TOWN OF
BRECKENRIDGE

Town Council Work Session
Tuesday, March 24, 2026, 3:00 PM
Town Hall Council Chambers
150 Ski Hill Road
Breckenridge, Colorado

THE TOWN OF BRECKENRIDGE CONDUCTS HYBRID MEETINGS. This meeting will be held in person at Breckenridge Town Hall and will also be broadcast live over Zoom. Join the live broadcast available by computer or phone:https://us02web.zoom.us/j/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. TOWN COMPREHENSIVE PLAN INTRODUCTION (3:00-3:45PM)

TOWN COMPREHENSIVE PLAN INTRODUCTION

II. PLANNING COMMISSION DECISIONS (3:45-3:50PM)

PLANNING COMMISSION DECISIONS

III. MANAGERS REPORT (3:50-4:20PM)

PUBLIC PROJECTS UPDATE
MOBILITY UPDATE
SUSTAINABILITY UPDATE
HOUSING UPDATE
OPEN SPACE UPDATE
COMMITTEE REPORTS
FINANCIALS
2026 STATE LEGISLATIVE SESSION UPDATE
COMMUNICATIONS AND COMMUNITY ENGAGEMENT UPDATE

IV. OTHER (4:20-5:30PM)

COLORADO PROPOSITION 123 EARLY COMPLIANCE ADOPTION
BOSAC INTERVIEWS AND APPOINTMENT
E-DELIVERY DISCUSSION

V. EXECUTIVE SESSION REGARDING NEGOTIATIONS ON POTENTIAL OPEN SPACE ACQUISITION IN THE UPPER BLUE BASIN (5:30-5:45PM)

VI. EXECUTIVE SESSION FOR NEGOTIATIONS REGARDING REAL PROPERTY WITHIN THE TOWN OF BRECKENRIDGE (5:45-6:00PM)

Memo

To: Town Council

From: Mark Truckey, Community Development Director

Date: March 18, 2026 (for meeting of March 24, 2026)

Subject: Comprehensive Plan Introduction

Summary
The Logan Simpson consultant team hired to develop the Town of Breckenridge Comprehensive Plan update will provide an overview of the upcoming plan process and timeline.

Background
The Comprehensive Plan serves as an overall guiding document for the Town, setting overall policy direction on growth and development issues faced by the community. The Comprehensive Plan will address a series of issues but will particularly focus on setting the stage for future land use and development decisions. State law requires that jurisdictions have an adopted Comprehensive Plan. The Town of Breckenridge Comprehensive Plan was last updated in 2008. Recent laws enacted by the state legislature have set forth new requirements for the information that must be included in Comprehensive Plans and have set a deadline of December 31, 2026 for compliance.

In November 2025, staff released a Request for Proposals for consultant assistance in the development of the update to the Comprehensive Plan. Ten consultant firms submitted proposals and after vetting and interviews, staff selected the consultant firm Logan Simpson to lead the Comprehensive Plan Update. Lead staff from Logan Simpson will attend the March 24th meeting to provide the Council with an overview of the upcoming Comprehensive Plan process.

Plan Process and Timeline
The consultants have outlined a timeline that aims for adoption of the updated Comprehensive Plan by the end of 2026. The relatively ambitious schedule includes the following main phases and tasks.

Phase I Foundation (January to April)
Task 1-1 Project Initiation: Initial planning meetings with Town staff and kickoff meetings with the Planning Commission, Town Council, and Advisory Committee.

Task 1-2 Community Engagement and Branding: Development of the Community Engagement Plan, branding suites, notification/messaging campaign, and media calendar.

Task 1-3 Evaluation and Crosswalk of Existing Plans: Evaluation of existing plans to determine portions that should be carried over into or aligned with the updated Comprehensive Plan.

Task 1-4 Community Profile: Confirmation of Plan Elements and compilation of data sets and analysis related to community demographics, housing, etc.

Task 1-5 Community Visioning Week: Setting the Foundation: Initial public engagement and listening sessions in a variety of formats to solicit early input on community values and ideas.

Task 1-6 Phase I Finalization

Phase 2 Discovery and Community Choices (May to July)
Task 2-1 Vision Refinement: Refinement and confirmation of vision statement, guiding principles, and goals.

Task 2-2 Townwide Frameworks and Priority Analysis: Refinement of Plan Elements and group exercises on element topics.

Task 2-3 Discovery and Immersion Outreach Week 2: Mobile immersion lab events for the public to help envision redevelopment options for key sites within the Town.

Task 2-4 Phase 2 Finalization

Phase 3 Plan Development (August to December)
Task 3-1 Goal and Strategy Refinement: Synthesize public input and refine and finalize plan policy language.

Task 3-2 Monitoring and Management/Dashboard: Monitoring and management framework to evaluate progress toward plan goals over time.

Task 3-3 Draft Plan Development and Community Celebration: Final drafting of the plan and presentation to the public.

Task 3-4 Draft Comprehensive Plan Summit: Meeting with Planning Commission and Town Council to review draft plan.

