



Town Council Work Session
Tuesday, February 25, 2025, 3:00 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 7828 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.

- I. BUILDING HOPE PRESENTATION (3:00-3:30PM)**
 - BUILDING HOPE PRESENTATION
- II. PLANNING COMMISSION DECISIONS (3:30-3:35PM)**
 - PLANNING COMMISSION DECISIONS
- III. LEGISLATIVE REVIEW**
- IV. MANAGERS REPORT (3:35-4:00PM)**
 - PUBLIC PROJECTS UPDATE
 - MOBILITY UPDATE
 - SUSTAINABILITY UPDATE
 - HOUSING UPDATE
 - OPEN SPACE UPDATE
 - COMMITTEE REPORTS
 - FINANCIALS
 - HR UPDATE
- V. OTHER (4:00-4:30PM)**
 - 2024 STATE OF THE OPEN SPACE REPORT
 - LITTLE DAISY LEASE RENEWAL
 - BRECKENRIDGE SOCIAL EQUITY ADVISORY COMMISSION APPOINTMENTS
- VI. PLANNING MATTERS (4:30-4:35PM)**
 - DRIVING RANGE NETTING TOWN PROJECT HEARING
- VII. EXECUTIVE SESSION FOR REAL PROPERTY NEGOTIATIONS (4:35-5:00PM)**



BUILDINGHOPE
SUMMIT COUNTY



State of Mental Health in Summit County

Overview

- Trends from the data
- View of the system and major improvements
- Building Hope in 2024
- Next steps



What the Data says

1. **Adult mental health** appears to have worsened in Summit County

- Poor mental health days increased from 3.4 in 2017 to 4.4 in 2021.
- 3+ days of poor mental health in the past month--55% in 2024, up from 46% in 2020
 - Notably, low-income households, BIPOC individuals, LGBTQ+ folks, women, and young adults (ages 18 to 38 y.o.) most vulnerable

2. **Excessive use of alcohol** remains a significant issue

- Roughly 80% report that, alcohol is important to social life- hasn't changed much since 2020.
- Since 2017, the rate of binge or heavy drinking in the community has hovered around 22%
- 2024, ~70% adults reported that their lives have been negatively affected by substance use
- "Booze Less Summit" campaign-- "Booze a little less, do a lot more"

3. Mental health among **middle and high school students** appears to be improving

- 2019, nearly 30% of Summit High School students reported "feeling so sad or hopeless almost every day for two weeks or more in a row; 2023 this dropped to 20%
- Summit Middle School data shows less change - 2019 roughly 23% and roughly 22% in 2024

What the Data says

4. **Alcohol use** for high school students appears to be declining

- In 2019, roughly 42% of Summit High School students had reported alcohol use in the past month when surveyed, and this dropped to nearly 23% of students reporting alcohol use in the last month in 2023.

5. **Access to behavioral health services** has improved and many still wait for care

- In 2020, 37% of adult respondents reported they were UNABLE to get needed mental health services that year and this dropped to 28% of in 2024
- The Building Hope scholarship network ended 2024 with 251 total active providers, again 34 of these providers are bilingual Up from 102 providers in 2021 - partnering with Vail Health Behavioral Health and Mountain Strong
- Providers accepting insurance, and offering payment plans & sliding scales help to make services more financially accessible
- Gaps and needs in our provider network for specialty care, after hour and weekend appointments, and in person Spanish speaking sessions
 - Bilingual providers has increased to 34 in 2024, from 26 just 2 years ago. This is a 30% increase in the number of bilingual providers serving Spanish speaking Summit County locals

Program Development-Strong Future Funding

Prevention:

- Family and Intercultural Resource Center- Peer programs (Alma and Accion)
- Building Hope-Suicide Prevention & Behavioral Health Education Fund

Intervention:

- Summit Community Care Clinic- Clinic Immediate Access
- Common Spirit- ED Behavioral Health Specialist
- Recovery Resources- Withdrawal Management
- Sheriff's Office-STARR Program

Treatment:

- Summit Community Care Clinic- School Based Behavioral Health Services
- Building Hope-Support Groups; Provider Support; & Scholarships and Navigation Services
- Mile High Behavioral Healthcare- Adolescent Enhanced Outpatient Program & Wellness Hub Operations
- Porch Light Health/Front Range Clinic- Medication Assisted Treatment
- Wild Nature Wellness- Wild Youth Passages & DBT Therapy Group
- Paragon Behavioral Health Connections- In home Wrap Around Program

Crisis Services:

- Building Hope- Immediate Access Slots (Sunset June 2024)
- Sheriff's Office-SMART Program
- Paragon Behavioral Health Connections- Community Stabilization and Acute Treatment Program

Gaps being Filled

Mental Health & Substance Use:

- Mile High Behavioral Healthcare
- Porchlight Health-Front Range Clinic
- Vail Health Behavioral Health
- Summit Community Care Clinic & School Based Health
- Building Hope Programs
- Wild Youth Passages

Mobile Crisis Response:

- Paragon Behavioral Health Connections
- SMART Team

Peer Support:

- FIRC - ALMA & Accion
- NAMI
- Mountain Dreamers
- Youth and Family Services
- Summit School District- Programs at SHS and Snowy Peaks



Building Hope in the Community

Building Hope has played an important role in providing system capacity building:

- Overseeing provider engagement and retention efforts
- Communicating and coordinating across providers and provider entities
- Implementing provider directories
- Launching screening, mental health trainings, and community education tools
- Outpatient provider supports of insurance billing, facilitating networking opportunities, and providing training grants to providers
- Scholarships for making mental health treatment accessible to all

We are making progress AND there's always more work to be done

Building Hope in the Community

- ★ **119 grants** to mental health providers and peer professionals for professional development, licensing supervision, paid internship stipends, and provider or peer led support groups
- ★ **581 scholarships** to access therapy, resulting in over **5000 sessions** completed
- ★ Building Hope supported close to **300 residents** with mental health **navigation services**
- ★ **38** community connectedness and bilingual events and **6** special events, impacting almost **1300 individuals**
- ★ **37 HYPE** events and impacted over **500 Summit County youth**
- ★ **20** mental health **training sessions** in Spanish and English for **636 people** in the community.
- ★ **“It’s okay to not be okay”** and **“Booze Less Summit”** attack Stigma Reduction

What's Needed and What's Next:

1. **Additional coordination of crisis behavioral health services**
2. **Expansion of services for children and families and enhanced collaboration**
3. **Continued support for small providers**
4. **Targeted Strong Future funding to address County priorities**



Thank you!

- ★ **Summit County Government**
- ★ **Town Municipalities**
- ★ **Community Partners & Providers**
- ★ **Donors and Supporters**
- ★ **Summit County Community**
- ★ **Innovela Consulting, Nancy Vandemark**
- ★ **Building Hope (MSW intern)**



Sources:

Centers for Disease Control. Behavioral Risk Factor Surveillance System. (2022).

Colorado Health Institute. Colorado Health Access Survey. (2023).

PRC. *2024 Community Engagement & Behavioral Health Survey Report Summit County, Colorado*. (2024).

Center for Behavioral Health Statistics and Quality & Substance Abuse and Mental Health Services Administration. National Survey on Drug Use and Health, 2021 and 2022.

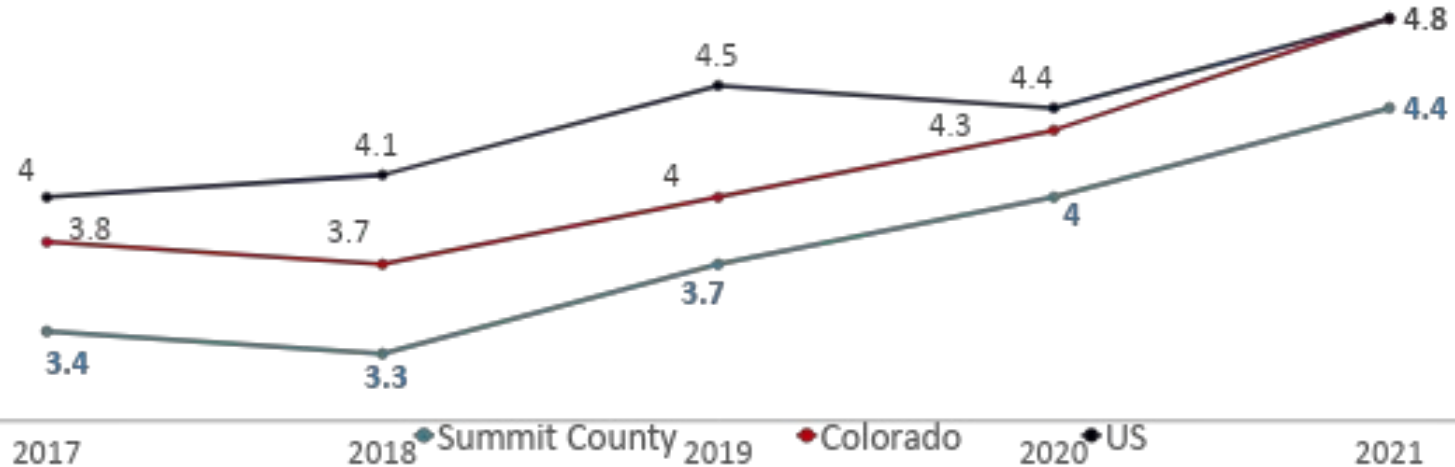
Colorado Department of Public Health and Environment. Healthy Kids Colorado Survey.

Colorado School of Public Health. *Healthy Kids Colorado Survey, High School-Level Survey Results: Summit High School*.

Colorado Public Health. *Healthy Kids Colorado Survey, Middle School-Level Survey Results: Summit Middle School*. (2023).

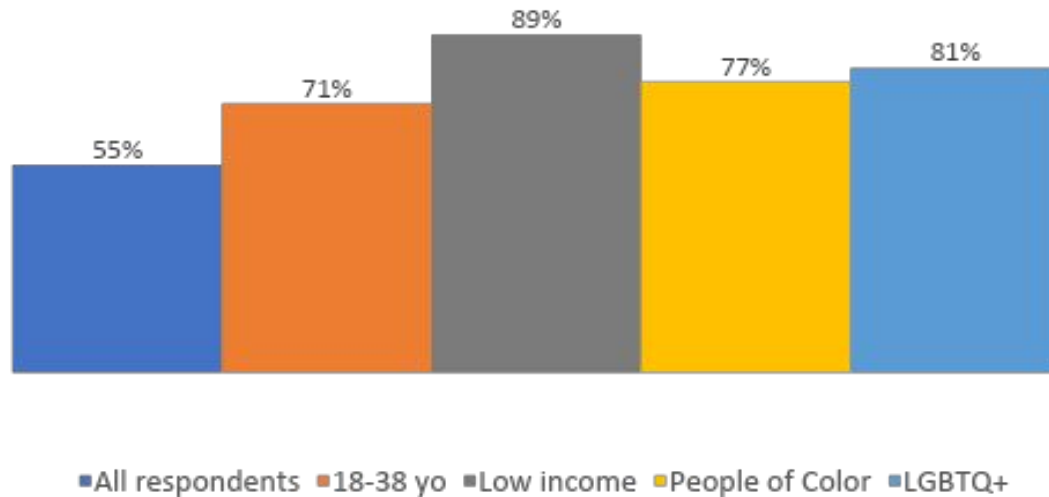
1. Adult mental health appears to have worsened particularly in vulnerable populations.

Average number of poor mental health days in last month in adults
(Behavioral Risk Factor Surveillance System , 2022)

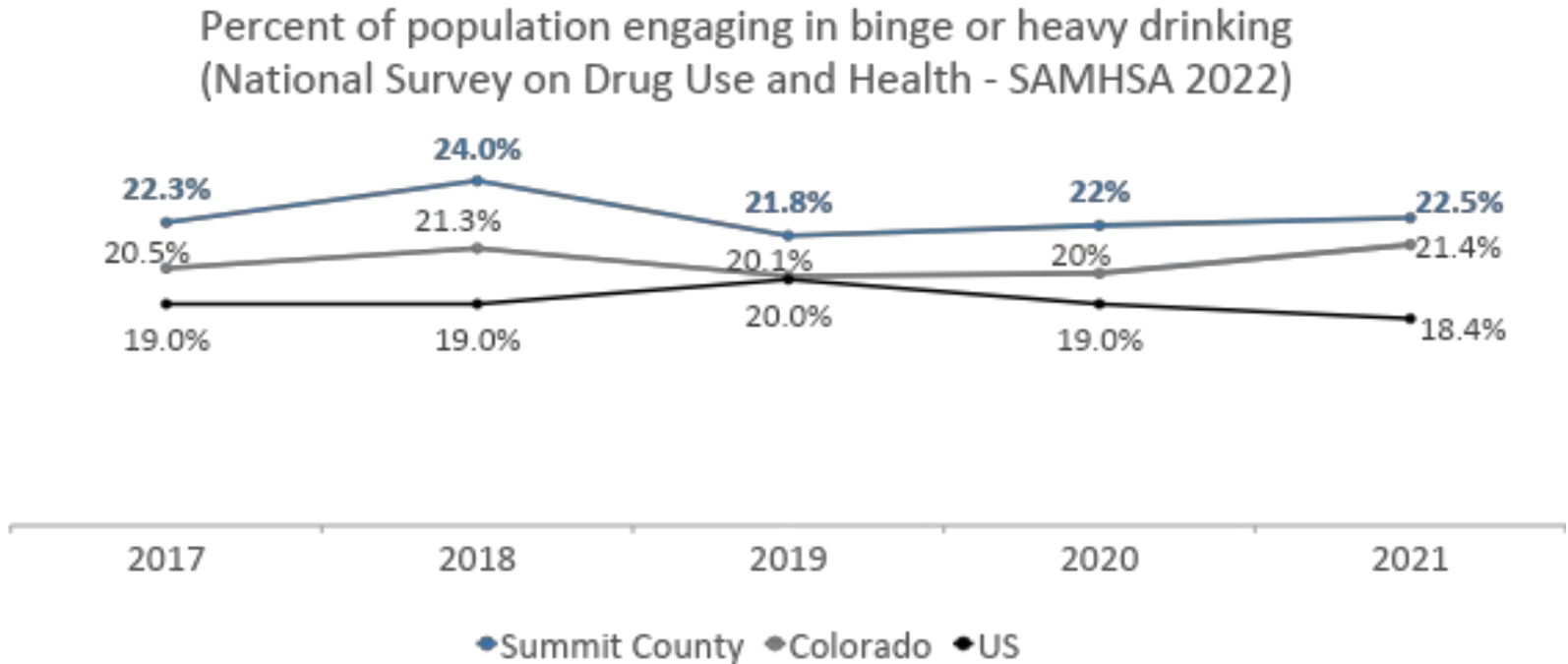


1. The County's more vulnerable populations of adults experience the highest rates of poor mental health.

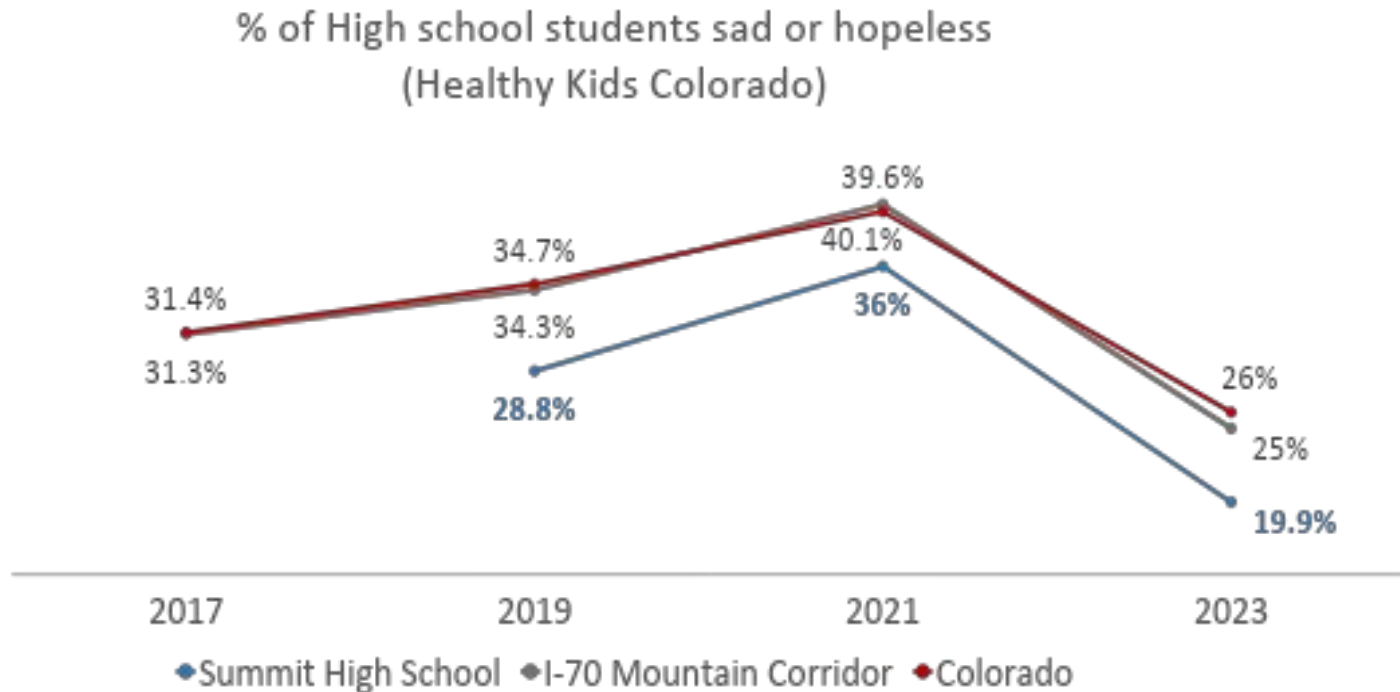
Adults with three or more days of poor mental health in past month
(Community Engagement & Behavioral Health Survey, 2024; N=537)



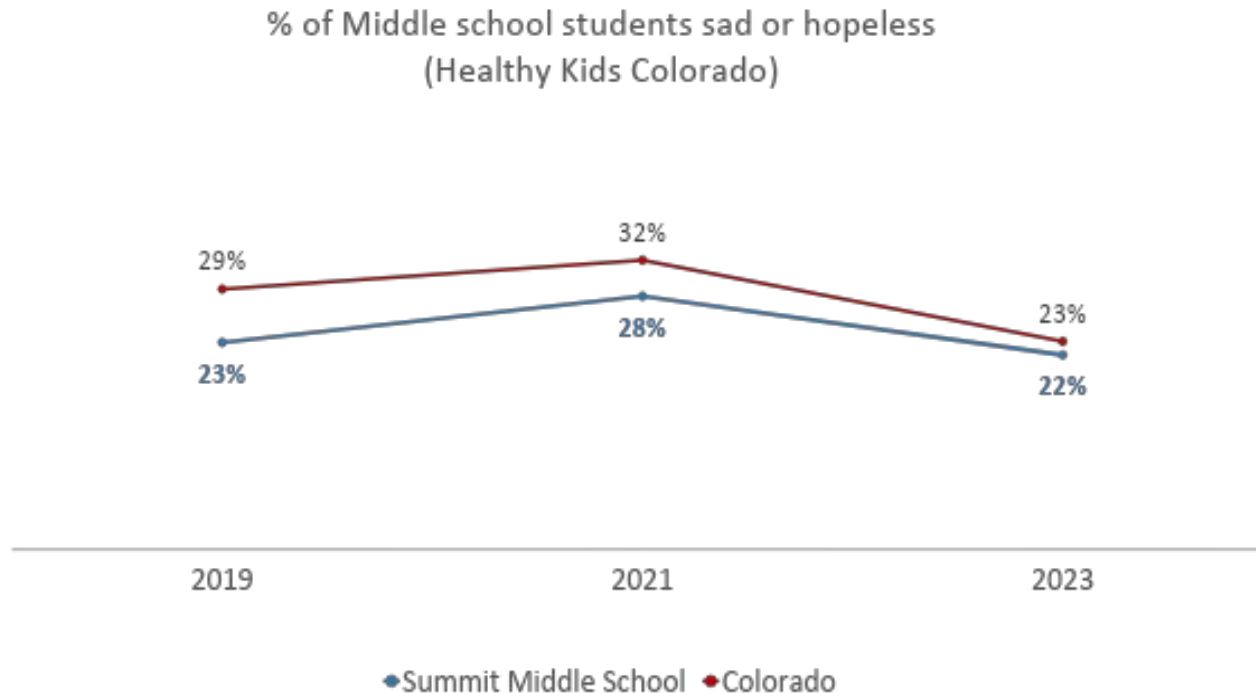
2. Rates of excessive use of alcohol are high and have not changed in recent years.



3. Mental health indicators among middle and high school students appear to be improving since 2021

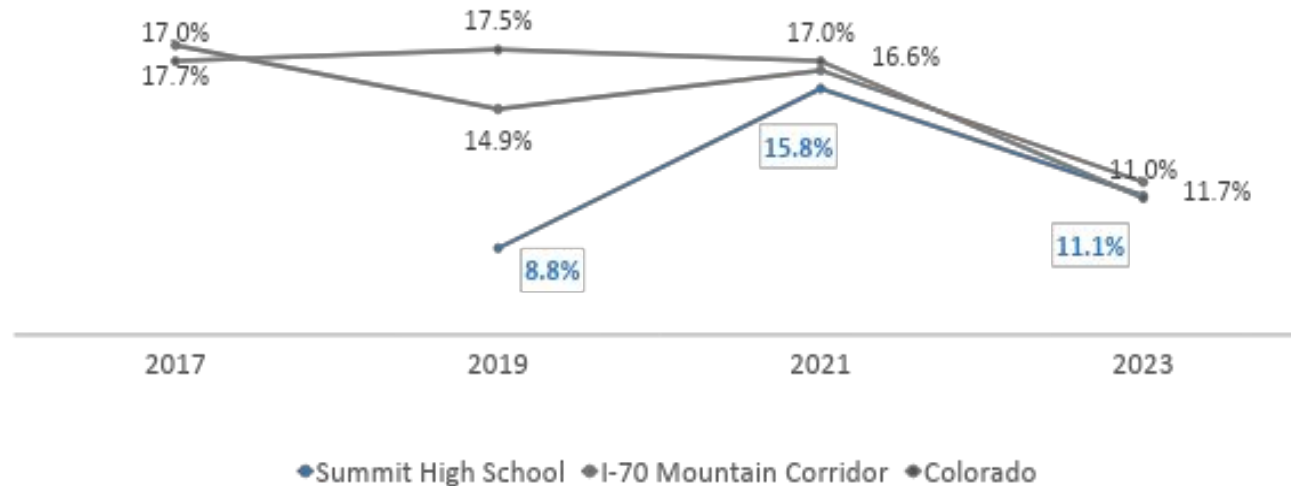


3. Indicators of poor mental health among middle school students have changed less than among high school students.



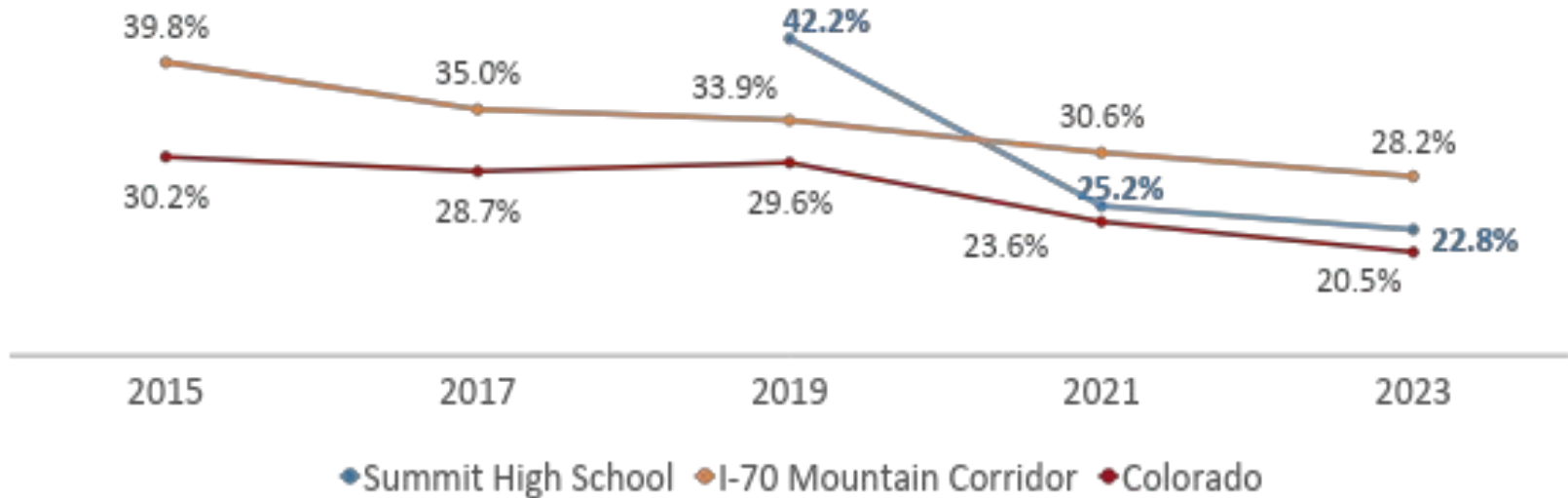
3. While the proportion of high school students who have recently considered suicide has dropped since 2021, more than one in ten students report serious thoughts of suicide.

% of High school students who seriously considered suicide
(Healthy Kids Colorado)

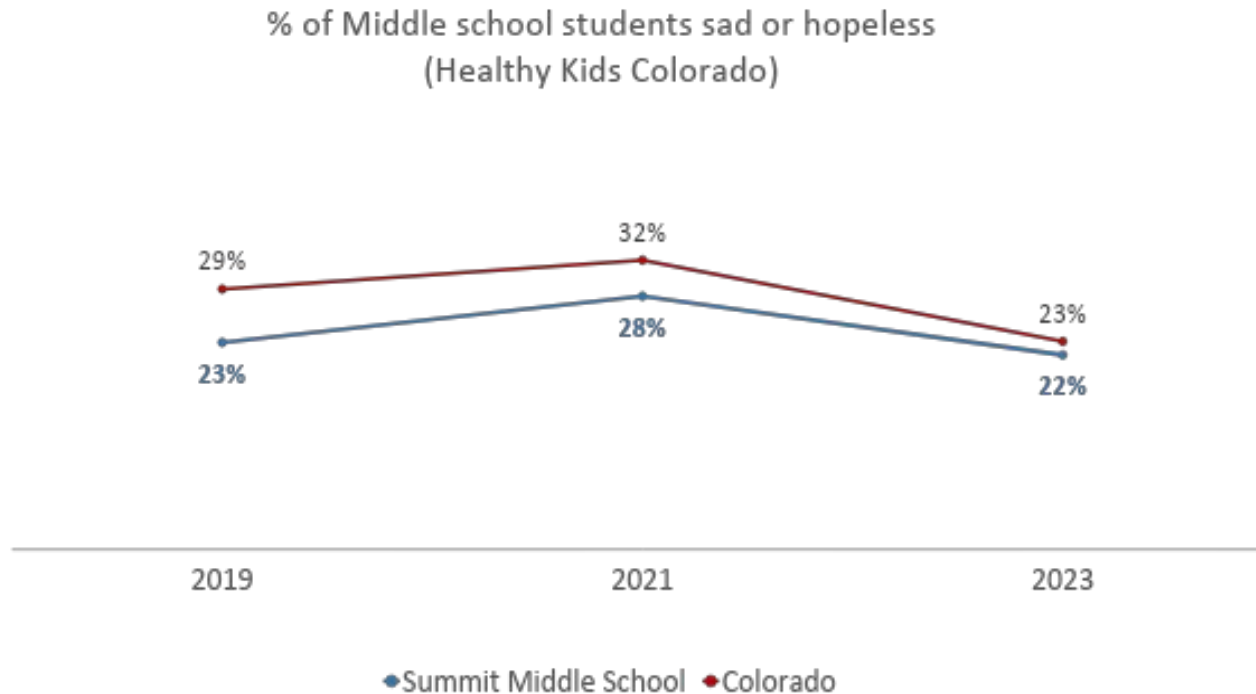


4. Alcohol use among high school students appears to be declining.

% of High School students who drank alcohol in past month
(Healthy Kids Colorado)

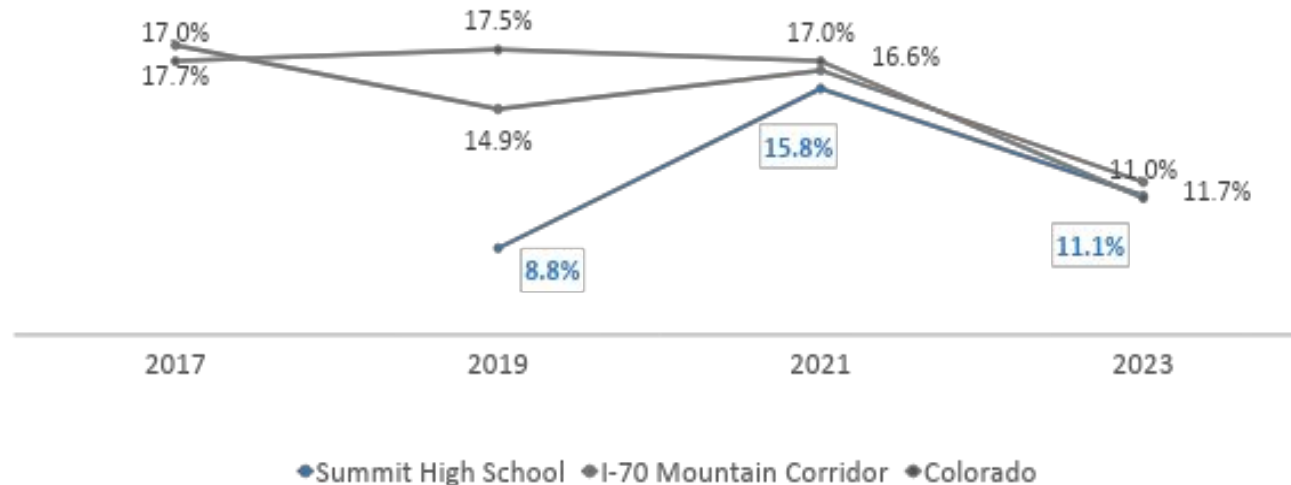


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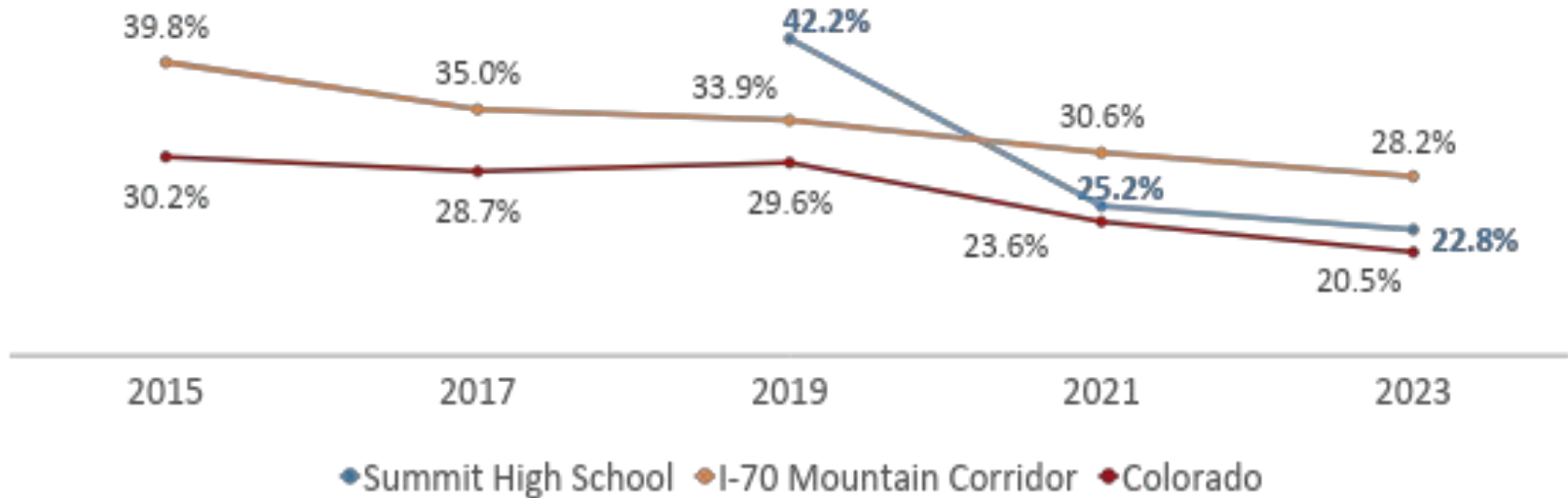
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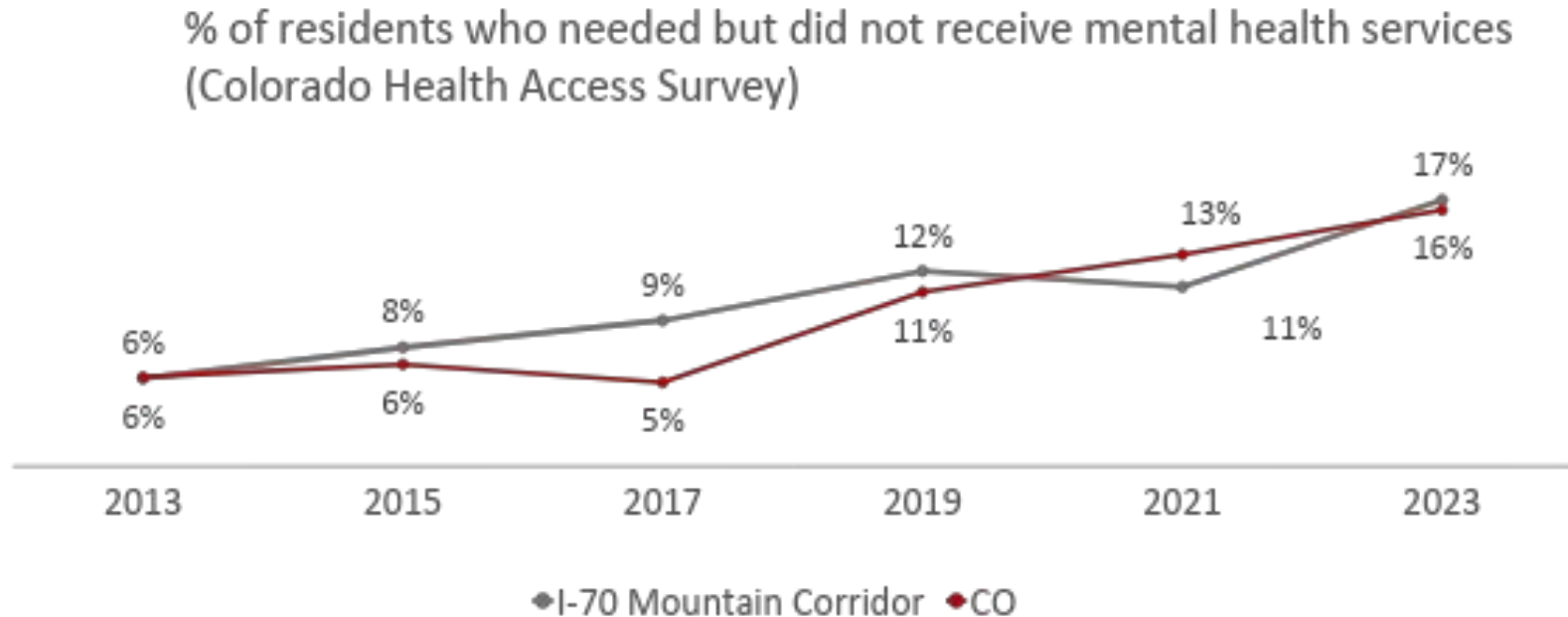


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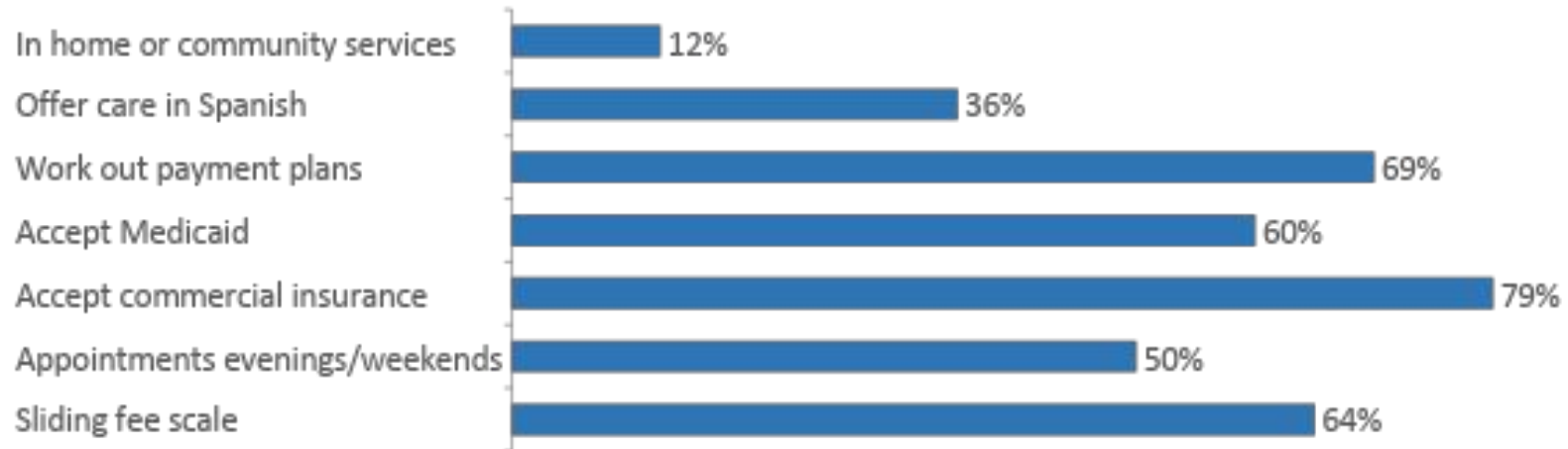


5. Across Colorado, the percentage of people who need behavioral health services and do not receive services continues to grow.

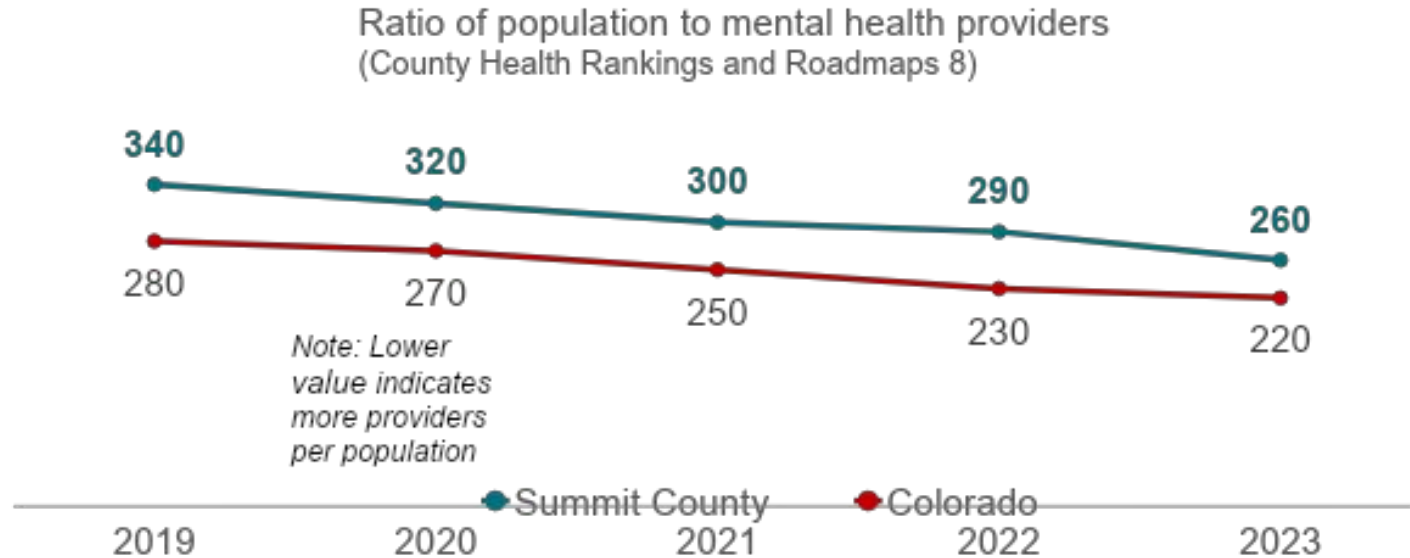


6. Accessibility of outpatient care has improved slightly from 2022 to 2024 but many still wait for care and the majority of providers do not offer care outside of regular business hours.

**Summit County providers offering accessibility improvements,
(N=45)
(Summit County Provider Survey, 2024)**

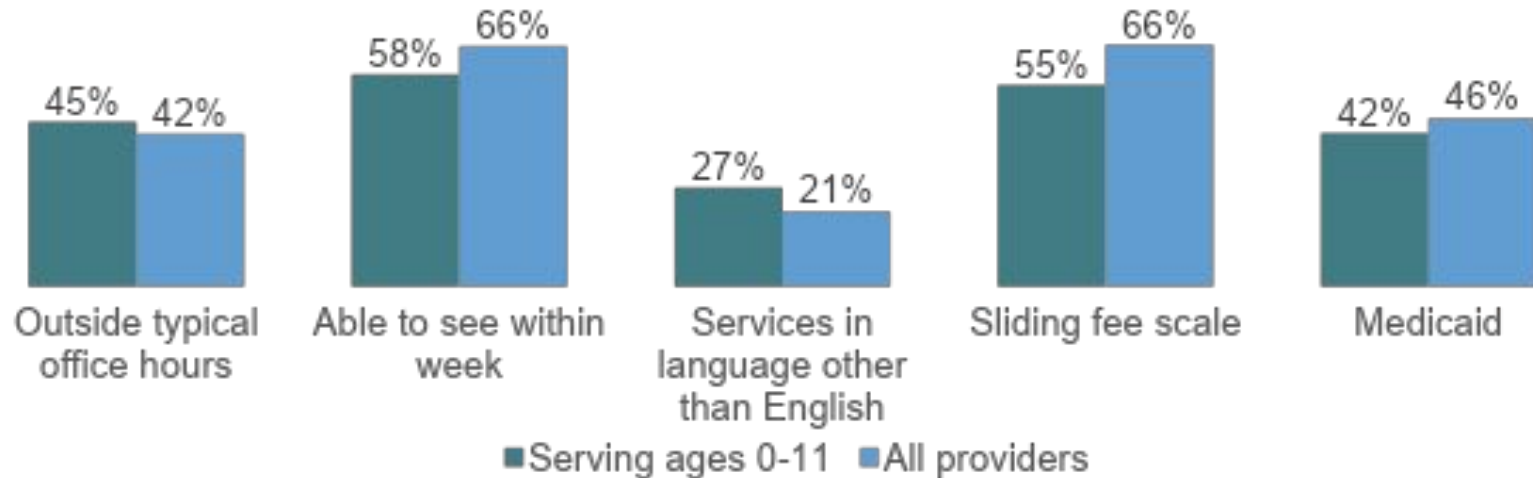


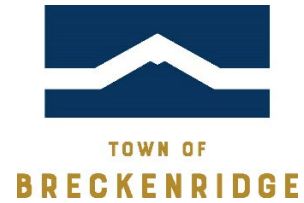
6. The number of mental health providers in the County has increased as compared with the total population.



