



Town Council Work Session (1st Amended Agenda)

Tuesday, February 24, 2026, 4:00 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/81801126789> (Telephone: 1-719-359-4580; Webinar ID: 818 0112 6789). If you need special assistance in order to attend any of the Town's public meetings, please notify the Town Clerk's Office at (970) 547-3127, at least 72 hours in advance of the meeting.

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I. PARKING STUDY PRESENTATION (4:00-4:30PM)

PARKING STUDY PRESENTATION

II. PLANNING COMMISSION DECISIONS (4:30-4:35PM)

PLANNING COMMISSION DECISIONS

III. LEGISLATIVE REVIEW (4:35-4:50PM)

ORDINANCE AMENDING CHAPTER 4 TITLE 12 OF THE TOWN CODE RELATED TO WATER CHARGES (SECOND READING)

ORDINANCE TO AMEND TOWN CODE TO ADDRESS PHASE 2 OF THE NEIGHBORHOOD PRESERVATION POLICY (FIRST READING)

ORDINANCE TO AMEND TOWN CODE TO ADDRESS CHANGES TO EMPLOYEE HOUSING IMPACT MITIGATION POLICY (FIRST READING)

IV. ADMINISTRATIVE RULES AND REGULATIONS (4:50-5:00PM)

WATER FEES RULES AND REGULATIONS

V. MANAGERS REPORT (5:00-5:20PM)

PUBLIC PROJECTS UPDATE

MOBILITY UPDATE

SUSTAINABILITY UPDATE

HOUSING UPDATE

OPEN SPACE UPDATE

COMMITTEE REPORTS

FINANCIALS

COMMUNICATIONS AND COMMUNITY ENGAGEMENT UPDATE

HUMAN RESOURCES UPDATE

VI. PLANNING MATTERS (5:20-5:35PM)

STATE OF THE OPEN SPACE PRESENTATION

VII. OTHER (5:35-6:00PM)

BRECKENRIDGE MONTESSORI BUILDING UPDATE

VIII. EXECUTIVE SESSION FOR NEGOTIATIONS REGARDING USE FOR OLD MASONIC HALL



Breckenridge Parking Study

*Town Council Work Session
February 24, 2026*

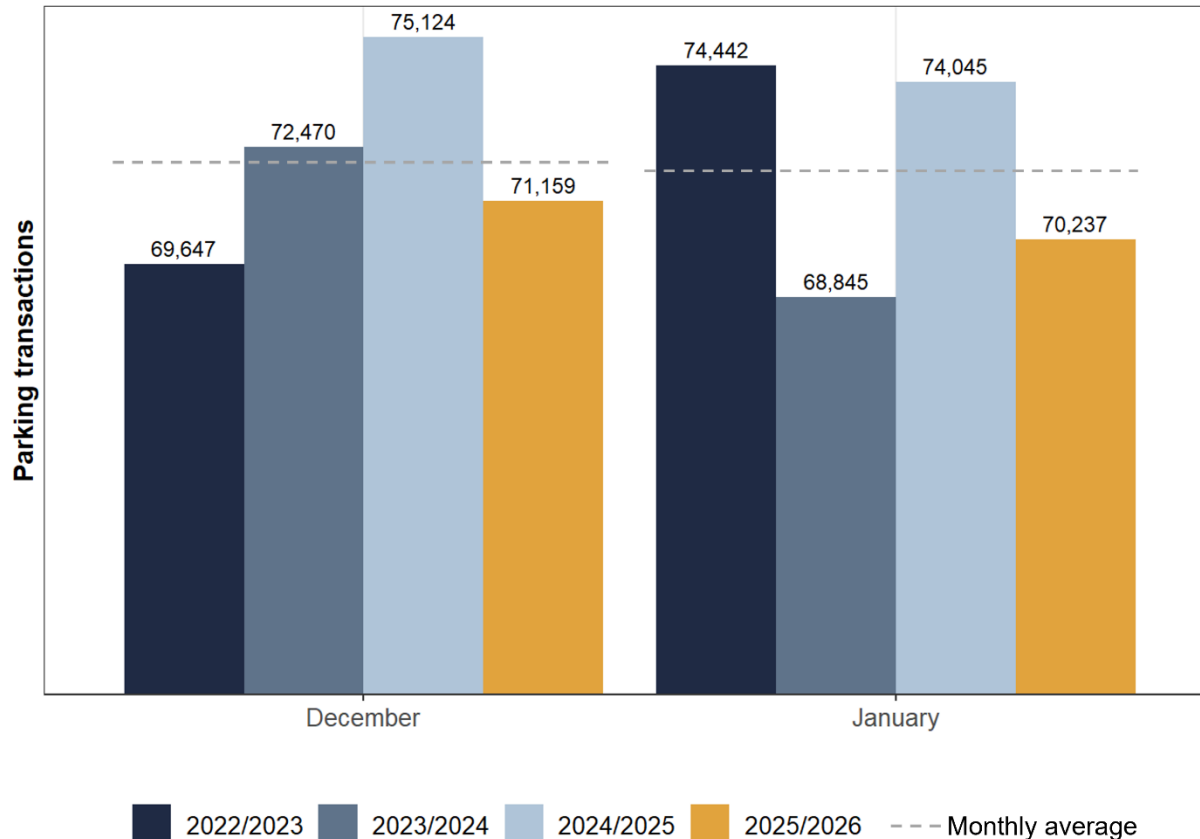
Parking Data Collection

- Intercept Surveys: Dec 26, 27, 30, 31, Jan 2 & 3
- Online Survey: Dec 26 – Jan 7
- Drone-based Parking Utilization & Turnover Data: Dec 26 & 27



Survey Data Context

- Not a great snow year
- But transactions are not significantly down in Town lots from past years
- Parking durations observed to be shorter
- Change from average: Dec: -1.3%, Jan: -2.3%



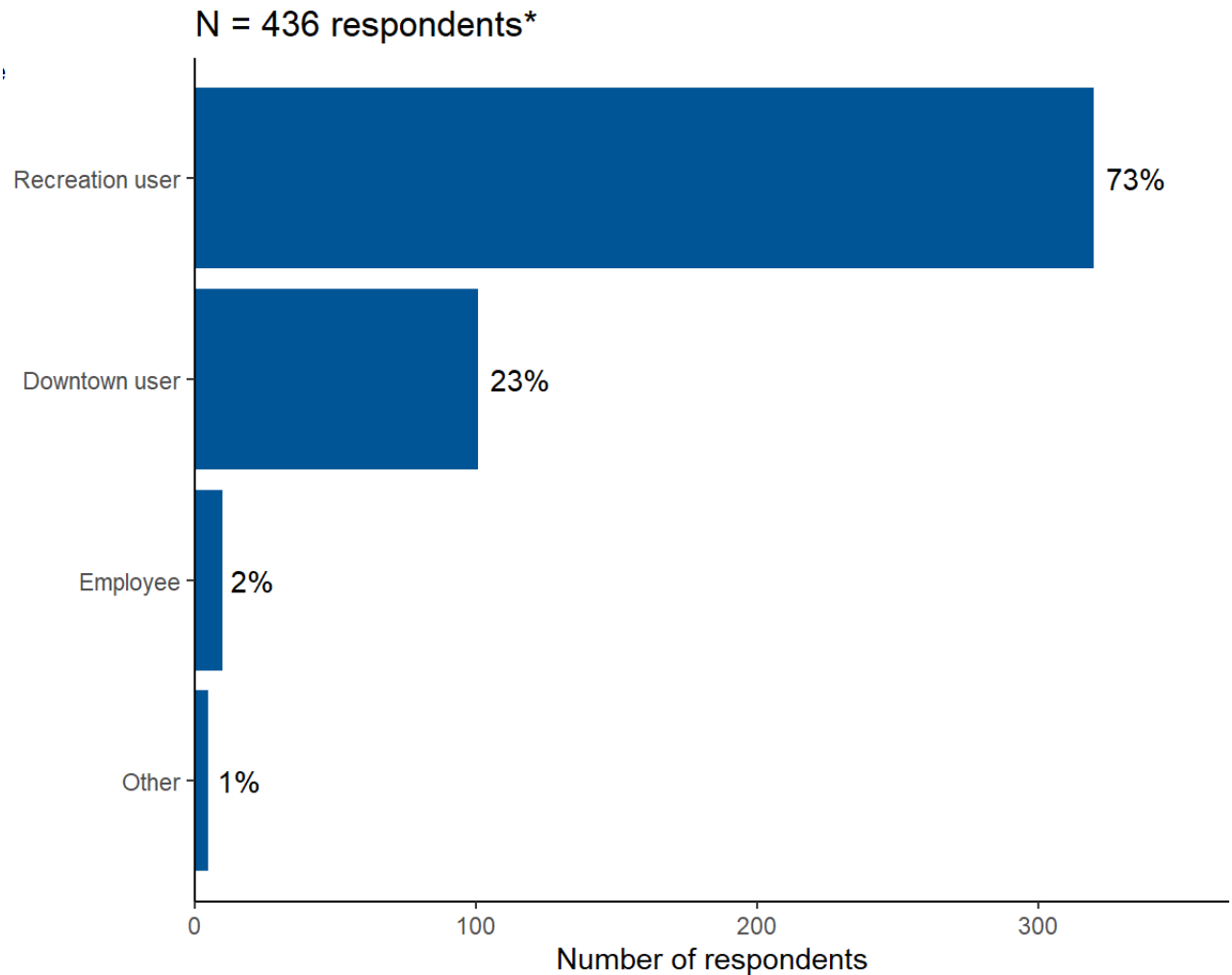
Survey Overview

- Three survey avenues:
 - Intercept in Town (Gondola lots, Main St, other Town lots)
 - Intercept in Free Shuttle Lots – Ice Rink and Free Skier Lot
 - Online
- Sample sizes and sampling rates:

Survey	Responses	Total Contacts	Response Rate
In-town survey	238	263	90%
Free shuttle lot survey	61	63	97%
Online survey	139	N/A	N/A
OVERALL	438	N/A	N/A

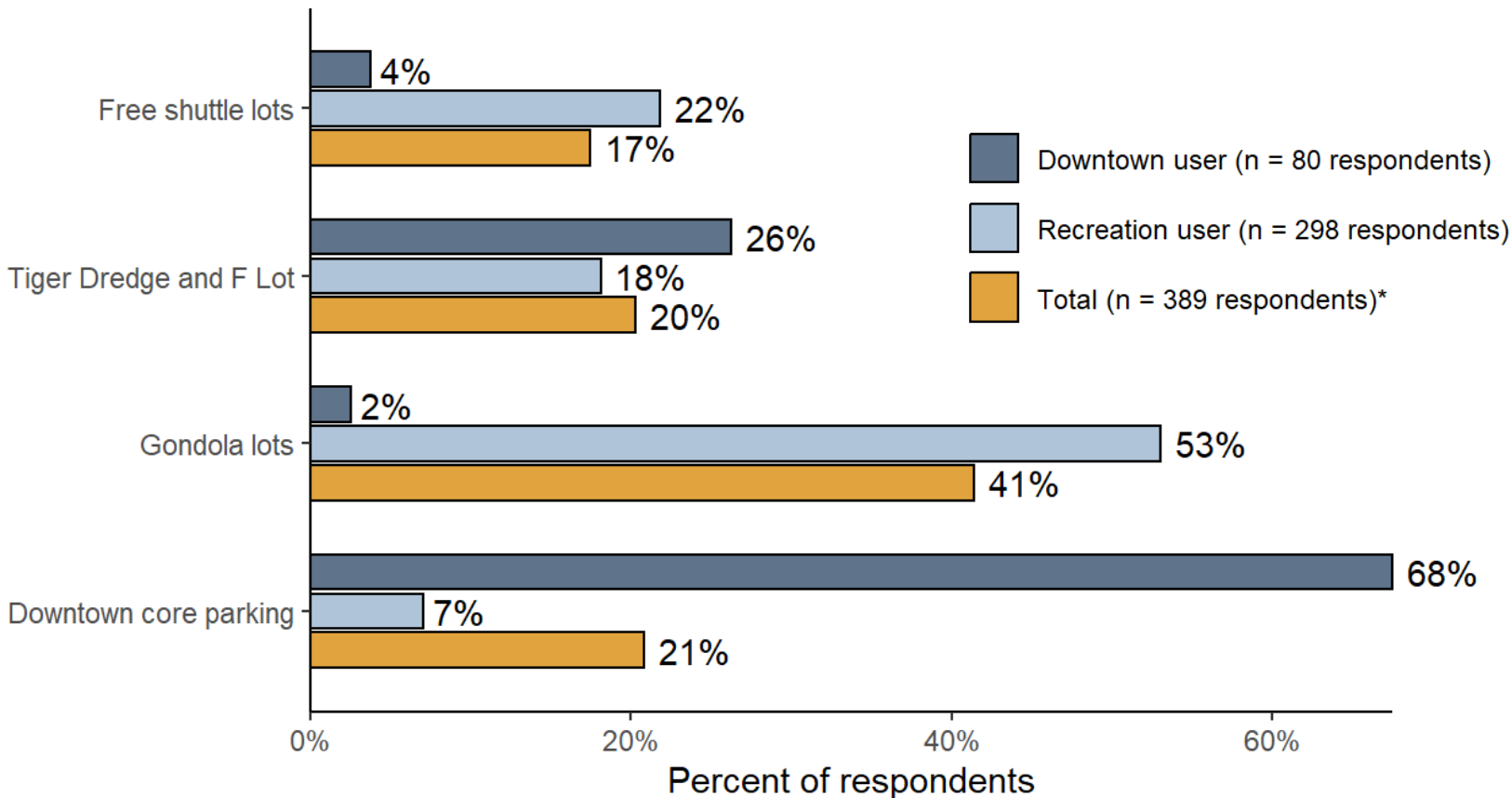
Survey Respondent User Types

- Large sample of recreational users
- Reflects time of year (Dec 26-Jan 3)
- Employees more difficult to reach through intercepts

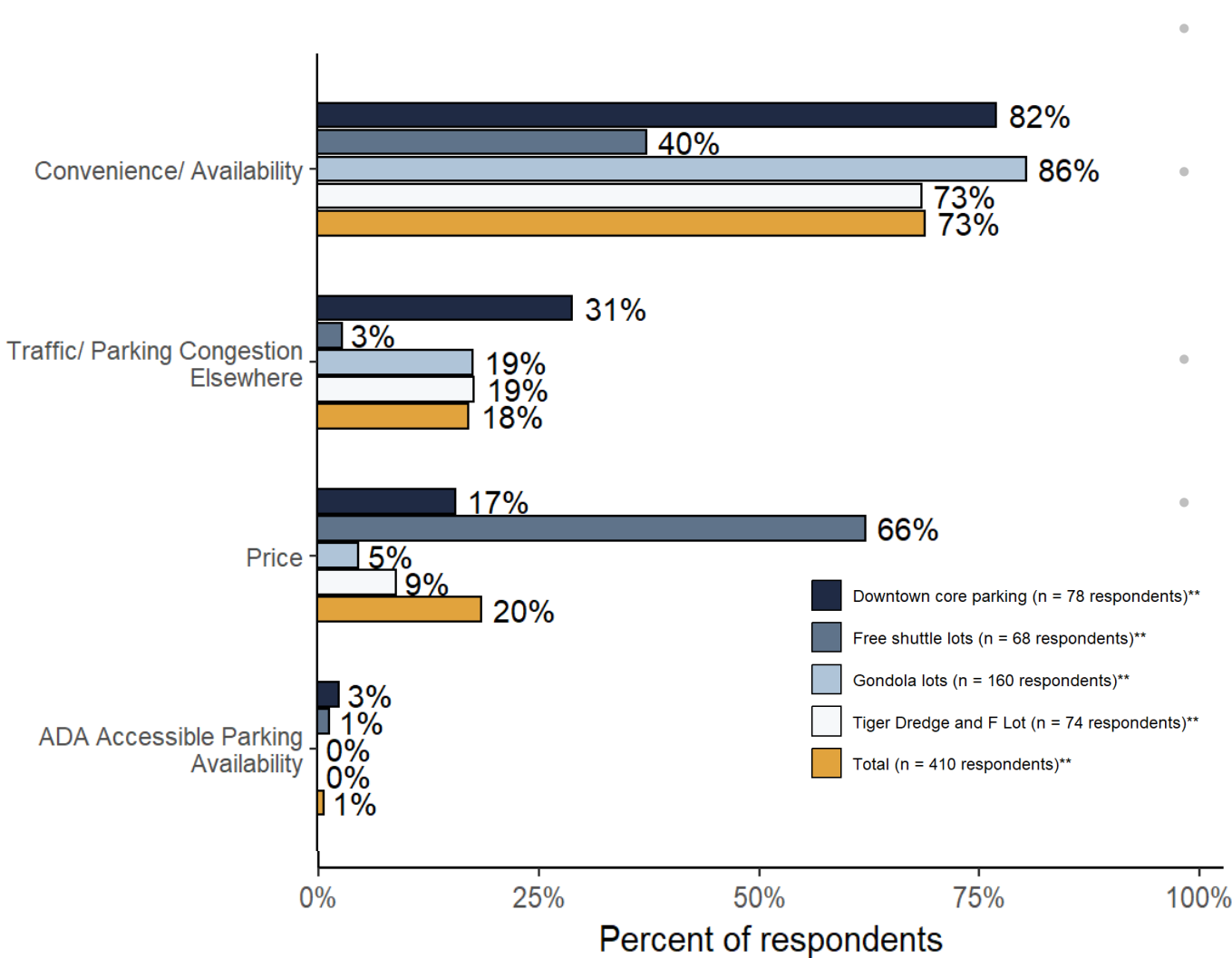


Parking Location by User Type

- Gondola & shuttle lots primarily serve recreational users
- Tiger Dredge & F lots evenly split between rec and downtown users
- Limited recreational user parking in downtown core

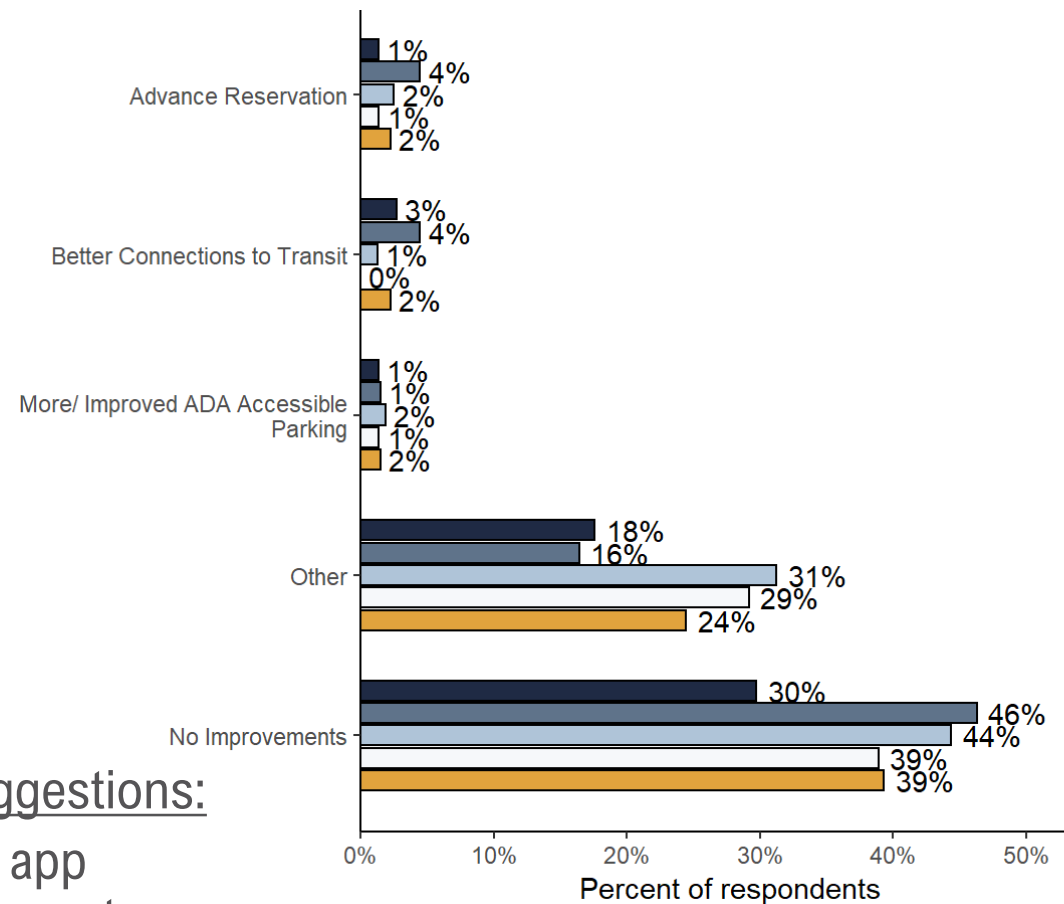
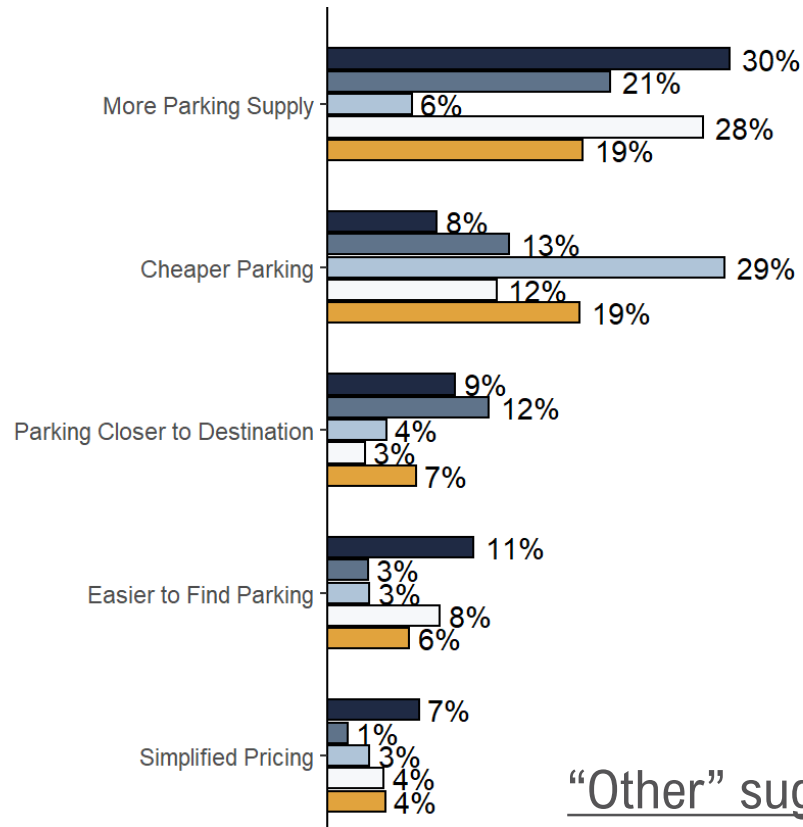


Factors Influencing Where Visitors Parked



- Convenience & availability drive parking decisions
- Traffic & parking congestion have higher influence in downtown
- Limited interest in transit proximity or overnight parking
- Shuttle lot users weigh price heavily

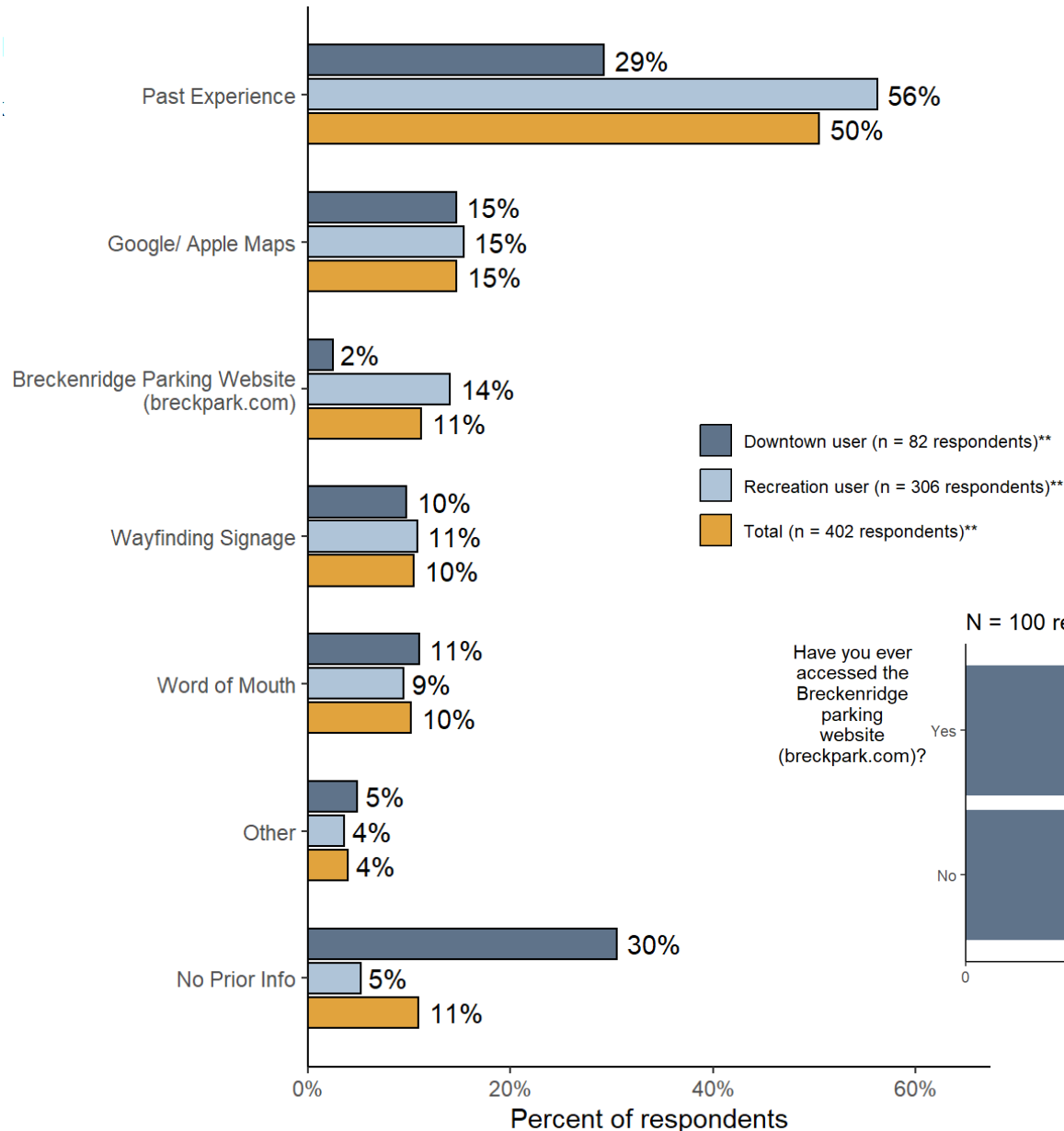
What Would Make Your Parking Experience Better



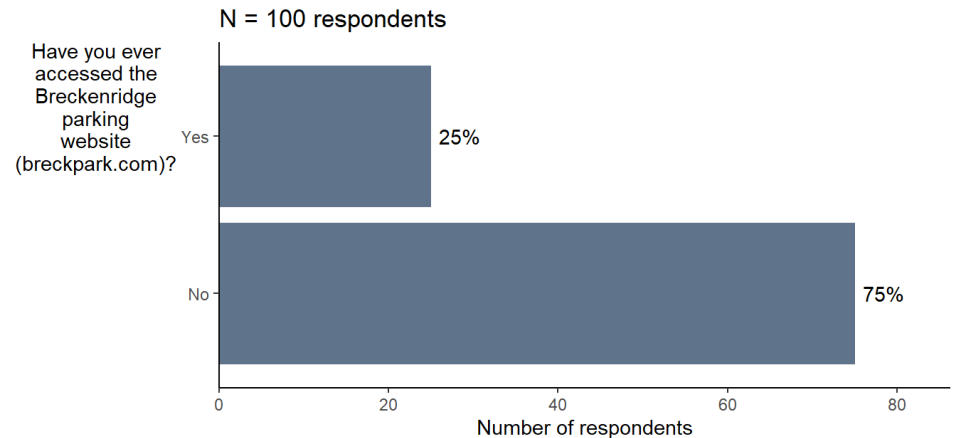
“Other” suggestions:

- Parking app improvements
- Pricing clarity
- Ease of payment
- Wayfinding
- Restrooms

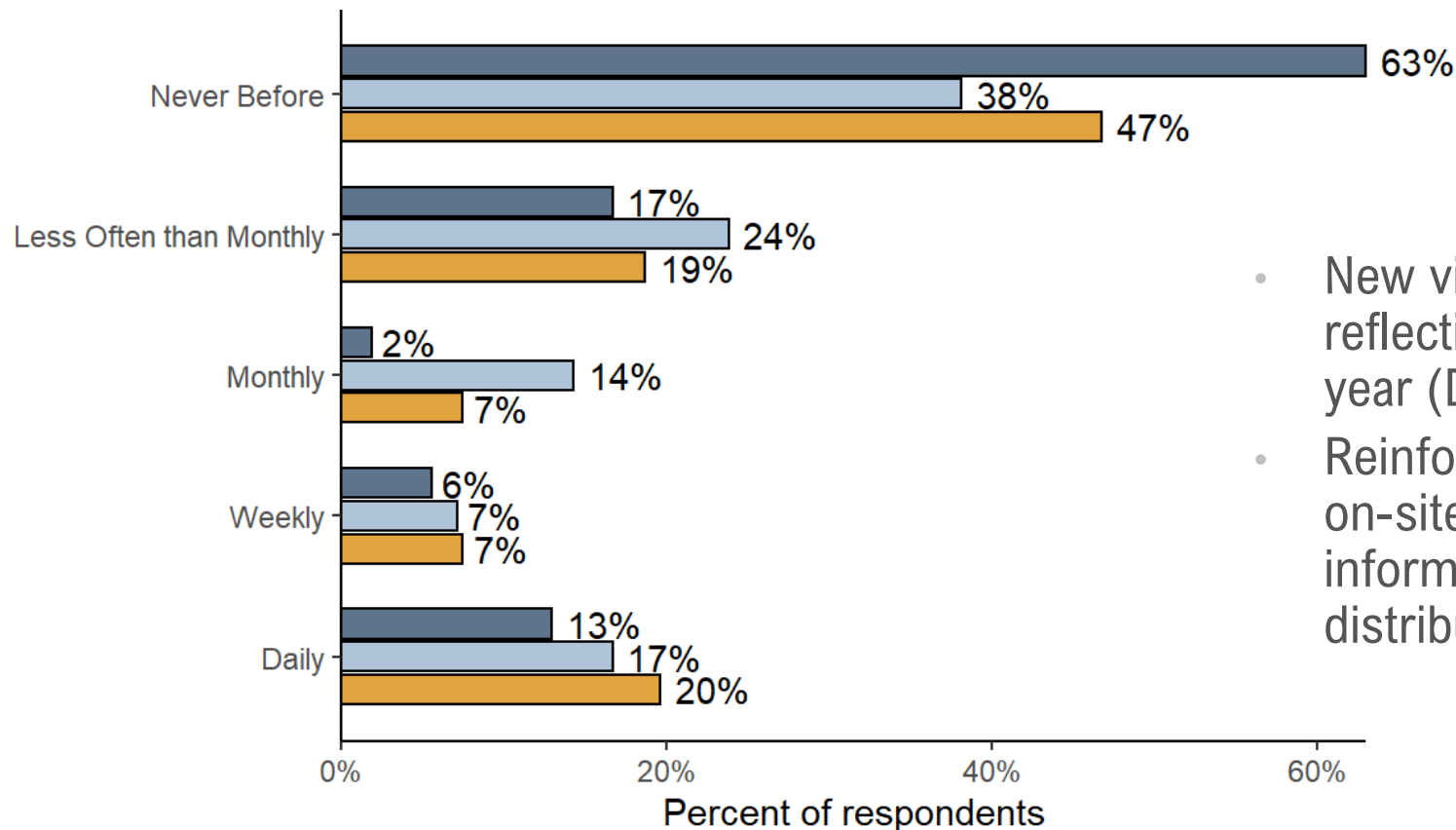
Parking Information Sources



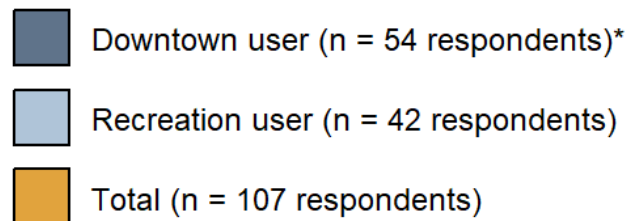
- Need on-site parking information for visitors
- Breckpark.com is good tool in the toolkit, but should not be only/primary resource



How Often do You Park in Breckenridge

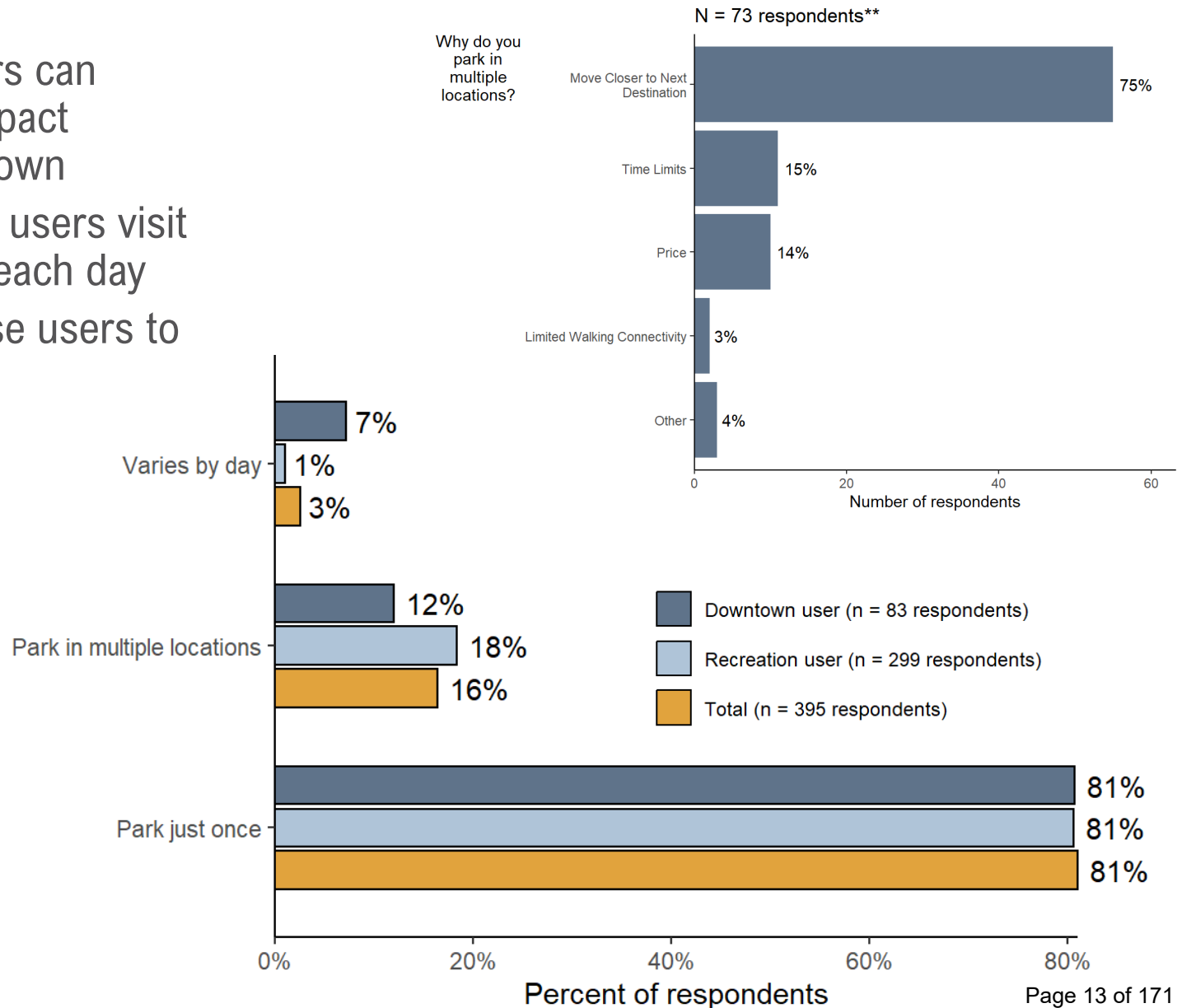


- New visitors reflective of time of year (Dec 26-Jan 3)
- Reinforces need for on-site parking information distribution



Park Once or Multiple Locations

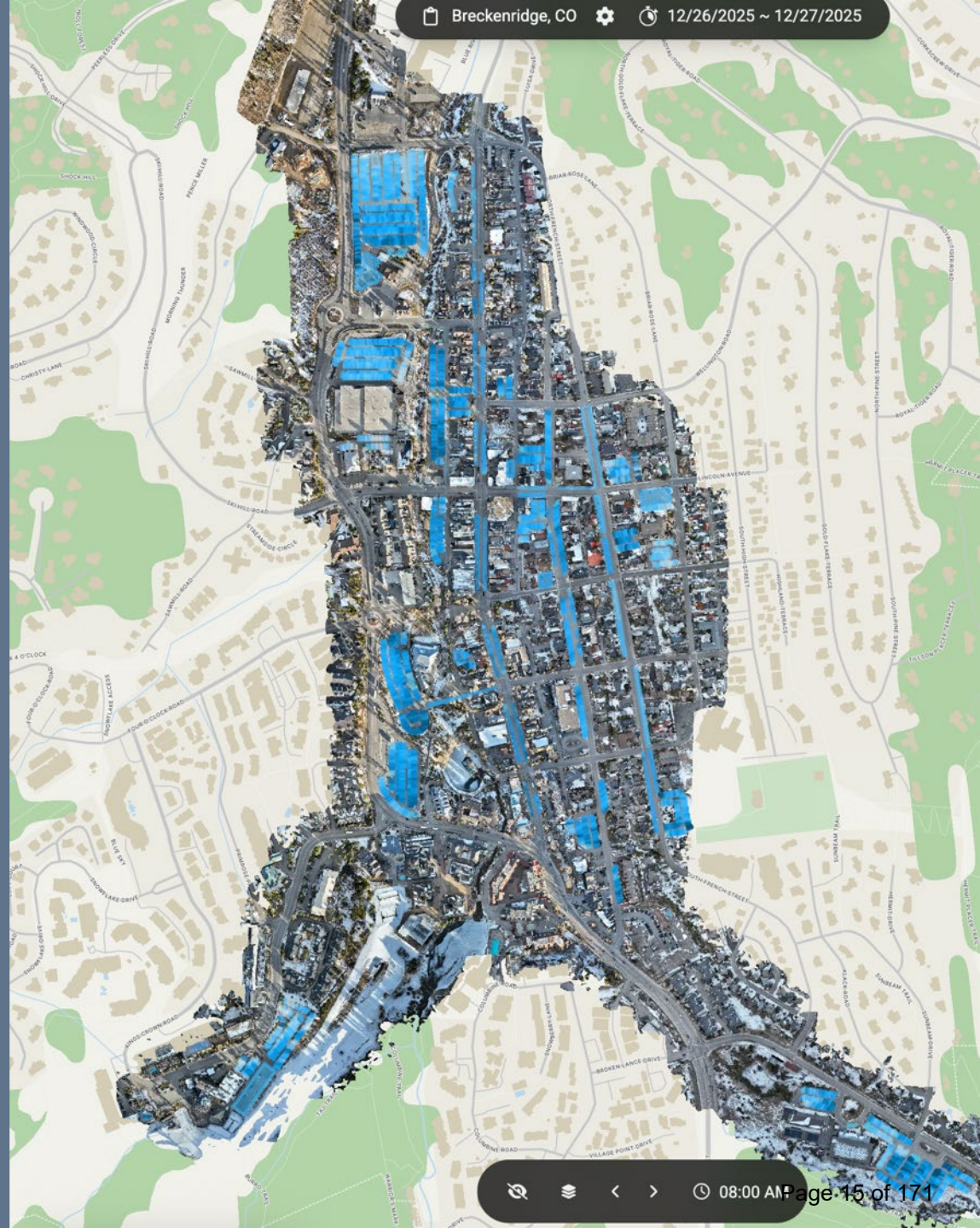
- 15-20% of users can significantly impact congestion in town
- Consider some users visit multiple times each day
- Encourage these users to try transit



Key Survey Takeaways

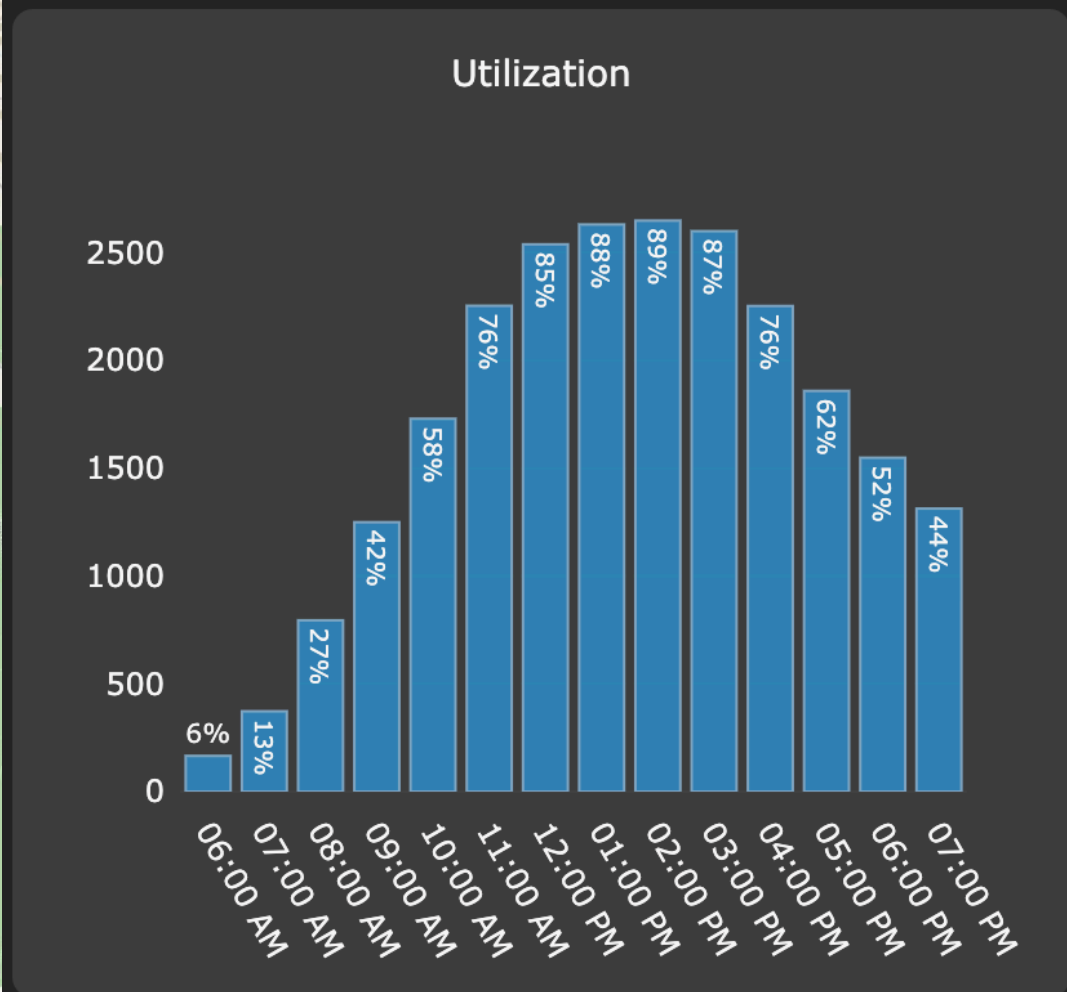
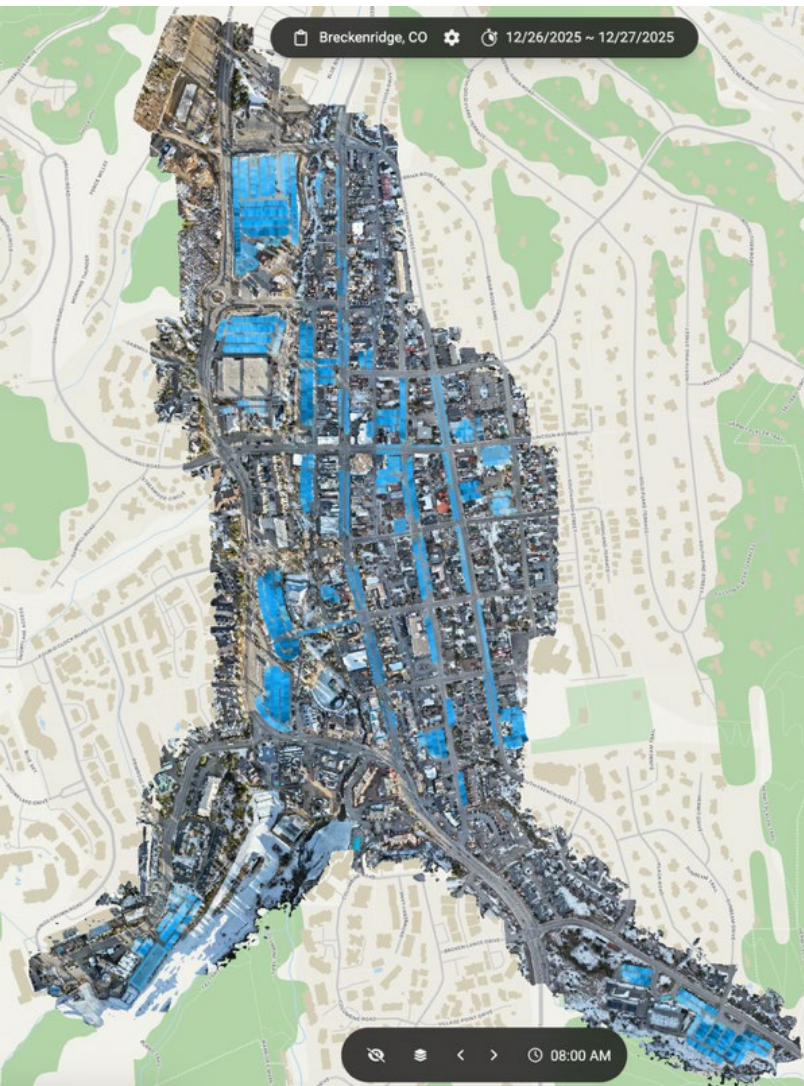
- Generally respondents think parking works well
- Snow conditions likely influenced responses on ease of finding parking
- Look to expand sample size for employees and locals
- There is a need for better distribution of parking information
- ~15-20% of visitors move their vehicle between destinations (do not “park once”)

