

EXECUTIVE SESSION CERTIFICATE

Town of Breckenridge )  
County of Summit )  
State of Colorado )

Kelly Owens the duly elected, qualified and acting Mayor of the Town of Breckenridge, hereby certifies as follows:

As part of the town council regular meeting on Tuesday, November 25, 2025 at 5:36 pm, Council Member Rankin moved to convene in executive session pursuant to Paragraph 4(b) of Section 24-6-402, C.R.S., relating to conferences with the town attorney for purposes of receiving legal advice on specific legal questions. Council Member Beckerman seconded the motion.

The Mayor stated a motion had been made to go into executive session pursuant to Section 24-6-402, C.R.S Paragraph 4(b) relating to conferences with the town attorney for purposes of receiving legal advice on specific legal questions.

The subject of the executive session as stated in the motion included:

- (i) Receive legal advice pertaining to agreements between the Town and the developer of trails at Berlin Placer PUD, including discussions of the status of Berlin Placer agreements and legal issues related to entering into the terms of the agreements.

A roll call vote was taken and all were in favor of the motion.

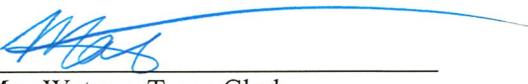
The individuals present were Mayor Kelly Owens, Councilmembers Todd Rankin, Carol Saade, Dick Carleton, Steve Gerard, Jay Beckerman, and Marika Page, and Town Manager Shannon Haynes, Deputy Town Manager Scott Reid, and Town Attorney Keely Ambrose.

Council Member Rankin moved to adjourn the meeting. Council Member Gerard seconded the motion. All were in favor of the motion, and the executive session was adjourned. No decisions were made as a result of the executive session when Council returned to the open meeting and no further discussion was had.

This certificate shall be included before the minutes of the regular Town Council meeting of Tuesday, November 25<sup>th</sup>, 2025.

ATTEST:

TOWN OF BRECKENRIDGE

  
\_\_\_\_\_  
Mae Watson, Town Clerk

  
\_\_\_\_\_  
Kelly Owens, Mayor

[ONLY SIGN IF APPLICABLE]

As Town Attorney, I hereby attest that it is my opinion that the portion of the discussion in executive session which was not recorded constitutes a privileged attorney-client communication that is not required to be recorded pursuant to C.R.S. §24-6-402(2)(d.5)(II)(B).

ATTEST:

  
\_\_\_\_\_  
Keely Ambrose, Town Attorney

**I) CALL TO ORDER, ROLL CALL**

Mayor Owens called the meeting of November 25<sup>th</sup>, 2025, to order at 7:00pm. The following members answered roll call: Marika Page, Dick Carleton, Steve Gerard, Carol Saade, Jay Beckerman, Todd Rankin, and Mayor Kelly Owens.

**II) APPROVAL OF MINUTES**

**A) TOWN COUNCIL MINUTES – NOVEMBER 11, 2025**

There were no changes or corrections to the meeting minutes of November 11, 2025. Mayor Owens declared they would stand approved as presented.

**III) APPROVAL OF AGENDA**

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

**IV) COMMUNICATIONS TO COUNCIL**

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

Mayor Owens opened public comment.

Sandra Bryant, a Breckenridge homeowner, expressed concern about the volume of traffic through town. She noted that prior zoning regulations did not account for overnight parking and that the loss of the Elk Lot increased parking demand. Bryant emphasized the importance of allowing guests to remain in town. She noted the current issues stem not from guests bringing multiple cars, but from the Town's zoning decisions. Bryant added this has created a disparity between overnight guests versus day-use visitors and employees and urged the Town to have more consideration for high-value guests.

Carol Rockney, a Breckenridge resident, expressed concern about low water levels in the dredge and how low the dredge boat was sitting. She noted that she has ideas to help raise the water levels and plans to discuss them with staff. Rockney outlined potential solutions involving both the Town and Breckenridge Ski Resort.

Mary Walden, with Summit Mountain Rentals, described the challenges guests will face if they lose access to overnight parking. She described several concerns with staff's recommendation to use the Gold Run Lot for additional overnight. Walden urged Council to consider the visitor experience, stating the proposed solution does not feel welcoming and may underestimate actual demand. Walden recommended expanding the Block 11 lot beyond the 20 oversized spaces currently planned, citing both potential fiscal benefits and improvements to guest experience.