6. Accessibility factors differ slightly when comparing providers serving adults and those serving children.

Accessibility factors among child providers versus all providers in Eagle and Summit Counties
(Mental Health Provider Survey, 2024 8)





Memo

To: Breckenridge Town Council Members
From: Mark Truckey, Director of Community Development
Date: February 19, 2025
Subject: Planning Commission Decisions of the February 18, 2025 Meeting

DECISIONS FROM THE PLANNING COMMISSION MEETING, February 18, 2025:

CLASS A APPLICATIONS: None.

CLASS B APPLICATIONS: None.

CLASS C APPLICATIONS:

1. Kuhn Residence Solar, 201 Briar Rose Lane, PL-2025-0009

A proposal to install a flush-mounted solar array on non-primary elevations of a non-historic residence in the Briar Rose Transition Character Area. *Approved.*

TOWN PROJECT HEARINGS: None.

OTHER: None.

Breckenridge South



Village at Breckenridge
Master Sign Plan, 535
S. Park Avenue

Kuhn Residence Solar,
201 Briar Rose Ln.

PLANNING COMMISSION MEETING

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

ROLL CALL

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

APPROVAL OF MINUTES

With no changes, the February 4, 2025 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With the following change, the February 18, 2025 Planning Commission Agenda was approved:

The Village at Breckenridge Master Sign Plan hearing was changed from a Combined Hearing to a Preliminary Hearing.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

CONSENT CALENDAR:

1. Kuhn Residence Solar (EM), 201 Briar Rose Lane, PL-2025-0009

With no call-ups, the Consent Calendar was approved as presented.

PRELIMINARY HEARINGS:

1. Village at Breckenridge Master Sign Plan (CC), 535 S. Park Avenue, PL-2024-0507

Ms. Muncy presented a proposal to amend the Village at Breckenridge master sign plan. This proposal requests three variances from the Town Code for 1) exceeding the limitations of height and count for freestanding signs, 2) proposing two gateway entrance monument archway over two pedestrian accesses, and 3) the use of banner signs for additional wayfinding and other special event advertisement. The following specific questions were asked of the Commission:

1. Does the Planning Commission agree with staff's special interpretation regarding criteria 2.C – at least 30 feet from property line and 3. – one sign at each point of vehicular access?
2. Does the Commission support providing a variance under 9-15-20(D): Freestanding signs for the three (3) proposed freestanding sign installations?
3. Does the Commission support providing a variance from Policy 47 to allow the use of two proposed gateway entrance monuments over the pedestrian accesses that includes an archway which may exceed the height limitations?
4. Does the Planning Commission agree with staff that the requested variance from 9-15-11(T) for the use of banner signs should be denied?
5. Does the Commission believe this application is ready for a Final Hearing?
6. Do the Commissioners have any additional comments?

Commissioner Questions / Comments:

Mr. Frechter: Doesn't the Town have our own banner signs? (Ms. Muncy: Those signs, are on public property within the right-of-way, and are able to be content regulated by the Town.) (Mr. Truckey: The sign code is separate for public and private property; whereas on public property we are allowed to control the sign messaging the fear is that we would not be able to limit off premise commercial messaging on private property.) What about the ski area? They have temporary banner signs. (Mr. Truckey: There was a

variance granted to the ski area in their MSP due to the variable nature of the on-snow signage and flexibility to meet those varying conditions. If the Village would like to make the argument with this application they have a similar situation and need the temporary signage they could do so.) I also wonder whether the walkway easement to the Town could be used to allow for banner signs.

Ms. Gort: I thought banner signs were allowed for certain events? (Ms. Muncy: Banners are allowed with a special event permit.)

Mr. Smith: If the applicant were to use a different material, like wood, would we allow the light pole banners or is this a content concern? (Ms. Muncy: Our code doesn't allow for temporary signage; if the sign was made from wood it wouldn't be considered temporary and could be allowed.) I ask thinking if metal could be used since it is easy to print on metal now.

Ms. Propper: How many banner signs are proposed? (Mr. Cross: 34 banners.) I was concerned about the proliferation of signage and 34 does sound like a lot. If it were a different material the other aspects of sign code would come into play. The easement would not work because the Town does not own the property.

Mr. Frechter: I was saying that maybe the easement could allow the Town to control the messaging but that is a question for the Town attorney.

Mr. Giller: Would you discuss the precedent and others using this case to place banners? (Ms. Muncy: Ideally no, this would not set a precedent. Because of the multiple parcels, the Village has a unique situation.) (Mr. Truckey: A Master Sign Plan is required for buildings with three or more businesses. This could set precedent for buildings with MSPs if allowed but not for individual businesses.)

Mr. Nathan Nosari, Village at Breckenridge, HOA President: We will pull the banner sign variance request from the application.

Ms. Gort: Why do you need the archways that exceed more than 10 feet in height? (Mr. Nosari: When we redesign the exterior in the future the archways may go away.) (Mr. Cross: This is a variance request for Policy 47, Gateway entrance monuments and would allow for more flexibility in the future design. They are requesting a variance for the location over a pedestrian walkway and height. The exact design will be approved with a separate future class D-minor.)

The hearing was opened for public comment. There were no comments and the public comment period was closed.

Commissioner Comments/Answers to Questions:

Mr. Giller: 1. Agree 2. No, to the additional freestanding signs. 3. Yes, I support a variance for the archways. 4. Agree with staff to disallow banner signs. 5. Yes, ready for final hearing with the above mentioned comments. 6. There should be additional visual queues to help guide people.

Ms. Propper: 1. Agree. 2. Yes, we should be consistent with what was previously allowed. 3. Yes, I agree. 4. Question withdrawn. 5. Agree. 6. No additional Comments.

Mr. Smith: 1. Agree. 2. Agree. 3. Agree. 5. Agree. 6. No additional comments.

Ms. Gort: 1. Agree. 2. Agree. 3. Do not agree with the archways. 5. Agree. 6. No additional comments.

Mr. Frechter: People are always asking for wayfinding in the Village. It is difficult to see the ski area from within the Village. More wayfinding the better. I would support a wayfinding alternative to the banners. 1. Yes, agree. 2. Agree. 3. Agree, the arches are important for wayfinding. 5. Yes. 6. No additional comments.

Mr. Guerra: 1. Agree. 2. Agree. 3. Agree. 5. Yes, ready for final hearing. 6. No additional comments.

OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 6:33 pm.

Ethan Guerra, Chair



Memo

To: Town Council
From: Shannon Smith, Town Engineer
Date: 2/19/2025 (for 2/25/2025 work session)
Subject: Public Projects Update

Kingdom Park Ballfield Pavillion Improvements

The Ballfield Pavillion project looks to improve the space between the two artificial turf fields from the recreation path to the east to the parking lot to the west. The project scope includes demolishing the existing restroom and pavilion structure, re-grading the site to meet ADA requirements, constructing a new restroom and shade structure, installing batting cages, improving viewing and seating locations, and creating a safer vehicular entry to the parking lot.

Schedule: The design team is currently progressing the design to include feedback from Town Staff regrading operations, maintenance, and value engineering. A public outreach event is being developed and led by Recreation staff and is scheduled for Tuesday, March 4 from 5:30 to 6:30pm at the Recreation Center. A contractor is anticipated to be selected in March and construction is anticipated to begin in June.

Budget: The 2025 CIP has a current budget placeholder of \$1,000,000 for the project. As discussed at previous work sessions, a significant budget increase is expected due to the need to demo and replace the existing restroom facility and the direction to move the shade structure into the first phase of the project. Cost estimating will be completed by the contractor for Council review and approval prior to awarding a construction contract.

Project Funding	
2024 CIP (design)	\$300,000
2025 CIP (construction)	\$1,000,000
TOTAL Funding	\$1,300,000

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 contractor, Schofield Excavation, is currently reviewing the project plan set to incorporate any needed changes, additions, or value-engineering deductions to the final construction documents. Once the construction cost estimate is updated to include the changes, a final unit-price contract will be awarded to the contractor in February.

Staff is developing online resources for residents and planning to host in-person meetings to share information about the project. Negotiations are ongoing with property owners where temporary and permanent easements are needed for the project.

Budget: The project includes funding from the Capital Fund and Water Utility Fund.

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

Asphalt and Concrete Repair Project

The asphalt and concrete repair project is an annual project that funds large roadway repairs, generally using a 2" mill and asphalt overlay or full-depth reconstruction when required, and concrete replacement including curb, gutter, sidewalks, and curb ramps. Proposed repair locations for the 2025 project include N. French Street between Park Avenue and Main Street, S. French Street between Washington Avenue and Jefferson Avenue, Washington Avenue, the Main Street/Park Avenue roundabout, Highwood Circle, Settlers Drive, Willow Lane, Red Feather Road and Tomahawk Lane. Concrete work will include damaged concrete adjacent to the asphalt repairs including upgrades to curb ramps to meet ADA standards, the sidewalk in front of La Cima Mall, and other locations as budget allows.

Schedule: Bid will be received on February 21st and the contract is anticipated to be awarded in February.

Budget: The project includes funding from the Capital Fund for the asphalt and concrete repairs, as well as funding reserved for upgrades to ROW infrastructure for ADA compliance.

Project Funding	
2025 CIP- Asphalt & Concrete	\$3,000,000
2025 CIP- ADA Compliance	\$300,000
TOTAL Funding	\$3,300,000

Blue River Pathways: Corridor Structure Design

The Riverwalk Corridor Structures Design Project includes a feasibility study and design of underpasses and bridges for key crossings of the recreation path in the downtown corridor. Per the master plan, the crossings being considered are Watson Avenue and Ski Hill Road, the Ice House bridge replacement, and an additional pedestrian bridge connecting the Gaymon Cabin to the rec path near the North Gondola Lot. Otak, Inc. has been selected as the design consultant and has recently begun that effort.

Budget:

Project Funding	
2024 CIP	\$675,000
MMOF CDOT Grant	\$675,000
TOTAL Funding	\$1,350,000



Memo

To: Town Council
From: Mobility Staff
Date: 2/18/2025 (for 2/25/2025 work session)
Subject: Mobility Update

Free Ride Update:

Ridership for January was down 2.3% over the previous year. Lack of snow and severe cold in January made for some lower ridership days. The ISSC event was staffed with two Summit Stage buses moving between event parking at CMC to F-Lot and had 618 total passengers over two days. This number has continually decreased since the reservation system was implemented. Alternatively, the Airport lot had roughly 800 vehicles parked on Saturday this year, which may factor in to increased demand at CMC in the future should a portion or all of Airport lot be repurposed.

Route	January				YTD			
	Jan '25	Jan '24	+/-	%	2025	2024	+/-	%
Gold	6,794	8,899	-2,105	-23.7%	6,794	8,899	-2,105	-23.7%
Green	9,894	4,478	5,416	120.9%	9,894	4,478	5,416	120.9%
Brown	73,595	77,045	-3,450	-4.5%	73,595	77,045	-3,450	-4.5%
Trolley	10,977	9,024	1,953	21.6%	10,977	9,024	1,953	21.6%
Purple A	12,180	12,499	-319	-2.6%	12,180	12,499	-319	-2.6%
Yellow	68,270	73,798	-5,528	-7.5%	68,270	73,798	-5,528	-7.5%
Purple B	10,185	10,628	-443	-4.2%	10,185	10,628	-443	-4.2%
TOTALS	191,895	196,371	-4,476	-2.3%	191,895	196,371	-4,476	-2.3%

The Free Ride completed a required bi-annual passenger survey. 75% of passengers gave the service a 4- or 5-star rating on a 1-5 scale, which will score the Free Ride a continued 'good' rating with the FTA.

- Transit App feedback – 56% of riders gave a 4- or 5-star rating, leaving room for improvement. We will work with the owners of the app on improvement ideas.
- Feedback to improve the service:
 - o Better app information
 - o Run route later
 - o Depart on time
 - o Take over ski area routes
 - o Reinstate the Blue route
 - o More digital signage at bus stops

We will take this feedback into consideration as we begin the process to hire a consultant to develop a new Transit Master Plan in 2025.

Parking:

Interstate Parking Company (IPC) is working with Mobility Staff to fine tune new data reporting across our Town-operated lots and on-street parking. This data is being collected by multiple sources, such as: cameras installed in the entry and exit of parking lots, parking sessions started by any means (i.e. Passport App, Honk App, kiosk), and citations issued by IPC and Breck PD.

As we begin interpreting this new data, please provide feedback as we work through formatting, potential errors and learn from this process in order to develop a report that best meets our operational needs and Council's expectations. For this first packet, we are showing the month of January and specifically the South Gondola Parking Structure.

Of note in this first report are the arrival times between 8am and 10am, with average length of stay around 9 hours. Additionally, the final page showing how many vehicles had more than one parking session in a day shows that there is messaging to be done on parking once.

Staff will be available to answer questions.

Town of Breckenridge Parking - South Gondola Garage



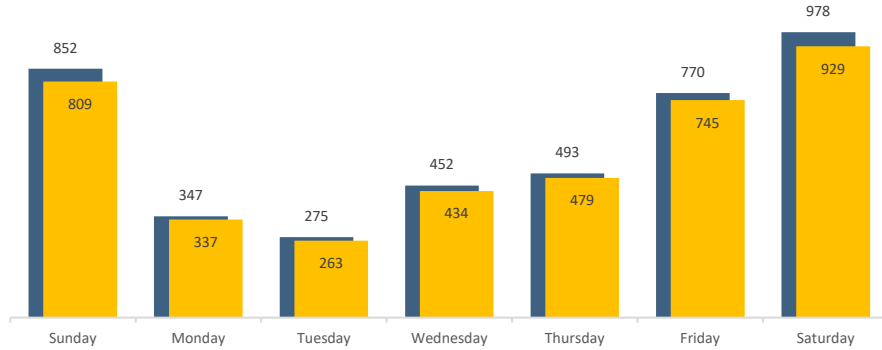
OPTIMAL SPACE UTILIZATION ANALYSIS

January 2025

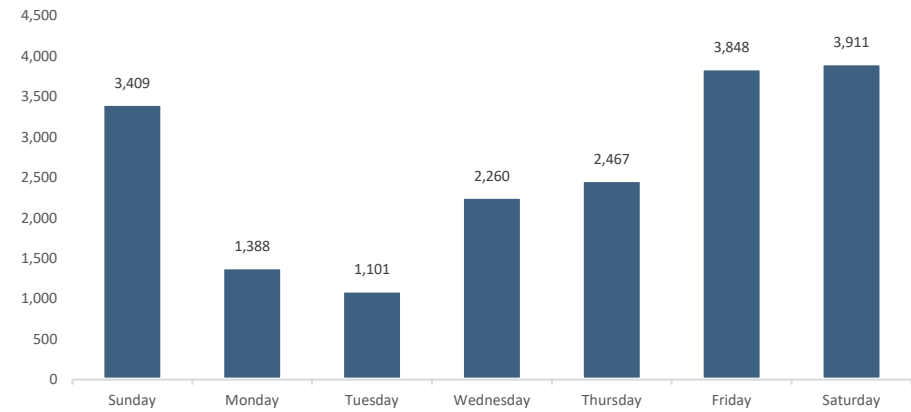
Parking Sessions

Total parking sessions	18,384
Total Distinct Visitors	14,729
Average Daily Parking Sessions	593

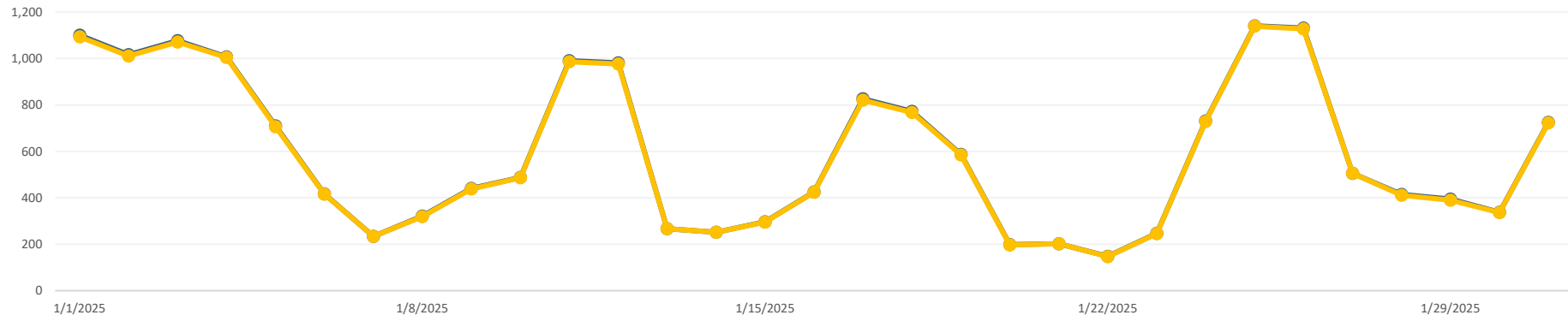
Average Parking Sessions and Average Distinct Visitors by Day of Week



Parking Sessions by Day of Week



Parking Sessions and Distinct Visitors by Date



* Customer Operational Purposes Only - Adjustments for Credit Card Authorizations and Bank Reconciliations will be made separately

Town of Breckenridge Parking - South Gondola Garage



OPTIMAL SPACE UTILIZATION ANALYSIS

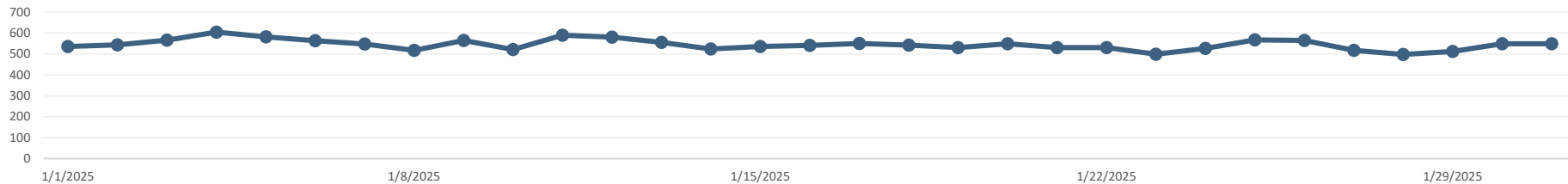
January 2025

Duration and Time

Average Duration of parking Sessions (minutes)

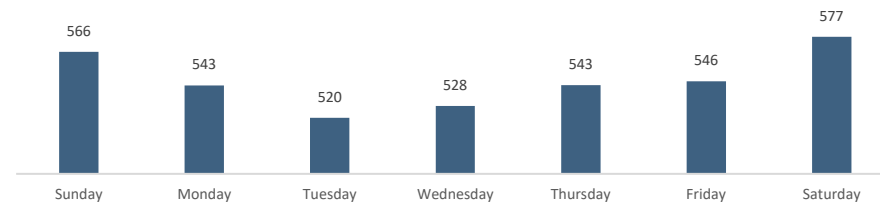
552

Average Duration of parking Sessions (minutes)

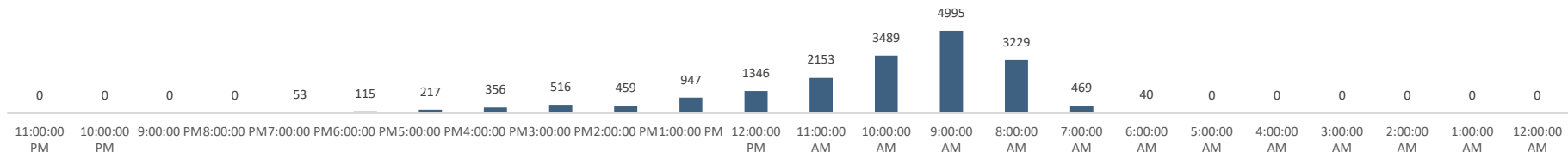


What Time Visitors Arrive by Day of Week							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
12:00:00 AM	0	0	0	0	0	0	0
1:00:00 AM	0	0	0	0	0	0	0
2:00:00 AM	0	0	0	0	0	0	0
3:00:00 AM	0	0	0	0	0	0	0
4:00:00 AM	0	0	0	0	0	0	0
5:00:00 AM	0	0	0	0	0	0	0
6:00:00 AM	6	2	1	3	1	3	24
7:00:00 AM	140	26	12	40	24	73	154
8:00:00 AM	646	212	133	293	355	592	998
9:00:00 AM	966	318	232	510	633	1,027	1,309
10:00:00 AM	686	257	244	511	554	791	446
11:00:00 AM	337	231	178	329	388	468	222
12:00:00 PM	242	159	97	160	152	297	239
1:00:00 PM	124	74	65	140	131	229	184
2:00:00 PM	62	33	28	76	57	117	86
3:00:00 PM	98	26	41	94	60	95	102
4:00:00 PM	61	21	32	50	58	65	69
5:00:00 PM	26	14	17	37	34	52	37
6:00:00 PM	10	13	16	10	10	29	27
7:00:00 PM	5	2	5	7	10	10	14
8:00:00 PM	0	0	0	0	0	0	0
9:00:00 PM	0	0	0	0	0	0	0
10:00:00 PM	0	0	0	0	0	0	0
11:00:00 PM	0	0	0	0	0	0	0

Average Parking Session Duration by Day of Week (Minutes)



What Time Visitors Arrive



* Customer Operational Purposes Only - Adjustments for Credit Card Authorizations and Bank Reconciliations will be made separately

Town of Breckenridge Parking - South Gondola Garage



OPTIMAL SPACE UTILIZATION ANALYSIS

January 2025

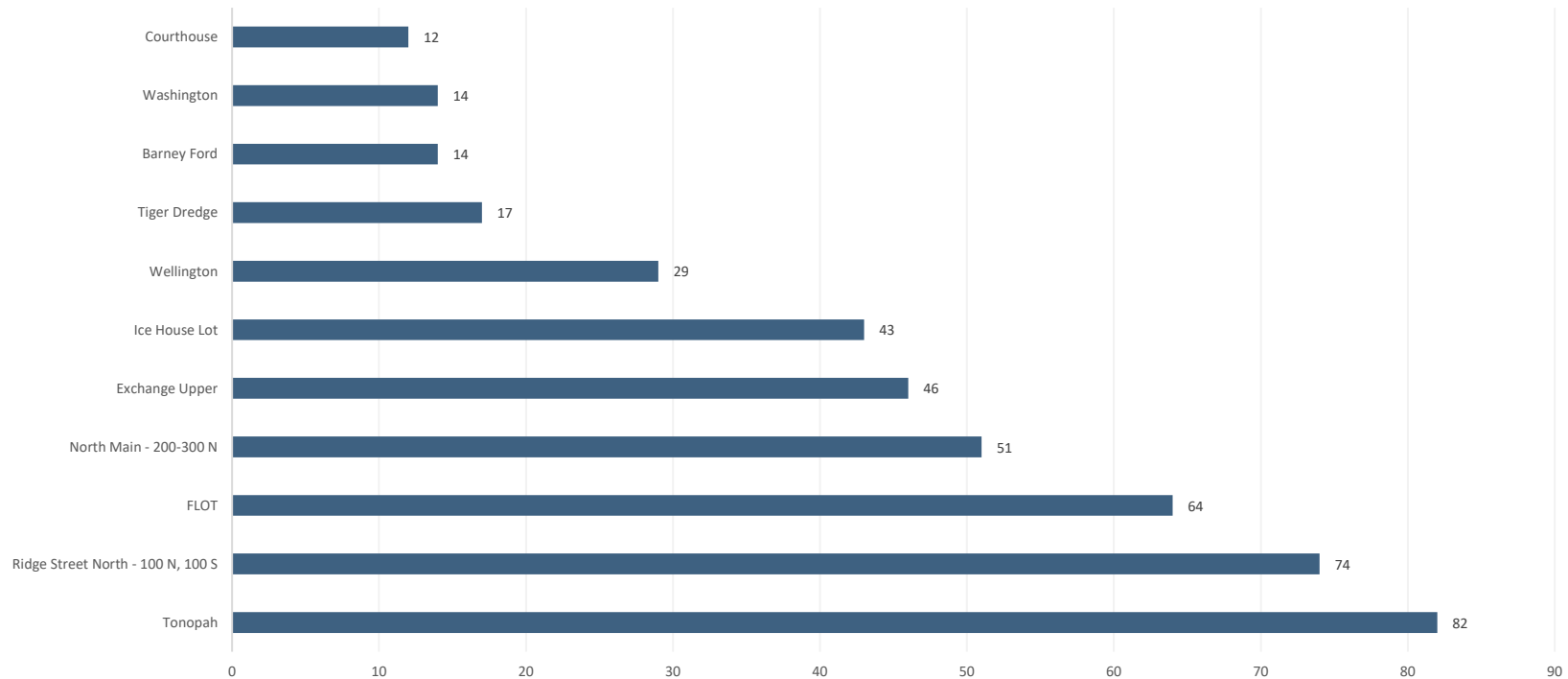
Multi Parking Session Visitors

Multi Parking Sessions SGG

904

*Of all visitors who parked in SGG, how many parked in another zone the same day

South Gondola Garage Visitors also visited these zones in the same day



* Customer Operational Purposes Only - Adjustments for Credit Card Authorizations and Bank Reconciliations will be made separately



Memo

To: Town Council
From: Sustainability Staff + Building Staff
Date: 2/25/2025
Subject: Sustainability Update

Materials Management

Plastics

Staff have completed 15 site visits in the past two weeks and have been providing technical assistance to businesses that are struggling to find alternative non-plastic service ware.

PAYT/URO

The Town is working with HC3 on communications to send to HOAs and businesses regarding the June 1, 2025, deadline to implement the universal recycling requirements portion of the ordinance. The communication will include the variance/waiver form link for any property or business that may need an extension. Staff will review each request to determine if it qualifies for a variance or a waiver. The Town's Material Management Grant will also be highlighted for any property or business that needs financial assistance.

Energy

Motion to intervene in Xcel's *Mountain Energy Project* PUC filing

The Towns of Breckenridge, Frisco, Dillon Silverthorne, Keystone, and Blue River, and Summit County (collectively, the "Mountain Community Coalition") have filed a motion to intervene in Xcel's PUC Proceeding No. [25A-0044EG](#), also known as the [Mountain Energy Project](#). The motion to intervene seeks to protect residents' interests in this proceeding, including the transition to electrification (and away from natural gas usage) and, to the extent additional gas infrastructure is needed during the transition, the impact of additional energy infrastructure on communities. The Coalition hopes to inform an approach to implementing the Project that prioritizes reducing reliance on natural gas, increasing opportunities for affordable access to beneficial electrification measures, and developing gas infrastructure in a manner that protects health and the environment.

This is the first step in what is likely to be a 6-12 month process. In the near future, staff will bring to Council an IGA to formalize the Mountain Community Coalition and establish cost sharing.

Ice Rink Solar Replacement

Following the final scope of work and site visit, staff now has a good handle on the proposed cost of 1) replacing the existing 100kW system for the indoor ice rink, and 2) adding ~65kW to help offset the outdoor rink. Unfortunately, the Town has not received the direct repayment from the IRS for the Tennis Center system which was to help with the addition of the outdoor rink's system. It is unknown at this time when we can expect the nearly \$400K we filed for under the direct repayment program. Given the \$300k budget in the CIP, staff recommends moving forward with replacing the indoor rink's system and postponing the

additional system at this time. Tariffs on solar panels and other equipment have increased project costs without any reliability on cost recovery through the direct repayment program. Should Council wish to move forward with the additional 65kW for the outdoor rink, the cost is estimated at \$250k and is not budgeted in the 2025 CIP.

Building Energy Code

Staff has set Thursday, March 13 for the contractor/stakeholder kick off meeting for the building energy code update. Communications are being sent to industry professionals through various channels. Staff has also finalized the scope of work with the Colorado Energy Office on the building energy code grant and will be outlining the timeline for the entire project including the training series and scholarship offerings.

Mobility

Colorado Carshare pulling out of Breckenridge

Between June 2023 and December 2024, the Town of Breckenridge participated in an Xcel Energy pilot called “[Equitable EV Carsharing](#).” Through this program, Xcel provided rebates to the Town that covered the costs to install two dual-port EV chargers to support two electric carshare vehicles. Xcel also provided funding to [Colorado CarShare](#), a non-profit organization, to provide the vehicles and service for a ~1-year pilot program term. Colorado CarShare provided a Kia Niro and a Hyundai Ioniq as the two electric carshare vehicles, which were placed in the South Gondola Parking Garage as a central location easily accessed by bus via the transit center across the street.

Over the course of the pilot, the carshare vehicles saw the following utilization:

	Q3 - Q4 2023	Q1 - Q2 2024	Q3 - Q4 2024
Number of Reservations	72	85	61
Vehicle miles traveled	5057	5510	3749

In December, Colorado Carshare notified the Town as the Xcel pilot program concluded, they would be downsizing from two carshare vehicles down to just one at the Breckenridge location. Colorado Carshare then reached out again in February informing the Town that they intend to remove the final remaining carshare vehicle from Breckenridge later this year due to the low utilization rate. Colorado Carshare cited that the low utilization rate did not generate the revenue needed to cover the expense of keeping the vehicle here. They did not expect to remove the vehicle immediately and said they would give the Town and local carshare members “as much notice as possible” once they have a better idea of timing. If the Town wished to subsidize Colorado Carshare keeping the vehicle here, the cost would be approximately \$10k/year which is not currently included in the 2025 budget.

Staff recommendation: Staff does not recommend subsidizing the carshare program going forward and feels such an investment would have greater benefit in other multi-modal programs/investments the Town is engaged with.

Housing Workgroup Meeting

February 11, 2025 - 10:30 to Noon

Minutes from 02/11 Meeting

Workgroup comments, notes and minutes have been summarized in red text on the applicable pages of the original presentation.

02/11/25 Attendees: Darci Henning, Melanie Leas, Shannon Haynes, Scott Reid, Mark Truckey, Julia Puester, Flor Cruz, Aubrey Ciol and Corrie Burr.

Agenda

- 1) Housing Department Update
- 2) Program Updates
 - 1) Housing Helps
 - 2) Buy Downs
- 3) Project Updated
 - 1) Stables Village
 - 2) Runway - verbal
 - 3) Loge Annexation
 - 4) Ullr repair update - verbal
- 4) Updates on Vista Verde I and Vista Verde II
- 5) Overview of priorities for 2025 and process of updating Housing Rules and Regs
- 6) Presentation of From Surviving to Thriving

The Housing Division recently had an organizational change and is now a Department. Housing will continue to work very closely with Community Development.



Housing Department Update

Housing Helps Update

2025 Housing Helps Budget: \$3,077,000

Property Goal: 20

- 15 applications received so far this year, with 6 moving forward with approval at this time.
- 2 purchase and 4 current owner transactions in process for funding.
- Both purchase loans will be shared with the County. They are pausing current owner fundings again this year and will not share in any Upper Blue current owner fundings.
- \$719K will be the TOB contribution, averaging \$119K per unit.
- 5 applications that are moving forward are slated to be full Deed Restrictions.

Mark asked for additional clarification on the County contribution level. Staff advised that the County will provide half of the 15% available for light deed restrictions (7.5%) and not quite half of the 25% available for the full deed restrictions. Currently they have agreed to fund 10% with the Town contributing 15% for the full deed restrictions. The County is currently in the process of establishing an IGA to document funding expectations for shared HH properties. This will be presented to Council when available.

Buy Down Update

2025 Buy Down Budget: \$3,000,000 Property Goal: 10

- Two listing came online in early January.
- One property is already under contract and scheduled to close end of March.
- Ski and Racquet Club – 2 bedroom 2 bath condo listed at \$620,000.
- Under contract to acquire the second half of a duplex on Baldy with no HOA dues.

There was a comment that it will be a good addition to the Buy Down Program to have both sides of a duplex with no HOA dues as a deed restricted property. Staff was also asked to continue to monitor the progress on the sale of the remaining property we have at Ski and Racquet Club.



Project Updates



- Stables Village –
 - Final lottery opened February 10th and will stay open through February 16th.
 - 9 units closed in 2024 and all 9 have owners living in the properties
 - 9 Triplexes and 4 duplexes scheduled to close in the first quarter of 2025
- Runway - Verbal
- Loge annexation
 - Starting the process of annexing into the TOB with Summit County Govt.
 - RFQ was issued by Summit County Government and is open until March 6th.
 - TOB and County Staff both recommend looking at the possibility of this being a residential for sale neighborhood.
 - Current Land Use Guidelines allow for 9 UPA (site is just under 2 acres)
- Ullr repair update - Verbal

Staff indicated that the outreach went really well for Stables Village lottery.

Additional time was provided for people to prepare

documents, get pre-qualified, etc. Corrie

Burr provided details on the current Stables Village lottery.

In the 1st 24 hours there

were 59 entries for the final 8 units.

Vista Verde I and Vista Verde II Updates

- Vista Verde II is currently around 75% leased-up as of the end of January.
- All 80% units have been spoken for including studios, one, two and three-bedrooms.
- Around half of the two and three-bedroom 120% AMI units remain.
- It is likely that the non- AMI units will be the last units to be leased up. Gorman was hoping to get some employers with master leases for their employees for these units, but have not had any proceed yet.

Overview of priorities for 2025 and process of updating Housing Rules and Regulations

- Sustainability
- Community Outreach/ Marketing for Projects and Programs
- Monitoring, Oversight, and Management of Inventory – Collaboration with SCHA
- Fiscal Responsibility
- Transition Housing – goals and objectives

We have scheduled a work session with Council on March 25th to discuss the Housing Program. Did not fully discuss this slide during the meeting as we had a presentation from the Bell Institute of From Surviving to Thriving on the following pages. Slides have been included, but no notes provided on the following pages as this was a presentation rather than a discussion and this is a similar presentation to the one provided at CAST that Council attended with some additional details specific to Summit County.

From Surviving to Thriving

Building a blueprint for equity-focused housing initiatives in Colorado's rural resort communities

Presented by Yesenia Silva Estrada,
Zachary Haberler, and Sara Walsh



The Team



Yesenia Silva Estrada

Vice President of Planning
and Chief of Staff, Colorado
Mountain College



Zachary Haberler

Manager of Strategic
Analytics, Colorado
Mountain College



Sara Walsh

Owner and Founder, CORE
Planning Group

Our Approach



Understand The Landscape
of Housing Solutions



Propose Solutions that
consider economic mobility



Evaluate the Economic Impact of
Housing Challenges on
Marginalized Groups



Add a Different Perspective to the
Affordable Housing Crisis in
Colorado's Rural Resort Communities



Assess Accessibility and Equity of
Current Housing Policies and
Programs

The Role of Housing in Economic Mobility



Housing as a Foundation

Stable housing is critical for economic mobility, serving as a foundation for education, employment, and community engagement.



Communities in Focus

Communities facing significant barriers to homeownership and affordable rentals, limiting opportunities for long-term financial stability.



Wealth Gap

Homeownership is a primary driver of wealth-building in the U.S., yet disparities in housing access perpetuate economic inequities.

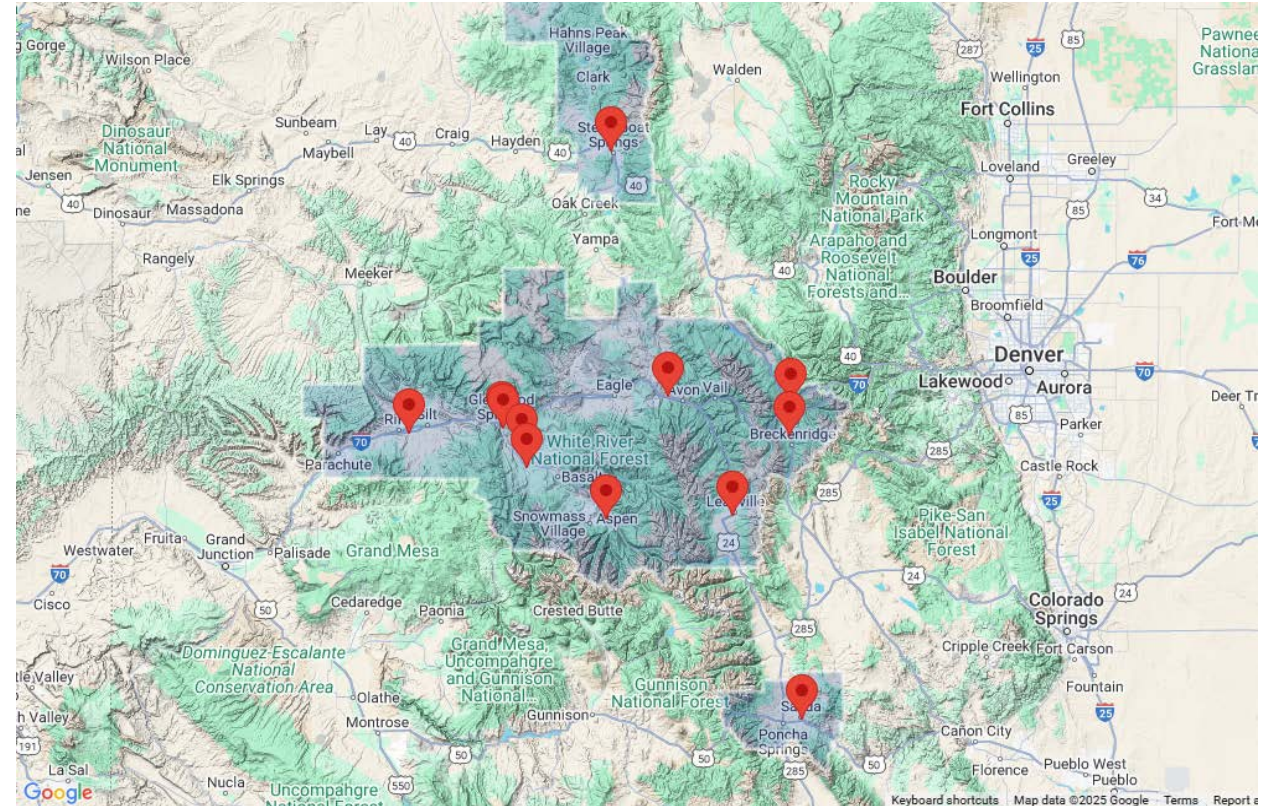
Scope of Work

Building on Nascent Bodies of Research

Key Characteristics of GNAR Regions:

- Gateway to national parks, forests, or recreational sties.
- Natural amenities and resort-driven economies create unique housing pressures
 - High property values
 - Seasonal Demand
 - Lack of available units for year-round residents
- Challenges are not just about housing but about economic mobility, as housing stability is a key driver of wealth building and opportunity.

Geographic Study Area



Methodology

Mixed Methods approach

Regional Scan

- o Interviews with representatives from affordable housing agencies (i.e. government agencies, non-profits, etc.)
- o Survey inquiring about process, data, and available reports.

Cost of Living

- Cost of Living by County via Family Budget Calculator
 - o Focus areas: Housing, childcare, food, transportation, healthcare, utilities, etc.
- Labor Market Data by County
 - o Lightcast county-level job postings and wage data



Methodology

Regional Residents:

420 surveys in English and Spanish

- o Focus areas: Housing affordability and impact, commuting patterns, program awareness and accessibility
- In-depth Interviews with 50 residents who took survey
- In-depth Interviews with 24 Community Leaders



Key Findings

01

Disproportionate Impact on Latinx Communities

- Barriers to accessing affordable housing.
- Renting dominates, limiting economic mobility opportunity.
- Overcrowding and shared living spaces exacerbate stress and instability.

Economic Barriers to Vitality & Mobility

- Gaps between cost of living and wages
- Affordable housing is not affordable in the context of the entire cost of living in our counties
- Access issues constrain social mobility.