Drone Based Data Collection



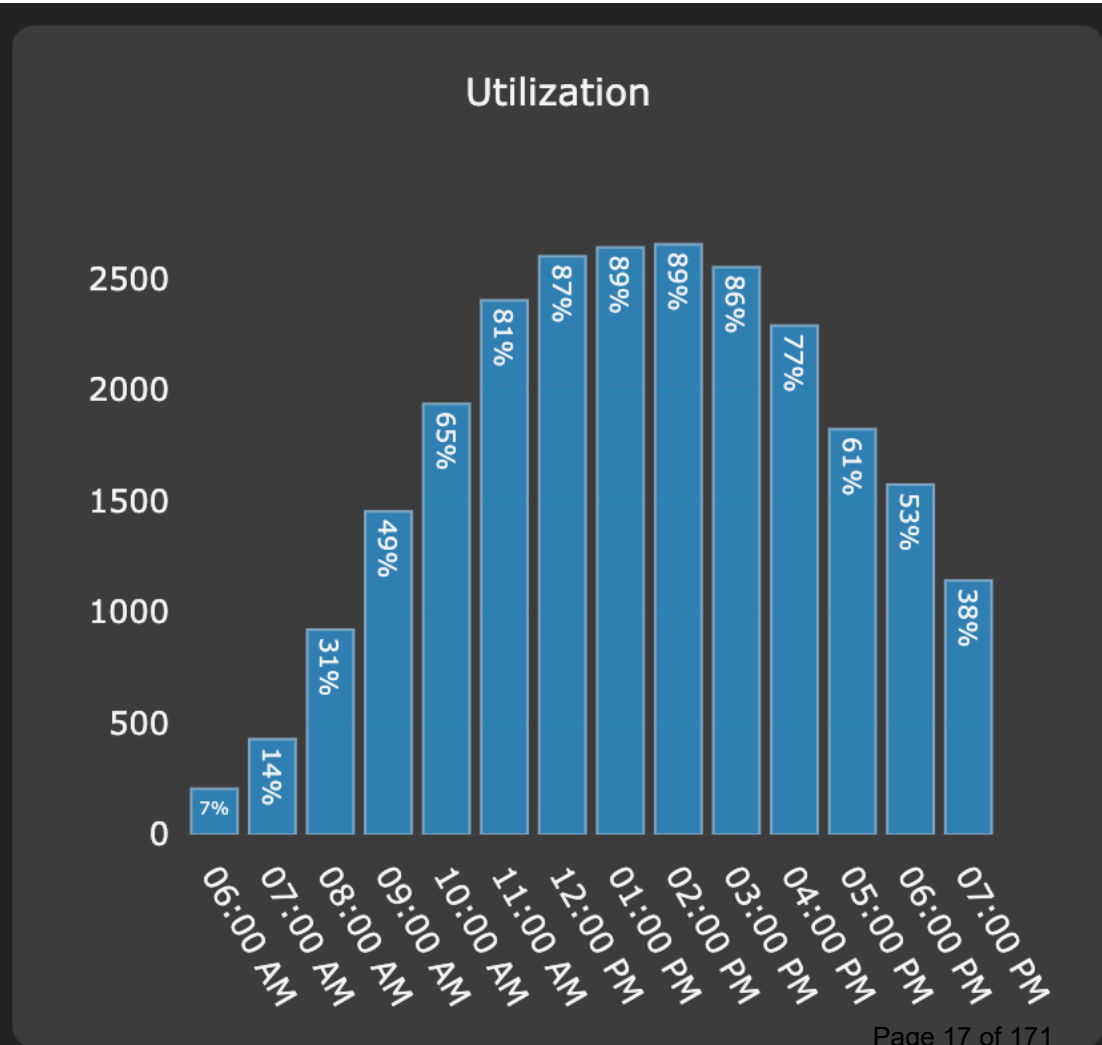
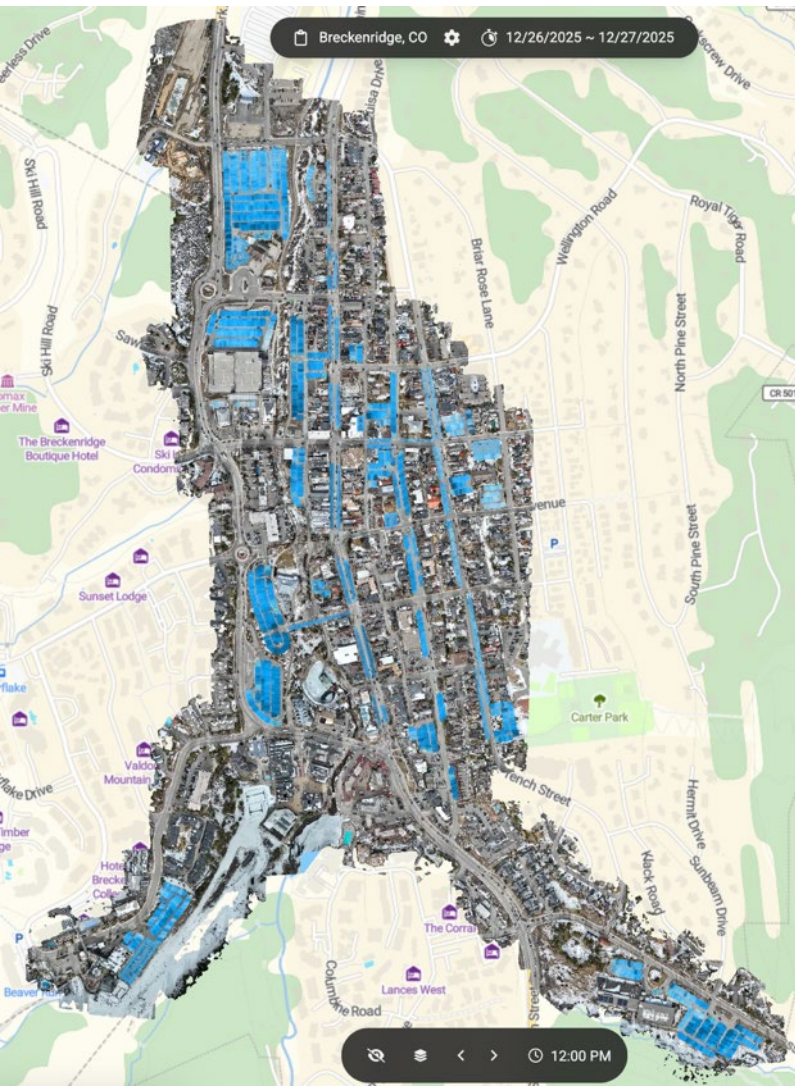
Full Site Utilization Analytics (Friday)

- Total Capacity = 2983 spaces
- Utilization:
 - Min = 6%
 - Mean = 57%
 - Max = 89%



Full Site Utilization Analytics (Saturday)

- Total Capacity = 2983 spaces
- Utilization:
 - Min = 7%
 - Mean = 59%
 - Max = 89%

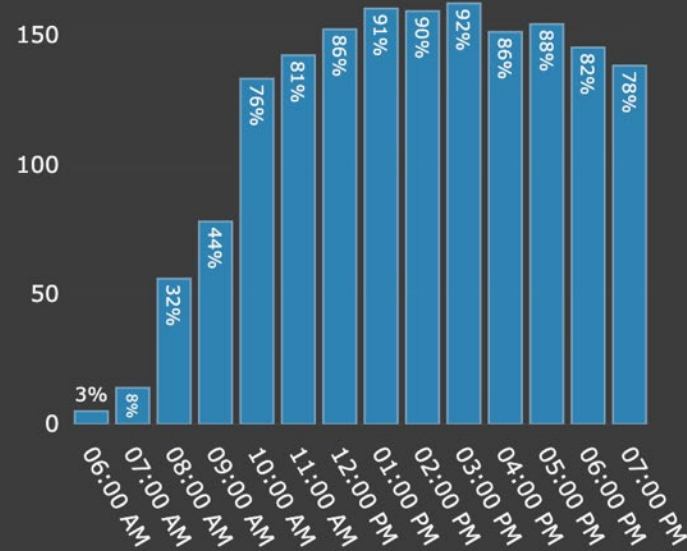


Main Street Utilization (Friday)

Metrics

Friday 12/26/2025 ▾

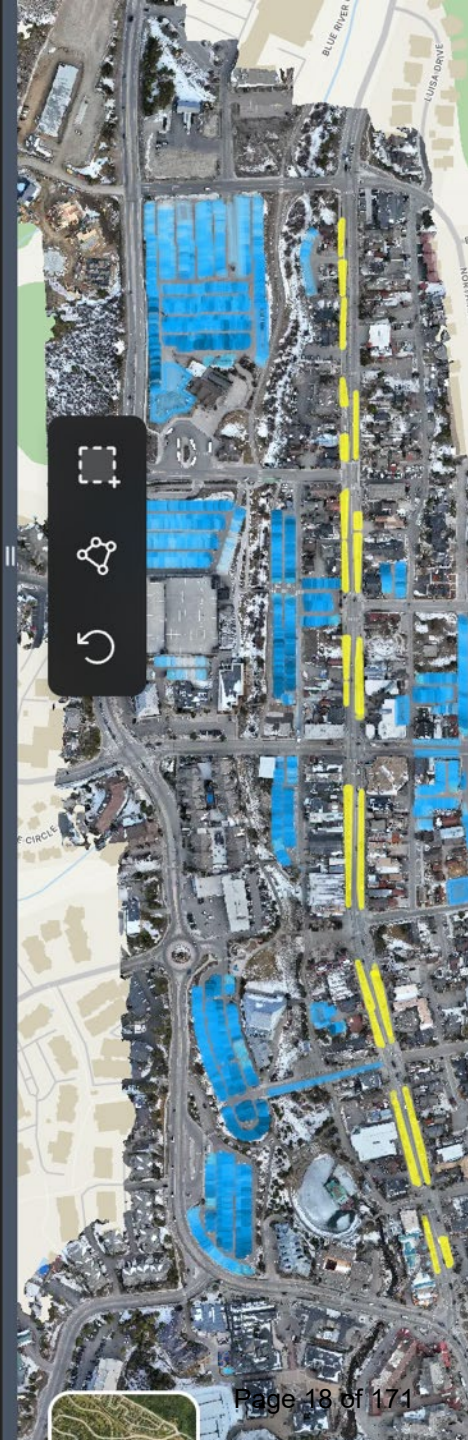
Utilization (selection)



Statistics (selection)

Export ↗

ITEM	VALUE
Total Capacity	176
Min Utilization (vehicles)	3% (5)
Mean Utilization (vehicles)	67% (118)
Max Utilization (vehicles)	92% (162)

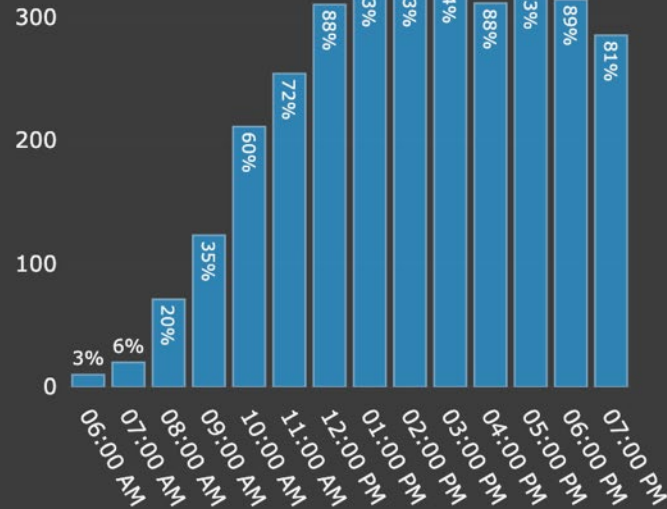


Combined Main & Ridge Street Utilization (Friday)

Metrics

Friday 12/26/2025 ▾

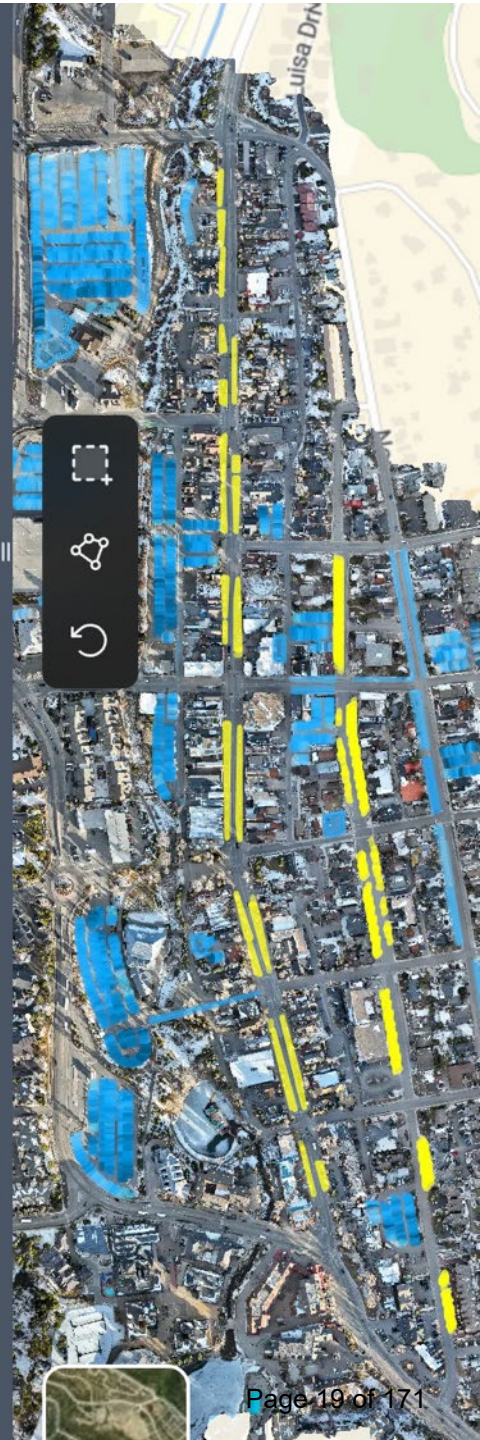
Utilization (selection)



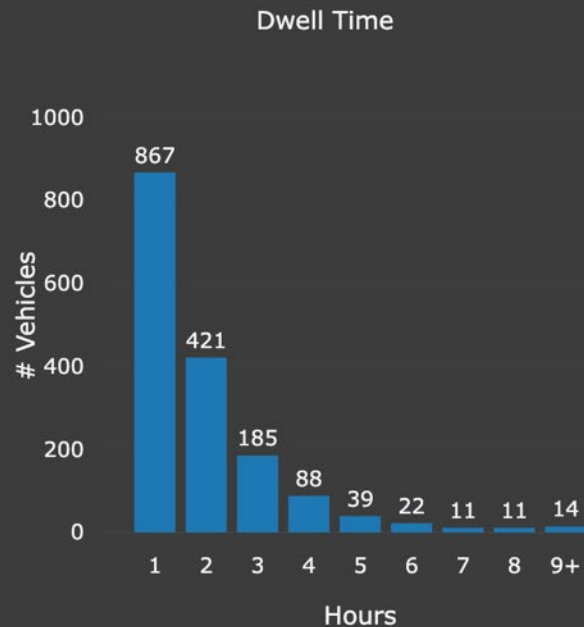
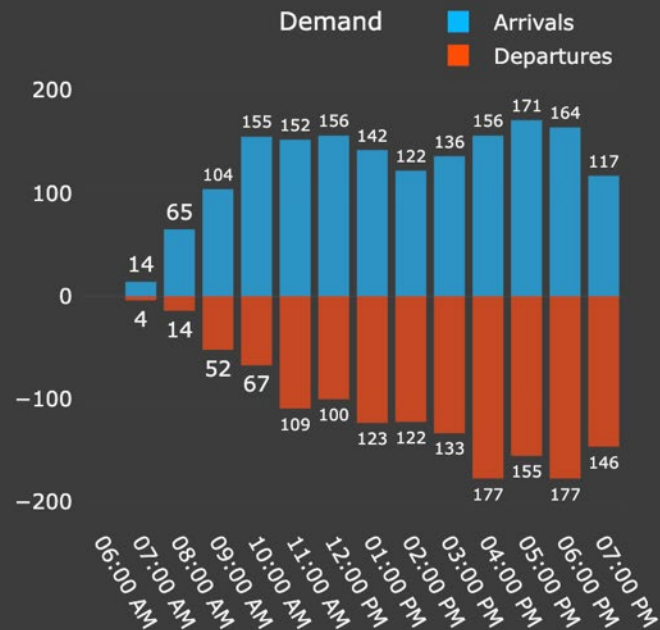
Statistics (selection)

Export 📄

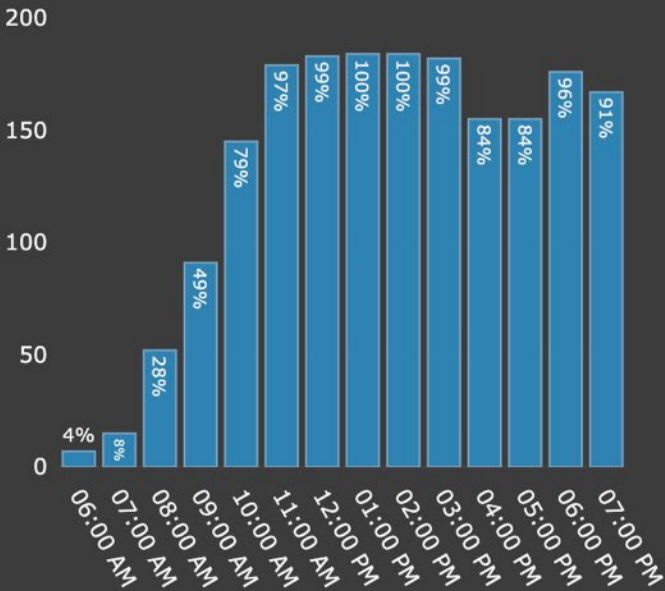
ITEM	VALUE
Total Capacity	352
Min Utilization (vehicles)	3% (10)
Mean Utilization (vehicles)	65% (230)
Max Utilization (vehicles)	94% (332)



Combined Main & Ridge Street Turnover (Friday)



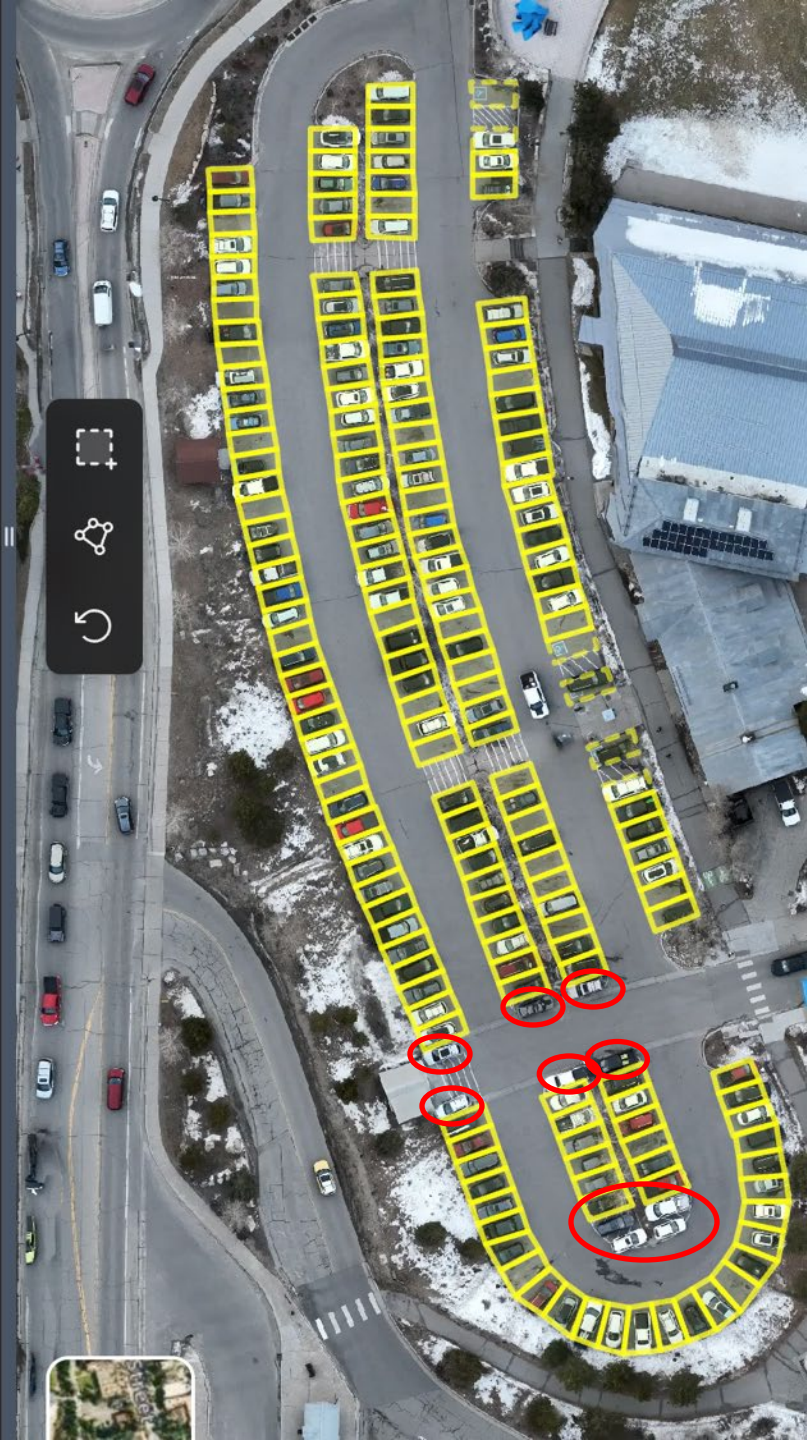
Utilization (selection)



Statistics (selection)

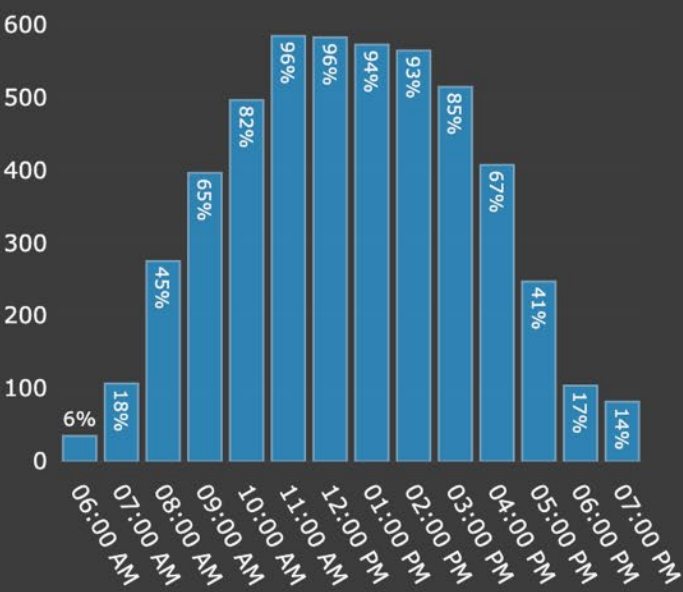
Export

ITEM	VALUE
Total Capacity	184
Min Utilization (vehicles)	4% (7)
Mean Utilization (vehicles)	73% (134)
Max Utilization (vehicles)	100% (184)



Tiger Dredge Lot

Utilization (selection)



Statistics (selection)

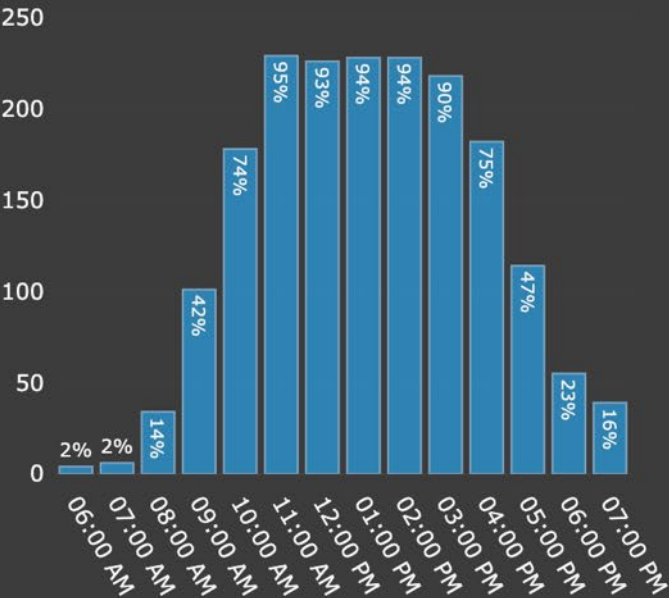
Export

ITEM	VALUE
Total Capacity	606
Min Utilization (vehicles)	6% (35)
Mean Utilization (vehicles)	59% (355)
Max Utilization (vehicles)	96% (584)



North Gondola Lot
Utilization
(Saturday)

Utilization (selection)



Statistics (selection)

Export

ITEM	VALUE
Total Capacity	242
Min Utilization (vehicles)	2% (4)
Mean Utilization (vehicles)	54% (132)
Max Utilization (vehicles)	95% (229)



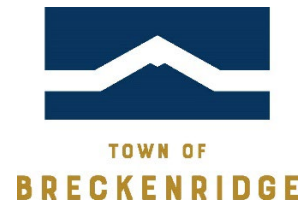
South Gondola Lot
Utilization
(Saturday)

Next Steps

- Inventory Audit underway:
 - Compiles existing parking inventory, pricing, and parking amenities
 - Categorizes information for future analysis
 - Will include summary of existing parking agreements w/Ski Resort
- March 2026 Survey and Data Collection:
 - March 8 through March 29
 - Look for opportunities to boost employee and local participation
 - Distribution of survey through local employers
 - Target intercepts for peak visitation times (weekends, post-storms)
- Summer 2026 Survey and Data Collection:
 - June 21 through July 12



Thank you



Memo

To: Breckenridge Town Council
From: Mark Truckey, Director of Community Development
Date: February 18, 2026
Subject: Planning Commission Decisions of the February 17, 2026 Meeting

DECISIONS FROM THE PLANNING COMMISSION MEETING, February 17, 2026:

CLASS A APPLICATIONS: None.

CLASS B APPLICATIONS: None.

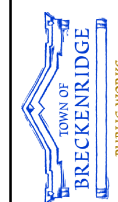
CLASS C APPLICATIONS: None.

TOWN PROJECT HEARINGS: None.

OTHER: None.



Breckenridge South



PLANNING COMMISSION MEETING

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

ROLL CALL

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

APPROVAL OF MINUTES

With no changes, the February 3, 2026 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the February 17, 2026 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

PRELIMINARY HEARINGS:

1. Stouffer House Restoration, Landmarking, and Addition (CC), 110 S. Harris Street, PL-2025-0355
Mr. Cross presented a proposal to locally landmark and rehabilitate an existing historic primary residence, demolish a non-historic saltbox addition, and add a new addition in the rear of the lot. The project proposes 3,668 sq. ft. of total density which includes three bedrooms, five bathrooms, an office, an accessory dwelling unit (430 sq. ft.), and a two-car garage (500 sq. ft.). The historic barn will also be fully rehabilitated. The project includes one gas fireplace and 489 sq. ft. of heated paving. The following specific questions were asked of the Commission:

1. Does the Commission support awarding positive three (+3) points under Policy 24R for historic preservation of average public benefit of the primary structure?
2. Does the Commission support awarding positive three (+3) points under Policy 24R for historic preservation of above average public benefit of the secondary structure, given the site limitations for moving the structure?
3. Does the Commission have concerns about the re-established compliant window on the north façade of the living room impacting historic fabric?
4. Does the Commission agree the property meets the requirements for Local Landmarking Designation and recommend Town Council approve the Designation?
5. Staff recommends two positive (+2) points under Policy 18R for locating the parking proposed out of sight from public view, does the Commission concur?
6. Does the Commission agree with the preliminary point analysis?
7. Does the Commission agree the project is ready for a Final Hearing?

Commissioner Questions / Comments:

Mr. Guerra: Can you describe the issue with the positive three points for moving the primary structure? (Mr. Cross: The project would otherwise be eligible for positive six points for the level of restoration but because they are moving the structure the code is clear the project is only eligible for positive three points.)

Mr. Smith: Can you provide more clarification on the negative three points for the cottonwoods? (Mr. Truckey: For policies that are not Priority but are “encouraged” we have assigned negative points when those are not provided on the plans.)

Ms. Gort: For Cammet, Engineering said that project couldn’t move? (Mr. Cross: Engineering said it was not in the public benefit for this structure to move.) What about the historic bric-a-

- brac? (Mr. Cross: We don't have any historic photos of the front façade, so we don't know if it's historic.)
- Mr. Giller: On the ADU, if they don't need the positive three points can they remove that from the plans? (Mr. Cross: They could remove the ADU but staff believes that they will need the ADU to have a passing score.) Putting it on the record, I discussed with Mr. Cross an error in the point analysis in the staff report. (Mr. Cross: The points analysis will be updated and corrected before the final hearing.)
- Mr. Leas: I am struggling with 24R, moving the primary structure. Looking at the points, relocating a structure to resolve encroachments or setbacks that are not met, projects receive zero points when moved for those reasons. Could the Planning Commission have leeway on the point assignment of negative ten because moving the structure forward on the lot is a good thing and improves the street alignment? (Mr. Cross: Staff is not making that recommendation because the relocation is not necessary to bring it into compliance.)
- Ms. Propper: Is the structure being moved to accommodate the programming in the rear? (Mr. Cross: Yes, it would provide additional room in the rear to improve programming and get the parking relocated from Harris Street right-of-way to the alley.)
- Mr. Frechter: No additional questions.

Janet Sutterley, Architect: I do have quite a few things to go through. I will leave the big items for the end. Landscaping, this is our fault, we did not spend a lot of time back and forth with staff. We do not plan to take landscaping negative points, we will work with staff to get these landscaping points removed. We will add cottonwood trees if needed or change the sod. The larger specimen tree would be lost even if the house was not being moved. It will be removed to accommodate the new basement foundation which will cut into the roots. The three windows on the north side. To let you know what is going on. This window on the north has already been opened. We suspect there will be lower historic framing when we open up this wall. We will likely come back to final with three double hung within the historic opening unless we find something different through historic analysis. The third item, the bric-a-brac on the front, given the opportunity the applicant would prefer not to have it. The recent precedent is the Hilliard House, Tin Plate on Ridge Street. We had that kind of detail on that design and were required to remove it since it was not historic. We tried to date those and were able to date them to the 1970s. We suggested removing them here because we were required to remove them previously on Hilliard. (Mr. Kulick: For clarification we would like to see evidence that the vergeboard is not historic before supporting their removal.) The historic photos really only show the barn and do not show the historic front of this house. The point analysis, Ms. Gort asked about the precedent under 24R. We have four projects listed under 24R and I want to go over those. We established it was 2019 that the negative ten points for moving a structure code change came into effect. The Walker House came before the Commission in 2017, which was the reason why the code change was made. This will be the first project coming through since that time that is being moved and also requesting the six points for preservation. We are really getting negative 13 points for moving this house, not ten. I feel strongly about this because it is a six-point worthy restoration project. We're not moving the project to allow for more density, we're moving the house to get a garage and conceal the parking. We could get the surface parking to fit but not a garage. To facilitate the garage and keep the setbacks. There are reasons to move the house forward that are not to add more density. If ever there was a hardship, this should apply, the house is right in the middle of the lot. The most important thing about this project is that we are removing the non-compliant second floor addition which is incredibly bad. It was smashed on to the historic house. How this was done, never mind the poor construction, to smash on the additions to the historic structure. To me it's worth six points to remove this bad addition. It will cost the applicants \$150,000 to fix this and realign the roof. There is a good chance that someone else could have bought this property and not remove the nonhistorical addition to keep the density. This is our big chance to correct this. This is so far above and beyond the normal six-point project. We're being double-dinged on the proposed move. This project will set precedent for all projects moving forward. The way the code is written it's pretty clear. I feel like we're being overly

penalized and I feel like we don't want to move historic structures if we don't have to but this is my plea. On the four precedent projects, all four are mine. Evans-McLean, that house only got three points because of a previous restoration, the house was not moved. On the Noble House, it was moved and we only got three points. Those projects were all before the new code change to assign negative ten points for moving the structure. The Levy house was moved to allow for more access on the south side. The King Residence, on French Street, that was moved back on the lot, less than five feet, to meet the front setback of 10 feet. In all of those cases, it was before the ten points and we were given negative three points in those cases for moving the structure. This will be the first project to receive the negative ten points.

Merrick Crispell, owner: I have been in communication with Matt Wright from Deeper Green. Deeper Green says it will achieve the four points with new spray foam insulation and new window package even without a renewable energy package. Attaining a high HERS rating should be possible on this project.

Larry Crispell: I agree with everything Ms. Sutterley has said. The Town has the opportunity to erase some past sins by removing the previous saltbox addition. We will do a good job on this project. Mr. Leas has a good point that we will also realign the street grid. With the level of integrity of the remodel that we will complete, negative thirteen points is disrespectful for the quality of remodel we are planning. I would urge the Commission to use discretion and to not over penalize this project or future projects. I would urge you to find three points to allocate to us.

Ms. Sutterley: We are requesting six points, not three, for the restoration.

Mr. Guerra: I applaud the proposed restoration and getting rid of the existing addition. To clarify, you are asking the Commission to look at this point analysis, you are asking us to consider six points for the restoration? (Ms. Sutterley: The code is very clear, you cannot get six points and move the house. If we were not moving this house, staff would support the six points for restoration.) (Mr. Kulick: Staff would absolutely support positive six points if the provision about moving the house was not in the code.) For future projects would you suggest we use this for setting a precedent.

Mr. Smith: No questions.

Ms. Gort: No questions.

Mr. Giller: No questions.

Mr. Leas: No questions.

Mr. Frechter: No questions.

Ms. Propper: No questions.

Mr. Truckey: It doesn't help in this situation where the code is clear about why staff recommended only three points. We could change the code in the future and then set future precedent.

Mr. Guerra: I commend the applicant and I hear what the applicant is saying. But the code is clear about the point assignments for moving the structure.

Mr. Smith: It is clear that the drafters of the code really wanted to discourage moving the structure so we have to honor that.

Ms. Gort: What a puzzle but I think you will still be able to make it work.

Mr. Giller: Nothing but respect for the applicant and this design. Location is one of the Secretary of the Interior Standards. I was around in 2019 when this code update was made and it was intended to discourage moving the primary structure. Regarding aligning the street grid, while that is a goal for new construction in the Handbook, the charm of Breckenridge does rely on some of the random placement of structures in the Historic District. The report and points analysis are correct as staff presented.

Mr. Leas: I stand behind my previous comments on the points and believe Ms. Sutterley is correct that it is really negative thirteen points. I have previously expressed my frustration with the code in Breckenridge and wish we had additional discretion when exceptional projects are presented. But the code says what it says and staff has followed that. (Mr.

- Truckey: We do have the ability to look at variances for absolute policies but not for relative or non-priority policies.)
- Mr. Frechter: I reiterate what fellow Commissioners have stated. This is a double penalty and really is a minus thirteen points and not minus ten. This project has pointed out what I believe is an inconsistency. I wish there was a remedy for the Commission, but we must judge the code as written. I hope we can revisit this code section and that the applicant can make this project work.
- Ms. Propper: I appreciate the report from Clif and the background provided by Mr. Giller on this subject.
- Mr. Guerra: 1. Yes, I support positive three. 2. Yes, I support positive three. 3. I have concerns about the window but the applicant will address that at final. 4. I support the landmarking designation. 5. I support the points for the parking. 6. Yes. 7. Yes.
- Mr. Smith: 1. Yes. 2. Yes. 3. The applicant has a good explanation of what will happen with further investigation for the window. 4. Yes to landmarking. 5. Yes. 6. Yes 7. Yes, ready for final.
- Ms. Gort: I agree with all points 1-7.
- Mr. Giller: I agree with all points.
- Mr. Leas: 1. Yes. 2. Yes. 3. No concerns based on the applicant's comments. 4. Yes. 5. Yes. 6. I do not agree with the point analysis, but there is not a mistake with the code interpretation or staff's assignment. 7. Yes, it is ready for final.
- Mr. Frechter: 1.-5. I agree with staff's outlined points. 6. I reluctantly agree with the point analysis. If the applicant wants to use the ADU space for themselves then they should find three points elsewhere in the code. 7. The project is ready for final.
- Ms. Propper: I agree with points proposed by staff. I will be interested to see what is revealed regarding the window opening. 7. Yes, the project is ready for final.

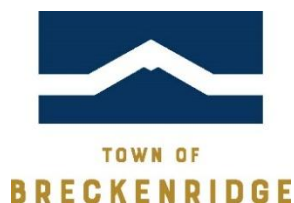
OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 6:55pm.

Susan Propper, Chair



Memo

To: Town Council
From: James Phelps – Director of Public Works
Date: February 17, 2026 (for February 24, 2026 TC Meeting)
Subject: An Ordinance Amending Chapter 4 of Title 12 of the Breckenridge Town Code, known as the “Town of Breckenridge Water Ordinance” Concerning Certain Fees for Service – Second Reading

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 | |

There have been no changes to the attached Ordinance from the First Reading.

Summary

The Public Works Department recommends updating Chapter 4 of Title 12 of the Breckenridge Town Code to adjust certain water service fees. This ordinance ensures fair cost recovery and maintains high-quality water service.

Title 12-1-5 authorizes the Department of Public Works to develop and implement any and all written rules, regulations and policies necessary to the proper implementation of this title. The proposed ordinance amends Chapter 4 of Title 12 of the Breckenridge Town Code to:

- Introduce a \$100 monthly maintenance fee for water meters that remain non-compliant with Town specifications after a 60-day grace period.
- Reduce the paper billing statement fee from \$10 to \$2 per billing statement

Background

In 2025, the Town initiated a project to upgrade the water metering system to Advanced Metering Infrastructure (AMI). The upgrade allows for more accurate metering, early leak detection, and the ability for customers to view daily usage. The new technology eliminates the need to perform manual meter checks for customer monthly water use. The new water meters also replace the existing 20+ year-old meters that have met design life and reporting capability.

Per 12-1-6 of Town Code, the Town of Breckenridge is the owner of “all water treatment, storage and distribution facilities, systems and appurtenances owned and operated by the town for various water needs of its water users.” This includes the new AMI water meters.

Breckenridge Town Code Section 12-2-19 provides that water meters shall be of type, size and design approved by the Town and shall be installed as required by the procedures of the Town.

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

The paper billing fee is being reduced from \$10 per statement to \$2. The reduction reflects actual cost to the Town of processing paper water statements.

Public outreach/engagement

The Water Utility, in collaboration with our Communications and Community Engagement Team, began advance and specific messaging for the project in June of 2025. The result of these continued efforts and a physical letter (dated December 18, 2025) to water customers has resulted in 92% of the 5,269 water customers being compliant. For the remaining difference, many of these water customers, contact/scheduling has occurred. Less than 1% of customers remain without contact.

No outreach has occurred for the paper filing fee reduction.

Financial Implications

Non-compliant water meters increase operational costs due to the additional staff time to record the water use reading.

For water customers with non-compliant water meters, a fee of \$100 per billing cycle will be incurred. This rate reflects the actual costs for non-compliant water meter reading.

The paper billing fee will be reduced from \$10 to \$2 per billing cycle, reflecting the actual costs for paper billing.

Equity Lens

Water customers will have the opportunity to resolve and schedule for a new water meter to be installed prior to incurring the \$100 fee. A grace period will be allowed for all water customers that schedule a water meter replacement. The fee structure is based on actual cost, ensuring fairness.

The Town offers electronic billing to avoid paper statement fees, promoting accessibility and cost savings.

Staff Recommendation

Staff recommend that Town Council approve the attached ordinance with proposed amendments at the second reading.

1
2 Additions To The Current Breckenridge Town Code Are
3 Indicated By **Bold + Double Underline**; Deletions By ~~Strikeout~~
4

5 COUNCIL BILL NO. ____
6

7 Series 2026
8

9 AN ORDINANCE AMENDING CHAPTER 4 OF TITLE 12 OF THE BRECKENRIDGE
10 TOWN CODE, KNOWN AS THE “TOWN OF BRECKENRIDGE WATER ORDINANCE”,
11 CONCERNING CERTAIN FEES FOR SERVICE
12

13 WHEREAS, the Town of Breckenridge has commenced within its water service area a project to
14 replace all residential and commercial water meters in order to provide more efficient and cost
15 effective water service to all water users (the “Project”); and
16

17 WHEREAS, by authorizing the Project and including it in the Town’s 2025 budget, the Town
18 Council of the Town of Breckenridge has approved the change in water meters; and
19

20 WHEREAS, the Breckenridge Town Code Section 12-2-19 provides that water meters shall be
21 of a type, size, and design approved by the Town and shall be installed as required by the
22 procedures of the Town; and
23

24 WHEREAS, the Director of Public Works has determined the new water meters are necessary in
25 order to meet the goals of the Project, including but not limited to achieving an efficient method
26 of measuring water usage that does not require staff to visit the location of each water user in
27 order measure water usage directly at or physically close to the meter; and
28

29 WHEREAS, the new water meters will be the only approved water meters in use for those
30 receiving water service from the Town; and
31

32 WHEREAS, water meters not meeting the established specifications for the new water meters
33 installed as part of the Project will result in increased costs to the Town as a result of the
34 additional staff time needed to individually check such water meters; and
35

36 WHEREAS, Town Council has determined it is appropriate to implement an additional water
37 meter maintenance fee for water meters which remain non-compliant with the Town’s
38 specifications, which fee shall not exceed the increased cost to the Town, on a per meter basis, of
39 servicing those non-compliant water meters that remain in use; and
40

41 WHEREAS, in addition to the aforementioned non-compliant water meter maintenance fee, the
42 Town Council wishes to reduce the amount of the paper filing fee to reflect the actual cost to the
43 Town of processing paper water bills.
44

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

Section 1. Section 12-4-22 of the Breckenridge Town Code is hereby deleted and replaced to read in its entirety as follows:

12-4-22: FEE TO CHECK WATER METER:

- A. At the request of a water user the town shall, at the town's expense, check the accuracy of the water user's water meter. There shall be no fee for the first water meter accuracy check. The fee for the second and each subsequent water meter accuracy check requested by the same water user shall be one hundred dollars (\$100).
- B. Water meters that have been determined by the town to be out of compliance with Section 12-2-19 are considered to be non-compliant water meters. The town shall provide written notice to water users who have non-compliant water meters along with an opportunity to cure such non-compliance by scheduling an appointment with the town to replace the non-compliant water meter with an approved water meter. Such opportunity to cure shall consist of no less than 60 days from the date of the initial notification. Water users who continue to maintain non-compliant water meters more than 60 days after being notified of their non-compliance shall be assessed a monthly non-compliant water meter maintenance fee of one hundred dollars (\$100) per month. In the event the town is unable, due to town staffing issues or other issues beyond the water user's control, to schedule an appointment with the water user to install a compliant water meter within 60 days after the initial notification of non-compliance, the non-compliant water meter maintenance fee shall not be assessed.
- C. The fees established by this section shall be a water charge within the meaning of section 2-1-6 of this title, and shall be due and payable to the town at the same time and in the same manner as other water charges are due and payable to the town under this chapter.

Section 2. Section 12-2-21(A) of the Breckenridge Town Code is hereby amended as follows:

12-4-21: FEE FOR PAPER STATEMENTS; ACCOUNT SETUP FEE:

- A. Commencing with the periodic billing statement issued by the town in February 2024 (for water service provided during the month of January 2024), there shall be added to each paper billing statement mailed by the town through the United States postal service, and there shall be assessed and paid by the owner of the ~~property that is the subject of the billing statement~~ water using property, a statement fee in the amount of ~~ten dollars (\$10.00)~~ two dollars (\$2.00) per statement per billing cycle. The statement fee shall be a water charge within the meaning of section 12-1-6 of this title, and shall be due and payable to the town at the same time and in the same manner as other water charges are due and payable to the town under this chapter. There shall be no statement fee charged if the owner elects to have the billing statement delivered by electronic means.

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

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

5 Section 5. The Town Council hereby finds, determines, and declares that it has the
6 power to adopt this ordinance pursuant to the provisions of: (i) Section §31-35-402, C.R.S.; (ii)
7 Article XIII of the Breckenridge Town Charter; and (iii) the powers possessed by home rule
8 municipalities in Colorado.

9 Section 6. This ordinance shall be published and become effective as provided by
10 Section 5.9 of the Breckenridge Town Charter.

11 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
12 PUBLISHED IN FULL this ____ day of ____, 2026. A Public Hearing shall be held at the
13 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of
14 ____, 2026, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the
15 Town.
16
17

TOWN OF BRECKENRIDGE, a Colorado
municipal corporation

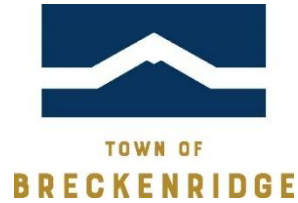
By: _____
Kelly Owens, Mayor

ATTEST:

Mae Watson
Town Clerk

APPROVED AS TO FORM:

Town Attorney



Memo

To: Town Council
From: Sarah Crump, AICP, Senior Planner
Chris Kulick, AICP, Assistant Community Development Director
Date: 2/18/2026 (for 2/24/2026 meeting)
Subject: Bill for Ordinance Amending Policies 3R, 5R, 7R, 33R and 48R (NPP Phase 2)

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

Based on feedback from community partners and Town Council members gathered through a comprehensive public outreach process and Council work sessions, staff has revised five Development Code policies related to neighborhood preservation for Council consideration:

Policy 3R (Density/ Intensity):

- Limits floor area above the main level and counts lofted spaces with a floor to ceiling height of 16 ft. or greater as density on two levels for homes that are larger than 4,500 sq. ft. above ground density in Neighborhood Preservation Policy (NPP) neighborhoods. Since the work session, this proposed policy was revised from an Absolute to a Relative Policy based on Council feedback.
- Allows positive points to be awarded to projects that voluntarily sunset 10% or more of allowed density.

Policy 5R (Architectural Compatibility):

- Allows for greater flexibility of exterior materials in an effort to achieve more hardened buildings related to wildfire risk.

Policy 7R (Site and Environmental Design):

- Streamlines introductory language that directs the intent of the policy
- Combines the "Site Design and Grading" with "Driveways and Site Circulation Systems" sections since both existing sections address minimizing site disturbance and reference access
- Eliminates repetitive language about minimizing disturbance
- Provides an opportunity for relief from the assignment of negative points for driveways that are necessary to achieve required grade on platted lots featuring steep slopes, have a designated building or disturbance envelope that is significantly setback from a public right-of-way, or provide access to a more environmentally logical building site
- Balances aesthetic character and visibility with site disturbance related to the location of garages
- Encourages development on existing highly disturbed sites such as parking lots and dredged mined areas
- Consolidates similar concepts while maintaining all specific requirements of the policy.

