



Town Council Regular Meeting
Tuesday, January 13, 2026, 7:00 PM
Town Hall Council Chambers
150 Ski Hill Road
Breckenridge, Colorado

THE TOWN OF BRECKENRIDGE CONDUCTS HYBRID MEETINGS. This meeting will be held in person at Breckenridge Town Hall and will also be broadcast live over Zoom. Join the live broadcast available by computer or phone: <https://us02web.zoom.us/j/83517414335> (Telephone: 1-719-359-4580; Webinar ID: 835 1741 4335). If you need special assistance in order to attend any of the Town's public meetings, please notify the Town Clerk's Office at (970) 547-3127, at least 72 hours in advance of the meeting.

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- I. CALL TO ORDER, ROLL CALL**
- II. APPROVAL OF MINUTES**
 - A. TOWN COUNCIL MINUTES - DECEMBER 9, 2025
- III. APPROVAL OF AGENDA**
- IV. COMMUNICATIONS TO COUNCIL**
 - A. PUBLIC COMMENT (NON-AGENDA ITEMS ONLY; 3-MINUTE TIME LIMIT PLEASE)
 - B. BRECKENRIDGE TOURISM OFFICE UPDATE
- V. CONTINUED BUSINESS**
 - A. SECOND READING OF COUNCIL BILLS, SERIES 2026
- VI. NEW BUSINESS**
 - A. FIRST READING OF COUNCIL BILLS, SERIES 2026
 - B. RESOLUTIONS, SERIES 2026
 - 1. RESOLUTION NO. 1, SERIES 2026 — A RESOLUTION DETERMINING THAT THE APRIL 7, 2026 REGULAR TOWN ELECTION SHALL BE A MAIL BALLOT ELECTION
 - C. OTHER
- VII. PLANNING MATTERS**
 - A. PLANNING COMMISSION DECISIONS
- VIII. REPORT OF TOWN MANAGER AND STAFF**
- IX. REPORT OF MAYOR AND COUNCIL MEMBERS**
 - A. CAST/MMC
 - B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE
 - C. BRECKENRIDGE TOURISM OFFICE

- D. BRECKENRIDGE HISTORY
- E. BRECKENRIDGE CREATIVE ARTS
- F. SOCIAL EQUITY ADVISORY COMMISSION
- G. ARTS & CULTURE MASTER PLAN STEERING COMMITTEE

X. OTHER MATTERS

XI. SCHEDULED MEETINGS

- A. SCHEDULED MEETINGS FOR JANUARY, FEBRUARY AND MARCH

XII. ADJOURNMENT

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, December 9, 2025 at 4:26 pm, Council Member Rankin moved to convene an executive session pursuant to Paragraph 4(f) of Section 24-6-402, C.R.S., for personnel matters not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require discussion of matters personal to a particular employee. Council Member Gerard 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(f) personnel matters.

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

- (i) To discuss the Town Managers yearly review. Town Manager Shannon Haynes declined to have her yearly review in open session.

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 and Deputy Town Manager Scott Reid.

Council Member Rankin moved to adjourn the executive session for personal matters pursuant to C.R.S. Section 24-6-402 Paragraph 4(f). Council Member Carleton seconded the motion.

All were in favor of the motion, and the executive session was adjourned at 4:45pm. No decisions were made as a result of the executive session when Council returned to the open meeting and no further discussion was had.

As part of the town council regular meeting on Tuesday, December 9, 2025 at 5:21 pm, Council Member Rankin moved to convene an executive session pursuant to Paragraph 4(a) of Section 24-6-402, C.R.S. to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest; Paragraph 4(b) of Section 24-6-402, C.R.S for a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions; and Paragraph 4(e) of Section 24-6-402, C.R.S determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiations. Council Member Gerard seconded the motion.

The Mayor stated a motion had been made to go into executive session pursuant to Section 24-6-402 Paragraph 4(a) of Section 24-6-402, C.R.S. to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest; Paragraph 4(b) relating to conferences with the town attorney for purposes of receiving legal advice on specific legal questions; and Paragraph 4(e) determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiations.

