted on Second Reading, September 23rd, 2025. *Costs:* Some additional cost

Amendments: 8-1-10: AMENDMENTS TO THE INTERNATIONAL EXISTING BUILDING CODE

History: Amendments approved during the adoption of the 2019 International Existing Building Code with amendments. *Restrictiveness:* Clarification *Rationale:* No change *Costs:* No change

Amendments: 8-1-11: AMENDMENTS TO THE INTERNATIONAL SWIMMING POOL AND SPA CODE

Section 101.3 Purpose is amended to add the following sentences:

The intent of this code is to meet or exceed the requirements of the Summit County Aquatic Health Code, 2025 Edition, based on the 4th Edition Model Aquatic Health Code, published by the Centers for Disease Control. When technical requirements, specifications or standards in the Summit County Aquatic Health Code conflict with this code, the more restrictive shall apply.

History: Amendment is proposed during the adoption of the 2024 International Swimming Pool and Spa Code. *Restrictiveness:* Clarification *Rationale:* The amendment provides consistency with Summit County Health Department Codes *Costs:* Minimal to no additional cost.

Amendments: 8-1-12: AMENDMENTS TO THE NATIONAL ELECTRICAL CODE

There are no amendments to the National Electrical Code, 2023 Edition.

History: Amendments approved during the adoption of the 2019 International Building Code with amendments as amended in 2023. *Restrictiveness:* Clarification *Rationale:* No change *Costs:* No change

Amendments: 8-1-13: AMENDMENTS TO THE ICC ELECTRICAL CODE – ADMINISTRATIVE PROVISIONS

There are no amendments to the ICC Electrical Code – Administrative Provisions, 2006 Edition.

History: Amendments approved during the adoption of the 2019 International Building Code with amendments. *Restrictiveness:* Clarification *Rationale:* No change *Costs:* No change

Amendments: 8-1-14: AMENDMENTS TO THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

There are no amendments to the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition.

History: Amendments approved during the adoption of the 2019 International Building Code with amendments. *Restrictiveness:* Clarification *Rationale:* No change *Costs:* No change

Amendments: 8-1-15: AMENDMENTS TO THE COLORADO WILDFIRE RESILIENCY CODE:

1. Section 101.1 Title is amended to read as follows:

Section 101.1 Title. These regulations shall be known as the Colorado Wildfire

Resiliency Code as adopted by the Town of Breckenridge, hereinafter referred to as “this code”.

2. Section 103.1 Creation of an agency is amended to read as follows:

Section 103.1 Creation of an agency. The Building Division is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

3. Section 104.10 Other agencies is amended to read as follows:

Section 104.10 Other agencies. When requested to do so by the code official, Director of Community Development, other officials of this jurisdiction or the Red, White and Blue Fire Protection District, shall assist and cooperate with the code official in the discharge of the duties required by this code.

4. Section 302.1 Declaration is deleted in its entirety and amended to read as follows:

Section 302.1 Declaration. The Town of Breckenridge declares that all undefined areas, where not otherwise defined as High Fire Intensity Classification areas within the legal boundaries and limits of the Town of Breckenridge, shall be designated, for the purposes of this code, as a Moderate Fire Intensity Classification as defined in this code.

5. Section 303.3 Applicability of Code Provisions. The Applicability of Code Provisions is amended by adding the following language. The remainder of the section is unchanged:

The level of structure hardening, defensible space, and other mitigation measures applicable to historic structures and contributing structures, as defined and set forth in Section 102.9, shall be determined by the Town of Breckenridge Planning Department in accordance with the spirit and intent of this code.

6. Section 304.2 Determination of Fire Intensity Classification and Code Requirements is amended to read as follows:

304.2 Determination of Fire Intensity Classification and Code Requirements. As determined by the *code official*, the *fire intensity classification* and associated requirements shall be based on a review by the Red, White and Blue Fire Protection District of the vegetative fuels on the parcel and within 300’ of the parcel boundary, topography, local weather patterns, and fire behavior modeling data and in accordance with the following *fire intensity classifications*:

304.2.1 Low *Fire Intensity Classification* in accordance with Section 303.2.1

304.2.2 Moderate *Fire Intensity Classification* in accordance with Section 303.2.2

304.2.3 High *Fire Intensity Classification* in accordance with Section 303.2.3

This determination shall be made based on existing conditions or conditions that have been established by a development plan approved by the local jurisdiction **and the Red, White and Blue Fire Protection District**. Technical documentation shall be submitted in support of such request by a qualified wildfire professional and in accordance with Section 104.2.

History: Amendment is proposed during the adoption of the 2024 I-Code adoptions.