Task 3-5 Adoption Hearings and Final Transmittal: Public hearings with the Planning Commission and Town Council to formally adopt the Comprehensive Plan update.

Plan Areas of Focus
Several areas of focus are worth recognizing. First, the public engagement efforts are intended to be inclusive events representing all segments of the community. Specific outreach strategies are targeted towards involving underrepresented segments of the population, such as Spanish speakers, workforce, and youth.

Comprehensive Plans typically have a strong focus on Land Use. This focus will be the case with this plan update, but there will be a special emphasis on the subject of redevelopment, given that the Town is approaching buildout of vacant land. As noted above, public sessions will involve envisioning different redevelopment scenarios on properties in Town.

Housing will be another focus, in particular actions that can be taken to increase the availability of workforce housing in the community. An analysis of underutilized properties will be undertaken to evaluate opportunities for those properties to accommodate workforce housing, in alignment with the in-progress Housing Needs Assessment.

The consultant team has the following question for the Council related to areas of plan focus:

- What are the main issues facing the community that the Plan should address?

Advisory Committee
A Community Advisory Committee has been established to provide an opportunity for individuals that represent different segments of the community to directly participate in the Comprehensive Plan process. The committee is scheduled to meet six times during the Comprehensive Plan process and will help shape the Plan. Below is a list of groups/individuals that have been selected. We have limited the size of the group to keep it manageable.

Town Council Representative	Kelly Owens
Planning Commission Representative	Mike Giller
Non English Speaking Representative	Carlos Lopes Angeles
Non English Speaking Representative	To be nominated by Mountain Dreamers
Breckenridge Tourism Office	Lucy Kay
Business	Rebecca Paiz (RMU)
Business	Sarah Cox (The Crown)

Youth/High School Student	To be recommended by High School Faculty
Youth/High School Student	To be recommended by High School Faculty
Breckenridge Ski Resort	Jim Testin
Breckenridge Grand Vacations	Michael Dudick
At Large Member	Taylor Shelden
At Large Member	David Yeager
At Large Member	Peter Grosshuesch

Public Outreach/Engagement
Our intent will be to have a robust public involvement process in the development of the plan. We anticipate a series of public open houses and workshops, along with a series of stakeholder engagement meetings. There will be at least three periods of public engagement during the development of the Plan with a goal of reaching out to all segments of the community. Online activities will be available in tandem with events throughout the process. The Town Council will be regularly updated on progress and have opportunities to provide input on Plan issues and content.

As part of the initial outreach, we will be focusing on branding of the Comprehensive Plan and ways that we can successfully engage the community. Achieving strong public engagement can be challenging and we are looking for unique ways to attract interest in the Plan project. The consultant team has the following question regarding this for the Council:

- How can we be more engaging with this Plan?

Equity Lens
The proposed public outreach process will have a focus on outreach to typically underrepresented segments of our population with the goal of identifying and mitigating disparities relevant to the Comprehensive Plan scope.

Staff Recommendation
Logan Simpson has provided a PowerPoint presentation, which they will be going over with the Council, and is attached for your review. Staff welcomes any thoughts or suggestions that the Council may have regarding the Comprehensive Plan update effort, especially regarding Phase I. There will be multiple opportunities for the Council to provide input throughout the planning process.

We seek Council input on the following two questions at our work session:

- What are the main issues facing the community that the Plan should address?
- How can we be more engaging with this Plan?

TOWN OF
BRECKENRIDGE

TOWN OF BRECKENRIDGE
COMPREHENSIVE PLAN

Town Council Meeting – 3/24/2026

Project Team

Megan Moore
Project Director

Bruce Meighen
Innovation Strategist

Deanna Weber
Local Liaison and Facilitator
AECOM Lead

Alex Norton
Implementation Strategist
OPS Lead

Javier Pineda
Underrepresented Outreach
Mountain Dreamers Lead

Kelly Naumann
Co-Assistant Project Manager

Sophie Frankenburg
Co-Assistant Project Manager

Ben Oesterling
GIS Modeling and
Visualization

What will be in the Comprehensive Plan?

- CONTEXT AND DATA ANALYSIS
- VISION AND VALUES
- GOALS
- OBJECTIVES OR POLICIES
- ACTIONS OR STRATEGIES
- FUTURE LAND USE MAP AND CATEGORIES

Comprehensive Plan

What is the Comprehensive Plan?

- A long-range plan for how the community will grow and change in the next 10 to 20 years.
- Serves as the community's "big picture" framework for decision-making.
- Plan functions primarily as a policy guide but may become *binding* through zoning, subdivision, or other regulations.

Comprehensive Plan Goals

Plan Process Goals

1. Create a more usable document for decision makers to align public investments and development with long-term community priorities.
2. Provide a consistent basis for evaluating development proposals.
3. Create an engaging, consistent, and inclusive process that captures the spectrum of community voices.

State Statute Requirements

If a planning commission exists, it **must prepare and adopt a plan** for physical development of the jurisdiction.