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

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

- (i) To discuss potential property acquisition located in the upper blue basin, and to discuss negotiations and receive legal advice related thereto.

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, Town Attorney Keely Ambrose, Assistant Director of Housing Laurie Best, and Housing Program Manager Darci Henning.

Council Member Rankin moved to adjourn the executive session for potential property acquisition and to discuss negotiations and receive legal advice related thereto pursuant to C.R.S. Section 24-6-402 Paragraph 4(a), Paragraph 4(b), and Paragraph 4(e). Council Member Gerard seconded the motion.

All were in favor of the motion, and the executive session was adjourned at 5:54 pm. Mayor Owens stated Council instructed negotiators and 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, December 9th, 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 December 9th, 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 25, 2025

There were no changes or corrections to the meeting minutes of November 25, 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.

With no public comments, Mayor Owens closed public comment.

B) BRECKENRIDGE TOURISM OFFICE

Lucy Kay, President of the BTO, stated winter lodging room nights for the season are down 6 percent, while revenue remains steady. Nearly every month is down year-over-year except December, with February showing the most significant decline. Kay noted increased media attention for the Lighting of Breckenridge and the Santa Race, which have become branding events with national media exposure, including coverage from HGTV.

Lucy Kay stated that Ullr Fest is scheduled for December 18, and that the Friday following Ullr Fest will feature the Rockstar Energy Open, in partnership with Breck Ski Resort. Kay noted Snow Sculpture Event is on track, and the Town has contracted for another year with Global Fire.

Kay reported that next week's Breck 101 event has 250 people registered and will highlight the Breck Sled Shed and the Town's sustainability initiatives. Kay also reported that the Breckenridge Tourism Office has hired MMGY to take over media buying and expressed excitement about partnering with the firm.

C) BRECKENRIDGE SKI RESORT

Jon Copeland, Vice President of Breckenridge Ski Resort, reported that the winter season has had a slow start due to limited snowfall and unfavorable temperatures, but noted a strong response from resort staff and good attendance on opening day. Copeland provided an update on currently open terrain and plans to expand terrain over the next month, adding that recent snowmaking investments have proven effective. Copeland also noted the resort was able to open the coaster over Thanksgiving weekend with strong participation.

Copeland highlighted the success of recent events, including T-Bar, and previewed upcoming events such as the Hartford Ski Spectacular, the Rockstar Energy Open, and the Rail Jam. Copeland reported that Breckenridge Ski Resort will host the 40th Anniversary of the Snowboarding World Championships in April. Copeland also noted that the Wake Up Breck event was highly successful, with raising more \$10,000 dollars for the BOEC. Copeland added the resort is close to launching a text communication system to notify the public about events.

V) CONTINUED BUSINESS

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

VI) NEW BUSINESS

A) FIRST READING OF COUNCIL BILLS, SERIES 2025

B) RESOLUTIONS, SERIES 2025

1) RESOLUTION NO. 13, SERIES 2025 – A RESOLUTION MAKING SUPPLEMENTAL BUDGET APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025

Mayor Owens read the title into the record.

Tracey Lambert, Senior Accountant, requested approval of supplemental appropriations for the 2025 budget. Lambert noted that the accompanying memo outlines the total expense impact and identifies the four funds requiring additional appropriations to keep the budget in line for the remainder of the year.

Mayor Owens opened public comment.

With no public comments, Mayor Owens closed public comment.

Council Member Rankin made a motion to approve RESOLUTION NO. 13, SERIES 2025 – A RESOLUTION MAKING SUPPLEMENTAL BUDGET APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025. Council Member Gerard seconded the motion.

The motion passed 7-0.

- 2) RESOLUTION NO. 14, SERIES 2025 – A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN AGREEMENT FOR ATTORNEY SERVICES WITH MARK HURLBERT FOR JANUARY 1, 2026 UNTIL A DATE DETERMINED BY THE TOWN ATTORNEY

Mayor Owens read the title into the record.