Policy 33R (Energy Conservation):

- Creates an opportunity for one positive (+1) point for smaller scale sustainable design features such as smart breaker panels and enhanced controls for heat tape.
- Encourages waste diversion. Projects that complete the Summit County Resource Allocation Park Debris Recovery Plan Materials Management Plan program and recycle at least 25% of waste materials are eligible for positive points.

Policy 48R (Voluntary Defensible Space and Building Hardening):

- Creates a new relative policy that incentivizes building hardening above what is required by the Building Code, including voluntary installation of interior sprinkler systems, by providing positive point opportunities.

Neighborhood Preservation Policy Mission Statement

The Town of Breckenridge values the diversity of homes throughout its neighborhoods, including diversity in home size, unit type, and architecture. The variety of different types of homes reflect the deep and colorful history of Breckenridge, from its small mining town roots through its evolution to a world-class resort destination. The recent trends of demolishing existing homes and replacing them with large residences that dominate the viewshed compromise the character of our town and neighborhoods and do not align with multiple Town goals and community values, including Community Character, Natural Resources, the Built Environment, and Sustainability.

Background

In fall 2024, the Town Council directed staff to revisit the Town's NPP policies in response to current development trends and identified concerns. Following a six-month public engagement process that incorporated feedback from local architects, builders, the Planning Commission, and community members, the Town Council adopted "Phase 1" NPP code amendments. These amendments reduced positive points for EV chargers, eliminated positive point opportunities for above-average landscaping on single-family properties, and made greater setbacks an Absolute Policy requirement for single-family homes.

Beyond the Phase 1 NPP amendments, Council directed staff to explore additional Phase 2 amendments such as new positive point opportunities and the introduction of bulk plane regulations or floor area limits above the main level of single-family homes. In response, staff convened a work group of local architects, Andy Stabile, Mickey Florio, and Tim Gerken, along with Planning Commissioner Mike Giller to evaluate potential amendments. On November 18th, the Planning Commission held a work session to further evaluate the potential amendments. A week later, on November 25, 2025, the Town Council reviewed the recommended amendments at a work session, and directed staff to solicit input from local architects, builders, and interested members of the public prior to a second work session review.

More recently, on January 12th, staff hosted an open house and directly invited members of the building and design community via email. Staff also encouraged interested parties to provide written comments if they were unable to attend. Feedback from this most recent public outreach was included in the January 27, 2026, Council work session packet.

Financial Implications

Staff anticipates work on the NPP in the short-term will result in more staff time dedicated to the topic from the Planning Division.

Equity Lens

Related to the Town's Equity Blueprint, this policy does not further any of the Blueprint's goals since it pertains to preserving the character of single-family neighborhoods that are among the Town's most expensive and likely feature low levels of diversity. None of the potential possible outcomes, including no action to incorporating new development restrictions, will likely have any impact related to the four overarching goals of the Equity Blueprint.

Staff Recommendation

Staff recommends the Town Council approve the proposed Code amendments to Policies 3R, 5R, 7R, 33R and 48R at first reading.

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

COUNCIL BILL NO. ____

Series 2026

Additions To The Current Breckenridge Town Code Are
Indicated By **Bold + Double Underline**; Deletions By ~~Strikeout~~

**AN ORDINANCE AMENDING TITLE 9, SECTION 1, POLICIES 3R,
COMPLIANCE WITH DENSITY/INTENSITY GUIDELINES, 5R
ARCHITECTURAL COMPATIBILITY, 7R SITE AND ENVIRONMENTAL
DESIGN, 33R ENERGY CONSERVATION, AND 48R VOLUNTARY
DEFENSIBLE SPACE OF THE BRECKENRIDGE TOWN CODE.**

WHEREAS, the Town of Breckenridge is experiencing a high level of residential redevelopment whereby existing homes are being scraped and replaced with new structures; and

WHEREAS, such redevelopment tends to result in buildings with significant mass which overwhelm the existing homes, are out of character with the surrounding neighborhood, and negatively impact the residents and visitors to the area by creating a dense wall of development that restricts view corridors and is not in keeping with the type of development originally envisioned for the area; and

WHEREAS, in addition, scrapes of existing homes create a significant amount of waste which is not usually recycled or otherwise diverted from the landfill as it could be; and

WHEREAS, the core values and vision plan of the Town of Breckenridge include efforts to preserve the community character of the town, rooted in its mining history; preserving the natural environment including views from town to the surrounding mountains; and encouraging a built environment that respects the historic context and natural setting; and

WHEREAS, in order to achieve its goals and address the proliferation of large, out-of-character and environmentally impactful development, the Town Council desires to adopt development code provisions addressing building mass, appearance, siting, buffers, waste, and other amendments necessary to accomplish and facilitate the foregoing.

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

Section 1. That section 9-1-5: DEFINITIONS, be amended by adding the language underlined to read as follows:

1 COMPOSITE SIDING: An engineered wood product which treats wood pulp,
2 strands, or fibers with waxes and resins which are then pressed as a board to
3 mimic the look of real wood.

4 MAIN LEVEL: predominant floor of a structure which is at or nearest to grade
5 level as viewed from the front setback(s), and has 75% or more of its density
6 located above grade. The main level is not necessarily the floor with the living
7 quarters, kitchen and living areas, of a residence. The main level does not
8 necessarily include the formal entryway to the structure.

9 **Section 2.** That section 9-1-19-3R: POLICY 3 (RELATIVE) COMPLIANCE WITH
10 DENSITY/ INTENSITY GUIDELINES be amended by adding the new subsections C.
11 and D., to read as follows:

12
13 -3 C. Floor Area Above Main Level: The floor area of any level above the main
14 level of a single-family home or duplex outside of the conservation district
15 that is larger than 4,500 sq. ft. in above ground density, on a parcel that does
16 not have a building or disturbance envelope and is not within an area with a
17 master plan, shall be limited to no more than 75% of the floor area of the level
18 below it. This measurement excludes portions where the ceiling height is less
19 than 5 feet. Any interior space with a floor to ceiling height of 16 feet or
20 greater, as measured from the finished floor to the underside of the
21 floor/ceiling assembly above, shall be calculated as density on two levels of a
22 structure. Lofted area above stairways is exempted from being calculated as
23 density on two levels.

24 D. Below density development – A property that is developed to an above
25 ground density level at least 10% lower than maximum allowed by the Land
26 Use Guidelines and Development Code is eligible for positive points. This
27 provision applies only to properties subject to defined density maximums
28 (measured in square footage, FAR, or UPA) and excludes properties in zones
29 with unlimited or unspecified density limits.

Density Reduction

10%

20% or Greater

Point Awards

+1

+2

Section 3. That section 9-1-19-5R: POLICY 5 (RELATIVE) ARCHITECTURAL COMPATIBILITY, subsection B, be amended by deleting the language stricken and adding the language underlined to read as follows:

B. Exterior building materials listed in the table below are regulated per façade. Exterior building materials not considered in this development code will be considered on a case-by-case basis and may require input from the planning commission regarding their use. This subsection B only applies to areas outside of the Historic District. Architecture within the Historic District is regulated by the Handbook of Design Standards for the Historic and Conservation Districts.

Material	Points*	Notes
Brick	Allowed as an accent or on smaller elements up to 25 <u>33%</u> of each façade with no negative points > 25 <u>34</u> - 50 <u>66%</u> of any façade warrants negative two (-2) points > 50 <u>67</u> – 75 <u>80%</u> of any façade warrants negative four (-4) points > 75 <u>81</u> -100% of any façade is prohibited with some exceptions per section <u>9-1-19-5A(B)</u>	Bricks should be a natural earth-tone color and brick style that is appropriate for the historical and mountain context of Breckenridge. Additional points under subsection <u>A</u> of this section may be assigned for bricks that are of a color or dimension not typical of the historic or mountain context of Breckenridge. Buildings defined as an institutional use may be constructed of brick without the assignment of negative points.
Composite wood siding	<u>No negative points shall be awarded for the utilization of Composite Wood Siding.</u>	

	>0-33% of any façade warrants negative two (-2) points > 33-66% of any façade warrants negative four (-4) points > 66-100% of any façade warrants negative six (-6) points	
Metal siding	Up to 25 <u>33</u>% per façade warrants no negative points > 25 <u>34</u> – 50 <u>66</u>% of any façade warrants negative two (-2) points > 50 <u>67</u>- 75 <u>80</u>% of any façade warrants negative four (-4) points > 75 <u>81</u>-100% of any façade is prohibited per section <u>9-1-19-5A(B)</u>	Per section <u>9-1-19-5A(A)(1)</u> all exterior metal elements must be nonreflective.
Fiber cement siding	<u>No negative points shall be awarded for the utilization of Fiber Cement Siding.</u> Warrants negative three (-3) points when applied with no supplemental natural materials	No negative points will be assigned when applied with natural materials such as natural wood accents or a natural stone base on each elevation and provided the fiber cement siding is compatible with the general design criteria listed in the land use guidelines.^{**}
Stucco	Up to 25 <u>33</u>% per façade warrants no negative points > 25 <u>34</u> - 50 <u>66</u>% of any façade warrants negative two (-2) points	Natural earth-tone colors are recommended. Additional negative points could be assigned under subsection <u>A</u> of this section if nonnatural colors are applied.

> 50-67- <u>75 80%</u> of any façade warrants negative four (-4) points > 75 81- <u>100%</u> of any façade is prohibited per section <u>9-1-19-5A(B)</u>
--

1

2 **Section 4.** That section 9-1-19-7R: POLICY 7 (RELATIVE) SITE AND
 3 ENVIRONMENTAL DESIGN, be amended by deleting the language stricken and adding
 4 the language underlined to read as follows:

5

6 Statement of Intent:

~~2-x(-~~ The Town hereby finds that it is in the public interest for all sites within the
~~2/+2)~~ community to be designed, arranged, and developed in a safe and efficient manner that reflects the natural capabilities and limitations of the property. ~~The arrangement of all functions, uses, and improvements should reflect the natural capabilities and limitations of the property.~~ This policy is also intended to discourage levels of development intensity that result in generally compromised site functions, buffering and aesthetics. Taking into consideration the basic character of the site and the nature of the proposed uses, the development should be visually harmonious as perceived from both the interior and exterior of the project. Platted lots with building envelopes, site disturbance envelopes, or designated building locations are still subject to the following rules and recommendations unless noted otherwise.

~~The existence of~~ Constraining physical conditions on some properties (including but not limited to ravines, topography, adverse soils, shape, and existing easements) may render some portion(s) of these sites unsuitable for development. ~~Constraining physical conditions may consist of, but are not limited to: ravines, the shape or topographical conditions of the specific property involved, adverse soils conditions and existing easements.~~ As a result of these conditions, buildings and other aspects of development should be located elsewhere on the site. The development rights associated with the non-developed areas of the sites should either be transferred off site, in accordance with section 9-1-17-12 of this chapter, or incorporated into the remainder of the site. If they can be incorporated into the remainder of the site, it should be done in such a way to allow the development to remain consistent with the development character and function intent of the applicable land use district guideline(s) or approved master plan. Due to site characteristics, the acceptable intensities recommended in the land use guidelines or approved master plan may not be achievable.

The overall design objectives shall be:

- To blend development into the natural terrain and character of the site and surrounding area.
- To minimize the negative impacts of offsite views of grading and building massing.
- To minimize site surface disruption; reduce the potential for erosion and other environmental degradation.
- To generally develop in a visually cohesive manner while providing privacy for the occupants of the site and buffering to the neighboring properties ~~as well.~~

Scoring Criteria

Development plans will incur points based upon the criteria above and their design so as to:

- 2 x (- 2/+2) A. ~~Site Design, And Grading and Circulation: Developments should minimize in order to reduce the amount of~~ site disturbance, including vegetative removal, and developments should be designed in a manner that minimizes the amount of cut and fill on a site, particularly those areas visible from adjacent properties and rights-of-way. Placement of buildings on the site should be accomplished in a manner that balances site buffering and further minimizes new grading and any vegetative removal necessary for site access and drainage. Grading large areas to create a flat "benched" building pad is strongly discouraged unless disruption is planned to be minimized with Town-approved a mechanical shoring method. ~~The Town must approve any such plan.~~

Driveways and circulation systems are encouraged to be designed to efficiently utilize the existing topography rather than requiring excessive site disturbance to accommodate their installation. Vehicular circulation systems, including driveways, parking areas, and delivery areas should be designed in a manner that balances providing safe access to the site by adhering to Town's engineering standards with adequate site buffering through physical separation and tree retention not in conflict with required wildfire mitigation listed under section 9-1-19-22A(C). Long or double switchback drives are discouraged provided they are not necessary to achieve required grade on platted lots that feature steep slopes, have a designated building or disturbance envelope that is significantly setback from a public right of way, or provide access to a more environmentally logical building site. Garages should be sited in a manner that balances aesthetic character and visibility with site disturbance.

Development located in highly disturbed areas such as existing parking lots or previous dredge mining is encouraged and eligible for positive points.

- 2 x (-
4/+4) B. Site Buffering: Developments should be buffered from adjacent properties and public rights-of-way ~~and should attempt to provide a maximum degree of privacy for occupants of both the site and surrounding properties. To achieve this, b~~Buildings and other development impacts should be located in a manner that allows for site buffering, which should emphasize: Buffering between the developments and neighboring properties may include, but are not limited to:
- Preservation of existing mature tree stands or specimen trees
 - The physical distance from property edge to the development
 - Landscaped berms at the property perimeter (only applicable in subdivision-scale or multifamily developments)

Providing greater buffers than those required by building envelopes, disturbance envelopes, designated building locations, and/or recommended setbacks are encouraged. However, no positive points may be awarded under this policy for new landscaping. Positive points for new landscaping shall only be awarded under section [9-1-19-22R](#), "Policy 22 (Relative) Landscaping", of this chapter of development.

- 2 x (-
2/+2) C. Retaining Walls: Retaining wall systems with integrated landscape areas are encouraged ~~to be provided to retain slopes and make up~~ manage grade changes in grade rather than cut/fill slopes areas for retention.

Retaining wall systems made of, or faced with, natural materials such as rock or timbers are preferred. Other materials ~~that are~~ with similar in the nature of the finishes may be considered on a case by case basis, particularly if they are fire resistant, but are not recommended for use in locations visible from streets or public areas.

Smaller retaining wall systems generally not exceeding 4 feet in height that incorporate vegetation between walls without creating excessive site disturbance are preferred. ~~It is understood that,~~ Heights may vary depending on the slope of the site, ~~the height of retaining walls may vary to minimize site disruption. If an alternative site~~ Alternative layouts that incorporates retaining walls taller than 4 feet ~~but that~~ causes less site grading and complies with all other relevant Development Code policies is viable, then it shall not be assessed negative points because of its for height.

- 2 x (-
4/+4) D. ~~Driveways And Site Circulation Systems: Driveways and circulation systems are encouraged to work efficiently with the existing topography rather than requiring excessive site disturbance to accommodate their installation. Vehicular circulation systems, including driveways, parking areas, and delivery areas should be designed in a manner that results in the minimum site disturbance possible to provide safe access to the site.~~

~~Garages should be located in a manner that eliminates the need for long or double switchback drives and reduces overall site disturbance. In some instances, this may require that a garage be placed in the front yard, or near a public right-of-way, rather than hidden behind a building.~~

2 x ~~ED~~. Wetlands: Enhance wetlands, if present, beyond the Town regulatory
(0/+2) ~~requirements of the Town's applicable regulations~~. Enhancements may
include: the reintroduction of natural water flow, flora, fauna, and wildlife
habitat.

2 x (- ~~FE~~. Significant Natural Features: Avoid development within areas of significant
2/+2) natural features, if present on site. Significant natural features may include,
but are not limited to:

- Knolls or ridgelines.
- Rock outcroppings.

If development in these or similar areas can be avoided, then every effort should be
made to do so.

Section 5. That section 9-1-19-33R: POLICY 33 (RELATIVE) ENERGY
CONSERVATION, subsection C. be amended by adding the language underlined and a
new subsection G. added, both to read as follows:

9-1-19-33R: POLICY 33 (RELATIVE) ENERGY CONSERVATION:

C. Other Design Features: 1 × (-4/+4) Other design features determined by the
Planning Commission to conserve significant amounts of energy may be considered for
positive points. Alternatively, other features that use excessive amounts of energy may
be assigned negative points. However, positive points may not be assessed under this
subsection if the project has been awarded positive points under subsection A or B of
this section. Higher positive point awards will be given to larger scaled projects that
conserve a significant amount of energy. Larger projects that consume large amounts of
energy will be assessed more negative points. Smaller scale design features such as
smart breaker panels and enhanced controls for heat tape are eligible for a maximum of
one positive (+1) point.

G. Waste Diversion – Projects that register with the Summit County Resource Allocation
Park and complete a Debris Recovery Plan Materials Management Plan checklist with a
commitment of recycling 25%, or more, of construction site materials, coupled with
required verification that the materials are recycled at the Summit County Resource
Allocation Park, are eligible to receive two positive (+2) points.

Section 6. That new section 9-1-19-48R: POLICY 48 (RELATIVE) DEFENSIBLE
SPACE AND BUILDING HARDENING, be created by adding the language underlined
to read as follows:

9-1-19-48R: POLICY 48 (RELATIVE) VOLUNTARY DEFENSIBLE SPACE AND
BUILDING HARDENING:

1 A. Phased Structure Hardening & Defensible Space: Positive Points will be awarded for
2 work not otherwise triggered by building permit thresholds (e.g., not required by the
3 Colorado Wildfire Resiliency Code (CWRC)).

4 a. (+2) – Basic measure: Completion of rudimentary measures for site requirements and
5 structure hardening opportunities (e.g., install non-combustible base up to 6 inches, 0-5
6 ft clear defensible space zone).

7 b. (+4) – Intermediate measure: Extension of defensible space into the 30 ft zone with
8 material upgrades (e.g., non-combustible siding, roof-to-wall flashing, deck/fence
9 retrofits).

10 c. (+6) – Comprehensive measure: Comprehensive hardening and defensible space
11 management equivalent to CWRC standards, when not required.

12 B. Interior Fire Sprinkler Systems – Recognizes the significant public benefit of
13 containing fires at the source and protecting adjacent properties.

14 a. (+3) Voluntary installation of interior sprinklers in residences in situations not required
15 by the Building Code.

16
17 **Section 7.** Except as specifically amended hereby, the Breckenridge Town
18 Code, and the various secondary codes adopted by reference therein, shall continue in
19 full force and effect.

20
21 **Section 8.** The Town Council hereby finds, determines, and declares that it has
22 the power to adopt this ordinance pursuant to the provisions of: (i) Section 31-35-402,
23 C.R.S.; (ii) Article XIII of the Town Charter; and (iii) the powers possessed by home rule
24 municipalities in Colorado.

25
26 **Section 9.** The Town Council hereby finds, determines, and declares this
27 ordinance to be in the best interest and preservation of the public health, safety, and
28 welfare.

29
30 **Section 10.** This ordinance shall be published and become effective as provided
31 by Section 5.9 of the Breckenridge Town Charter.

32 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
33 PUBLISHED IN FULL this ____ day of ____, 2026. A Public Hearing shall be held at
34 the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the
35 ____ day of ____, 2026, at 7:00 P.M., or as soon thereafter as possible in the Municipal
36 Building of the Town.

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TOWN OF BRECKENRIDGE, a Colorado
municipal corporation

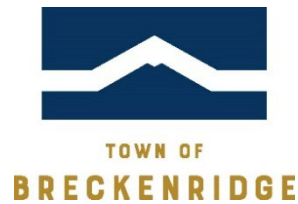
By: _____
Kelly Owens, Mayor

ATTEST:

Mae Watson,
Town Clerk

APPROVED AS TO FORM:

Town Attorney



Memo

To: Town Council
From: Sarah Crump, AICP, Senior Planner
Date: 2/18/2026 (for 2/24/2026 meeting)
Subject: Employee Housing Impact Mitigation Policy Changes - First Reading

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

Planning staff propose a bill for first reading to amend the employee housing impact mitigation policy, Policy 24(Absolute) Social Community, so that it would no longer apply to changes of use as directed by the Council during the February 10, 2026 Town Council work session. The code amendment proposed also allows for off-site housing impact mitigation for any new development. The requirements for challenging the established employee generation rates have been updated to require an independent study produced by a reputable firm that would be reviewed and approved by the Planning Commission. Finally, some minor housekeeping edits were made to the policy text for this first reading. The amended policy bill is attached.

Background

In 2020, the Town adopted an employee generation policy (Policy 24A) requiring all new development (assessed by floor area) to mitigate the housing impacts for a percentage of the employees that are generated by the new development. This current requirement applies to both new construction and changes of use (increase in intensity of use), e.g. retail to restaurant use. The current policy requires employee housing impact mitigation for thirty-five percent (35%) of new employees generated. If the percentage of new employees generated is greater than one employee, a deed-restricted housing unit must be provided at a rate of 350 square feet per employee generated. For less than one employee, a fee-in-lieu may be paid at a rate of \$284 per square foot of housing required. For changes of use, credit is given toward the existing use and only the difference of new employees generated is required for housing mitigation. The current employee housing impact mitigation policy, [9-1-19-24A\(B\)](#), is linked for reference.

Since the adoption of the employee housing impact mitigation requirement in 2020, the Planning Division has fielded numerous change of use inquiries from would-be applicants or business startups - an estimated five inquiries or more per month. It is most common that potential applicants simply abandon plans for conversion or purchase/lease of a property upon learning of these fees or the need to provide deed restricted housing units for changes of use. Alternatively, we have seen some applicants decide to pursue much smaller conversions, attempt to split up their commercial space abnormally, or not pursue their desired business model to lessen the cost of the fees. For example, applicants have chosen to only offer a counter service restaurant instead of a sit-down table service restaurant to pay lower employee housing impact fees. Staff believe that this policy is effectively shaping business development in such a way that it is difficult for new business concepts to start unless they are able to find a vacant commercial location that exactly matches the business model they want to pursue. This policy is essentially "locking-in" the existing commercial real estate and business landscape making it more difficult for business turnover or growth.

Discussions with would-be development permit applicants and feedback from local business owners have identified this policy, when applied to changes of use within existing commercial space, as a significant hinderance to local business development. Historically, changes of commercial use have been required to pay significant water plant

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Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

investment and parking fees if adding use intensity to the space. The added layer of complying with the employee housing impact mitigation requirements by paying a fee or acquiring residential property rights to deed restrict has made conversion of commercial spaces cost prohibitive in some instances.

Since the policy was adopted in 2020, when applied to changes of use, the policy has delivered only two additional housing units and a single fee-in-lieu payment to the housing fund of \$43,736 over the five-year period. Planning and Housing staff do not believe the employee housing units and monies toward the housing fund gained are substantial enough to continue this policy given the negative effects the policy appears to be having on business development and transition. At the February 10, 2026 work session on this topic, six Council members unanimously recommended that staff move forward with drafting code amendments to eliminate changes of use from the required employee housing impact mitigation policy. Staff propose the recommendations below and attached amended code language at this first reading.

Recommendations

The proposed amended code language addresses eliminating changes of use, allows off-site housing mitigation for any new development (new floor area), requires an independent study to challenge employee generation rates, and cleans up some formatting and housekeeping items.

1. Changes of Use Eliminated from Policy: Employee housing impact mitigation requirements were eliminated for changes of use throughout Policy 24 Section B. The employee housing impact mitigation requirements will now only apply to new floor area constructed. Businesses will still pay toward water plant investment fees (PIFs) and the parking district as applicable. A caveat was included regarding new construction to avoid the possibility of deceptive situations where an applicant only provides housing for a low intensity use and then switches to a high intensity use immediately after construction. Any newly constructed floor area will be required to provide employee housing impact mitigation per the approved use at the time of Certificate of Occupancy/Certificate of Completion (CO). Should the approved use change prior to five years from receiving CO, the difference in employee housing impact mitigation must be provided for the new proposed use.
2. Off-site Housing Mitigation: The policy was amended to allow for flexibility in mitigation by the applicant. All new developments to which the policy applies will have the ability to provide housing mitigation either on-site, off-site, through a fee-in-lieu payment or a combination of all three methods. Fee-in-lieu payments are only allowed when the amount of housing to be provided is for a fraction of one employee. There is emphasis in the policy to consider the compatibility of on-site housing and whether housing is an agreeable use with on-site and adjacent uses; however, the applicant has discretion regarding the final mitigation method(s) to provide housing. This policy change frees up limited commercial density and removes previous code conflicts where negative points would be applied to code required on-site housing.
3. Employee Generation Rate Challenge: The process of challenging employee generation rates was amended to require an independent study from a reputable firm, as agreed to by the Town. The study will be reviewed by the Planning Commission. A determination of the validity of the study and subsequent change to the generation rates for the project will be at the discretion of the Planning Commission. This revised challenge process will only apply to new floor area construction; likely Class-A development permits.
4. Housekeeping Edits: The residential uses title in this section was amended to clarify that employee housing impact mitigation applies to all new “overnight accommodation” residential unit types. Some missing lodging types, bed and breakfasts and chalet houses, were added to this list although those models of lodging have been in decline and are less likely to be constructed in the future. The policy has never applied to single-family, duplex, or other residential types which are not considered lodging. The example calculations within the policy were updated to be consistent with the current employee generation rates and section numbering was revised throughout.

Public Outreach/Engagement

While there has not been public outreach specifically requesting feedback on employee housing impact mitigation as applied to changes of use, staff have heard from numerous would-be applicants that this policy is stifling business plans and cost-prohibitive to economic changes and growth. It was the number one issue identified by business owners in a separate outreach session regarding policy changes that could improve the Riverwalk Special Area. The normal public notice requirements were followed for development code amendment legislation.

Financial Implications

Staff anticipate short-term increased staff time to draft the policy amendments; however, long-term, far less staff time would be spent making these change of use calculations. The reduced fees for the Housing Fund would be negligible, as only a single payment of \$43,736 has been made to the fund since adoption of the policy in 2020. This policy change will support private businesses pursuing new locations or business expansions, allowing for a more market driven commercial real estate landscape that does not artificially keep the existing business types fixed in their current locations. This policy change could generate economic growth and business development within the Town.

Equity Lens

Changing this policy could further the Town's Equity Blueprint Goal 3, Community Outreach and Engagement, which calls for the Town to "address community needs and interests related to racial and social equity." The current employee housing impact mitigation policy unfairly penalizes new or diverse business concepts and startups who seek a brick-and-mortar location. It is difficult for new businesses unless they are lucky enough to find an existing vacant space that already utilizes their preferred business model, otherwise they must pay a high-cost housing impact fee or acquire the rights to a residential property that will be encumbered by a deed restriction.

Staff Recommendation

Staff recommends the Town Council approve the proposed code amendments to Policy 24(A), Sections B, C, E, and F regarding Employee Housing Impact Mitigation, at first reading.

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

COUNCIL BILL NO. ____

Series 2026

Additions To The Current Breckenridge Town Code Are
Indicated By **Bold + Double Underline**; Deletions By ~~Strikeout~~

AN ORDINANCE AMENDING TITLE 9, SECTION 1, POLICY 24 (ABSOLUTE) THE SOCIAL COMMUNITY, SECTIONS B, C, E, AND F REGARDING EMPLOYEE HOUSING IMPACT MITIGATION, OF THE BRECKENRIDGE TOWN CODE.

WHEREAS, the Town of Breckenridge has evaluated the employee housing impact mitigation requirements for changes of use and finds that, when applied to changes of use, the employee housing impact mitigation policy creates unintended consequences for local business development including slowing or prohibiting business development, limiting the location of certain business types, and limiting certain models of service; and

WHEREAS, the Town Council finds that the intended benefit of the policy in generating additional employee units is presently outweighed by the unintended consequences of making business development more challenging in the context of changing the use of existing commercial space; and

WHEREAS, Council and Community goals of the Town of Breckenridge include delivering a balanced, year-round economy and a hometown feel and authentic character, initiatives to which local business development is paramount.

WHEREAS, the Town Council desires to amend the policy to remove barriers for businesses seeking a change of use within existing commercial spaces, as well as incorporate additional amendments clarifying the Town's intent with regards to employee housing impact mitigation.

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

Section 1. That section 9-1-19-24A: POLICY 24 (ABSOLUTE) THE SOCIAL COMMUNITY, SECTIONS B, C, E, and F, be amended by deleting the language stricken and adding the language underlined to read as follows:

B. Employee Housing Impact Mitigation:

1. The purpose of this subsection B is to ensure that new development ~~or changes in the intensity of use provide~~ **provides** a reasonable amount of employee housing to mitigate the impact on available employee housing caused by such development.

2. Subsections [B](#) through [G](#), inclusive, of this policy shall apply to all new development **(new floor area)** and changes of use of the following land uses:

a. Commercial Use

b. Industrial Use

c. Mixed Use

d. Recreation and Leisure Amenities

e. The following Residential **“overnight accommodation”** Uses:

i. Boarding House

ii. Condominium/Hotel

iii. Divisible Unit

iv. Hotel/Lodging/Inn

~~v. (Rep. by Ord. 26, Series 24)~~vi. Timeshare Interests

vi. Bed and Breakfasts

vii. Chalet Houses

3. This policy does not apply to institutional uses.

C. Employee Generation and Mitigation Rates:

1. The "Employee Generation Rates by Type of Use Table," below, shall be applied to each type of use listed in subsection [B2](#) of this section. For any use not listed, the director shall determine the applicable employee generation rate by consulting the town's then-current current nexus study.

Employee Generation Rates by Type of Use Table

Type of Use	Employee Generation Rate
Restaurant – Food Service	
Fast food/counter service	3.26 employees per 1,000 square feet
Sit down/table service – outdoor space up to 25% of indoor size*	8.34 employees per 1,000 square feet

Sit down/table service – outdoor space greater than 25% of indoor size*	12.78 employees per 1,000 square feet
Outdoor additions**	4.44 employees per 1,000 square feet
Taphouse/Brewery/Bar (without food service)	2.73 employees per 1,000 square feet
Health and Wellness (e.g. yoga, fitness, gym, physical therapy)	3.41 employees per 1,000 square feet
Personal Service (e.g. salon, spa, nailcare, skincare)	5.54 employees per 1,000 square feet
Retail	2.95 employees per 1,000 square feet
Office	6.26 employees per 1,000 square feet
Hospitality (e.g. condominium/hotel, divisible unit, hotel/lodging/inn, timeshare interests)	0.23 employees per room/unit/divisible unit

*Rate applied to indoor square footage.

**Rate applied only if previous outdoor space was less than or equal to twenty-five percent (25%) of indoor size.

2. If an applicant **has confidence** ~~submits competent evidence demonstrating~~ that the employee generation rates contained in table "Employee Generation Rates by Type of Use Table," above, do not accurately reflect the number of employees generated by the proposed development, **an applicant may challenge the generation rates by providing an independent study from a reputable firm as agreed to by the Town, one which typically conducts such research, that sufficiently demonstrates with verifiable evidence that deviation from those employee generation rates is warranted.** ~~or change of intensity of use and the planning commission finds that such evidence warrants a deviation from those employee generation rates; the~~ **The** planning commission shall **review the independent study** and allow for such a deviation as the planning commission deems appropriate. ~~The town may, at its discretion, hire an independent third party consultant to verify the evidence provided by an applicant. The cost of such verification shall be paid or reimbursed by the applicant.~~

3. Each development shall mitigate its impact on available employee housing by providing new employee housing for thirty-five percent (35%) of the employees generated by the project, in accordance with the table "Employee Generation Rates by Type of Use Table," above, and the requirements of this policy.

For example, for a new fast food/counter service restaurant proposing 2,500 square feet of new area, the required employee housing would be calculated as follows:

$$([2,500 \text{ square feet} / 1,000 \text{ square feet}] \times [3.26]) = 8.15 \text{ new employees generated} \times 35\% = 2.85 \text{ employees to be housed.}$$

~~4. If an increase in employee generation is caused by a change in the intensity of a use in existing square footage (e.g., retail to restaurant), the employee housing requirements of this policy shall apply to the difference of new employees generated (e.g., difference between retail and restaurant employee generation rate).~~ **If a new structure is replacing an existing structure, this policy shall only apply to the difference of floor area (additional floor area). Employee housing impact mitigation shall be provided for the proposed use at the time of Certificate of Occupancy/Certificate of Completion of a new structure. Should the original approved use of any new floor area change prior to five years after receiving a Certificate of Occupancy, the applicant shall provide employee housing impact mitigation for any difference between the original approved use at the time of Certificate of Occupancy and the new proposed use (e.g., pay the difference between retail and restaurant employee generation rate).**

E. *Methods of Mitigation:* **For all new development projects (new floor area), the mitigation of employee housing required by this policy shall be accomplished through one or any combination of the methods further described in this section. Unless otherwise regulated by this policy, the choice of method(s) used to mitigate the employee housing requirements of this policy shall be at the discretion of the applicant.**

1. *On-Site Mitigation:* For all:

- ~~i. New construction (i.e., development that does not affect any existing buildings or structures);~~
- ~~ii. Demo/rebuild projects;~~

1 iii. ~~Development that involves a changes in intensity of use of existing square~~
2 ~~footage, no less than twenty-five percent (25%) of the mitigation of employee~~
3 ~~housing required by this policy shall be accomplished with on-site units.~~

4 a. ~~Exceptions: At the sole discretion of the Planning Commission, an~~
5 ~~exception may be granted from this subsection E1 based upon one of~~
6 ~~the following findings:~~

7 (i) ~~Implementation of the on-site unit mitigation method would~~
8 ~~not be compatible with the other on-site or adjacent uses;~~

9 (ii) ~~Implementation of the on-site mitigation method would be~~
10 ~~contrary to the goals of the applicable elements of the town's~~
11 ~~land use guidelines;~~

12 (iii) ~~Exceptional or unique conditions apply to the site, which~~
13 ~~generally do not apply to other sites, that prevents the~~
14 ~~implementation of the on-site unit mitigation method;~~

15 (iv) ~~The method of mitigation proposed better achieves the~~
16 ~~general and specific purposes of this policy than the on-site~~
17 ~~mitigation unit method., as decided by the town through a~~
18 ~~development agreement; or~~

19 (v) ~~The project is located in the Conservation District.~~

20 (vi) ~~An applicant may pay a fee in lieu instead of providing~~
21 ~~required employee housing only when the amount employee~~
22 ~~housing requirement required by this policy is less than 1.0~~
23 ~~employee.~~

24 **a. On-site construction of employee housing should consider residential**
25 **compatibility with the site and other proposed or adjacent uses.**

26 b. *Deed Restrictions:* All on-site employee housing shall be deed restricted in accordance
27 with the town's Housing Guidelines and subsection G of this policy. **On-site units shall be**
28 **provided at the time of Certificate of Occupancy/Certificate of Completion for the new**
29 **development.**

30 c. *Remaining Portion of Requirement:* Any remaining portion of the mitigation requirement
31 not provided with on-site units shall be provided in accordance with Subsection 2 **or 3** of
32 this section.

33 2. *Off-Site Mitigation:*

~~a. For all development projects except those mitigated by subsection E1 of this section, the mitigation of employee housing required by this policy shall be accomplished through one or any combination of the methods further described in this section. Unless otherwise regulated by this policy, the choice of method(s) used to mitigate the employee housing requirements of this policy shall be at the sole discretion of the applicant.~~

~~b. Off-Site Units: The required number of employee housing units~~ **a. Required employee housing,** less the ~~any~~ on-site required ~~provided~~ mitigation, may be provided off-site within the Upper Blue Basin, ~~provided~~ **given** that such employee housing units are deed restricted in accordance with subsections ~~A through G~~ of this policy. **Off-site units must be provided prior to Certificate of Occupancy/Certificate of Completion of the new development.**

3. *Payment of Fees In-Lieu:*

a. The fee in-lieu for each employee required to be housed by this policy shall be established periodically by resolution of the town council

b. An administrative fee, established by resolution of the town council, shall be paid by the applicant in addition to the fee in-lieu

c. Fees in-lieu shall be due and payable prior to the issuance of a building permit for the development.

d. The town shall use monies collected from fees in-lieu only to provide additional employee housing units.

e. An applicant may provide a payment of fees in-lieu only for any fractional remainder of the requirement generated under this policy totaling less than 1.0 employee.

f. The fee in-lieu shall be calculated based on the market affordability gap for a two person household earning 80% Area Median income (AMI) in Summit County. The fee in-lieu calculation shall be updated periodically as new AMI information is published by the U.S. Department of Housing and Urban Development.

Fee In-Lieu Calculation Table

80% Area Median Income for 2 person Household	\$61,440
Affordable Monthly Payment	\$1,229
Taxes/Insurance/HOA	\$350
Mortgage Payment	\$879

Maximum Mortgage Amount	\$151,650
Affordable Purchase Price*	\$168,500
Average S.F. of Affordable Units	1370
Median Price per S.F. (Market Units)	\$513
Cost Per Unit	\$702,810
Affordability Gap per Unit in Lieu	\$543,310
Gap per Employee (1.4 employees/household on average)	\$381,650
Administrative Fee per Employee (2%)	\$7,633
Total Gap per Employee	\$389,283
Fee per Square Foot per Employee	\$279
Administrative Fee per Square Foot per Employee	\$6
Total fee in-lieu per S.F.**	\$284

*Assumes 5.69% interest rate, 10% down payment, 30 year fixed loan, \$350 for HOA, Insurance, and Taxes. These assumptions will be updated in accordance with the Summit Combined Housing Authority assumption changes.

**Number will be rounded up or down to the nearest whole number.

Sample fee in-lieu calculation:

For example, for an application proposing 100 square feet of new area for a retail establishment, the required fee in-lieu would be calculated as follows:

$$([100 \text{ square feet of Additional Retail Space} / 1,000 \text{ square feet}] \times [2.42.95]) = 0.24 \text{ } \underline{0.30} \text{ new employees generated} \times 35\% = .084 \text{ } \underline{0.11} \text{ employees to be housed}$$

$$.084 \underline{0.11} \times 350 \text{ square feet} = 29.4 \underline{38.5} \text{ total square feet to be assessed fee in- lieu}$$

$$29.4 \underline{38.5} \text{ square feet} \times \$284.00 \text{ Total fee in-lieu per S.F.} = \$10,934.00 \text{ Total fee in-lieu to be paid}$$

 In accordance with subsection E3a of this section, "Policy 24 (Absolute) Social Community," future changes to the amount of the fee in-lieu shall be made by resolution of the town council.

1 F. *Administration*: Each application for development review ~~or change of intensity of use~~
2 shall include an employee housing narrative which includes the following:

3 1. *Calculation Method*: The calculation of employee generation and the mitigation method
4 by which the applicant proposes to meet the requirements of this policy;

5 2. *Plans*: A dimensioned site plan and architectural floor plan that demonstrates
6 compliance with subsection D of this policy;

7 **Section 2.** Except as specifically amended hereby, the Breckenridge Town
8 Code, and the various secondary codes adopted by reference therein, shall continue in
9 full force and effect.

10
11 **Section 3.** The Town Council hereby finds, determines, and declares that it has
12 the power to adopt this ordinance pursuant to the provisions of: (i) Section 31-35-402,
13 C.R.S.; (ii) Article XIII of the Town Charter; and (iii) the powers possessed by home rule
14 municipalities in Colorado.

15
16 **Section 4.** The Town Council hereby finds, determines, and declares this
17 ordinance to be in the best interest and preservation of the public health, safety, and
18 welfare.

19
20 **Section 5.** This ordinance shall be published and become effective as provided
21 by Section 5.9 of the Breckenridge Town Charter.

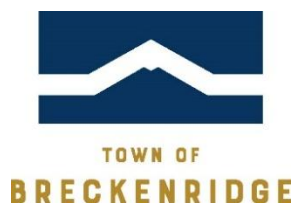
22 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
23 PUBLISHED IN FULL this ____ day of ____, 2026. A Public Hearing shall be held at
24 the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the
25 ____ day of ____, 2026, at 7:00 P.M., or as soon thereafter as possible in the Municipal
26 Building of the Town.

27
28 TOWN OF BRECKENRIDGE, a Colorado
29 municipal corporation
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33 By: _____
34 Kelly Owens, Mayor
35

36 ATTEST:
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1 _____
2 Mae Watson,
3 Town Clerk
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6 APPROVED AS TO FORM:
7 _____
8 Town Attorney
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Memo

To: Town Council
From: James Phelps, Director of Public Works
Date: February 18, 2026 (for February 24, 2026 meeting)
Subject: Amended Administrative Rules and Regulations for Department of Public Works – Article VI Water Meter Replacement

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

Staff is proposing to add Article VI – Water Meters and Curbstops to the Administrative Rules and Regulations for Department of Public Works.

Background

In 2025, the Town Water Utility initiated a project to upgrade the water metering system to Advanced Metering Infrastructure (AMI). The upgrade allows for more accurate metering, early leak detection, and the ability for customers to view daily usage. The new technology eliminates the need to perform manual meter checks for customer monthly water use. The new water meters also replace the existing 20+ year-old meters that have met design life and reporting capability.

The Administrative Rules and Regulations for the Department of Public Works did not previously include Article VI. Article VI provides additional information and guidance specific for water meter replacement, as well as a provision regarding curbstops that will generally assist Public Works staff:

- Water Meter Compliance – All Customers shall have a water meter that meets the specifications identified by the Director.
- Water Meter Ownership – Town of Breckenridge – Water meters are included in the water treatment, storage and distribution facilities, systems and appurtenances that are owned and operated by the town for various water needs of its water users, as provided in Town Code.
- Deadline for Water Meter Replacement – The Director has the authority to set a reasonable deadline for replacement. All water customers shall comply with such deadline, unless an extension is granted by the Director.
- Relief in Extraordinary Circumstances – The Director may grant a temporary extension to the deadline to replace non-compliant water meters in certain specific instances.
- Noncompliant Meter Maintenance Fee – In the event a customer fails to comply with a request for water meter replacement the customer shall be subject to a non-compliant meter maintenance fee. This fee is simultaneously being added to the Town Code.
- Accessibility – Water meters must be accessible; if a meter is not accessible for replacement, testing, or maintenance, it is the homeowner's responsibility and cost to make accessible.

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

- Curb-Stop Maintenance – It is the responsibility of the property owner to maintain access to the curb-stop and keep free from landscaping, rock/boulder, decks and asphalt.

Breckenridge Town Code Section 12-2-19 provides that water meters shall be of type, size and design approved by the Town and shall be installed as required by the procedures of the Town.

Public outreach/engagement

The Water Utility, in collaboration with the Town of Breckenridge Communication Team, began advance and specific messaging for the water meter replacement project in June of 2025. The result of these continued efforts has resulted in 94% of the 5,269 water customers being compliant with the new Town water meter standard.

Financial Implications

Non-compliant water meters increase operational costs due to the additional staff time needed to record the water use reading. The new rules and regulations will assist Town staff with implementing the non-compliant water meter maintenance fee that is concurrently being adopted into Town Code.

For water customers with non-compliant water meters, a fee of \$100 per billing cycle will be incurred. The rate reflects the actual costs to the Town for non-compliant water meter reading.

Equity Lens

Water customers will have the opportunity to resolve and schedule for a new water meter to be installed prior to incurring the \$100 fee. A temporary extension will be allowed for all water customers that schedule a water meter replacement. The fee structure is based on actual cost.

Staff Recommendation

This item does not require a formal Town Council approval however staff would like the Town Council's support in moving forward with the Amended Administrative Rules and Regulation for the Department of Public Works – Article VI Water Meters and Curbstops.

DEPARTMENT OF PUBLIC WORKS

Articles:

- I General Provisions
- II Solid Waste Collection and Disposal
- III Shared Commercial Enclosure Program
- IV Disposable Bag Fee Program
- V Valley Brook Cemetery
- VI Water Meter Replacement

Article I

GENERAL PROVISIONS

A. *Authority and purpose.* These regulations are adopted by the department of Public Works of the Town of Breckenridge per authority of the municipal code. These regulations supplement the requirements of the municipal code and are intended govern any additional criteria of the Public Works department. These Public Works rules and regulations supersede and terminate any and all prior Public Works rules and regulations.

B. *Effective date.* These administrative rules and regulations (Public Works rules and regulations) are effective upon publication as required under [1-18-3](#) of the municipal code.

C. *Interpretation.* These Public Works rules and regulations have the force and effect of law. To the extent there is any conflict between the municipal code and these regulations, the municipal code shall govern.

Article II

SOLID WASTE COLLECTION AND DISPOSAL

Pay-As-You-Throw, and Universal Recycling

A. *Hauler Licensing Requirements.* The below administrative regulations should be read in conjunction with the municipal code, title [4](#), chapter [16](#).

1. Licensed haulers shall assess volume-based service rates for the total cost of residential trash and recyclables collection exclusive of any surcharges based on the trash container size. Licensed haulers may establish any base unit rate for the small trash service level and shall establish rates that incrementally increase the base unit rate by no less than eighty percent (80%) for the medium service level and by no less than one hundred and sixty percent (160%) for the large service level. Haulers are permitted to show the cost of service by line item, but the service offering and cost must be displayed and billed as a bundled product.

a. Volume-Based Service Rate example – if the Licensed Hauler Base Unit Rate is \$20/month for Trash and Recyclables collection, the Medium Trash Container service level shall no less than \$36/month and the Large Trash Container service level shall be no less than \$52/month

b. Volume-Based Service Rate example – if a Generator opts to have two Large Trash Containers with the pricing used in the example above the monthly rate would be no less than \$104 for Trash and Recyclables collection

2. All volume-based pricing shall be published on the licensee's website and easily accessible for customers located within the Town of Breckenridge.