Required Plan Elements

- Housing Action Plan (most recent adopted plan)
- Recreation and tourism element
- Strategic growth component (updated at least every 5 years)
- Water supply planning component (updated at least every 5 years)
- Three-mile plan (municipal / regional applicability)
- Narrative description of plan development procedure

Timeline

2026
JANUARY - APRIL
Foundation
Community Engagement Plan
Plan Audit
Community Visioning
Community Profile Snapshots
Engagement
Community Listening Sessions
Visioning Events
Focus Groups
TedTalk Event
MAY - AUGUST
Discovery & Community Choices
Vision Refinement
Redevelopment Scenarios
Frameworks and Priorities
Goals and Strategy Development
Engagement
Immersion Outreach Week
Plan Element Focus Groups
AUGUST - DECEMBER
Draft Plan Development
Goal and Strategy Refinement
Monitoring and Management
Draft Plan Development
Adoption and Plan Summit
Engagement
Plan Showcase Celebration
Draft Plan Review

Phase Deliverables

PHASE 1 | SETTING THE STAGE

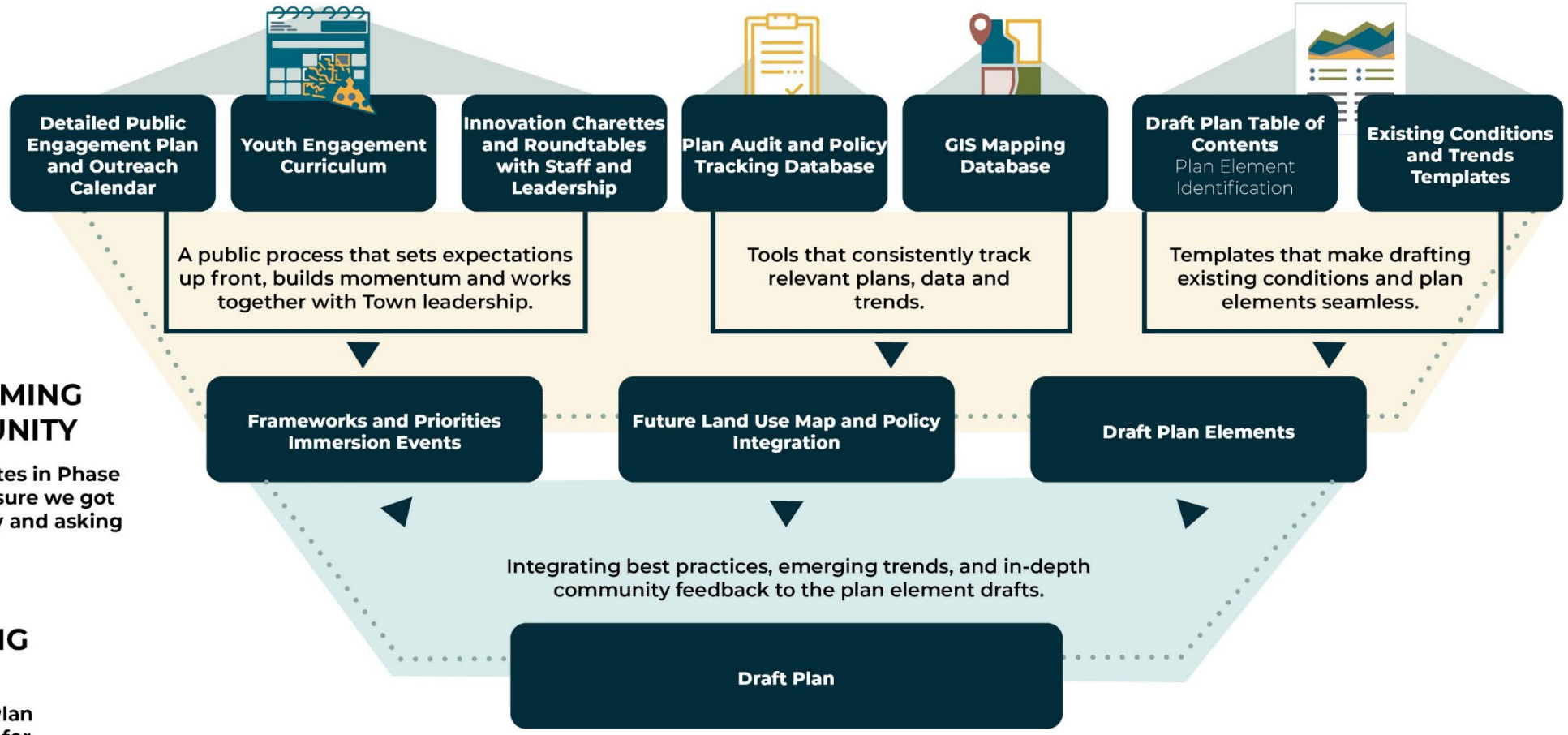
A front-loaded process delivers every tool upfront, so the plan unfolds seamlessly.

PHASE 2 | CONFIRMING WITH THE COMMUNITY

Using the tools and templates in Phase 1, Phase 2 is about making sure we got it right with the community and asking key questions.

PHASE 3 | REFINING AND OPTIMIZING

Phase 3 delivers the Draft Plan and focuses on fine-tuning for optimization.