Helen Cospolich, Director of Municipal Services, stated Mark Hurlbert is the Town's current Prosecuting Attorney and is up for reappointment for a partial term ending April 30th, 2026

Council Member Rankin stated he has one potential conflict. Council Member Rankin stated he has a listing for one of Mark Hurlbert's clients. Town Attorney Ambrose asked Council Member Rankin if he has any benefit to gain with Mark Hurlbert being reappointed as the Prosecuting Attorney. Council Member Rankin stated he does not.

Town Attorney Ambrose asked Council Member Rankin if he is capable of voting on the matter without any conflict. Council Member Rankin affirmed he is capable of voting without conflict.

Town Attorney Ambrose noted this does not meet the definition of a conflict of interest in the Town Code's Ethics Code because it requires a link between the Council Members action and the benefit to be conferred on the other party.

Council agreed the information regarding the relationship is not a conflict and Council Member Rankin retains his ability to vote on the matter.

Council Member Carleton also disclosed a potential conflict. Council Member Carleton noted he is in a potential transaction and contractual negotiation, with Mark Hurlbert representing the other party.

Town Attorney Ambrose asked Council Member Carleton if he feels he can take action on this item in a fair and impartial manner. Council Member Carleton affirmed he can.

Town Attorney Ambrose asked Council Member Carleton if there would be any benefit to him or his family by voting on this resolution to appoint Mark Hurlbert. Council Member Carleton affirmed there would be no benefit to him or his family.

Council agreed the information regarding the relationship is not a conflict and Council Member Carleton retains his ability to vote on the matter.

Council Member Gerard made a motion to approve RESOLUTION NO. 14, SERIES 2025 – A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN AGREEMENT FOR ATTORNEY SERVICES WITH MARK HURLBERT FOR JANUARY 1, 2026 UNTIL A DATE DETERMINED BY THE TOWN ATTORNEY. Council Member Saade seconded the motion.

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

- 3) RESOLUTION NO. 15, SERIES 2025 – A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE TOWNS OF BLUE RIVER, DILLON, SILVERTHORNE, AND KEYSTONE, COLORADO, CONCERNING THE APRIL 7, 2026 REGULAR TOWN ELECTION

Mayor Owens read the title into the record

Mae Watson, Town Clerk, introduced a resolution that would approve an Intergovernmental Agreement (IGA) between the Town of Breckenridge and the Towns of Blue River, Dillon, Keystone, and Silverthorne to collectively lease Clear Ballot election equipment for the April 7, 2026 Regular Municipal Election. Watson stated the April 7, 2026 Election will still be a mail ballot election and the equipment will be used to count and tabulate the mail ballots. Watson noted the Town Code delegates authority to the Town Clerk to choose the system of voting; however, the Town Clerk does not have the authority to enter into an IGA with other municipal towns. The Town Clerk can only enter into IGAs with the Summit County Clerk and Recorder. Staff recommends approval.

Council Member Rankin made a motion to approve RESOLUTION NO. 15, SERIES 2025 – A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE TOWNS OF BLUE RIVER, DILLON, SILVERTHORNE, AND KEYSTONE, COLORADO, CONCERNING THE APRIL 7, 2026 REGULAR TOWN ELECTION. Council Member Gerard seconded the motion.

The motion passed 7-0.

- C) OTHER
- 1) LIQUOR AND MARIJUANA LICENSING AUTHORITY APPOINTMENTS

Mayor Owens thanked the applicants for their interest, and the current incumbents for their service.

Tara Olson, Deputy Town Clerk, and Helen Cospolich, tallied Town Council's votes for the Liquor and Marijuana Licesning Authority. The Council Members votes have been included as part of the record.

Tara Olson, Deputy Town Clerk, stated the applicants with the 3 highest votes were Ace Conway, Ashley Zimmerman, and Kelly Lovely.

Council Member Rankin moved to approve the appointment of the three highest vote getters to the Liquor and Marijuana Licensing Authority. Council Member Carleton seconded the motion.

The motion passed 7-0.

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 reported no updates.