Restrictiveness: More Restrictive *Rationale:* The State of Colorado has published the 2025 Colorado Wildfire Resiliency Code based on the ICC’s International Wildland Urban Interface Code and has mandated that all municipalities within the State of Colorado adopt this code no later than April 1st, 2026, and become compliant no later than July 1st, 2026. The Town of Breckenridge, in alignment with the Red, White and Blue Fire Protection District, is proposing to adopt early at our second reading, November 25th, 2025, with an effective date of January 13th, 2026. This will ensure that new construction and alterations within the Town of Breckenridge will meet the minimum standards for home and structure hardening as set forth by the State of Colorado Wildfire Resiliency Code Board. *Costs:* Some additional cost.

Amendments: 8-1-16: AMENDMENTS TO THE COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE

1. **Section 101.1 Title is amended to read as follows:**

Section 101.1 Title. This code shall be known as the Electric Ready and Solar Ready Code of the Town of Breckenridge and shall be cited as such. It is hereinafter referred to as “this code”.

2. **Section 102.1.2 Buildings Impacted by a Natural Disasters** is amended by adding “The Town of Breckenridge”.

3. **Section 102.2 Substantial Cost Differential Waiver** is amended by adding “The Town of Breckenridge”.

4. **Section 103.1 General** is amended by adding “The Town of Breckenridge”.

5. **Section 104.1 General** is amended by adding “The Town of Breckenridge”.

6. **Section 108.4 Failure to Comply** is amended by adding “The Town of Breckenridge”.

7. **Section 109.3 Qualifications** is amended by adding “The Town of Breckenridge”.

History: Amendment was adopted during the adoption of the 2024 International Energy Conservation Code. *Restrictiveness:* More Restrictive *Rationale:* The State of Colorado has published the 2023 Colorado Model Electric Ready and Solar Ready Codes. The Town of Breckenridge adopted these codes on second reading, September 23rd, 2025, as part of the requirement set forth in the State issued grant the Town of Breckenridge was awarded based on

early adoption of the 2024 International Energy Conservation Code. *Costs*: Some additional design and construction costs are expected.

Amendments: 8-1-18: LIABILITY: The adoption of this Chapter and the codes provided for herein shall not create any duty to any person with regard to the enforcement or non-enforcement of this Chapter or said codes. No person shall have any civil liability remedy against the Town or its officers, employees or agents, for any damage arising out of or in any way connected with the adoption, enforcement or non-enforcement of this Chapter of said codes. Nothing in this Chapter or in said codes shall be construed to create any liability or to waive any of the immunities, limitations on liability or other provisions of the Colorado Governmental Immunity Act, section 24-10-101 et seq., C.R.S, as amended from time to time, or to waive any immunities or limitations on liability otherwise available to the Town, or its officers, employees or agents.

Amendments: 8-1-19: REPEAL OF PREVIOUS ORDINANCES: Existing ordinances or parts of ordinances covering the same matters as embraced in this Chapter are repealed, and all ordinances inconsistent with the provision of the Chapter are repealed; provided, however, that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance repealed prior to this Chapter taking effect.

History: Amendments approved during the adoption of the 2019 International Building Code with amendments. *Restrictiveness*: Clarification *Rationale*: No change *Costs*: No change

Amendments: 8-1-20: CODE COPIES: At least one copy of the codes adopted by reference in this Chapter, each certified to be a true copy, has been and is now on file, **as a published hard copy or digital version**, in the office of the Town Clerk and may be inspected by any interested person between the hours of nine o'clock (9:00) A.M. and five o'clock (5:00) P.M., Monday through Friday, holidays excepted.

History: Amendments approved during the adoption of the 2019 International Building Code with amendments. *Restrictiveness*: Modification *Rationale*: To provide flexibility with new technologies including digital subscriptions to the Online International Code Council Library of Codes *Costs*: No change

Summary

- The proposed amendments presented herein are a culmination of contractor, design professional and community feedback and the experience and best practices as determined by the Building Division. It has been a true honor to be a part of this community and provide the safeguards to protect the life, health and safety for the Town of Breckenridge. Staff would like to thank Council for your consideration of the proposed important changes and is available to answer any questions.



TOWN OF
BRECKENRIDGE

Memo

To: Town Council
From: Mark Truckey, Community Development Director and Sarah Crump, Senior Planner
Date: October 22, 2025 (for October 28, 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 |
| <input type="checkbox"/> | 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. Reference photos of these improvements are attached at the end of this memo. 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.

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

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.](#)



Bunchman Building west façade before Riverwalk compatible improvements, pre-2008
(211 S Main St)



Bunchman Building west façade after Riverwalk compatible improvements
(211 S Main St)



Bunchman Building west façade after Riverwalk compatible improvements
(211 S Main St)