Each element in the Plan will have...

Goals - The targets that define WHAT needs to be achieved.

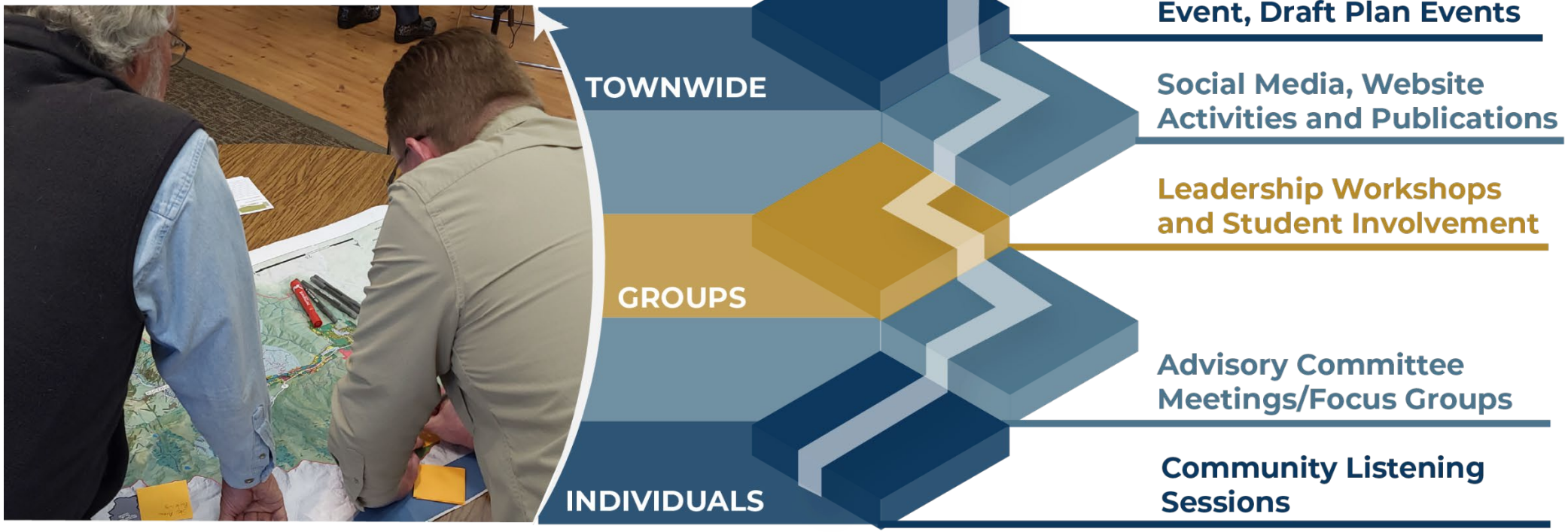
Policies - Policies provide direction on HOW to achieve the goals.

Actions - The specific STEPS for staff to take.