IX) REPORT OF MAYOR AND COUNCIL MEMBERS

- A) CAST/MMC
Mayor Owens reported that other towns are re-examining their grant processes and how to best distribute funding. The towns are working toward a common, streamlined grant application process. Mayor Owens noted the possibility of inviting representatives from the Summit Foundation to speak about how they evaluate grants and to provide advice and lessons learned on streamlining grant applications.
- B) BRECKENRIDGE OPEN SPACE ADVISORY COMMISSION
Council Member Beckerman stated there is no update.
- C) BRECKENRIDGE TOURISM OFFICE

Council Member Carleton stated there is no update.

D) BRECKENRIDGE HISTORY

Council Member Rankin stated there is no update.

E) BRECKENRIDGE CREATIVE ARTS

Council Member Gerard reported that he and Town Manager Haynes attended a special meeting of the board to discuss concerns regarding the cultural master planning process. Council Member Gerard noted that the next meeting is scheduled for December 18. Mayor Owens inquired whether any clarification in writing from Council to the Board would be helpful to convey that the Town supports BCA. Council Member Gerard felt that it was clearly expressed to the board that the Town supports BCA and intends to honor the contract.

F) SOCIAL EQUITY ADVISORY COMMISSION

Council Member Saade stated the minutes were in the packet. Council Member Saade noted the internal legislative committee will begin meeting again soon.

G) ARTS & CULTURE MASTER PLAN STEERING COMMITTEE

Council Member Beckerman stated that an RFP task group was assembled to review the 15 RFPs received. The group narrowed the proposals to the top four, and interview invitations will be extended to the top three candidates, with interviews to be conducted next week

X) OTHER MATTERS

Council Member Saade commended the outreach team for their efforts in publicizing the LMLA open seats, noting that this was the first time the authority received eight applicants.

Council Member Carleton stated that he has a meeting with ski area marketing representatives next week and believes it would be beneficial to host smaller-scale events, such as a potential Rail Jam that may require street closures. He noted that previous meetings with the ski resort regarding event collaborations have been successful and remain within budget, with the potential to energize summer events. Council Member Rankin expressed support for potential Main Street closures.

Mayor Owens stated today is the last day to donate to Colorado Gives day and thanked Town Staff for all their hard work this year.

XI) SCHEDULED MEETINGS

SCHEDULED MEETINGS FOR DECEMBER AND JANUARY

XII) ADJOURNMENT

With no further business to discuss, the meeting adjourned at 7:30 pm. Submitted by Mae Watson, Town Clerk.

ATTEST:

Mae Watson, Town Clerk

Kelly Owens, Mayor

Name: Cord Saall

Liquor and Marijuana Licensing Authority Appointment (Pick 3):

Ace Conway

Greg Gordon

Ashley Zimmerman

Jenny Stafford

Davis Catherine Stuart

Kelly Lovely

Dennis Jeff

Sean R Fitzsimmons

Name: Jay

Liquor and Marijuana Licensing Authority Appointment (Pick 3):

Ace Conway

Greg Gordon

Ashley Zimmerman

Jenny Stafford

Davis Catherine Stuart

Kelly Lovely

Dennis Jeff

Sean R Fitzsimmons

Name: Todd Rankin

Liquor and Marijuana Licensing Authority Appointment (Pick 3):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Ace Conway | <input type="checkbox"/> Greg Gordon |
| <input checked="" type="checkbox"/> Ashley Zimmerman | <input type="checkbox"/> Jenny Stafford |
| <input type="checkbox"/> Davis Catherine Stuart | <input checked="" type="checkbox"/> Kelly Lovely |
| <input type="checkbox"/> Dennis Jeff | <input type="checkbox"/> Sean R Fitzsimmons |

Name: Marika

Liquor and Marijuana Licensing Authority Appointment (Pick 3):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Ace Conway | <input type="checkbox"/> Greg Gordon |
| <input checked="" type="checkbox"/> Ashley Zimmerman | <input type="checkbox"/> Jenny Stafford |
| <input type="checkbox"/> Davis Catherine Stuart | <input checked="" type="checkbox"/> Kelly Lovely |
| <input type="checkbox"/> Dennis Jeff | <input type="checkbox"/> Sean R Fitzsimmons |