3. If a licensee provides trash collection to a commercial customer, the hauler must also provide recycling containers with a service equivalency of at least fifty percent (50%) the size of trash service when container number, size and collection frequency are considered, and shall have discretion to establish separate rates for recycling.

a. Commercial recycling container example – if entity has a 6-cubic yard trash container collected twice/week, the licensed hauler shall provide at least the equivalent of a 6-cubic yard recyclables container collected once/week

b. Commercial trash compactor example - the recyclables container capacity shall be at a minimum equal to the volume of the trash compactor charge box or 8 cubic yards collected at the same equivalency of the trash compactor, whichever is smaller

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4. A licensee shall provide separate containers for glass and/or organics upon request of a commercial customer and shall have discretion to establish separate rates for such services; provided, however, a licensed hauler shall provide glass recycling service to commercial businesses that have mandatory requirements to recycle glass under title [5](#), chapter [6](#) (e.g. restaurants, bars, taverns, tap houses).
 5. A licensee shall notify all customers of the municipal code and these regulations on an annual basis by electronic mail or by delivering a hard copy to the customer account or as otherwise provided below:
 - a. Notices and guidelines for group accounts may be sent to the group account representatives provided that such notice identifies the representatives' obligation to notify all individual customers of the service of the provision of recyclables collection service.
 - b. All customers shall receive a written service notification of service options including specifications of customer-provided containers, residential and commercial collection rates, collection frequency, service surcharges (if any) and any other costs for extra services upon initial provision of service, within thirty (30) days prior to any rate change and annually by December 31st of each year.
 6. Licensed Haulers shall provide written communications to customers at least 3 times per year with educational materials for the safe and effective separation of recoverable materials that is developed jointly with licensed haulers.
 7. Licensed haulers shall maintain a website that includes current residential and commercial collection options and list of recyclables accepted at the SCRAP recycling facility.
 8. All Containers provided by licensed haulers shall be labelled with current licensed hauler name and contact information - any other information shall be removed or covered.
 9. Recyclable containers regardless of whether provided by the licensed hauler or customer shall include conspicuous and durable signage provided by Summit County that describes acceptable and unacceptable recyclables – any outdated information shall be removed or covered.
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10. All labels shall be weather-resistant and conspicuously placed and maintained (replaced as needed).
 11. If a Licensed Hauler elects to perform collection of Solid Waste including Recoverable Materials through subcontractors or agents, such relationship shall not relieve said hauler of the responsibility for compliance with these Regulations. Any subcontractor or agent shall also be a Licensed Hauler.
 12. Upon a request from any Customer, licensed haulers shall provide wildlife-resistant containers of the same size as their trash container, locking device or similar mechanism. Nothing in these regulations prevents the licensed hauler from assessing additional fees for wildlife-resistant trash container rental or service provided such costs are itemized on each customer bill.
 13. A licensed hauler shall provide a customer with a container the next size up in capacity and shall impose new rates according to the size of the container should the customer overload a container more than three times after receiving notice from the hauler. Overloading a container means that it does not fully close or allows trash outside of the container unless the licensee accounts for and bills the customer for all trash located outside the container at a rate that is at least equal to the cost of the container service level; any container so managed shall be prominently affixed with a tag provided by Summit County identifying it as overloaded at the time of service.
 14. At the time a solid waste hauler applies or renews a BOLT license, a licensed hauler shall submit through the Town's online portal the fillable form for an annual report to Public Works that contains the following information at time of reporting:
 - a. Number of regular residential accounts
 - b. Volume based pricing options and rates
 - c. Number of group accounts
 - d. Number of valet and on-call accounts
 - e. Number of commercial accounts
 - f. Number of commercial accounts with glass service
-

- g. Number of commercial accounts with compost service

15. *Implementation Dates.*

- a. *Service to Residential Customers.* No later than February 1, 2023, rates for 2023 must be published and shared with the Public Works Director.

B. *Commercial Generator Requirements.* The below administrative regulations should be read in conjunction with the municipal code, title [5](#), chapter [6](#).

1. After recycling service begins at a property, commercial generators shall comply with [5-6-12](#) section [C](#).
2. Owners of commercial or multifamily properties and management companies are responsible for ensuring tenants, residents, and guests know how to correctly use recycling services, it is essential that tenants, residents and guests:
 - a. Know that recycling services exist
 - b. Know the location(s) of dumpsters and containers
 - c. Are educated regularly
3. Property maps depicting the locations of required services must be provided. Owners and managers may choose to have trainings conducted by a third party approved by the Town.

C. *Variances and Waivers.* A variance or waiver from the recycling requirements of these regulations may be granted upon receipt of a completed application and supporting documentation from a residential or commercial generator or licensed hauler and approval by the Public Works Director or their designee. All forms can be found and submitted online at www.sustainablebreck.com. Applicants with space constraints that preclude the Zero Waste ordinance must provide a description and photograph(s) of the area. Prior to granting a variance or waiver based on space constraints, the Town reserves the right to conduct an on-site inspection.

1. Variances may be approved to temporarily modify the recycling requirements of these regulations and waivers may be approved to temporarily exempt compliance. The first variance or waiver will be issued for a maximum period of two (2) years, at which time full

compliance shall be required unless a new variance or waiver is requested and approved for an additional six (6) months for a total of two and a half (2.5) years. The Public Works Director may issue variances or waivers for the following:

- a. *Residential customers.*
 - i. At or below 80% AMI and/or proof of SNAP benefit eligibility
- b. *Commercial customers including Multi-Family Properties.*
 - i. Whose premises have extreme space constraints
 - ii. Whose available recyclable container space is not safely serviceable - which shall mean significantly less safe to service than the customer's trash container
 - iii. Who would violate another town code or regulation, or state or federal regulation if required to separate recyclables or glass for collection
 - iv. Who do not generate reasonable quantities of recyclables or glass - which shall mean less than one (1) Large Recyclables Container is collected once per week for either material
 - v. Multi-Family Properties that include more than 70% accommodation units by number of accommodation unit license may have a reduced recyclables container volume capacity equal to 25% of trash container capacity
 - vi. Multi-Family Properties that include more than 70% deed restricted units
- c. Any other good cause approved by the Public Works Director

D. *Permanent Exemptions.* The following individuals or entities are exempted from the provisions of these regulations but may be required to provide documentation to verify eligibility for this exemption provided that all recoverable material is delivered to the Summit County Resource Allocation Park:

1. Residential or commercial generators who self-haul trash, or who transports solid waste for another individual without compensation. Such entities have no curbside service of any kind.

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2. On-call customers with trash collection less than once per calendar month – when trash collection service increases to more than once in any calendar month, on-call customers shall be subject to the commercial recycling requirements as described in these regulations
 3. A civic, community, benevolent or charitable non-profit organization whose primary business is not the collection of Solid Waste that collects, hauls and markets Recoverable Materials solely for raising funds for a charitable, civic or benevolent activity
 4. A property owner or agent thereof who hauls Solid Waste left by a tenant upon such owner's property so long as such property owner does not provide collection service for compensation for tenants on a regular or continuing basis
 5. Furniture or appliance vendors and their delivery agents who deliver furniture or appliances sold by such vendor and dispose of the purchaser's used furniture or appliances being replaced by such purchase
 6. A demolition, construction or landscaping contractor who produces and transports Solid Waste in the course of its performance of a project, where the Solid Waste produced is incidental to the particular demolition, construction or landscaping work being performed by such contractor
 7. Haulers engaged solely in the transport of discarded materials that are expressly excluded from the definition of Solid Waste in this ordinance and regulations promulgated hereunder
 8. Property owners that share collection services with one or more neighboring properties
 9. A licensed hauler is exempt from providing volume-based service rates and trash collection requirements to an individual or entity that generates only recyclables placed curbside for pick up.
 10. Any other individuals or entities deemed exempt in writing by the Public Works Director

E. *Rebate and Grant Hardship Program.*

1. *Residential Container Swap Rebates.*

a. Until December 1, 2023, rebates are available up to \$45 per container for the cost of downsizing residential trash containers and for adding recycling containers in order to comply with the ordinance. In an effort to save on cost and transportation efficiency, there may be a central container swap event or events where residents can swap out containers for downsizing service. Rebates for upsizing service are not available.

2. *Residential Hardship.*

- a. For residential customers at or below 80% AMI and/or proof of SNAP benefit eligibility, there is direct payment assistance for the difference in service cost after implementation of volume-based pricing for up to three (3) months provided that:
- b. The resident added recycling service where they didn't have it before, or
- c. The resident has downsized trash service, and
- d. The cost of the combined trash and recycling exceeds the amount the resident was paying for the six (6) months preceding PAYT, excluding surcharges.
- e. Direct payment assistance will cover the difference in service. Documentation will be required.

3. *Commercial Hardship.*

- a. Should a commercial property require capital improvements to comply with the regulations, a grant application can be made for financial assistance. Grants will be available on a first-come, first served basis until funds are exhausted. Maximum grant request is \$2,500.

F. *Authority to Impose Conditions.* The public works director may impose such reasonable terms and conditions on a variance, waiver, rebate or grant permit as may be necessary to protect the public health, safety and welfare, and to obtain compliance with the requirements of these regulations and applicable law.

G. *Decision By Public Works Director.* The public works director must approve, deny, or conditionally approve a completed application for waiver, variance, or hardship assistance within 30 days of the receipt of such application, unless, by written notice to the applicant, the decision period is extended for an additional 10 days. The deadlines imposed by this subsection may be extended with the written consent of the applicant.

If an application for hardship is denied, the public works director must clearly set forth in writing the grounds for denial and, where feasible, propose measures to cure the defects in the application.

If an application is conditionally approved, the public works director must clearly set forth in writing the conditions of approval.

The public works director will notify the applicant of his or her decision on the application within 3 days of rendering the decision. Notice shall be given by mailing a copy of the public works director's decision to the applicant by electronic notice.

Article III

SHARED COMMERCIAL ENCLOSURE PROGRAM

The below administrative regulations should be read in conjunction with the municipal code title [5](#), chapter [6](#).

A. *Authorized Use of Shared Commercial Enclosures.* The Town owns or manages a series of shared commercial enclosures located throughout the Conservation District. The facilities are used for the temporary collection and storage of trash, single stream recycling, and glass. The public works director, upon consideration of all relevant information, authorizes use of the facilities. The public works director has the right to determine eligibility, even if an individual or business is located in the Conservation District. In order to be eligible, individuals and businesses must:

1. Be located in the Conservation District,
2. Be in good standing with Breckenridge business license (including accommodation license if applicable),
3. Complete a shared commercial enclosure agreement,
4. Be in good standing with trash and recycling contractor/s account,
5. Not have access to a private trash and recycling facility, and
6. Pay the annual material management fee for program participation

B. *Contract for Trash and Recycling Service.* The Town releases an RFP for trash, recycling, and glass recycling service for the shared commercial enclosures each year. There may be one or more contracts awarded by service type. The Town calculates the user's share of service cost based on:

1. Total contract for service,
2. Type of entity,
3. Size of entity,
4. Estimated waste generation, and
5. Total number of users in the program

Rates for service are calculated quarterly and submitted to the contractor. The contractor is authorized to bill users directly for the user's portion of service cost as per the quarterly rate calculation by the Town. Users agree to pay the bill submitted by the service contractor or contractors.

E. *Keycard Replacement.* The Town issues two (2) keycards to authorized users once all requirements are completed. Users are responsible for the keycards. Lost or stolen keycards will be deactivated, and new keycards can be reissued for a replacement fee of \$25 per card. Keycards may also be deactivated if a user is no longer in good standing or is determined to be misusing the facilities as per [5-6-12](#) and [5-6-11](#) of the town code.

Article IV

DISPOSABLE BAG FEE PROGRAM

The below administrative regulations should be read in conjunction with the municipal code title [5](#), chapter [12](#).

A. *Department of Public Works and Police Department To Assist With Enforcement of Disposable Bag Fee Business Ordinance.* The public works director has requested the assistance of the appropriate employees of the Town's Department of Public Works and Police Department with respect to the enforcement of the Disposable Bag Fee Ordinance. Any member of the Town's Department of Public Works, including, but not limited to the Town's Mobility Division, or any

member of the Police Department is authorized to provide assistance to the public works director, and when doing so shall be a “designee” of the public works director.

B. Evidence Required To Support Determination of Classification as a “Reusable Bag.”

1. To support a determination that a particular bag meets the reusable requirements of the definition in a retail store must provide acceptable evidence to the Town in the form of a verifiable order form for the particular bag, together with a written confirmation from the bag manufacturer that it meets these requirements.
2. If deemed necessary, the public works director or their designee may independently inspect bags at retail stores to verify they meet this definition.

C. Evidence Required To Support Determination of Classification as a “Disposable Bag.”

1. To support a determination that a particular bag meets the disposable bag requirements of the applicable definition a Retail Store must provide acceptable evidence to the public works director in the form of a verifiable order form for the particular bag, together with a written confirmation from the bag manufacturer that it meets these requirements.
2. If deemed necessary, the public works director or their designee may independently inspect bags at Retail Stores to verify they meet the applicable definition.

F. *“Small Bag” Exemption.* Section [5-12-12\(F\)](#) exempts all plastic and paper bags 100 square inches in size or less.

G. *“Safety Bags” Exemption.* The public works director may exempt from the Disposable Bag Fee Ordinance any bag based upon bona fide health or safety concerns (e.g., bags wrapping packaged dry ice).

H. *Penalties.* Violations of any provision of the municipal code or these rules and regulations is subject to any and all discipline, fines and/or penalties as set forth [5-12-14](#).

Persons with questions concerning these regulations should contact the Public Works department at 970-453-3170.

Article V

VALLEY BROOK CEMETERY

I. *General Provisions.*

A. *Authority and purpose.* These regulations are adopted by the department of public works and the clerk of the Town of Breckenridge per authority of the municipal code. Application and permission for interment, and permissible use of burial space shall be governed by the rules and regulations of the cemetery. These regulations supplement the requirements of the municipal code. These rules and regulations supersede and terminate any and all prior rules and regulations.

B. *Effective date.* These administrative rules and regulations are effective upon publication as required under [1-18-3](#) of the municipal code.

C. *Interpretation.* These rules and regulations have the force and effect of law. To the extent there is any conflict between the municipal code and these regulations, the municipal code shall govern.

II. *Definitions.*

Burial Space means a single space within a platted lot designed for the interment of one human body.

Lot means a platted lot within the cemetery consisting of ten (10) burial spaces.

Memorial means a monument, monolith or marker for family or individual use.

Monument. The term "Monument" refers to a stone memorial of more than one piece.

Monolith. The term "Monolith" refers to one-piece memorials of a particular design, usually tall stone of narrow width and depth.

Marker. The term "Marker" refers to one-piece stones (other than monolith) or bronze, usually used to mark individual or companion gravesites.

III. *Purchase of Burial Spaces.*

A. *Requirements for purchase.*

1. Completed application for purchase of a burial space on the form provided by the office of the clerk.
2. Proof of residency or property ownership will be due at the time of purchase.
3. Executed purchase agreement on the form provided by the clerk.
4. *Purchase of single burial spaces.* Single burial spaces shall be sold within lots which are partially full only.

B. Eligibility to purchase burial site; Purchase price; Perpetual care fee:.

Eligibility Requirements	Purchase Price	Perpetual Care Fee
In Town property owners and/or residents	\$500.00	\$800.00
Unincorporated Summit County property owners and/or residents	\$800.00	\$1200.00
Others residing outside boundaries if have relatives buried in Valley Brook Cemetery.	\$2500.00	\$2500.00

C. Lot and burial space sizes.

Per burial space: 4 feet by 10 feet

per lot (10 spaces): 20 feet by 20 feet

D. Limit on purchase of lots and burial spaces. Purchasers of lots shall be limited to a maximum of one lot (10 spaces) per family.

E. Notification of change of address. It is the duty of the burial space owner to notify the town clerk in writing of any change in his/her post office address. Notice sent to an owner

at his/her last known address on file with the town clerk shall be deemed sufficient and proper legal notice.

F. *Transfer or assignment of cemetery lots or burial spaces.* No transfer or assignment of any cemetery lot or burial space in the town cemetery shall be valid without the consent in writing of the town clerk.

G. *Re-Sale of cemetery lots or burial spaces.* Re-sale of cemetery lots or burial spaces may only be made to the Town of Breckenridge. Said lots or spaces may be repurchased by the Town at a price equal to the price originally paid by the owner. No cemetery lot or burial space shall be sold to or purchased by a funeral director or other persons for purposes of re-sale or speculation.

H. *Errors may be corrected.* The Town reserves the right, and shall have the right to correct any errors that may be made by it in the description, transfer or conveyance of any interment property, either by canceling such conveyance and substituting and conveying in lieu thereof other interment property of equal value and in similar location if possible, or as may be selected by the Town; or, in sole discretion of the Town, by refunding the amount of money paid on account of said purchase. In the event such error shall involve the interment of the remains of any person in such property, the Town reserves the right to have removed and/or transfer such remains so interred to such other property of equal value and similar location as may be substituted and conveyed in lieu thereof at the expense of the Town.

IV. *Interments and Disinterments.*

A. No interment or disinterment will be allowed without the prior written approval of the town clerk.

B. No burials will take place during the winter months (November 1 – June 1).

C. *One body per space.* Not more than one body or the remains of one body may be interred in any one burial space unless otherwise approved in writing by the town clerk.

D. No corpse may be interred in the Cemetery except within a casket, unless another appropriate container is approved by the Town Clerk.

E. In the case of cremated remains, two cremated remains are allowed to be interred in any one burial space, provided the initial burial takes place at the head of the space (and is known to be in that location).

F. *Burial permit required.* An authorization for final disposition must be submitted to the Town Clerk before any interment or disinterment, in accordance with Section [25-2-111](#), C.R.S.

G. *Disinterment or removal.* Disinterment shall only take place upon written consent of the next of kin of the deceased or upon court order and may need to be contracted out by the requestor.

H. *Opening and closing graves.* The Town Clerk shall be notified as early as possible, to coordinate burial timing with public works, no less than 72 hours in advance of an interment. Timing is ultimately up to staffing availability, but reasonable efforts will be made to accommodate timing desires.

Service	Fee Amount
Open and Close Casket	\$1,225.00
Open and Close Cremation	\$700.00
Licensed Contractor / Self Dig Fee (with prior approval from Town Clerk)	\$200.00
Emergency/After Hours Hourly Fee (defined as outside regular business hours, Mon-Fri 8am-5pm, and holidays):	\$200.00
Infant Burial (Ages 2 years or younger – space purchase and casket open/close included):	\$.00

V. *Conduct Within the Cemetery.* Visitors shall observe the following rules in the interest of all space owners and for the protection of the grounds:

- A. Enter only during cemetery hours from 6 a.m. – 8 p.m. unless public works determines that the cemetery shall be closed to the public due to weather or other circumstances that public works determines, in its sole discretion, warrants closure. Intermittent road or cemetery closures due to winter conditions should be expected from November through April.
- B. Be respectful of the cemetery, its occupants, monuments and other visitors.
- C. Dogs are prohibited in the cemetery.
- D. Children must be accompanied and supervised by an adult.
- E. Trash and/or other discarded materials shall be discarded in public trash containers or removed from the cemetery grounds.
- F. Glass containers are prohibited.

VI. *Maintenance and Care of Cemetery and Burial Spaces.*

- A. The public works department is responsible for maintaining the common areas, roads, and tree removals, winter plowing; provided, however, only the main driving loop of the cemetery will be plowed in the winter, and only after other town plowing priorities are complete.
- B. Burial space owners are responsible for maintenance of their own spaces, including but not limited to weed management, cleaning/clearing headstones and pruning bushes. In addition,
 - 1. Unless authorized in writing by the Town clerk, burial space owners shall not install lot fencing or ornamental boundaries or otherwise impede the Town's access to burial spaces.
 - 2. Fences authorized by the clerk shall be maintained by the burial space owner and replicate the general character of historic fences by adhering to the following criteria:
 - a. Material for fences shall be wood picket (painted or stained), wrought iron, or simple iron fences. Chain link or concrete barriers are prohibited.

- b. The height of the fence should be less than three feet and installed six (6) inches inside all plot or lot boundaries and easily disassembled for future interments/disinterment.

VII. *Memorials.*

A. All memorials shall be in harmony with other memorials within the cemetery with respect to size and design.

1. The height of monoliths, shafts, columns or crosses shall not exceed eight feet (8') above grade, nor shall they be wider than thirty inches (30") or greater than two feet (2') deep.

2. Monuments and markers shall not exceed five feet (5') above grade, nor shall they be wider than four feet (4') or greater than eighteen inches (18") deep.

B. All memorials must be completely contained within space boundaries and shall be in harmony with other memorials within the cemetery with respect to size and design.

C. Only one memorial on each burial space shall be allowed. Individual memorials shall be centered on the burial space and shall be placed at the head of the grave, facing East. No individual memorial shall be wider than the burial space on which it is located.

D. Only one central family memorial shall be allowed on a family lot (10 burial spaces).

E. Private mausoleums or sarcophaguses are not allowed.

F. Any monuments placed prior to burial will result in a reduced space size.

VIII. *Town Right of Access.* The Town has the right to access the cemetery and any and all burial spaces to maintain the cemetery and access for internment and disinterment at all times. The Town further reserves the right to remove any installations, materials, fences, whether authorized or not, that are made by owners and the Town shall not be liable or responsible for repairs or returning burial spaces to their original condition.

IX. *Compliance.* Any violation of the code or these rules or regulations may be prosecuted or otherwise punishable as provided in the municipal code.

Article VI**WATER METER REPLACEMENT**

The below administrative regulations should be read in conjunction with municipal code title x section x.

- A. *Water Meter Compliance.* All Customers shall have a water meter that meets the specifications identified by the Director. Any water meter that does not meet the specifications identified by the Director shall be considered non-compliant.
 - B. *Water Meter Ownership – Town of Breckenridge:* Per 12-1-6, “All water treatment, storage and distribution facilities, systems and appurtenances owned and operated be the town for various water needs of its water users. The water system includes all waterworks, facilities, including water treatment plant(s), raw and treated water storage and pumping and distribution facilities owned be the town of Breckenridge and used to supply water.” It is unlawful to remove or tamper with the Town’s Water Meter.
 - C. *Deadline for Water Meter Replacement:* The Director has the authority to set a reasonable deadline for the replacement of non-compliant water meters. All water customers shall comply with such deadline, unless an extension is granted by the Director.
 - D. *Relief in Extraordinary Circumstances.* The Director may grant a temporary extension to the deadline to replace non-compliant water meters in the following circumstances:
 - 1. Customer is incapable of arranging for water meter replacement by reason of severe illness, incarceration, or other circumstance beyond Customer’s control.
 - 2. Customer is not a full-time resident and unable to schedule replacement during installation period. Customer is required to notify the water utility within 30 days of receiving notice, to schedule an installation appointment.
 - E. *Noncompliant Meter Maintenance Fee.* In the event a Customer fails to comply with a request for water meter replacement and/or fails to install a compliant water meter shall be subject to a non-compliant meter maintenance fee. This fee is to offset the cost to the Town of having to monitor and record water usage data from a noncompliant water meter.
 - 1. The monthly non-compliant meter maintenance fee is \$100.00.
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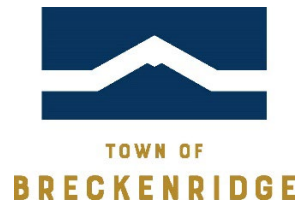
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2. The fee will be added to a Customer's water bill at least 60 days after a Customer has been notified that their water meter is non-compliant and given a reasonable opportunity to have the non-compliant meter replaced by the Town.
- E. Accessibility. Water meters must be accessible by providing a minimum clearance of 12" from walls and 24" of working area from adjacent appurtenances (this is from our meter specs). If meter is not accessible for replacement, testing, or maintenance, it is the homeowner's responsibility and cost to make accessible.

CURB-STOP MAINTENANCE

- A. It is the responsibility of the property owner to maintain access to the curb-stop and keep free from landscaping, rocks/boulders, decks, and asphalt.

[Town Website: www.townofbreckenridge.com](http://www.townofbreckenridge.com)

[Hosted by General Code.](#)



Memo

To: Town Council
From: Jessie Burley, Sustainability + Parking Manager
Date: 2/18/26 (for 2/24/26 meeting)
Subject: Sustainability Update

Material Management

Glass Recycling

At the February 17, 2026 Board of County Commissioners (BOCC) meeting, staff from the Summit County Resource Allocation Park (SCRAP) presented a proposal to reintroduce glass into single-stream recycling. The BOCC staff memo is attached for reference and discussion points.

The BOCC expressed support for the proposal but raised questions regarding implementation and potential cost impacts on single-stream recycling. In response, SCRAP staff is working to address these questions and will return with a more detailed implementation plan. At that time, Town staff will provide Council with a comprehensive overview of the anticipated impacts and implementation considerations for Breckenridge.

Overall, Town staff supports this initiative and expects the following benefits:

- Increased glass recycling from households that currently dispose of glass in the trash
- Additional space for commercial composting in the downtown core
- Better alignment with recycling guidelines in other communities
- Reduced contamination in single-stream recycling
- Simplified recycling processes for households and businesses

Staff anticipates that changes to the PAYT/URO ordinance may be necessary to reflect new glass recycling requirements. This analysis is still underway. Town staff will continue to monitor BOCC discussions and collaborate with SCRAP on implementing any policy changes.



SUMMIT COUNTY RESOURCE ALLOCATION PARK

970 668 4290 phone
summitcountyco.gov

639 Landfill Rd. | PO Box 3789
Dillon, Colorado 80435

TO Board of County Commissioners (BOCC)
FROM Aaron Byrne, Public Works Director, Bill Schenk, Assistant SCRAP Director
CC Steve Greer, Deputy County Manager
DATE February 17, 2026, Work Session
SUBJECT Single Stream and Mixed Glass Recycling

ISSUE

The purpose of this work session is to discuss the components of Single Stream Recycling in Summit County and review the current recycling model at the Summit County Resource Allocation Park (SCRAP).

Currently, SCRAP accepts Single Stream Recycling without glass. Staff is proposing to add (reintroduce) glass into the Single Stream Recycling program and accept mixed glass at our drop off centers. This discussion will outline the advantages and disadvantages of these potential changes to gather feedback from the Board of County Commissioners (BOCC).

This updated model is intended to:

- Increase public participation
- Increase diversion rates
- Support the County's long-term goal of extending the landfill's estimated closure date beyond 2078

DISCUSSION

Over the years, SCRAP staff has remained transparent and focused on providing sustainable recycling programs tailored to Summit County. Staff has worked closely with stakeholder groups, local governments, haulers, businesses, and contractors to develop a recycling model that best serves the community.

History of Single Stream Recycling in Summit County

In 2011, SCRAP collaborated with the community and haulers to introduce Single Stream Recycling. Shortly after implementation, it became evident that glass significantly contributed to contamination, reducing the value of other recyclable commodities.

In 2014, SCRAP, working with haulers, the community, and its Front Range material recovery facility (MRF), made the decision to remove glass from Single Stream Recycling. This decision proved beneficial, as SCRAP had access to a truly sustainable glass recycling outlet, the Rocky Mountain Bottle Plant (RMBP), which recycles glass bottle-to-bottle.

The County operates 4 free public recycling drop-off locations, allowing the community two recycling options:

1. Contracting with a hauler for Single Stream Recycling (without glass), or
2. Source-separating materials and recycling glass at Free Public Recycling drop-off sites.

This approach allowed Summit County to:

- Recycle glass locally through bottle-to-bottle processing
- Receive maximum commodity pricing by keeping glass out of Single Stream Recycling

Changes in the Glass Recycling markets here in Colorado

Recently, SCRAP lost the ability to haul glass directly to RMBP. Statewide increases in glass recycling volumes and declining glass quality led to contamination issues at RMBP, causing operational disruptions and furnace failures.

For a period, Momentum Glass, a Front Range processor, accepted glass and processed it to meet RMBP specifications. However, Momentum Glass ceased operations due to financial challenges.

Glass to Glass Denver LLC has since purchased the former Momentum facility and is now operating as a glass processor under contract with RMBP. As of 2024, RMBP stopped accepting glass directly from SCRAP, leaving Glass to Glass Denver LLC as the only viable outlet. This facility can only accept mixed-color glass, whereas SCRAP currently collects glass separately by color at public drop-offs.

Operational Considerations

SCRAP now processes Single Stream Recycling loose in MRF #2, utilizing modern technology that allows materials to be densified, processed, and hauled efficiently to the Front Range without baling. This current system can now accommodate glass without causing equipment or maintenance issues.

Summit County is currently contracted with Waste Management's Franklin Street MRF, which has consistently identified Summit County's recycling stream as one of the cleanest it receives with the elimination of glass. This decreased contamination supports higher commodity returns. However, concerns regarding glass recovery at MRFs have been largely addressed through advancements in technology and Waste Management can accept glass with the Single Stream Recycling.

Education and Outreach

SCRAP staff has met with local haulers to discuss reintroducing glass into Single Stream Recycling. Feedback has been overwhelmingly positive, particularly due to the consistency this model would bring with the other communities they serve and our ever-growing population of visitors.

Haulers need adequate time for messaging and updates or label changes on carts and dumpsters. Local municipalities and High-Country Conservation Center (HC3) have also expressed support for a unified recycling model here in Summit County.

CONCLUSION

SCRAP remains committed to achieving the County's 40% diversion goal by 2035. The glass recycling landscape in Colorado has changed significantly, and maintaining a glass-excluded Single Stream system may now create more challenges than benefits. In addition, since our glass processor only accepts mixed glass we would propose to collect glass mixed at our public drop off locations instead of separating by color.

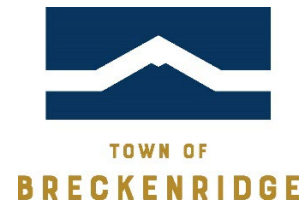
Staff believes that adding glass back into Single Stream Recycling and collecting mixed glass at our public drop off locations would:

- Reduce confusion for residents and our community visitors
- Increase participation by making this easier for everyone
- Improve future diversion rates
- Create a unified, more familiar model here in Summit County

Staff recommends moving forward with these options and welcomes feedback from the BOCC. If supported, SCRAP staff will develop a phased implementation timeline in coordination with haulers, HC3, and the community.

ATTACHMENT

- SCRAP Reintroducing GLASS into Single Stream Recycling PowerPoint Presentation



Memo

To: Town Council
From: Duke Barlow, Open Space & Trails Manager
Date: 2/18/2026 (for 1/24/2026)
Subject: Open Space & Trails Update

Enclosed please find the draft meeting minutes from the February 16, 2026, BOSAC meeting. Staff will be present to answer any questions.

Please note that this meeting summary was partially generated using AI transcription technology and has been reviewed by the designated minute taker for accuracy and completeness.

I) CALL TO ORDER

David Rossi called the February 16, 2026, regular meeting of BOSAC to order at 5:31 pm. Other members of BOSAC present were Krysten Joyce, Matt Powers, Chris Tennal, Bobbie Zanca, and Town Council liaison Jay Beckerman. BOSAC Chair Nikki LaRochelle was absent. Staff members present were Mark Truckey, Chris Kulick, Alex Stach, Duke Barlow, and Tony Overlock. Katherine King from Summit County Open Space was also present. Members of the public present: Greg Ruckman, Robbie Layman, Colin Stingley, and Evan Hrevus. Members of the public present virtually: Alex Lindquist, Rae Moody, Sarah Watson, and Vinson Turco.

II) APPROVAL OF MINUTES

The minutes were approved as presented.

III) PUBLIC COMMENTS

N/A

IV) STAFF SUMMARY

A. Field Season Update

B. Pileburning Update

C. McCain Recpath Alignment

Mr. Powers requested a briefing regarding rationale behind the McCain recpath alignment, particularly the revised alignment through the School District Parcel. Mr. Barlow shared that the shift was driven by several operational benefits and the typical review sequence (BOSAC prior to Council) was bypassed due to time constraints. The new alignment allows Public Works to maintain existing snow storage and skier parking operations without interference, while also significantly reducing the number of driveway crossings along the recpath, decreasing potential vehicle-pedestrian conflicts. In addition, the new alignment allows for the possibility of gaining additional open space acreage. Finally, Mr. Barlow stated that the initial projections suggest the new alternative will be more cost-effective to grade. Committing to this alignment quickly allows THK to proceed with construction documents for the soft-surface path scheduled for this summer. Mr. Barlow acknowledged the irregular "order of operations" regarding the approval process but emphasized the need for a timely decision to meet the upcoming construction season.

Ms. Joyce asked about easement and the status of the existing recpath. Mr. Barlow replied that the land in question is owned by the School District. Consequently, the

proposed alignment is contingent upon securing an easement. However, staff expressed confidence in obtaining this approval, noting that "Alternative B" is situated west of the active skier parking lot footprint and does not encroach upon current operations. Mr. Barlow further noted that an easement would have been necessary for the original alignment as well, and no significant obstacles to procurement are anticipated. Ms. Joyce was also curious if the current recpath would be decommissioned. Mr. Barlow clarified that while the new alignment is prioritized to bypass the Fairview Roundabout and McCain Road crossings for safety reasons, there are no immediate plans to decommission the old route.

Mr. Powers expressed concern that recpath congestion behind the Vista Verde complex may create potential for conflict and wondered if having both alignments could reduce that. Mr. Barlow acknowledged that was a good argument for leaving the existing path in place for the short term to monitor evolving user patterns.

Mr. Rossi asked if there were plans for any bike friendly infrastructure on McCain Road. Mr. Barlow replied that there is currently an extra wide shoulder and that he would inquire if "sharrows" would be incorporated.

D. Backcountry Cabin Signage and Closures

Mr. Beckerman requested clarification on the factors that prompted the recommendation from the Town's Attorney, Keely Ambrose, to address cabin security and access. Mr. Barlow reported that both internal staff and County legal counsel identified unsecured cabins as a significant liability. The immediate plan involves posting "No Entry" signage, followed by long-term efforts to secure the structures. It was noted that cabins not specifically remodeled for public use must remain closed.

E. OST Sign Plan Update

Ms. Joyce asked about the pilot project and if the signs would be installed by staff or a contractor. Mr. Overlock replied, stating that staff are partnering with House of Signs for fabrication. To achieve significant cost savings, the Town Trail Crew will perform the construction and installation. This approach also serves as an opportunity for the crew to learn the installation process, which will be helpful for future phases. Mr. Beckerman asked about the pilot program and how that would inform the rest of the Sign Plan process. Mr. Overlock replied that staff has high confidence in the current design, color schemes, and locations. Mr. Overlock also shared that staff is currently identifying grant opportunities to fund 8-10 kiosks within Town. These kiosks are designed to market the Town as a central trailhead hub, encouraging users to park in town and access the trail system directly. Mr. Rossi asked if staff had received updated signage samples, to which Mr. Overlock replied that staff are currently refining the visual format and specific "small details" for the trailhead kiosks. This includes a finalized list of rules, regulations, and any additional supplemental information to be displayed.

F. 2026 BreckHistory Workplan

G. Coyne Underpass Mural

Ms. Zanca asked if staff knew what the mural would look like or had any say in the design. Mr. Barlow responded that he wasn't sure what the mural would look like, but that BreckCreate will take the lead on the artistic components of the mural. The mural, and its required maintenance, will be funded by the Town's Public Works department.

H. Quandary Shuttle RFP

I. BOSAC Vacancy Posting

J. Sunnyslope Closing

Ms. Joyce asked about the future of the Sunnyslope lots and if there was potential for future trail development in the area. Mr. Barlow replied that the two parcels consist primarily of wetlands with limited public access. Given their adjacency to National Forest land and their ecological sensitivity, the current staff recommendation is to prioritize wetland preservation over development.

V) OPEN SPACE DISCUSSION

2025 CGP Avian Monitoring Report (0:14:42)

Dr. Christy Carrello presented the 2025 CGP Avian Monitoring Report. The report indicates that Cucumber Gulch remains a stable and resilient ecosystem, with bird population metrics showing no statistically significant decline despite annual fluctuations. While a 2024 dip in species diversity caused concern, the 2025 data suggest that this was a natural cycle rather than a permanent trend. The presence of indicator species like the American Dipper continues to signal high water quality, though the Wilson's Warbler remains a concern due to a 35.7% local decline attributed to habitat sensitivity. To mitigate these impacts, proposed management actions should focus on maintaining forest integrity to prevent habitat fragmentation and brood parasitism by cowbirds. Key recommendations include potentially partnering with Vail Resorts to implement educational/interpretative outreach within gondola cabins to reduce noise pollution.

Ms. Zanca asked about the Wilson Warbler and if anything can be done to help stem the species' decline? Dr. Carrello noted that while reversing the trend is difficult, the goal is to see the population stabilize at a "new norm." She suggested that the decline may be linked to a reduction in willow height within the main wetland complex, potentially degrading critical nesting habitat. Dr. Carrello proposed using future data integration and vegetation surveys to confirm whether over-browsing is the cause, potentially leading to consideration of exclosures to protect willow growth and support nesting success. Ms. Zanca followed up with a question regarding willow height. Dr. Carrello explained that she plans to revisit an in-depth willow study she conducted in 2011 to provide concrete data for her hypothesis. By re-measuring the same plants from that study, she hopes to determine whether there has been a significant decrease in willow height over the last 14 years. She noted that other species, such as Red-winged Blackbirds, have already stopped nesting in the Gulch, suggesting that a loss

of willow habitat may be a broader factor in the changing avian population. Commissioner Tennal inquired whether the Gulch's habitat supports larger birds of prey and asked if installing an artificial nest project as discussed for the McCain Placer, would be beneficial. Dr. Carrello expressed skepticism that Cucumber Gulch currently has the resources to support a resident Osprey population. She noted that while Ospreys are in the general area, they require a significant fish population that the Gulch likely lacks at this time. She observed that while non-native brook trout were historically more prevalent and provided a food source for these raptors, their numbers appear to have declined. However, Dr. Carrello explicitly advised against restocking brook trout to attract birds of prey, noting that brook trout are not native to Colorado and doing so could be detrimental to Boreal toads.

2025 State of the Open Space (0:39:53)

Mr. Barlow presented the 2025 State of the Open Space Report, framing progress within the four strategic goals of the 2023 Master Plan. Staff highlighted a significant milestone in land conservation, with total protected land now exceeding 5,200 acres. A major 2025 achievement was the acquisition of the Rich Gulch parcel.

Financially, the program remains healthy with a \$7.6 million fund balance as of November 2025, supported by the dedicated 0.5% sales tax. Staff noted a shift in operational focus: with a 70-mile trail network now established, 93% of seasonal trail crew labor is dedicated to maintenance and stewardship rather than new construction.

The report detailed a transition toward data-driven discussions to inform visitor use decisions, such as maintaining a 15-spot parking capacity at the new Laurium Trailhead parking lot. Trail user studies showed a general user split of 75% hikers and 25% mountain bikers.

Key 2025 projects emphasized accessibility and community equity, notably through the "Pedal Together" mountain bike program and the completion of ADA-compliant upgrades at the Wellington Bike Park and BOEC trailhead.

Looking ahead to 2026, the program is focused on continued partner collaboration, including a seasonal shuttle system from the ice rink to the Wakefield trailhead to alleviate peak-season parking conflicts. Additionally, the Town is actively participating in the Summit County Outdoor Coalition to secure regional grant funding for large-scale projects, including the S.T.R.A.P. (Southern Tenmile Recreation Access Plan), which aims to improve infrastructure and resource protection at high visitation sites like Spruce Creek and Quandary.

Following the presentation, the Commission held a brief Q&A and feedback session. General consensus among the Commissioners was highly positive, with just a few suggestions on how to improve the presentation for Town Council. Mr. Beckerman suggested that the 2025 acquisition map include a more detailed legend and Ms. Zanca suggested providing a live link to source documents for STRAP for added context.

B&B Trailhead Bathrooms (1:22:07)

Mr. Overlock facilitated a discussion on the potential installation of permanent restrooms at the B&B trailhead. Mr. Overlock and OST staff recommended a double vault toilet over "band-aid" solutions like porta-potties. Mr. Overlock cited improved visitor experience and recommendations from Summit County Environmental Health. The group reviewed a cost analysis comparing vault toilets to portable restrooms.

Mr. Powers noted the improvement was "long overdue" and pointed out that the "optics" of a permanent structure are much better than portable units. Ms. Zanca and Ms. Joyce emphasized that the double vault provides a significantly better experience for hikers (referencing similar toilets at Jefferson County Open Space as an example) and prepares the trailhead for future growth.

The commission voted unanimously, 6:0, to approve the installation of a **double vault toilet** system at the B&B Trailhead. There was no opposition to the proposal.

VI) OTHER MATTERS RELATED TO OPEN SPACE TOPICS

Mr. Barlow proposed the possibility of recalling the seven-member trail crew up to four weeks ahead of their scheduled mid-May start date, should conditions warrant. Due to the current lean snow year early trail drying is anticipated, potentially leading to increased public demand for trail use and corresponding maintenance. BOSAC supported the idea and was comfortable with the additional labor expense.

VII) COUNCIL MATTERS RELATED TO OPEN SPACE TOPICS

Mr. Beckerman provided a brief update on council matters related to open space topics. Mr. Beckerman stated that the most relevant topic discussed was the McCain Recreation Path Alignment (which was already discussed with this group in OST Staff Summary).

Mr. Beckerman also mentioned that there is a preliminary plan to expand the Little Red Schoolhouse, which might utilize some of the open space located behind the building. Plans are currently in the early scoping phase; nothing is finalized regarding the size or design.

VIII) ADJOURNMENT

A motion to adjourn the BOSAC meeting was made by Mr. Rossi, at 7:02 PM, with Ms. Joyce seconding the motion. The February 16, 2026, regular meeting of BOSAC concluded at 7:02 PM.

The next regular meeting of BOSAC is scheduled for March 16, 2026.

Nikki LaRochelle, Chair



Memo

To: Breckenridge Town Council Members
From: Mae Watson, Town Clerk
Date: 2/18/2026
Subject: Committee Reports

The following committee reports have been submitted and included:

- Liquor & Marijuana Licensing Authority Meeting Minutes

Committees*	Representative	Report Status
Summit Stage Advisory Board	Matt Hulsey	No Meeting/Report
Police Advisory Committee	Staff	No Meeting/Report
Recreation Advisory Committee	Molly Boyd	No Meeting/Report
Transit and Parking Advisory Committee	Matt Hulsey	No Meeting/Report
Liquor and Marijuana Licensing Authority	Tara Olson	INCLUDED
Breckenridge Social Equity Advisory Commission	Flor Cruz	No Meeting/Report
Communications	Staff	No Meeting/Report

**Note: Reports provided by the Mayor and Council Members are listed in the Council agenda.*

Breckenridge Liquor and Marijuana Licensing Authority
Regular Meeting
Tuesday, January 20, 2026

- 1) Call to Order, Roll Call
Chair Conway called the regular meeting of Tuesday, January 20, 2026, to order at 9:00 am. The following members answered roll call: Authority Member Ashley Zimmerman, Authority Member Garren Riechel and Chair Ace Conway. Authority Members Kelly Lovely and Austyn Dineen were absent.
- 2) 2026 Officer Appointments
Chair Conway stated he would be happy to continue as Chair. With no other interest indicated, Mr. Riechel moved to appoint Mr. Conway as Chair of the Liquor & Marijuana Licensing Authority for 2026. The motion passed 3-0.

Ms. Zimmerman stated she would be happy to continue as Vice-Chair. Mr. Riechel moved to appoint Ms. Zimmerman as Vice-Chair for 2026. The motion passed 3-0.
- 3) Approval of Minutes
With no changes or corrections to the meeting minutes of December 16, 2025, Chair Conway declared they would stand as approved.
- 4) Approval of Agenda
With no changes to the agenda, Chair Conway declared the agenda would stand as approved.
- 5) Approval of Annual Report

Chair Conway moved to approve the 2025 Liquor & Marijuana Licensing Authority Annual Report. The motion passed 3-0.
- 6) Consent Calendar
 - a) Liquor Consent Calendar

The Liquor Consent Calendar stood approved as submitted.
 - b) Marijuana Consent Calendar – None
 - c) Tobacco Consent Calendar

The Tobacco Consent Calendar stood approved as submitted.
- 7) Public Hearing for New License Application - None
- 8) Transfer of Ownership Applications – None
- 9) Informal Discussion
 - a) Police Department Update
Detective Wilkerson stated she had no update.

Breckenridge Liquor and Marijuana Licensing Authority

Regular Meeting

Tuesday, January 20, 2026

- b) Town Attorney Update
Attorney Ambrose stated she had no update.
 - c) Town Clerk Update
Ms. Olson stated she had no update.
 - d) Approved Special Events
Memo regarding special events was in the packet.
 - e) Public Comment
There was no public comment.
- 10) Adjournment
With no further business to discuss, the meeting adjourned at 9:09 am.
The next regular meeting will be held on February 17, 2026. Submitted by Tara Olson,
CMC, Deputy Town Clerk.

ATTEST:

Mae Watson, Town Clerk

Ace Conway, Chair



5th Year, 2025

Financial Statement

Executive Summary

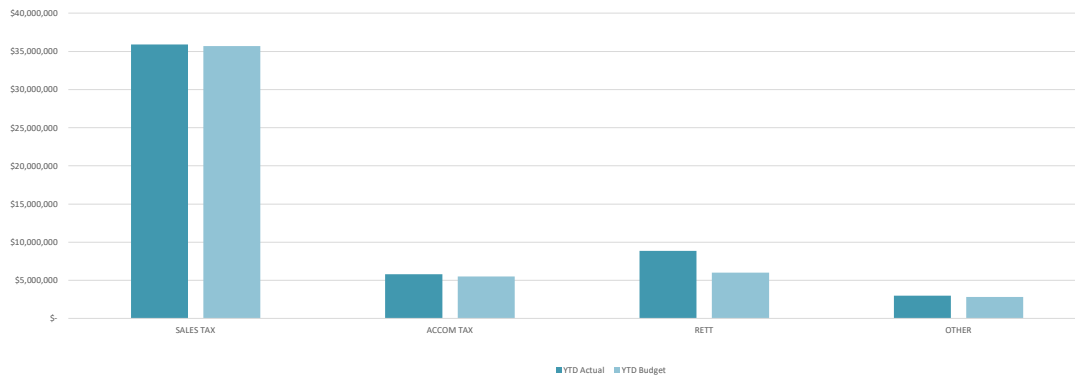
December 31, 2025

This report covers the twelve months of 2025.

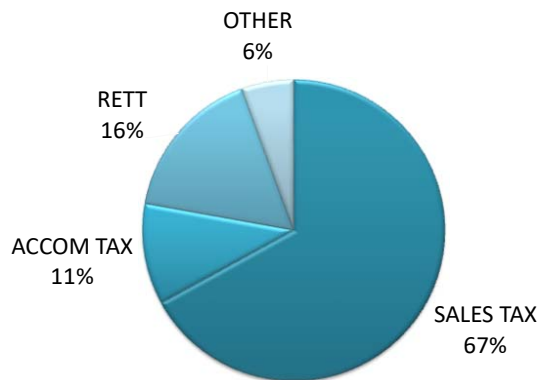
Overall, we were approximately \$3.6M above 2025 budgeted revenues in the Excise fund and ahead .3M in comparison to 2024 actuals. Sales tax ended ahead \$.2M in comparison with FY 2025 budget, and behind \$.4M in comparison with 2024 actuals. Accommodations tax was ahead \$.3M in comparison with FY 2025 budget and behind \$.3M in comparison with 2024 actuals. Real Estate Transfer Tax was ahead \$2.8M in comparison with FY 2025 budget and ahead \$1.4M in comparison with 2024 actuals.