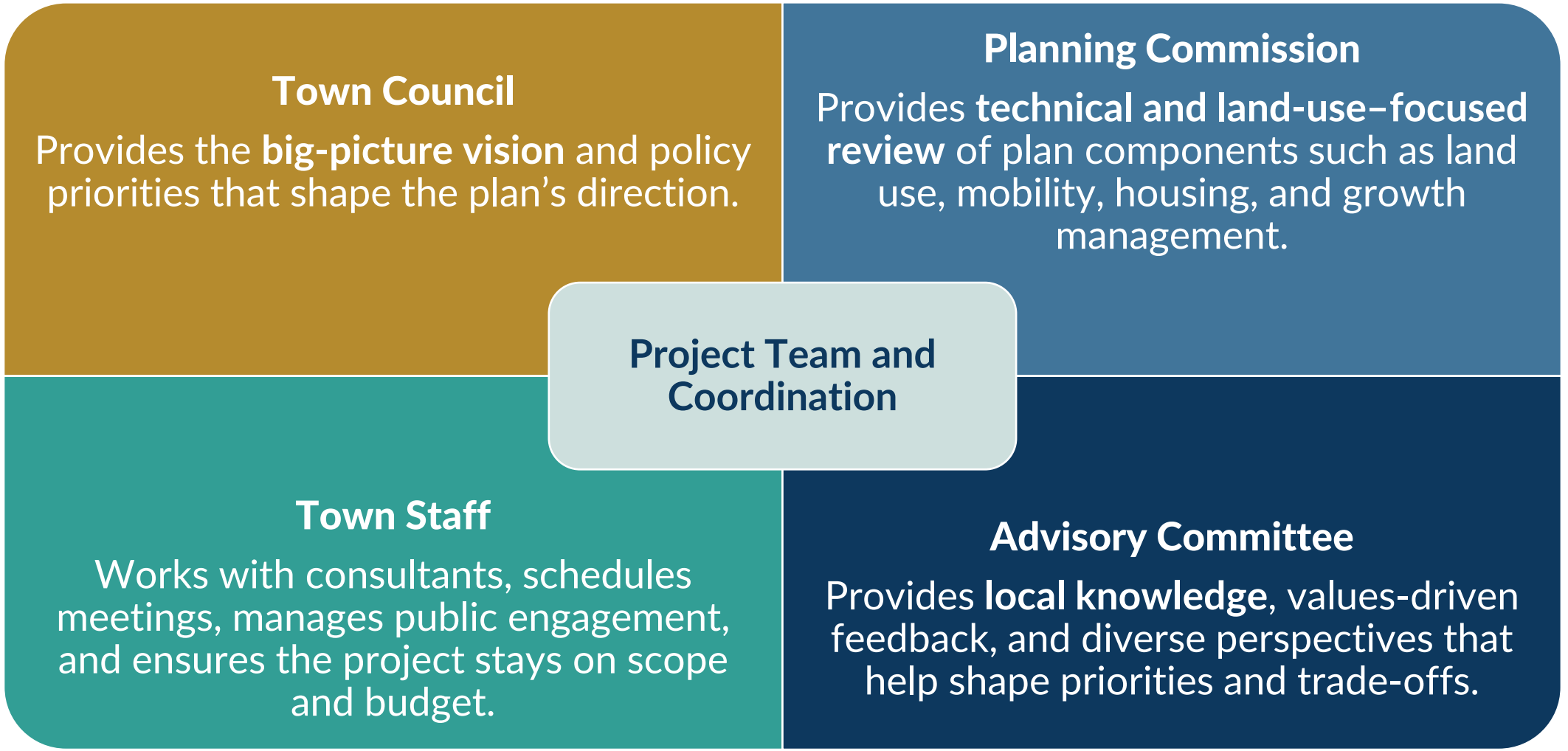
Public Engagement

Public Engagement

This process will engage the community at every level, from individual participation in community interviews to small group workshops and townwide community events.



Partnerships and Coordination



Advisory Committee – Roles and Responsibility

Advisory Committee members will:

- Provide guidance throughout the planning process, helping ensure the Comprehensive Plan reflects community values and includes meaningful and broad public participation.

- Review information, discuss community issues and opportunities, evaluate alternatives, and help refine the vision, goals, policies, and strategies that will shape Breckenridge's future.

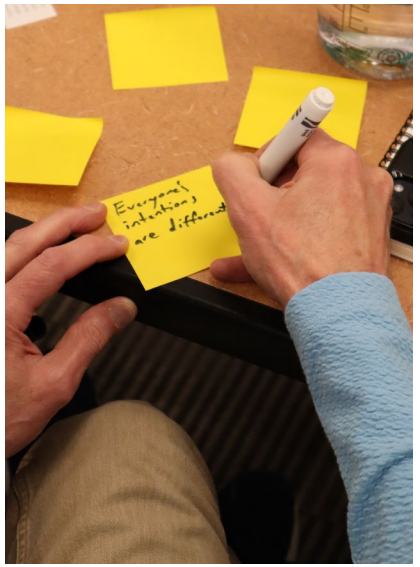
- Serve as a connection to the broader community by sharing information about the planning process and helping reach diverse voices across Breckenridge's neighborhoods, workforce, businesses, and community groups.

Advisory Committee – Members

Advisory Committee members represent:

- At-Large Residents
- Youth
- Town Leadership
- Small Businesses
- Local Organizations
- Non English-Speaking Residents

Innovation Workshop



Innovation Workshop | Marketing Campaign

Marketing & Brand Direction

BOLD, **fun, humorous storytelling** with emotional impact

Curiosity-driven campaign (mystery, reveal, alternate reality).

Messaging that goes **beyond traditional town narratives**

Engage youth, underrepresented groups, and small businesses

Encourage risk-taking: not everyone needs to like every message

Visual & Tagline Concepts

FOMO, discovery, uncovering what's hidden, and playful controversy

Concepts exploring **mystery, portals, reveal moments**, and unexpected imagery

Questions-forward messaging ("What's going on?" "What's under the cover?")

Innovation Workshop | Who We Are

How do we plan for a better future that hasn't existed before?

Who We Are

- Independent by nature
- Always **evolving**
- A town built by **explorers, risk-takers, and locals** who care deeply about this place
- **Authentic** mountain culture — not manufactured
- We **support each other**: local businesses, workers, families, and artists
- Proud of our history, but not stuck in it

Our Values

- **Community first** — people want to feel heard and connected
- The **mountains** aren't decoration — they **shape who we are**
- **Creativity is everywhere**: arts, storytelling, and culture
- Small-town energy with **big ideas**
- We **embrace change** while protecting what makes this place **real**
- Balancing **resort economy vs. real town life**

We're not trying to stay the same. We're trying to stay authentic.

Innovation Workshop | How we Live

Build for the next generation — not just the next season.

Big Moves for Living Better

- More housing and smart infill development
- Mixed-use neighborhoods and community nodes
- Expanded transit hubs and car alternatives
- Climate-ready forests and wildfire resilience
- Adaptive reuse of historic buildings

What Living Here Should Feel Like

- **Housing people** — not investment properties
- **Spaces to gather**: parks, plazas, community hubs, and third places
- **Walkable** streets, better sidewalks, and **bike connections**
- **Transit** that works for locals **year-round**
- Neighborhoods that **support all ages and stages of life**

People didn't just move here. They chose to build a life here.