Abby Brown, who manages numerous vacation rentals and HOAs in town, expressed appreciation for Council's willingness to consider additional overnight parking options but emphasized that Gold Run is too far away to be a viable solution. Brown raised similar concerns about other remote parking areas, noting they do not encourage visitors to stay in town or support local businesses. Brown acknowledged the concern about the appearance of certain solutions but stated aesthetics should rank below guest experience. Brown also opposed a reservation system, citing the lack of alternatives for guests who forget to reserve. With tax revenues down, Brown urged the Town not to worsen the guest experience.

Jeff Bright, a Breckenridge property owner, expressed appreciation for Council's creative thinking and for including lodging partners in the discussion. Bright noted that part-time residents own a significant share of the Town's short-term rentals but often feel underrepresented because they cannot vote. He stated that Council has a fiduciary responsibility to represent this non-voting constituency with the same respect and consideration as voting residents. Bright asked that part-time owners and guests be included in future working groups on parking solutions.

With no additional public comments, Mayor Owens closed public comment.

**V) CONTINUED BUSINESS**

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

- 1) COUNCIL BILL NO. 21, SERIES 2025 — AN ORDINANCE REPEALING AND READOPTING WITH CHANGES CHAPTER 1 OF TITLE 8 OF THE BRECKENRIDGE TOWN CODE CONCERNING THE BUILDING CODES OF THE

TOWN OF BRECKENRIDGE; ADOPTING BY REFERENCE AND AMENDING: THE INTERNATIONAL BUILDING CODE, 2024 EDITION INCLUDING APPENDIX P; THE INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION, INCLUDING APPENDIX BE AND BG; THE INTERNATIONAL PLUMBING CODE, 2024 EDITION INCLUDING APPENDIX C; THE INTERNATIONAL MECHANICAL CODE, 2024 EDITION, INCLUDING APPENDIX A; THE INTERNATIONAL FUEL GAS CODE, 2024 EDITION, INCLUDING APPENDIX A AND B; THE INTERNATIONAL ENERGY CONSERVATION CODE, 2024 EDITION; THE INTERNATIONAL EXISTING BUILDING CODE, 2024 EDITION; THE INTERNATIONAL POOL AND SPA CODE, 2024 EDITION; THE NATIONAL ELECTRICAL CODE, 2023 EDITION; THE ICC ELECTRICAL CODE – ADMINISTRATIVE PROVISIONS, 2006 EDITION; THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION; THE COLORADO WILDFIRE RESILIENCY CODE, 2025 EDITION; THE COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE, 2023 EDITION; ADOPTING BY REFERENCE WITHOUT AMENDMENTS THE INTERNATIONAL FIRE CODE, 2024 EDITION, INCLUDING APPENDICES B THROUGH Q AND THE ICC A117.1-2017 STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, 2017 EDITION.

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 Code Councils established library of codes, plus the state mandated Colorado Wildfire Resiliency Code and Summit County Aquatic Health Code. Rout noted there have been no changes since first reading. Rout stated staff recommend approval on second reading.

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. 21, SERIES 2025 — AN ORDINANCE REPEALING AND READOPTING WITH CHANGES CHAPTER 1 OF TITLE 8 OF THE BRECKENRIDGE TOWN CODE CONCERNING THE BUILDING CODES OF THE TOWN OF BRECKENRIDGE; ADOPTING BY REFERENCE AND AMENDING: THE INTERNATIONAL BUILDING CODE, 2024 EDITION INCLUDING APPENDIX P; THE INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION, INCLUDING APPENDIX BE AND BG; THE INTERNATIONAL PLUMBING CODE, 2024 EDITION INCLUDING APPENDIX C; THE INTERNATIONAL MECHANICAL CODE, 2024 EDITION, INCLUDING APPENDIX A; THE INTERNATIONAL FUEL GAS CODE, 2024 EDITION, INCLUDING APPENDIX A AND B; THE INTERNATIONAL ENERGY CONSERVATION CODE, 2024 EDITION; THE INTERNATIONAL EXISTING BUILDING CODE, 2024 EDITION; THE INTERNATIONAL POOL AND SPA CODE, 2024 EDITION; THE NATIONAL ELECTRICAL CODE, 2023 EDITION; THE ICC ELECTRICAL CODE – ADMINISTRATIVE PROVISIONS, 2006 EDITION; THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION; THE COLORADO WILDFIRE RESILIENCY CODE, 2025 EDITION; THE COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE, 2023 EDITION; ADOPTING BY REFERENCE WITHOUT AMENDMENTS THE INTERNATIONAL FIRE CODE, 2024 EDITION, INCLUDING APPENDICES B THROUGH Q AND THE ICC A117.1-2017 STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, 2017 EDITION. Council Member Gerard seconded the motion.