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



	FY 2025 Actual	YTD Budget	% of Budget	2025 Annual Budget	**Prior FY Actual	2025 Annual Actual
SALES TAX	\$ 35,922,078	\$ 35,700,000	101%	\$ 35,700,000	\$ 36,359,033	\$ 36,359,033
ACCOMMODATIONS TAX	5,812,632	5,500,000	106%	5,500,000	6,119,752	6,119,752
REAL ESTATE TRANSFER	8,880,931	6,000,000	148%	6,000,000	7,420,538	7,420,538
OTHER*	3,001,677	2,812,053	107%	2,812,053	3,427,083	3,427,083
TOTAL	\$ 53,617,317	\$ 50,012,053	107%	\$ 50,012,053	\$ 53,326,406	\$ 53,326,406

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

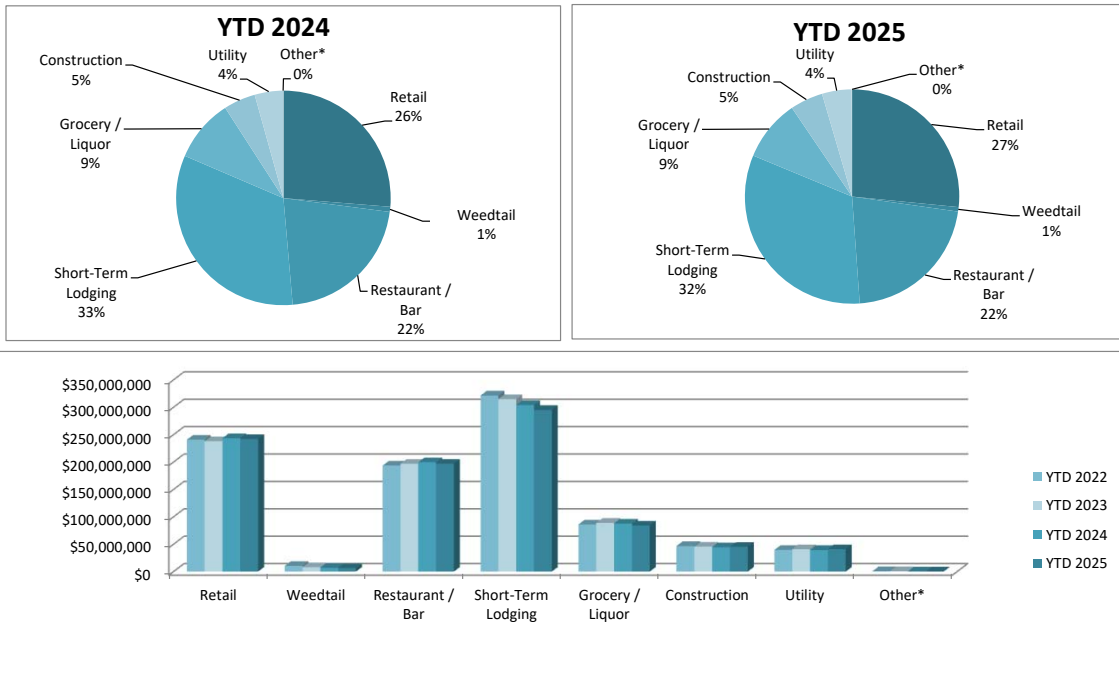
**PY Annual Actual does not include \$3.2M fund balance adjustment for comparative purposes

The Tax Basics:December 2025

Net Taxable Sales by Industry-YTD

Description	YTD 2022	YTD 2023	YTD 2024	2024 % of Total	YTD 2025	2024/2025 \$ Change	2024/2025 % Change	2025 % of Total
Retail	\$240,728,109	\$238,002,890	\$243,619,021	26.29%	\$241,969,041	(\$1,649,980)	-0.68%	26.56%
Weedtail	\$10,322,606	\$8,037,258	\$7,032,490	0.76%	\$6,345,205	(\$687,285)	-9.77%	0.70%
Restaurant / Bar	\$193,542,933	\$196,793,250	\$199,750,339	21.56%	\$196,899,625	(\$2,850,714)	-1.43%	21.62%
Short-Term Lodging	\$321,469,125	\$314,820,899	\$304,032,686	32.82%	\$295,053,742	(\$8,978,944)	-2.95%	32.39%
Grocery / Liquor	\$86,082,707	\$89,093,228	\$87,697,529	9.47%	\$84,075,612	(\$3,621,918)	-4.13%	9.23%
Construction	\$46,670,882	\$45,589,266	\$44,449,753	4.80%	\$45,205,662	\$755,909	1.70%	4.96%
Utility	\$39,688,036	\$41,015,274	\$39,475,210	4.26%	\$40,959,948	\$1,484,738	3.76%	4.50%
Other*	\$705,678	\$1,003,134	\$443,706	0.05%	\$415,940	(\$27,766)	-6.26%	0.05%
Total	\$939,210,077	\$934,355,200	\$926,500,734	100.00%	\$910,924,775	(\$15,575,960)	-1.68%	100.00%

* Other includes activities in Automobiles and Undefined Sales.



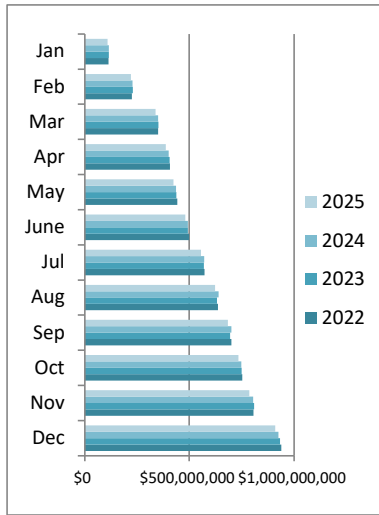
New Items of Note:

- December YTD net taxable sales were behind December YTD 2024 by 1.68%.
- For December YTD 2025, there were increases in Utility (3.76%) and in Construction (1.70%), and we saw a decline in Retail (.68%), Weedtail (9.77%), Restaurant/Bar (1.43%), Short-Term Lodging (2.95%), Grocery/Liquor (4.13%) compared to December YTD 2024.

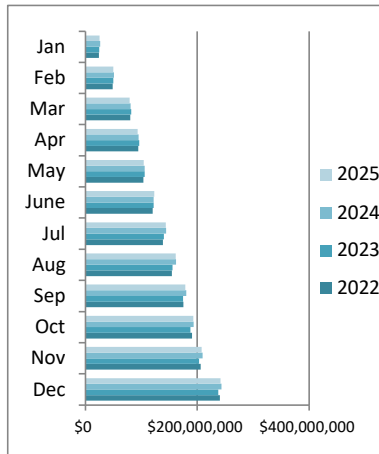
Notes:

- Short Term Lodging taxes are generally remitted based on reservation date.
- Taxes collected from the customer by the vendor are remitted to the Town on the 20th of the following month.
- Quarterly taxes are reported in the last month of the period. For example, taxes collected in the first quarter of the year (January – March), are included on the report for the period of March.
- Net Taxable Sales are continually updated as late tax returns are submitted to the Town of Breckenridge. Therefore, you may notice slight changes in prior months, in addition to the reporting for the current month.
- "Other" sales relate to returns that have yet to be classified. Much of this category will be reclassified to other sectors as more information becomes available.

Net Taxable Sales by Sector-Town of Breckenridge Tax Base



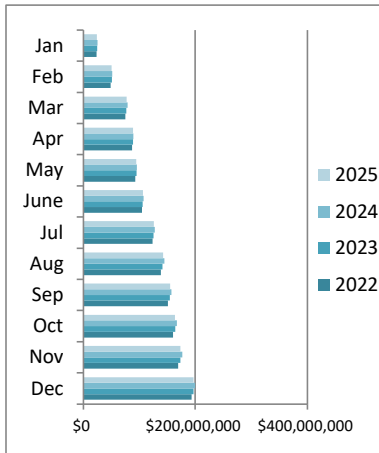
Total Net Taxable Sales					
	2022	2023	2024	2025 from PY	% change
Jan	\$113,870,300	\$115,320,568	\$115,491,720	\$109,275,877	-5.38%
Feb	\$111,567,561	\$114,523,842	\$113,452,160	\$111,628,526	-1.61%
Mar	\$126,038,733	\$123,067,127	\$122,899,882	\$117,943,582	-4.03%
Apr	\$56,573,023	\$53,733,242	\$49,811,452	\$49,824,520	0.03%
May	\$34,541,323	\$32,518,327	\$35,861,905	\$35,792,718	-0.19%
Jun	\$56,292,958	\$55,066,630	\$55,771,892	\$57,019,234	2.24%
Jul	\$73,406,917	\$75,260,608	\$78,605,220	\$74,695,592	-4.97%
Aug	\$65,092,502	\$63,748,677	\$68,193,931	\$67,238,699	-1.40%
Sep	\$64,071,338	\$62,453,205	\$61,276,291	\$60,945,435	-0.54%
Oct	\$51,649,437	\$55,344,097	\$48,173,343	\$50,446,756	4.72%
Nov	\$53,942,798	\$58,347,576	\$55,052,732	\$52,461,548	-4.71%
Dec	\$132,163,188	\$124,971,300	\$121,910,206	\$123,652,287	1.43%
YTD	\$939,210,077	\$934,355,200	\$926,500,734	\$910,924,775	-1.68%
Total	\$939,210,077	\$934,355,200	\$926,500,734	\$910,924,775	-1.68%



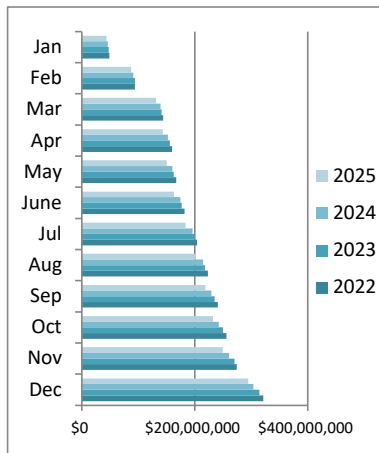
Retail					
	2022	2023	2024	2025	% change
Jan	\$24,327,195	\$25,226,456	\$26,490,320	\$25,532,411	-3.62%
Feb	\$24,796,902	\$25,063,318	\$24,832,934	\$24,353,953	-1.93%
Mar	\$31,325,559	\$31,924,355	\$29,973,072	\$29,670,794	-1.01%
Apr	\$14,446,487	\$14,433,889	\$14,166,513	\$14,034,820	-0.93%
May	\$9,196,074	\$9,394,243	\$10,604,347	\$11,187,041	5.49%
Jun	\$16,355,524	\$16,485,365	\$15,961,140	\$18,373,196	15.11%
Jul	\$18,543,144	\$18,187,635	\$22,561,859	\$20,824,426	-7.70%
Aug	\$16,132,485	\$15,516,837	\$17,613,648	\$17,877,495	1.50%
Sep	\$20,329,484	\$18,786,505	\$18,190,636	\$17,258,542	-5.12%
Oct	\$15,339,719	\$13,190,951	\$13,501,384	\$14,091,178	4.37%
Nov	\$15,674,065	\$15,174,876	\$15,836,593	\$15,064,989	-4.87%
Dec	\$34,261,472	\$34,618,462	\$33,886,573	\$33,700,198	-0.55%
YTD	\$240,728,109	\$238,002,890	\$243,619,021	\$241,969,041	-0.68%
Total	\$240,728,109	\$238,002,890	\$243,619,021	\$241,969,041	-0.68%



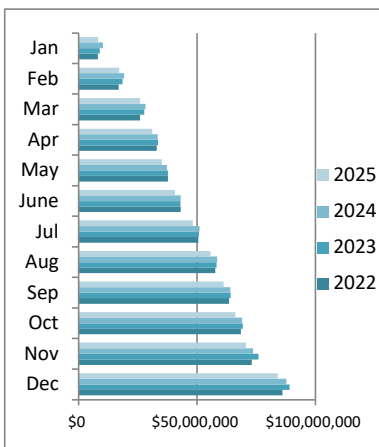
Weedtail					
	2022	2023	2024	2025	% change
Jan	\$1,390,691	\$1,085,499	\$835,116	\$762,521	-8.69%
Feb	\$1,290,570	\$1,071,374	\$866,966	\$737,934	-14.88%
Mar	\$1,310,491	\$1,021,416	\$854,323	\$738,047	-13.61%
Apr	\$732,968	\$577,496	\$490,607	\$437,565	-10.81%
May	\$499,512	\$382,445	\$339,210	\$328,000	-3.30%
Jun	\$670,484	\$513,462	\$467,638	\$434,132	-7.16%
Jul	\$912,870	\$697,911	\$629,419	\$560,124	-11.01%
Aug	\$777,363	\$578,590	\$564,981	\$505,420	-10.54%
Sep	\$611,456	\$463,014	\$432,168	\$389,899	-9.78%
Oct	\$529,983	\$413,804	\$409,174	\$363,636	-11.13%
Nov	\$581,583	\$447,069	\$439,585	\$393,465	-10.49%
Dec	\$1,014,636	\$785,178	\$703,302	\$694,462	-1.26%
YTD	\$10,322,606	\$8,037,258	\$7,032,490	\$6,345,205	-9.77%
Total	\$10,322,606	\$8,037,258	\$7,032,490	\$6,345,205	-9.77%



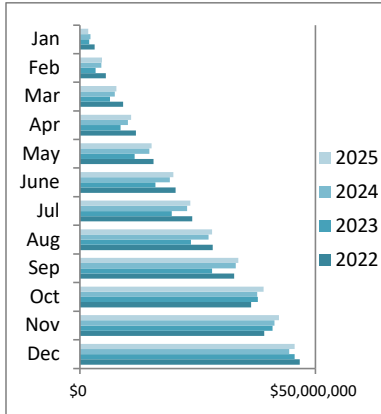
Restaurant / Bar					
	2022	2023	2024	2025	% change
Jan	\$23,591,432	\$25,009,257	\$25,043,074	\$24,292,108	-3.00%
Feb	\$24,974,867	\$25,965,915	\$26,685,736	\$26,215,090	-1.76%
Mar	\$26,280,138	\$25,821,441	\$27,280,951	\$26,997,194	-1.04%
Apr	\$12,415,528	\$12,209,139	\$10,616,393	\$11,116,774	4.71%
May	\$5,669,343	\$5,883,754	\$5,806,256	\$6,000,963	3.35%
Jun	\$11,796,384	\$11,309,552	\$12,353,336	\$12,153,746	-1.62%
Jul	\$18,692,700	\$19,294,325	\$19,765,556	\$19,224,489	-2.74%
Aug	\$14,956,807	\$15,634,593	\$17,312,402	\$16,785,772	-3.04%
Sep	\$12,668,238	\$13,197,620	\$12,818,002	\$12,091,654	-5.67%
Oct	\$9,309,000	\$9,879,709	\$9,494,515	\$9,019,071	-5.01%
Nov	\$9,038,337	\$9,285,260	\$9,754,342	\$9,806,692	0.54%
Dec	\$24,150,159	\$23,302,685	\$22,819,776	\$23,196,072	1.65%
YTD	\$193,542,933	\$196,793,250	\$199,750,339	\$196,899,625	-1.43%
Total	\$193,542,933	\$196,793,250	\$199,750,339	\$196,899,625	-1.43%



Short-Term Lodging					
	2022	2023	2024	2025	% change
Jan	\$48,873,008	\$47,701,464	\$46,141,138	\$44,049,351	-4.53%
Feb	\$45,393,852	\$46,380,100	\$45,408,073	\$43,614,794	-3.95%
Mar	\$49,959,494	\$47,329,563	\$48,330,459	\$43,913,882	-9.14%
Apr	\$15,663,329	\$14,634,518	\$13,022,629	\$12,082,936	-7.22%
May	\$7,790,273	\$6,933,527	\$7,561,024	\$6,941,767	-8.19%
Jun	\$14,542,489	\$13,883,035	\$14,295,288	\$12,898,476	-9.77%
Jul	\$21,851,532	\$23,443,529	\$21,741,756	\$20,323,060	-6.53%
Aug	\$19,353,651	\$18,253,684	\$18,345,936	\$17,910,820	-2.37%
Sep	\$17,389,989	\$17,007,038	\$15,110,594	\$17,117,194	13.28%
Oct	\$15,351,430	\$14,697,244	\$12,878,194	\$13,988,534	8.62%
Nov	\$18,108,347	\$20,314,004	\$18,083,260	\$16,802,016	-7.09%
Dec	\$47,191,732	\$44,243,192	\$43,114,336	\$45,410,912	5.33%
YTD	\$321,469,125	\$314,820,899	\$304,032,686	\$295,053,742	-2.95%
Total	\$321,469,125	\$314,820,899	\$304,032,686	\$295,053,742	-2.95%



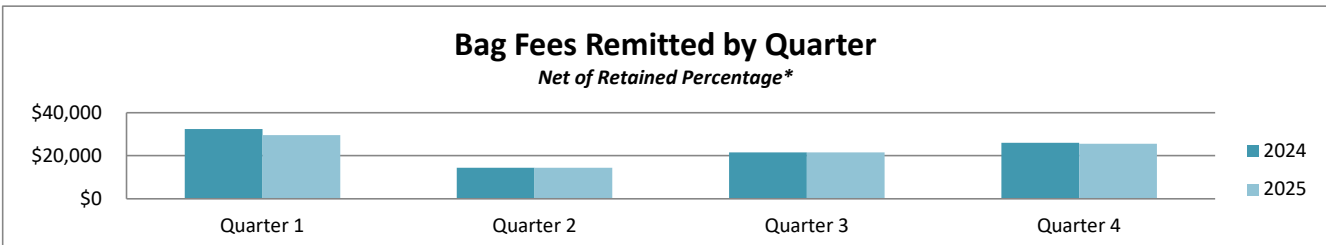
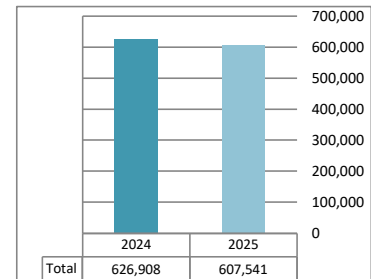
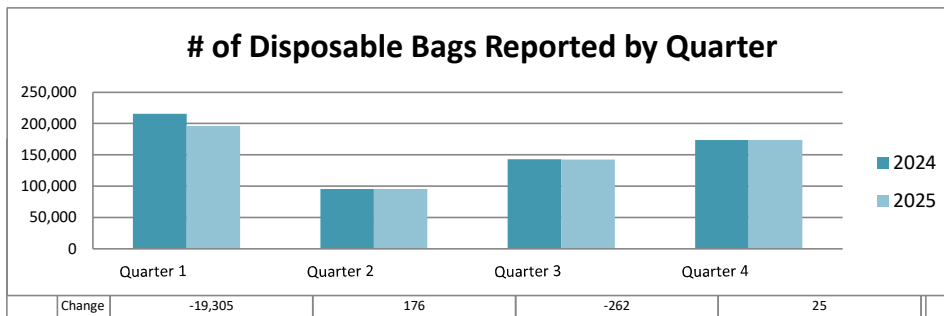
Grocery / Liquor					
	2022	2023	2024	2025	% change
Jan	\$8,170,578	\$8,997,217	\$10,315,941	\$8,203,287	-20.48%
Feb	\$8,753,193	\$9,587,315	\$8,839,108	\$8,986,496	1.67%
Mar	\$9,019,659	\$9,151,128	\$9,123,494	\$8,824,618	-3.28%
Apr	\$6,998,996	\$5,851,774	\$5,082,362	\$5,141,342	1.16%
May	\$4,744,379	\$4,092,212	\$4,030,390	\$3,960,372	-1.74%
Jun	\$5,436,849	\$5,335,000	\$5,746,504	\$5,578,625	-2.92%
Jul	\$7,431,072	\$7,834,806	\$7,943,478	\$7,614,930	-4.14%
Aug	\$7,177,335	\$7,445,518	\$7,416,410	\$7,364,190	-0.70%
Sep	\$5,816,776	\$5,968,442	\$5,617,390	\$5,646,795	0.52%
Oct	\$4,953,494	\$5,145,358	\$5,007,660	\$4,964,580	-0.86%
Nov	\$4,692,648	\$6,585,486	\$4,635,122	\$4,433,145	-4.36%
Dec	\$12,887,729	\$13,098,972	\$13,939,671	\$13,357,233	-4.18%
YTD	\$86,082,707	\$89,093,228	\$87,697,529	\$84,075,612	-4.13%
Total	\$86,082,707	\$89,093,228	\$87,697,529	\$84,075,612	-4.13%



Construction					
	2022	2023	2024	2025	% change
Jan	\$3,165,904	\$1,967,455	\$2,266,343	\$1,805,761	-20.32%
Feb	\$2,360,274	\$1,404,719	\$2,281,787	\$2,902,612	27.21%
Mar	\$3,651,110	\$3,049,198	\$2,879,605	\$3,043,603	5.70%
Apr	\$2,714,626	\$2,261,020	\$2,769,645	\$3,151,846	13.80%
May	\$3,760,739	\$2,944,643	\$4,572,020	\$4,342,266	-5.03%
Jun	\$4,708,693	\$4,419,262	\$4,334,733	\$4,611,995	6.40%
Jul	\$3,524,481	\$3,466,836	\$3,647,255	\$3,630,248	-0.47%
Aug	\$4,346,033	\$4,071,480	\$4,556,734	\$4,205,213	-7.71%
Sep	\$4,505,202	\$4,492,312	\$5,776,671	\$5,577,952	-3.44%
Oct	\$3,652,170	\$9,725,056	\$4,588,876	\$5,305,816	15.62%
Nov	\$2,758,463	\$3,144,058	\$3,678,639	\$3,258,350	-11.43%
Dec	\$7,523,188	\$4,643,227	\$3,097,444	\$3,370,000	8.80%
YTD	\$46,670,882	\$45,589,266	\$44,449,753	\$45,205,662	1.70%
Total	\$46,670,882	\$45,589,266	\$44,449,753	\$45,205,662	1.70%

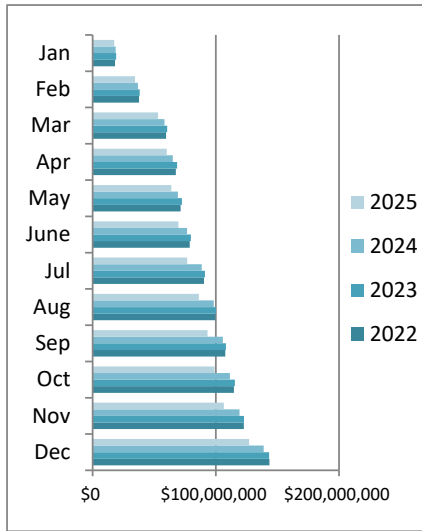
Disposable Bag Fees

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.

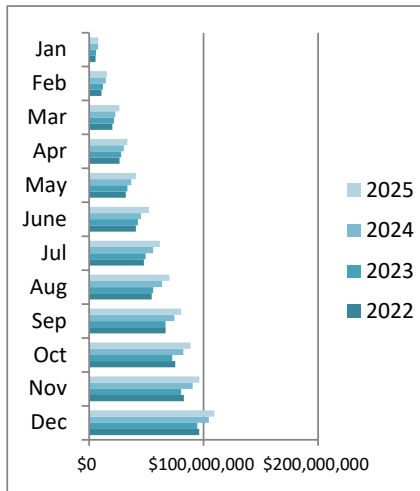


*As of May 4th 2023 a change has taken into effect and retailers are permitted to retain 40% of the fee (up to a maximum of \$1000/month through October 31, 2014; changing to a maximum of \$100/month beginning November 1, 2014) in order to offset expenses incurred related to the program. The retained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

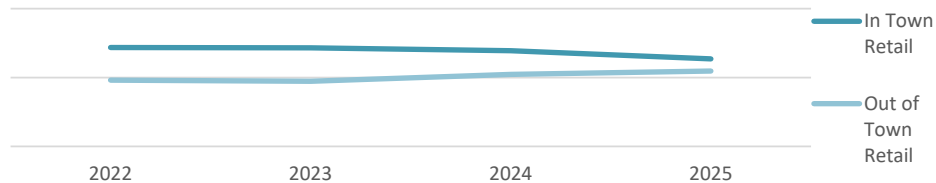


Retail: In-Town					
	2022	2023	2024	2025	% change from PY
Jan	\$18,194,406	\$19,141,700	\$18,712,144	\$17,536,196	-6.28%
Feb	\$19,518,248	\$19,069,432	\$18,105,415	\$16,865,650	-6.85%
Mar	\$21,849,253	\$22,257,876	\$21,559,584	\$18,761,574	-12.98%
Apr	\$8,006,088	\$8,056,091	\$6,726,512	\$6,947,764	3.29%
May	\$3,830,264	\$3,914,364	\$4,176,252	\$3,800,365	-9.00%
Jun	\$7,380,276	\$7,301,354	\$7,346,876	\$7,161,053	-2.53%
Jul	\$11,579,232	\$11,433,358	\$11,945,186	\$11,191,998	-6.31%
Aug	\$9,182,715	\$8,994,533	\$9,722,421	\$9,458,493	-2.71%
Sep	\$8,150,545	\$7,969,054	\$7,441,563	\$7,067,943	-5.02%
Oct	\$7,014,821	\$7,264,349	\$5,700,535	\$5,754,204	0.94%
Nov	\$8,013,052	\$7,403,900	\$7,766,539	\$7,453,338	-4.03%
Dec	\$20,762,460	\$20,379,695	\$19,643,461	\$20,519,510	4.46%
YTD	\$143,481,362	\$143,185,706	\$138,846,488	\$132,518,088	-4.56%
Total	\$143,481,362	\$143,185,706	\$138,846,488	\$132,518,088	



Retail: Out-of-Town					
	2022	2023	2024	2025	% change
Jan	\$5,592,372	\$6,050,872	\$7,778,176	\$7,996,215	2.80%
Feb	\$5,248,180	\$5,993,886	\$6,727,519	\$7,488,303	11.31%
Mar	\$9,371,270	\$9,603,771	\$8,363,955	\$10,909,220	30.43%
Apr	\$6,409,468	\$6,377,798	\$7,440,002	\$7,087,056	-4.74%
May	\$5,328,448	\$5,444,870	\$6,428,095	\$7,386,676	14.91%
Jun	\$8,922,844	\$9,123,404	\$8,554,686	\$11,212,143	31.06%
Jul	\$6,930,171	\$6,754,277	\$10,559,343	\$9,632,428	-8.78%
Aug	\$6,916,424	\$6,522,304	\$7,891,227	\$8,419,002	6.69%
Sep	\$12,127,620	\$10,760,037	\$10,749,073	\$10,190,598	-5.20%
Oct	\$8,287,602	\$5,926,602	\$7,800,849	\$8,336,974	6.87%
Nov	\$7,628,890	\$7,770,976	\$8,070,054	\$7,596,844	-5.86%
Dec	\$13,440,478	\$14,160,853	\$14,243,112	\$13,170,951	-7.53%
YTD	\$96,203,768	\$94,489,649	\$104,606,093	\$109,426,410	4.61%
Total	\$96,203,768	\$94,489,649	\$104,606,093	\$109,426,410	

December Trending Retail Sales



New Items of Note:

- In-Town Retail sales comprise businesses that are in Town limits. The sector had an overall decrease of 4.46% in December 2025 as compared to 2024. The Out-of-Town Retail Sales comprise businesses that are out of Town limits, whose products and services are delivered inside Town limits. This sector had a overall decrease in sales of 7.53% for December 2025 compared to 2024.

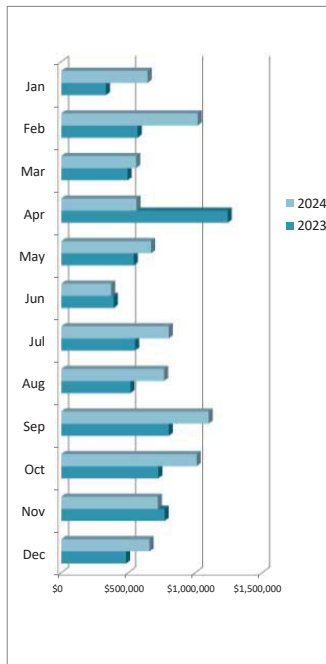
Real Estate Transfer Tax

New Items of Note:

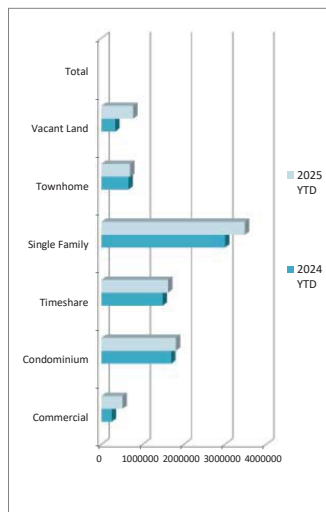
- Revenue December was ahead \$2.M to budget and ahead \$1.4M to prior year.
- Single Family sales accounted for the majority of the sales (39.20%), with Condominium sales in the second position of highest sales (20.33%) subject to the tax. Timeshare sales were ahead YTD by (8.86%).
- The variability in RETT revenue compared to 2024 is primarily due to a few commercial and vacant land sales that occurred in January and February of 2025, including the sale of several high-priced single-family homes. Additionally, in April 2024, there was a significant commercial transaction that did not have a comparable counterpart in April 2025. This makes April 2025 appear lower by comparison, but the difference is simply a matter of timing regarding when large commercial sales were recorded.

Continuing Items of Note:

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



Total RETT						
	2023	2024	2025	% change	2025 budget	+/- Budget
Jan	\$366,761	\$334,088	\$643,773	92.70%	\$322,424	\$321,349
Feb	\$445,546	\$569,686	\$1,018,132	78.72%	\$463,127	\$555,006
Mar	\$431,380	\$495,625	\$558,164	12.62%	\$424,005	\$134,159
Apr	\$456,127	\$1,240,904	\$560,240	-54.85%	\$760,925	-\$200,684
May	\$478,584	\$540,842	\$670,611	23.99%	\$466,470	\$204,141
Jun	\$278,784	\$392,088	\$372,312	-5.04%	\$305,321	\$66,991
Jul	\$617,133	\$550,835	\$801,308	45.47%	\$537,592	\$263,716
Aug	\$574,378	\$515,499	\$766,879	48.76%	\$501,580	\$265,299
Sep	\$1,139,485	\$802,713	\$1,100,443	37.09%	\$899,145	\$201,299
Oct	\$553,836	\$723,645	\$1,009,638	39.52%	\$508,399	\$501,239
Nov	\$384,307	\$770,442	\$720,642	-6.46%	\$352,778	\$367,864
Dec	\$499,188	\$484,061	\$658,787	36.10%	\$458,234	\$200,553
YTD	\$6,225,510	\$7,420,428	\$8,880,931	19.68%	\$6,000,000	\$2,880,931
Total	\$6,225,510	\$7,420,428	\$8,880,931		\$6,000,000	



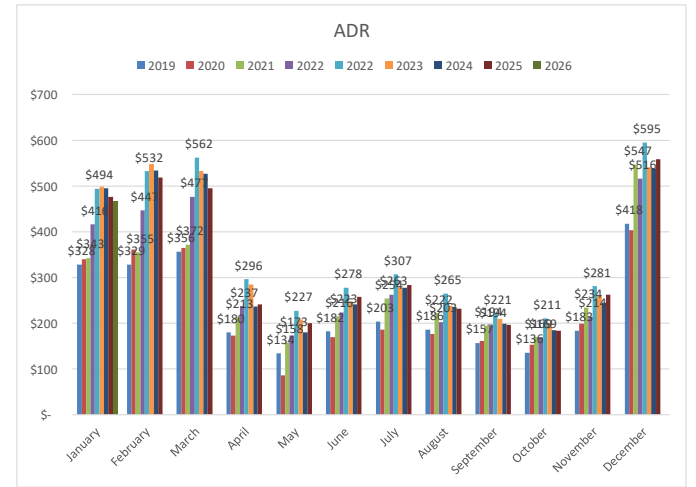
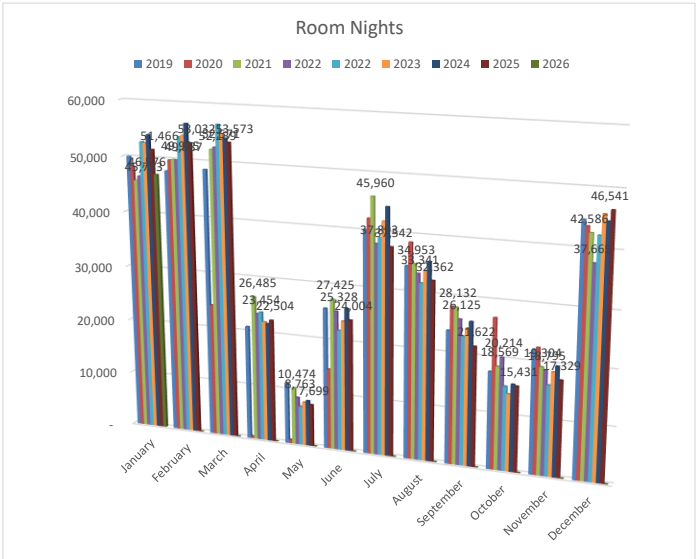
by Category					
Description	2024 YTD	2025 YTD	\$ change	% change	% of Total
Commercial	\$ 250,510	\$ 507,815	\$ 257,306	102.71%	5.72%
Condominium	\$ 1,693,167	\$ 1,805,835	\$ 112,668	6.65%	20.33%
Timeshare	\$ 1,486,406	\$ 1,618,136	\$ 131,730	8.86%	18.22%
Single Family	\$ 2,998,628	\$ 3,481,210	\$ 482,581	16.09%	39.20%
Townhome	\$ 657,252	\$ 695,980	\$ 38,728	5.89%	7.84%
Vacant Land	\$ 334,465	\$ 771,955	\$ 437,490	130.80%	8.69%
Total	\$ 7,420,428	\$ 8,880,931	\$ 1,460,503	19.68%	100.00%

Occupied Room
Nights

	DMX 2019	DMX 2020	DMX 2021	DMX 2022	Key Data 2022	Key Data 2023	Key Data 2024	Key Data 2025	Key Data 2026
January	49,948	48,246	45,733	46,576	52,702	52,550	54,021	51,466	47,051
February	47,850	49,813	49,935	49,887	53,997	54,277	56,406	53,032	-
March	48,554	24,202	52,139	52,571	56,570	54,906	54,245	53,573	-
April	20,895	350	26,485	23,454	23,804	22,080	21,816	22,504	-
May	11,274	637	10,474	8,763	7,152	7,999	8,367	7,699	-
June	25,696	14,696	27,425	25,328	21,948	23,690	26,012	24,004	-
July	40,131	42,162	45,960	37,893	38,934	41,839	44,359	37,542	-
August	34,515	38,623	34,953	33,341	31,745	33,922	35,575	32,362	-
September	23,973	28,205	28,132	26,125	23,217	24,641	25,888	21,622	-
October	17,516	26,959	18,569	20,214	15,202	13,895	15,684	15,431	-
November	22,132	22,574	19,304	18,795	16,252	18,613	19,692	17,329	-
December	44,693	43,650	42,586	37,665	42,276	45,823	44,670	46,541	-
Total	387,177	340,117	401,695	380,612	383,799	394,235	406,735	383,105	47,051

ADR	DMX 2019	DMX 2020	DMX 2021	DMX 2022	Key Data 2022	Key Data 2023	Key Data 2024	Key Data 2025	Key Data 2026
January	\$ 328	\$ 340	\$ 343	\$ 416	\$ 494	\$ 498	\$ 495	\$ 476	\$ 465
February	\$ 329	\$ 361	\$ 355	\$ 447	\$ 532	\$ 548	\$ 533	\$ 518	\$ -
March	\$ 356	\$ 364	\$ 372	\$ 477	\$ 562	\$ 532	\$ 527	\$ 495	\$ -
April	\$ 180	\$ 173	\$ 213	\$ 237	\$ 296	\$ 285	\$ 237	\$ 241	\$ -
May	\$ 134	\$ 87	\$ 158	\$ 173	\$ 227	\$ 208	\$ 180	\$ 200	\$ -
June	\$ 182	\$ 169	\$ 216	\$ 223	\$ 278	\$ 247	\$ 241	\$ 258	\$ -
July	\$ 203	\$ 186	\$ 254	\$ 263	\$ 307	\$ 279	\$ 278	\$ 283	\$ -
August	\$ 186	\$ 177	\$ 222	\$ 203	\$ 265	\$ 238	\$ 235	\$ 232	\$ -
September	\$ 157	\$ 161	\$ 194	\$ 194	\$ 221	\$ 210	\$ 199	\$ 196	\$ -
October	\$ 136	\$ 152	\$ 169	\$ 169	\$ 211	\$ 199	\$ 184	\$ 183	\$ -
November	\$ 183	\$ 199	\$ 234	\$ 214	\$ 281	\$ 261	\$ 244	\$ 262	\$ -
December	\$ 418	\$ 404	\$ 547	\$ 516	\$ 595	\$ 541	\$ 539	\$ 558	\$ -
Average	\$ 233	\$ 231	\$ 273	\$ 294	\$ 356	\$ 337	\$ 324	\$ 325	\$ 39

January 2026 Key Data 67 properties/3,121 units
December 2025 Key Data 67 properties/3,142 units
February 2025 Key Data 55 poperties, 3,282 units
December 2024 - Key Data 52 properties, 3,275 units





December 31, 2025

Financial Statement

DECEMBER
ALL FUNDS

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

	YTD TO ORIG BUDGET YTD			LEVEL 3 TO ORIG BUDGET		
	<u>ACTUAL</u> <u>FY25 YTD</u>	<u>BUDGET</u> <u>FY25 YTD</u> <u>Appropriated</u>	<u>ACTUAL vs</u> <u>BUDGET</u> <u>FY25 YTD</u>	<u>LEVEL 3</u> <u>FY25</u>	<u>BUDGET</u> <u>FY25</u>	<u>VARIANCE</u>
TOTAL REVENUES	\$ 202,692,861	\$ 197,562,894	\$ 5,129,967	\$ 199,653,934	\$ 196,934,894	\$ 2,719,040
TOTAL EXPENDITURES	\$ 194,053,847	\$ 218,682,618	\$ 24,628,771	\$ 203,747,099	\$ 216,889,618	\$ 13,142,519

YTD COMMENTS - REVENUES		
- Cost Sharing	\$ 266,819	OST-Summit Cty Jackpot property & jointly owned properties \$119K, Thor \$149K
- Accommodation Tax	\$ 321,782	Budget favorable
- CRCA	\$ 1,178,054	Utility-CO River COOP Agreement
- Docking Permits	\$ (375,000)	Docking Permits Fees delay
- Employee Paid Premiums	\$ (341,281)	Employee vacancy & Benefit credit
- Fleet Sale of Assets	\$ (498,558)	Budget variance
- Golf & Rec Revenue	\$ 1,487,918	Budget favorable
- Grants	\$ (3,556,412)	DOLA Utility phasing (\$3M) Housing (\$850K) Sustainability \$250K
- Housing Helps Contribution	\$ (291,765)	Budget variance
- Investment Income	\$ 2,406,902	Return on investments
- Parking Assessment	\$ (125,000)	No new business
- Rental Income	\$ (250,291)	Housing Rent concessions
- RETT	\$ 2,880,931	Single Family homes
- Stop Loss/Medical Rebates	\$ 479,785	Budget favorable
- Developer Fee	\$ 312,034	BGV Parcels
- Business Licenses	\$ 287,134	Budget favorable
- Water Rents/Bulk Water	\$ 301,194	Budget favorable
- Appropriated Transfers	\$ 628,000	Appropriations
Total	\$ 5,112,246	

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

Total	\$ 1,359,065	
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YTD COMMENTS - EXPENDITURES		
- Payroll	\$ 92,890	Vacancy rate & Benefit credit
- Material & Supplies	\$ 492,790	Budget favorable, all funds
- Charges for Services	\$ 138,955	Budget favorable, all funds
- Charges for Services	\$ 2,113,604	Phasing-Buy Downs
- Charges for Services	\$ 466,394	Phasing-Housing Helps
- Charges for Services	\$ (1,048,090)	Block 11 R&M
- Charges for Services	\$ (150,000)	Sustainability-MT 2030 Membership Fees
- Minor Capital	\$ 20,983,593	Budget favorable
- Grants	\$ (125,000)	NRO, Breck Film, and Breck Backstage Theater
- Grants	\$ (105,000)	Breck Create SPARK \$105K
- Grants	\$ 78,292	Budget favorable
- Debt Interest	\$ 417,746	Accrual reversal
- Appropriated Transfers	\$ 628,000	Appropriations
Total	\$ 23,984,174	

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

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

DECEMBER
ALL FUNDS
REVENUE AND EXPENDITURE SUMMARY
INCLUDES TRANSFERS AND FULL APPROPRIATIONS OF FUND BALANCES

	BUDGET FY25 Appropriated	YTD			MONTH		
		ACTUAL FY25 YTD	BUDGET FY25 YTD Appropriated	ACTUAL vs BUDGET FY25 YTD	ACTUAL DEC	BUDGET DEC	ACTUAL vs BUDGET DEC
FUND BALANCE, JANUARY 1, 2025	\$ 260,069,341	\$ 260,069,341	\$ 260,069,341				
REVENUE SUMMARY							
GENERAL GOVERNMENT (GF)	\$ 87,800	\$ 68,626	\$ 87,800	\$ (19,174)	\$ 2,373	\$ 7,149	\$ (4,776)
EXECUTIVE MANAGEMENT (GF)	\$ 1,394,000	\$ 1,481,811	\$ 1,394,000	\$ 87,811	\$ 85,588	\$ 109,420	\$ (23,832)
MISCELLANEOUS (GF)	\$ 28,953,739	\$ 29,477,813	\$ 28,953,739	\$ 524,073	\$ 2,038,037	\$ 1,999,028	\$ 39,010
FINANCE (GF)	\$ 14,500	\$ 17,679	\$ 14,500	\$ 3,179	\$ (1,317)	\$ 125	\$ (1,442)
PUBLIC SAFETY (GF)	\$ 77,050	\$ 62,806	\$ 77,050	\$ (14,244)	\$ 360	\$ 2,513	\$ (2,153)
COMMUNITY DEVELOPMENT (GF)	\$ 1,307,830	\$ 1,381,305	\$ 1,307,830	\$ 73,475	\$ (39,138)	\$ 31,722	\$ (70,860)
PUBLIC WORKS (GF)	\$ 926,484	\$ 1,063,527	\$ 926,484	\$ 137,043	\$ 80,223	\$ 44,015	\$ 36,208
RECREATION (GF)	\$ 4,740,971	\$ 5,485,755	\$ 4,740,971	\$ 744,784	\$ 768,042	\$ 491,515	\$ 276,528
UTILITY FUND	\$ 13,883,167	\$ 12,922,999	\$ 13,883,167	\$ (960,168)	\$ 971,720	\$ 2,826,796	\$ (1,855,076)
CAPITAL FUND	\$ 10,385,444	\$ 10,698,010	\$ 10,385,444	\$ 312,566	\$ (2,537,112)	\$ 1,138,012	\$ (3,675,124)
MARKETING FUND	\$ 5,340,272	\$ 5,870,423	\$ 5,340,272	\$ 530,151	\$ 627,000	\$ 438,910	\$ 188,090
GOLF COURSE FUND	\$ 4,698,395	\$ 5,476,444	\$ 4,698,395	\$ 778,049	\$ 68,487	\$ 24,968	\$ 43,519
EXCISE TAX FUND	\$ 50,012,053	\$ 53,617,317	\$ 50,012,053	\$ 3,605,264	\$ 3,456,823	\$ 2,776,440	\$ 680,382
WORKFORCE HOUSING FUND	\$ 21,726,963	\$ 19,669,263	\$ 21,726,963	\$ (2,057,699)	\$ 1,999,391	\$ 1,525,290	\$ 474,101
OPEN SPACE ACQUISITION FUND	\$ 3,990,210	\$ 5,596,177	\$ 3,990,210	\$ 1,605,967	\$ 737,306	\$ 216,548	\$ 520,758
CONSERVATION TRUST FUND	\$ 55,542	\$ 59,598	\$ 55,542	\$ 4,056	\$ 17,305	\$ 13,798	\$ 3,507
GARAGE SERVICES FUND	\$ 6,262,986	\$ 6,065,097	\$ 6,262,986	\$ (197,889)	\$ 494,333	\$ 642,393	\$ (148,060)
INFORMATION TECHNOLOGY FUND	\$ 2,228,384	\$ 2,258,522	\$ 2,228,384	\$ 30,138	\$ 186,602	\$ 185,924	\$ 677
FACILITIES MAINTENANCE FUND	\$ 3,698,254	\$ 3,780,699	\$ 3,698,254	\$ 82,445	\$ 284,170	\$ 277,044	\$ 7,126
SPECIAL PROJECTS FUND	\$ 4,068,498	\$ 3,972,393	\$ 4,068,498	\$ (96,105)	\$ 606,090	\$ 614,145	\$ (8,055)
MARIJUANA FUND	\$ 420,521	\$ 398,878	\$ 420,521	\$ (21,643)	\$ 19,210	\$ 25,099	\$ (5,890)
CEMETERY FUND	\$ 26,029	\$ 70,310	\$ 26,029	\$ 44,281	\$ 915	\$ 616	\$ 299
CHILD CARE FUND	\$ 479,226	\$ 535,115	\$ 479,226	\$ 55,889	\$ 45,321	\$ 40,798	\$ 4,524
PARKING & TRANSPORTATION FUND	\$ 15,090,812	\$ 14,762,476	\$ 15,090,812	\$ (328,336)	\$ 1,043,493	\$ 1,056,334	\$ (12,841)
HEALTH BENEFITS FUND	\$ 5,509,273	\$ 5,756,198	\$ 5,509,273	\$ 246,925	\$ 621,648	\$ 428,940	\$ 192,708
SUSTAINABILITY FUND	\$ 5,148,546	\$ 5,152,591	\$ 5,148,546	\$ 4,045	\$ 504,699	\$ 735,980	\$ (231,280)
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 7,035,945	\$ 6,991,029	\$ 7,035,945	\$ (44,916)	\$ (2,430,572)	\$ (3,277,563)	\$ 846,991
TOTAL REVENUES	\$ 197,562,894	\$ 202,692,861	\$ 197,562,894	\$ 5,129,967	\$ 9,650,997	\$ 12,375,958	\$ (2,724,961)
EXPENDITURES BY CATEGORY							
PERSONNEL	\$ 40,556,196	\$ 39,623,330	\$ 40,556,196	\$ 932,866	\$ 3,554,210	\$ 3,672,776	\$ 118,566
MATERIALS & SUPPLIES	\$ 6,143,516	\$ 5,650,726	\$ 6,143,516	\$ 492,790	\$ 787,821	\$ 463,520	\$ (324,301)
CHARGES FOR SERVICES	\$ 36,474,290	\$ 34,928,427	\$ 36,474,290	\$ 1,545,863	\$ 3,065,626	\$ 3,685,880	\$ 620,253
MINOR CAPITAL	\$ 56,750,656	\$ 35,932,676	\$ 56,750,656	\$ 20,817,980	\$ 4,582,865	\$ 2,880,587	\$ (1,702,278)
FIXED CHARGES	\$ 1,137,879	\$ 1,173,804	\$ 1,137,879	\$ (35,925)	\$ 5,374	\$ 3,650	\$ (1,724)
DEBT SERVICES	\$ 7,317,554	\$ 6,659,808	\$ 7,317,554	\$ 657,746	\$ 148,272	\$ 245,092	\$ 96,820
GRANTS/CONTINGENCIES	\$ 5,092,755	\$ 4,944,463	\$ 5,092,755	\$ 148,292	\$ 69,442	\$ 441,005	\$ 371,563
ALLOCATION	\$ 5,108,808	\$ 5,108,808	\$ 5,108,808	\$ (0)	\$ 425,734	\$ 425,734	\$ (0)
TRANSFERS	\$ 60,100,964	\$ 60,031,805	\$ 60,100,964	\$ 69,159	\$ 5,251,717	\$ 5,584,080	\$ 332,363
TOTAL EXPENDITURES BY CATEGORY	\$ 218,682,618	\$ 194,053,847	\$ 218,682,618	\$ 24,628,771	\$ 17,891,060	\$ 17,402,324	\$ (488,736)
EXPENDITURES BY PROGRAM							
GENERAL GOVERNMENT (GF)	\$ 1,094,541	\$ 991,383	\$ 1,094,541	\$ 103,158	\$ 73,847	\$ 87,698	\$ 13,851
EXECUTIVE MANAGEMENT (GF)	\$ 4,268,479	\$ 3,853,682	\$ 4,268,479	\$ 414,797	\$ 269,158	\$ 284,495	\$ 15,337
MISCELLANEOUS (GF)	\$ 1,053,401	\$ 957,770	\$ 1,053,401	\$ 95,631	\$ (28,306)	\$ 62,201	\$ 90,507
FINANCE (GF)	\$ 1,425,755	\$ 1,431,247	\$ 1,425,755	\$ (5,491)	\$ 84,228	\$ 108,570	\$ 24,342
PUBLIC SAFETY (GF)	\$ 5,941,562	\$ 5,717,780	\$ 5,941,562	\$ 223,782	\$ 471,530	\$ 464,045	\$ (7,486)
COMMUNITY DEVELOPMENT (GF)	\$ 2,354,545	\$ 2,177,741	\$ 2,354,545	\$ 176,804	\$ 148,587	\$ 178,434	\$ 29,847
PUBLIC WORKS (GF)	\$ 10,737,350	\$ 10,443,745	\$ 10,737,350	\$ 293,605	\$ 987,748	\$ 943,622	\$ (44,126)
RECREATION (GF)	\$ 7,945,168	\$ 7,935,124	\$ 7,945,168	\$ 10,044	\$ 778,719	\$ 620,947	\$ (157,772)
UTILITY FUND	\$ 16,389,927	\$ 13,312,481	\$ 16,389,927	\$ 3,077,446	\$ 3,136,733	\$ 1,840,384	\$ (1,296,349)
CAPITAL FUND	\$ 23,996,447	\$ 16,692,810	\$ 23,996,447	\$ 7,303,637	\$ 827,990	\$ 889,294	\$ 61,304
MARKETING FUND	\$ 6,265,075	\$ 6,233,232	\$ 6,265,075	\$ 31,843	\$ 413,198	\$ 522,854	\$ 109,655
GOLF COURSE FUND	\$ 5,632,841	\$ 5,632,608	\$ 5,632,841	\$ 234	\$ 131,962	\$ 80,975	\$ (50,987)
EXCISE TAX FUND	\$ 51,397,325	\$ 51,320,613	\$ 51,397,325	\$ 76,712	\$ 4,706,166	\$ 4,541,882	\$ (164,284)
WORKFORCE HOUSING FUND	\$ 22,711,449	\$ 16,888,065	\$ 22,711,449	\$ 5,823,384	\$ 1,219,685	\$ 1,601,997	\$ 382,312
OPEN SPACE ACQUISITION FUND	\$ 6,107,040	\$ 4,331,357	\$ 6,107,040	\$ 1,775,683	\$ 369,835	\$ 104,478	\$ (265,356)
CONSERVATION TRUST FUND	\$ 55,010	\$ 55,010	\$ 55,010	\$ 0	\$ 4,593	\$ 4,586	\$ (7)
GARAGE SERVICES FUND	\$ 7,460,884	\$ 6,410,524	\$ 7,460,884	\$ 1,050,361	\$ 598,155	\$ 239,015	\$ (359,140)
INFORMATION TECHNOLOGY FUND	\$ 2,319,876	\$ 1,977,240	\$ 2,319,876	\$ 342,635	\$ 235,319	\$ 228,920	\$ (6,400)
FACILITIES MAINTENANCE FUND	\$ 2,636,518	\$ 1,665,203	\$ 2,636,518	\$ 971,315	\$ 438,607	\$ -	\$ (438,607)
SPECIAL PROJECTS FUND	\$ 4,697,000	\$ 4,517,142	\$ 4,697,000	\$ 179,858	\$ 41	\$ 300,000	\$ 299,959
MARIJUANA FUND	\$ 391,868	\$ 382,576	\$ 391,868	\$ 9,292	\$ 33,886	\$ 29,076	\$ (4,810)
CEMETERY FUND	\$ 25,600	\$ 2,147	\$ 25,600	\$ 23,453	\$ 187	\$ 3,767	\$ 3,580
CHILD CARE FUND	\$ 2,334,075	\$ 765,983	\$ 2,334,075	\$ 1,568,092	\$ 8,462	\$ 779,475	\$ 771,013
PARKING & TRANSPORTATION FUND	\$ 14,879,416	\$ 14,271,939	\$ 14,879,416	\$ 607,477	\$ 606,866	\$ 1,548,647	\$ 941,781
HEALTH BENEFITS FUND	\$ 6,000,079	\$ 5,996,835	\$ 6,000,079	\$ 3,244	\$ 1,084,380	\$ 1,068,959	\$ (15,421)
SUSTAINABILITY FUND	\$ 3,621,112	\$ 3,193,315	\$ 3,621,112	\$ 427,797	\$ 714,864	\$ 278,281	\$ (436,584)
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 6,940,275	\$ 6,896,297	\$ 6,940,275	\$ 43,979	\$ 574,620	\$ 589,724	\$ 15,104
TOTAL EXPENDITURES BY PROGRAM	\$ 218,682,618	\$ 194,053,847	\$ 218,682,618	\$ 24,628,771	\$ 17,891,060	\$ 17,402,324	\$ (488,736)
PROJECTED FUND BALANCE DECEMBER 31, 2025	\$ 238,949,617	\$ 268,708,354	\$ 238,949,617				