02

03

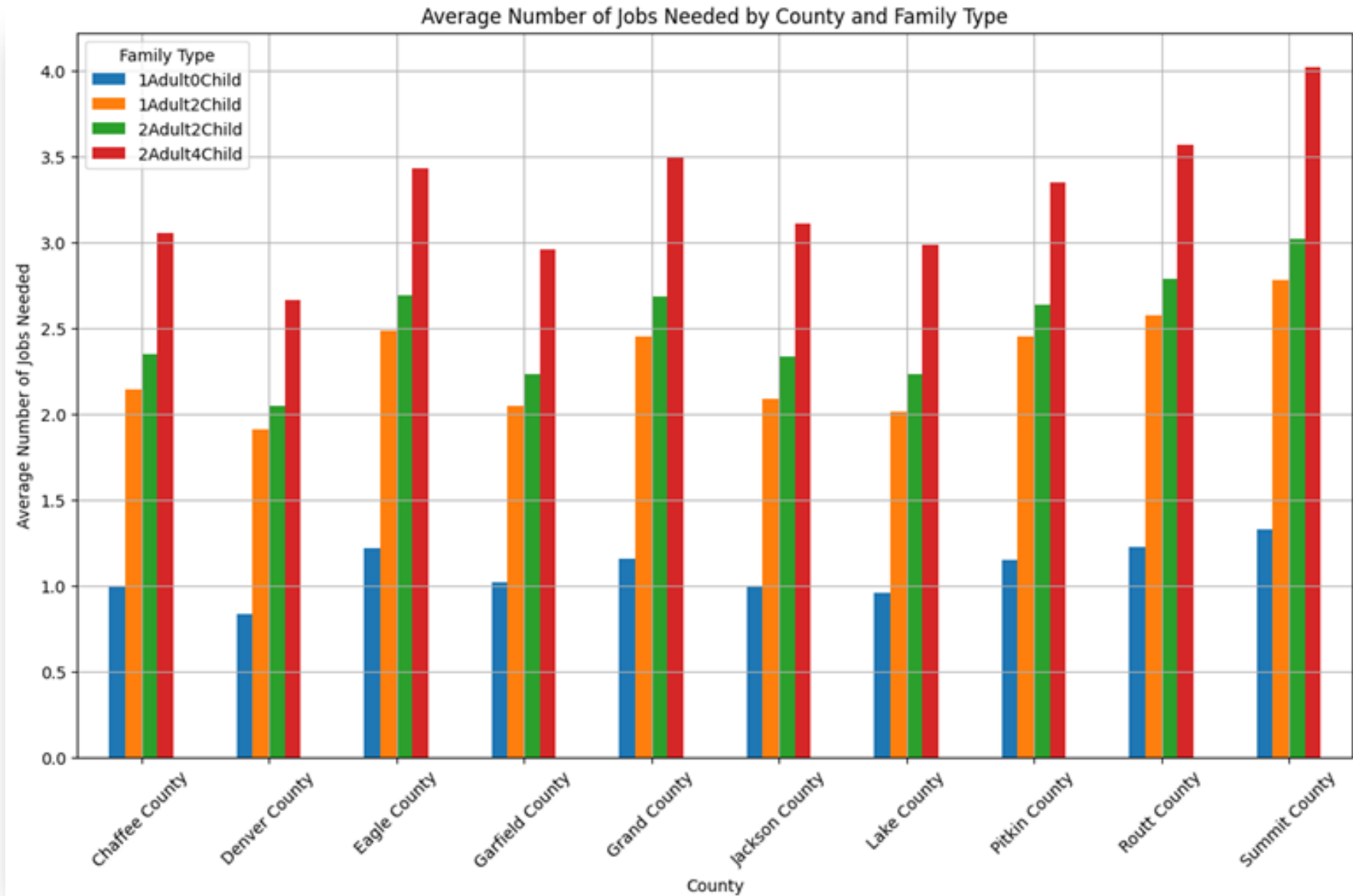
Challenges in Program Accessibility & Data Gaps

- Affordable housing programs lack cultural competency and accessibility.
- Lack of demographic data and bilingual outreach limits program effectiveness.
- Property management companies playing a key role.

Ineffective Policies & Resource Allocation

- Most policies focus on short-term stability, not long-term economic mobility.
- Highly localized solutions create inefficiencies, increase costs, and fail to acknowledge the labor market realities.

04



Our "Ah-Ha!" Moments

- Even if we subsidize housing at 50% of market rate, the average family has to **work over 2.5 jobs** in order to meet basic cost of living needs (i.e. to SURVIVE, not to THRIVE)
- In extremely high cost locations like Pitkin County, in order for deed restriction or acquisition-driven strategies to work for families making the area median income, there have to be properties available at prices that are **significantly** below market
- Many programs track **almost no data** that would enable policymakers to effectively evaluate the **impact** of programs with a lens toward equity or economic mobility (i.e. disaggregated data on race/ethnicity, employment type, income over time, etc.)
- Having **highly localized/specialized** housing agencies leads to unnecessary complexities for residents (particularly for Latinx residents), redundancy, inefficient use of resources and the inability to scale.
- **Mobile home parks** have long been a vital source of affordable housing, and it is crucial to prioritize their protection and preservation. Continued legislation and proactive measures by local municipalities are essential to safeguard these communities and ensure they remain a viable housing option for individuals and families in need.

Summit County Specific Qualitative Findings

- **85 respondents representing- 20% of overall survey respondents**
- **65% of respondents live in apartment**
- **Length of residence in the mountain region:**
 - o 1-3 years: 32%
 - o 10-20 years: 22%
 - o 3-5 years: 18%
 - o More than 20 years: 14%
 - o 5-10 years: 13%

Summit County Specific Qualitative Findings

Experience with Affordable Housing Programs

- **Only a small portion of respondents have engaged with affordable housing programs.**
- **9 respondents** reported being on a **waiting list** for affordable housing.
- **9 respondents** applied for assistance but were **rejected**.
- **Common reasons for rejection** include:
 - **Income being too high** despite still struggling with housing costs.
 - **Limited availability of affordable housing** in the region.
 - **Long wait times and lack of response** from housing authorities.
- Some respondents reported receiving **information about housing programs** but no direct support.

Confidence in Affordable Housing Programs

- **11%** of respondents expressed **high confidence** in affordable housing programs.
- **53%** of respondents indicated **moderate confidence**, signaling mixed experiences.
- **37%** of respondents had **low confidence** in these programs, citing ineffectiveness and barriers.

Common Concerns Identified:

- **Lack of transparency** in program availability and criteria.
- **Long wait times** with little follow-up from housing authorities.
- **Programs not being inclusive** of middle-income earners who still struggle with affordability.
- **Language barriers** making it difficult for Spanish-speaking residents to navigate applications.

Summit County Specific Qualitative Findings –Key Solutions by Respondents

Increase Affordable Housing Development

- More units specifically for low- and middle-income residents.
- Prioritize workforce housing for essential community members.
- **Policy and Zoning Adjustments**
 - Implement policies that allow for **more diverse housing types** (e.g., multi-family units).
 - Reduce regulatory barriers that slow down affordable housing projects.
- **Implement Rent Control Measures**
 - Prevent excessive rent increases.
 - Provide stability for long-term residents.
- **Expand Housing Assistance Programs**
 - Increase financial aid for renters and homebuyers.
 - Improve awareness and accessibility of housing support services.
- **Provide Incentives for Landlords**
 - Encourage renting to local workers at affordable rates.
 - Offer tax benefits or grants for maintaining affordable units.
- **Improve Language Access & Outreach**
 - Ensure Spanish-language resources for housing applications and support.
 - Offer housing navigation services for non-English-speaking residents.

Impactful Narratives

A single mother with two children, works two jobs in Summit County's hospitality sector. She rents a small apartment 50 miles from her workplace because it's the only affordable option.

Wakes up at 4:30 AM every day to prepare her kids for school before starting her 90-minute commute to work. Despite working two jobs, 60 hours a week, her income barely covers rent, transportation, and food. She dreams of owning a home but can't save for a down payment due to high living costs. Her situation highlights how limited affordable housing near job centers forces families into unsustainable commutes, affecting their quality of life and economic mobility.

 **"It is very difficult just to survive in this area. Everything is too expensive, and wages do not keep up."**

 **Key Issue:** Rising cost of living without wage adjustments.

 **"Rent prices are way too high. It's impossible for a working family to afford a decent place to live."**

 **Key Issue:** Extreme rent increases making housing unattainable for residents.

 **"We need more housing assistance programs that are actually accessible to the community."**

 **Key Issue:** Existing programs are either too limited or difficult to navigate.

 **"If wages won't go up, then at least housing costs need to go down – we're being priced out of our own community."**

 **Key Issue:** The affordability gap between wages and housing expenses.

 **"More affordable units need to be built, but we also need help applying for them—many families don't even know where to start."**

 **Key Issue:** Lack of awareness and accessibility to affordable housing options.

Impactful Narratives

 **“I work two jobs, but I still can’t afford a stable place for my family. Rent is increasing faster than my wages.”**

 **Key Insight:** Rent burden is **unsustainable**, making it difficult for working families to stay.

 **“There are waiting lists everywhere. We applied for affordable housing a year ago and still have no response.”**

 **Key Insight:** Long **waitlists and slow processes** leave families in unstable situations.

 **“I want to buy a home, but there’s nothing under \$600,000. Even if I qualify for a loan, I don’t stand a chance.”**

 **Key Insight:** **Lack of affordable homeownership options** makes economic mobility unattainable.

 **“We are six people in a two-bedroom apartment. It’s crowded, but there’s no other option we can afford.”**

 **Key Insight:** **Overcrowding** is a common consequence of limited affordable housing.

Impactful Narratives

-  **"The workforce is disappearing. Teachers, healthcare workers, and service employees are being pushed out."**
 **Key Concern:** Housing instability is creating labor shortages in essential industries.

-  **"Affordable housing programs exist, but the process is confusing and inaccessible to Spanish-speaking residents."**
 **Key Concern:** Language barriers prevent Latinx and immigrant families from benefiting from assistance programs.

-  **"Short-term rentals are taking over, making it impossible for locals to find long-term housing."**
 **Key Concern:** The tourism industry is driving housing scarcity, prioritizing vacation rentals over local housing.

-  **"Zoning laws and land-use policies need to change. We need to allow multi-family housing developments."**
 **Key Concern:** Policy restrictions limit the construction of diverse and affordable housing options.

Solutions

The "What" - D.E.A.L. Framework

Deed restrictions & Development-Driven Strategies

- Housing agencies, municipality entities, employers or non-profits purchase or build units specifically for affordable housing

Education & Support Services

- Housing agencies or other non-profits provide education and support services on topics such as home ownership 101, financing, etc.

Assistance with Rent or Down Payment

- Non-profits offer designated sums to assist with a rental deposit or first/last month's rent or offer to provide a portion of a down payment

Legislative Changes- Code or Statutory Modifications

- State or federal programs that provide funding for affordable housing programs or modify municipal codes to manage affordable housing



Building a Blueprint for Equity-Focused Housing Initiatives

The "How"

Effective Program Design

Equity & Impact at the Forefront

- Regional collaboration & multi-solution investments
- Focus on total cost of living- THRIVING not SURVIVING
- Mandatory data collection

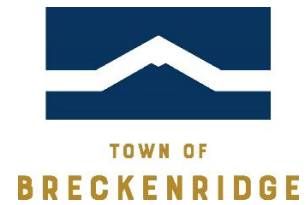
Targeted Marketing and Outreach

- Culturally competent and multi-lingual outreach and education opportunities
- Community engagement where it matters

Legislation Support Sustainable Funding Models

- Flexible and innovative financing models
- Legislative support for grants and funding opportunities that meet rural needs

Questions?



Memo

To: Breckenridge Town Council Members
From: Duke Barlow, Open Space & Trails Manager
Date: 2/19/2025 (for 2/25/2025 work session)
Subject: Open Space Update

Enclosed please find a draft of the February 17, 2025 BOSAC Meeting Minutes. Staff will be available on Tuesday to answer questions.

*AI was used to summarize the meeting transcript

I) CALL TO ORDER

Nikki LaRochelle called the February 17th, 2025, regular meeting of BOSAC to order at 5:32 pm. Other members of BOSAC present were Bobbie Zanca, Krysten Joyce, Chris Tennal, and Town Council liaison Jay Beckerman. Matt Powers was present virtually. David Rossi was absent. Staff members present were Mark Truckey, Alex Stach, Julia Puester, Tony Overlock, Joel Dukes, and Duke Barlow. Jordan Mead, Summit County Open Space Resource Specialist was also present. Members of the public: Greg Ruckman and Jeffery Bergeron.

II) APPROVAL OF MINUTES

A) BOSAC REGULAR MEETING – January 27th, 2025

The minutes were approved as presented.

III) PUBLIC COMMENTS

N/A

IV) STAFF SUMMARY

A. Field Report

B. Forest Health Update

C. Grant Request Update

D. USFS Referral – Breckenridge Stables Proposed Facility Upgrades

Mr. Beckerman had a question regarding the road to Breckenridge Stables from Beaver Run and if an alternate route had been planned or discussed with the Forest Service. Mr. Barlow replied that staff hadn't been involved in that conversation, but the plan is for the ski resort, USFS, and Beaver Run resort to limit roadside parking on the Peak 9 road near the Beaver Run parking lot in Summer 2025 to help reduce resource damage and parking congestion. Ms. Joyce asked a clarifying question about the overlap of users on shared trails, to which Mr. Barlow replied that the Flapjack trail is shared by the public and Breckenridge Stables and Wanderer is a ski resort maintained singletrack cross-country trail that crosses Breckenridge stables trails. User conflict has been a problem on both trails in the past. Mr. Barlow continued that the main goal of the Peak 10 Trails project, led by the U.S. Forest Service, is to inventory the trails in the area, analyze use, and propose a revised, sustainable trail network that minimizes user conflict. Ms. Zanca asked about the opportunity for public commenting for the Peak 10 Trails project, to which Mr. Barlow replied that yes, there will be multiple rounds of public comment periods and he envisions this process being very similar to the Frisco Backyard project.

E. Breckenridge Grand Vacations Fee-in-Lieu

Mr. Truckey explained that the Town's subdivision standards require that 10 percent of a new subdivision must be dedicated for public open space, parks, or recreational purposes or a fee in lieu can be required where the property is not considered appropriate for those purposes. Breck Grand Vacations is undertaking a new subdivision in an area next to Timber Trail that is subject to the dedication/fee. The Town determined an "in lieu fee" is appropriate and the Town had an appraisal prepared. BGV provided another appraisal and for the last several months there have been ongoing discussions regarding the value of the land related to the fee in lieu. A settlement was reached last Tuesday between the council and BGV. The settlement results in \$2 million coming to the Town for open space and park purposes, with a deadline of no later than January 1, 2028. The money will be used for acquisition purposes, and the Town has seven years to spend it.

F. Additional Staff Updates

Mr. Barlow added that an RFP for the Laurium Parking Lot Relocation Project has been issued and is viewable on the Summit County website.

Mr. Barlow also mentioned that the McCain Design RFP is in its final draft stage and staff hopes to issue this RFP later in the week.

V) OPEN SPACE DISCUSSION

2024 State of the Open Space (13:07)

Mr. Barlow presented the 2024 State of the Open Space report, highlighting the program's mission to preserve lands that define and enhance the unique mountain character of Breckenridge. Mr. Barlow began by summarizing the history of the program, which started in 1997 with a tax initiative dedicating half of 1% (.5%) of sales tax revenue to open space. Since then, the program has spent over \$34 million on acquisitions, preserving over 5,200 acres and 70 miles of trails. Focusing on 2024, Mr. Barlow presented the 2024 budget, which was just over \$8.5 million, highlighting acquisitions and noting that a majority of opportunities for preservation may lie outside the Town core going forward. Mr. Barlow discussed the focus on trail maintenance (90% of trail crew efforts), highlighting the work done on existing trails and the construction of new ones, such as Ellie's Features and the Keystone Drill. He also mentioned the rerouting of Toad Alley and the installation of several new "All-Persons Trails". Mr. Barlow emphasized the importance of data collection and covered the launch of the website, which provides an interactive calendar, trail conditions, and a map for users. He mentioned the successful season of the Friends of Breckenridge Trails (FOBT) program and the potential for companies or organizations to participate in the recently reestablished "Adopt-A-Trail" program after a question from Ms. Zanca. Mr. Barlow also discussed the annual monitoring report for Cucumber Gulch, noting a decrease in beaver observations. He also mentioned the addition of the Bioacoustics monitoring system and the

continuation of wildlife camera and trail counter detection. Land management practices were also discussed, including both forest health projects and river restoration efforts.

Ms. LaRochelle wondered about the use of the All-Persons Trail at Reiling Dredge and how we can measure the effectiveness of our All-Persons Trails, while simultaneously encouraging further outreach and messaging about these trails. Ms. Joyce suggested surveying participants after they used an All-Persons Trail to ensure these trails were meeting their intended purpose. Mr. Beckerman asked about the Toad Alley trail reroute project and encouraged staff to keep a close eye on both visitor use on the new section of trail and to monitor the revegetation area, while suggesting the Town maintain consideration of the option to further limit public access to this trail. Ms. LaRochelle had a question regarding the Special Use Authorization (SUA) for the Golden Horseshoe trail system and wanted to know what level of commitment the OST program had made to the system's maintenance. Mr. Overlock and Mr. Jordan Mead, Summit County Open Space Resource Specialist, explained the SUA with the Forest Service, which they signed around 5 years ago, and the need to fulfill this agreement by planning volunteer and crew time on Baker's Tank in 2025.

Camp Hale Continental Divide National Monument (CHCDNM) Planning – OST Master Plan Exercise (54:41)

Mr. Overlock provided background on the Camp Hale Continental Divide National Monument, the working group tasked with managing this project, and the current scope of work, including the Access Plan and Management Framework. Mr. Overlock then explained how this exercise might work using the Town's OST Master Plan as a filter to see if each of these trailheads "checks all the boxes." Ms. Zanca and Mr. Tennal provided some feedback on their experience trying to conduct this exercise on their own and explained that they had some difficulties. OST staff and BOSAC agreed to refine the process and ensure it encompasses everything they want to do, focusing on the framework for decision-making, the need to merge different buckets, and the idea of a grading mechanism or go/no-go criteria for future decisions. The team also discussed streamlining the master plan structure and possibly creating a flow chart for better organization and analysis.

The team began the exercise, focusing on the Quandary trailhead first. There was discussion regarding the necessity of increasing parking at the trailhead, considering the shuttle system's usage and potential impact on the shuttle's popularity. There was agreement that adding more parking could be counterproductive if it leads to more cars and fewer people using the shuttle, while also recognizing the potential for more revenue from parking to subsidize the shuttle supporting the two stated goals of making the shuttle free to use and wholly subsidized by parking revenue.

Shifting to the Blue Lakes trailhead, Mr. Mead answered questions concerning the cost implications of managing and improving properties jointly owned with Summit County. Mr. Barlow suggested that these costs could be phased into the 5-year open space budget when necessary, and costs would be shared with Summit County. Mr. Mead also mentioned the need to consider the implications of different factors for different types of projects, highlighting the importance of considering partnership opportunities and community

connections, as well as the need for a more detailed conversation between the Forest Service and Colorado Springs Utilities (CSU) regarding land use agreements on CSU properties.

Ms. LaRochelle was curious about some of the impacts regarding prospective new trail alignments suggested in the Access Plan. A number of committee members questioned the necessity and usage of such a trail, considering the terrain and the specific user groups visiting these areas. Both OST staff and BOSAC agreed that this trail might not be a priority and could potentially disrupt wildlife habitats. BOSAC unanimously decided to include the trail in the NEPA analysis for further public engagement and feedback but expressed concerns about the potential impacts to the neighborhood and wildlife.

The exercise then moved onto the McCullough Gulch trailhead. The idea of connecting the Quandary Peak trailhead to the McCullough Gulch trail via the defunct Wheeler trail was discussed, with concerns raised about the potential for underutilization. The team agreed that providing more options for trail connections could be beneficial, but also acknowledged the need to monitor usage to ensure demand exists for these connecting trails prior to any construction. The discussion also touched on improving access to the proposed new McCullough Gulch trailhead parking lot during the shoulder season, potentially considering the need for a free reservation system during the off-season to manage demand and avoid illegal parking along McCullough Gulch Road.

Lastly, BOSAC discussed plans for improving the Spruce Creek trailhead area, including consolidating parking into one new location, implementing a reservation system, and potentially closing the current parking area. The primary aim at Spruce Creek is to reduce traffic and improve the overall experience while considering concerns from local residents. The plan includes building new parking spaces, adding a shuttle turnaround, restrooms, and signage. The group also considered the impact on differently-abled visitors and discussed enforcement strategies for parking regulations along the road.

Mr. Beckerman felt he was comfortable recommending the access plan to Council but stressed the importance of stakeholder engagement throughout the remainder of this process. Ms. Joyce agreed and wanted to make sure that the Town Council has a full picture of the discussion and BOSAC's sentiments through detailed minutes and correspondence. Ms. LaRochelle also agreed and echoed Ms. Joyce's statements to characterize the conversation, most notably an emphasis on the need for continued public outreach and concern regarding the proposed connection trails from the Blue Lakes and McCullough Gulch trailheads to the Quandary trailhead. Mr. Tennal and Ms. Zanca agreed to recommend the plan, both stating this was a solid starting point with lots of great partners and research.

VI) COUNCIL MATTERS RELATED TO OPEN SPACE TOPICS

Mr. Beckerman shared Tim Casey's request to plat his 3-acre property on Cucumber Creek, which would allow him to sell it for development. Currently, the land is leased to the Breckenridge Nordic Center for winter use as temporary open space. Casey's vesting on the property expires in January 2026. The Town decided to grant Casey a 5-year extension on his vesting, even though he'd only requested three years. This extension gives him more time to

develop the property and doesn't force immediate action. The Council acknowledged the value of the land as open space. In addition, the Council directed staff to explore the possibility of securing a first right of offer on the land, while recognizing that purchasing the land might be difficult to justify financially.

Mr. Barlow added that he was scheduled to present the State of the Open Space Report to Council during their February 25th work session, as well as to discuss renewing the residential lease on the Little Daisy Lode property, with a proposed 5-year extension.

VII) OTHER MATTERS RELATED TO OPEN SPACE TOPICS

Mr. Truckey thanked Ms. Puester for her service in her role as Assistant Director of Community Development and congratulated her on her promotion to Assistant Town Manager.

VIII) ADJOURNMENT

A motion to adjourn the BOSAC meeting was made by Mrs. LaRochelle, and Mrs. Zanca seconded it. The February 17th, 2025 regular meeting of BOSAC ended at 7:58 PM.

The next regular meeting of BOSAC is scheduled for March 17th, 2025.

Nikki LaRochelle, Chair



Department of Finance

January 31st, 2025

Executive Summary

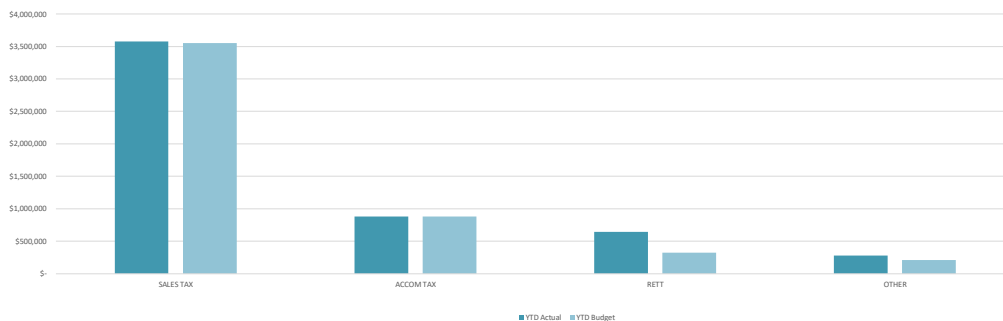
January 31, 2025

This report covers the 1 month of 2025. January is largely reflective of December tax collections.

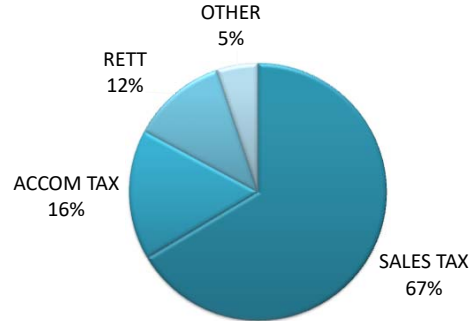
Overall, we are approximately \$.4M above 2025 budgeted revenues in the Excise fund and \$.4M ahead of prior year. Sales tax is currently flat in comparison with YTD budget, and flat in comparison with prior year. Accommodations tax is flat in comparison with YTD budget and prior year. Real Estate Transfer Tax is ahead \$.3M in comparison with YTD budget and ahead \$.3M 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	\$ 3,574,805	\$ 3,549,651	101%	\$ 35,700,000	\$ 3,516,246	\$ 36,359,033
ACCOMMODATIONS TAX	882,488	879,101	100%	5,500,000	908,571	6,119,752
REAL ESTATE TRANSFER	643,773	322,424	200%	6,000,000	334,088	7,420,538
OTHER*	279,673	212,277	132%	2,806,053	218,991	3,427,083
TOTAL	\$ 5,380,739	\$ 4,963,453	108%	\$ 50,006,053	\$ 4,977,896	\$ 53,326,406

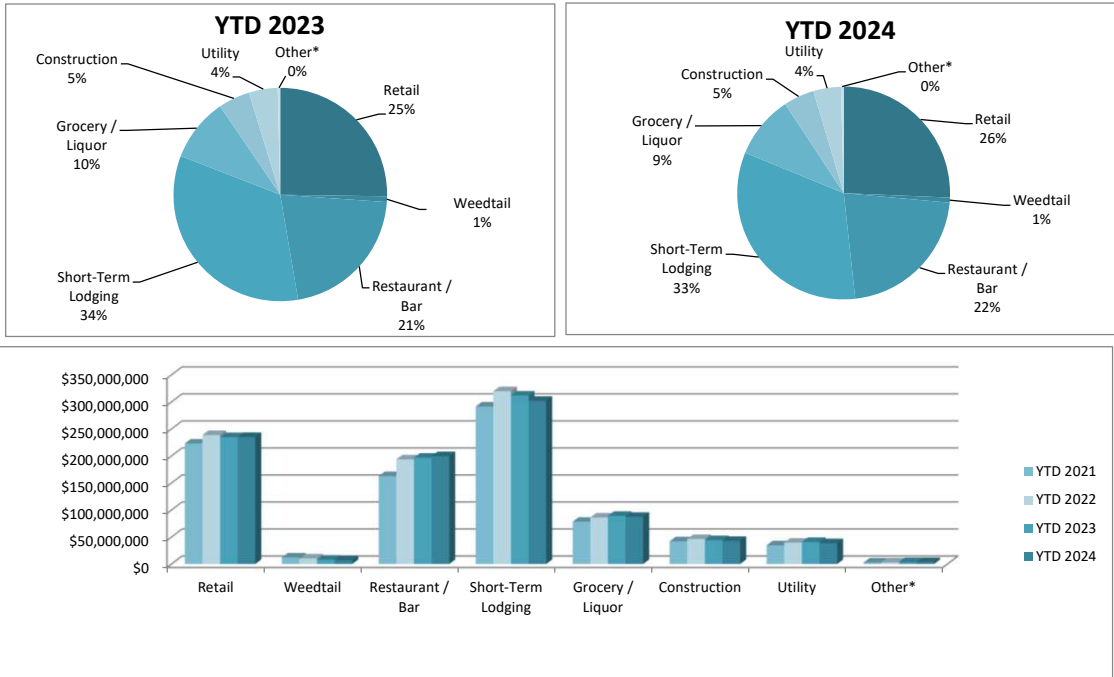
* Other includes Franchise Fees (Telephone, Public Service and Cable), Cigarette Tax, and Investment Income

The Tax Basics: December 2024

Net Taxable Sales by Industry-YTD

Description	YTD 2021	YTD 2022	YTD 2023	2023 % of Total	YTD 2024	2023/2024 \$ Change	2023/2024 % Change	2024 % of Total
Retail	\$222,983,508	\$238,586,722	\$234,730,078	25.27%	\$235,095,549	\$365,471	0.16%	25.67%
Weedtail	\$12,148,814	\$10,322,606	\$8,037,258	0.87%	\$7,032,490	(\$1,004,769)	-12.50%	0.77%
Restaurant / Bar	\$162,673,623	\$193,542,933	\$196,793,250	21.18%	\$199,597,397	\$2,804,147	1.42%	21.79%
Short-Term Lodging	\$291,299,264	\$319,652,259	\$311,746,765	33.56%	\$301,866,683	(\$9,880,082)	-3.17%	32.96%
Grocery / Liquor	\$78,317,524	\$86,082,707	\$89,062,650	9.59%	\$87,370,750	(\$1,691,900)	-1.90%	9.54%
Construction	\$41,963,649	\$46,365,431	\$44,265,785	4.77%	\$42,812,327	(\$1,453,458)	-3.28%	4.67%
Utility	\$34,603,702	\$39,543,626	\$40,852,332	4.40%	\$38,469,264	(\$2,383,067)	-5.83%	4.20%
Other*	\$2,816,488	\$2,990,569	\$3,481,892	0.37%	\$3,582,783	\$100,891	2.90%	0.39%
Total	\$846,806,572	\$937,086,853	\$928,970,010	100.00%	\$915,827,242	(\$13,142,768)	-1.41%	100.00%

* Other includes activities in Automobiles and Undefined Sales.



New Items of Note:

- December YTD net taxable sales are currently behind of YTD December 2023 by -1.41%.
- For December YTD 2024, there were increases in Restaurant/Bar (1.42%) and in Retail (.16%) and we saw a decline in Weedtail (-12.50%), Short-Term Lodging (-3.17%), Grocery/Liquor (-1.90%), Construction (-3.28%), and Utilities (-5.83%), compared to December YTD 2023.

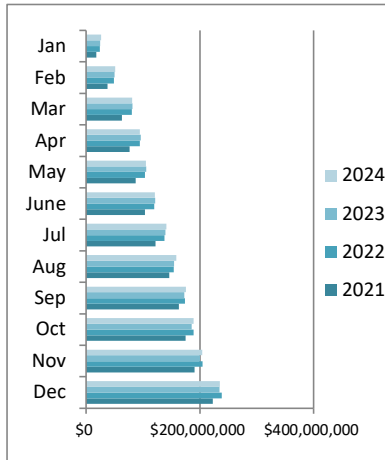
Notes:

- 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.

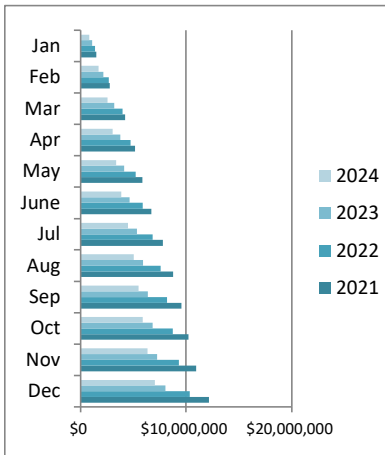
Net Taxable Sales by Sector-Town of Breckenridge Tax Base



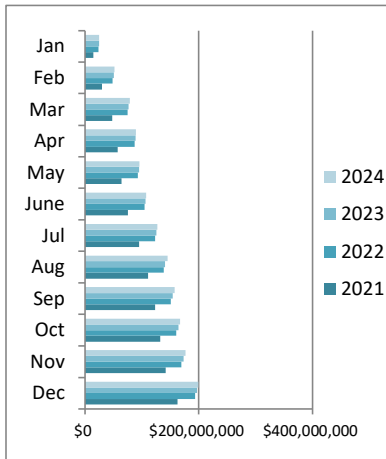
Total Net Taxable Sales					
	2021	2022	2023	2024	% change from PY
Jan	\$79,018,680	\$113,601,532	\$115,063,677	\$115,301,041	0.21%
Feb	\$79,740,621	\$111,333,795	\$114,271,120	\$113,213,730	-0.93%
Mar	\$100,231,503	\$125,723,396	\$122,855,739	\$121,379,958	-1.20%
Apr	\$51,097,408	\$56,507,395	\$53,660,650	\$49,655,780	-7.46%
May	\$35,690,548	\$34,481,990	\$32,489,974	\$35,834,891	10.30%
Jun	\$58,731,946	\$56,236,534	\$54,865,559	\$55,361,904	0.90%
Jul	\$77,826,277	\$73,256,650	\$75,044,343	\$76,670,339	2.17%
Aug	\$74,672,227	\$64,945,382	\$63,636,164	\$68,249,811	7.25%
Sep	\$60,903,503	\$63,905,935	\$62,363,139	\$60,072,016	-3.67%
Oct	\$48,329,080	\$51,431,132	\$55,284,272	\$48,000,960	-13.17%
Nov	\$55,553,345	\$53,839,134	\$55,591,964	\$53,804,193	-3.22%
Dec	\$125,011,433	\$131,823,979	\$123,843,412	\$118,282,618	-4.49%
YTD	\$846,806,572	\$937,086,853	\$928,970,010	\$915,827,242	-1.41%
Total	\$846,806,572	\$937,086,853	\$928,970,010	\$915,827,242	-1.41%



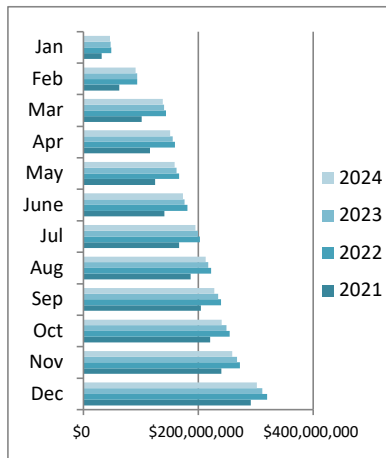
Retail					
	2021	2022	2023	2024	% change
Jan	\$18,296,969	\$24,255,173	\$25,133,174	\$26,396,735	5.03%
Feb	\$19,258,255	\$24,760,846	\$25,030,427	\$24,751,698	-1.11%
Mar	\$25,907,820	\$31,217,320	\$31,758,441	\$29,846,136	-6.02%
Apr	\$13,495,838	\$14,378,828	\$14,337,883	\$13,886,947	-3.15%
May	\$9,951,615	\$9,122,354	\$9,263,122	\$10,457,430	12.89%
Jun	\$16,992,984	\$16,282,085	\$16,183,498	\$15,589,227	-3.67%
Jul	\$18,168,889	\$18,203,548	\$17,795,886	\$20,257,148	13.83%
Aug	\$24,555,944	\$15,820,095	\$15,067,682	\$17,335,358	15.05%
Sep	\$16,710,634	\$19,891,307	\$18,133,398	\$17,352,306	-4.31%
Oct	\$11,737,045	\$15,019,671	\$12,991,674	\$13,224,784	1.79%
Nov	\$15,451,312	\$15,583,167	\$14,712,973	\$14,990,839	1.89%
Dec	\$32,456,203	\$34,052,328	\$34,321,920	\$31,006,941	-9.66%
YTD	\$222,983,508	\$238,586,722	\$234,730,078	\$235,095,549	0.16%
Total	\$222,983,508	\$238,586,722	\$234,730,078	\$235,095,549	0.16%



Weedtail					
	2021	2022	2023	2024	% change
Jan	\$1,478,465	\$1,390,691	\$1,085,499	\$835,116	-23.07%
Feb	\$1,294,638	\$1,290,570	\$1,071,374	\$866,966	-19.08%
Mar	\$1,441,196	\$1,310,491	\$1,021,416	\$854,323	-16.36%
Apr	\$942,276	\$732,968	\$577,496	\$490,607	-15.05%
May	\$695,750	\$499,512	\$382,445	\$339,210	-11.30%
Jun	\$841,867	\$670,484	\$513,462	\$467,638	-8.92%
Jul	\$1,116,858	\$912,870	\$697,911	\$629,419	-9.81%
Aug	\$936,140	\$777,363	\$578,590	\$564,981	-2.35%
Sep	\$802,336	\$611,456	\$463,014	\$432,168	-6.66%
Oct	\$665,889	\$529,983	\$413,804	\$409,174	-1.12%
Nov	\$737,780	\$581,583	\$447,069	\$439,585	-1.67%
Dec	\$1,195,620	\$1,014,636	\$785,178	\$703,302	-10.43%
YTD	\$12,148,814	\$10,322,606	\$8,037,258	\$7,032,490	-12.50%
Total	\$12,148,814	\$10,322,606	\$8,037,258	\$7,032,490	-12.50%



Restaurant / Bar					
	2021	2022	2023	2024	% change
Jan	\$14,372,467	\$23,591,432	\$25,009,257	\$25,042,953	0.13%
Feb	\$15,293,976	\$24,974,867	\$25,965,915	\$26,685,736	2.77%
Mar	\$18,001,752	\$26,280,138	\$25,821,441	\$27,277,628	5.64%
Apr	\$10,082,518	\$12,415,528	\$12,209,139	\$10,610,820	-13.09%
May	\$6,065,196	\$5,669,343	\$5,883,754	\$5,797,807	-1.46%
Jun	\$12,074,689	\$11,796,384	\$11,309,552	\$12,348,694	9.19%
Jul	\$19,085,898	\$18,692,700	\$19,294,325	\$19,761,678	2.42%
Aug	\$15,737,756	\$14,956,807	\$15,634,593	\$17,307,423	10.70%
Sep	\$12,545,273	\$12,668,238	\$13,197,620	\$12,809,825	-2.94%
Oct	\$9,073,163	\$9,309,000	\$9,879,709	\$9,489,439	-3.95%
Nov	\$9,429,392	\$9,038,337	\$9,285,260	\$9,752,927	5.04%
Dec	\$20,911,542	\$24,150,159	\$23,302,685	\$22,712,467	-2.53%
YTD	\$162,673,623	\$193,542,933	\$196,793,250	\$199,597,397	1.42%
Total	\$162,673,623	\$193,542,933	\$196,793,250	\$199,597,397	1.42%



Short-Term Lodging					
	2021	2022	2023	2024	% change
Jan	\$31,756,647	\$48,613,697	\$47,461,191	\$45,967,138	-3.15%
Feb	\$30,597,409	\$45,169,344	\$46,133,344	\$45,189,095	-2.05%
Mar	\$38,833,139	\$49,665,680	\$47,143,257	\$47,181,231	0.08%
Apr	\$14,789,371	\$15,604,892	\$14,587,107	\$12,979,085	-11.02%
May	\$8,839,587	\$7,736,666	\$6,909,765	\$7,558,600	9.39%
Jun	\$16,112,111	\$14,461,872	\$13,811,321	\$14,243,061	3.13%
Jul	\$25,496,173	\$21,720,310	\$23,247,770	\$21,626,905	-6.97%
Aug	\$20,248,079	\$19,219,232	\$18,160,159	\$18,260,796	0.55%
Sep	\$17,984,544	\$17,238,667	\$16,972,760	\$15,062,508	-11.25%
Oct	\$16,267,787	\$15,303,928	\$14,660,010	\$12,856,228	-12.30%
Nov	\$19,659,292	\$18,013,772	\$18,660,712	\$18,028,728	-3.39%
Dec	\$50,715,125	\$46,904,200	\$43,999,369	\$42,913,307	-2.47%
YTD	\$291,299,264	\$319,652,259	\$311,746,765	\$301,866,683	-3.17%
Total	\$291,299,264	\$319,652,259	\$311,746,765	\$301,866,683	-3.17%



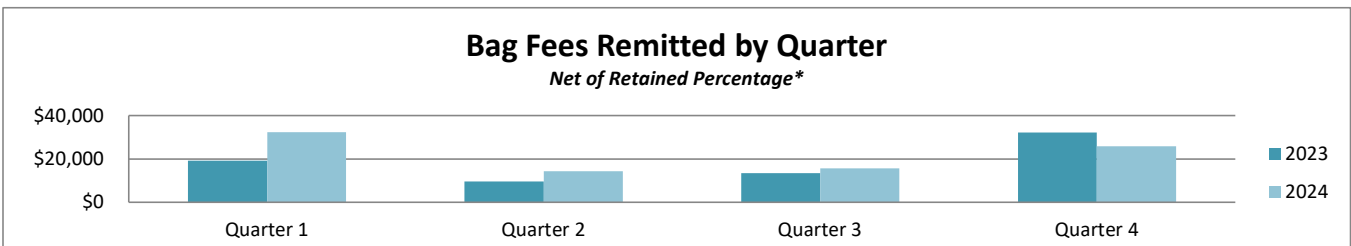
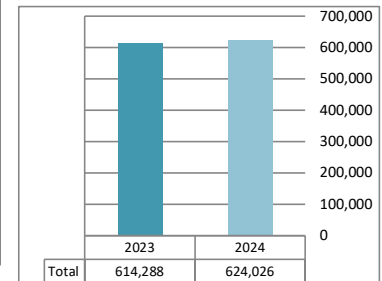
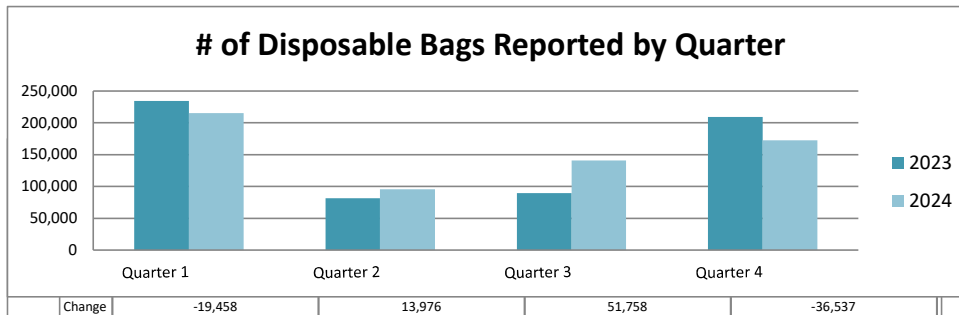
Grocery / Liquor					
	2021	2022	2023	2024	% change
Jan	\$7,287,839	\$8,170,578	\$8,997,217	\$10,314,078	14.64%
Feb	\$7,698,418	\$8,753,193	\$9,587,315	\$8,834,611	-7.85%
Mar	\$7,875,044	\$9,019,659	\$9,151,128	\$9,118,563	-0.36%
Apr	\$5,116,542	\$6,998,996	\$5,851,774	\$5,078,187	-13.22%
May	\$3,756,571	\$4,744,379	\$4,092,212	\$4,027,368	-1.58%
Jun	\$5,487,526	\$5,436,849	\$5,335,000	\$5,742,402	7.64%
Jul	\$7,596,984	\$7,431,072	\$7,828,316	\$7,939,664	1.42%
Aug	\$7,082,310	\$7,177,335	\$7,441,155	\$7,411,914	-0.39%
Sep	\$5,595,731	\$5,816,776	\$5,964,152	\$5,613,339	-5.88%
Oct	\$4,452,681	\$4,953,494	\$5,140,210	\$5,002,786	-2.67%
Nov	\$4,209,254	\$4,692,648	\$6,579,348	\$4,631,519	-29.61%
Dec	\$12,158,623	\$12,887,729	\$13,094,821	\$13,656,319	4.29%
YTD	\$78,317,524	\$86,082,707	\$89,062,650	\$87,370,750	-1.90%
Total	\$78,317,524	\$86,082,707	\$89,062,650	\$87,370,750	-1.90%



Construction					
	2021	2022	2023	2024	% change
Jan	\$2,092,188	\$3,154,550	\$1,963,539	\$2,224,327	13.28%
Feb	\$2,206,727	\$2,342,215	\$1,362,174	\$2,275,602	67.06%
Mar	\$3,902,586	\$3,647,914	\$3,009,560	\$2,506,246	-16.72%
Apr	\$3,348,850	\$2,708,904	\$2,260,716	\$2,761,140	22.14%
May	\$3,764,093	\$3,760,646	\$2,944,308	\$4,560,248	54.88%
Jun	\$4,716,677	\$4,657,133	\$4,383,451	\$4,174,886	-4.76%
Jul	\$3,478,732	\$3,502,956	\$3,452,440	\$3,617,251	4.77%
Aug	\$3,628,978	\$4,283,775	\$4,065,081	\$4,542,460	11.74%
Sep	\$4,126,698	\$4,472,192	\$4,439,649	\$5,721,682	28.88%
Oct	\$3,755,576	\$3,652,396	\$9,721,777	\$4,544,567	-53.25%
Nov	\$3,322,188	\$2,701,750	\$3,100,448	\$3,128,228	0.90%
Dec	\$3,620,356	\$7,480,999	\$3,562,642	\$2,755,691	-22.65%
YTD	\$41,963,649	\$46,365,431	\$44,265,785	\$42,812,327	-3.28%
Total	\$41,963,649	\$46,365,431	\$44,265,785	\$42,812,327	-3.28%

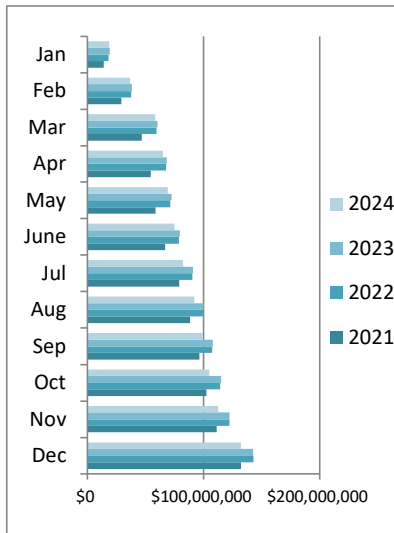
Disposable Bag Fees

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.