Innovation Workshop | How We Play

Play isn't a side activity here. It's the lifestyle.

What Makes Breck Special

- Outdoor recreation is how this **community connects**
- We **play hard**. Sometimes it hurts. (Type II fun)
- **Adventure** is for locals, visitors, kids, and seniors
- Recreation is bigger than fun… it **fuels mental health, physical health, and happiness**

The Future of Play

- Trails for **all skill levels**
- **ADA-accessible** recreation
- **Safer** bike and walking connections
- Protected **open space** and **natural areas**
- Recreation that works for **locals first**

Phase 1: Community Visioning Week

Tuesday

9:00-12:00 PM	Town Tour with Staff
12:00-1:00PM	Lunch
3:00-5:00PM	Town Leadership Visioning Roundtable (TC)
5:30-7:00 PM	Town Leadership Visioning Roundtable (P&Z) Spanish-Speaking Workforce Focus Group

Wednesday

9:00-12:00 PM	45 minute to 1 Hour Community Listening Sessions *ability to have concurrent meetings with multiple members of consultant team
12:00-1:00 PM	Lunch
1:00-4:00 PM	45 minute to 1 Hour Community Listening Sessions *ability to have concurrent meetings with multiple members of consultant team
4:30-6:00 PM	Visioning Drop-in Event

Thursday

7:45 - 12:00PM	Bilingual Student Visioning *classroom activities facilitated by consultant team in partnership with teachers
12:00-1:00PM	Lunch
2:00-3:00PM	Bilingual Student Visioning *classroom activities facilitated by consultant team in partnership with teachers
3:00-5:00PM	Summarizing Feedback
5:30-7:00PM	Spanish-Speaking Focus Group Advisory Committee Meeting

*Student visioning activities align with class schedules and allow for recaps between class periods

Friday

9:00-12:00 PM	45 minute to 1 Hour Community Listening Sessions *ability to have concurrent meetings with multiple members of consultant team
12:00-1:00PM	Lunch
1:00 -4:00 PM	45 minute to 1 Hour Community Listening Sessions *ability to have concurrent meetings with multiple members of consultant team
4:30-6:00 PM	Visioning Drop-in Event

OUR EXTENSIVE ENGAGEMENT TEAM ALLOWS US TO HOLD CONCURRENT MEETINGS TO MAXIMIZE ENGAGEMENT OPPORTUNITIES.

Bilingual Student Visioning

Phase 2: Discovery and Immersion Week

Tuesday

1:00PM	Consultant Team Arrives in Town
1:30-2:30PM	Touch-Base Meeting with Town Staff
2:30-3:00PM	Roundtables Set-up
3:00-5:00PM	Town Leadership Roundtable (TC)
5:30-7:00 PM	Town Leadership Roundtable (P&Z) Spanish-Speaking Focus Group

Thursday

10:00-12:00PM	Immersion Workshop Set-up
12:00-1:00PM	Break for Lunch
1:00-4:00PM	Immersion Set-up
5:30-7:00PM	Immersion Workshop

OUR EXTENSIVE ENGAGEMENT TEAM ALLOWS US TO HOLD CONCURRENT MEETINGS TO MAXIMIZE ENGAGEMENT OPPORTUNITIES.

Wednesday

9:00-11:30 PM	Plan Element Focus Group - Housing Plan Element Focus Group - Community and Cultural Resources
12:00-1:00 PM	Lunch
1:30-3:00 PM	Plan Element Focus Group - Transportation Plan Element Focus Group - Natural Environment/ Sustainability
3:30-5:00PM	Plan Element Focus Group - Land Use, Redevelopment and Strategic Growth Plan Element Focus Group - Water
5:30-7:00PM	Advisory Committee Meeting

Friday

9:00-10:30 PM	Plan Element Focus Group - Historic Resources Plan Element Focus Group - Recreation and Tourism
12:00-2:00PM	Immersion Workshop
2:00-4:00PM	Summarizing Feedback
4:30-6:00 PM	Immersion Workshop

Immersive Event

Phase 3: Draft Plan Review

Discussion

How can we be more engaging with this Plan?