Town of Breckenridge

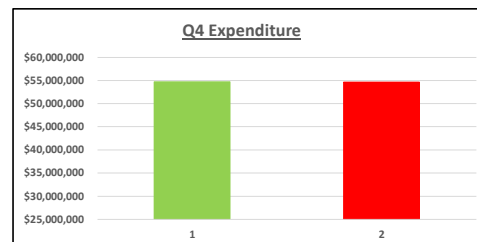
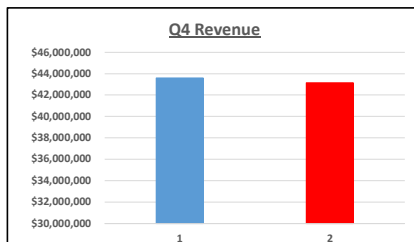
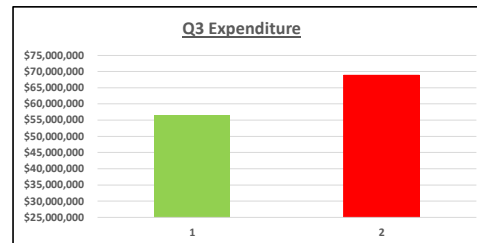
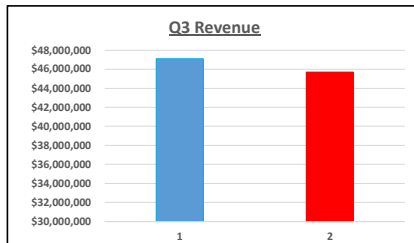
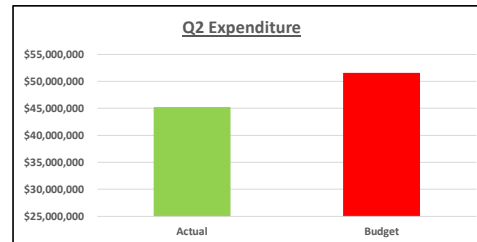
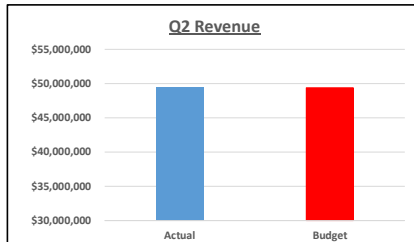
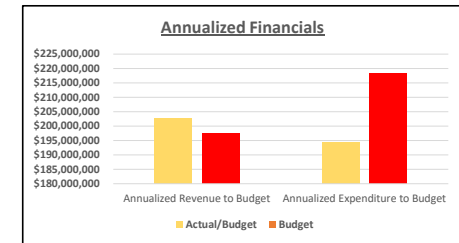
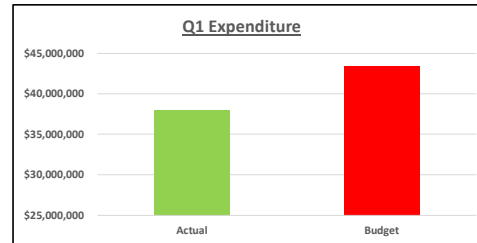
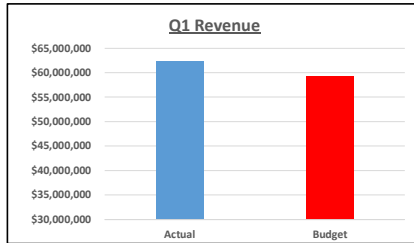
December 2025 Financial Review

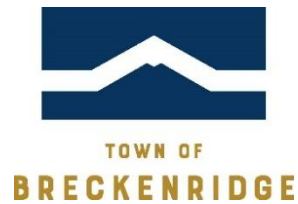
through period 12

Budget Year Ending: **12/31/2025**

Current Month Ending: **12/31/2025**

	Q1			Q2			Q3			Q4			FY2025		
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Appropriated Budget	Variance	Actual	Appropriated Budget	Variance
Beg. Fund Balance															
Revenue	\$ 62,465,435	\$ 59,308,937	\$ 3,156,498	\$ 49,520,735	\$ 49,405,174	\$ 115,561	\$ 47,115,508	\$ 45,698,101	\$ 1,417,407	\$ 43,591,183	\$ 43,150,682	\$ 440,501	\$ 202,692,861	\$ 197,562,894	\$ 5,129,967
Expenditure	\$ (37,976,846)	\$ (43,433,469)	\$ 5,456,624	\$ (45,135,587)	\$ (51,508,379)	\$ 6,372,791	\$ (56,494,541)	\$ (68,794,485)	\$ 12,299,944	\$ (54,686,849)	\$ (54,646,285)	\$ (40,564)	\$ (194,293,823)	\$ (218,382,618)	\$ 24,088,795
Net Income	<u>\$ 24,488,589</u>	<u>\$ 15,875,468</u>	<u>\$ 8,613,121</u>	<u>\$ 4,385,148</u>	<u>\$ (2,103,204)</u>	<u>\$ 6,488,352</u>	<u>\$ (9,379,033)</u>	<u>\$ (23,096,384)</u>	<u>\$ 13,717,351</u>	<u>\$ (11,095,666)</u>	<u>\$ (11,495,603)</u>	<u>\$ 399,937</u>	<u>\$ 8,399,038</u>	<u>\$ (20,819,724)</u>	<u>\$ 29,218,761</u>
End. Fund Balance															





Memo

To: Town Council
From: Flor Cruz, Annette Kubek, Jacob Ojeda, and Helen Cospolich
Date: 2/17/2026 (for the 2/24/2026 work session)
Subject: Communications and Community Engagement Update

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

This memo provides an update to the Council on recent marketing and outreach messaging, communication channels, and initiatives led by the Communications and Community Engagement Division during the past month.

Background

The Communications and Community Engagement Division provides monthly updates to Council. Since its launch in April 2024, the team has developed processes to strengthen message cohesion, improve brand recognition, and expand community engagement.

Public Outreach/Engagement, January 2026 – February 2026 Update

Messaging

This month, the Communications and Community Engagement Division delivered messaging across a broad range of topics, including Town operations, Council initiatives, recreation programming, public safety information, and community engagement efforts. Specific subjects included:

- | | |
|--|---------------------------------|
| • International Snow Sculpture Championships | • RaceBreck |
| • Carter Park Sledding Hill | • Sustainability Saturdays |
| • Elections | • Recreation updates |
| • Shop Like a Local | • I-70 updates |
| • Town Council Updates | • Connect With Breck |
| • Energy Saving Tips | • Americans Smithsonian Exhibit |

Communication Channels

Over the past month, staff has continued using a range of communication channels to keep residents informed while also inviting broader participation in Town programs and events. Messaging has been distributed through social media, the Town website, newsletters, print materials, radio, and partner platforms to ensure information reaches people in the ways they are most likely to see it.

Recent targeted communication initiatives include:

- **International Snow Sculpture Championships** – Staff promoted the International Snow Sculpture Championships through social media, website updates, and newsletter content to keep residents and visitors informed on event progress. A sculpture progress video performed strongly, with the Spanish-language

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

version receiving more than 10,200 views, more than double the English version's 4,398 views, with 60% of those views coming from non-followers. This reflects growing engagement from the Hispanic community and highlights the effectiveness of multilingual outreach.

- **Public Works Dance Video**— In order to stay relevant with popular community trends, staff highlighted the Public Works team through fun, engaging videos on social media, offering a behind-the-scenes look at how they keep the Town running. This approach helps showcase different departments and staff members in a more approachable and entertaining format, allowing the Town to connect with audiences in new ways. One recent video generated 26,358 views, with more than 83% coming from non-followers.
- **Carter Park Sledding Hill** – Staff continued communication efforts around the Carter Park sledding hill, focusing on current conditions, sledding etiquette (“Slediquette”), and the maintenance work required to keep the hill safe and enjoyable. Messaging has been designed to reach both residents and visitors through a combination of social media, website updates, radio, and printed materials. A recent sled hill update video generated 8,421 views, with more than 67% coming from non-followers, reached over 3,300 accounts, and produced 187 interactions.
- **Housing** – Staff has successfully transitioned the Homebuyer Education series from a social media campaign into a permanent resource library on the Town’s YouTube channel. This initiative, focused on explaining deed-restricted properties and the home-buying process, has gained significant external momentum. The informational, bilingual content recently caught the attention of regional news outlets, resulting in media inquiries and interviews with our Housing Department staff. This shift from “owned” to “earned” media coverage demonstrates the Town’s success in becoming a primary information leader on local housing. By providing these resources in both English and Spanish, we continue to ensure our local workforce has the tools to navigate the Breckenridge housing market with confidence.
- **Newsletters** - At the start of the year, staff implemented a strategic redesign of the Town’s primary newsletters, the Town Council Recap and Connect with Breck. By transitioning to a more concise format, we have improved the readability of municipal updates while directly bridging the gap between written reports and video transparency. A key feature of this new format is the integration of direct timestamps to Town Council meeting recordings, allowing residents to jump to the specific video discussions that interest them most. The community’s response to these improvements has been significant. Since the redesign, the average click rate on embedded links has surged from a previous year average of 4.2% to a current 10.1%. This data-driven approach ensures that our communications remain a high-value tool for fostering an informed and connected Breckenridge.

Social Media - Following significant surges during the holiday season, social media performance throughout January and February has remained strong, establishing a consistent and high baseline for Town communications. Our digital platforms continue to serve as primary touchpoints for both residents and visitors, with Instagram generating over 153,000 views and reaching nearly 32,000 unique accounts. Despite the transition into mid-winter, we saw a steady increase in our community size, gaining 400 new followers on the platform.

Facebook performance mirrored this stability, maintaining high visibility with over 240,000 content views and a reach of 105,400 accounts. Engagement remains a key highlight, as we saw over 6,100 total interactions across both platforms and added over 1,000 total new followers to our digital community during this period. These metrics underscore our ability to sustain audience attention beyond peak events, ensuring that Town messaging, from public safety to community initiatives, reaches a broad and engaged, year-round audience.

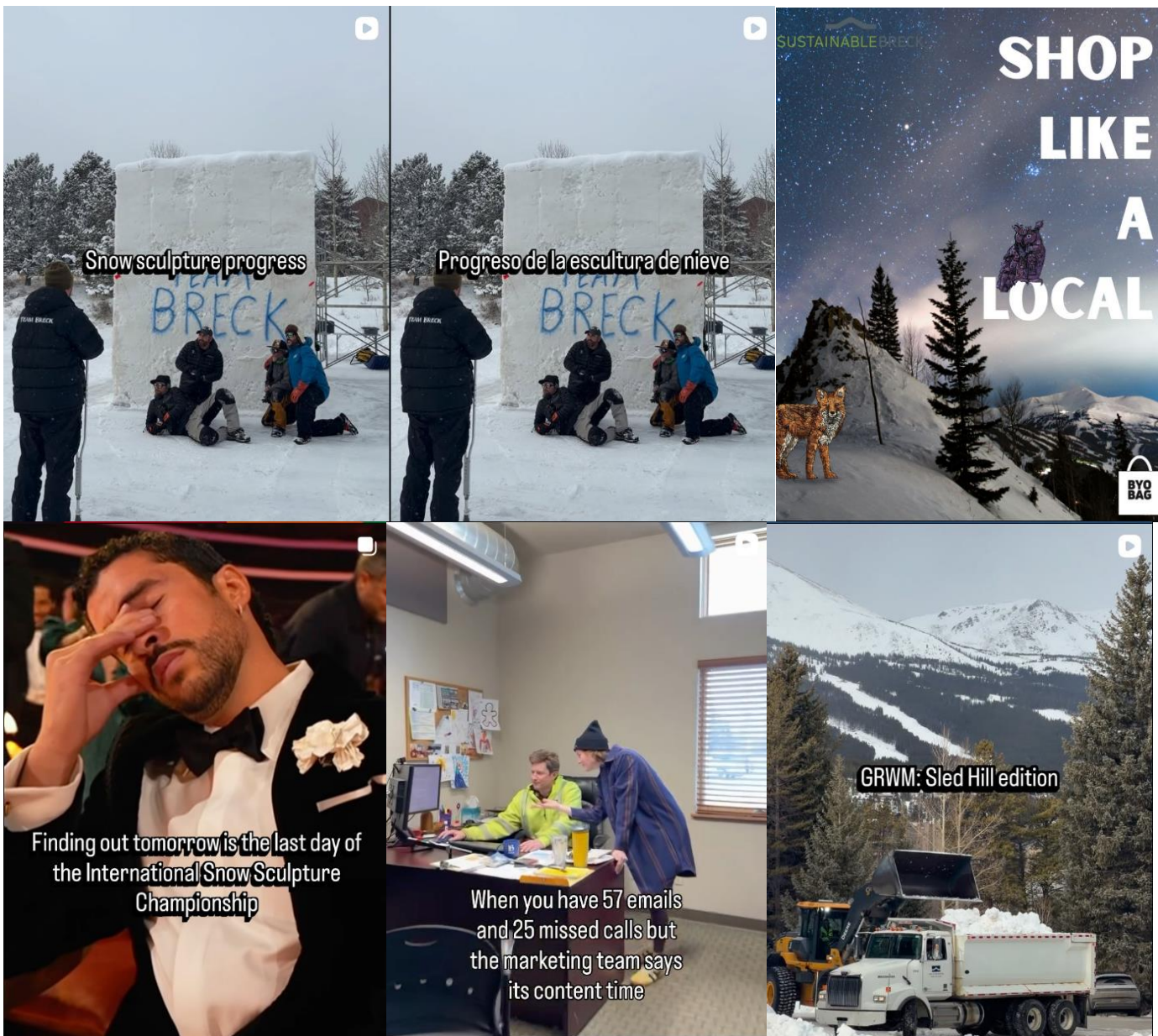
Website - The Town of Breckenridge website continues to serve as the primary hub for municipal services and public information, recording 29,313 total views and 27,666 visitors over the past month. Engagement remains high, with over 53,000 pageviews driven largely by direct visits (46.7%) and search engine results (36.8%), indicating that users are successfully finding the specific information they need. While the Police Department page remains the most-visited sub-section for the month with over 1,200 views, we have seen a significant shift in traffic patterns over the last week. As the community prepares for upcoming elections, the Candidate Information page has surged to become the second most-visited section of the entire site, trailing only the homepage. This spike in viewership highlights the website’s critical role in fostering transparency and providing residents with the essential resources needed for informed civic participation.

TV Ads - Television advertising is used strategically to promote initiatives with broader regional appeal through engaging visual storytelling. Efforts for the period included messaging for the Firecracker 50 early registration, I Am

Summit and several sustainability initiatives. Local television increases and reinforces video messaging to and from social media platforms.

SDN Ads - Digital advertising through *Summit Daily News* provides targeted regional exposure while print advertising is used for specific, time-sensitive needs. During this period, staff utilized SDN digital ads to promote water initiatives and print ads for the BOSAC recruitment to expand reach and visibility across Summit County.

Magazines - Print publications continue to support targeted outreach to specific audiences through seasonal and interest-based content. Advertising in the *Winter Explorer Magazine* focused on recreation offerings, helping promote outdoor amenities and programming to visitors and regional readers planning winter activities. *Breckenridge Magazine* placements were used to highlight water-related messaging, providing a trusted, community-focused platform to share important information with full-time and part-time residents. These print channels complement digital efforts by reaching audiences in a longer-format, highly visible medium



- [Snow Sculpture Progress – In Spanish](#)
 - 10,232 total views - 60% from non-followers
 - Over 1,000 accounts reached
 - 55 content interactions
- [GRWM Sled Hill Edition](#)
 - 8,421 views
 - 67% from non-followers
 - 187 content interactions
- [Public Works Ophelia](#)
 - 26,358 views
 - 83% from non-followers
 - Over 1,100 accounts reached
 - 268 interactions

Other general communication channels used this month:

- Internal and external email newsletters
- Radio
- Comcast cable/SCTV
- Variable message signs
- Social media platforms
- Website updates
- Website news items
- Digital advertising
- Email – targeted and opt-in calendar and news notifications
- Print media - newspaper and magazine advertisements
- Trolley/bus ads – ongoing through the year

Community Engagement

As part of the division's commitment to community engagement, the team has collaborated with the Social Equity Advisory Commission (BSEAC) to promote several of its initiatives, including:

- Black History Month (BHM) – During the month of February, the team promoted and hosted several Black History Month initiatives, including a Barney Ford Day video and a Black History Month culinary class. These efforts were designed to celebrate and honor the culture, history, and contributions of Black Americans.

In addition to Social Equity, the team promoted community connection and gratitude through the Strong Future video, which expressed appreciation for the community's generous support in helping to make Breckenridge a strong and vibrant community. The video highlighted the impact of key Strong Future initiatives, including the Sol Center, the SMART Team, early childhood education, and more.

Upcoming Public Outreach/Engagement, March 2026

Staff is developing several upcoming communication campaigns and initiatives scheduled to launch next month. These new efforts will continue to prioritize expanding outreach and strengthening engagement both within the community and among external audiences. In recognition of **Women's History Month**, the team will dedicate the month of March to highlighting outstanding women in Breckenridge. Each honoree was nominated by fellow community members and exemplifies qualities such as empathy, leadership, volunteerism, adaptability, generosity, creativity, inclusivity, and advocacy. The team will also begin filming for a **Police Department** video series campaign with the objective of answering the most common questions about law enforcement. Videos will be showcased on social media and the Town website in both English and Spanish.

Financial Implications

The division continues to work within the existing budget and has a strong financial standing for the remainder of the year.

Equity Lens

The Equity Lens Tool is used when creating communications and marketing initiatives to ensure the audience is reached, the message delivery is appropriate, and community trust increases or remains. The Town's focus remains on translation and ADA accessibility of our messages.

Staff Recommendation

Staff will be available on Tuesday to answer questions from Council.



Memo

To: Breckenridge Town Council
From: Dana Laverdiere, Director Human Resources
Date: February 17, 2026 (for the February 24, 2026, work session)
Subject: Town of Breckenridge Human Resources Update

Introduction

The following report represents Q4 2025 staffing and turnover data measuring the Town of Breckenridge's ability to attract and retain Full-Time Year-Round (FTYR) employees. Comparative data from 2024 is also included to provide year-over-year context.

A key highlight for 2025 is that the Town's rolling 12-month turnover rate reached its lowest level since 2020. Additionally, the Town experienced 10 fewer FTYR separations in 2025 compared to 2024. Recruitment metrics were similarly strong, with total applications reaching their highest level since 2019, demonstrating continued competitiveness and sustained interest in the Town of Breckenridge as an employer.

Quarterly Turnover Information

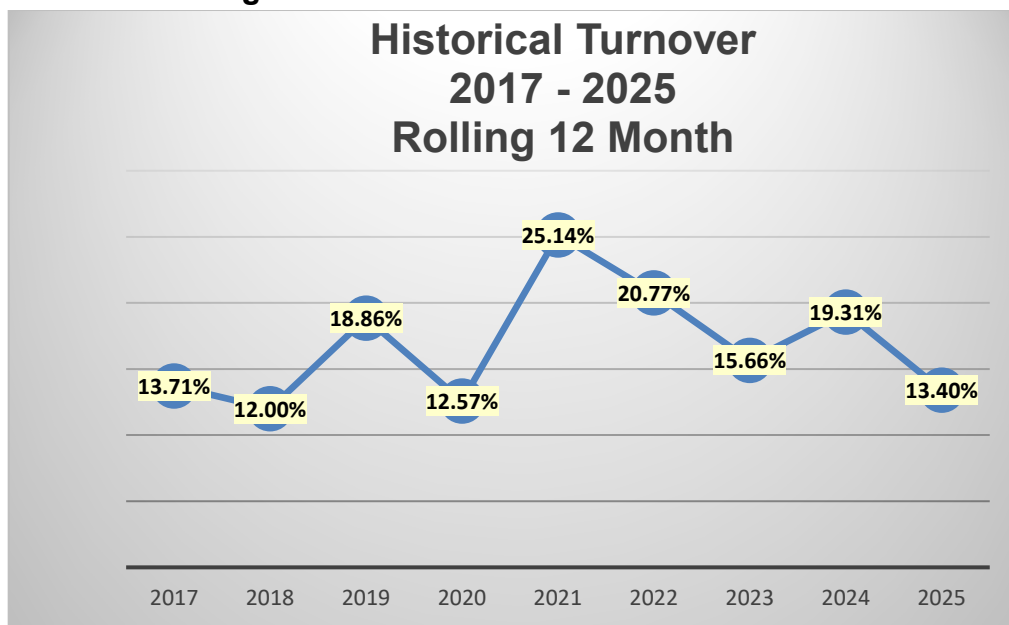
The Town of Breckenridge's FTYR turnover rate decreased from 2.9% in Q3 2025 to 2.4% in Q4 2025. A total of five separations occurred during the quarter, all of which were voluntary. This is similar to Q4 2024, when five separations were also recorded during the same period, indicating year-over-year stability in fourth quarter turnover levels.

2024 - 2025 FTYR Separation Data									
Q4 2024		Q1 2025		Q2 2025		Q3 2025		Q4 2025	
Voluntary	Involuntary	Voluntary	Involuntary	Voluntary	Involuntary	Voluntary	Involuntary	Voluntary	Involuntary
5	0	6	2	10	0	6	0	5	0
2.5%		3.9%		4.8%		2.9%		2.4%	

Turnover by Department

Separations by Department								
	Q1, 2025		Q2, 2025		Q3, 2025		Q4, 2025	
	Turnover	Turnover Rate	Turnover	Turnover Rate	Turnover	Turnover Rate	Turnover	Turnover Rate
Comm Dev	0	0%	0	0%	2	14.3%	0	0%
Finance	0	0%	0	0%	0	0%	1	22.2%
Human Resources	0	0%	0	0%	0	0%	0	0%
Muni Serv/Com Eng	0	0%	1	14.3%	0	0%	0	0%
Police	2	8.0%	2	7.7%	2	8.3%	0	0%
Public Works	2	2.0%	7	7.1%	2	2.0%	1	2.0%
Recreation	4	14.3%	0	0%	0	0%	1	2.8%
Administration	0	0%	0	0%	0	0%	1	1.0%
IT	0	0%	0	0%	0	0%	0	0%
Housing	0	0%	0	0%	0	0%	1	20%

Total Historical Rolling 12 Month Turnover

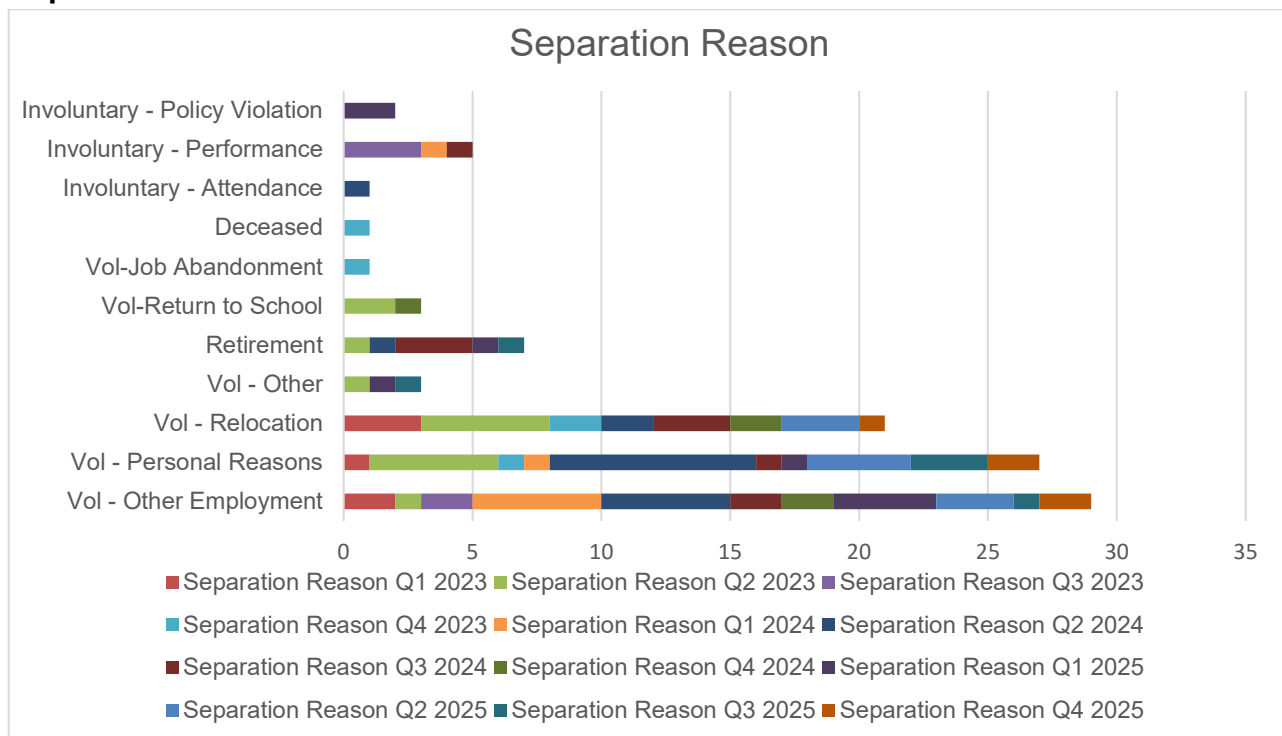


The Town of Breckenridge's rolling 12-month turnover rate stands at 13.4%, representing a decrease compared to year-end 2024.

In total, 29 separations occurred in 2025, down from 39 in 2024. This reduction reflects meaningful progress in overall employee retention year over year.

A turnover rate in the low to mid teens is generally considered stable within the public sector, particularly in competitive mountain resort labor markets. The Town's continued downward trend positions it favorably compared to recent years and reflects strengthening retention outcomes.

Separation Reasons



This graph illustrates separation reasons from Q1 2023 through Q4 2025 for the Town of Breckenridge.

In Q4 2025, five separations occurred: two employees departed for personal reasons, two accepted other employment opportunities (one within Summit County and one out of state), and one separated due to relocation out of the country.

This distribution continues to reflect primarily voluntary, career or life driven transitions rather than organizational factors.

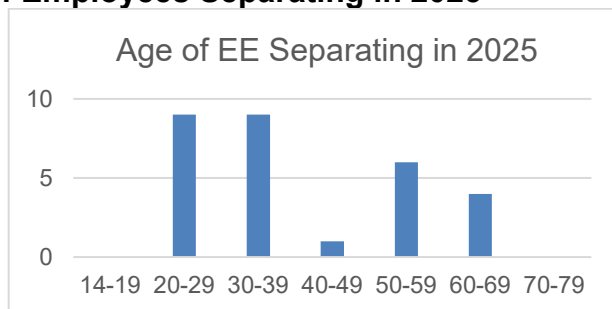
First Year Turnover by Department

First Year Turnover by Department					
Department	Q1	Q2	Q3	Q4	Total
Comm Dev	0	0	1	0	1
Finance	0	0	0	0	0
Human Resources	0	0	0	0	0
Muni Services/Comm Eng.	0	0	0	0	0
Police	0	1	0	0	1
Public Works	1	2	0	0	3
Recreation	2	0	0	1	3
Administration/IT	0	0	0	0	0
IT	0	0	0	0	0
Housing	0	0	0	0	0
Total	3	3	1	1	8

In Q4 2025, one employee separated within their first year of FTYR employment, bringing the year-to-date total to eight.

Monitoring first-year separations remains an important indicator of recruitment alignment, onboarding effectiveness, and early employee engagement.

Age of Employees Separating in 2025



Over the past two years, the highest turnover occurred among employees aged 30–39. In 2025, however, turnover shifted to a tie between the 20–29 and 30–39 age groups.

It is important to note that the 20–29 age group represents 13% of the Town of Breckenridge's FTYR workforce, while the 30–39 age group has the highest workforce representation at 28%.

Human Resources attributes this trend primarily to turnover in entry level positions, which are often career building roles rather than long term placements. This pattern aligns with typical early career mobility and does not currently indicate broader retention concerns.

Application Volume to Date

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
2025	690	326	576	246	1838

During Q4 2025, the Town of Breckenridge received 246 applications across all Full-Time, Part-Time, and Seasonal positions.

During 2025, the Town received a total of 1,838 applications, the highest annual total since 2019. This increase reflects sustained interest in employment opportunities and continued competitiveness in attracting candidates.

Additional Recruitment Data

Promotions from PT or Seasonal to FTYR					
	Q1	Q2	Q3	Q4	Total
2023	6	4	6	1	17
2024	12	3	1	1	17
2025	11	2	1	3	17

Promotions from FTYR to FTYR					
	Q1	Q2	Q3	Q4	Total
2023	5	9	4	3	21
2024	7	2	1	4	14
2025	5	1	0	1	7

FTYR Rehires					
	Q1	Q2	Q3	Q4	Total
2023	1	7	1	0	9
2024	1	2	2	5	10
2025	0	0	0	0	0

Number of FTYR Hires					
	Q1	Q2	Q3	Q4	Total
2023	19	15	13	3	50
2024	18	10	14	7	49
2025	14	11	5	6	36

During Q4 2025, the Town onboarded six new FTYR employees, representing a decrease for 2025 overall. Three hires were internal promotions from Part-Time Seasonal to FTYR status.

Vacancy Rate

The Town of Breckenridge's vacancy rate decreased to 4.5% in Q4 2025, down from 5.8% at the end of Q3 2025. This represents the lowest vacancy rate recorded in 2025. As of the close of Q4, there were 10 FTYR vacancies, including four within the Police Department and three within Public Works. The downward trend in vacancies demonstrates strengthening organizational capacity heading into 2026

Volunteer Program

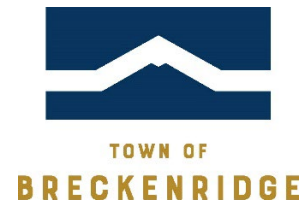
From June 2023 through Q4 2025, Town employees contributed 1,481 hours to local non-profits, representing an estimated \$68,185 investment in the community. During Q4 2025 alone, employees volunteered 267 hours, demonstrating sustained engagement in community initiatives.

The VTO program was incorporated into the Town's 2025 strategic organizational goals, reinforcing an organization wide emphasis on strengthening employee connection to the community and advancing the Town's core value of Community.

Summary

The Town of Breckenridge continues to focus on attracting highly qualified candidates and retaining valued employees through competitive compensation, comprehensive benefits, housing support, and strong leadership. In 2025, key workforce indicators including reduced turnover, lower vacancy rates, and robust application levels demonstrate continued progress toward these goals.

Staff will be available at the work session to provide additional context or answer questions.



Memo

To: Town Council
From: Duke Barlow, Open Space & Trails Manager
Date: 2/18/2026 (for 2/24/2026 work session)
Subject: 2025 State of the Open Space Report

Enclosed please find the 2025 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

2025 REPORT



TOWN OF BRECKENRIDGE
OPEN SPACE & TRAILS

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.



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TOWN OF BRECKENRIDGE
OPEN SPACE & TRAILS

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- Visitor Use Management
- Southern Tenmile Recreation Access Plan
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- Staff
- Breckenridge Open Space Advisory Commission
- Town Council

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.



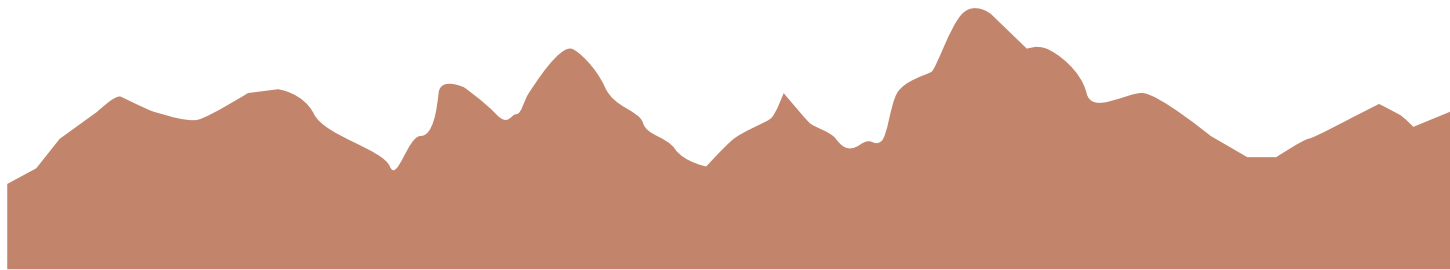
open space & trails
AT A GLANCE



1997

THE START OF THE
OPEN SPACE PROGRAM

\$36,439,278



amount of town funds spent on open
space acquisitions since 1997



5,231

TOTAL ACRES
CONSERVED



70

TOTAL MILES OF TRAILS



2025 OPEN SPACE BUDGET
\$4,003,602

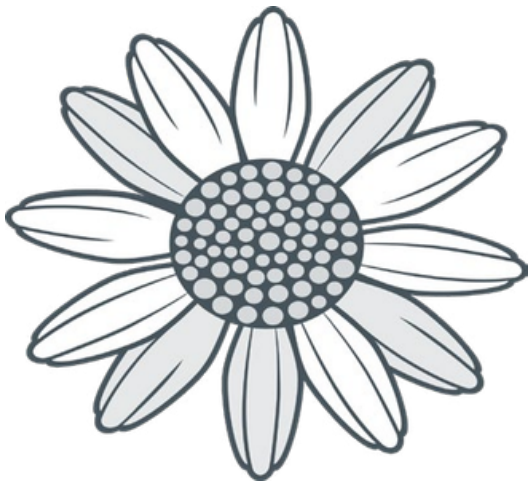


0.5% of sales tax in Breckenridge
directly supports open space



93%

seasonal technician staff
time devoted to trail
maintenance in 2025.



~650

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



750

hazardous trees removed
from trail corridors.



8

TOTAL FOBT EVENTS- ALL
STEWARDSHIP FOCUS

204

Total number of FOBT
volunteers.



385

Number of people who attended
a free guided hike on open
space in 2025.



38

ADOPT-A-TRAIL

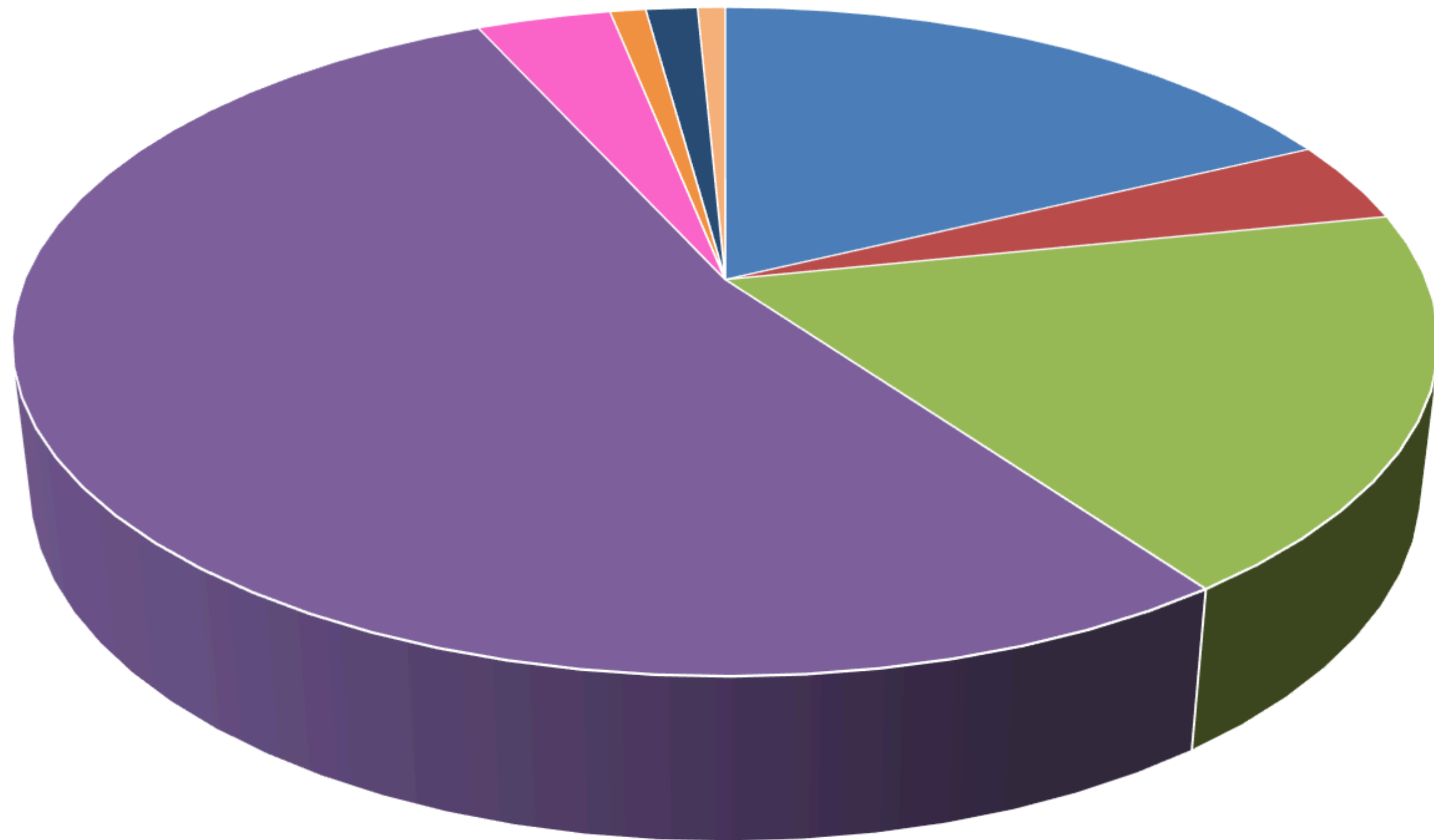
Volunteers from the
National Reparatory Orchestra who
cleaned along the Blue River.