Name: Kelly

Liquor and Marijuana Licensing Authority Appointment (Pick 3):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Ace Conway | <input type="checkbox"/> Greg Gordon |
| <input checked="" type="checkbox"/> Ashley Zimmerman | <input type="checkbox"/> Jenny Stafford |
| <input type="checkbox"/> Davis Catherine Stuart | <input checked="" type="checkbox"/> Kelly Lovely |
| <input checked="" type="checkbox"/> Dennis Jeff | <input type="checkbox"/> Sean R Fitzsimmons |

Name: STEVE GERARD

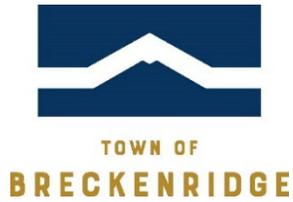
Liquor and Marijuana Licensing Authority Appointment (Pick 3):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Ace Conway | <input type="checkbox"/> Greg Gordon |
| <input checked="" type="checkbox"/> Ashley Zimmerman | <input type="checkbox"/> Jenny Stafford |
| <input type="checkbox"/> Davis Catherine Stuart | <input checked="" type="checkbox"/> Kelly Lovely |
| <input type="checkbox"/> Dennis Jeff | <input type="checkbox"/> Sean R Fitzsimmons |

Name: Dick Carleto

Liquor and Marijuana Licensing Authority Appointment (Pick 3):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Ace Conway | <input type="checkbox"/> Greg Gordon |
| <input checked="" type="checkbox"/> Ashley Zimmerman | <input type="checkbox"/> Jenny Stafford |
| <input type="checkbox"/> Davis Catherine Stuart | <input checked="" type="checkbox"/> Kelly Lovely |
| <input type="checkbox"/> Dennis Jeff | <input type="checkbox"/> Sean R Fitzsimmons |



Memo

To: Town Council
From: Mae Watson, Town Clerk; and Helen Cospolich, Director of Municipal Services & Engagement
Date: January 7, 2026 (for January 13, 2026)
Subject: April 2026 Mail Ballot Election Resolution

Town Council Goals (Check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> More Boots & Bikes, Less Cars | <input type="checkbox"/> Leading Environmental Stewardship |
| <input type="checkbox"/> Deliver a Balanced Year-Round Economy | <input type="checkbox"/> Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> Organizational Need | |

Summary

This resolution, if approved, would set the April 7, 2026, Town of Breckenridge Municipal Election to be conducted by mail ballot.

Background

Section 1-12-8 of the Breckenridge Town Code authorizes Town Council to conduct municipal elections by mail ballot by resolution. The Town of Breckenridge has been conducting standalone mail ballot elections since 2014. The State of Colorado also conducts mail ballot elections. Conducting elections by mail ballot generally results in increased voter participation.

Public outreach/engagement

Public input was not specifically sought during the development of the Resolution as the matter relates to internal election administration.

Financial Implications

The 2026 Municipal Services budget already includes the printing costs associated with conducting a mail ballot election.

Equity Lens

Mail ballot elections promote greater equity in voter access by reducing logistical and time-based barriers that can prevent individuals from participating in in-person voting. Voters are able to receive, review, and complete their ballots at home on their own schedules, which particularly benefits working families, individuals with mobility or transportation challenges, seasonal and shift-based workers, and residents who cannot easily travel to a polling location during limited voting hours. Providing every voter with a ballot by mail ensures that each eligible resident has an equal opportunity to participate in the election process, regardless of their work schedule, transportation access, or physical ability.

Staff Recommendation

Staff recommend approval of the attached Resolution.

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.

RESOLUTION NO. 1

SERIES 2026

A RESOLUTION DETERMINING THAT THE APRIL 7, 2026 REGULAR TOWN ELECTION SHALL BE A MAIL BALLOT ELECTION

WHEREAS, Section 1-7.5-104(1), C.R.S., and Section 1-12-8 of the Breckenridge Town Code authorize the Town Council, by resolution, to determine that any municipal election shall be conducted as a mail ballot election; and

WHEREAS, the Town Council determines that the regular Town election to be held on Tuesday, April 7, 2026 shall be conducted as a mail ballot election.