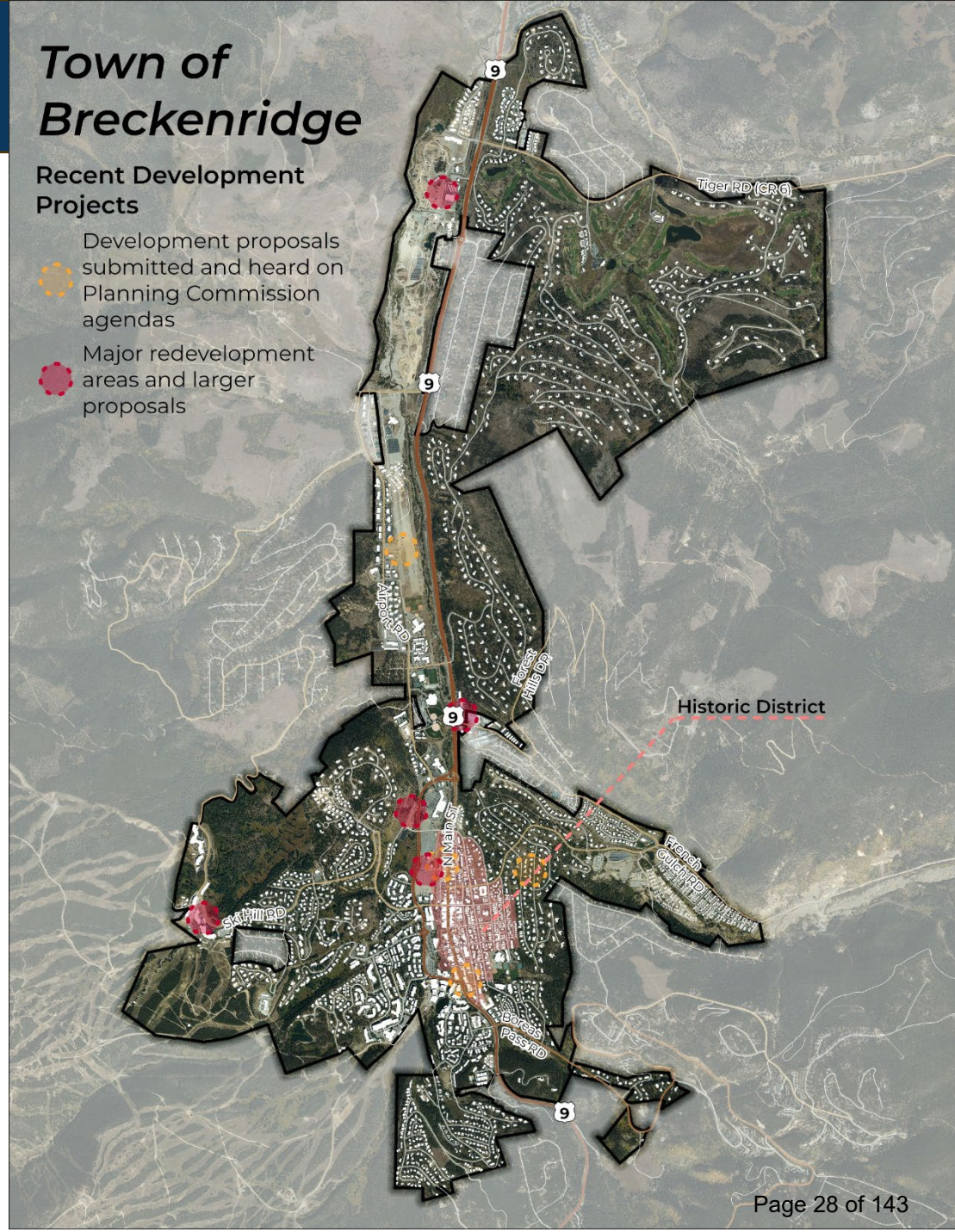
Discussion

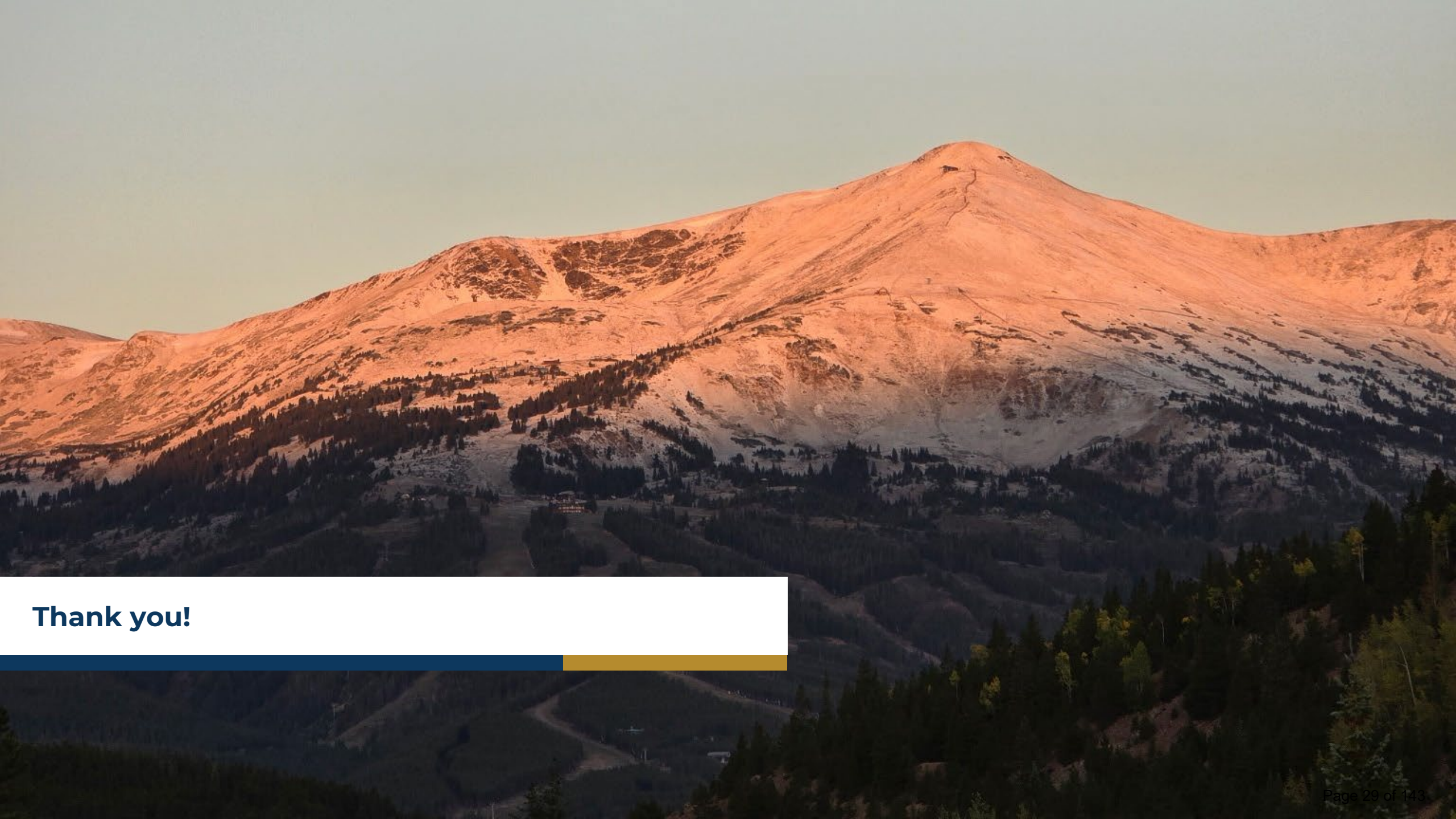
Project Launch

What are the main issues facing the community that the Plan should address?

Next Steps

- Advisory Committee Meeting 1
- Town Tour
- Plan Audit
- Community Profile Snapshots
- Community Listening Sessions
- Middle and High School Outreach
- TedTalk Style Event





Thank you!

Memo

TOWN OF BRECKENRIDGE

To: Breckenridge Town Council

From: Mark Truckey, Director of Community Development

Date: March 18, 2026

Subject: Planning Commission Decisions of the March 17, 2026 Meeting

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

CLASS A APPLICATIONS:

1. Stouffer House Landmarking, Restoration, and Addition, 110 S. Harris Street, PL-2025-0355

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 four (4) bedrooms, five (5) bathrooms, an office, and a two-car garage (500 sq. ft.). The historic barn will also be fully rehabilitated and turned into a shop space. The project includes one (1) gas fireplace and 475 sq. ft. of heated paving and walkways. *Approved, see second memo.*

CLASS B APPLICATIONS: None.

CLASS C APPLICATIONS: None.

TOWN PROJECT HEARINGS: None.

OTHER: None.