2025 OST Budget Highlights

- Totals from Jan. 1, 2025-
Nov. 30, 2025:
 - Expenditures:
\$4,003,602
 - Revenue: 4,585,871
 - Fund Balance Nov 30,
2025: \$7,605,210
 - Wellington Oro WTP:
\$287,990



2025 OST Budget



Minor Capital 53%

\$2,126,853: Land Acquisitions

Charges for Services 18%

\$734,989: Contractors & Consultants

Personnel 18%

\$713,103: Wages & Benefits

Materials and Supplies 4%

\$158,054: Tools, Materials, Signs, FOBT

Transfers 4%

\$145,810: Capital Projects, RecPath Grooming

Allocation 1%

\$56,039: Garage, Facilities, IT

Fixed Charges 1%

\$38,754: Liability Insurance

Grants 1%

\$30,000: Grants- FDRD, CFI

Total Budget: \$4,003,602

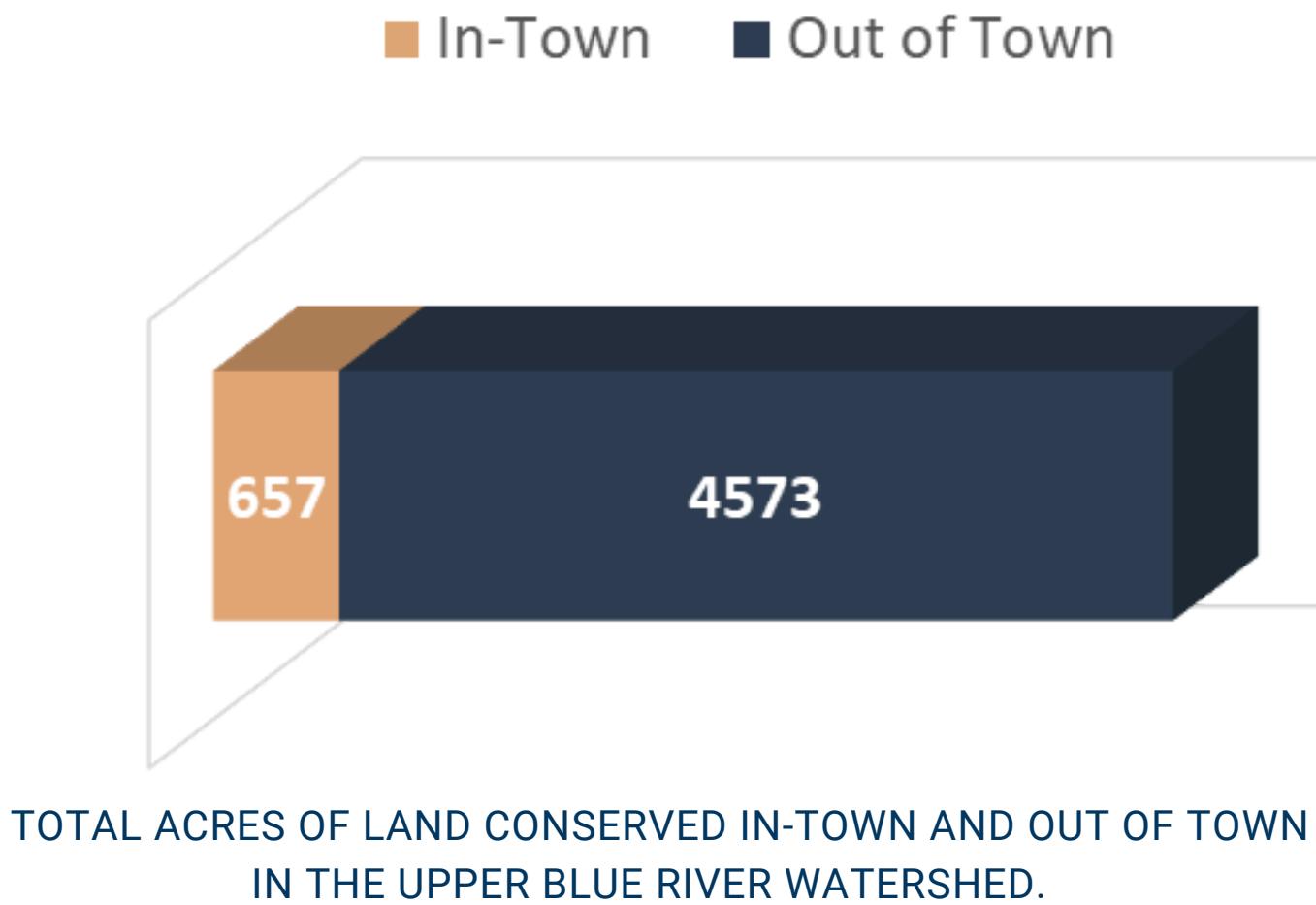


Conservation

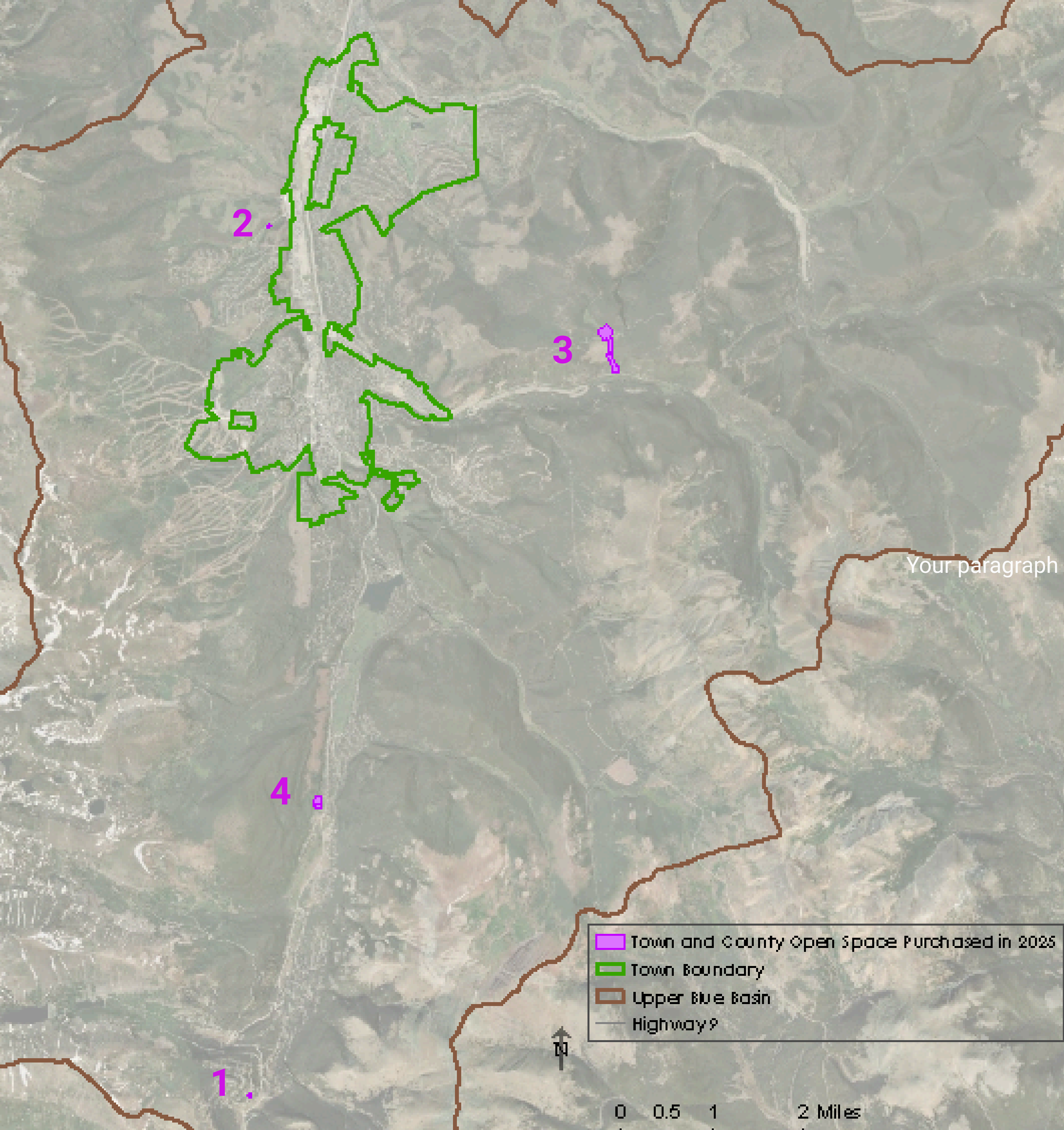


Open Space Acquisitions

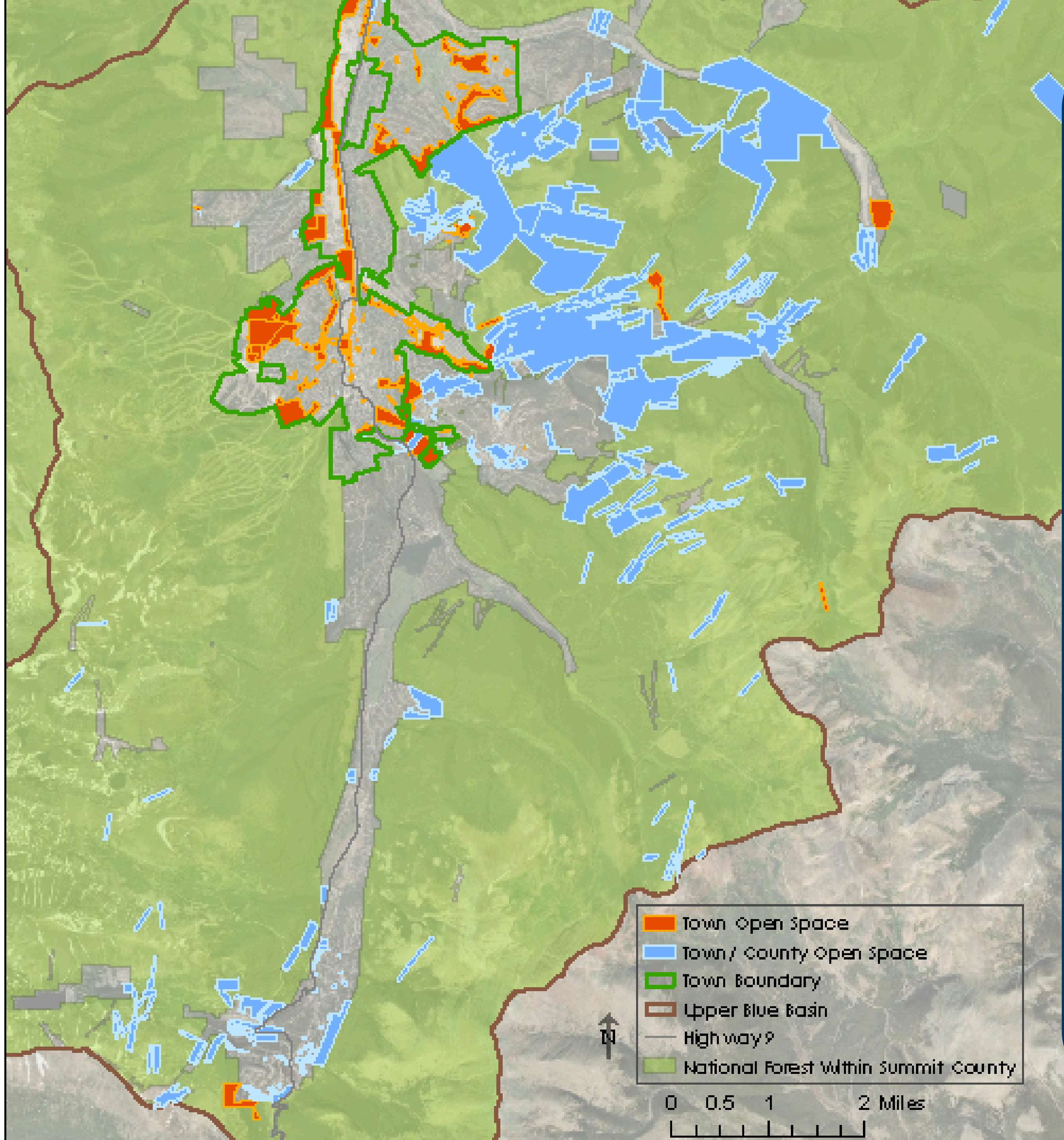
In 1996, a voter initiative passed, which dedicated a 0.5% Town sales tax to open space acquisition and management. In the 28 years since its adoption, the Town’s Open Space program has acquired a total of 5,231 acres of property through purchases, land trades, dedications, and joint purchases with Summit County Government. The majority of these conserved acres are located in the Upper Blue River watershed surrounding the Town limits.



Year	Acres
Pre-1997	119
1997	164
1998	150
1999	173
2000	261
2001	640
2002	127
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
2025	26
Total	5231

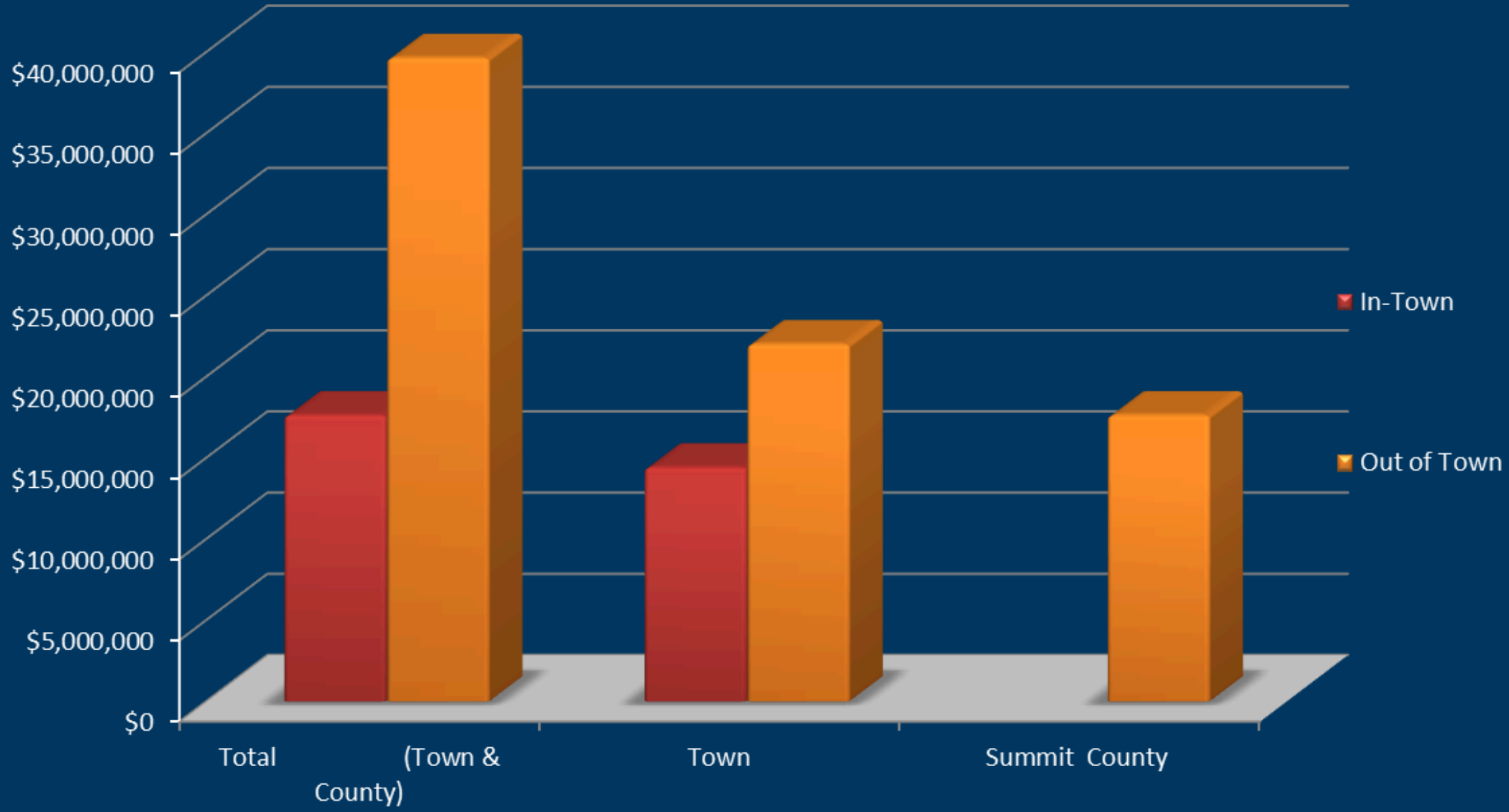


2025 OST Acquisitions			
Property	Acreage	Price	Ownership
1. 243 Carroll Lane	.5	\$638.50	TOB/SC
2. 6664 Barton Road	.36	\$41,053.00	TOB/SC
3. Rich Gulch	19.09	\$2,500,246	TOB/SC
4. Sunnyslope 30&31	6.2	\$80,160	TOB/ SC
Total	26.15	\$2,622,098	



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 5,231 acres of open space, 4,380 of which were jointly acquired with Summit County Government. The Town has spent \$36,439,278 in land purchases since 1997, while the County has spent \$17,634,869 on joint purchases in the Upper Blue River watershed.



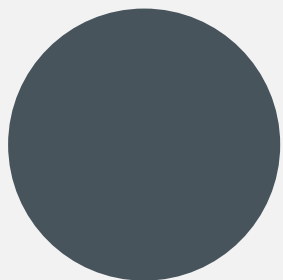
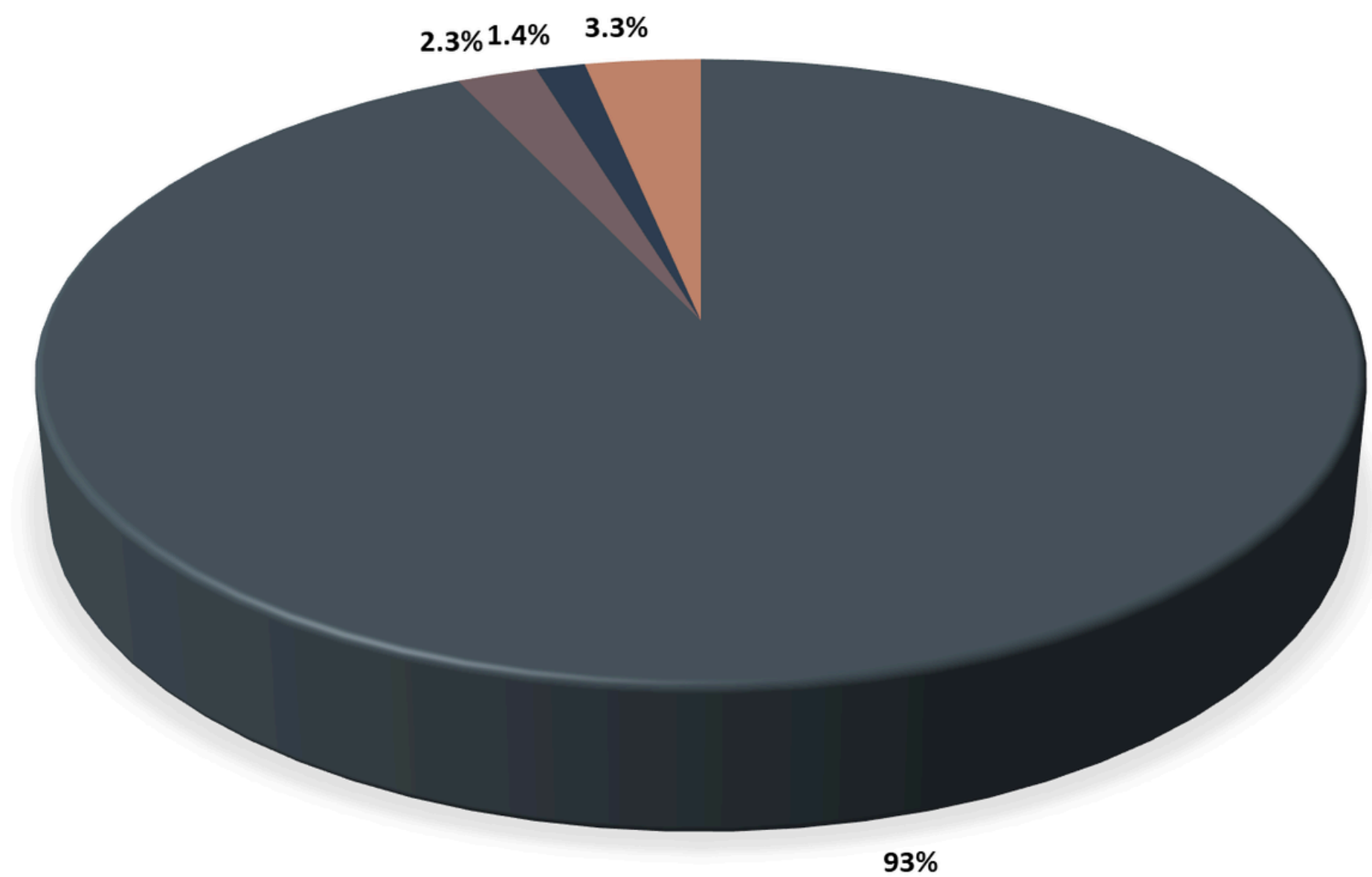


Recreation

2025 Field Season Maintenance

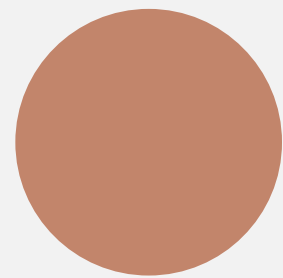
The 2025 field season focused primarily on maintaining existing trail infrastructure. This work included routine trail maintenance, hazardous tree removal, fencing installation, wayfinding improvements, restoration efforts, and management of our Friends of Breckenridge Trails volunteer program . New trail construction efforts included completing the accessible trail to the Keystone Drill and improving sections of the Blue River Trail. The Open Space and Trails (OST) program is well into its stewardship phase of growth, with a strong commitment to the careful maintenance and management of its extensive 70-mile singletrack trail network. The OST program employs seven full-time, summer seasonal staff dedicated to on-the-ground projects and trail maintenance.

Trail Technicians Duties



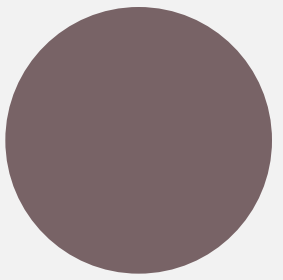
Trail Maintenance - 93%

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.



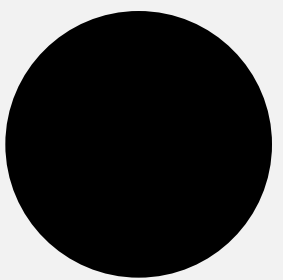
Trail Construction - 3.3%

The OST crew assisted with new trail construction on the Blue River Trail and the accessible Keystone Drill Trail.



FOBT Preparation - 2.3%

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 - 1.4%

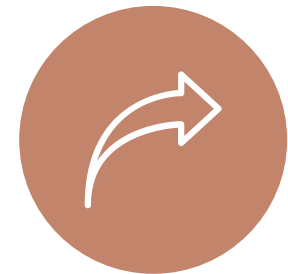
The OST program has multiple counters located throughout the trail network that require regular data collection. Staff also utilize a GIS-based collection tool to inventory trail and trailhead conditions and maintenance needs.

2025 Field Projects



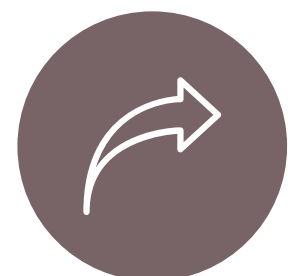
French Creek Stabilization

Open Space staff coordinated efforts with multiple agencies, including the Town and Summit County Engineering Department and the U.S. Army Corps of Engineers, to reconstruct a severely eroded section of trail.



Trailhead Improvements

In partnership with Summit County, the Laurium Trailhead was relocated to a new location to improve user safety and overall experience. Open Space also expanded the BOEC Trailhead and added an ADA-accessible parking space. Additionally, the Wellington Bike Park Trailhead was paved to improve access for users with mobility challenges and disabilities.



Middle Flume Reroute

Realigned 3,000 feet of the Middle Flume Trail to improve the overall user experience and create a more effective winter grooming route, and revegetated the former trail alignment.



Bridge Replacements

Staff repaired and replaced 8 bridges during the 2025 field season, including those on Middle Flume, Blue River, Reiling Dredge, Saw Mill, and Rodeo Trail





Access & Inclusion



BRECKENRIDGE SOCIAL EQUITY ADVISORY
COMMISSION INVITES YOU TO:



PEDAL TOGETHER

COMMUNITY BIKE SESSION

UPCOMING DATES:

AUGUST 21
SEPTEMBER 18

TIME:

5:30PM - 7:30PM



McCain Open Space Management Plan



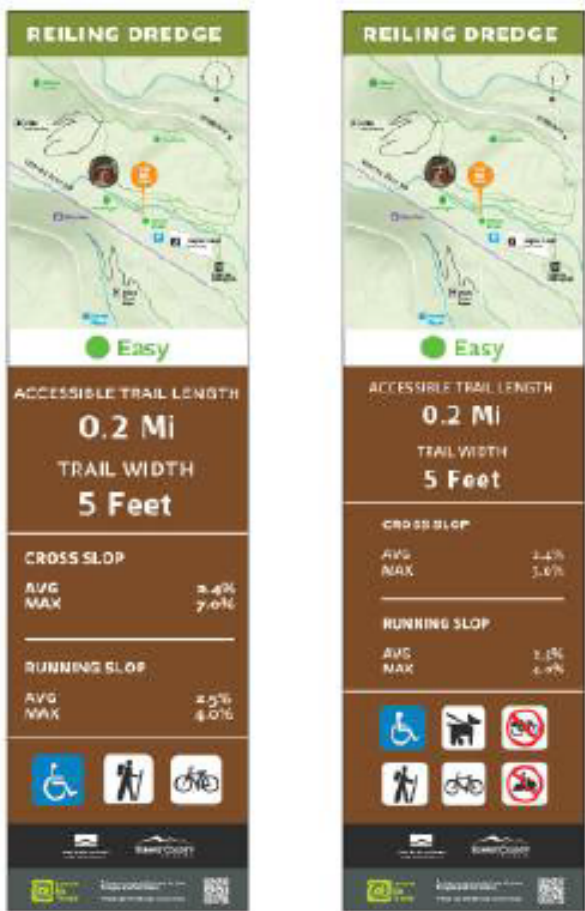
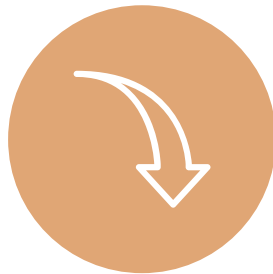
Equitable & Inclusive Trail Design

In 2025, Staff continued to expand the All-Persons Trail inventory, increasing equitable access and inclusivity across the trail system. These efforts included using outdoor navigation applications to help share information and increase awareness. All-Persons Trails provide easier access for people of all ages, including those with mobility challenges.

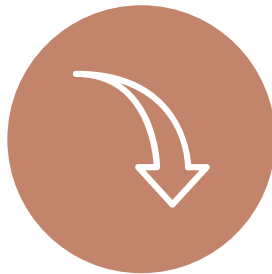


OST Signage Workplan

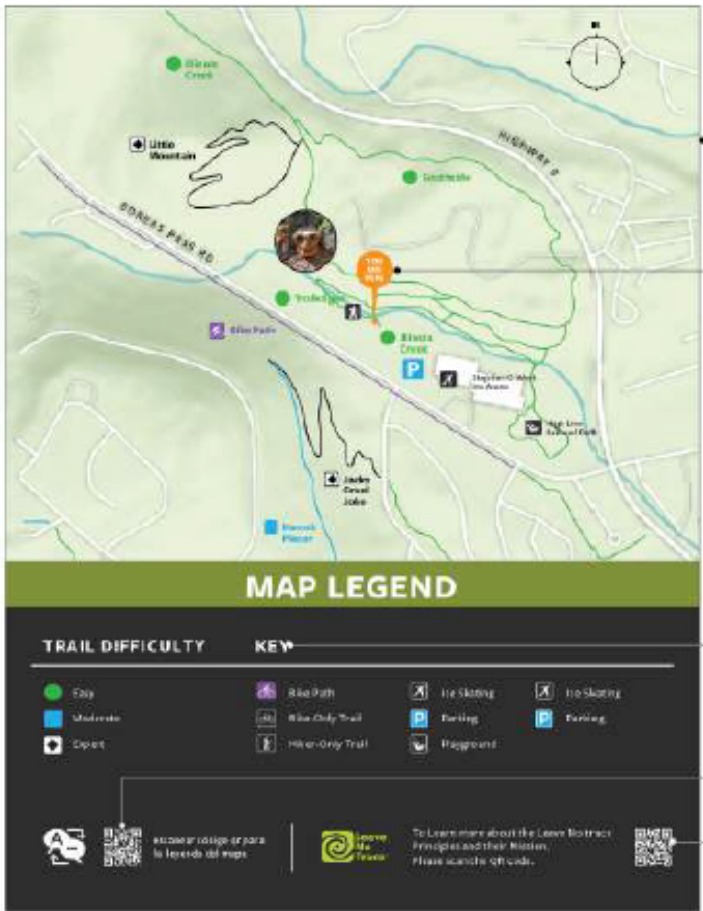
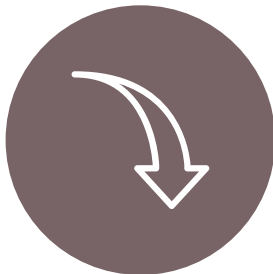
As an action item from the 2023 OST Master Plan, staff is developing a comprehensive Signage Workplan to improve wayfinding, trail etiquette, and access and inclusion throughout the trail network. In 2025, staff worked with Merje, a signage specialist firm, to complete a signage improvement project. In 2026, new signage will be installed in the Illinois Creek Trail area as part of a pilot project.



All-Persons Trail signs will include information such as trail width, maximum grades, and cross slopes, allowing users to make informed decisions.



Trailhead kiosks will include a three-panel design, creating space for historical information, community notes, and Leave No Trace messaging.

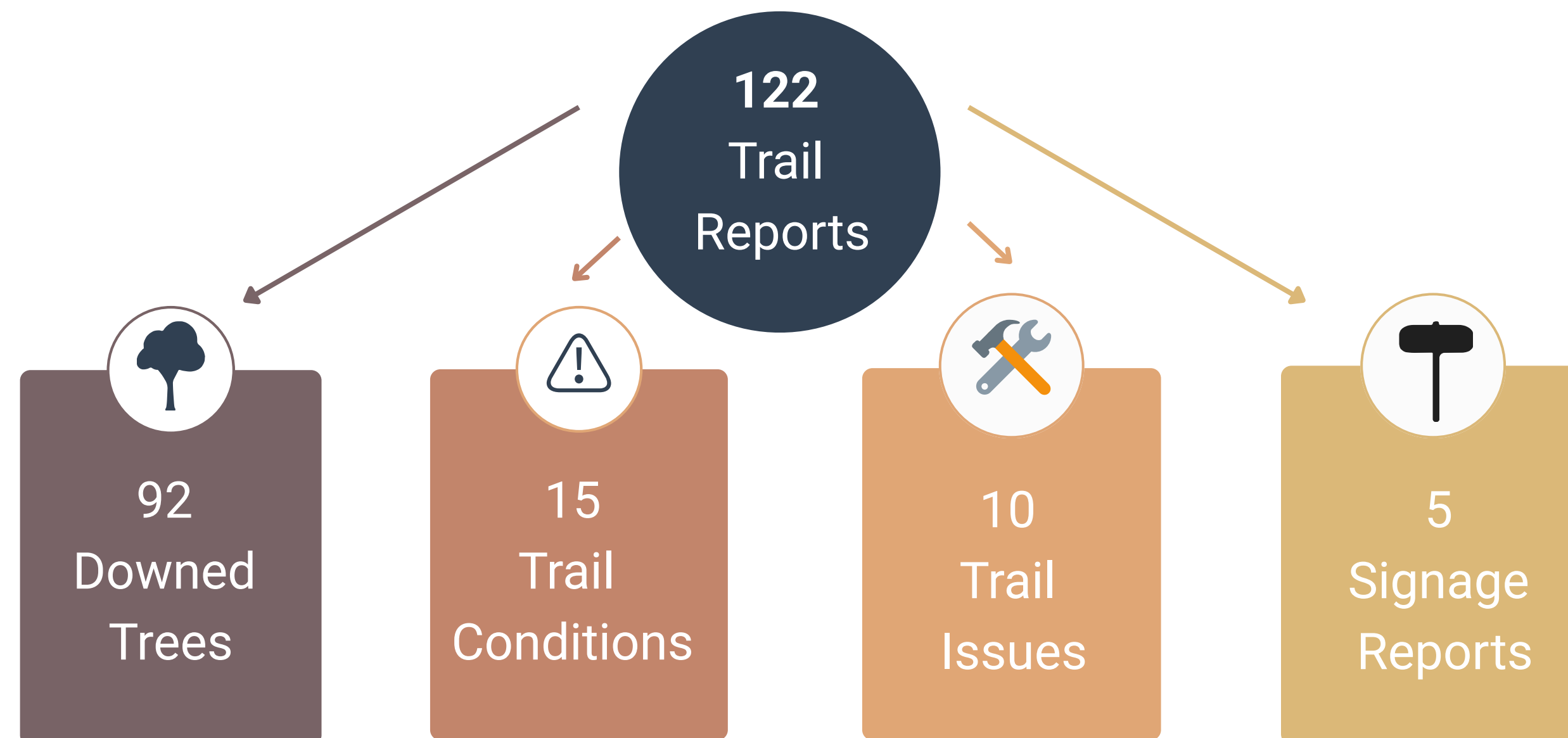


Map legends and trail identification posts will include QR codes that provide bilingual translations and link users to maps showing their current location.

Open Space & Trails Website Improvements

In 2025, the Town of Breckenridge Open Space & Trails Department enhanced breckost.com, strengthening access to clear, timely trail and open space information for residents and visitors. The website now serves as a central hub for interactive maps, current trail conditions, project updates, and program history.

New features include a GPS-enabled trail reporting app, a countywide spring trail conditions interactive map, and an accessibility layer to help users navigate web page.





TOWN OF BRECKENRIDGE
OPEN SPACE & TRAILS

WWW.BRECKOST.COM/TRAIL-REPORTING



TRAIL CONDITIONS REPORTING TOOL

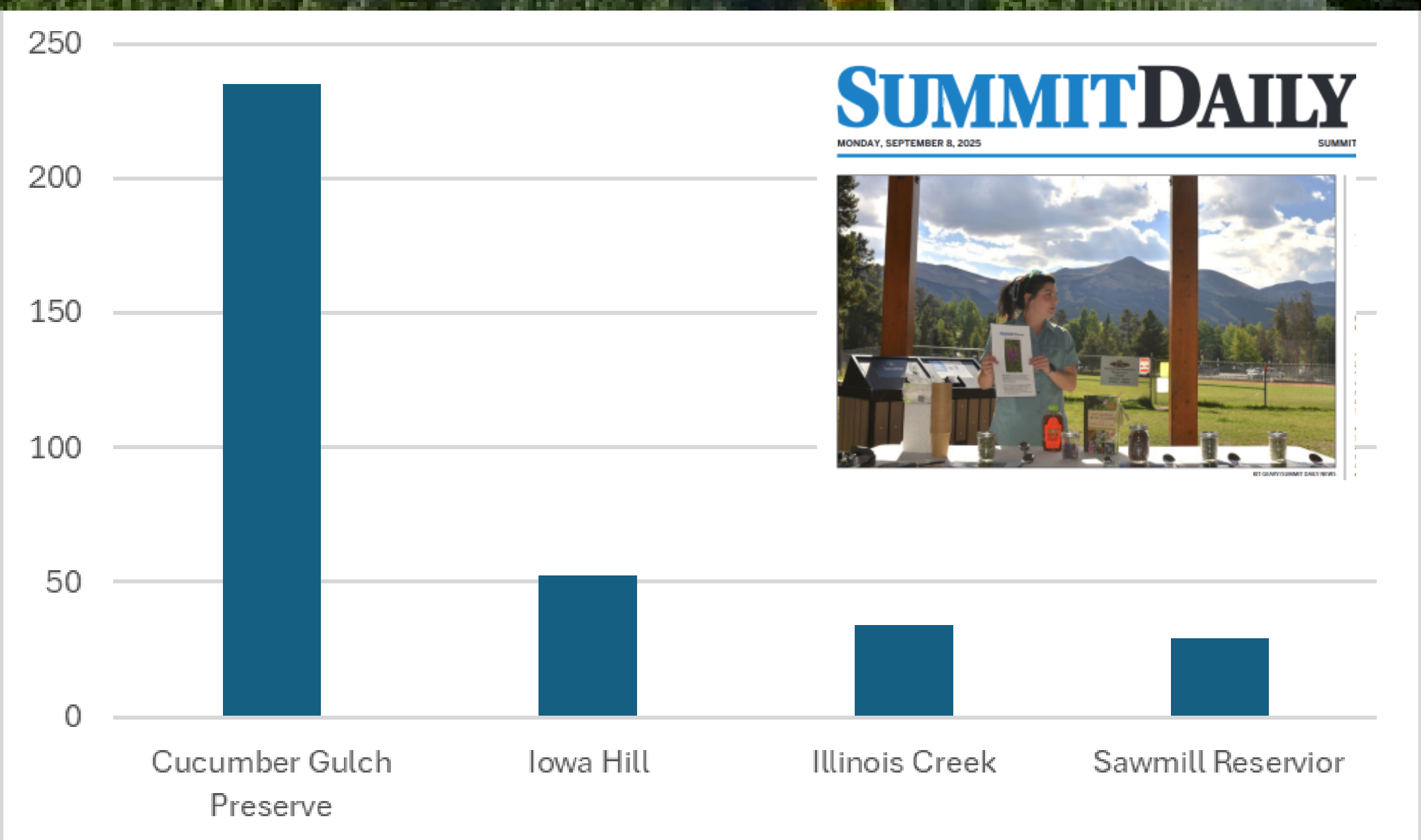
SEE AN ISSUE WITH A TRAIL?
LET'S REPORT IT!



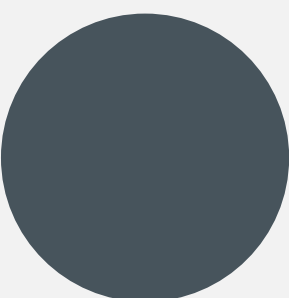
Environmental Education

During the busy summer and early fall seasons, OST Naturalists led free, guided environmental education hikes and hosted interpretive stations. OST Naturalists share their knowledge of local flora, fauna, and ecosystems and host different themes for each hike and interpretive station. They also serve as trail ambassadors, helping educate and engage trail users throughout the season.

2025 Guided Hike Participation

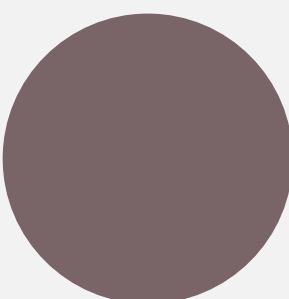


2025 guided hike participants = 385. This is a 65% increase from 2024's number of 234 participants.



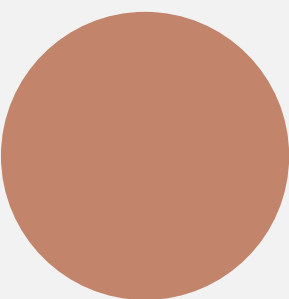
BTO Partnership

OST Naturalists partnered with the Breckenridge Tourism Office (BTO) to launch the Wildflower Watch and Leaf Brief programs. By providing weekly, real-time updates and field observations, OST Naturalists helped visitors track peak summer blooms to the iconic autumn transition.



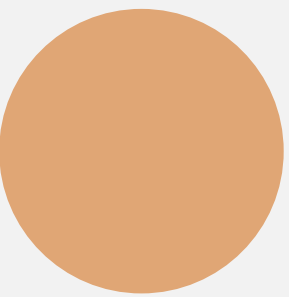
Guided Hike Topics & Themes

OST Naturalists led hikes at standard locations like Cucumber Gulch Preserve, Iowa Hill, and Illinois Creek, while expanding programming to new trails such as Sawmill and B&B. Hikes focused on a variety of topics, including natural history, wildlife, wildflowers, foraging, and fall foliage.



Naturalist Interpretive Stations

Staff created hands-on learning opportunities with interpretive stations and were available to answer questions about trails, wildlife, and etiquette. Naturalists conducted weekly education stations in June/Sept and biweekly in July/August, while also tabling at special events, including: the Town Party, Blue River Clean-Up Day, FOBT, RaceBreck, and BreckBikeWeek.



Trail Ambassadors

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

New Laurium Trailhead Parking Lot

- 15 spots-> 15 spots
- Flatter, safer parking area
- Road corner realignment also improved safety
- Trailhead also relocated



BOEC Parking Lot Expansion

- 12 spots-> 15 spots (1 ADA)



Friends of Breckenridge Trails



**Friends of Dillon Ranger District
Partner of the Year**

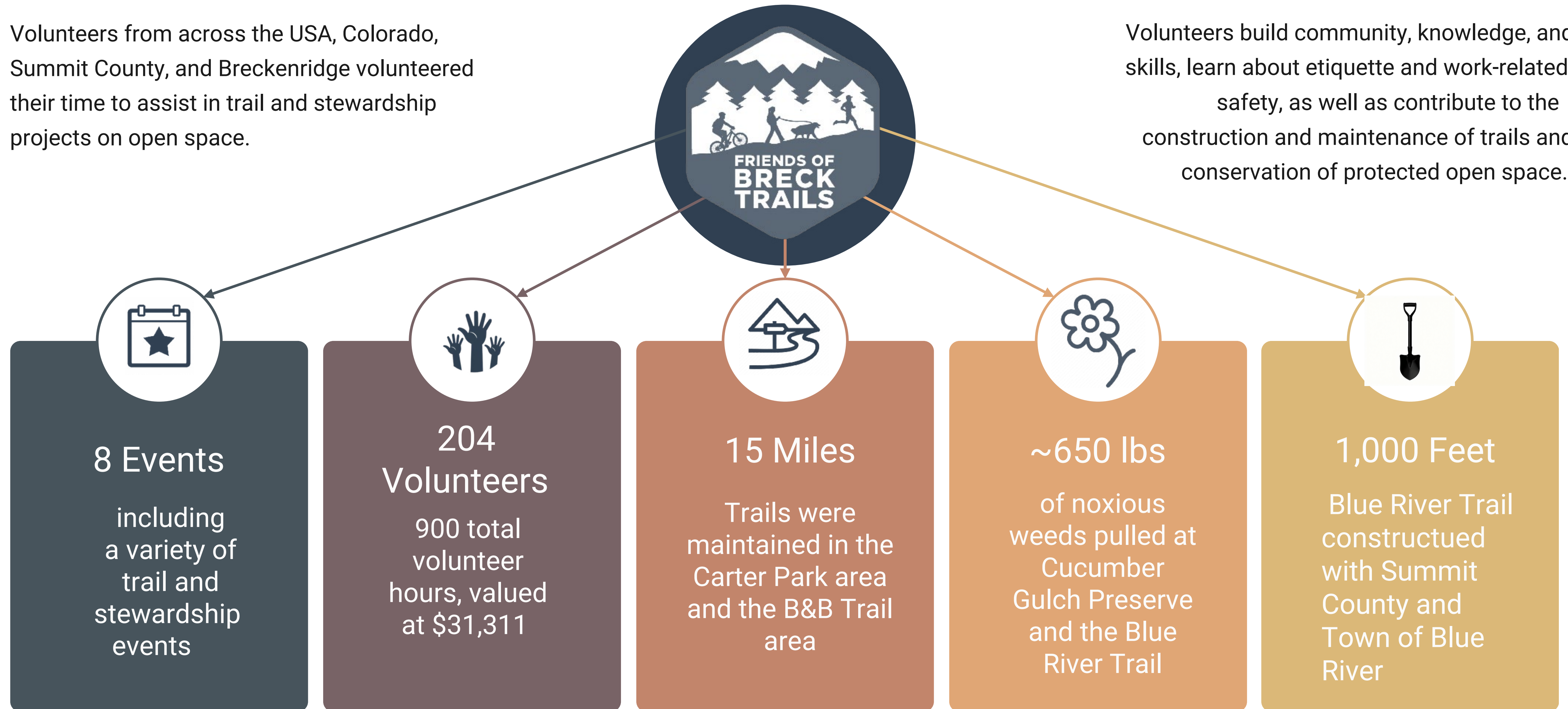


Friends of Breckenridge
Trails

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

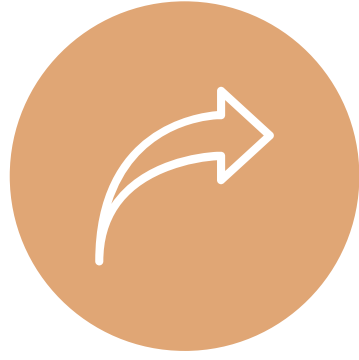




Cucumber Gulch Preserve

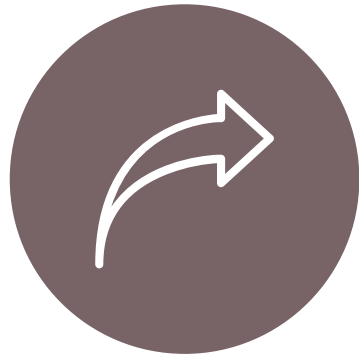
With its variety of forested, meadow, shrubland, and wetland habitats, Cucumber Gulch Preserve is home to a diverse assemblage of species. The Preserve encompasses 139 acres total, 57 acres of wetlands and 82 acres of upland. Several types of wetlands are present, including rare fens. Cucumber Gulch Preserve has been monitored, researched, and studied extensively since the late 1990's when the Town began embarking on a protection program, leading to the establishment of the Cucumber Gulch Overlay Protection District in 2000. Cucumber Gulch is often referred to as the "crown jewel" of the Open Space program.

Cucumber Gulch Preserve



Monitoring of Beaver Populations

Beavers are a keystone species in the Preserve. Through biweekly monitoring, beavers were observed in the Lower Gulch. In 2025, biweekly monitoring confirmed their continued presence, primarily within Crescent and International ponds. Observations show a slight increase in documented activity, with 16 total beaver observations in 2025 compared to 11 in 2024.



Monitoring of Avian Species

Avian monitoring in 2025 yielded encouraging results, as species diversity in mixed conifer habitats matched consistent long-term averages. To further enhance avian research, the staff has implemented a bioacoustics monitoring program this year, sponsored by the Hagen Family Foundation. Initial bioacoustics data, combined with traditional surveys, suggest that the Preserve's bird populations are in a healthy, resilient state.



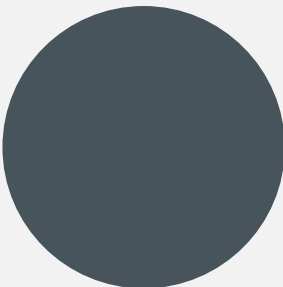
Toad Alley Reroute

A section of the Toad Alley Trail was re-routed in 2024 to reduce human impacts to wildlife and wetlands habitat. A wildlife camera installed at the old, decommissioned alignment showed the cessation of human use and a dramatic increase in wildlife activity, with both moose and bear using the old trail corridor.



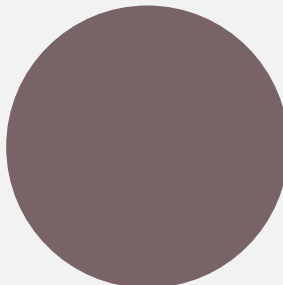
Land Management Activities

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 human pressure and climate volatility. Habitat protection, river and stream restorations, mine reclamation, forest health, and water quality are critical components of stewardship.



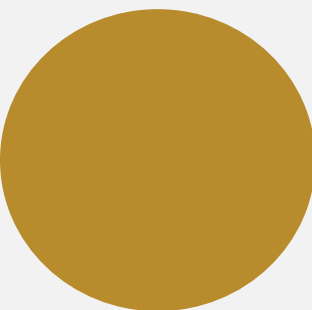
Forest Health

In 2025, staff partnered with the County, USFS, and CSFS on the 24 acre fuels reduction project for the Airport Road & Shock Hill open space properties, as well as treating an additional 14 acres of jointly owned open space as part of the Blue River East HFR project. Staff will also acquire permits to prepare for potential pile-burning operations on the jointly owned Royal Placer Open Space parcel in 2026.



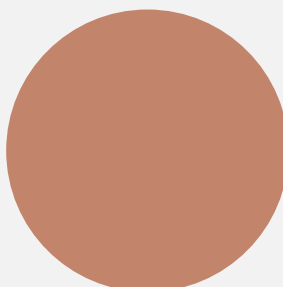
Weed Control

In addition to hiring contractors to assist in weed control efforts on jointly owned open space properties, staff and volunteers dedicated significant time to pulling false chamomile throughout the summer season, including participation in the annual County-Wide Weed Pull.



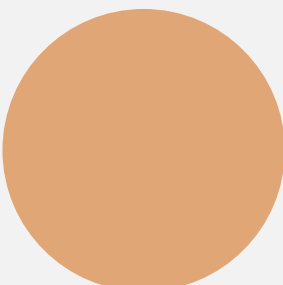
Reed Canary Grass

Beyond manual removal, staff are pursuing an innovative new approach to remove reed canary grass from Cucumber Gulch using an organic soil amendment called Nutrifix. 2025 served as a pilot year for the approach, using study plots to gauge Nutrifix's overall efficacy, identify the most effective application rates, and determine the best delivery methods. Informed by results from the test plots, staff plan to implement a larger scale treatment program in fall 2026.



Monitoring and Management

Staff are engaged in restoration efforts in high visitor use areas, such as harvesting and planting willow plugs, planting native seed, and installing protective fencing to discourage use in sensitive areas.