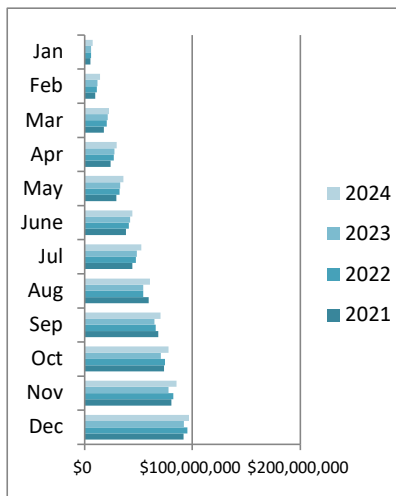


*As of May 4th 2023 a change has taken into effect and retailers are permitted to retain 40% of the fee (up to a maximum of \$1000/month through October 31, 2014; changing to a maximum of \$100/month beginning November 1, 2014) in order to offset expenses incurred related to the program. The retained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

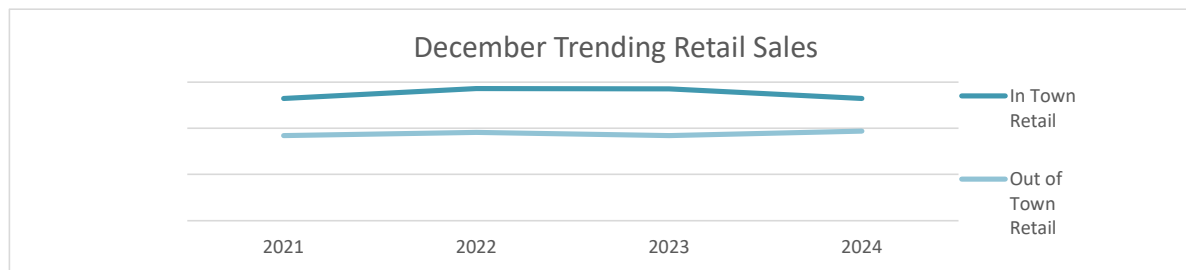
The Tax Basics: Retail Sales Sector Analysis



Retail: In-Town					
	2021	2022	2023	2024	% change from PY
Jan	\$14,052,992	\$18,184,827	\$19,108,292	\$18,686,169	-2.21%
Feb	\$14,954,159	\$19,508,694	\$19,044,526	\$18,077,005	-5.08%
Mar	\$17,792,731	\$21,827,572	\$22,225,590	\$21,543,269	-3.07%
Apr	\$7,639,807	\$8,001,670	\$8,038,138	\$6,679,944	-16.90%
May	\$4,153,493	\$3,824,714	\$3,867,808	\$4,136,449	6.95%
Jun	\$8,258,377	\$7,362,716	\$7,206,843	\$7,301,484	1.31%
Jul	\$12,088,846	\$11,560,109	\$11,413,089	\$11,921,223	4.45%
Aug	\$9,454,473	\$9,105,768	\$8,975,741	\$9,687,533	7.93%
Sep	\$7,814,955	\$8,110,679	\$7,941,290	\$7,413,099	-6.65%
Oct	\$6,403,920	\$6,747,688	\$7,151,484	\$5,654,092	-20.94%
Nov	\$8,572,493	\$7,936,932	\$7,344,685	\$7,638,449	4.00%
Dec	\$21,062,824	\$20,682,211	\$20,268,948	\$19,453,972	-4.02%
YTD	\$132,249,070	\$142,853,578	\$142,586,432	\$138,192,689	-3.08%
Total	\$132,249,070	\$142,853,578	\$142,586,432	\$138,192,689	



Retail: Out-of-Town					
	2021	2022	2023	2024	% change
Jan	\$5,695,992	\$6,039,704	\$6,024,882	\$7,710,566	27.98%
Feb	\$4,275,988	\$5,252,152	\$5,985,902	\$6,674,694	11.51%
Mar	\$8,076,391	\$9,303,761	\$9,484,188	\$8,302,866	-12.46%
Apr	\$5,827,346	\$6,377,158	\$6,299,745	\$7,207,003	14.40%
May	\$5,772,854	\$5,260,396	\$5,395,314	\$6,320,980	17.16%
Jun	\$8,695,803	\$8,877,316	\$8,928,136	\$8,287,743	-7.17%
Jul	\$6,050,129	\$6,643,439	\$6,349,308	\$8,335,924	31.29%
Aug	\$15,076,130	\$6,714,327	\$6,091,941	\$7,647,825	25.54%
Sep	\$8,848,218	\$11,737,790	\$10,192,108	\$9,939,207	-2.48%
Oct	\$5,304,682	\$8,271,983	\$5,840,190	\$7,570,692	29.63%
Nov	\$6,852,719	\$7,646,235	\$7,368,288	\$7,352,390	-0.22%
Dec	\$11,355,100	\$13,323,340	\$14,052,972	\$11,552,969	-17.79%
YTD	\$91,831,352	\$95,447,601	\$92,012,974	\$96,902,860	5.31%
Total	\$91,831,352	\$95,447,601	\$92,012,974	\$96,902,860	



New Items of Note:

- In-Town Retail sales comprise businesses that are in Town limits, the sector had an overall decrease of 4.02% in December 2024 as compared to 2023. The Out-of-Town Retail Sales had a overall decrease in sales of 17.49% for December 2024 compared to 2023.

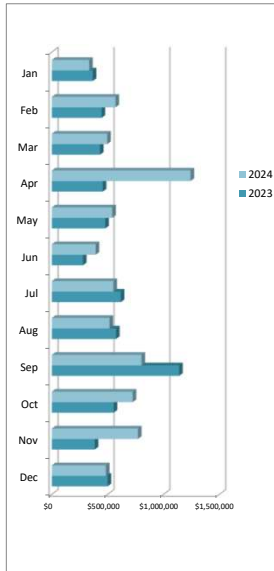
Real Estate Transfer Tax

New Items of Note:

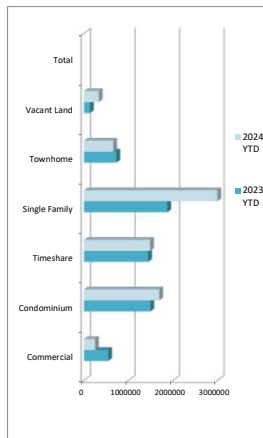
- Revenue December is ahead \$2.4M to budget and ahead \$1.1M to prior year.
- Single Family sales account for the majority of the sales (40.41%), with condominium sales in the second position of highest sales (22.82%) subject to the tax. Timeshare sales are ahead YTD by (2.94%).

Continuing Items of Note:

- 2024 Real Estate Transfer Tax budget is based upon a 5 year historical budget phasing.



Total RETT						
	2022	2023	2024	% change	2024 budget	+/- Budget
Jan	\$328,719	\$366,761	\$334,088	-8.91%	\$300,000	\$34,088
Feb	\$512,843	\$445,546	\$569,686	27.86%	\$400,000	\$169,686
Mar	\$551,693	\$431,380	\$495,625	14.89%	\$400,000	\$95,625
Apr	\$627,842	\$456,127	\$1,240,904	172.05%	\$425,000	\$815,904
May	\$851,657	\$478,584	\$540,842	13.01%	\$425,000	\$115,842
Jun	\$495,925	\$278,784	\$392,088	40.64%	\$275,000	\$117,088
Jul	\$765,641	\$617,133	\$550,835	-10.74%	\$450,000	\$100,835
Aug	\$484,573	\$574,378	\$515,499	-10.25%	\$550,000	-\$34,501
Sep	\$742,908	\$1,139,485	\$802,713	-29.55%	\$550,000	\$252,713
Oct	\$732,723	\$553,836	\$723,645	30.66%	\$525,000	\$198,645
Nov	\$384,336	\$384,307	\$770,442	100.48%	\$300,000	\$470,442
Dec	\$393,620	\$499,188	\$484,061	-3.03%	\$400,000	\$84,061
YTD	\$6,872,481	\$6,225,510	\$7,420,428	19.19%	\$5,000,000	\$2,420,428
Total	\$6,872,481	\$6,225,510	\$7,420,428		\$5,000,000	



by Category					
Description	2023 YTD	2024 YTD	\$ change	% change	% of Total
Commercial	\$ 546,550	\$ 250,510	\$ (296,040)	-54.17%	3.38%
Condominium	\$ 1,494,770	\$ 1,693,167	\$ 198,397	13.27%	22.82%
Timeshare	\$ 1,444,110	\$ 1,486,506	\$ 42,396	2.94%	20.03%
Single Family	\$ 1,874,035	\$ 2,998,628	\$ 1,124,593	60.01%	40.41%
Townhome	\$ 728,945	\$ 657,252	\$ (71,694)	-9.84%	8.86%
Vacant Land	\$ 137,099	\$ 334,365	\$ 197,267	143.89%	4.51%
Total	\$ 6,225,509	\$ 7,420,428	\$ 1,194,919	19.19%	100.00%



December 31, 2024

Financial Statement

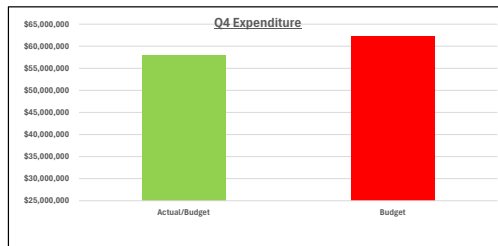
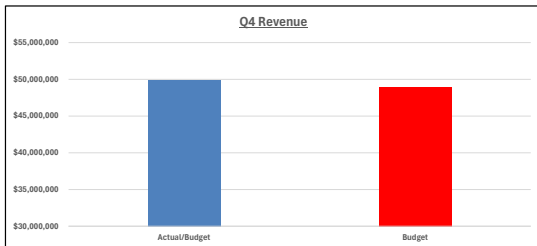
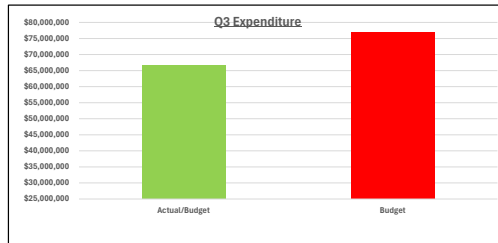
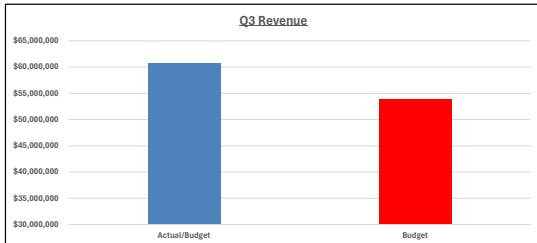
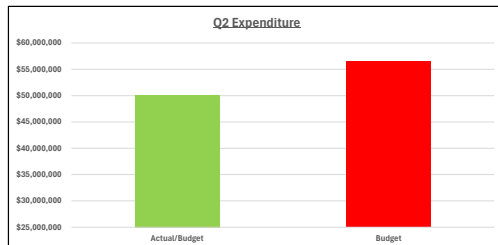
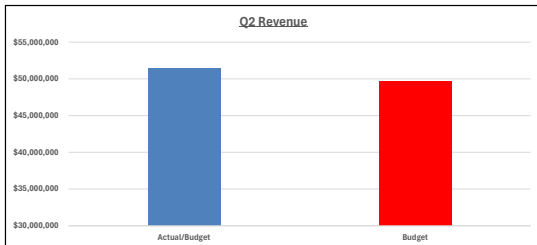
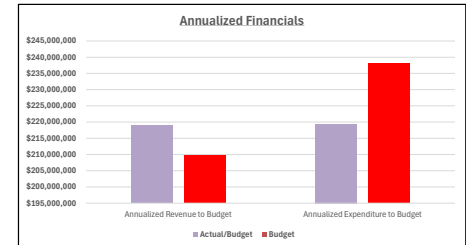
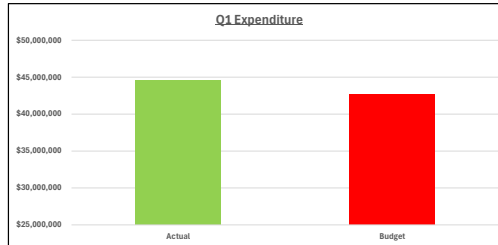
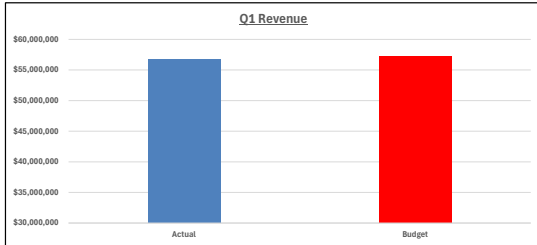
Town of Breckenridge

December 2024 Financial Review

Budget Year Ending: **12/31/2024**

Current Month Ending: **12/31/2024**

	Q1			Q2			Q3			Q4			FY2024		
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Variance
Reg. Fund Balance															
Revenue	\$ 56,691,208	\$ 57,146,987	\$ (455,779)	\$ 51,482,705	\$ 49,701,207	\$ 1,781,498	\$ 60,776,801	\$ 53,833,527	\$ 6,943,274	\$ 49,907,061	\$ 48,945,231	\$ 961,830	\$ 218,857,775	\$ 209,626,952	\$ 9,230,823
Expenditure	\$ (44,614,653)	\$ (42,731,604)	\$ (1,883,050)	\$ (50,092,537)	\$ (56,448,191)	\$ 6,355,655	\$ (66,726,717)	\$ (76,735,473)	\$ 10,008,756	\$ (58,007,277)	\$ (62,218,346)	\$ 4,211,069	\$ (219,441,184)	\$ (238,133,614)	\$ 18,692,430
Net Income	\$ 12,076,554	\$ 14,415,383	\$ (2,338,829)	\$ 1,390,168	\$ (6,746,984)	\$ 8,137,152	\$ (5,949,916)	\$ (22,901,946)	\$ 16,952,030	\$ (8,100,216)	\$ (13,273,115)	\$ 5,172,899	\$ (583,409)	\$ (28,506,662)	\$ 27,923,253
End. Fund Balance															



YTD comments

Revenue

- CWCB	\$ (1,360,121)	Reversal of accrued 2023 revenue. Revenue received Jan 2025 (booked to balance sheet)
- Investment Income	\$ 3,712,585	Return on investments
- RETT	\$ 2,420,538	Budget too conservative
- Deed Restriction	\$ 262,000	Housing converted from deed restrictions
- Business Licenses	\$ 303,936	Budget too conservative
- Stop Loss	\$ 418,635	Budget too conservative
- Parking/lift ticket tax	\$ 446,080	Budget too conservative
- Sales and Accommodation Tax	\$ 929,517	Budget too conservative
- Water Rent	\$ 1,208,410	Budget too conservative
- Transfer	\$ 500,000	From Sustainability to Capital-Temp E-delivery Structure-Funds appropriated
- Transfer	\$ 280,000	From IT to P&T-Parking meters-Funds appropriated
- Transfer	\$ (116,000)	From Accom Unit to Housing to cover negative Fund balance
- Transfer	\$ 366,943	From Capital to Facilities-EV Efficiency
	<u>\$ 9,372,523</u>	

Expenditure

- Housing Helps	\$ (1,990,730)	Overspend to budget
- Charges for Services	\$ 3,276,336	Budget too aggressive
- Minor Capital	\$ 16,846,399	Capital budget underspend
- Health Insurance Costs	\$ (312,278)	Healthcare benefits
- Childcare Scholarships	\$ (288,732)	Early Childhood Options
- Debt Service	\$ 2,756,612	Reclass to Fund 095 Long Term Debt Fund
- Transfer	\$ (500,000)	From Sustainability to Capital-Temp E-delivery Structure-Funds appropriated
- Transfer	\$ (280,000)	From IT to P&T-Parking meters-Funds appropriated
- Transfer	\$ (366,943)	From Capital to Facilities-EV Efficiency
- Transfer	\$ 116,000	From Accom Unit to Housing to cover negative Fund balance
	<u>\$ 19,256,664</u>	

DECEMBER

ALL FUNDS

REVENUE AND EXPENDITURE SUMMARY

INCLUDES TRANSFERS AND FULL APPROPRIATIONS OF FUND BALANCES

	BUDGET FY24	YTD			YTD		
		ACTUAL FY24 YTD	BUDGET FY24 YTD	ACTUAL vs BUDGET FY24 YTD	ACTUAL FY24 YTD	PROJECTED FY24	ACTUAL vs PROJECTED
FUND BALANCE, JANUARY 1, 2024	\$ 254,857,536	\$ 254,857,536	\$ 254,857,536				
REVENUE SUMMARY							
GENERAL GOVERNMENT (GF)	\$ 142,000	\$ 44,107	\$ 142,000	\$ (97,893)	\$ 44,107	\$ 89,604	\$ (45,497)
EXECUTIVE MANAGEMENT (GF)	\$ 1,416,230	\$ 1,484,770	\$ 1,416,230	\$ 68,540	\$ 1,484,770	\$ 1,436,949	\$ 47,821
MISCELLANEOUS (GF)	\$ 25,816,447	\$ 26,152,464	\$ 25,816,447	\$ 336,017	\$ 26,152,464	\$ 26,013,795	\$ 138,669
FINANCE (GF)	\$ 12,000	\$ 15,937	\$ 12,000	\$ 3,937	\$ 15,937	\$ 14,449	\$ 1,488
PUBLIC SAFETY (GF)	\$ 48,400	\$ 143,144	\$ 48,400	\$ 94,744	\$ 143,144	\$ 168,902	\$ (25,758)
COMMUNITY DEVELOPMENT (GF)	\$ 1,111,493	\$ 1,547,850	\$ 1,111,493	\$ 436,357	\$ 1,547,850	\$ 1,288,425	\$ 259,425
PUBLIC WORKS (GF)	\$ 823,923	\$ 969,113	\$ 823,923	\$ 145,191	\$ 969,113	\$ 889,682	\$ 79,431
RECREATION (GF)	\$ 4,509,277	\$ 5,223,887	\$ 4,509,277	\$ 714,610	\$ 5,223,887	\$ 4,658,787	\$ 565,100
UTILITY FUND	\$ 10,370,968	\$ 9,998,284	\$ 10,370,968	\$ (372,685)	\$ 9,998,284	\$ 12,269,551	\$ (2,271,267)
CAPITAL FUND	\$ 23,357,297	\$ 23,361,793	\$ 23,357,297	\$ 4,496	\$ 23,361,793	\$ 23,037,703	\$ 324,090
MARKETING FUND	\$ 5,475,750	\$ 6,097,125	\$ 5,475,750	\$ 621,375	\$ 6,097,125	\$ 5,506,363	\$ 590,762
GOLF COURSE FUND	\$ 4,549,307	\$ 5,068,845	\$ 4,549,307	\$ 519,539	\$ 5,068,845	\$ 4,509,267	\$ 559,578
EXCISE TAX FUND	\$ 49,052,953	\$ 53,344,640	\$ 49,052,953	\$ 4,291,687	\$ 53,344,640	\$ 50,861,474	\$ 2,483,166
WORKFORCE HOUSING FUND	\$ 34,818,016	\$ 35,277,135	\$ 34,818,016	\$ 459,119	\$ 35,277,135	\$ 33,116,314	\$ 2,160,821
OPEN SPACE ACQUISITION FUND	\$ 4,017,339	\$ 5,321,047	\$ 4,017,339	\$ 1,303,708	\$ 5,321,047	\$ 4,125,337	\$ 1,195,710
CONSERVATION TRUST FUND	\$ 55,437	\$ 61,335	\$ 55,437	\$ 5,898	\$ 61,335	\$ 55,723	\$ 5,612
GARAGE SERVICES FUND	\$ 7,164,106	\$ 6,004,817	\$ 7,164,106	\$ (1,159,290)	\$ 6,004,817	\$ 5,945,290	\$ 59,527
INFORMATION TECHNOLOGY FUND	\$ 2,032,700	\$ 2,065,535	\$ 2,032,700	\$ 32,835	\$ 2,065,535	\$ 2,063,200	\$ 2,335
FACILITIES MAINTENANCE FUND	\$ 1,233,184	\$ 1,688,737	\$ 1,233,184	\$ 455,553	\$ 1,688,737	\$ 1,677,930	\$ 10,807
SPECIAL PROJECTS FUND	\$ 3,607,102	\$ 3,618,108	\$ 3,607,102	\$ 11,005	\$ 3,618,108	\$ 3,616,665	\$ 1,443
MARIJUANA FUND	\$ 996,088	\$ 811,005	\$ 996,088	\$ (185,083)	\$ 811,005	\$ 452,461	\$ 358,544
CEMETERY FUND	\$ 20,536	\$ 49,770	\$ 20,536	\$ 29,233	\$ 49,770	\$ 29,339	\$ 20,431
CHILD CARE FUND	\$ 1,819,839	\$ 1,938,863	\$ 1,819,839	\$ 119,024	\$ 1,938,863	\$ 1,730,968	\$ 207,895
PARKING & TRANSPORTATION FUND	\$ 11,605,228	\$ 12,620,769	\$ 11,605,228	\$ 1,015,541	\$ 12,620,769	\$ 12,251,991	\$ 368,778
HEALTH BENEFITS FUND	\$ 5,286,252	\$ 5,848,964	\$ 5,286,252	\$ 562,713	\$ 5,848,964	\$ 5,303,130	\$ 545,834
SUSTAINABILITY FUND	\$ 3,028,552	\$ 3,048,966	\$ 3,028,552	\$ 20,414	\$ 3,048,966	\$ 3,037,571	\$ 11,395
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 7,256,528	\$ 7,116,551	\$ 7,256,528	\$ (139,978)	\$ 7,116,551	\$ 7,137,926	\$ (21,375)
CAPITAL ASSET FUND	\$ -	\$ (65,785)	\$ -	\$ (65,785)	\$ (65,785)	\$ -	\$ (65,785)
TOTAL REVENUES	\$ 209,626,952	\$ 218,857,775	\$ 209,626,952	\$ 9,230,823	\$ 218,857,775	\$ 211,288,796	\$ 7,568,979
EXPENDITURES BY CATEGORY							
PERSONNEL	\$ 37,006,086	\$ 37,292,065	\$ 37,006,086	\$ (285,979)	\$ 37,292,065	\$ 36,905,070	\$ (386,995)
MATERIALS & SUPPLIES	\$ 5,211,159	\$ 5,436,517	\$ 5,211,159	\$ (225,358)	\$ 5,436,517	\$ 5,445,365	\$ 8,848
CHARGES FOR SERVICES	\$ 45,048,073	\$ 41,732,417	\$ 45,048,073	\$ 3,315,656	\$ 41,732,417	\$ 37,381,324	\$ (4,351,093)
MINOR CAPITAL	\$ 52,494,061	\$ 35,647,662	\$ 52,494,061	\$ 16,846,399	\$ 35,647,662	\$ 45,874,047	\$ 10,226,385
FIXED CHARGES	\$ 1,040,558	\$ 1,104,621	\$ 1,040,558	\$ (64,063)	\$ 1,104,621	\$ 1,132,284	\$ 27,663
DEBT SERVICES	\$ 7,127,791	\$ 7,346,178	\$ 7,127,791	\$ (218,387)	\$ 7,346,178	\$ 7,144,382	\$ (201,796)
GRANTS/CONTINGENCIES	\$ 4,069,629	\$ 4,209,319	\$ 4,069,629	\$ (139,690)	\$ 4,209,319	\$ 4,084,099	\$ (125,220)
ALLOCATION	\$ 7,819,516	\$ 7,819,516	\$ 7,819,516	\$ (0)	\$ 7,819,516	\$ 7,819,516	\$ (0)
TRANSFERS	\$ 78,316,741	\$ 78,852,888	\$ 78,316,741	\$ (536,147)	\$ 78,852,888	\$ 75,178,869	\$ (3,674,019)
TOTAL EXPENDITURES BY CATEGORY	\$ 238,133,614	\$ 219,441,184	\$ 238,133,614	\$ 18,692,430	\$ 219,441,184	\$ 220,964,956	\$ 1,523,772
EXPENDITURES BY PROGRAM							
GENERAL GOVERNMENT (GF)	\$ 1,034,465	\$ 866,603	\$ 1,034,465	\$ 167,862	\$ 866,603	\$ 1,005,064	\$ 138,461
EXECUTIVE MANAGEMENT (GF)	\$ 4,149,391	\$ 3,915,845	\$ 4,149,391	\$ 233,545	\$ 3,915,845	\$ 4,068,240	\$ 152,395
MISCELLANEOUS (GF)	\$ 1,659,636	\$ 1,724,485	\$ 1,659,636	\$ (64,849)	\$ 1,724,485	\$ 1,730,812	\$ 6,327
FINANCE (GF)	\$ 1,400,423	\$ 1,402,483	\$ 1,400,423	\$ (2,060)	\$ 1,402,483	\$ 1,412,170	\$ 9,687
PUBLIC SAFETY (GF)	\$ 5,058,431	\$ 5,413,197	\$ 5,058,431	\$ (354,766)	\$ 5,413,197	\$ 5,208,899	\$ (204,298)
COMMUNITY DEVELOPMENT (GF)	\$ 2,226,747	\$ 2,159,389	\$ 2,226,747	\$ 67,358	\$ 2,159,389	\$ 2,228,200	\$ 68,811
PUBLIC WORKS (GF)	\$ 11,039,917	\$ 10,605,595	\$ 11,039,917	\$ 434,322	\$ 10,605,595	\$ 10,973,057	\$ 367,462
RECREATION (GF)	\$ 8,633,081	\$ 8,316,728	\$ 8,633,081	\$ 316,352	\$ 8,316,728	\$ 8,502,970	\$ 186,242
UTILITY FUND	\$ 8,264,135	\$ 5,101,904	\$ 8,264,135	\$ 3,162,231	\$ 5,101,904	\$ 8,207,355	\$ 3,105,451
CAPITAL FUND	\$ 30,967,107	\$ 19,991,250	\$ 30,967,107	\$ 10,975,857	\$ 19,991,250	\$ 20,380,210	\$ 388,960
MARKETING FUND	\$ 5,701,184	\$ 5,721,159	\$ 5,701,184	\$ (19,975)	\$ 5,721,159	\$ 5,727,463	\$ 6,304
GOLF COURSE FUND	\$ 3,936,347	\$ 3,796,638	\$ 3,936,347	\$ 139,710	\$ 3,796,638	\$ 4,081,088	\$ 284,450
EXCISE TAX FUND	\$ 65,589,499	\$ 65,588,019	\$ 65,589,499	\$ 1,480	\$ 65,588,019	\$ 62,755,295	\$ (2,832,724)
WORKFORCE HOUSING FUND	\$ 30,744,643	\$ 29,967,966	\$ 30,744,643	\$ 776,678	\$ 29,967,966	\$ 30,769,291	\$ 801,325
OPEN SPACE ACQUISITION FUND	\$ 9,283,354	\$ 8,589,076	\$ 9,283,354	\$ 694,278	\$ 8,589,076	\$ 8,358,085	\$ (230,991)
CONSERVATION TRUST FUND	\$ 70,000	\$ 60,572	\$ 70,000	\$ 9,428	\$ 60,572	\$ 55,002	\$ (5,570)
GARAGE SERVICES FUND	\$ 7,303,924	\$ 5,001,271	\$ 7,303,924	\$ 2,302,653	\$ 5,001,271	\$ 4,990,538	\$ (10,733)
INFORMATION TECHNOLOGY FUND	\$ 2,058,816	\$ 2,166,582	\$ 2,058,816	\$ (107,766)	\$ 2,166,582	\$ 2,069,687	\$ (96,895)
FACILITIES MAINTENANCE FUND	\$ 1,360,082	\$ 1,613,457	\$ 1,360,082	\$ (253,375)	\$ 1,613,457	\$ 1,336,253	\$ (277,204)
SPECIAL PROJECTS FUND	\$ 3,678,209	\$ 3,708,140	\$ 3,678,209	\$ (29,931)	\$ 3,708,140	\$ 3,712,209	\$ 4,069
MARIJUANA FUND	\$ 702,361	\$ 699,264	\$ 702,361	\$ 3,098	\$ 699,264	\$ 474,412	\$ (224,852)
CEMETERY FUND	\$ 28,600	\$ 13,098	\$ 28,600	\$ 15,502	\$ 13,098	\$ 18,630	\$ 5,532
CHILD CARE FUND	\$ 1,645,848	\$ 1,905,519	\$ 1,645,848	\$ (259,671)	\$ 1,905,519	\$ 1,613,049	\$ (292,470)
PARKING & TRANSPORTATION FUND	\$ 15,594,128	\$ 15,294,387	\$ 15,594,128	\$ 299,741	\$ 15,294,387	\$ 15,872,145	\$ 577,758
HEALTH BENEFITS FUND	\$ 5,400,000	\$ 5,512,358	\$ 5,400,000	\$ (112,358)	\$ 5,512,358	\$ 5,000,079	\$ (512,279)
SUSTAINABILITY FUND	\$ 3,116,606	\$ 2,937,498	\$ 3,116,606	\$ 179,107	\$ 2,937,498	\$ 2,860,611	\$ (76,887)
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 7,486,679	\$ 7,368,701	\$ 7,486,679	\$ 117,978	\$ 7,368,701	\$ 7,354,142	\$ (14,559)
CAPITAL ASSET FUND	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES BY PROGRAM	\$ 238,133,614	\$ 219,441,184	\$ 238,133,614	\$ 18,692,430	\$ 219,441,184	\$ 220,764,956	\$ 1,323,772
PROJECTED FUND BALANCE DECEMBER 31, 2024	\$ 226,350,873	\$ 254,274,126	\$ 226,350,873		(583,409)	(9,676,160)	



January 31, 2025

Financial Statement

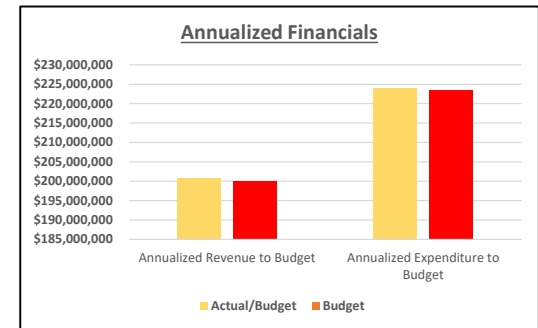
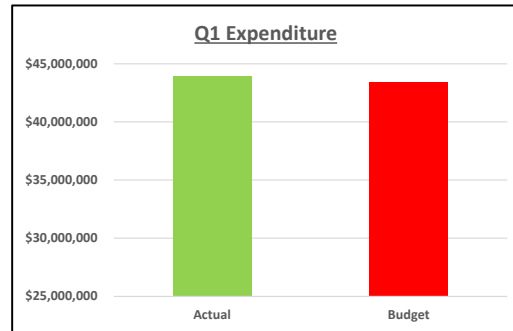
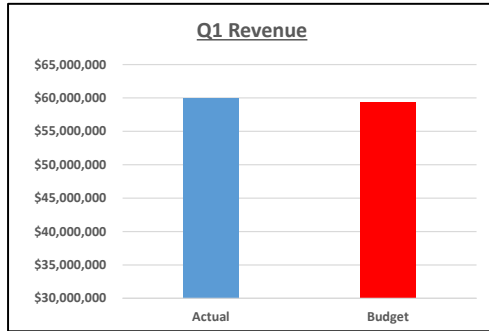
Town of Breckenridge

January 2025 Financial Review

Budget Year Ending: 12/31/2025

Current Month Ending: 1/31/2025

	Q1			Q2			Q3			Q4			FY2025		
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Variance
Beg. Fund Balance															
Revenue	\$ 60,038,907	\$ 59,308,937	\$ 729,970	\$ 49,405,174	\$ (49,405,174)		\$ 45,698,101	\$ (45,698,101)		\$ 45,729,298	\$ (45,729,298)		\$ 200,871,480	\$ 200,141,510	\$ 729,970
Expenditure	\$ (43,945,883)	\$ (43,433,469)	\$ (512,414)	\$ (51,508,379)	\$ 51,508,379		\$ (68,794,485)	\$ 68,794,485		\$ (59,855,605)	\$ 59,855,605		\$ (224,104,351)	\$ (223,591,938)	\$ (512,414)
Net Income	<u>\$ 16,093,024</u>	<u>\$ 15,875,468</u>	<u>\$ 217,556</u>	<u>\$ -</u>	<u>\$ (2,103,204)</u>	<u>\$ 2,103,204</u>	<u>\$ -</u>	<u>\$ (23,096,384)</u>	<u>\$ 23,096,384</u>	<u>\$ -</u>	<u>\$ (14,126,307)</u>	<u>\$ 14,126,307</u>	<u>\$ (23,232,871)</u>	<u>\$ (23,450,428)</u>	<u>\$ 217,556</u>
End. Fund Balance															



YTD comments

Revenue

- Material Management Fee	\$ 99,254	Budget phasing
- Investment Income	\$ 106,286	Return on investments
- Renewable Energy	\$ 104,556	July 2024-Dec 2024 ULLR/SOL Community Solar Platform
- RETT	\$ 321,349	
- Stop Loss/Medical Rebates	\$ 132,896	
- Sales Tax	\$ 138,890	
- SCHa	\$ (206,744)	Nov 2024 Distribution delayed
	<u>\$ 696,487</u>	

Expenditure

- CIRSA	\$ (1,038,862)	2025 insurance phased for February-paid January
- Material & Supplies	\$ 237,235	
- Charges for Services	\$ 510,668	
- Minor Capital	\$ 457,330	
- Grants	\$ (544,500)	Treetop \$30K, NRO, Breck Film, and Breck Backstage Theater \$125K, High Country \$9K
- Debt Interest	\$ (83,714)	CWRPDA loan interest
	<u>\$ (461,843)</u>	

JANUARY

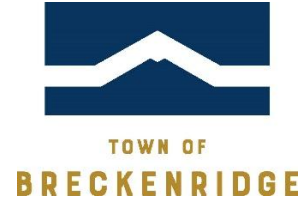
ALL FUNDS

REVENUE AND EXPENDITURE SUMMARY

INCLUDES TRANSFERS AND FULL APPROPRIATIONS OF FUND BALANCES

	BUDGET FY25	YTD		
		ACTUAL FY25 YTD	BUDGET FY25 YTD	ACTUAL vs BUDGET FY25 YTD
FUND BALANCE, JANUARY 1, 2025	\$ 252,295,690	\$ 252,295,690	\$ 252,295,690	
REVENUE SUMMARY				
GENERAL GOVERNMENT (GF)	\$ 87,800	\$ 4,466	\$ 7,041	\$ (2,575)
EXECUTIVE MANAGEMENT (GF)	\$ 1,394,000	\$ 113,272	\$ 92,999	\$ 20,273
MISCELLANEOUS (GF)	\$ 28,953,739	\$ 2,000,783	\$ 1,981,411	\$ 19,372
FINANCE (GF)	\$ 14,500	\$ 150	\$ 125	\$ 25
PUBLIC SAFETY (GF)	\$ 77,050	\$ 954	\$ 2,733	\$ (1,779)
COMMUNITY DEVELOPMENT (GF)	\$ 1,307,830	\$ 23,060	\$ 41,012	\$ (17,952)
PUBLIC WORKS (GF)	\$ 926,484	\$ 51,964	\$ 58,322	\$ (6,357)
RECREATION (GF)	\$ 4,740,971	\$ 448,984	\$ 373,106	\$ 75,879
UTILITY FUND	\$ 13,883,167	\$ 865,272	\$ 833,673	\$ 31,599
CAPITAL FUND	\$ 10,057,444	\$ 832,900	\$ 817,918	\$ 14,982
MARKETING FUND	\$ 5,340,272	\$ 775,001	\$ 721,309	\$ 53,692
GOLF COURSE FUND	\$ 4,698,395	\$ 37,522	\$ 31,168	\$ 6,354
EXCISE TAX FUND	\$ 50,012,053	\$ 5,380,739	\$ 4,964,000	\$ 416,739
WORKFORCE HOUSING FUND	\$ 21,726,963	\$ 905,021	\$ 1,075,316	\$ (170,294)
OPEN SPACE ACQUISITION FUND	\$ 3,990,210	\$ 625,916	\$ 513,394	\$ 112,523
CONSERVATION TRUST FUND	\$ 55,542	\$ 57	\$ 48	\$ 8
GARAGE SERVICES FUND	\$ 6,262,986	\$ 438,898	\$ 450,210	\$ (11,312)
INFORMATION TECHNOLOGY FUND	\$ 2,228,384	\$ 186,553	\$ 185,924	\$ 629
FACILITIES MAINTENANCE FUND	\$ 3,698,254	\$ 374,743	\$ 372,686	\$ 2,057
SPECIAL PROJECTS FUND	\$ 3,768,498	\$ 314,431	\$ 314,144	\$ 287
MARIJUANA FUND	\$ 420,521	\$ 40,736	\$ 45,373	\$ (4,637)
CEMETERY FUND	\$ 26,029	\$ 723	\$ 616	\$ 107
CHILD CARE FUND	\$ 479,226	\$ 43,204	\$ 40,798	\$ 2,406
PARKING & TRANSPORTATION FUND	\$ 15,090,812	\$ 1,488,282	\$ 1,533,525	\$ (45,243)
HEALTH BENEFITS FUND	\$ 5,509,273	\$ 630,034	\$ 535,545	\$ 94,489
SUSTAINABILITY FUND	\$ 5,148,546	\$ 580,815	\$ 375,715	\$ 205,100
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 7,035,945	\$ 6,757,977	\$ 6,824,379	\$ (66,402)
TOTAL REVENUES	\$ 196,934,894	\$ 22,922,459	\$ 22,192,488	\$ 729,970
EXPENDITURES BY CATEGORY				
PERSONNEL	\$ 39,956,196	\$ 3,857,539	\$ 3,840,090	\$ (17,449)
MATERIALS & SUPPLIES	\$ 6,143,516	\$ 322,033	\$ 559,268	\$ 237,235
CHARGES FOR SERVICES	\$ 36,449,290	\$ 2,070,604	\$ 2,581,272	\$ 510,668
MINOR CAPITAL	\$ 56,750,656	\$ 401,940	\$ 859,270	\$ 457,330
FIXED CHARGES	\$ 1,137,879	\$ 1,038,862	\$ 2,155	\$ (1,036,707)
DEBT SERVICES	\$ 7,077,554	\$ 476,122	\$ 392,108	\$ (84,014)
GRANTS/CONTINGENCIES	\$ 4,792,755	\$ 1,433,227	\$ 853,750	\$ (579,477)
ALLOCATION	\$ 5,108,808	\$ 425,734	\$ 425,734	\$ -
TRANSFERS	\$ 59,472,964	\$ 4,956,080	\$ 4,956,080	\$ -
TOTAL EXPENDITURES BY CATEGORY	\$ 216,889,618	\$ 14,982,141	\$ 14,469,727	\$ (512,414)
EXPENDITURES BY PROGRAM				
GENERAL GOVERNMENT (GF)	\$ 1,094,541	\$ 120,036	\$ 134,646	\$ 14,610
EXECUTIVE MANAGEMENT (GF)	\$ 4,268,479	\$ 390,055	\$ 427,731	\$ 37,676
MISCELLANEOUS (GF)	\$ 1,053,401	\$ 950	\$ 99,613	\$ 98,663
FINANCE (GF)	\$ 1,425,755	\$ 180,486	\$ 139,859	\$ (40,627)
PUBLIC SAFETY (GF)	\$ 5,941,562	\$ 805,501	\$ 616,304	\$ (189,197)
COMMUNITY DEVELOPMENT (GF)	\$ 2,354,545	\$ 273,263	\$ 238,225	\$ (35,038)
PUBLIC WORKS (GF)	\$ 10,737,350	\$ 1,196,923	\$ 1,032,324	\$ (164,599)
RECREATION (GF)	\$ 7,945,168	\$ 824,452	\$ 741,191	\$ (83,260)
UTILITY FUND	\$ 16,389,927	\$ 872,229	\$ 855,630	\$ (16,599)
CAPITAL FUND	\$ 23,996,447	\$ 17,503	\$ 222,663	\$ 205,160
MARKETING FUND	\$ 6,265,075	\$ 713,997	\$ 526,165	\$ (187,832)
GOLF COURSE FUND	\$ 5,632,841	\$ 132,668	\$ 110,212	\$ (22,456)
EXCISE TAX FUND	\$ 51,072,325	\$ 4,212,986	\$ 4,212,919	\$ (67)
WORKFORCE HOUSING FUND	\$ 22,711,449	\$ 544,944	\$ 972,785	\$ 427,841
OPEN SPACE ACQUISITION FUND	\$ 6,107,040	\$ 154,413	\$ 154,983	\$ 570
CONSERVATION TRUST FUND	\$ 55,010	\$ 4,583	\$ 4,583	\$ -
GARAGE SERVICES FUND	\$ 7,460,884	\$ 547,430	\$ 255,285	\$ (292,145)
INFORMATION TECHNOLOGY FUND	\$ 2,319,876	\$ 154,915	\$ 216,127	\$ 61,212
FACILITIES MAINTENANCE FUND	\$ 2,636,518	\$ 14,470	\$ -	\$ (14,470)
SPECIAL PROJECTS FUND	\$ 4,397,000	\$ 1,333,750	\$ 829,250	\$ (504,500)
MARIJUANA FUND	\$ 391,868	\$ 49,332	\$ 39,198	\$ (10,134)
CEMETERY FUND	\$ 25,600	\$ 167	\$ 167	\$ -
CHILD CARE FUND	\$ 2,334,075	\$ 258,977	\$ 200,000	\$ (58,977)
PARKING & TRANSPORTATION FUND	\$ 14,311,416	\$ 1,227,536	\$ 1,084,308	\$ (143,228)
HEALTH BENEFITS FUND	\$ 5,400,079	\$ 146,392	\$ 241,667	\$ 95,275
SUSTAINABILITY FUND	\$ 3,621,112	\$ 188,015	\$ 517,736	\$ 329,721
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 6,940,275	\$ 616,171	\$ 596,158	\$ (20,013)
TOTAL EXPENDITURES BY PROGRAM	\$ 216,889,618	\$ 14,982,141	\$ 14,469,727	\$ (512,414)
PROJECTED FUND BALANCE DECEMBER 31, 2024	\$ 232,340,966	\$ 260,236,007	\$ 260,018,451	

(GF): Government Fund



Memo

To: Breckenridge Town Council
From: Dana Laverdiere, Director Human Resources
Date: February 19, 2025 (for February 25, 2025, work session)
Subject: Town of Breckenridge Staffing Analytics

Introduction:

The following data provides Q4 insights into the Town of Breckenridge's success in attracting and retaining full-time, year-round (FTYR) employees. For context, a comparison between 2023 and 2024 data is also included.