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

Section 1. The regular Town election to be held on Tuesday, April 7, 2026 shall be conducted as a mail ballot election.

Section 2. The mail ballot election to be held on Tuesday, April 7, 2026, shall be conducted under the supervision of the Colorado Secretary of State and pursuant to the rules for mail ballot elections promulgated by the Colorado Secretary of State.

Section 3. The mail ballot election to be held on Tuesday, April 7, 2026, shall be held in accordance with the Colorado Municipal Election Code of 1965 and the Uniform Election Code of 1992.

Section 4. This resolution is effective upon adoption.

RESOLUTION APPROVED AND ADOPTED this 13 day of January, 2026.

TOWN OF BRECKENRIDGE

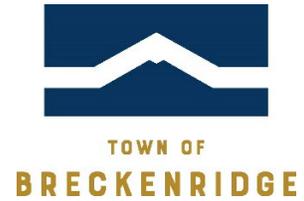
By: _____
Kelly Owens, Mayor

ATTEST:

Mae Watson, Town Clerk

APPROVED IN FORM

Town Attorney Date



Memo

To: Breckenridge Town Council
From: Mark Truckey, Director of Community Development
Date: January 7, 2026
Subject: Planning Commission Decisions of the January 6, 2026 Meeting

DECISIONS FROM THE PLANNING COMMISSION MEETING, January 6, 2026:

CLASS A APPLICATIONS: None.

CLASS B APPLICATIONS: None.

CLASS C APPLICATIONS: None.

TOWN PROJECT HEARINGS: None.

OTHER: None.

PLANNING COMMISSION MEETING

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

ROLL CALL

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

APPROVAL OF MINUTES

With no changes, the December 2, 2025 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the January 6, 2026 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

WORK SESSIONS:

1. Dark Sky Program Overview

Ms. Muncy gave an update on the exterior lighting initiative, including the planned approach to monitor compliance after the recent compliance deadline of January 2, 2026. Ms. Muncy shared a map that showed lighting levels within Town, based on readings taken at ten different light monitoring locations.

Commissioner Questions / Comments:

Mr. Frechter: Where is the light monitoring location in the Wellington? (Ms. Muncy: It is by the visitor parking in Lincoln Park.)

Mr. Smith: How many sampling events were used to collect this data? (Ms. Muncy: Roughly five different reading cycles since March 2023. Ideally this occurs near a new moon, when skies are clear, and after sunset. Readings are taken within a two-hour window; it can be a challenge to get the stars to align.) Is this your baseline? (Ms. Muncy: We are still working on developing a baseline. Looking at the data as a whole, we do not have a conclusive trend yet. Holiday lighting will impact the readings during the winter, but we will look at the data. We will need to compare readings against the same season or month rather than the year as a whole.)

Mr. Kulick: Is there a difference between a ground with snow or a ground without snow. (Ms. Muncy: Yes, since the snow reflects light, it plays into it.)

Ms. Gort: What about holiday lights? (Ms. Muncy: Yes, the holiday lights can affect the readings.)

Mr. Truckey: Have we seen a change in the numbers? (Ms. Muncy: We have not reviewed the data set comparing the same season yet. The lighting level changes per season. Collecting more data, comparing each season, rather than comparing the year as a whole, and analyzing that way will be important.)

Ms. Gort: Is it at a certain time of the night the readings are taken? (Ms. Muncy: Each time it is a total of six readings, one to calibrate and five to track the actual night sky reading, we use the average of the five. One set of readings per location. It takes about two hours to complete a night of readings.)

Mr. Guerra: Thank you for doing the work, Ellie. I appreciate it.

Ms. Propper: Did you get a bunch of HOA requests for presentations? (Ms. Muncy: We did a special presentation to the Highlands HOAs, other HOAs have not reached out. A lot of the same property management companies work with most of the HOAs. Once we reached those HOAs, they were hopefully able to disseminate the information to the property owners.)