River Restoration

Staff continue to work with our partners on the ongoing Swan River Restoration project and on establishing vegetation along the newly restored section of the Blue River through the McCain Open Space.

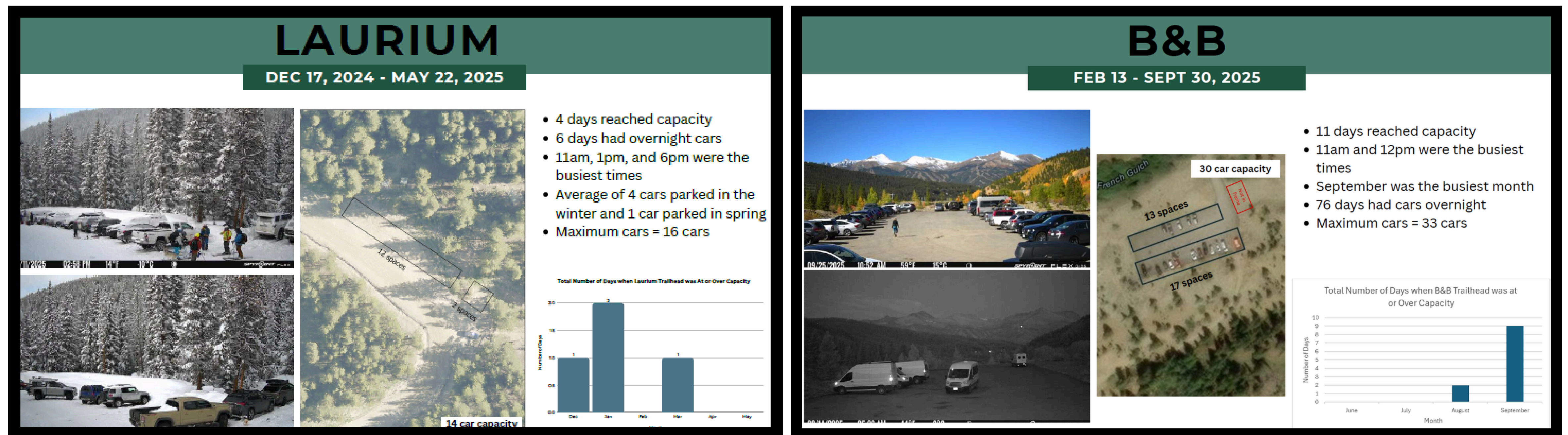
Visitor Use Management

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.



Visitor Use Management

The OST program—in partnership with Summit County OST—deploys a variety of monitoring strategies to track recreational trends and patterns. By utilizing trailhead cameras to analyze parking capacity and peak occupancy, alongside trail counters that record overall volume, we gain a reliable, data-driven understanding of how our trail network is utilized. These efforts are complemented by user studies that compare types of recreational use, allowing us to proactively address trail pressure and reduce user conflict in high-traffic corridors like Aspen Alley. With the 2025 Upper Blue Visitor Use Report, we are committing to an annual reporting cycle each fall to refine our methodology, ensuring our stewardship practices evolve alongside the growth in recreation to protect both the visitor experience and the integrity of our natural lands.



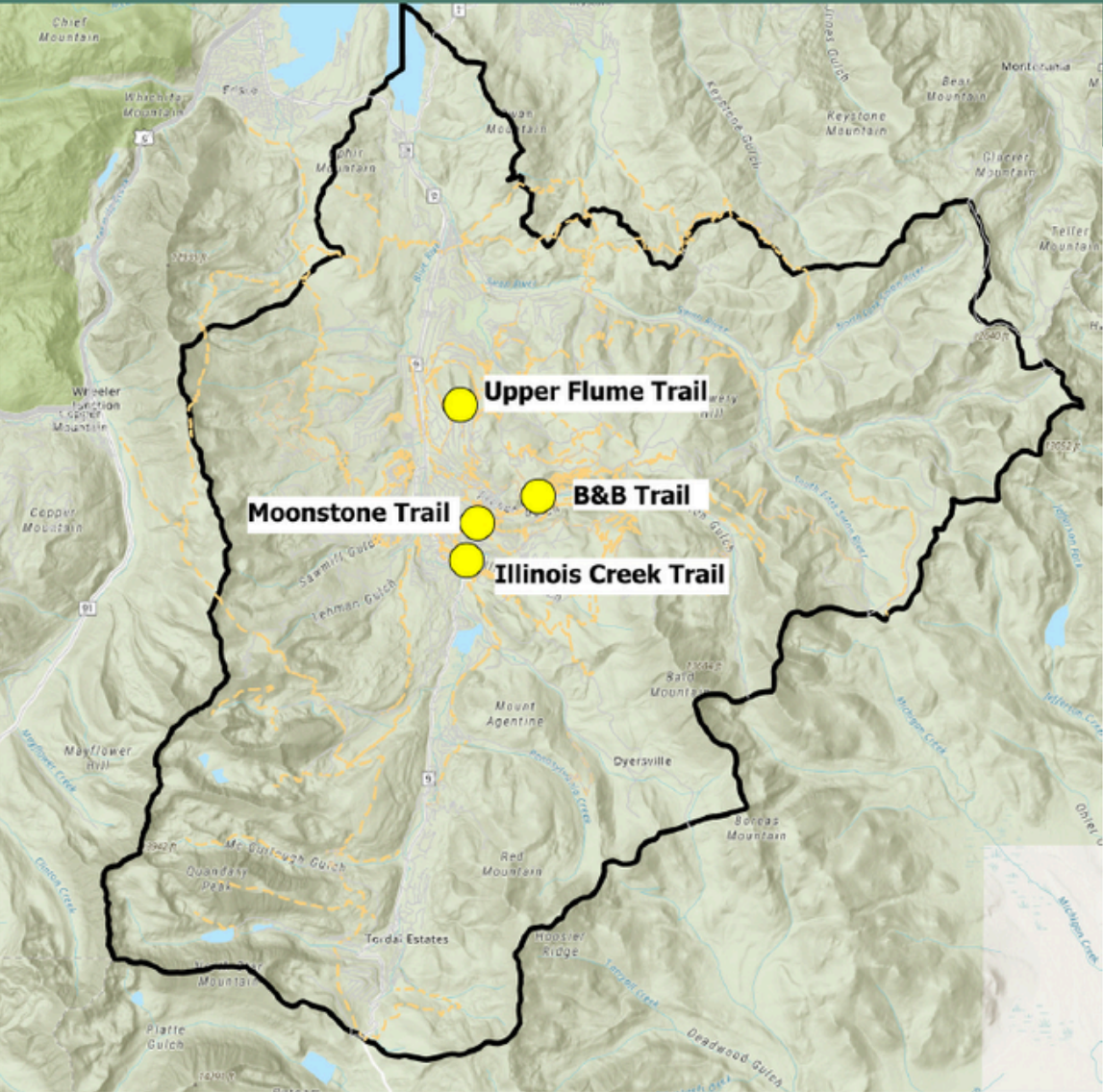
2025 User Study

Trail	Category	Hikers	Bikers	Total Obs.	Dogs
Illinois Creek	Frontcountry	12,269	334	12,603	255
Moonstone	Frontcountry	4,157	1,511	5,668	418
B&B	Midcountry	3,781	1,377	5,158	371
Upper Flume	Midcountry	537	388	925	165

Across eight total weeks of observation, the 2025 User Study recorded 24,354 total trail users. Illinois Creek was the clear outlier in terms of volume, accounting for over half of all recorded traffic with 12,269 hikers, while Upper Flume offered a significantly quieter experience with fewer than 1,000 total observations. While the frontcountry trails saw the highest foot traffic and dog counts (led by Moonstone’s 418 dogs), the midcountry trails—specifically Upper Flume—showed the highest percentage of mountain bike use at 41%.

TOWN OF BRECK USER STUDY

- 2-week study periods
- Frontcountry trails = Ill. Creek & Moonstone
- Midcountry trails = B&B & Upper Flume
- Upper Flume - intersection of Upper, Mike’s, and Ellie’s Features
- Moonstone - first switchback
- B&B - ~200 yards from TH
- Ill. Creek - BIFA art installations

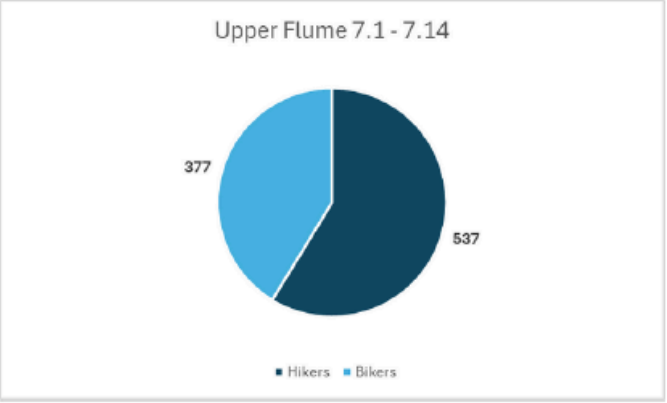


UPPER FLUME TRAIL



7.1 - 7.14.25
Upper Flume 7.1 - 7.14

• 59% on foot, 41% bike
• 165 dogs

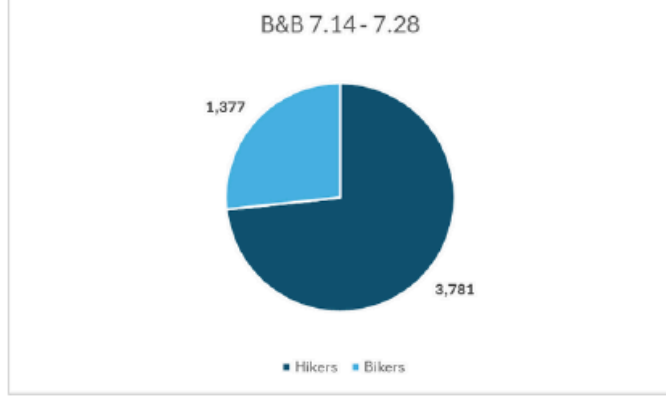


B&B TRAIL



7.14 - 7.28.25
B&B 7.14 - 7.28

• 73% on foot, 27% bike
• 371 dogs

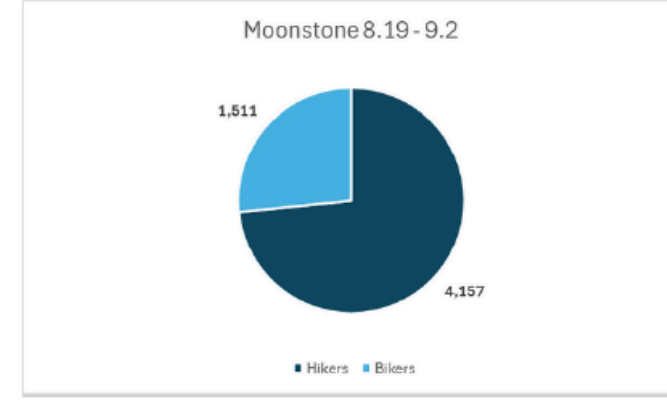


MOONSTONE TRAIL



8.19 - 9.2.25
Moonstone 8.19 - 9.2

• 73% on foot, 27% bike
• 418 dogs

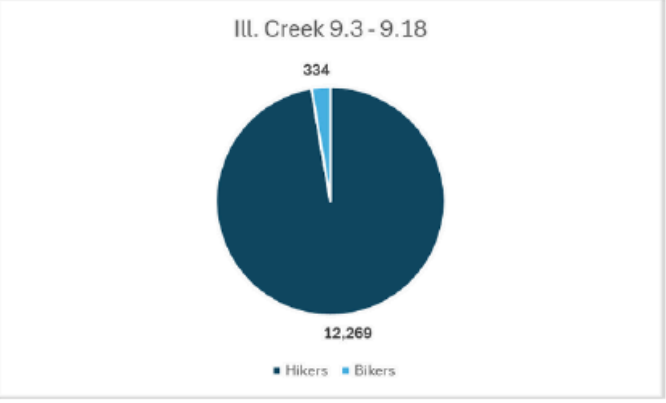


ILLINOIS CREEK



9.3 - 9.18.25
Ill. Creek 9.3 - 9.18

• 97% of foot, 3% bike
• 255 dogs



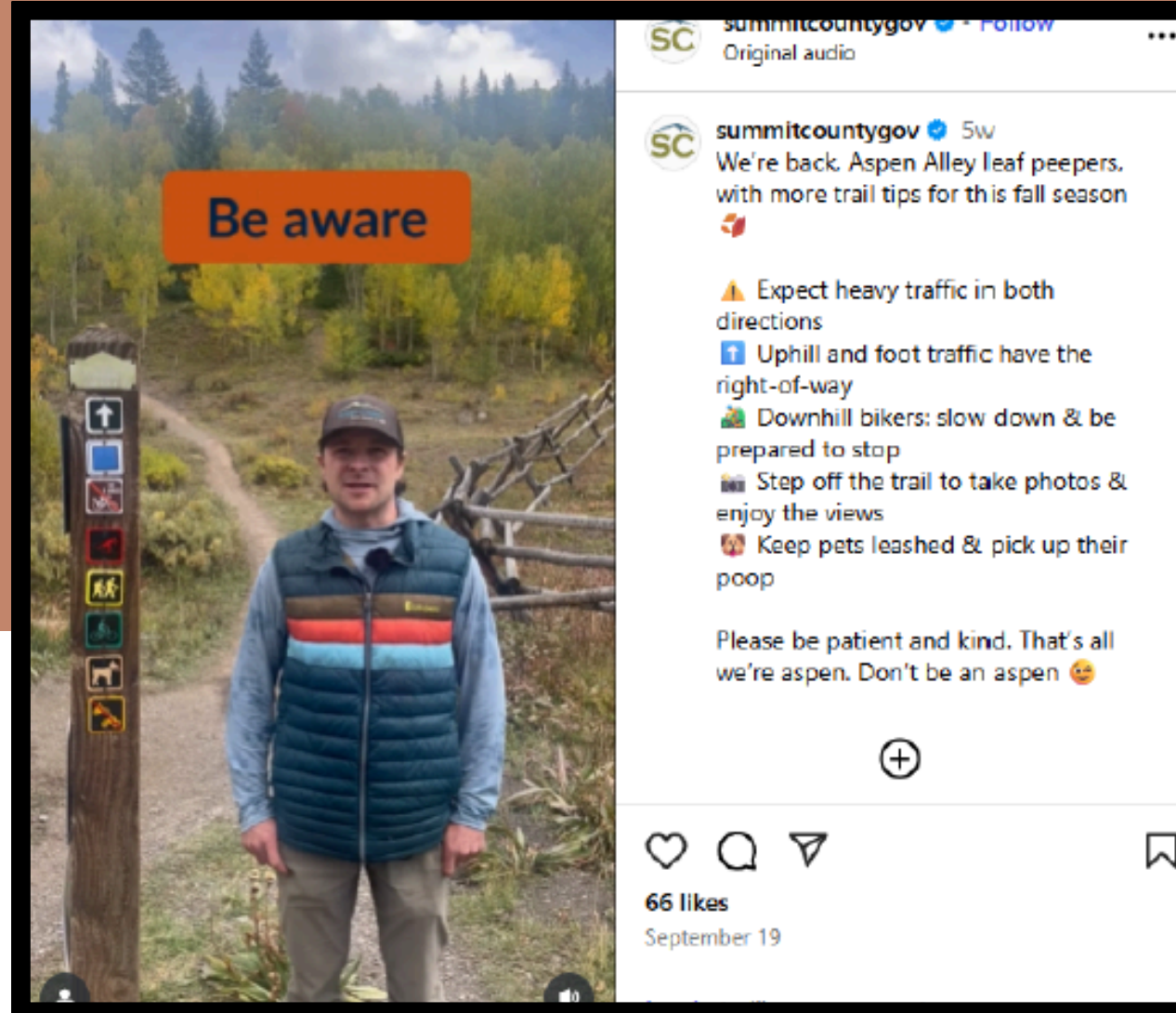
Counters & Cameras



By using hard data to make informed management decisions, we are able to be better stewards of our open space properties.

Staff maintain a diverse fleet of data collection tools, including TRAFx trail and mountain bike counters, and SpyPoint and RECONYX cameras. Monitoring infrastructure for both wildlife and recreational users was expanded in 2025, with the procurement of 6 additional devices. This supported the implementation of additional study sites and created flexibility by dedicating two cameras for situational use. This added flexibility is beneficial as it allows for short-term data collection without impacting the integrity of our sustained, long-term monitoring sites. Finally, 2 additional cameras are managed jointly with Summit County Open Space & Trails.

Aspen Alley



To address perceived user conflict during the peak fall foliage season, an outreach initiative was deployed at the Aspen Alley trail, featuring volunteer ambassadors and staff who monitored recreational use and promoted Leave No Trace practices. This approach also included a variety of messaging strategies, including VMS boards for parking information, social media, website, and trail navigation apps. User data and on-site experiences that parking remains the primary constraint; specifically, there is a need for additional parking options and improved wayfinding to safely guide visitors from the ice rink parking lot to the Aspen Alley Trail. Staff plan to address these needs by providing seasonal shuttle service during peak visitation in fall 2026.

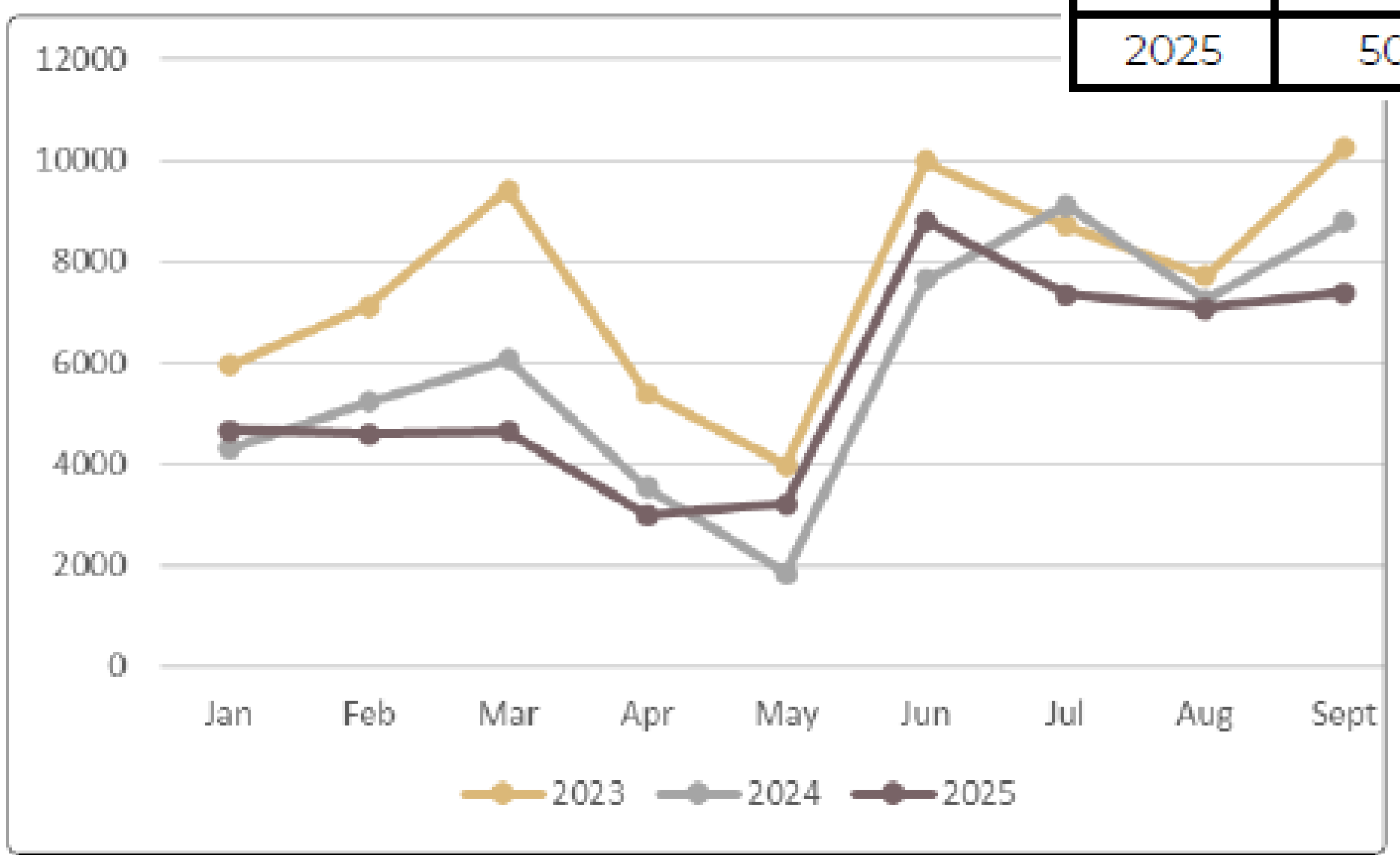
Trail Counts on Popular Trails

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.



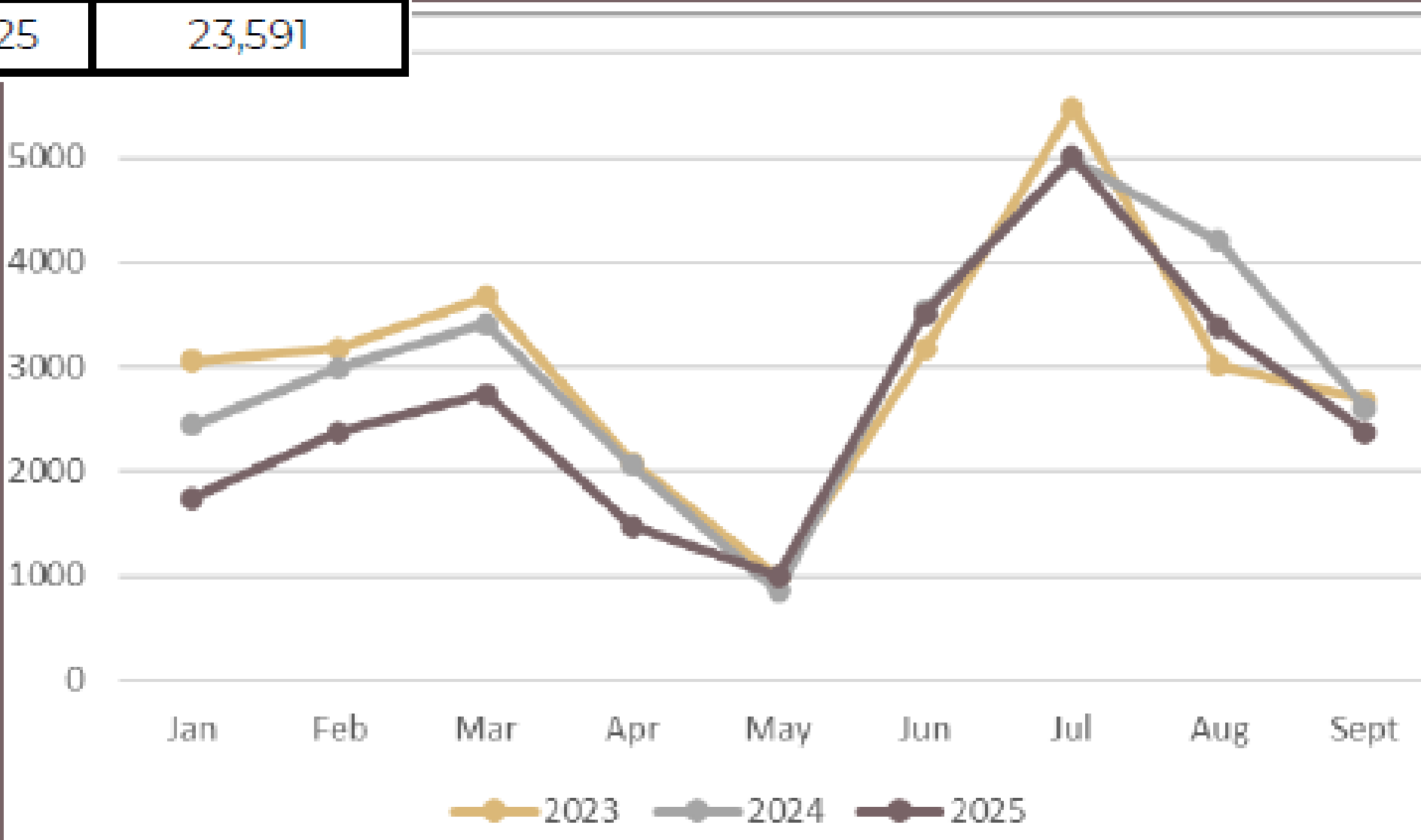
B&B Trailhead

Year	Detections
2023	68,537
2024	53,758
2025	50,767



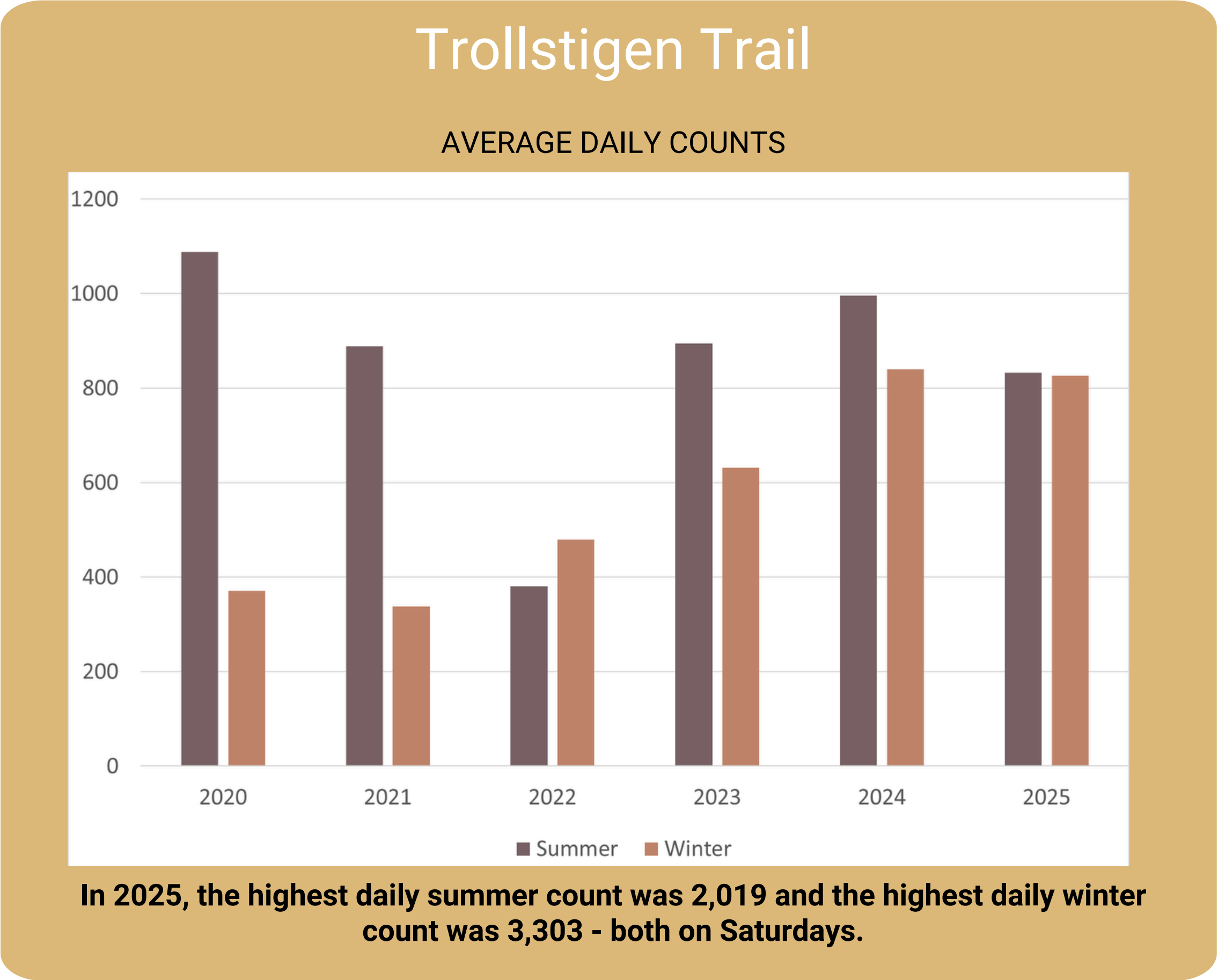
Lincoln Townsite Trailhead

Year	Detections
2023	27,317
2024	27,072
2025	23,591



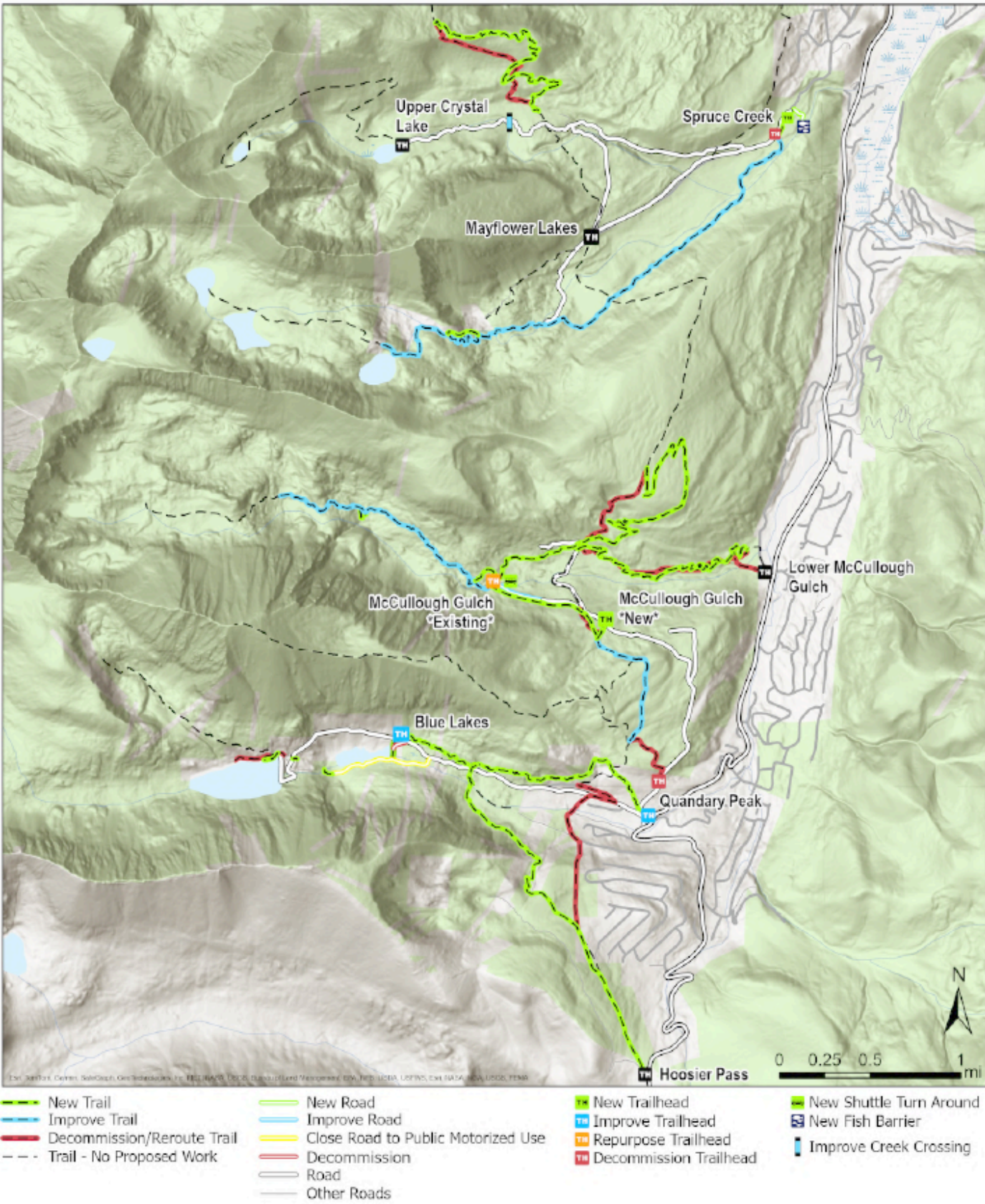
Trollstigen Trail Counts

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 TenMile Recreation Access Plan (STRAP)

USDA UAS Southern Ten Mile Recreation Access Plan
White River National Forest | Dillon Ranger District



- Collaborative Effort
- Scoping, NEPA
- Public Feedback
- Decision Memo March 2026
- Starburst Award
- RAMI



Summit County Outdoor Coalition (SCOC)

- CPW RPI, formed in 2023
- Governing Structure Established 2025
 - EC, Steering Committee
- Strategic Plan
 - → Grant applications

Our Team

Staff

- Duke Barlow: OST Manager
- Tony Overlock: OST Supervisor
- Alex Stach: OST Resource Specialist
- Joel Dukes: OST Operations Lead
- Ella Garner : OST Naturalist
- Shannon Keeney: OST Naturalist
- Jenny McCarty: OST Tech
- Jake Barlow: OST Tech
- Nathan Carlson: OST Tech
- Paul Timm: OST Tech
- Lion Mason : OST Tech
- Tom Sweeney: OST Tech
- Trae Bolken: OST Tech
- Mark Truckey: ComDev Director
- Chris Kulick: 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



- Nugget, Mabel, Tulip & 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: Shannon Haynes, Town Manager
Date: February 16 (for February 24 2026 work session)
Subject: Breckenridge Montessori Building Repair Recommendation

Town Council Goals

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

Background

The Breckenridge Montessori School building, located at 318 N. Main St., was built in 1899. It is located in the Breckenridge Historic District. The Town of Breckenridge purchased the building in 2016 so the Montessori school could continue to operate. Recent inspections of the building identified structural issues with the foundation that require repair. A structural engineer further evaluated the foundation and determined that the structure is safe for Montessori school operations for the short-term. As a result of the foundation settling, there are problems with the plumbing system and utility connections, as well as cracked interior finishes and inoperable windows.

In 2025 an internal team of Town staff evaluated the status of the building and options for a building repair and expansion. Important challenges identified in their evaluation include:

- An addition to the building that was constructed in 1901 but then heavily modified in a 1980's remodel.
- The presence of a concrete foundation installed in the remodel that makes separating the historic part from the non-historic part of the building challenging.
- Location within the Breckenridge Historic District, which limits the modifications that can be made. Some of these limitations include: any addition must be located behind the original building, any addition must have a connector element which distinguishes the historic from non-historic addition, and above-ground square footage limitations.
- Location on the lot - within the north setback line, and the presence of a trash enclosure in the alley behind the Montessori school which may be impacted by any additions.

[Findings](#) were presented to Council at the July 8, 2025, work session. Staff detail renovation options and, at that time, Council opted for Option B (\$1.4M-\$1.7M), which would fix the building foundation by either lifting the building or opening the floors, pouring a new foundation with a crawl space, and re-attaching the building in the existing location. While this option fixed the foundation and stabilized the utility connections, it did not add classroom capacity, include any interior renovation or expansion of storage space, or move the existing mechanical systems from the attic. Then, during the 2026 budget review in October 2025, Council approved the additional 2.65M.

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

Update

Town Staff have continued to review all aspects of this project. Given the high project cost, the historic nature of the building, the need to continue to maintain the historic structure, zoning constraints that limit the value of the property, and the number of families served at this location, staff are recommending Council not move forward with fixing the foundation. Staff understand the impact on the Montessori School families and school staff and do not make this recommendation lightly.

Throughout this entire process Town staff have worked in partnership with Montessori School staff to explore a variety of options for a new school location, including residential and commercial properties, expansion of the recreation center, and new building sites. For a variety of reasons none of these options have been viable.

In the last few weeks Town staff have met with the Montessori Board President and Executive Director and with the Board and school staff to explain our recommendation, answer questions, and participate in the school's planned communications (attached). In addition, both parties believe extending the existing Montessori School lease through July 2027 will allow the school and families to transition. Over the next 18 months most of the students (16 – 4 in 2026 and 11 in 2027) will be transitioning to kindergarten.

Financial Implications

Staff have continued to assess the Montessori Building project and associated cost. As previously budgeted, a \$2.65M fix would cover fixing the foundation and stabilizing the utility connections, but would not add classroom capacity, include any interior renovation or expansion of storage space, or move the existing mechanical systems that are currently located in the attic. The school is currently serving 20 students and as noted, would remain at their current capacity.

The building was purchased by the Town for \$1.27M in 2016. After discussions with a commercial realtor, staff believe the value of building is between \$1.2-\$1.5M. The limited value is a result of existing zoning that requires first floor commercial use toward the front of the lot. Based on this information, we believe the Town would not recoup the expense of the fix if the building was sold in the future.

If Council agrees with the staff recommendation, the \$2.65M allocation could remain within the Childcare Fund to support future projects and needs. In addition, staff would recommend selling the building to coincide with the expiration of the Montessori lease. Sale of the building would produce additional revenue that could be allocated to the Childcare Fund.

Equity Lens

Supporting working families has been an important value of the Town. The Town has shown their support through supporting childcare programs, funding and ownership of childcare centers to offset the cost of providing quality of care to local children. By keeping the \$2.65M in the childcare fund, the Town ensures support of the future of quality childcare.

Summary and Staff Analysis

Given the high project cost (\$2.65M), the historic nature of the building, the need to continue to maintain the historic structure, zoning constraints that limit the value of the property, and the number of families served at this location, staff are recommending Council not move forward with repair of the Montessori School building. If Council agrees with this recommendation staff and the Montessori School board will:

- Execute a lease extension allowing the school to operate in the current location through July 2027
- Town staff will continue to monitor the building foundation to ensure safety
- The Montessori School Director and board will evaluate possible options for continued operation

- The Town will remain open to opportunities to support the Montessori School as they determine their future. This may include financial support through July 2027, funding support for a new location, etc.

Does Council support staff's recommendation not to move forward with the previously proposed building repair?

Does Council support staff's recommendation to extend the existing Montessori School lease through July 2027?

Does Council support staff's recommendation to work with the Montessori School board to evaluate opportunities for the Town to continue to support the school?



MEDIA RELEASE - Breckenridge Montessori

FOR IMMEDIATE RELEASE

February 11th, 2026

Breckenridge Montessori Seeks New Home as Current Historic Building Faces Structural Decline

BRECKENRIDGE, CO — Breckenridge Montessori, a 501(c)(3) nonprofit preschool that has served families in Summit and Park Counties for nearly 20 years, announced today that its current school building will unlikely be operational after summer 2027 due to significant structural repair needs.

The school operates out of a historic building constructed in 1899 and owned by the Town of Breckenridge. The Town purchased the building in 2016 to ensure the continuation of the preschool program at that time. While structurally safe in the short term, the building requires extensive foundation repairs, estimated at \$2.65 million, according to a structural engineer's assessment performed by the Town.

Over the past two years, the Town has worked diligently and collaboratively with the Breckenridge Montessori Board of Directors to fully understand the scope of the foundation issues and explore potential solutions. Together, they evaluated a wide range of alternative options to identify a future home for the school; however, none were deemed viable. Throughout this process, the Town invested significant staff time and financial resources, including architectural planning, structural analysis, and related efforts, in partnership with the school to exhaust all possible options.

After careful consideration, Town staff is recommending that the Town Council not fund the extensive and necessary foundation repairs due to the high project cost and the building's complex historical nature and zoning constraints, relative to the number of families able to be served at this location. The recommendation will be discussed at a public Town Council meeting on February 24, 2026.

"Although we've determined that renovating the current building is not the best use of public funds, we remain committed to supporting Breckenridge Montessori through this

transition,” said Shannon Haynes, Breckenridge Town Manager. “The Town will continue to support the school through July 2027 and is open to discussing future solutions brought forward by Breckenridge Montessori, depending on the nature of those proposals.”

Importantly, Breckenridge Montessori will continue operating in its current location through the end of its lease in July 2027. There is no immediate impact to daily operations, classrooms, staff, or programming.

“Our focus remains on serving our mission by providing a stable, nurturing, and high-quality Montessori education for our students,” said Breckenridge Montessori Board Chair, Kathryn Califf. “Nothing changes for families and staff right now, and we are committed to continuity and care throughout this transition.”

The school’s Board of Directors is actively exploring long-term solutions to ensure Breckenridge Montessori’s future beyond 2027. Options under consideration include identifying potential new locations, developing partnerships, and pursuing fundraising and other sustainable strategies. No decisions have been finalized. Community members with properties that could potentially house the school are encouraged to contact Board Chair, Kathryn Califf at breckmontessoribod@gmail.com.

Califf added, “We are committed to working collaboratively with the Town, families, staff, and the broader community to secure a strong and sustainable future for the program.”

Families and community members are encouraged to stay engaged through upcoming information sessions and updates from the school and Board. The February 24 Town Council meeting provides an opportunity for a show of support for retaining this program in our community.

Additional information and ongoing updates will be shared directly with families and through Breckenridge Montessori’s communication channels.

About Breckenridge Montessori

Breckenridge Montessori is a 501(c)(3) nonprofit preschool located in downtown Breckenridge, Colorado. The school provides high-quality Montessori education enriched by nature, play, cultural experiences, and the mountain community, serving families in Summit and Park Counties.

Media Contact:

Kathryn Califf, Board Chair
307-640-4532
breckmontessoribod@gmail.com



Family Communication: Building Transition

Dear Breckenridge Montessori Families,

I am writing on behalf of the Staff and Board of Directors to share an important update about our school building.

Breckenridge Montessori is a 501(c)(3) nonprofit preschool that has served families in Summit and Park Counties for nearly 20 years. The school operates out of a historic building constructed in 1899 and owned by the Town of Breckenridge. In 2016, the Town purchased the building to support the continued operation of the school at that time. Although the structure remains safe, it requires significant foundation repairs. As a result, the building will no longer be operational after summer 2027 based on a structural engineering assessment.

Over the past two years, the Board of Directors has worked closely with the Town to understand the full scope of the foundation issues and explore potential solutions. During this period, the Town evaluated a range of alternative options to identify a future home for the school; however, none were deemed viable. In the course of this effort, the Town invested significant staff time and financial resources to thoroughly examine all possible options. After careful consideration, Town staff is recommending that the Town Council not fund the extensive and necessary foundation repairs due to the \$2.65 million project cost and the building's complex historical nature and zoning constraints, compared to the number of families able to be served at this location.

The good news is that Breckenridge Montessori will continue operating as it does today in the current building through the end of our lease in July 2027. There is no immediate impact to daily operations, classrooms, or programming. Our focus remains on providing a stable, nurturing, and high-quality educational experience for your children.

The Board of Directors is now actively exploring multiple options to ensure the long-term future of the school. This includes potential new locations, partnerships, fundraising efforts, and other sustainable solutions. No decisions have been finalized, and we are committed to thoughtfully evaluating all possible paths forward.

We understand that news like this can bring questions and uncertainty. Please know that transparency, open communication, and collaboration are priorities as we navigate this transition together. We will continue to provide regular updates and opportunities for engagement as plans develop. Your ideas, feedback, and involvement are important to shaping the future of Breckenridge Montessori.

There will be a public Town Council meeting on February 24, 2026 where Town staff will discuss their recommendation regarding the building repairs. Families and community members are welcome to attend to show collective support for Breckenridge Montessori's future in Summit County.

Lastly, to ensure consistency in our messaging, we kindly ask that families refrain from directing questions about the building to staff during pick-up and drop-off times. Any questions or concerns should be discussed with Beth Craig, Executive Director, or Kathryn Califf, Board Chair, who are best positioned to provide accurate and up-to-date information.

Additionally, we'll be hosting a *current families only* Q&A session on February 12th, 2026 at 6:30pm-7:30pm via Google Meet to answer questions and hear your feedback and input. Please click [HERE](#) to join the Q&A session at the listed time. Some of your questions may be answered in the attached FAQ sheet.

Thank you for being such an integral part of our community and for your continued trust and support. If you have questions, please reach out to:

Beth Craig, bethbreckmontessori@gmail.com

Kathryn Califf, Board Chair, breckmontessoribod@gmail.com.

Warm regards,

Kathryn Califf on behalf of the Breckenridge Montessori Board of Directors



FAQ - Breckenridge Montessori Building Transition

1. What has led to this transition?

Breckenridge Montessori operates out of a historic building constructed in 1899 and owned by the Town of Breckenridge. The Town generously purchased the building in 2016 to support the continued operation of the school at that time. While the structure remains safe in the short term, significant foundation repairs are required, and the building will no longer be usable after summer 2027 based on a structural engineering assessment. After careful review, Town staff is recommending that the Town Council not fund these extensive repairs due to the \$2.65 million project cost and the building's complex historical features and zoning constraints, compared to the number of families able to be served at this location.

2. What has been done so far?

Over the past two years, the Board of Directors has worked closely with the Town to fully understand the scope of the foundation issues and explore potential solutions. During this time, the Town evaluated a range of alternative options to identify a future home for the school, including residential properties and potential expansions to the Breckenridge Recreation Center; however, none were deemed viable. Throughout this process, the Town invested staff time and financial resources to thoroughly assess all possible options.

3. What will happen with the building?

The Town plans to recommend that the Council sell the building as is because of its structural issues, historical status, and zoning restrictions. Current zoning requires commercial use, which limits its value and how it can be used in the future. Changing it to residential is not an option, as doing so would set a new precedent for Main Street Breckenridge and could affect the character of the town.

4. Where does the school leadership stand?

Breckenridge Montessori leadership appreciates the Town's diligent efforts to explore all possible options before reaching this difficult decision and recognizes the financial reasoning behind the choice not to fund renovations to the current building. Leadership remains committed to a collaborative relationship with the Town and will continue investigating potential new facilities for Breckenridge Montessori.

5. What is the Board of Directors doing?

The Board is exploring multiple options, including potential new locations, partnerships, fundraising strategies, and other long-term solutions. No decisions have been finalized at this time. The board welcomes community input and ideas as we navigate these changes.

6. Will the school close?

No. Breckenridge Montessori will continue operating in the current building through the end of the lease in July 2027. The Board is actively exploring long-term solutions to ensure the school's future beyond that date.

7. Will my child's education be affected right now?

No. Day-to-day operations, classrooms, and programs will continue as normal. Our focus remains on providing high-quality Montessori education and a nurturing environment for every child.

8. When will we know what comes next?

This is a thoughtful planning process that will take time. The school and Board of Directors will provide regular updates as options are evaluated and decisions are made.

9. How can families and the community be involved?

Families are encouraged to attend information sessions, provide feedback, share ideas, and participate in community discussions centered around solutions. Your voice is important in shaping the school's future.

There will be a public Town Council meeting on February 24, 2026 where the town is expected to recommend that the foundation repairs not be funded. Community members are welcome to attend and share unified support for Breckenridge Montessori's future in Summit County.

10. Who can I contact with questions?

Families can reach out to Beth Craig, Executive Director: bethbreckmontessori@gmail.com, (970) 547-7661

OR Kathryn Califf, Board Chair, breckmontessoribod@gmail.com, with questions, concerns or input.