Information:

The Town of Breckenridge turnover rate decreased from 4.9% in Q3 to 2.5% in Q4, with 5 voluntary separations. There were the same number of separations as last year during the same time frame, with 5 separations in Q4, 2023.

2024 FTYR Separation Data									
Q4 2023		Q1 2024		Q2 2024		Q3 2024		Q4 2024	
Voluntary	Voluntary	Voluntary	Involuntary	Voluntary	Voluntary	Voluntary	Involuntary	Voluntary	Involuntary
5	0	6	1	16	1	9	1	5	0
2.5%		3.5%		8.4%		4.9%		2.5%	

Turnover by Department

Separations by Department								
	Q1, 2024		Q2, 2024		Q3, 2024		Q4, 2024	
	Turnover	Turnover Rate	Turnover	Turnover Rate	Turnover	Turnover	Turnover	Turnover Rate
Comm Dev	0	0%	1	5%	0	0%	0	0%
Finance	0	0%	0	0%	0	0%	0	0%
Human Resources	0	0%	0	0%	0	0%	0	0%
Muni Serv/Com Eng	2	28.6%	0	0%	0	0%	0	0%
Police	4	16%	3	12.5%	4	14.8%	2	7.7%
Public Works	1	1%	9	9.8%	2	2.2%	3	2.2%
Recreation	0	0%	3	8.3%	3	8.8%	0	0%
Administration/IT	0	0%	1	16.7%	1	14.3%	0	0%

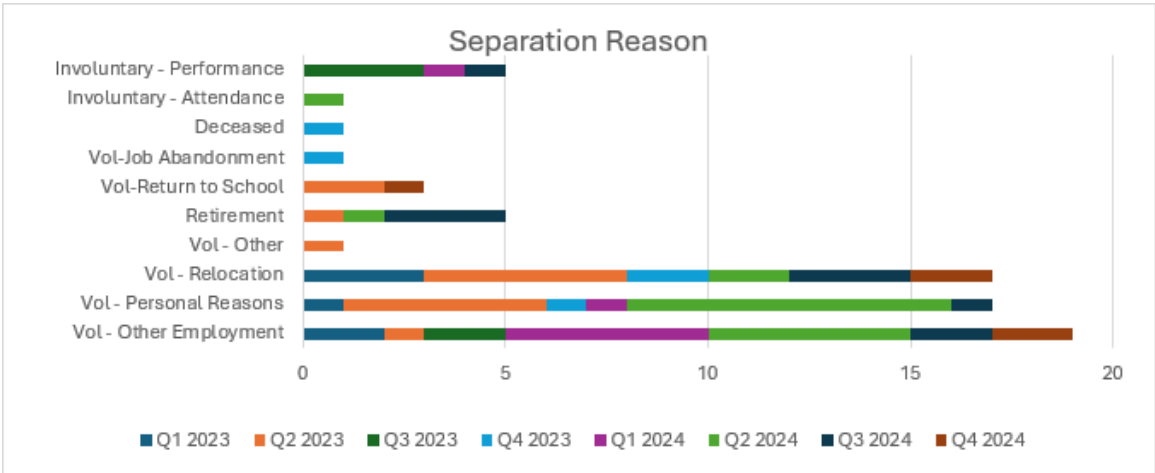
Total Historical Turnover



Town of Breckenridge rolling 12-month total turnover is trending at 19.31%. This rate is an increase from 2023, yet a little lower than 2022.

In 2024, there were a total of 39 separations, which is an increase from 31 in 2023.

Separation Reasons



This graph looks at the separation reasons for Q1 2023 through Q4 2024.

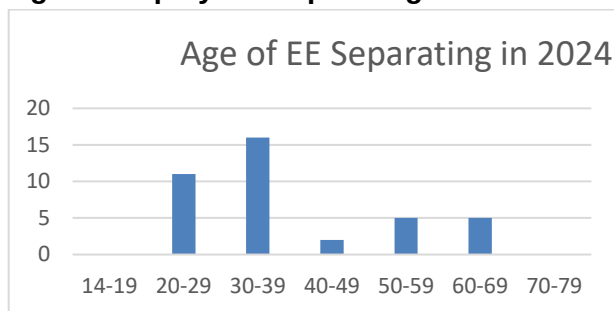
In Q4 2024, two employees relocated out of Colorado, two left for other employment (one for employment within Summit County and the other outside of Summit), and one left to return to school.

First Year Turnover by Department

First Year Turnover by Department					
Department	Q1	Q2	Q3	Q4	Total
Comm Dev	0	0	0	0	0
Finance	0	0	0	0	0
Human Resources	0	0	0	0	0
Muni Services/Comm Eng.	0	0	0	0	0
Police	1	1	0	0	2
Public Works	0	5	0	0	5
Recreation	0	2	1	0	2
Administration/IT	0	1	0	0	1
Total	1	9	1	0	11

In Q4, 2024, The Town had zero employees separating within their first year of FTYR employment. In 2024, we had 11 total employees separating within their first year.

Age of Employees Separating in 2024



For the past two years, employees aged 30-39 have experienced the highest turnover, a trend that has continued in 2024. The 20-29 age group follows as the second highest, consistent with 2023. Employees aged 30-39 account for 27% of the Town's full-time, year-round workforce, making up the second-largest age group after those aged 40-49, who make up 28%.

Here is a look at the current age of our employees.

Current Ages of Employees		% of population
14-19	0	0%
20-29	27	13%
30-39	55	27%
40-49	57	28%
50-59	48	24%
60-69	14	7%
70-79	2	1%
	203	

Application Volume in 2024

Total Applications by Quarter					
	Q1	Q2	Q3	Q4	TOTAL
2019	515	522	422	401	1860
2020	450	174	374	128	1126
2021	485	437	323	254	1499
2022	436	376	368	332	1512
2023	495	402	396	165	1458
2024	652	465	491	214	1822

The Town had a total of 214 applicants for all positions in Q4, 2024 including full-time, part-time, and seasonal positions. We had a total of 1822 applications in 2024, which was very close to our highest year of applications received in 2019.

Additional Recruitment Data

Promotions from PT/Seas to FTYR					
	Q1	Q2	Q3	Q4	Total
2023	6	4	6	1	17
2024	12	3	1	1	17

Promotions from FTYR to FTYR					
	Q1	Q2	Q3	Q4	Total
2023	5	9	4	3	21
2024	7	2	1	4	14

This data highlights the Town's ability to hire and promote within.

FTYR Rehires					
	Q1	Q2	Q3	Q4	Total
2023	1	7	1	0	9
2024	1	2	2	0	5

There were no rehires in Q4 2024

Number of FTYR Hires					
	Q1	Q2	Q3	Q4	Total
2023	19	15	13	3	50
2024	18	10	14	7	49

In total, the Town hired 7 new FTYR employees in Q4, 2024, This does not include FTYR promotions, however it does include one promotion from PT/Seasonal to FTYR. There were 49 total new FTYR employees in 2024, which is close to the same level as 2023 when the Town hired 50 new FTYR employees.

Vacancy

The vacancy rate increased in Q4, 2024 to 3.2% from 1.9% (end of Q3, 2024). There were 7 FTYR vacancies as we closed out Q4, 2024.

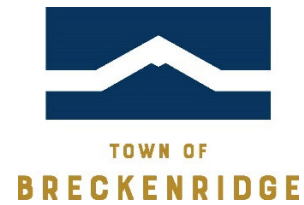
Volunteer Program

Since June of 2023, employees have volunteered a total of 695 hours with local non-profits in the community equating to a \$32,170 investment from the Town. Employees volunteered a total of 131.5 hours in Q4, 2024.

Summary

The Town remains committed to hiring the most qualified candidates and retaining employees through competitive pay, comprehensive benefits, housing options, and strong leadership.

Staff will be available during the work session to answer any questions.



Memo

To: Breckenridge Town Council Members
From: Duke Barlow, Open Space & Trails Manager
Date: 2/19/2025 (for 2/25/2025 work session)
Subject: 2024 State of the Open Space Report

Enclosed please find the 2024 State of the Open Space Report which provides an overview of the program's work during the past year. Staff will be available to present the report and answer any questions.



State of the Open Space

2024 REPORT

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TOWN OF BRECKENRIDGE
OPEN SPACE & TRAILS

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- CHCDNM

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Our Team

- Staff
- Breckenridge Open Space Advisory Commission
- Town Council

Open Space & Trails

The Breckenridge Open Space & Trails program started as a grassroots initiative by Breckenridge residents, who proposed an open space tax initiative in response to increasing development in the Town. In 1996, Breckenridge residents voted to add a permanent 0.5% sales tax for open space acquisition and management. The Open Space & Trails program was founded in 1997.



Mission

The mission of the Breckenridge Open Space & Trails program is to preserve lands that define and enhance the unique mountain character of the Town of Breckenridge, with the objective of maintaining our community's quality of life for present and future generations.

An updated Open Space & Trails Master Plan was adopted in 2023.



BOSAC circa 2003. From left: Ellen Hollinshead, Dave Rossi, Dennis Kuhn, Scott Yule, Gene Baker, Matt Stais

Our Strategic Goals



Conservation

We value conservation as the foundation for protection of open space and natural resources.



Recreation

We value access and the responsible use of open space for recreation that is safe, based on sustainable principles, and enhances the experience with proper etiquette and respectful behavior.



Access & Inclusion

We are committed to facilitating the inclusion of all groups of people (both residents & visitors) with access to the OST system to enjoy recreation while learning about conservation.



Stewardship

We take pride in our approach, commitment, and diligence in the conservation and management of open space, hoping to inspire other communities with our leadership and influence, to do the same.



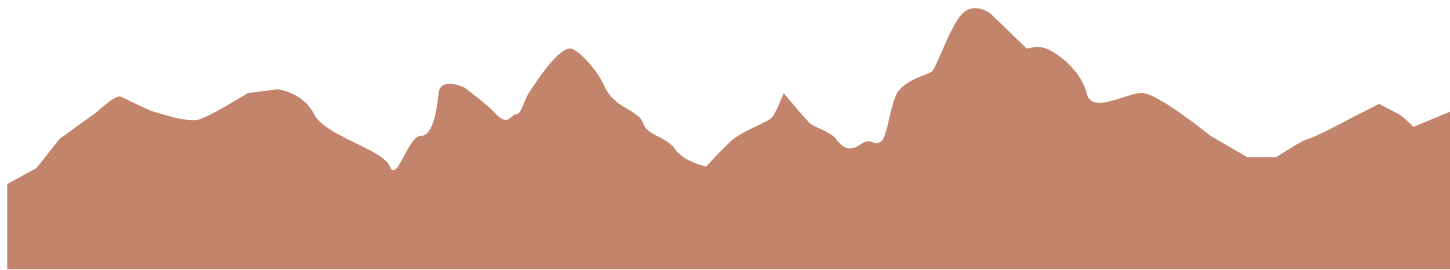
open space & trails
AT A GLANCE



1997

THE START OF THE
OPEN SPACE PROGRAM

\$34,312,105



amount of town funds spent on
open space acquisitions since 1997



5,204

TOTAL ACRES
CONSERVED



70

TOTAL MILES OF TRAILS



2024 OPEN SPACE BUDGET
\$8,589,075

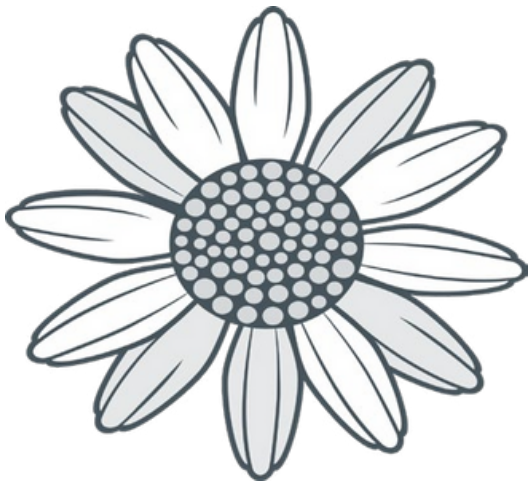


0.5% of sales tax in Breckenridge
directly supports open space



90%

seasonal technician staff
time devoted to trail
maintenance in 2024.



~650

POUNDS OF INVASIVE AND
NOXIOUS WEEDS, INCLUDING
FALSE CHAMOMILE, COLLECTED
DURING FOUR VOLUNTEER
EVENTS.



650

hazardous trees removed
from trail corridors.



8

TOTAL FOBT EVENTS IN 2024,
ALMOST ALL WITH A
STEWARDSHIP FOCUS

136

Total number of FOBT
volunteers in 2024.



234

Number of people who attended
a free guided hike on open
space in 2024.

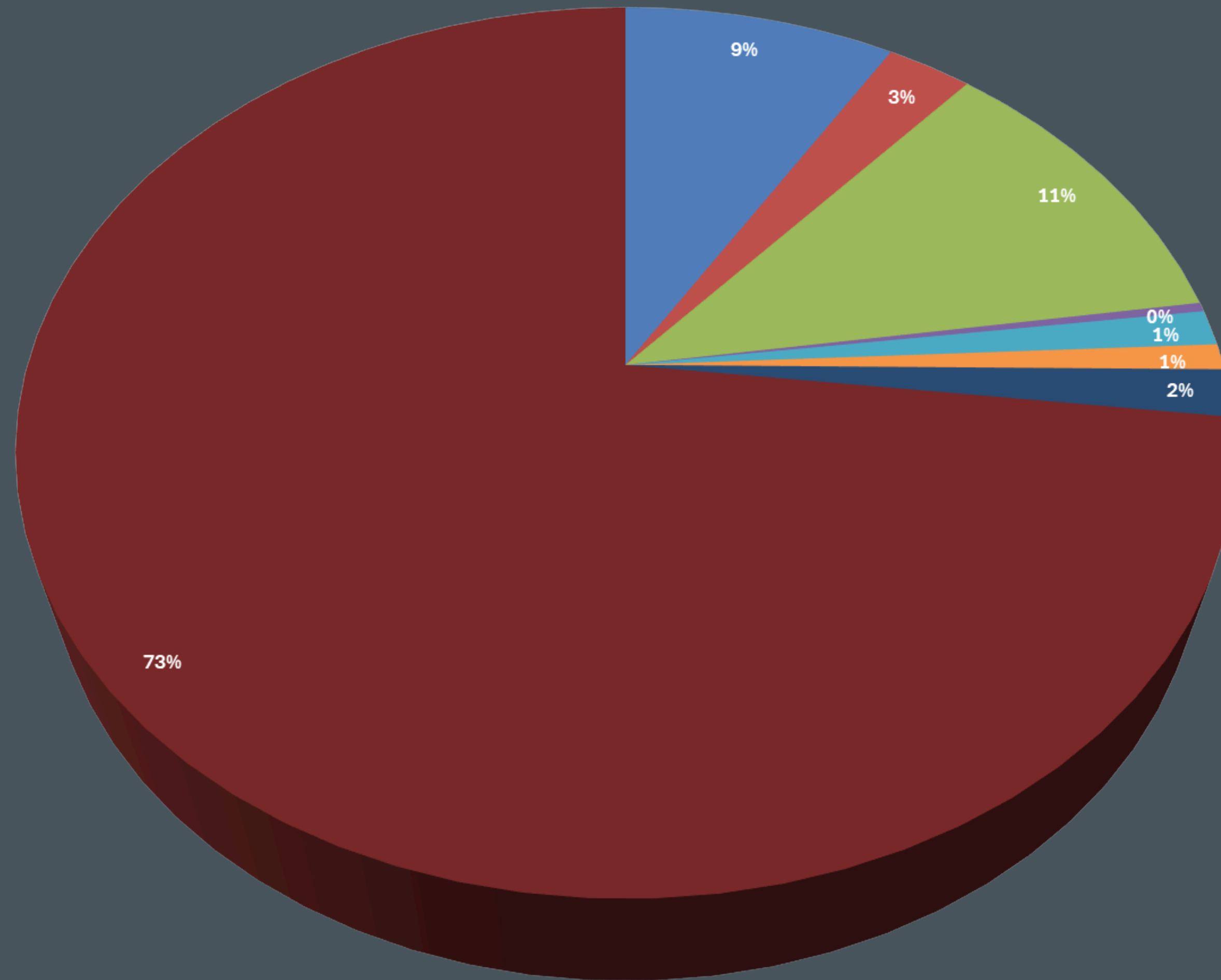


43

ADOPT-A-TRAIL

Volunteers from the
National Reparatory Orchestra
cleaned along the Blue River.

2024 OST Budget



Total Budget: \$8,589,075

Minor Capital 73%

\$6,278,918: Land Acquisitions

Charges for Services 11%

\$963,157: Contractors & Consultants

Personnel 9%

\$746,502: Wages & Benefits

Materials and Supplies 3%

\$232,777: Tools, Lumber, Signs

Transfers 2%

\$148,994: Capital Projects, RecPath Grooming

Grants 1%

\$110,000: Grants, Acquisition Contribution

Allocation 1%

\$80,468: Garage, Facilities, IT

Fixed Charges .3%

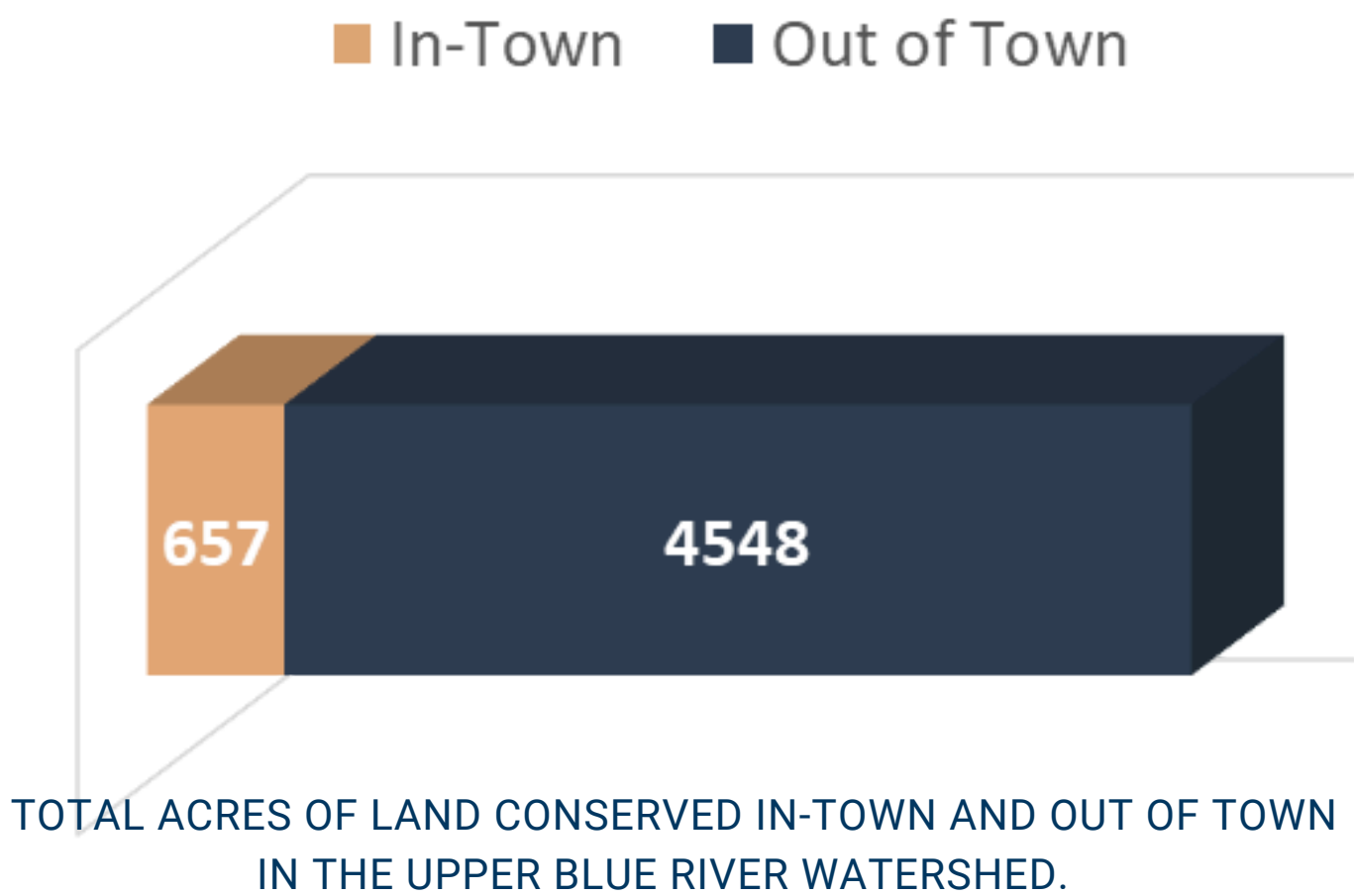
\$28,260: Liability Insurance



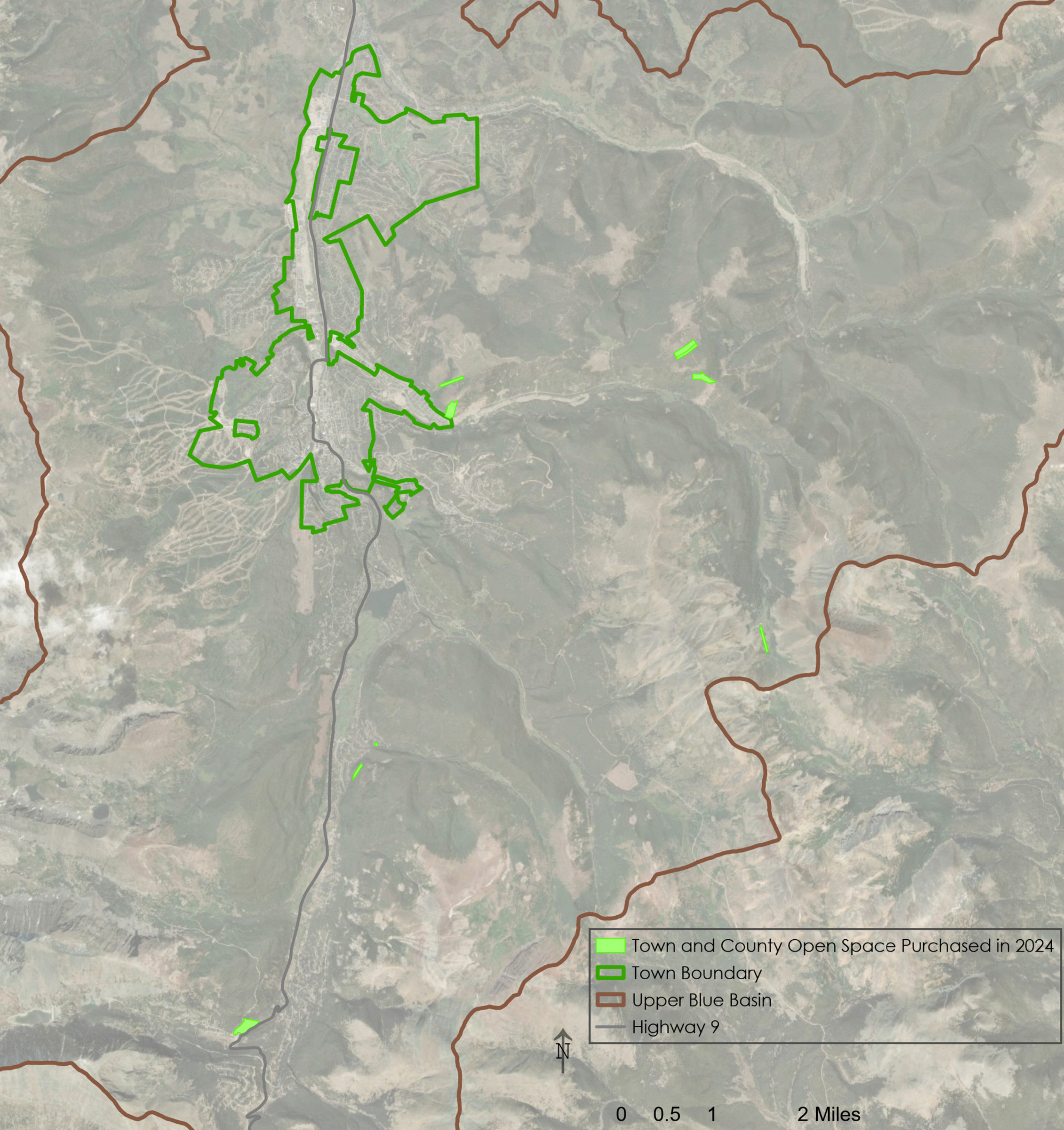
Conservation

Open Space Acquisitions

In 1996, a voter initiative passed, which dedicated a 0.5% Town sales tax to open space acquisition and management. In the 27 years since its adoption, the Town’s Open Space program has acquired a total of 5,205 acres of property through purchases, land trades, dedications, and joint purchases with Summit County Government. The majority of these conserved acres are located in the Upper Blue River watershed surrounding the Town limits. In 2024, the Town of Blue River, with contributions from the Town and Summit County, purchased 3.7 acres for open space preservation.



Year	Acres
Pre-1997	119
1997	164
1998	150
1999	173
2000	261
2001	640
2002	128
2003	105
2004	214
2005	1858
2006	7
2007	76
2008	70
2009	73
2010	74
2011	124
2012	91
2013	74
2014	153
2015	67
2016	82
2017	43
2018	92
2019	112
2020	35
2021	90
2022	16
2023	41
2024	75
Total	5205

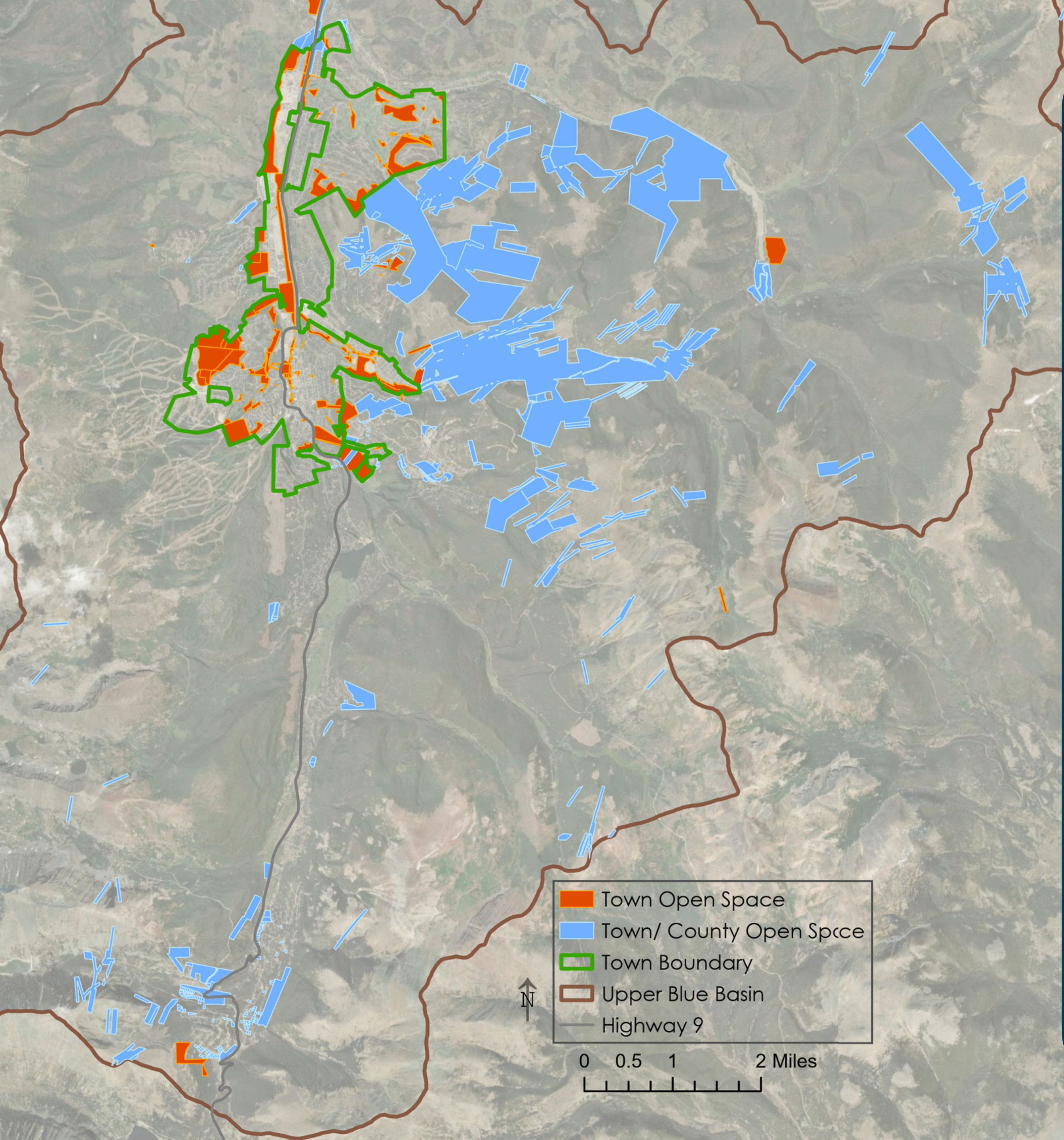
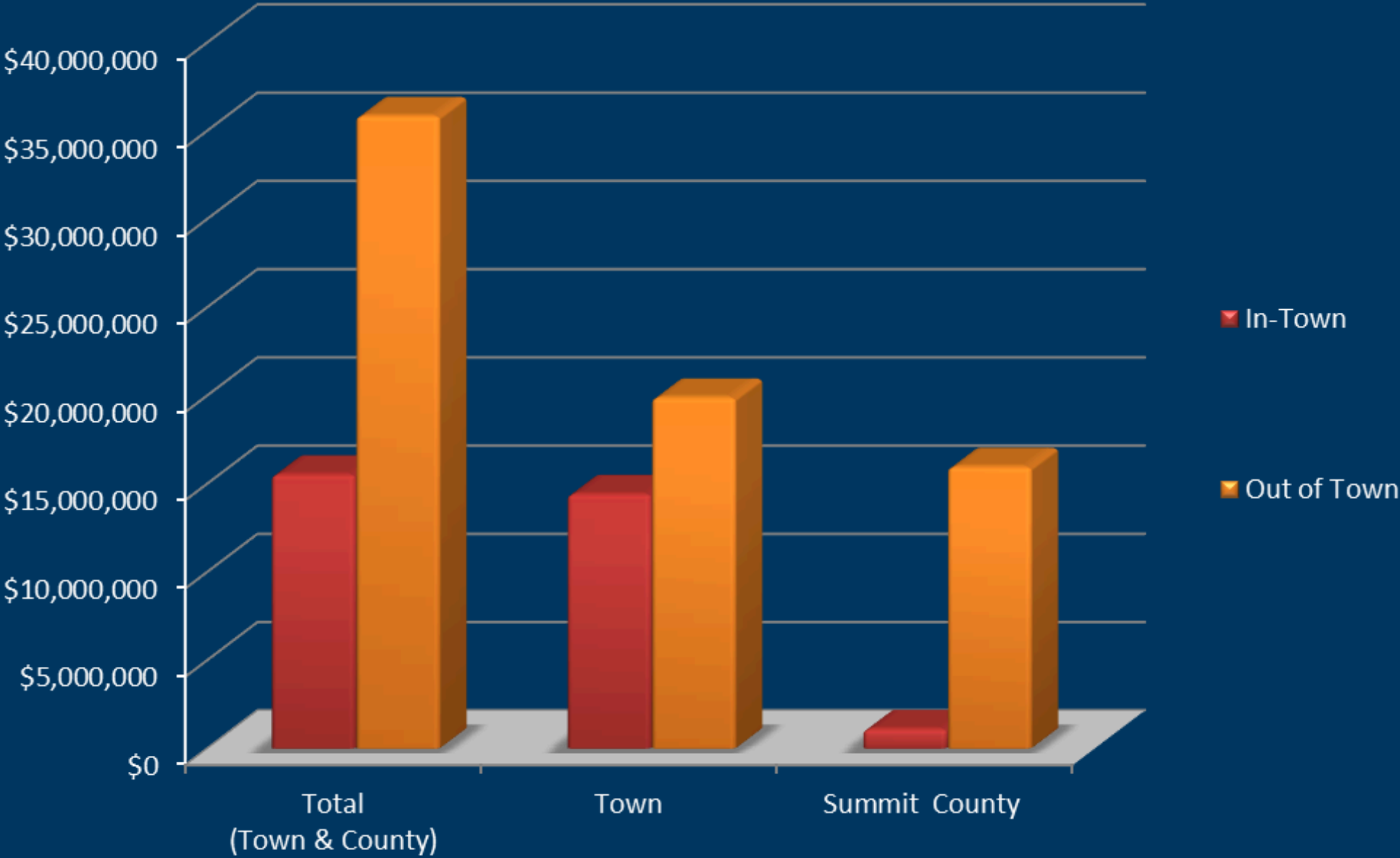


2024 OST Acquisitions

Property	Acreage	Price	Ownership
Little Daisy	5.16	\$1,873,381	TOB
Lizzie Lode	18.67	\$3,500,546	TOB
Jackpot	10.24	\$175,178	TOB
Humbug Claims	22.33	\$313,160	TOB/ SC
Aspen Springs Lot 2	14.5	\$775,160	TOB/SC
Clyde Lode	3	\$550,000	Blue River
119 Bonanza Trail	.7	\$437,500	Blue River
Total	74.6	\$7,624,925	

Open Space Conservation

Prior to the creation of the Open Space program in 1997, the Town owned 119 acres of open space. Today, the program manages 5,205 acres of open space, 4,354 acres of which were jointly acquired with Summit County Government. The Town has spent \$34,312,105 in land purchases since 1997, while the County has spent \$17,069,943 on joint purchases in the Upper Blue River watershed.



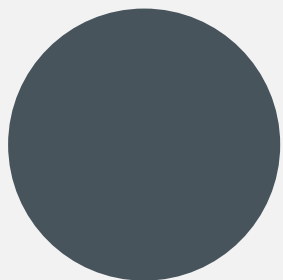
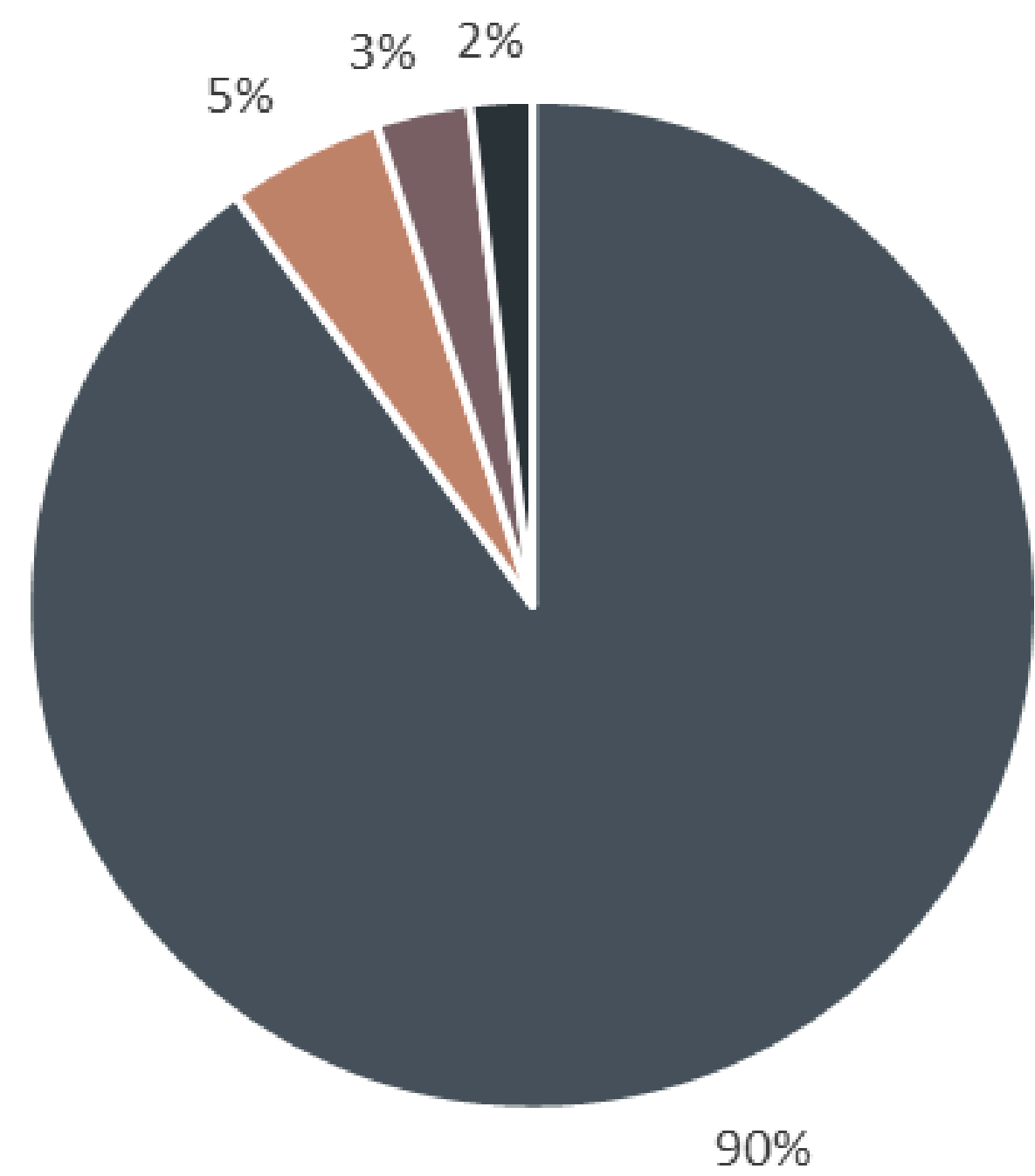


Recreation

Trail Maintenance

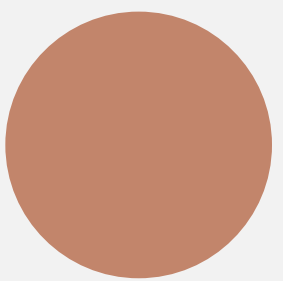
2024 brought new trail construction to the project list after not building a new trail in 2023. The OST program is well into its stewardship phase of growth, during which we are committed to meticulously maintaining and managing our extensive 70-mile singletrack trail network. The OST program has seven full-time summer seasonal staff devoted to on-the-ground projects and trail maintenance. In 2024, they spent the vast majority of their time maintaining existing trails. Below is a breakdown of their maintenance duties.

2024 Trail Maintenance



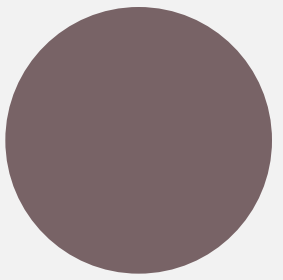
Trail Maintenance - 90%

The OST crew spent the vast majority of their time maintaining the 70 miles of singletrack trails within our network. Maintenance includes drainage work, erosion control, reshaping tread, and removing hazardous trees.



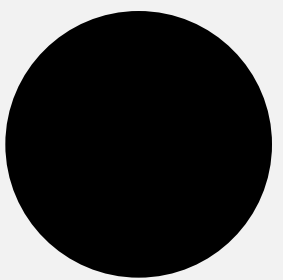
Trail Construction - 5%

The OST crew assisted with new trail construction on Ellie’s Features, Keystone Drill, BOEC Trail, and the Toad Alley, Nightmare on Baldy, and Mountain Pride reroutes.



FOBT Preparation - 3%

Friends of the Breckenridge Trails volunteer program requires extensive planning and coordination of activities, tool cleaning and preparation, site planning, and assigning of crew leaders.



Data Collection - 2%

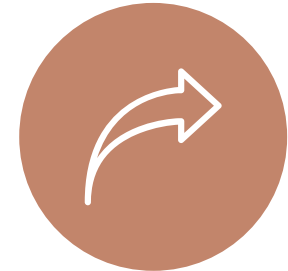
The OST program has multiple counters located throughout the trail network that require regular data collection. Staff also utilize a GIS-based collection tool to inventory trail and trailhead conditions and maintenance needs.

2024 Field Projects



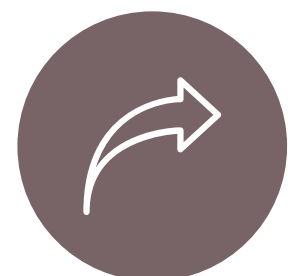
Winter Grooming

During the winter season, staff routinely grooms 10 miles of trails using a snowmobile. These trails are free to the public and serve a variety of users, including cross-country skiers, fat bikers, dog walkers, and snowshoers.



Ellie's Features

In partnership with Summit County, staff and Friends of Breckenridge Trails constructed 8,500 feet of new trail connecting Upper Flume and the Chantilly Trail. This new multi-use trail enhances connectivity and improves the overall user experience.



Toad Alley Reroute

A 1,000-foot sustainable route was constructed for the existing Toad Alley Trail, replacing an unsustainable section. The old trail was revegetated to restore wetland hydrology and enhance ecological health.



Bridges and Boardwalks

Staff repaired and replaced multiple bridges during the 2024 field season, including those on Warrior's Mark, Trollstigen, Columbine, Four'o'clock, and Toad Alley Trails.





Access & Inclusion



Equitable & Inclusive Trail Design

In 2024, Staff continued to expand our All-Persons Trail inventory, providing more equitable access and inclusivity on our trails. All-Persons Trails offer easier access for people of all ages and those with mobility challenges.

