

I) CALL TO ORDER, ROLL CALL

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

II) APPROVAL OF MINUTES

A) TOWN COUNCIL MINUTES – SEPTEMBER 9, 2025

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

III) APPROVAL OF AGENDA

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

IV) HISPANIC HERITAGE MONTH PROCLAMATION

Mayor Kelly Owens read the Proclamation.

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

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

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

V) COMMUNICATIONS TO COUNCIL

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

Mayor Owens opened public comment.

With no public comments, Mayor Owens closed public comment.

VI) CONTINUED BUSINESS

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

- 1) COUNCIL BILL NO. 13, SERIES 2025 – AN ORDINANCE REPEALING ORDINANCES 2020-12, 2022-26, AND 2023-21 AND AMENDING CHAPTER 1 OF TITLE 8 OF THE BRECKENRIDGE TOWN CODE TO HEREINAFTER ADOPT THE INTERNATIONAL ENERGY CONSERVATION CODE, 2024 EDITION BY REFERENCE WITH AMENDMENTS AS PART OF THE TOWN OF BRECKENRIDGE BUILDING CODE SECTIONS 8-1-3 AND 8-1-9**
Mayor Owens read the title into the record.

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

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

Council Member Gerard made a motion to approve COUNCIL BILL NO. 13, SERIES 2025 – AN ORDINANCE REPEALING ORDINANCES 2020-12, 2022-26, AND 2023-21 AND AMENDING CHAPTER 1 OF TITLE 8 OF THE BRECKENRIDGE TOWN CODE TO HEREINAFTER ADOPT THE INTERNATIONAL ENERGY CONSERVATION CODE, 2024 EDITION BY REFERENCE WITH AMENDMENTS

AS PART OF THE TOWN OF BRECKENRIDGE BUILDING CODE SECTIONS 8-1-3 AND 8-1-9. Council Member Saade seconded the motion

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

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

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

- 2) COUNCIL BILL NO. 14, SERIES 2025 – AN ORDINANCE AMENDING CHAPTER 12 OF TITLE 1 OF THE BRECKENRIDGE TOWN CODE CONCERNING CAMPAIGN FINANCE COMPLAINTS IN MUNICIPAL ELECTIONS
Mayor Owens read the title into the record.

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

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

Council Member Rankin made a motion to approve COUNCIL BILL NO. 14, SERIES 2025 – AN ORDINANCE AMENDING CHAPTER 12 OF TITLE 1 OF THE BRECKENRIDGE TOWN CODE CONCERNING CAMPAIGN FINANCE COMPLAINTS IN MUNICIPAL ELECTIONS. Council Member Beckerman seconded the motion.

The motion passed 7-0.

VII) NEW BUSINESS

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

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

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

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

The motion passed 7-0.

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

Mayor Owens read the Title into the record.

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

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

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

The motion passed 7-0.

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

Mayor Owens read the Title into the record.

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

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

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

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

The motion passed 7-0.

- B) RESOLUTIONS, SERIES 2025

There were no Resolutions presented for Council vote.

- C) OTHER

VIII) PLANNING MATTERS

- A) PLANNING COMMISSION DECISIONS

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

IX) REPORT OF TOWN MANAGER AND STAFF

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

X) REPORT OF MAYOR AND COUNCIL MEMBERS

- A) CAST/MMC

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

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

XI) OTHER MATTERS

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

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

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

XII) SCHEDULED MEETINGS

SCHEDULED MEETINGS FOR SEPTEMBER, OCTOBER, AND NOVEMBER

XIII) ADJOURNMENT

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

ATTEST:



Mae Watson, Town Clerk



Kelly Owens, Mayor

From: Michael Ratzan <mratzan@gmail.com>
Sent: Friday, September 19, 2025 10:18 AM
To: Comm Dev Lighting <lighting@townofbreckenridge.com>
Subject: Re: Exterior Lighting Code Compliance Letter

Ellie responded to Michael with the below e-mail. Michael's original e-mail is also included below.

Apologies Ellie

I am traveling in Asia and that will be difficult for a number of reasons. I've set aside mid October to make a site visit. As I have mentioned before, a silly ordinance is worth challenging in the public forum. When speaking about genuine "dark sky" interests, it seems that the important factor is lumens lost to the ambient atmosphere. Shielding is a small factor when compared to watts and duration. I wasn't in the room when the board voted on this so it's hard to know how educated and understood the ordinance actually was when voted in

My request is to ask you to include this letter to the Council as a point of referendum, solely to remind them of the efforts to enforce from your department and at least one citizen's challenge to the ordinance's efficacy. It's not a case of less is better, when true success of the ordinance lies in changing its language in the here and now.

I would respectfully ask you to mention this point in the next packet the Council receives prior to or during a public meeting.

Thank you, Michael Ratzan

From: Comm Dev Lighting <lighting@townofbreckenridge.com>
Sent: Friday, September 26, 2025 11:31 AM
To: Michael Ratzan <mratzan@gmail.com>
Cc: Council <council@townofbreckenridge.com>
Subject: RE: Exterior Lighting Code Compliance Letter

Hi Michael,

I'm forwarding your email onto the Town Council per your request. Additionally, to address your comments in your email we did also take wattage into account with limiting light pollution. LED bulbs are limited to no more than 950 lumens and incandescent bulbs are limited to no more than 60 watts. Currently we are focusing on fixture compliance, but we review the lumen and wattage for any new fixture installed as part of bringing a property into compliance. Once we've achieved fixture compliance, we will have messaging focused on bulb compliance so that people purchase the correct bulbs when a bulb burns out. As far as duration, that was something we did take into consideration in terms of timers, curfews, and motion sensors. The use of timers and motion sensors are encouraged, but by having fully shielded fixtures, no matter how often they're used the light is still directed down at the ground instead of up towards the sky. Many things were taken under consideration when the ordinance was originally put in place, and we did revisit several items when we did the recent code changes, so it is something that has been discussed in depth.

I will wait to hear from you in October to schedule a site visit, and let me know if any questions come up in the meantime.

Thanks,

Ellie Muncy

Planner I, Community Development

Town of Breckenridge

Direct: 970-453-3176, Main: 970-453-3160

elliem@townofbreckenridge.com

Original e-mail from Monday, September 15th:

From: Michael Ratzan <mratzan@gmail.com>

Sent: Monday, September 15, 2025 6:03 PM

To: Comm Dev Lighting <lighting@townofbreckenridge.com>

Subject: Re: Exterior Lighting Code Compliance Letter

Hello Again,

I wanted to inform you that new down lit lamps have been purchased however they will not be installed until the TOB confirms they meet standards. I suggest a site visit on September 16 at noon. If the town cannot comply, we will postpone the installation until a date in October or when convenient later on. I have not received a response from the Town on other problem areas in town so I accept that my day and night motion sensor and timing controlled existing lighting surpasses the towns intention for true dark sky effectiveness. This has been an ongoing issue for me concerning the towns efficacy in this matter and as you may know, as much as I am open to resolutions, the towns position has not made much scientific nor community sense. Let's see what can be done at this time.

Michael Ratzan