OTHER MATTERS:

1. Town Council Summary
2. Class D Majors Q4 2025 (Memo Only)
3. Class C Subdivisions Q4 2025 (Memo Only)

ADJOURNMENT:

The meeting was adjourned at 5:49 pm.

Susan Propper, Chair



TOWN OF BRECKENRIDGE
TOWN COUNCIL

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

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

Date	Meeting	Location	Time
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January 2026

Tuesday, Jan. 13th, 2026	First Meeting of the Month	Council Chambers	2:00 pm / 7:00 pm
Jan. 24th - Feb. 3rd, 2026	International Snow Sculpture Championships	Tiger Dredge	All Day
Tuesday, Jan. 27th, 2026	Second Meeting of the Month	Council Chambers	2:00 pm / 7:00 pm
Jan. 31st & Feb. 1st, 2026	Colorado Youth Pond Hockey Tournament	Gold Run Nordic	All Day

February 2026

Jan. 24th - Feb. 3rd, 2026	International Snow Sculpture Championships	Tiger Dredge	All Day
Tuesday, Feb. 10th, 2026	First Meeting of the Month	Council Chambers	2:00 pm / 7:00 pm
Tuesday, Feb. 24th, 2026	Second Meeting of the Month	Council Chambers	2:00 pm / 7:00 pm

Other Meetings

January 13th, 2026	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
	Workforce Housing Committee	Town Hall	10:30am
January 14th, 2026	Breckenridge History	Town Hall	Noon
January 19th, 2026	Summit Combined Housing Authority	Virtual	1:00pm
	Open Space & Trails Meeting	Town Hall	5:30pm
January 20th, 2026	Board of County Commissioners Meeting	County Courthouse	9:00am
	Liquor & Marijuana Licensing Authority	Town Hall	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
January 21st, 2026	Social Equity Advisory Commission	Town Hall	5:30pm
January 22nd, 2026	NWCCOG Board Meeting	Silverthorne Office	10:00am
January 27th, 2026	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
January 28th, 2026	Summit Stage Transit Board Meeting	Senior Center	8:15am
	Breckenridge Tourism Office Board Meeting	BTO Office	8:30am
	RW&B Board Meeting	Main Street Station	3:00pm
February 3rd, 2026	Board of County Commissioners Meeting	County Courthouse	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
February 4th, 2026	Breckenridge Events Committee	Town Hall	9:00am
February 10th, 2026	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
	Workforce Housing Committee	Town Hall	10:30am
February 12th, 2026	Upper Blue Sanitation District	Administrative Office	5:30pm
February 16th, 2026	Summit Combined Housing Authority	Virtual	1:00pm
	Open Space & Trails Meeting	Town Hall	5:30pm
February 17th, 2026	Board of County Commissioners Meeting	County Courthouse	9:00am
	Liquor & Marijuana Licensing Authority	Town Hall	9:00am
	Planning Commission Meeting	Town Hall	5:30pm



TOWN OF BRECKENRIDGE
TOWN COUNCIL

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

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

Date	Meeting	Location	Time
February 19th, 2026	Breck Create	Virtual	2:00pm
February 24th, 2026	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
February 25th, 2026	Summit Stage Transit Board Meeting	Senior Center	8:15am
	Breckenridge Tourism Office Board Meeting	BTO Office	8:30am
	RW&B Board Meeting	Main Street Station	3:00pm
March 3rd, 2026	Board of County Commissioners Meeting	County Courthouse	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
March 4th, 2026	Police Advisory Committee	PD Training Room	7:30am
	Breckenridge Events Committee	Town Hall	9:00am
March 12th, 2026	I-70 Coalition	Keystone Policy Center	1:00pm
	Upper Blue Sanitation District	Administrative Office	5:30pm
March 13, 2026	QQ - Quality and Quantity - Water District	CMC	10:00am
TBD	Transit Advisory Council Meeting		8:00am
	Water Task Force Meeting		9:30am