BOEC Trail

Stone armoring was replaced with crusher fines. Boardwalks were improved with handrails and deck spacing, and a concrete apron at trail entrance was installed.

Retrofitted existing trail starting from the Breckenridge Nordic Center to the Avian interpretative Site.

Reiling Dredge Trail

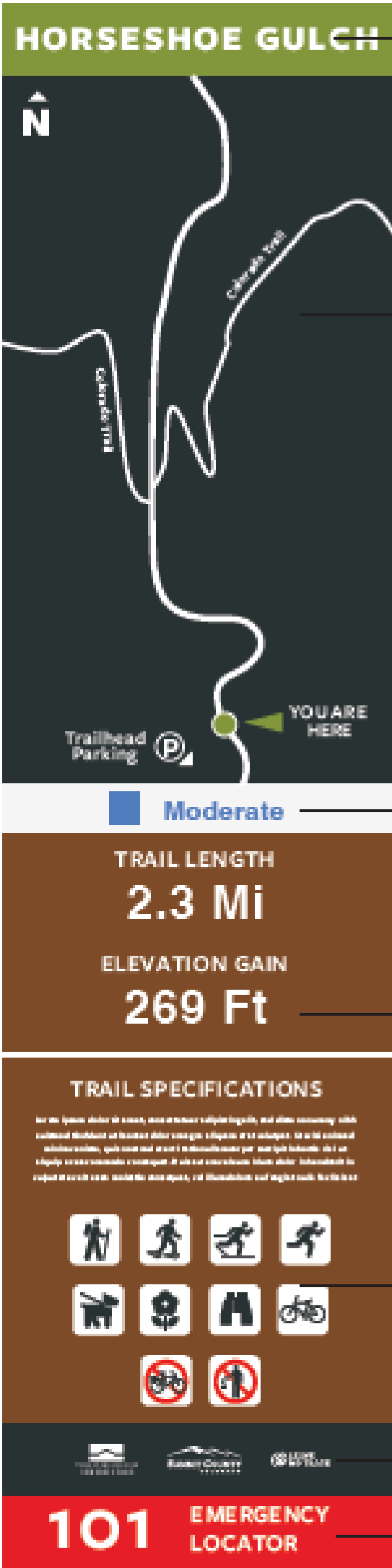
Completion of a direct access All-Persons Trail from the Sawmill Trailhead to the Sawmill Reservoir

Cucumber Gulch Preserve

A mobility-impaired parking area was constructed, and the Reiling Dredge Bridge was improved with two large bump-outs to enhance access to the Reiling Dredge.

Trollstigen Trail

OST Signage Workplan



Trail Name

Trail Map

Trail Difficulty

Trail Information

Permitted / Not Permitted

Logos

Emergency Locator

Typical Trail



Trail Name

Trail Map

Trail Difficulty

Accessible Information

Permitted / Not Permitted

Logos

Emergency Locator

All Person's Trail

As an action item from the 2023 OST Master Plan, staff is developing a comprehensive Signage Workplan to improve wayfinding, etiquette, and access and inclusion throughout the network. MERJE, a signage specialist firm, was hired in Summer 2024 to assist with this project. Staff will continue to work with MERJE through March 2025 before implementation of a pilot sign package on the Illinois Creek trail network in Summer 2025.

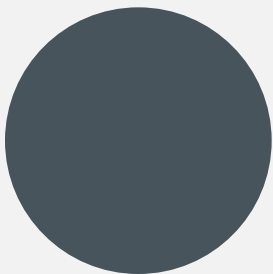
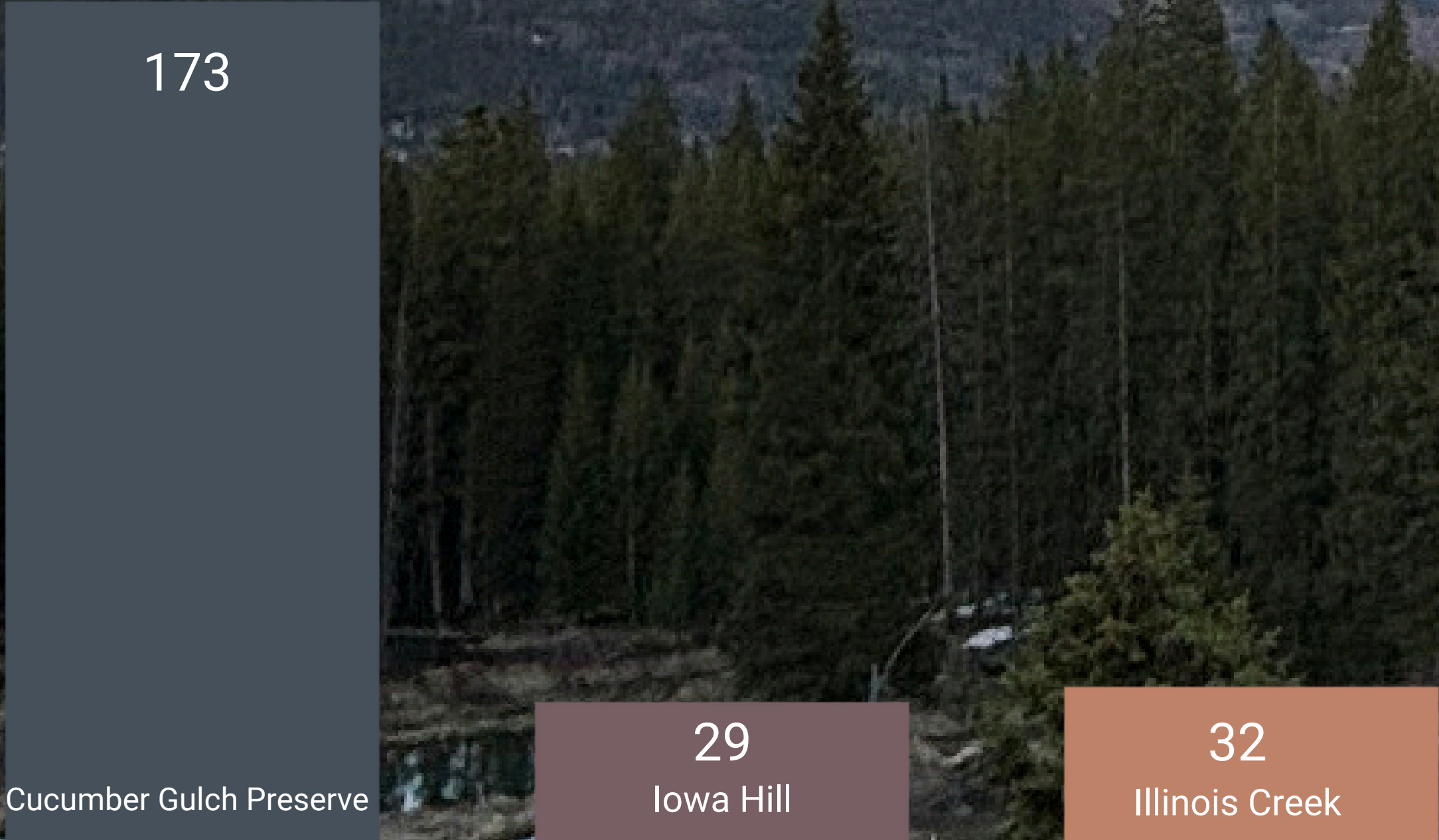


KIOSK
Internal trail & small trail kiosk

Environmental Education

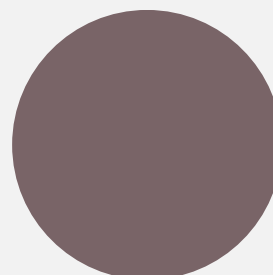
During the busy summer and early fall seasons, OST Naturalists lead guided environmental education hikes and host interpretive stations that are free and open to all. Staff love to share in their knowledge of local flora, fauna, and ecosystems and host different themes for each hike and interpretive station. In moments of down time, staff serve as trail ambassadors, helping orient and engage trail users throughout the season.

2024 Guided Hike Participation



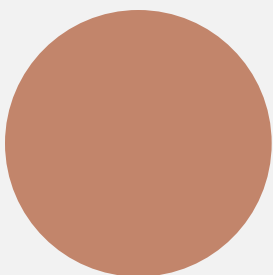
Demographics

In 2024, most participants of guided hikes were visiting from out of state (66%). Colorado residents accounted for around 1/3 of participation (34%), while Summit County residents were the smallest demographic (15%).



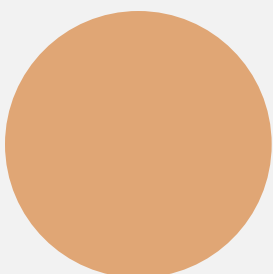
Guided Hike Topics & Themes

OST Naturalists led hikes in Cucumber Gulch Preserve, Iowa Hill, and Illinois Creek on a variety of topics, including natural history, wetlands, moose, wildflowers, mushrooms, and birds, while also expanding their programming to include foraging hikes and “Lost Art of Medicinals.”



Naturalist Interpretive Stations

Staff created hands-on learning opportunities with interpretive stations and were available to answer questions about trails, wildlife, and etiquette. A new interpretive station themed “Berries of Breckenridge” was conducted during the peak of the foraging season and received positive feedback.



Trail Ambassadors

OST Naturalists also served as trail ambassadors. By monitoring trails and establishing a presence, the staff created educational opportunities, promoted trail etiquette, and encouraged Leave No Trace principles.

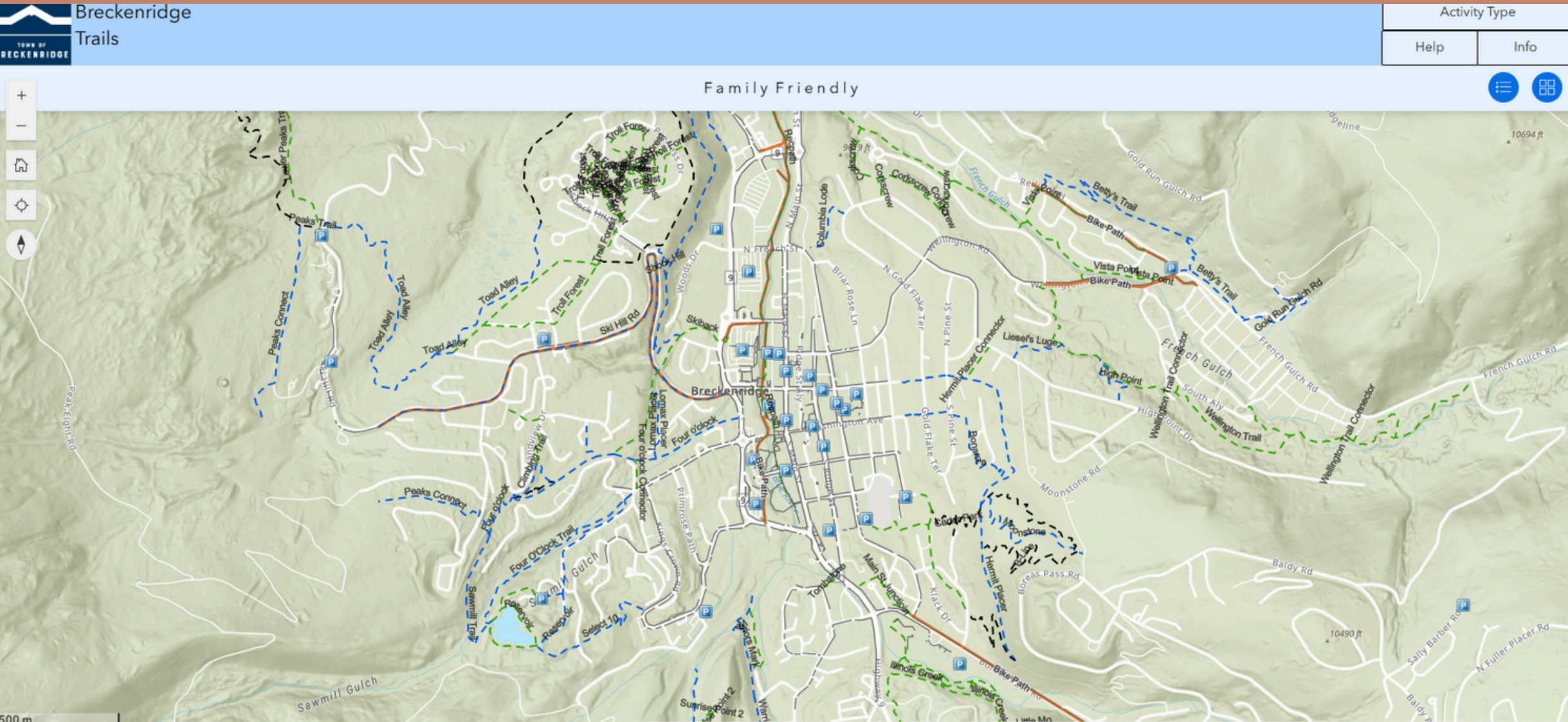
Leave No Trace



As part of The Town of Breckenridge's pursuit of a Leave No Trace Gold Standard designation, the Town recently trained 12 employees as Level 1 Leave No Trace Instructors. This two-day training focused on the 7 Principles of Leave No Trace, equipping OST, Recreation, and BTO staff to educate others and help protect our natural resources. Staff plans to apply for a Gold Standard designation in Fall 2025.



New OST Website



Trails (Last Updated January 28, 2025)				Type	Length	Conditions
Aspen Alley				↔	1.25m	NATURAL
B&B Trail				↔	1.5m	NATURAL
Backdoor				→	1.2m	NATURAL
Barney Flow				→	.4m	NATURAL
Barney Ford				↔	1.25m	NATURAL
Barney Ford (Downhill)				→	0.4m	NATURAL
Barney Ford (Uphill)				→	.5m	NATURAL
Betty's Trail				↔	1m	NATURAL
Bloody Knuckles				↔	.6m	NATURAL
Burro				↔	3.25m	NATURAL

OFFLINE MAP

ONLINE MAP

Filters

MTB Biking

Winter Groomed

Hiking

Horseback Riding

All Persons*

Nearby Trails

Family-Friendly Hike

*Wheelchair Friendly

Trails Key

Easy

Intermediate

Expert

Out and Back/Point to Point

The Town of Breckenridge Open Space & Trails Department launched its new website, breckost.com, in June 2024. This resource provides both residents and visitors with easy to access information regarding Breckenridge's trails and open spaces, including interactive trail maps, current trail conditions, recent projects, and the history of the Town's Open Space program. The website also highlights allows users to sign up for guided hikes and volunteer events on an interactive calender.

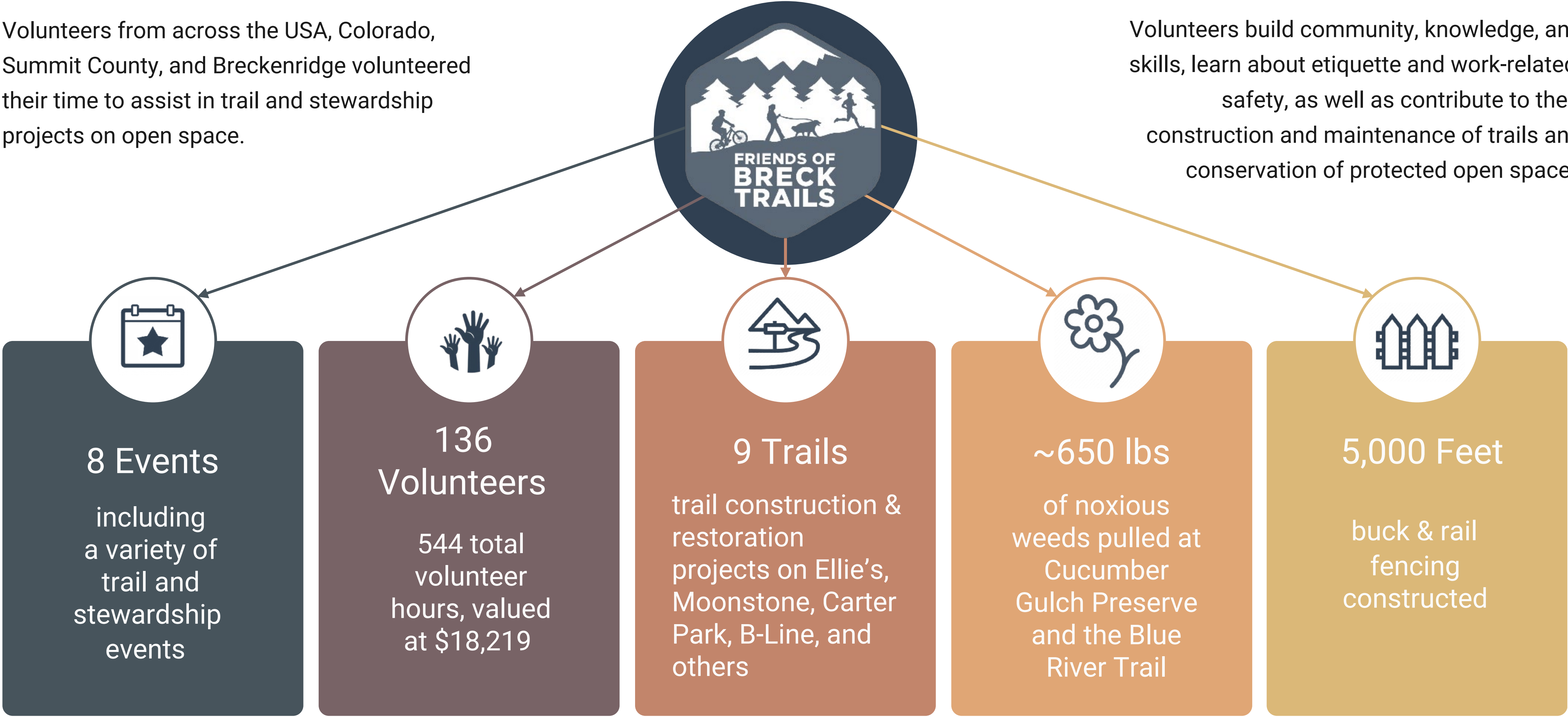
Friends of Breckenridge Trails



Friends of Breckenridge Trails

Volunteers from across the USA, Colorado, Summit County, and Breckenridge volunteered their time to assist in trail and stewardship projects on open space.

Volunteers build community, knowledge, and skills, learn about etiquette and work-related safety, as well as contribute to the construction and maintenance of trails and conservation of protected open space.





Stewardship





Cucumber Gulch Preserve

With its diversity of forested, meadow, shrubland, and wetland habitats, Cucumber Gulch Preserve is home to a diverse assemblage of species. The Preserve encompasses 139 acres total, including 57 acres of wetlands and 82 acres of upland. Several types of wetlands are present, including globally rare fens. Cucumber Gulch Preserve has been monitored, researched, and studied extensively since the late 1990's when the Preserve was first protected. It is the crown jewel of the Open Space program.

Cucumber Gulch Preserve



Monitoring of Beaver Populations

Beaver are a keystone species in the Preserve. Through biweekly monitoring, beavers were observed in the Middle and Lower Gulch. In 2024, fewer beavers were observed than in previous 4 years. This is attributed to difficulty in observing beavers in all areas and potentially the spread of reed canary grass.



Groundwater & Wetlands Analysis

Wetlands are biodiversity hot spots supporting a disproportionately large number wildlife species. The extraordinary diversity of wetlands in the Preserve set it apart from any other area in the region. These rare fens, beaver meiers, and other wetlands include both surface and groundwater driven systems.



Monitoring of Avian Species

Monitoring of avian species is done every other year and was not conducted in 2024. Based on the past 17 years of monitoring, avian diversity in the Preserve has declined. Species such as the Warbling Vireo, Osprey, and Cooper’s Hawk were once sighted every year, and are now rarely seen. Eurasian Collared Dove, an invasive species, has been spotted in the Gulch.



Monitoring of Boreal Toad Populations

No boreal toads were observed in 2024.



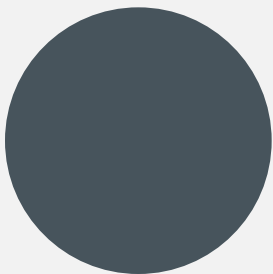
Wildlife Camera & Trail Counter Data Collection

OST staff maintains 9 cameras within the Preserve. Throughout the season, the cameras recorded 385 animals, down from 475 in 2023. Seventeen different wildlife species were recorded, including mule deer, moose, red fox, aquatic birds, coyote, and pine marten.



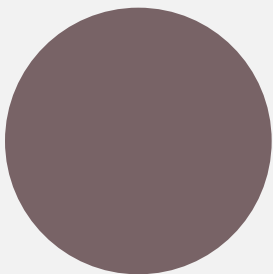
Land Management Activities

An important element of the Open Space program is the ongoing stewardship of our natural resources to maintain a resilient natural ecosystem in the face of increasing human pressure and climate volatility. Habitat protection, river and stream restorations, mine reclamation, forest health, and water quality are a critical components of stewardship.



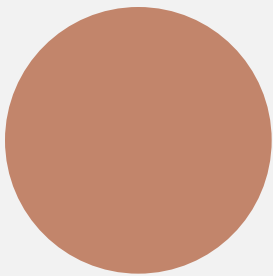
Forest Health

Staff partnered with the County, USFS, and CSFS on a forest health project on the Peabody Placer & Bacon Lode properties and adjacent National Forest lands. Staff also acquired permits to prepare for pile-burning operations on the Airport Road Open Space in 2025.



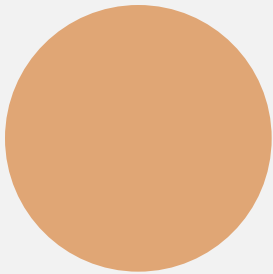
Weed Control

In addition to hiring contractors to assist in weed control efforts on jointly owned open space properties, staff and volunteers pulled a total of 650lbs of false chamomile throughout the summer season - including participating in the annual County-Wide Weed Pull.



Monitoring and Management

Through monitoring and management efforts in open spaces with high visitor use, staff are engaged in restoration activities, such as harvesting and planting willow plugs, planting native seed, and installing protective fencing in sensitive areas.



River Restoration

Staff continue to partner with the County on the ongoing Swan River Restoration project, and with other Town staff on establishing vegetation along the newly restored Blue River north of Coyne Valley Road.



Historic Resources



The Open Space department continues to partner with BreckHistory to protect historic resources on our open space properties. In 2024, the Town and County worked with BreckHistory to install the Keystone Drill, and its shelter, on jointly-owned property at the B&B Trailhead. BreckHistory also conducted a comprehensive inventory of all structures on the recently acquired Dry Gulch property, helping to guide future management decisions.



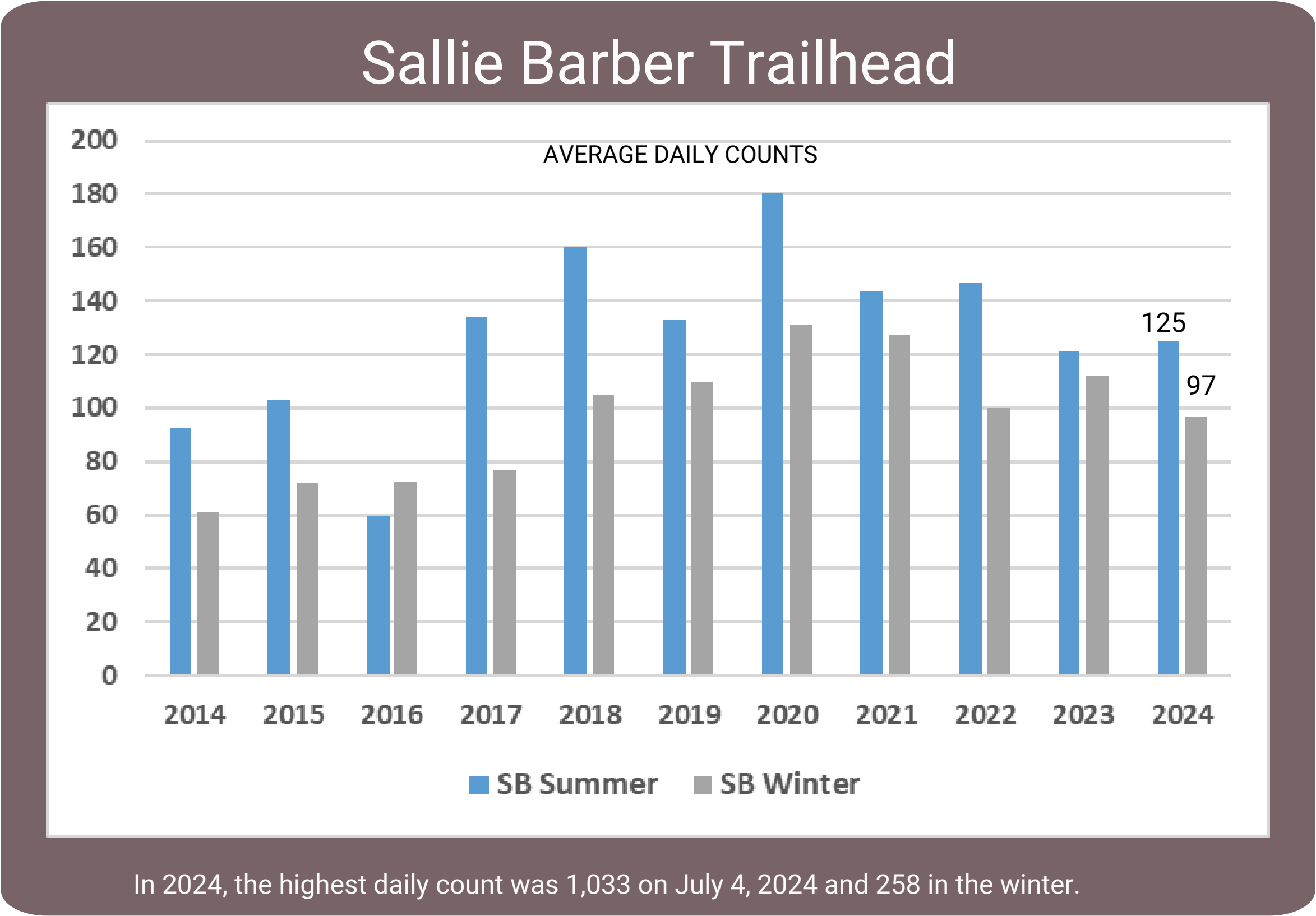
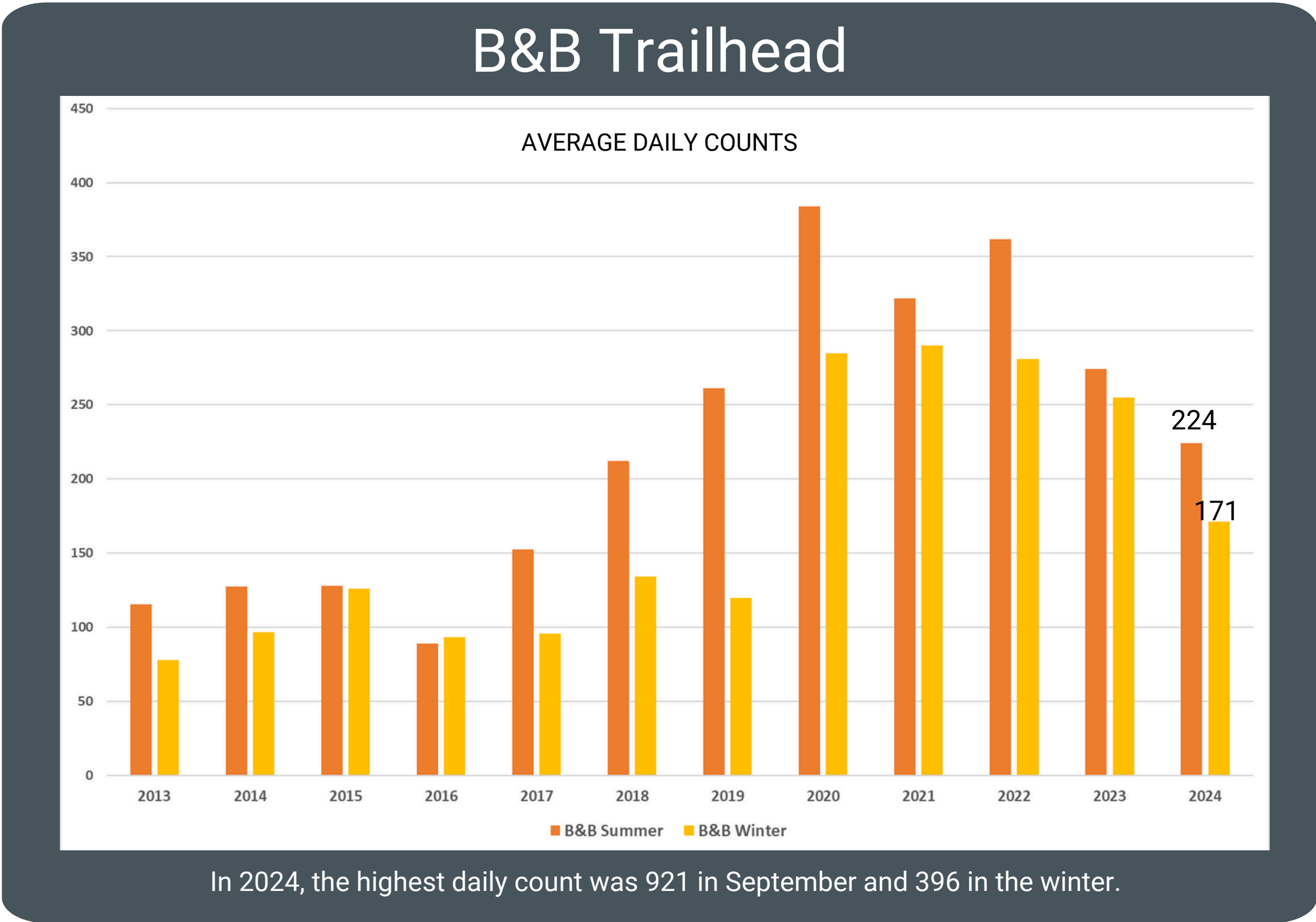
Visitor Use Management

A large component of stewardship is managing visitor use on open spaces and trails. The Open Space program studies uses, trends, and patterns to help inform management and stewardship decisions.

Trail counters and cameras offer the most reliable sources of data.

Trail Counts on Popular Trails

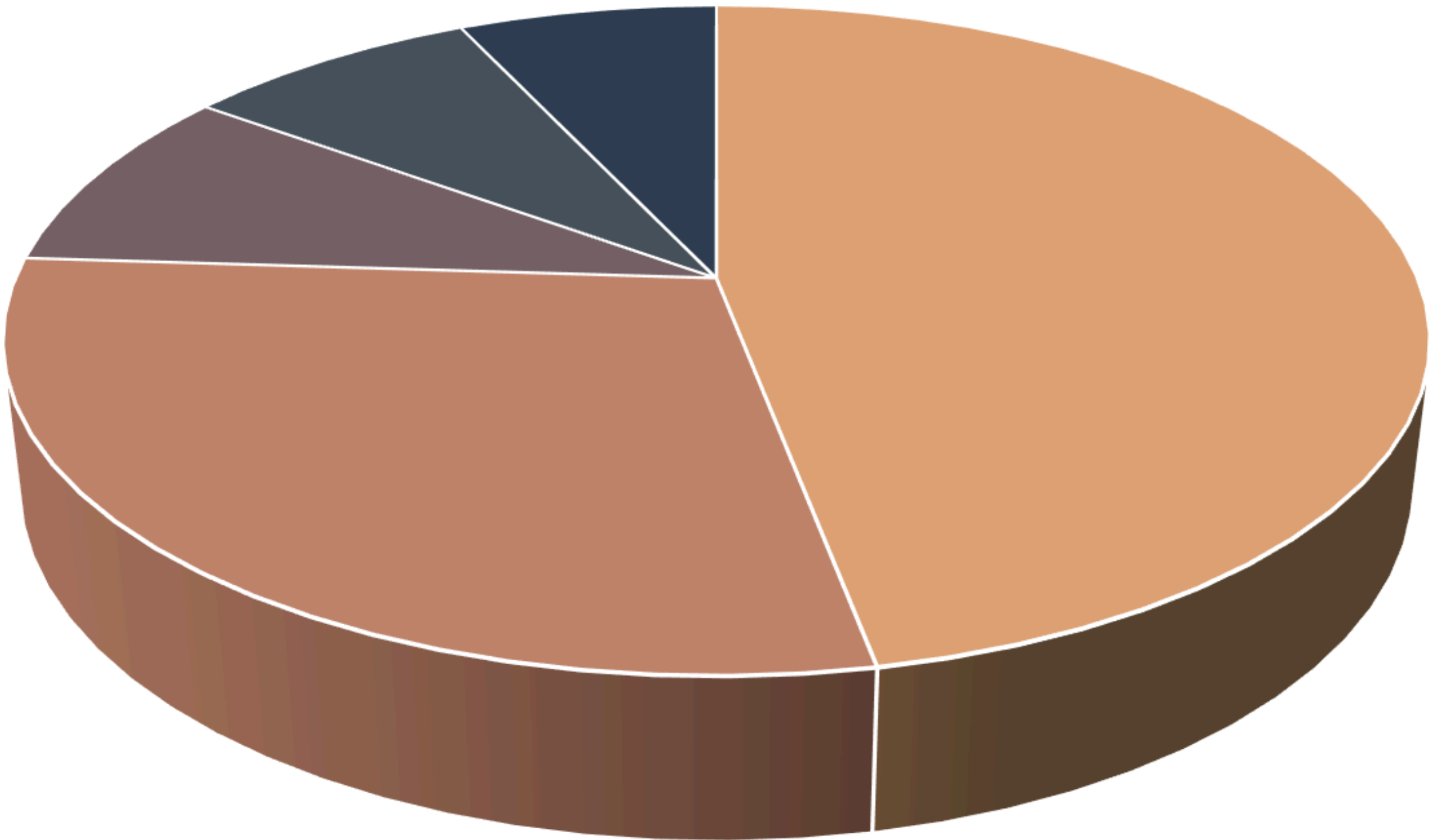
For the past 14 years, the Open Space program has set up trail counters and cameras to capture approximate numbers of trail users. Trail cameras are used to manually determine the number of trail users during the summer and winter seasons and also capture wildlife using the trails.



2024 Winter Trails User Study

OST Staff monitored winter trail use on 6 trails (Upper Flume, Tom’s Baby, Sallie Barber North, Slalom, Fall Classic, and B&B) for two winter months in 2024 to better inform what specific types of winter recreation uses are happening on our trail network.

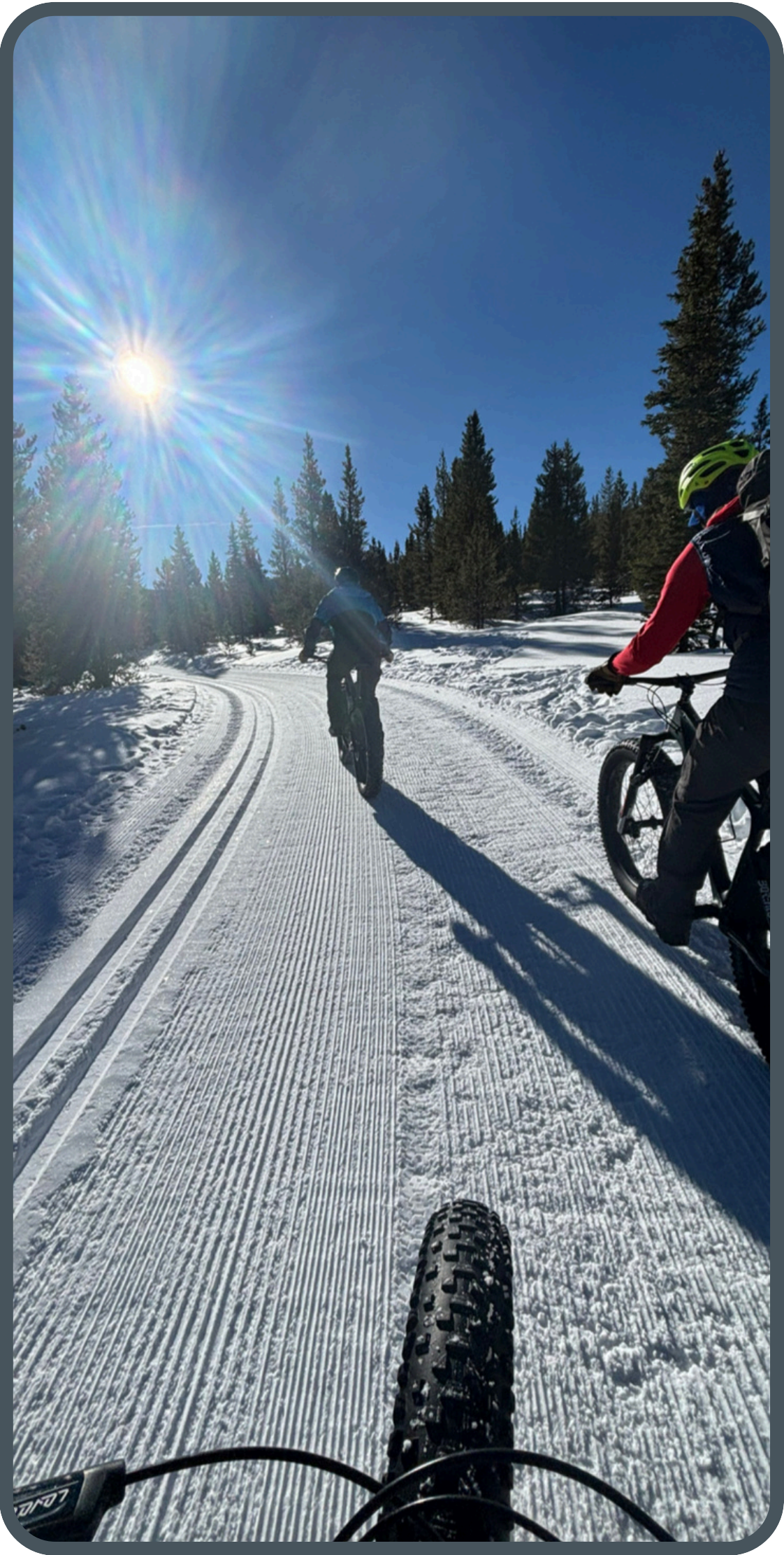
User Groups



■ Hike ■ XC Ski ■ Fat Bike ■ Alpine ■ Snowshoe

User Breakdown

-  Hike 47%
-  XC Ski 29%
-  Fat Bike 9%
-  Alpine 8%
-  Snowshoe 7%

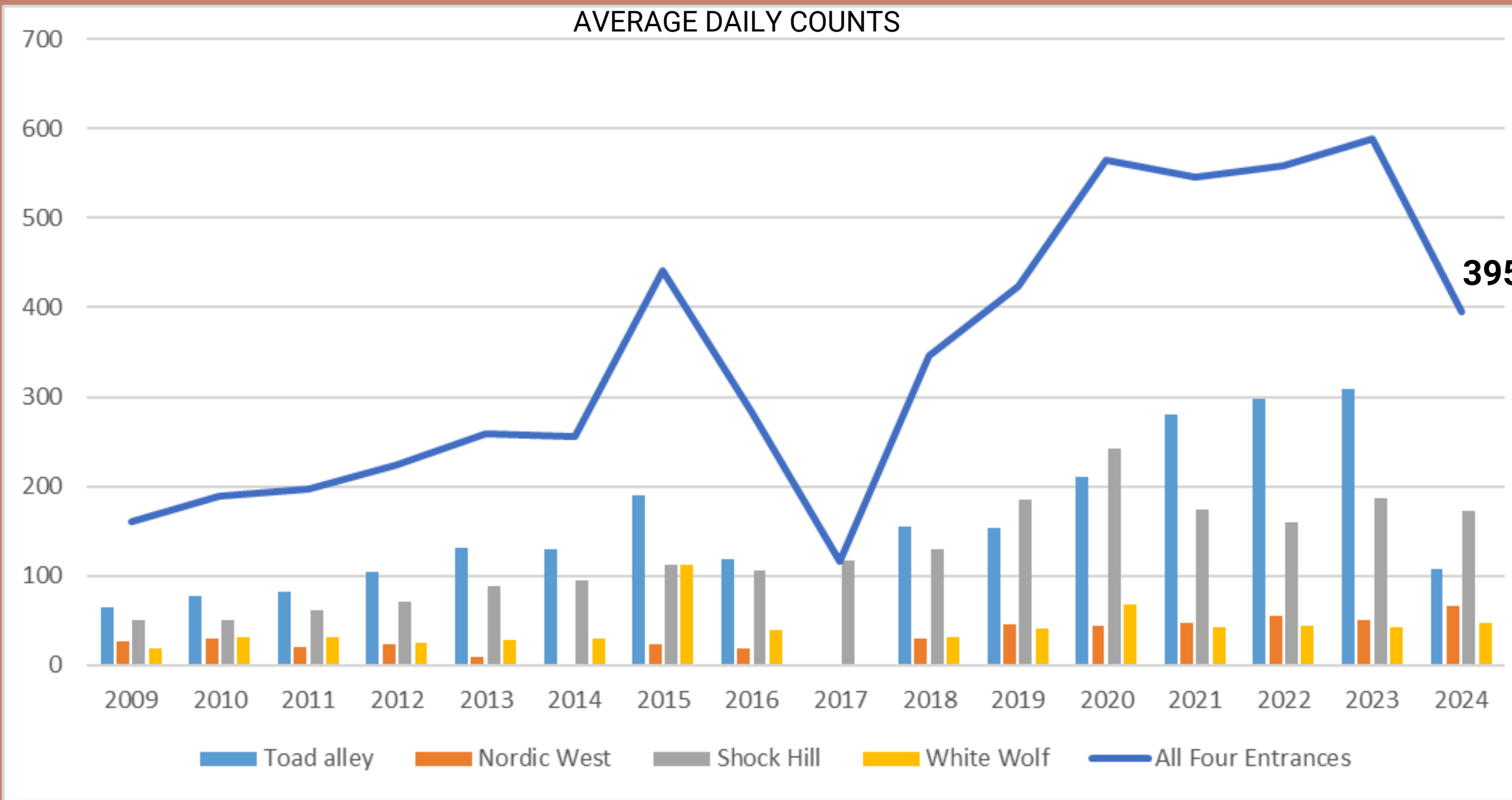


Cucumber Gulch Preserve Trail Counts

Trail counts and camera captures help Open Space staff allocate resources, ensuring that high-use areas receive extra maintenance and attention. Additionally, staff are examining trailheads in a collaborative effort with the County, USFS, and other municipalities to manage jointly-owned trailheads and determine the appropriate level of amenities, signage, and parking.