The motion passed 7-0.

**VI) NEW BUSINESS**

- A) FIRST READING OF COUNCIL BILLS, SERIES 2025
- B) RESOLUTIONS, SERIES 2025
- C) OTHER

**VII) PLANNING MATTERS**

- A) PLANNING COMMISSION DECISIONS

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

**VIII) REPORT OF TOWN MANAGER AND STAFF**

Town Manager Shannon Haynes will be out of town from this Thursday through the following Thursday. Deputy Town Manager Scott Reid will be away starting next week. Reid will serve as Acting Town Manager from Thursday through Sunday, and Assistant Town Manager Julia Puester will serve as Acting Town Manager Monday through Thursday of next week.

**IX) REPORT OF MAYOR AND COUNCIL MEMBERS**

**A) CAST/MMC**

Mayor Owens reported no update.

**B) BRECKENRIDGE OPEN SPACE ADVISORY COMMISSION**

Council Member Beckerman reported no update.

**C) BRECKENRIDGE TOURISM OFFICE**

Council Member Carleton reported that Oktoberfest came in \$82,000 off budget, which was reasonable given the loss of a sponsor and poor weather. Council Member Carleton shared that the resident survey is receiving fewer responses than hoped, though still enough to be statistically valid. He also highlighted upcoming events, including the Rockstar concert on the 19th from 4–9 p.m. and the Holiday Dog Parade. Council Member Carleton noted that BTO attempted to collaborate with Copper on the World Cup, but it did not receive any traction.

**D) BRECKENRIDGE HISTORY**

Council Member Rankin stated there will be a meeting in January.

**E) BRECKENRIDGE CREATIVE ARTS**

Council Member Gerard reported the Art District's Winter Weekend will align with the Lighting of Breckenridge on December 5–6. The district will offer extended hours and additional marketing opportunities for local artists. He noted there will be a meeting next month.

**F) SOCIAL EQUITY ADVISORY COMMISSION**

Council Member Saade reported on last Wednesday's meeting and provided several updates. She noted over 250 individuals were served by the Mexican Consulate, with Flor Cruz receiving praise for her outstanding work. Flor also organized a law enforcement forum, allowing the community to engage directly with officers. Council Member Saade noted the Pathways to Homeownership program served 100 community and highlighted that attendance for the Beginners Guide remains high. Council Member Saade described commissioners insightful conversations with the Housing Department on ADU's within the Runway Work Force Housing Project.

**G) ARTS & CULTURE MASTER PLAN STEERING COMMITTEE**

Council Member Beckerman stated interviews on the RFP applications will begin on Wednesday December 17<sup>th</sup>.

**X) OTHER MATTERS**

Council Member Page reported a site visit from the production company for the 250/150 July 4th Drone Show. The Town has secured one free drone show on Thursday, July 2nd, and has the option to purchase additional shows. The Events Committee will present a proposal to Town Council, with a Council decision needed on the 9th.

Mayor Owens gave kudos to Mae Watson, Town Clerk, for the Beginners Guide to Local Government series. Mayor Owens noted that participants have provided only positive feedback about the course and Mae's presentation. Mayor Owens added that Mae has gone the extra mile, and this program is fulfilling a long-standing community need. Mayor Owens highlighted CMC Breckenridge as a partner in bringing the series to life.

**XI) SCHEDULED MEETINGS**

SCHEDULED MEETINGS FOR DECEMBER AND JANUARY

**XII) ADJOURNMENT**

With no further business to discuss, the meeting adjourned at 7:36 pm. Submitted by Mae Watson, Town Clerk.

ATTEST:



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Mae Watson, Town Clerk



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Kelly Owens, Mayor