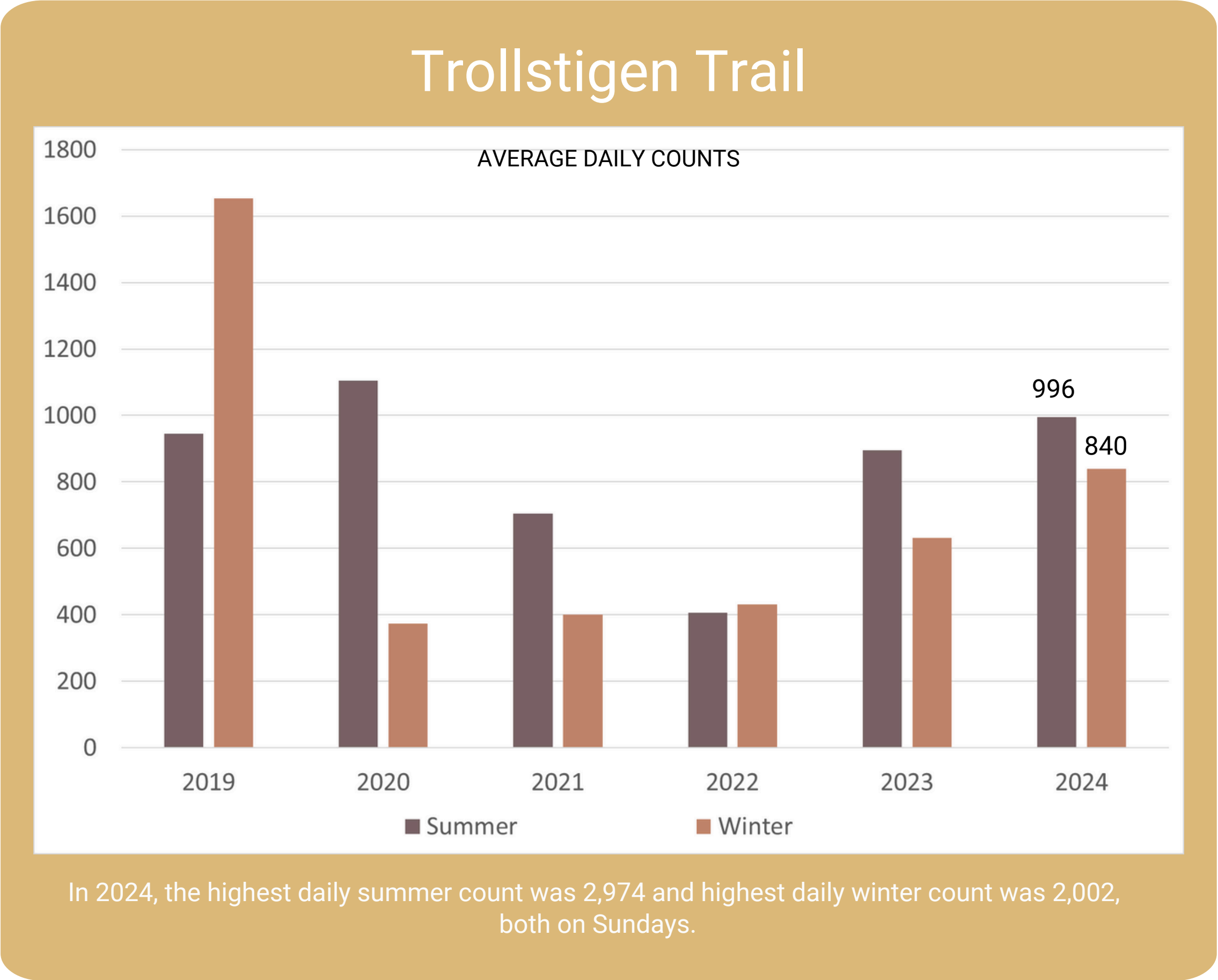
Cucumber Gulch Preserve Trailheads [Summer Only]



In 2024, the highest daily count was 383 on the Shock Hill Trail on a Saturday in July.
**2024 Toad Alley numbers suppressed due to trail counter issues and reroute closure.*

Trollstigen Trail Counts

The Trollstigen Trail was completed in 2019 and is open year-round for hiking to the Isak Heartstone Troll installation. The trail is designed in a directional one-way flow to facilitate access, but because the trail is not maintained in winter months, the trail becomes out-and-back during inclement weather. This creates double detections on the trail counter during periods of heavy snow or ice.



Southern Ten-Mile Range Camp Hale Continental Divide National Monument

Access Planning Effort



Staff worked with land management partners from United States Forest Service, Summit County Open Space, Town of Blue River, Colorado Springs Utilities, and public stakeholders to create a plan to sustainably manage high use recreation access at the Blue Lakes, Quandary, McCullough Gulch, and Spruce Creek Trailheads. USFS NEPA analysis is scheduled to begin in Summer 2025.

Our Team

Staff

- Duke Barlow: OST Manager
- Alex Stach: OST Coordinator
- Tony Overlock: OST Operations Supervisor
- Joel Dukes: OST Operations Lead
- Lauren Sawyer: OST Naturalist
- Ella Garner: OST Naturalist
- Jenny McCarty: OST Tech
- Jake Barlow: OST Tech
- Jason Guess: OST Tech
- Nathan Carlson: OST Tech
- Jenny Shostrand: OST Tech
- Paul Timm: OST Tech
- Lion Mason: OST Tech
- Mark Truckey: ComDev Director
- Julia Puester: ComDev Assistant Director

BOSAC

- Nikki LaRochelle, Chair
- David Rossi, Vice-Chair
- Chris Tennal
- Bobbie Zanca
- Krysten Joyce
- Matt Powers

Town Council

- Kelly Owens, Mayor
- Dick Carleton
- Carol Saade
- Todd Rankin
- Marika Page
- Steve Gerard
- Jay Beckerman, BOSAC Liaison



• Mabel, Nugget, & Finn, canine support team

Contact Us



Location

1760 Airport Road,
Unit A, Breckenridge



Website

www.breckost.com



Phone

970.547.3116

Memo

To: Town Council
From: Duke Barlow, Open Space & Trails Manager
Date: 2/19/2025 (for the 2/25/2025 work session)
Subject: Little Daisy Lease Renewal

Town Council Goals (Check all that apply)

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

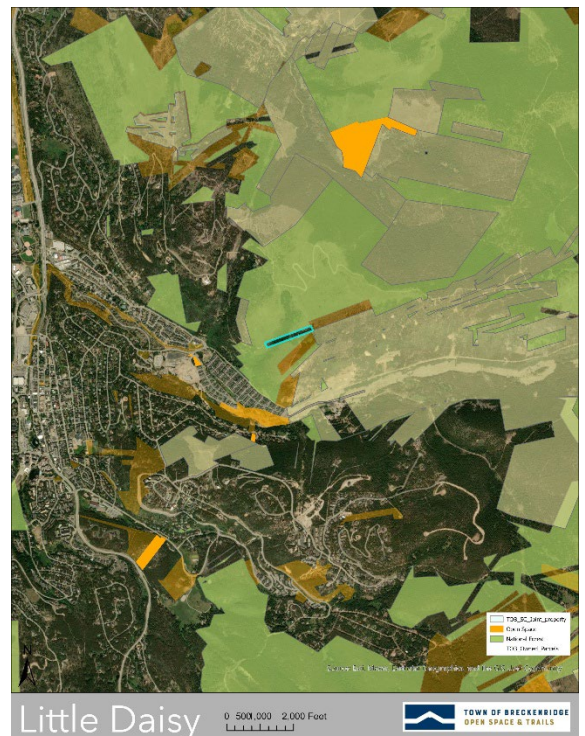
Summary

When the Town purchased the Little Daisy Lode property on March 6, 2024, the Town entered into a one-year, residential lease agreement with the existing tenants of the property's inhabited home which is set to expire on March 6, 2025. Staff have been working with the tenants on revising the lease, which includes extending the duration to 5 years. Staff seek Council approval to renew the lease with the proposed revisions (Exhibit A).

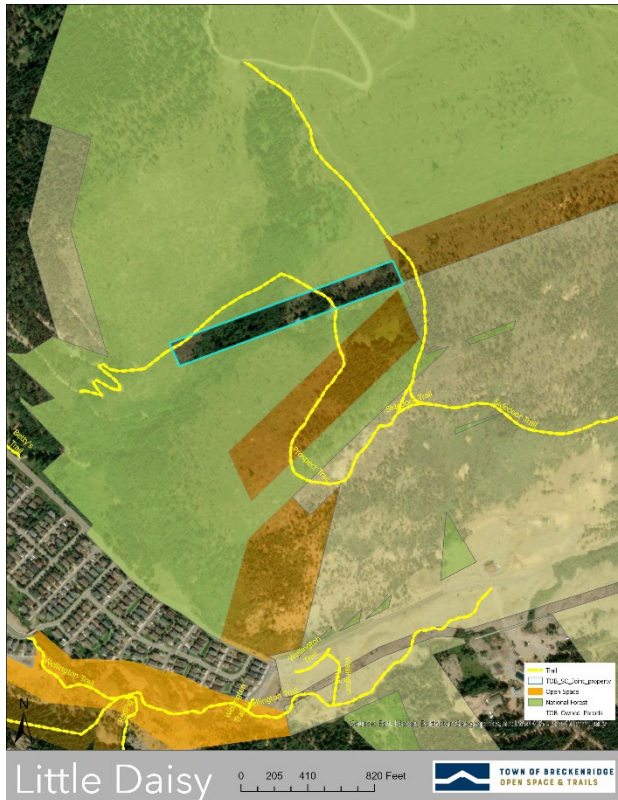
Background The Town purchased the Little Daisy Lode property for \$1,873,381 on March 6, 2024 for the purpose of open space preservation and public land access. The 5.16-acre property is located in French Gulch, at 500 Prospect Gulch Drive, and is adjacent to both National Forest and open space jointly managed by the Town and Summit County. The property was sold with two existing inhabitable structures: a 2,531 sq ft. home with a 720 sq ft. garage with apartment. Both structures are off the electrical grid and rely on solar energy for power.

The home had previously been rented to tenants who have lived in the structure since 2013 and the Town inherited the existing lease with the purchase of the property. The Town renewed the lease for one year from March 6, 2024 to March 6, 2025. The current lease can be extended on a month-to-month basis until a new lease is approved. Leases longer than one year in duration require Council approval by ordinance and the Town wanted to better understand the state of the property and the improvement needs of each structure prior to committing to a longer residential lease.

Since purchasing the property, staff have contracted a replacement of the septic system and conducted thorough site inspections, resulting in a list of recommended improvement projects for each structure which prioritize health and safety. The new septic system is operational and was installed and inspected in fall 2024. The removal of the original system and corresponding earthwork and revegetation is planned for spring 2025. It should be noted that, now that the septic system has been replaced, the structures are habitable and meet state law requirements for leased residential property. The improvements to be made will generally improve the safety, efficiency and livability of the residence.



The list of improvement projects has been incorporated into the lease, providing the tenants with the opportunity to conduct and/or contract much of the work themselves and deduct costs from their monthly rent. Quality standard measures have also been included in the form of staff inspections and required permits through Summit County, when applicable. This arrangement benefits both the Town and the tenants as access to the property can be difficult for outside contractors, especially during winter months, and it motivates the tenants to complete the work.



Other proposed revisions to the lease include:

- Per the permit issued to the Town by the U.S. Forest Service allowing road access to the property, the tenants have the right to plow Prospect Gulch Drive during the winter. Doing so could invite unwanted vehicle traffic into a designated non-motorized area and leave underlying rocks exposed, making winter recreational access more difficult for hikers, skiers, and fatbikers. The proposed lease states "if Tenant chooses to plow the road, Tenant shall leave 4 inches of base snow coverage to accommodate recreational use on Prospect Gulch Road".
- As part of the site inspection process, potential inhabitation of the garage structure was deemed a serious safety threat. The lease prohibits use of the garage as livable space.
- The monthly rent, \$1825.00, shall escalate 3% annually for each year of the term.
- Tenants are granted the option to terminate the lease prior to the end of the term with 90 days written notice to Landlord.

within our open space lands, and the tenants' standing within our community is also warranted. The tenants have been upstanding members of our local workforce for decades, proven to be excellent caretakers of a challenging property with the ability to maintain current systems while making recommended improvements, and are good environmental stewards of the surrounding public land - voluntarily helping to enforce fire bans and non-motorized restrictions, as examples.

Public outreach/engagement

Purchase of the property and the correlating management of the structures and respect for existing tenants was discussed on multiple occasions with BOSAC and Council in 2024.

Financial Implications

As part of the purchase of the property, the Town was credited \$125,000 from the seller as an inspection resolution relating to the potential costs of necessary repairs identified through the pre-purchase inspection process. Replacement of the septic system, while not complete, is projected to cost approximately \$60,000. The prioritized list of improvement projects is estimated to total \$21,500. This results in an approximate \$43,500 surplus from the inspection resolution credit, which funds can be targeted toward anticipated major repairs to aging elements such as the home roof and solar energy system.

The \$1,825 monthly residential rental rate, with the 3% annual escalator is reasonable given the significant, unique challenges related to the property.

Equity Lens

Staff consulted the Equity Lens through this process and determined that renewing the residential lease with the existing tenants provides an opportunity to maintain a reliable housing option for members of our local workforce. We have not identified any dispirit impacts and believe continuing to rent this property to members of the local workforce allows the Town to build trust within the community.

Staff Recommendation Staff recommend the Town Council review the residential lease for the Little Daisy Lode to the existing tenants, with the proposed revisions included, and provide staff any feedback regarding specific lease terms. Staff also request guidance as to whether Town Council is prepared to proceed with approving the Little Daisy Lode lease via ordinance at upcoming meetings. Staff will be available Tuesday to answer any questions.

Residential Lease Agreement

THIS LEASE AGREEMENT (hereinafter referred to as the "Agreement") made and entered into this _____ day of April, 2025, by and between the Town of Breckenridge, 150 Ski Hill Rd., Breckenridge, Colorado 80424 (hereinafter referred to as "Landlord") and Justin Thiede and Kate Kerns, PO Box 2693, Breckenridge, CO 80424 (hereinafter referred to as "Tenants").

WITNESSETH:

WHEREAS, Landlord is the fee owner of certain real property being, lying and situated in Summit County, Colorado, such real property having a street address of 500 Prospect Gulch Road, Breckenridge, CO 80424.

WHEREAS, Landlord is desirous of leasing the Premises, in its current condition ("Condition of Premises"), to Tenants upon the terms and conditions as contained herein; and

WHEREAS, Tenants are desirous of leasing the Premises, in its current condition, from Landlord on the terms and conditions as contained herein;

NOW, THEREFORE, for and in consideration of the rent, the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. **TERM.** Landlord leases to Tenants and Tenants lease from Landlord the Leased Premises together with any and all appurtenances thereto, for a term of five years, such term beginning April 7, 2025 and ending at 12 o'clock midnight on April 6, 2030. Should Tenants desire to terminate this Lease prior to April 6, 2030, Tenants shall provide 90 days written notice to Landlord. Rent shall be prorated to reflect tenancy through the 90th day from the date notice is provided, regardless if Tenants cease to occupy the Leased Premises prior to that date.
2. **RENT.** The total rent for the term hereof is \$1825.00 payable on the 1st day of each month of the term. All such payments shall be made to Landlord at Landlord's address as set forth in the preamble to this Agreement on or before the due date and without demand. The rent shall escalate 3% annually for each year of the Term.
3. **DAMAGE DEPOSIT.** Upon execution of this agreement, Tenants shall deposit with Landlord the sum of \$1825.00, receipt of which is hereby acknowledged by Landlord, as security of any damage caused to the Premises during the term hereof. Such deposit shall be returned to Tenants, without interest, and less any set off for damages to the Premises upon the termination or expiration of this Agreement as set forth in Section 1 above.
4. **LEASED PREMISES.** Landlord shall lease to Tenants the real property located at 500 Prospect Gulch Road, Breckenridge, CO 80424; provided, however, the Landlord shall have nonexclusive access to the garage for use and storage of equipment and/or vehicles. For the avoidance of doubt, the garage may not be used as livable space and may only be used for the storage of Tenants' and Landlord's storage of equipment and/or vehicles. Tenant and Landlord shall cooperate in the use of the garage so that both parties have reasonable use of the space.
5. **USE OF PREMISES.** The Premises shall be used and occupied by Tenants and Tenants' immediate family, exclusively, as a private single-family dwelling; provided however, that the Tenants may operate their crafting business from the Leased Premises. Tenants shall not allow any other person, other than

Tenants' immediate family or transient relatives and friends who are guests of Tenants, to use or occupy the Premises without first obtaining Landlord's written consent to such use. Tenants shall comply with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy and preservation of the Premises.

6. CONDITION OF PREMISES. Tenants stipulate, represent, and warrant that Tenants have examined the Premises and that they are at the time of this Lease in good order, repair, and in a safe, clean and Tenantable condition.

7. ASSIGNMENT AND SUB-LETTING. Tenants shall not assign this Agreement, or sub-let or grant any license to use the Premises or any part thereof without the prior written consent of Landlord. A consent by Landlord to one such assignment, sub-letting or license shall not be deemed to be a consent to any subsequent assignment, sub-letting or license. An assignment, sub-letting or license without the prior written consent of Landlord or an assignment or sub-letting by operation of law shall be absolutely null and void and shall, at Landlord's option, terminate this Agreement.

8. ALTERATIONS AND IMPROVEMENTS.

- a) Except as otherwise set forth herein, Tenants shall make no alterations to the buildings or improvements on the Premises or construct any building or make any other improvements on the Premises without the prior written consent of the Landlord. Any and all alterations, changes, and/or improvements built, constructed or placed on the Premises by Tenants shall, unless otherwise provided by written agreement between Landlord and Tenants, be and become the property of Landlord and remain on the Premises at the expiration or earlier termination of this Agreement.
- b) Tenants may, at their option, perform certain improvements to the Leased Premises as set forth in the attached **Exhibit A** (the "Work"). Tenants will be responsible for obtaining all required permits and performing the Work in a good, workmanlike manner to the standards usually applicable to the trade implicated. Upon acceptance of the Work by Landlord, Landlord will deduct from the Rent the actual cost to Tenant of performing the Work, as demonstrated by receipts for materials and/or tools and invoices for labor. Tenant's hourly rate for labor expended in performance of the Work shall be \$45. Under no circumstances shall Landlord be obligated to deduct from the Rent costs for the Work if such costs, in Landlord's reasonable discretion, significantly exceed the average market rate price for such work in the Summit County area.

9. NON-DELIVERY OF POSSESSION. In the event Landlord cannot deliver possession of the Premises to Tenants upon the commencement of the Lease term, through no fault of Landlord or its agents, then Landlord or its agents shall have thirty (30) days in which to give possession, and if possession is tendered without such time, Tenants agree to accept the demised Premises and pay the rental herein provided from that date. In the event possession cannot be delivered within such time, through no fault of Landlord or its agents, then this Agreement and all rights hereunder shall terminate.

10. HAZARDOUS MATERIALS. Tenants shall not keep on the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the danger or fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

11. UTILITIES. Tenants shall be responsible for arranging for and paying for all utility services required on the Premises.

12. ROUTINE MAINTENANCE AND SPECIAL REPAIRS; RULES. Tenants will, at their sole expense, keep and maintain the Premises and appurtenances in good and sanitary condition and repair during the term of this Agreement and any renewal thereof. Without limiting the generality of the foregoing, Tenants shall:

- (a) Not obstruct the driveways, sidewalks, courts, entry ways, stairs and/or halls, which shall be used for the purposes of ingress and egress only;
- (b) The access road to the Leased Premises is not plowed from the point of the intersection between Gold Run Gulch Road and Prospect Gulch Road. Per the existing Conditional Use Permit for Plowing with Summit County, if Tenant chooses to plow the road Tenant shall leave 4 inches of base snow coverage to accommodate recreational use on Prospect Gulch Road.
- (c) Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair;
- (d) Not obstruct or cover the windows or doors;
- (e) Not leave windows or doors in an open position during any inclement weather;
- (f) Not hang any laundry, clothing, sheets, etc. from any window, rail, porch or balcony nor air or dry any of same within any yard area or space;
- (g) Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord;
- (h) Keep all air conditioning filters clean and free from dirt;
- (i) Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and shall use same only for the purposes for which they were constructed. Tenants shall not allow any sweepings, rubbish, sand, rags, ashes or other substances to be thrown or deposited therein. Any damage to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Tenants;
- (j) And Tenants' family and guests shall at all times maintain order in the Premises and at all places on the Premises, and shall not make or permit any loud or improper noises, or otherwise disturb other residents;
- (k) Keep all radios, television sets, stereos, phonographs, etc., turned down to a level of sound that does not annoy or interfere with other residents;
- (l) Deposit all trash, garbage, rubbish or refuse in the locations provided therefor and shall not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of any building or within the common elements;
- (m) Abide by and be bound by any and all rules and regulations affecting the Premises or the common area appurtenances thereto which may be adopted or promulgated by the Condominium or Homeowners' Association having control over them.
- (n) Keep all smoke and Carbon monoxide alarms operational.

- (o) Refrain from using microwave, electric space heater, toaster, and other electrical devices that produce heat or have heavy demand on the solar system and its batteries.
- (p) Appliances such as the washer/dryer and as much as possible, the well pump, should only operate during full sun or when the generator is on.
- (q) Winterize the house, garage, and utilizes prior to any extended periods of absence away from the Premises.
- (r) In addition to the foregoing, Tenants shall be responsible for maintaining the existing solar system and its batteries, including checking battery water and equalizing, per recommendations in **Exhibit B**.

13. MAJOR REPAIRS.

- a) Landlord is responsible for major repairs; provided, Tenants shall provide the Landlord prompt notice of a major repairs by written notice to Landlord within 30 days of discovering the damage. During the term of the Lease, Landlord shall have access to the Leased Premises upon 24 hours advance written notice to Tenants of the date and time of schedule repairs, which shall only take place during normal business hours between 8 am and 5 pm Monday through Friday, unless the Parties agree in writing otherwise.
- b) Notwithstanding repairs in accordance section 13. a, during the term of the Lease, Landlord will be removing the old septic system and remediating the area where it was located. All work connected with the removal of the old septic system, including grading and revegetation of the area, is Landlord's responsibility.

14. DAMAGE TO PREMISES. In the event the Premises are destroyed or rendered wholly untenable by fire, storm, earthquake, or other casualty not caused by the negligence of Tenants, this Agreement shall terminate from such time except for the purpose of enforcing rights that may have then accrued hereunder. The rental provided for herein shall then be accounted for by and between Landlord and Tenants up to the time of such injury or destruction of the Premises, Tenants paying rentals up to such date and Landlord refunding rentals collected beyond such date. Should a portion of the Premises thereby be rendered untenable, the Landlord shall have the option of either repairing such injured or damaged portion or terminating this Lease. In the event that Landlord exercises its right to repair such untenable portion, the rental shall abate in the proportion that the injured parts bears to the whole Premises, and such part so injured shall be restored by Landlord as speedily as practicable, after which the full rent shall recommence and the Agreement continue according to its terms.

15. INSPECTION OF PREMISES. Landlord and Landlord's agents shall have the right at all reasonable times during the term of this Agreement and any renewal thereof to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon. And for the purposes of making any repairs, additions or alterations as may be deemed appropriate by Landlord for the preservation of the Premises or the building. Landlord and its agents shall further have the right to exhibit the Premises and to display the usual "for sale", "for rent" or "vacancy" signs on the Premises at any time within forty-five (45) days before the expiration of this Lease. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations or additions, but do not conform to this Agreement or to any restrictions, rules or regulations affecting the Premises.

- 16. SUBORDINATION OF LEASE.** This Agreement and Tenants' interest hereunder are and shall be subordinate, junior and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by Landlord, all advances made under any such mortgages, liens or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances.
- 17. TENANTS'S HOLD OVER.** If Tenants remains in possession of the Premises with the consent of Landlord after the expiration of the 5 year Term of this Agreement, a new tenancy from month-to-month shall be created between Landlord and Tenants which shall be subject to all of the terms and conditions hereof except that rent shall then be due and owing at the then applicable annual Rate and except that such tenancy shall be terminable upon fifteen (15) days written notice served by either party.
- 18. SURRENDER OF PREMISES.** Upon expiration of the term hereof, Tenants shall surrender the Premises in as good a state and condition as they were at the commencement of this Agreement, reasonable use and wear and tear thereof and damages by the elements excepted.
- 19. ANIMALS/PETS.** Tenants shall be prohibited from having or maintaining any animals or pets on the property.
- 20. QUIET ENJOYMENT.** Tenants, upon payment of all of the sums referred to herein as being payable by Tenants and Tenants' performance of all Tenants' agreements contained herein and Tenants' observance of all rules and regulations, shall and may peacefully and quietly have, hold and enjoy said Premises for the Term hereof.
- 21. INDEMNIFICATION.** Tenants agree to indemnify and defend the Town, its officers, employees, insurers, and self-insurance pool against all liability, claims, and demands, on account of injury, loss, or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement, to the extent that such injury, loss, or damage is caused by:
- (a) the negligence or intentional wrongful act of Tenants or Tenants' invitees, representatives or agent; or
 - (b) breach of this Agreement,
- except to the extent such liability, claim or demand arises through the negligence or intentional wrongful act of the Town, its officers, employees, or agents, or Town's breach of this Agreement. To the extent indemnification is required under this Agreement, Tenants agree to investigate, handle, respond to, and to provide defense for and defend against, any such liability, claims, or demands at its expense, and to bear all other costs and expenses related thereto, including court costs, expert witness fees, and attorney fees.
- 22. LIMITATION ON LIABILITY.** Notwithstanding anything to the contrary contained herein, Landlord shall not be liable or responsible to the Tenants for any consequential, incidental, or punitive damages incurred by Tenants as a result of the Condition of the Premises. Tenants furthermore acknowledge that the structures on the property are in need of repair and are assuming the risk of any injury to Tenants or their invitees for the Condition of the Premises including any known Routine Maintenance, Special Repairs, or Major Repairs, regardless of whether any such claim arises under or results from contract, negligence, or strict liability of the Tenants whose liability is being waived hereby. Tenants accept total responsibility for any and all damages of any kind which may result from the use of the Leased

Premises. It is the Tenants' intention to hold harmless the Landlord for any injury or damage sustained by Tenants or anyone else, regardless of cause, while using the property.

- 23. INSURANCE.** Tenants shall obtain, at Tenants' sole expense, any fire, theft or casualty insurance protection desired by Tenants with respect to Tenants' personal property, which is located on the property. Landlord shall have no liability for the loss or destruction of such personal property.
- 24. DEFAULT.** If Tenants fail to comply with any of the material provisions of this Agreement, other than the covenant to pay rent, or of any present rules and regulations or any that may be hereafter prescribed by Landlord, or materially fail to comply with any duties imposed on Tenants by statute, within seven (7) days after delivery of written notice by Landlord specifying the non-compliance and indicating the intention of Landlord to terminate the Lease by reason thereof, Landlord may terminate this Agreement. If Tenants fail to pay rent when due and the default continues for seven (7) days thereafter, Landlord may, at Landlord's option, declare the entire balance of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to Landlord at law or in equity or may immediately terminate this Agreement.
- 25. LATE CHARGE.** In the event that any payment required to be paid by Tenants hereunder is not made within seven (7) days of when due, Tenants shall be charged a fifty (\$50.00) dollar late fee, in addition to the rent due hereunder.
- 26. ABANDONMENT.** If at any time during the term of this Agreement Tenants abandon the Premises or any part thereof, Landlord may, at Landlord's option, obtain possession of the Premises in the manner provided by law, and without becoming liable to Tenants for damages or for any payment of any kind whatever. Landlord may, at Landlord's discretion, as agent for Tenants, relet the Premises, or any part thereof: for the whole or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Landlord's option, hold Tenants liable for any difference between the rent that would have been payable under this Agreement during the balance of the unexpired term, if this Agreement had continued in force, and the net rent for such period realized by Landlord by means of such reletting. If Landlord's right of reentry is exercised following abandonment of the Premises by Tenants, then Landlord shall consider any personal property belonging to Tenants and left on the Premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and Landlord is hereby relieved of all liability for doing so.
- 27. ATTORNEYS' FEES.** Should it become necessary for Landlord to employ an attorney to enforce any of the conditions or covenants hereof, including the collection of rentals or gaining possession of the Premises, Tenants agree to pay all expenses so incurred, including a reasonable attorneys' fee.
- 28. RECORDING OF AGREEMENT.** Tenants shall not record this Agreement on the Public Records of any public office. In the event that Tenants shall record this Agreement, this Agreement shall, at Landlord's option, terminate immediately and Landlord shall be entitled to all rights and remedies that it has at law or in equity.
- 29. GOVERNING LAW; VENUE.** This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Colorado. Venue for any disputes shall be in the courts of Summit, County, Colorado.
- 30. SEVERABILITY.** If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of

the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

- 31. BINDING EFFECT.** The covenants, obligations and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.
- 32. DESCRIPTIVE HEADINGS.** The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Landlord or Tenants.
- 33. CONSTRUCTION.** The pronouns used herein shall include, where appropriate, either gender or both, singular and plural.
- 34. NON-WAIVER.** No indulgence, waiver, election or non-election by Landlord under this Agreement shall affect Tenants' duties and liabilities hereunder.
- 35. MODIFICATION.** The parties hereby agree that this document contains the entire agreement between the parties and this Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.
- 36. NOTICE.** Any notice required or permitted under this Lease or under state law shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

If to Landlord to:

Town of Breckenridge
P.O. Box 168
150 Ski Hill Road
Breckenridge, Colorado 80424

Attn: Keely Ambrose, Town Attorney
Telephone number: (970) 547-3117

If to Tenants to:

Justin Thiede & Kate Kerns
PO Box 2693
Breckenridge, Colorado 80424

Justin Thiede: (970) 333-1200
Kate Kerns: (970) 485-4006

37. ADDITIONAL PROVISIONS; DISCLOSURES

Propane tanks get filled on move out; Propane shares adjusted at that time.

As to Landlord this _____ day of _____, 2025.

LANDLORD:

Sign:_____ Print: _____ Date:_____

As to Tenants this _____ day of _____, 2025.

TENANTS (Tenants”)::

Sign:_____ Print: _____ Date:_____

TENANTS (Tenants”)::

Sign:_____ Print: _____ Date:_____

Exhibit A
Improvement Project List

Litte Daisy Project List			
Project	Reference	Cost	Permit
Smoke detectors/CO Dectotors	Main Home Report (MHR) #14	1,000.00	No
GFCI outelts and protectieve electrical wiring	MHR # 15	1,500.00	Yes
Remove cross connection of water drain pipe	MHR # 1	3,500.00	Yes
Interior hand rail	MHR # 3/ COS 5.4, 12.3	2,500.00	Potential
Interior guard rails	MHR #6,#7/ COS 12.3	2,500.00	No
Exterior decks hand Rails & guard rails	MHR #8 ,#9 / COS page 5 & 6 1.4	10,000.00	Yes
Install lags in rim joist/post in ground	COS report page 5, 1.2	400.00	No
Window glazing/ Tape	MHR #10	100.00	No
Remove living accommodations in garage	Safety hazard	OST	No
Remove tree leaning on house	Safety hazard for structure	OST	No
Cantilever beam	COS report page 29, 12.2	?	?
Water testing		?	No
	Total	21,500.00	

500 Prospect Gulch

Site visit notes related to report from COS Inspections Report ID: 20231211-0500 Prospect Gulch-Road

Main Home - In addition to notes and recommendations from report, please see additional -

- 1) Water quality and multiple cross connections noted. Water cistern with multiple pipes connected located on third floor (master bedroom and office location). Atmospheric vented water heater is located in open closet that freely communicates with these spaces. Noted staining on sinks, fixtures and bathtub indicate dissolved solids in water supply. Water conditioning unit has been bypassed and current tenant indicated this unit has not been functional for an extended period of time.

Recommendation - Remove all direct cross connections per 2018 IRC P2902 \$1,500. Isolate water heater in sealed room with adequate combustion air per 2018 IRC M2005.2 \$3,500. The water filtration consists of three cartridge type sediment filters. These are not sufficient if certain dissolved solids, organics and/or bacteria are present. Water testing should be done \$1,500.

Filtration and water conditioning should be provided based on results \$3,500.

- 2) Multiple riser stairway from master bedroom too steep, should be rebuilt with rise and run according to IRC Section R311.7.S. Fairly major structural revisions/accommodation will have to be made to allow for this \$7,500.
- 3) Handrails (too large of a diameter for small hands) and guardrails (too large of gaps, toddlers could slip through) on stairs and rails from master bedroom are all non-compliant and currently present a safety hazard. See 2018 IRC Sections R311.7.8 and R312.1 please \$2,500.

Recommendation - Reconstruct these areas to code.

- 4) The two-riser stairway from kitchen to living room has one riser at 7 1/4" and one riser at 8 1/2". These risers can

only vary 3/8" and both should be less than 7 3/4" per 2018 IRC Section R311.7.5.1, this is a major trip and fall, risk/item \$2,500.

- 5) There is an over 7" open slot beside this two-riser stair mentioned above between the two floors, kitchen vs living room. This slot is only allowed to be 4" so toddlers do not slip through per 2018 IRC Section R311.7.5.1, last sentence \$1,500.

Recommendation - Reconstruct these areas to code.

- 6) Stairway to basement is pretty good, its handrails and guardrails and open risers are not.

Recommendation - Reconstruct its handrails, guardrails and open risers to code \$2,500.

- 7) Interior balcony guardrails have openings over 4" where toddlers could slip through. It is approximately ten feet straight down to the basement/walk out levels concrete floor below. Guards should be made to comply with 2018 IRC Section R312.1 \$2,500.

Recommendation - Reconstruct balcony guardrails to code.

- 8) Exterior decks/balconies guardrails are not to code, per 2018 IRC Section 312.1. There is more than a 4" gap throughout all of them. A simple wire system could be retrofitted to remedy the issue most affordably.

Recommendation - Retrofit wire fencing to outsides of log guardrails throughout \$2,500.

- 9) Master bedroom deck has no guardrails on its edges to prevent falling approximately 10' to the rough grade below.

Recommendation - Construct code worthy guardrails around edges of master deck \$5,000.

- 10) Glazing in hazardous locations per 2018 IRC Section R308.

Recommendation - Provide tempered glazing or safety window film that meets Impact Test per 2018 IRC Section R308.3.1 on low window in elevated bedroom up from far corner of living room \$750.

- 11) Wood stove on lower and upper level and associated vent piping are near combustible construction.

Recommendation - Install appliances and venting per manufacturer specifications \$750.

- 12) Gas stove on lower walk-out level with exhaust installed directly below operable window.

Recommendation - Construct window so that it is permanently fixed closed \$750. Refer to manufacturer installation instructions and 2018 IRC M1504.3.

- 13) One permanent automatic heat source installed.

Recommendation - Depending on interpretation, the code does not require automatic heating in habitable spaces, it is our recommendation that a permanent and automatic thermostatically controlled heat source be installed to meet minimum heating requirements per 2018 IRC Section R303.10 \$12,500.

- r4) Smoke and Carbon Monoxide Detectors non-compliant throughout home. Cheap retro fitted battery type units are all failing.

Recommendation -Install interconnected wireless Bluetooth type smoke detectors per 2018 IRC Section R314 in sleeping rooms, habitable spaces and near cooking appliances. Install interconnected wireless Bluetooth type CO detectors per 2018 IRC Section R315 and CRS38- 45-102 \$1,500.

- 15) Electrical wiring is not protected from physical damage. GFCI in Bathroom not working. Wirenuts exposed, box and fixture were removed and left in dangerous condition.

Recommendation- Protect NM cable per 2023 NEC Section 334.15 with code worthy sleeves or chases. Test all GFCI outlets and repair as needed. Ensure all wiring is terminated in box per 2023 NEC section 300 \$1,500.

- 16) Clothes dryer venting is missing. Install proper clothes dryer venting per Section M1502.1 of the Exhaust Systems Chapter of the 2018 IRC.

Recommendation - Install new code worthy vent \$1,500.

General Recommendations for Main Home Structure - Follow all recommendations from COS report and additional recommendations previously noted in this report.

Total Estimate \$66,000 (with 20% added for inaccuracies and oversights)

500 Prospect Gulch

Site visit notes related to report from COS Inspections Report ID: 20231211-0500 Prospect Gulch-Road

Detached Garage Structure- In addition to notes and recommendations from report, please see additional -

- 1) Back-up generator installed with solar equipment (solar panels on roof- rack mounting undetermined) including battery storage. This is the main power system for the property. Noted 2000 gallon (2 ea. lpg tanks on site - these serve back-up generator, hot water heater, free standing gas stove and oven w/ cooktop). Backup generator exhaust is piped through wall - assuming installation of equipment unknown - but currently this application presents a health hazard to occupants in the garage area and the habitable space on the second floor.

Recommendation - Install back-up generator and associated equipment per 2023 NEC Section 445, including batteries per 2023 NEC Section 480, in a manufacturer approved and code approved location \$7,000. This recommendation should be followed whether the space above the garage remains habitable or is converted to storage. (Follow generator manufacturer installation instructions. Hydrogen is a byproduct of battery charging and should be done in a controlled environment as recommended by the solar/generator/battery manufacturer installation instructions and guidelines)

- 2) Stairs are non-compliant and currently present a safety hazard. 2018 IRC Section R311.7

Recommendation - Stairs are non-compliant and should be removed \$750 and or re-built to code \$2,500. If space above is converted to storage, my recommendation is to remove the stairs and install a fire rated attic ladder that will interface with the minimum 1/2" gypsum board required for fire protection of floors per 2018 IRC R302.13 \$750.

- 3) The habitable space above is not separated from garage per code. 2018 IRC Table R302.6

Recommendation - Habitable space above is not separated from garage per 2018 IRC section R302.6 and should be either 1) altered to storage and fire protect the garage floor with ½" minimum gypsum board \$750 **or** 2) construct new stairs, fire rated ceiling with 5/8 type x gypsum board and fire rated separation door per 2018 IRC section R302.5.1 \$5,000.

- 4) Wood stove on lower and upper level and associated vent piping are near combustible construction and **may** exceed manufacturer specifications.

Recommendations- Install appliances and venting per manufacturer specifications \$750.

- 5) Composting toilet in habitable space above garage.

Recommendation - Remove water closet if space is converted to storage \$250. If habitable space is to remain, install a water closet that meets minimum code requirements per 2018 IRC Section P2712 \$2,500.

- 6) No running water (hot or cold) and proper sanitary drainage to habitable space.

Recommendation - Convert space to storage and remove all habitable space use and convert to storage \$750. If habitable space is to remain, code approved Sanitation per 2018 IRC Section R306 should be installed to provide running water and sanitary drainage. 1) Individual Water Supply and Sewage Disposal per 2018 IRC Section P2602.1 2) Hot water required per 2018 IRC Section P2801.1 \$5,000.

- 7) No permanent automatic heat source installed.

Recommendation - Depending on interpretation, code does not require automatic heating in habitable spaces, if the space does not convert to storage, it is our recommendation that a permanent and automatic thermostatically controlled heat source be installed to meet minimum heating requirements per 2018 IRC Section R303.10 \$6,250.

- 8) Deck guardrails on apartment above garage non-compliant. A simple wire system could be retrofitted to remedy the issue most affordably.

Recommendation - Provide guards per 2018 IRC Section R312.1. Retrofit wire fencing to outsides of log guardrails \$750.

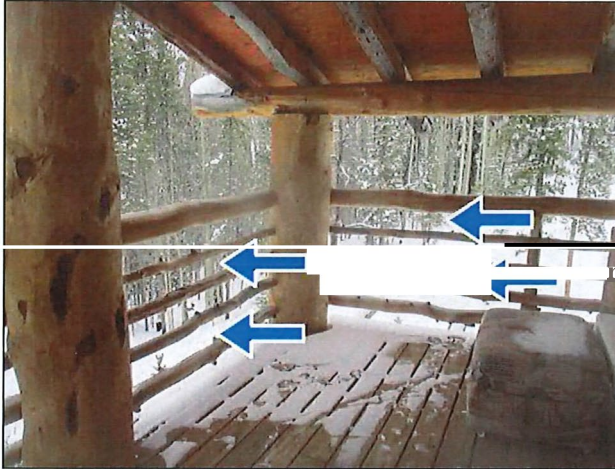
- 9) Smoke and Carbon Monoxide Detectors non-compliant. Cheap retro fitted battery type units are all failing.

Recommendation- Install interconnected wireless Bluetooth type smoke detectors per 2018 IRC Section R314 in sleeping rooms, habitable spaces and near cooking appliances. Install interconnected wireless Bluetooth type CO detectors per 2018 IRC Section R315 and CRS 38-45- 102 \$750.

General Recommendations for Detached Garage Structure - May want to remove Habitable space. Follow all recommendations from COS report and additional recommendations previously noted in this report.

Total Estimate Remove Apartment/Storage Only \$22,500 (with 20% added for inaccuracies and oversights)

Total Estimate Leave Habitable Space Upstairs Intact \$36,500 (with 20% added for inaccuracies and oversights)



1.4 Rail spacing.



1.4 Install guardrail.

2. Garage

2.3 Ceiling

There is livable space above garage. There is no 5/8" drywall on garage ceiling for required fire separation. There is not a 20 minute rated door between livable space and garage. Stairs and railings do not meet today's standards. Have qualified contractor correct for occupant safety.

5. Basement/Structure

5.4 Basement Stairway

Install grippable handrail for occupant safety.

Space between balusters/rungs/railings could be hazardous to a small child. Recommend upgrading. Today's standards call for smaller openings throughout.

Have qualified contractor repair the above items for occupant safety.



5.4 Rail spacing.

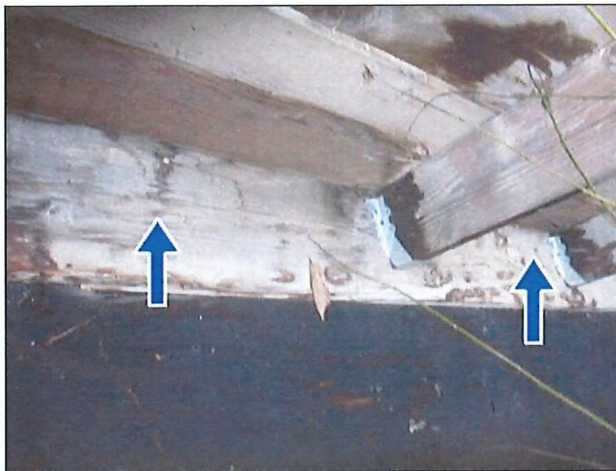


5.4 Install grippable handrail.

5.10 Post

Posts are bearing on wood timbers, concrete pad is typical. Have qualified contractor correct for proper use.

0500 Prospect Gulch Road



1.2 Install lags in rim joist.



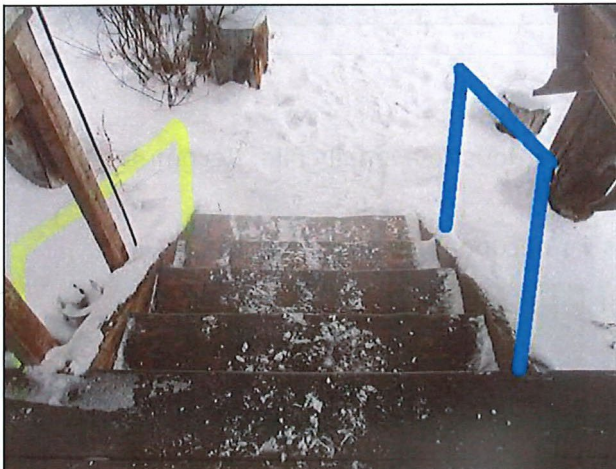
1.2 Post in ground.

1.4 Railing

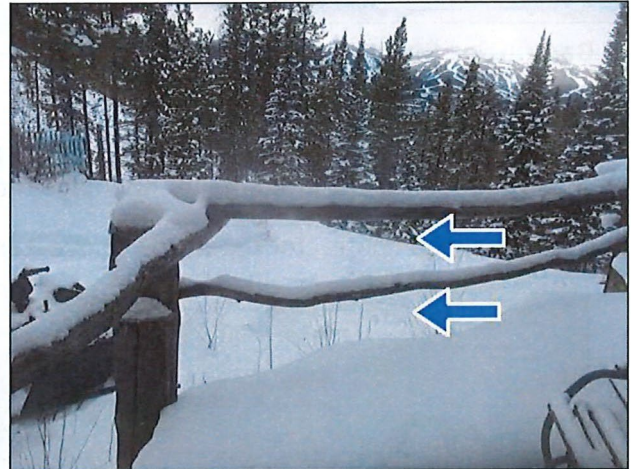
(1) Space between balusters/rungs/railings could be hazardous to a small child. Recommend grading. Today's standards call for smaller openings throughout.

Install grippable handrail as required for safety on all exterior stairs with 4 risers or more. Install guardrails on upper deck.

Have qualified contractor correct the above items for occupant safety.



1.4 Install grippable handrail.



1.4 Rail spacing.

Install grippable handrail for occupant safety.

Stairs do not meet today's standards.

Space between balusters/rungs/railings and stair treads could be hazardous to a small child. Recommend upgrading. Today's standards call for smaller openings.

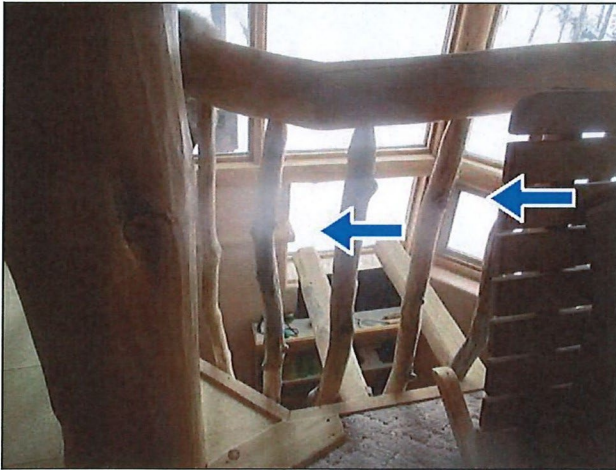
Have qualified contractor correct the above items for occupant safety.



12.3 Steep stairs.



12.3 Rail spacing and install grippable handrail.



12.3 Rail spacing.

12.4 Window

Type: Casement, Wood, Fixed, Thermal, Sliding

Comments:

There is evidence of prior moisture on window frames, casings and sills, most likely from condensation which is typical in this environment. Keep all wood surfaces sealed to prolong life expectancy.

House contains windows with thermal seals. These seals can crack or break at anytime. Check all seals again during walk through to ensure the seals are not cracked. At times it is difficult to detect moisture between panes due to lighting, barometric and humidity levels. No moisture detected between panes at time of inspection.

12.5 Door

There are water marks in places, dry at time of inspection. Ask existing owner for history.

Upper bedroom beam is spliced with cantilever beam below supporting splice, not typical. Have qualified contractor evaluate and advise. Does not appear to be settling.



12.2 Water marks.



12.2 Water marks.

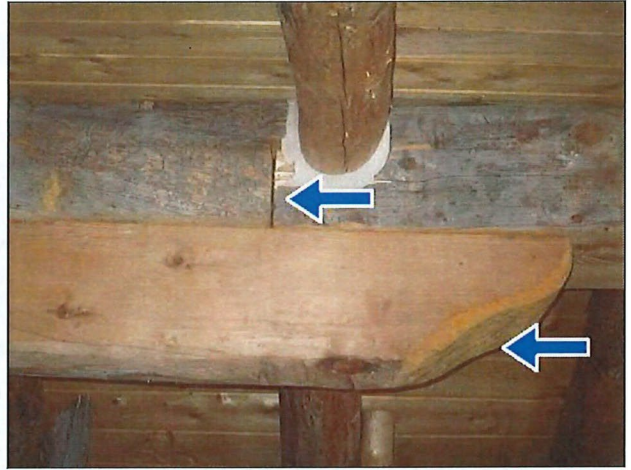


Exhibit B Recommended Maintenance for Solar

From the previous owner: The Premises uses only solar power from the sun shining during the day. Batteries store excess power for use when cloudy or at night.

Please refrain from using microwave, electric space heater, electric pop corn popper, toaster, and other electrical devices that produce heat or have heavy demand.

Washer/dryer, and as much as possible the well pump, should only operate during full sun or when the generator is on.

Important! The solar batteries put off hydrogen gas above 56V charging.

This can be from the sun or generator.

Hydrogen is odorless tasteless explosive gas.

Crack doors to allow hydrogen gas to escape, either when sun is charging or genset.

Batteries perform best, however when they are 70 deg.

Solar panels charge best when they are cold.

Can run genset for short time by programming run time to whatever, then it will go to float and can shutoff generator manually.

Check Batter water monthly before Equalize.

Equalize every 3 months or as needed.

Charge controller charges batteries with solar panels.

Inverter charges batteries with generator.

Both have equalize setting 61.9 Bulk 58 Float 54.

Do not equalize with charge controller/solar.

To equalize with generator:

Press [] button for R button (I)

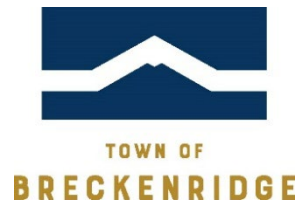
Turn on 60 amp breaker on generator

Turn inverter green button to EQ, it should be for 2 hours & go to float, turn generator off & set generator green button to off

Colorado Energy Systems 970.456.5234 Glenwood Springs

Ian - cell 303.817.7789

Dave - cell 970.948.1183



Memo

To: Town Council
From: Flor Cruz, Community Outreach & Engagement Liaison
Date: 2/18/2025 (for 2/25/2025 - Town Council meeting)
Subject: Breckenridge Social Equity Advisory Commission Appointment

Town Council Goals (Check all that apply)

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

Background & Summary

The Breckenridge Social Equity Advisory Commission consists of nine (9) members who are appointed by the Town Council. The Commission has two terms coming to an end at the end of February leaving two vacant seats. The selection committee for the Commission consisted of Jordan Burns, who serves as the Commission Chair, along with Carol Saade, and Flor Cruz. After carefully reviewing all applications, the committee conducted interviews with three applicants.

Public outreach/engagement

The commission vacancy was advertised in English and Spanish in a variety of locations, including on the Town website, in the Summit Daily News, on social media channels, and through local organizations such as Mountain Dreamers, Summit County Community That Cares Group, Colorado Mountain College and Building Hope.

Financial Implications

The two seats have already been accounted for in the Social Equity Advisory Commission budget.

Equity Lens

As part of its mission to advance racial and social equity for all, the Commission sought individuals who represent the Breckenridge community and offer valuable perspectives to help create more equitable and inclusive outcomes.

Staff Recommendation

Based on the evaluations, the Social Equity Advisory Commission strongly recommends Michelle Mahoney and Abigail Martinez for the open seats and suggests that the Council appoint them. If appointed, Michelle and Abigail will serve for the term of three years.

If Council agrees with the committee recommendation, an appointment may be made by motion during the Regular meeting. A sample motion follows:

Motion: "I move that we affirm the recommendation made by the Breckenridge Social Equity Advisory Commission and appoint Michelle Mahoney and Abigail Martinez as a member of the Commission for a duration of three years, beginning in March 2025."

Social Equity Advisory Commission Application / Aplicación para la Comisión Asesora de Equidad Social

The Breckenridge Social Equity Advisory Commission is seeking to fill two vacant positions. This commission plays a crucial role in raising awareness about diversity and equity within the community. Its primary responsibility is to provide guidance to the Breckenridge Town Council regarding various initiatives, policies, and programs designed to inclusively serve and engage all community members. The Commission's overarching goal is to advance a perspective of social equity that encompasses factors such as race, ethnicity, religion, age, national origin, sexual orientation, disability, socioeconomic status, and gender identity.

If you're interested in joining, please note that applicants should currently reside or work in the Upper Blue Basin area and have maintained their residence or employment in the region for at least one year. We look forward to your participation!

We invite applicants to join us at the next meeting on Wednesday, January 15, at 5:30 PM at Town Hall in Council Chambers to learn more about the Commission's work.

.....

La Comisión Asesora de Equidad Social de Breckenridge está buscando llenar dos puestos vacantes. Esta comisión desempeña un papel crucial en la concientización sobre la diversidad y la equidad dentro de la comunidad. Su principal responsabilidad es brindar orientación al Consejo Municipal de Breckenridge en relación con diversas iniciativas, políticas y programas diseñados para servir e involucrar de manera inclusiva a todos los miembros de la comunidad. El objetivo principal de la Comisión es promover una perspectiva de equidad social que abarque factores como raza, etnicidad, religión, edad, origen nacional, orientación sexual, discapacidad, estatus socioeconómico e identidad de género.

Si estás interesado en unirse, ten en cuenta que los solicitantes deben residir o trabajar actualmente en el área de Upper Blue Basin y haber mantenido su residencia o empleo en la región durante al menos un año. ¡Esperamos contar con tu participación!

Invitamos a los solicitantes a unirse a nuestra próxima reunión el miércoles 15 de enero a las 5:30 PM en el Ayuntamiento, en la Sala de Consejo, para conocer más sobre el trabajo de la Comisión.

Briefly tell us about your background and why you want to serve on Breckenridge Social Equity Advisory Commission / Cuéntenos brevemente sus antecedentes y por qué desea formar parte de la Comisión Asesora de Equidad Social de Breckenridge *

My name is Michelle Mahoney, and I have been a resident of Breckenridge since 2016. Originally from Connecticut, I have also lived in Massachusetts and Denver before settling here, which I now consider my forever home. I am a proud mother of two children and a stepmother to two additional children, ranging in age from 5 to 12.

Professionally, I serve as the Tuition Assistance Manager for Early Childhood Options and as the Local Coordinating Officer (LCO) for Colorado Universal Preschool through the State of Colorado. In this role, I work closely with families across Summit County, helping them navigate funding and subsidy options for childcare for children ages 0-5.

I have served on the Timberline Learning Center Board of Directors for the past seven years. During this time, I held the position of Vice President for one year and am currently serving as President.

I am deeply committed to promoting social equity within our community, and I would welcome the opportunity to contribute to the Breckenridge Social Equity Advisory Commission. I am eager to learn more about the needs and aspirations of our community and to explore how I can help improve the overall status and opportunities for all residents, both personally and professionally.

Briefly describe how your background will add to the ability of this commission to advance equity in the community. / Cómo sus antecedentes se sumarán a la capacidad de esta comisión para promover la igualdad en la comunidad. *

Over the past year and a half, I have assisted over 400 families from diverse backgrounds, including various towns, races, ethnicities, marital and living situations. My goal is to ensure that all the residents and families and in Breckenridge and Summit County have equitable access to essential services, regardless of their status.

Throughout my life, I have had the privilege of living in various locations, each offering unique perspectives and the opportunity to engage with diverse communities and cultures. These experiences have shaped my understanding of the world and reinforced my commitment to inclusivity and empathy.

Growing up with a single mother, I learned early on the value of resilience and determination. My mother's unwavering work ethic and ability to persevere through challenges taught me the importance of hard work, persistence, and adaptability. These qualities have not only guided my personal and professional life but have also instilled in me a deep sense of responsibility to contribute positively to the communities I'm a part of.

Tell us about a time when you took steps to ensure that everyone (in your class, on your team, in your organization) felt included. Briefly describe the situation, the actions you took, and the outcome. / Cuéntenos de una ocasión en la que tomó medidas para asegurarse de que todos (en su clase, en su equipo, en su organización) se sintieran incluidos. Describa brevemente la situación, las medidas que tomo y el resultado. *

Over the past few months, I have had the privilege of working with several families who felt they were being treated unfairly or experiencing discrimination. These families reached out to me, often expressing concerns about potential repercussions, such as losing access to childcare, if they spoke up. They were eager to have their voices heard but were hesitant to take action on their own.

I believe I've been able to earn the trust of these families by providing a safe space for them to share their concerns and helping them navigate the appropriate channels to address their issues. Through this process, I've worked to ensure that they feel supported and empowered to stand up for themselves and their families.

I continue to follow up with these families to ensure their concerns are being addressed and that they feel confident advocating for their rights. I am committed to supporting our community in any way I can to promote fairness and equity for all.

Is there anything else you would like us to know about you?/¿Hay algo más que le gustaría que supiéramos sobre usted?

I am excited about the opportunity to meet with all of you and explore how I can contribute to the work of this committee. Thank you for allowing me the chance to share a bit about myself.

While I would love to attend the meeting this Wednesday, I have a prior mandatory dance parents meeting I must attend.

This form was created outside of your domain.

Google Forms

Social Equity Advisory Commission Application / Aplicación para la Comisión Asesora de Equidad Social

The Breckenridge Social Equity Advisory Commission is seeking to fill two vacant positions. This commission plays a crucial role in raising awareness about diversity and equity within the community. Its primary responsibility is to provide guidance to the Breckenridge Town Council regarding various initiatives, policies, and programs designed to inclusively serve and engage all community members. The Commission's overarching goal is to advance a perspective of social equity that encompasses factors such as race, ethnicity, religion, age, national origin, sexual orientation, disability, socioeconomic status, and gender identity.

If you're interested in joining, please note that applicants should currently reside or work in the Upper Blue Basin area and have maintained their residence or employment in the region for at least one year. We look forward to your participation!

We invite applicants to join us at the next meeting on Wednesday, January 15, at 5:30 PM at Town Hall in Council Chambers to learn more about the Commission's work.

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Si estás interesado en unirte, ten en cuenta que los solicitantes deben residir o trabajar actualmente en el área de Upper Blue Basin y haber mantenido su residencia o empleo en la región durante al menos un año. ¡Esperamos contar con tu participación!

Invitamos a los solicitantes a unirse a nuestra próxima reunión el miércoles 15 de enero a las 5:30 PM en el Ayuntamiento, en la Sala de Consejo, para conocer más sobre el trabajo de la Comisión.

Name / Nombre: *

Abigail Martínez

Briefly tell us about your background and why you want to serve on Breckenridge Social Equity Advisory Commission / Cuéntenos brevemente sus antecedentes y por qué desea formar parte de la Comisión Asesora de Equidad Social de Breckenridge *

He sido voluntaria en la organización de Mountain Dreamers y la organización tiene diferentes programas para apoyar a la gente de nuestra comunidad.

Briefly describe how your background will add to the ability of this commission to advance

*equity in the community. / Cómo sus antecedentes se sumarán a la capacidad de esta comisión para promover la igualdad en la comunidad.

Capacitarse más y también promover más proyectos e información en nuestra comunidad.

Tell us about a time when you took steps to ensure that everyone (in your class, on your team,

*in your organization) felt included. Briefly describe the situation, the actions you took, and the outcome. / Cuéntenos de una ocasión en la que tomó medidas para asegurarse de que todos (en su clase, en su equipo, en su organización) se sintieran incluidos. Describa brevemente la situación, las medidas que tomo y el resultado.

En la situación de las viviendas que anteriormente no habían muchas viviendas y estuvimos trabajando con la comunidad haciendo entrevistas como vivían en sus apartamentos con más de 8 a 15 personas en una vivienda de 2 recámaras y 2 baños. Fue un problema que nunca lo había vivido Summit County pero hoy en día damos gracias a los del gobierno como ellos actuaron en construir más viviendas o personas que quieren comprar sus propias casas.

Is there anything else you would like us to know about you?/¿Hay algo más que le gustaría que supiéramos sobre usted?

No por el momento nada.

Briefly tell us about your background and why you want to serve on Breckenridge Social Equity Advisory Commission:

I have volunteered with the Mountain Dreamers organization and the organization has different programs to support people in our community.

Briefly describe how your background will add to the ability of this commission to advance equity in the community.

To train more and also to promote more projects and information in our community.

Tell us about a time when you took steps to ensure that everyone (in your class, on your team, in your organization, in your organization) felt included. Briefly describe the situation, the actions you took, and the outcome.

In the housing situation that previously there was not much housing and we were working with the community doing interviews as they were living in their apartments with more than 8 to 15 people in a 2 bedroom 2 bath house, it was a problem that Summit County had never experienced but today we thank the government as they acted to build more housing or people who want to buy their own homes.

Is there anything else you would like us to know about you?

Not for the moment nothing.

Town Project Staff Report

Subject: Driving Range Netting Town Project
(PL-2024-0505)

Date: February 19, 2025 (for the meeting of February 25, 2025)

Proposal: Installation of 30 ft. tall netting along the west side of the Golf Course Driving Range and 20 ft. tall netting along the north end of the Golf Course Driving Range.

Project Manager: Ellie Muncy, Planner I

Property Owner: Town of Breckenridge

Applicant: Breckenridge Recreation Department

Address: 200 Clubhouse Dr

Legal Description: *TR 6-77 Sec 18 Qtr 4 Acres 152.8830 AKA BRECKENRIDGE GOLF COURSE*

Land Use District: 38: Recreation (Intensity of Use and Structural Type by Special Review)

Area: Breckenridge Golf Course Driving Range: 152.88 acres

Site Conditions: The netting is proposed along the west and north edges of the existing Golf Course Driving Range located centrally within the Breckenridge Golf Course. A homemade netting system of similar height to the proposed system currently runs along the west edge of the Golf Course Driving Range.

Adjacent Uses: North: Golf Course Maintenance Building
South: Golf Course
East: Golf Course and Pond
West: Golf Course and Golf Course Clubhouse

Dimensions: West section: 30 ft. tall x 600 ft. long, typically 40 ft. between poles
North section: 20 ft. tall x 110 ft. long and 20 ft. tall x 40 ft. long, typically 20-22 ft. between poles

Background

The driving range for the Breckenridge Golf Course is located centrally within the golf course, situated northeast of the Golf Course Clubhouse. At the north end of the driving range is the Golf Course Maintenance Building and a field of solar panels. When the practice tees are pushed forward on the driving range, as part of the tee rotation, the distance to the maintenance facility is closer and balls can hit the maintenance building, parked cars, and the adjacent solar panels. This has resulted in eight solar panels, one car window, and one building window being broken within the last two years. This also presents a hazard to any employees working in that area. The installation of the netting on the north side of the driving range will mitigate the issues caused by stray balls in the area. The proposed netting on the west side of the driving range will replace the existing homemade netting system of a similar height. The existing system was constructed using tree trunks, is roughly 25-30 ft tall and 300 ft long, and has started to degrade since construction. The new netting proposed on the west side will be longer than the existing system and help capture stray balls that may get lost in the natural habitat to the west which will reduce staff disruption of that area. The proposed netting will be below the hillside, along the tree line with minimal disruption to views of the area. Additionally, the north length of netting will be taken down in the winter to further reduce any disruption of views while the west length will remain up year-round.

Since the proposal was brought before the Planning Commission, the project has been modified to remove the proposed length of netting along the east side of the driving range. The east side netting is no longer proposed to reduce potential visual impacts to the natural area surrounding the golf course. Additional landscaping to capture and slow errant golf balls that leave the driving range will be installed in the east side location instead. Installation of the west length of netting was formerly proposed as part of an alternative phasing plan for the project in a work session to the Town Council but was not presented as part of the Town Project hearing with the Planning Commission. The proposed west length of netting will now be moved forward to be included in the approval of this Town Project.

Policy Discussion

Recreation Facilities (20/R): Staff and Planning Commission find that this is a safety related improvement to an existing facility, which does not increase the recreational opportunities provided. The improvement is thus not eligible for positive points.

Fences, Gates, and Gateway Entrance Monuments (47/A): The proposed netting on the west and north sides of the driving range qualifies as fencing. Policy 47 allows fences outside the Conservation District for several select uses, one of those being around outdoor recreational facilities. The following design standards are defined for recreational facility fencing:

*“Fences around ball fields, tennis courts, or **other outdoor recreation areas** shall use black or dark green coated chainlink fencing, steel or aluminum, or wood. Uncoated or galvanized chainlink fencing is prohibited. This standard applies to fencing of both public and private recreation areas. Wind privacy screens may be incorporated into the fence,” (emphasis added).*



Example photo of a 40' tall netting system

The proposed netting will be a black nylon rope material, and the poles will be a matte black color. The netting is semi-transparent, allowing for high visibility through the netting. Staff and Planning Commission find the design of the netting to meet the requirements of Policy 47 and is similar to the

previously approved safety netting at the Recreation Center's ball fields. Staff and Planning Commission are comfortable with the proposed material varying from the material required by Policy 47 for outdoor recreation areas, due to the past precedent set by the approval of the Recreation Center ball field netting. The north length of netting will be removed during the winter to allow snowcat access while the west length of netting will stay up year-round and is designed to handle snow. Staff and Planning Commission have no concerns.

Staff Recommendation

Staff and Planning Commission find that all Absolute policies have been met and no points are applicable under the Relative Policies.

Staff and Planning Commission recommend the Town Council approve the Driving Range Netting Town Project (PL-2024-0505), located at 200 Clubhouse Dr., along with the attached Findings and Conditions of Approval.

TOWN OF BRECKENRIDGE

**Driving Range Netting Town Project
200 Clubhouse Dr.
PL-2024-0505**

FINDINGS

1. This project is “Town Project” as defined in Section 9-14-1 of the Breckenridge Town Code because it involves the planning and design of a public project.
2. The process for the review and approval of a Town Project as described in Section 9-14-4 of the Breckenridge Town Code was followed in connection with the approval of this Town Project.
3. In connection with its review of this Town Project, the Planning Commission scheduled and held a public hearing on January 7, 2025, notice of which was published on the Town’s website for at least five (5) days prior to the hearing as required by Section 9-14-4B of the Breckenridge Town Code. In addition to posting on the Town’s website, notice of the planning commission’s public hearing on a proposed town project shall be given in the same manner as is required for a final hearing on a Class A development permit application pursuant to chapter 1 of this title. Failure of a person to receive the notice described in this section shall not impair the validity of the planning commission’s public hearing on a proposed town project, or the planning commission’s recommendation to the town council with respect to such proposed town project. Because the process of reviewing and approving a town project is discretionary and administrative, and not quasi-judicial, any member of the town council may properly attend the planning commission’s public hearing(s) and deliberations with respect to a proposed town project. At the conclusion of its public hearing, the Planning Commission recommended approval of this Town Project to the Town Council.
4. The Town Council’s final decision with respect to this Town Project was made at the regular meeting of the Town Council that was held on February 25, 2025. This Town Project was listed on the Town Council’s agenda for the February 25, 2025, agenda that was posted in advance of the meeting on the Town’s website. Before making its final decision with respect to this Town Project, the Town Council accepted and considered any public comment that was offered.
5. Before approving this Town Project the Town Council received from the Director of the Department of Community Development, and gave due consideration to the Town Project in the same manner a recommendation is prepared for a final hearing on a Class A Subdivision application under the Town’s Subdivision Code (Chapter 2 of Title 9 of the Breckenridge Town Code).
6. The Town Council finds and determines that the Town Project is necessary or advisable for the public good, and that the Town Project shall be undertaken by the Town.

7. Per Town Code Section 9-14-2 Town Council Authority Over Town Projects, the Town Council has the authority, in its sole discretion, has the sole and final authority to determine all aspects of the town project, including but not limited to, its location and design. Chapters 1, 3 and 12 of this title and the town of Breckenridge land use guidelines do not apply to town projects, but town projects shall be processed instead in accordance with the provisions of this chapter.

CONDITIONS

- 1. Prior to any ground disturbance, the contractor shall have all underground utilities located.**
- 2. Applicant shall submit a building permit application with all required documentation and obtain approval from the building department before beginning construction.**

The Breckenridge Golf Club has identified the need for netting structures on the driving range. The Phase 1 netting proposal, on the East side of the driving range, was withdrawn from consideration due to feedback received about the aesthetics. The golf course will plant additional trees in this area as an alternative. However, the golf course would still like to move forward with Phases 2 and 3.

Phase 2 will focus on replacing the existing homemade netting system on the West side of the driving range. This netting system is designed to capture errant golf balls that get lost in the native area adjacent to the range. Many years ago, the maintenance staff built a homemade netting system out of tree trunks, roughly 25-30 feet high. This netting system is now rotten, falling apart, and looks very ragged. The proposed netting would have 30-foot poles, with a run of 600 feet along the West edge of the driving range. We believe the visual impact to surrounding homeowners will be very minimal, since it will be tucked below the hillside, along the tree line with trees and shrubs. In addition, the new netting will have greater functionality and will look more professional.



Phase 3 will focus on protecting the maintenance facility, solar panels, and our employees. During the past few years, we have had a significant increase in the number of incidents with errant golf balls causing property damage. There have been numerous solar panels damaged, two shop windows broken, and damage to employee vehicles. These errant golf balls have created a safety hazard for our employees and for our property. The proposed netting system would have 20-foot poles and run 150 feet behind the trees at the maintenance facility. This system will be retractable, and will be taken down during the winter months, so the Nordic operation can function as normal. We believe the visual impact to surrounding homeowners will be minimal, as it will be placed along the tree line.



Thank you for your time and consideration!

LAYOUT PROOF

DISCLAIMER: Sportsfield Specialties, Inc. netting systems are designed and intended as a complete netting system. In the event your facility replaces an existing system, relies on existing structural elements, or purchases an extension to an existing netting system, Sportsfield Specialties, Inc. does not make any representations or warranty relating to the overall design of the combined facility and/or the connection points to and the cables that are part of the existing netting system. Owner's decision to proceed with an extension in lieu of a complete new netting system will be at Owner's sole risk and without liability to Sportsfield Specialties, Inc. and Owner shall indemnify and hold harmless Sportsfield Specialties, Inc. from all claims, damages, losses and expenses arising out of or resulting therefrom.

CUSTOMER SIGNATURE: _____ DATE: _____



- KEY:
- Phase 3:
- North BSS420 Retractable Netting:
- (1) 110'L x 20'H Golf Netting
 - (1) 40' x 20'H Golf Netting
 - (9) 4" Diameter Poles
- Phase 2:
- West 600' Run:
- 600'L x 30'H Golf Netting
 - (16) 30'H Poles

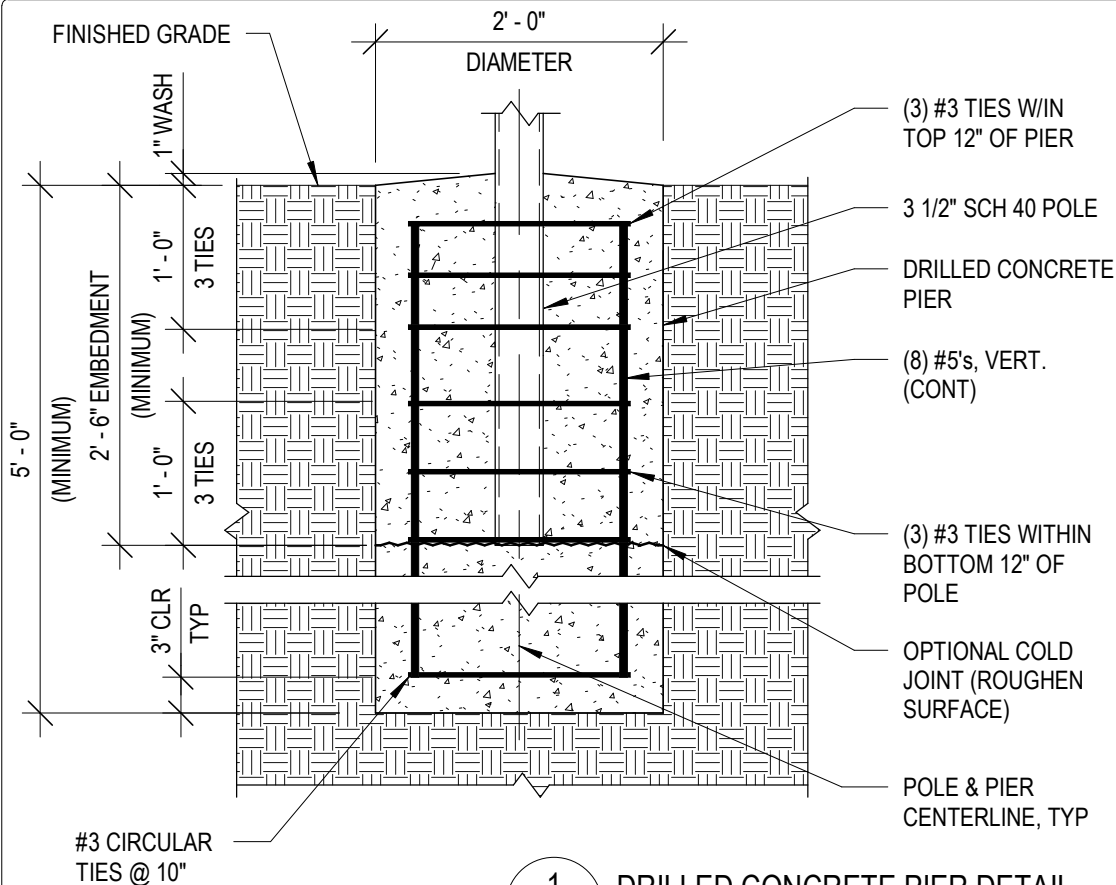
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CUSTOMER SIGNATURE: _____ DATE: _____



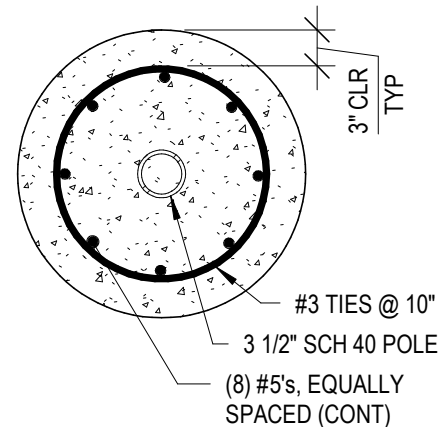
North Netting (20'H x 125'L) Pole Foundations



1
S101 DRILLED CONCRETE PIER DETAIL
3/4" = 1'-0"

SYSTEM NOTES:

1. SYSTEM TYPE = STANDARD STORMGUARD BALL SAFETY NETTING SYSTEM (BSS420)
2. NETTING TYPE = #G295T KNOTLESS POLYESTER NETTING
3. NETTING HEIGHT = 20' - 0" MAX
4. POLE HEIGHT = 21' - 0"
5. POLE SPACING = 25' - 0"
6. CABLE SAG B/W POLES = 2' - 2" MIN



GENERAL NOTES:

LOADS USED IN DESIGN: DESIGN BASED ON THE BUILDING CODE 2021 OF COLORADO, INTERNATIONAL BUILDING CODE 2021 (IBC 2021), AND ASCE 7-16 WITH SUPPLEMENT 1; WIND: BASIC WIND SPEED (3-SECOND GUST) = 100 MPH (POLE); = 60 MPH (NETTING); WIND EXPOSURE C; RISK CATEGORY I

SOILS INFORMATION: EFFECTIVE UNIT WEIGHT OF SOIL USED FOR FDN DESIGN = 110 PCF; COHESION = 1400 PSF; COHESION (SATURATED) = 190 PSF; THE WATER TABLE HAS BEEN ASSUMED TO BE BELOW THE BOTTOM OF THE FOUNDATION FOR FOUNDATION DESIGN; LATERAL BEARING PRESSURE = 200 PSF/FT BELOW GRADE; IF FOUNDATION IS NOT AUGURED, COMPACT SOIL SURROUNDING FOUNDATION TO 95% MODIFIED PROCTOR. SOIL PROPERTIES HAVE BEEN ASSUMED BASED ON SOILS RESEARCH USING THE U.S. DEPARTMENT OF AGRICULTURE WEB SOIL SURVEY. NO GEOTECHNICAL ENGINEERING EVALUATION WAS PROVIDED. **A REPRESENTATIVE OF THE SOILS ENGINEER SHOULD VERIFY SOIL PROPERTIES PRIOR TO INSTALLATION OF POLE AND POLE FDN.**

CAST-IN-PLACE CONCRETE: MINIMUM ULTIMATE COMPRESSIVE STRENGTH, F'_c = 4,500 PSI AT 28 DAYS; AIR ENTRAINMENT AT 5.5% +/- 1%; W/C RATIO = 0.46

REINFORCING: ALL REINFORCING FOR CAST-IN-PLACE CONCRETE SHALL BE ASTM A615 BILLET BARS, GRADE 60; DETAIL REINFORCING IN ACCORDANCE WITH THE ACI DETAILING MANUAL

STRUCTURAL ALUMINUM: PIPE SECTIONS SHALL CONFORM TO 6061-T6. PROVIDE BITUMINOUS OR ASPHALTIC COATING ON ALL SURFACES OF EMBEDDED ALUMINUM.



ENGINEERING

521 GARDNER ROAD APALACHIN, NY 13732
WWW.GRETELENGINEERING.COM
(607) 258-0080



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OWNER: SPORTSFIELD SPECIALTIES

PROJECT TITLE:
BRECKENRIDGE GOLF COURSE
BSS420

PROJECT LOCATION:
200 CLUBHOUSE DRIVE
BRECKENRIDGE, COLORADO 80424

REVISIONS

NO.	DESCRIPTION	DATE
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ISSUE DATE: 12/12/24

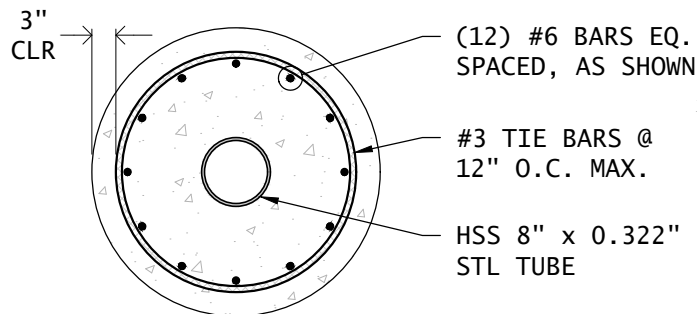
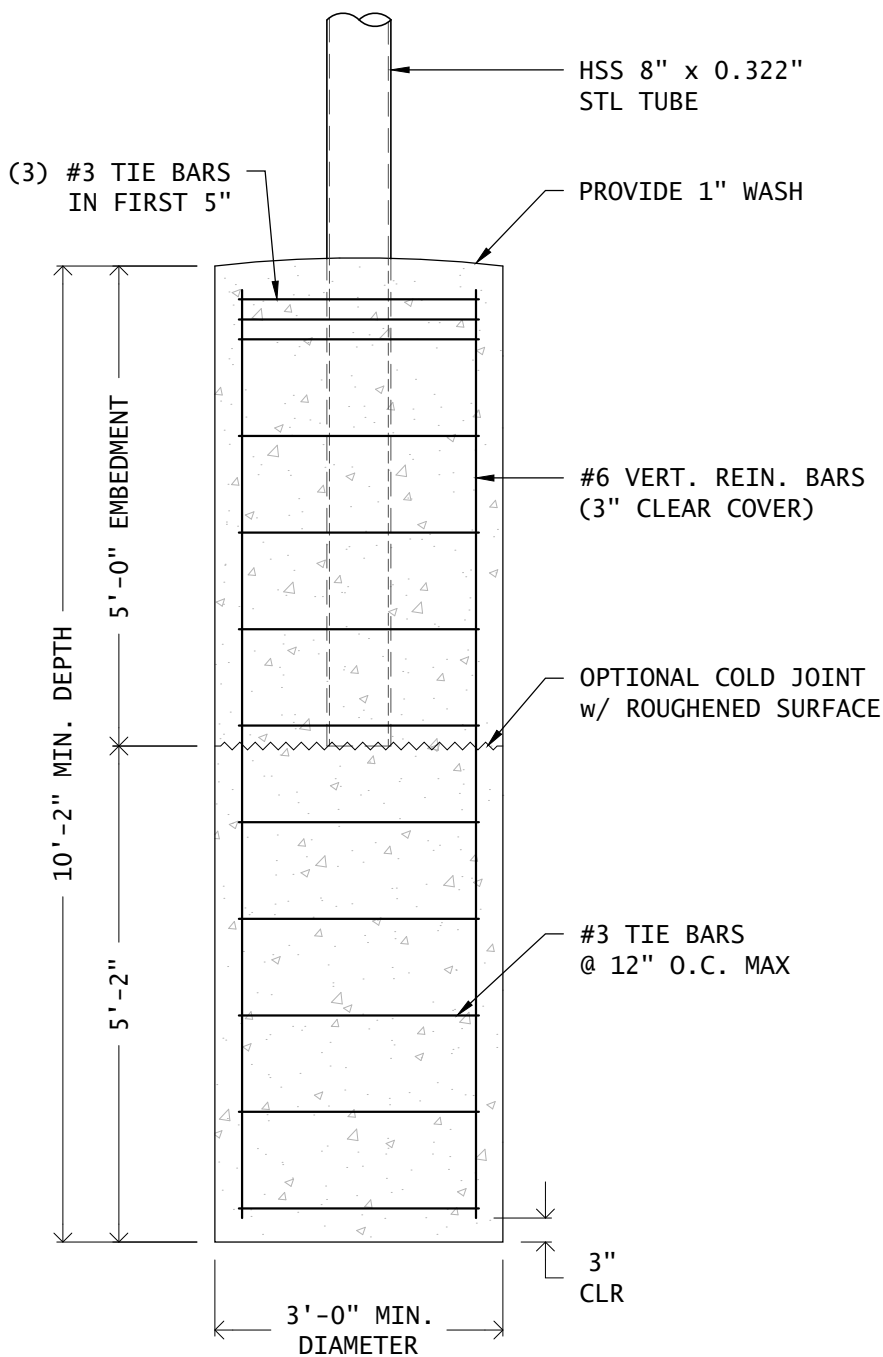
PROJECT NUMBER: 24-199

SHEET TITLE:
BSS420 FDN DETAIL

DRAWING NUMBER:

S101

SHEET NUMBER: 1 OF 1

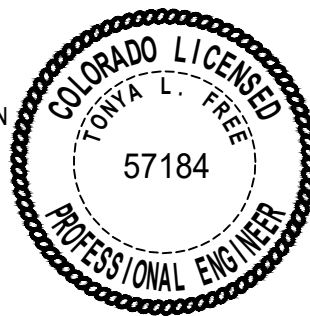


SYSTEM NOTES:

1. FOOTING DESIGNED FOR USE w/ G295T GOLF NETTING, 1" SQ. MESH NETTING
2. MAIN TOP CABLE SIZE = 5/16"
3. BOTTOM CABLE SIZE = 1/4"
4. ESTIMATED SAG = 15.84"
5. POLES CAN BE DIRECTLY EMBEDDED IN LIEU OF USING SLEEVES.

DESIGN CRITERIA:

1. DESIGN LOADS PER ASCE 7-16
EXPOSURE: C
WIND VELOCITY: 100 mph
2. CONCRETE SHALL MEET THE FOLLOWING:
28 DAY STRENGTH - 2,500psi
3. STEEL TUBES TO BE MINIMUM:
A500 Gr. C, $F_y = 46$ ksi
4. CONC. REBAR TO BE:
GRADE 60, STIRRUP, $F_y = 40$ ksi
5. SOIL BEARING CAPACITY: 1,500 psf
6. MAX POLE HEIGHT: 30' ABOVE GRADE
7. MAX POLE SPACING: 44' SPAN
8. WATER TABLE ASSUMED TO BE BELOW BOTTOM OF FOOTING, FOR DESIGN.
9. COMPACT SOIL SURROUNDING FOOTING TO 95% MODIFIED PROCTOR.
10. DESIGN OF MATERIAL SEPARATION TO PREVENT REACTION BETWEEN DISSIMILAR MATERIALS, NOT BY RICE ENGINEERING, INC.



#57184
12/19/2024

RICE
ENGINEERING

105 School Creek Trail
Luxemburg, WI 54217
Phone : 920.637.1042
Fax: 920.637.1100
www.rice-inc.com LinkedIn Facebook

PROJECT NAME:
Breckenridge Barrier
200 Clubhouse Dr. Breckenridge, CO 80424

REV	DATE	BY	DESCRIPTION
△			
△			
△			

SPORTSFIELD
SPECIALTIES
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DISCLAIMER:
THIS CERTIFICATION IS LIMITED TO THE STRUCTURAL DESIGN OF STRUCTURAL COMPONENTS OF THIS BARRIER NETTING SYSTEM. IT DOES NOT INCLUDE RESPONSIBILITY FOR:
• STRUCTURAL DESIGN OF HARDWARE, CLEVISSES AND TURNBUCKLES.
• MISC. PLATES, TIES AND HARDWARE.
• DESIGN OF AIR AND WATER INFILTRATION PREVENTION.
• THE MANUFACTURE, ASSEMBLY OR INSTALLATION OF THE SYSTEM.
• QUANTITIES OF MATERIALS OR DIMENSIONAL ACCURACY OF DRAWINGS.

SHEET TITLE:
FOUNDATION DETAILS

DATE: 12-18-24
SHEET: 01
DRAFTED BY: MPB