Memo

TOWN OF BRECKENRIDGE

To: Town Council

From: Clif Cross, Planner II

Date: March 18, 2026 (for meeting of March 24, 2026)

Subject: Stouffer House Landmarking, Restoration, and Addition - Class A Development Planning Commission Approval Summary

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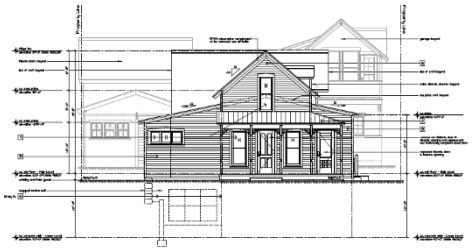
This Class A application proposes to locally landmark and rehabilitate an existing historic primary residence, demolition of the non-historic saltbox addition, and a new addition in the rear of the lot. The project proposes 3,668 sq. ft. of total density which includes four (4) bedrooms, five (5) bathrooms, an office, and a two-car garage (500 sq. ft.). The historic barn will also be fully rehabilitated and turn into a shop space. The project includes (1) one gas fireplace and 475 sq. ft. of heated paving and walkways. The project was found to meet all Absolute Policies of the Development Code and Priority Standards of the Handbook of Design Standards for the Historic District and was awarded a passing score of zero (0) points.

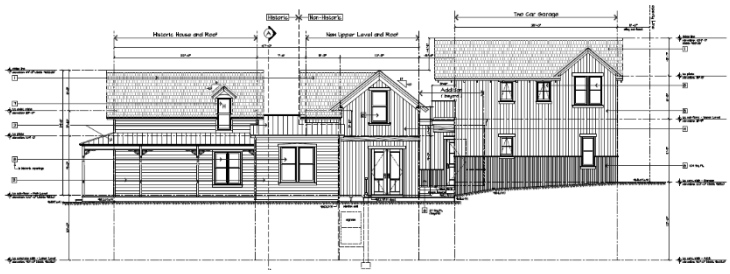
The Planning Commission reviewed this proposal at a Preliminary Hearing on February 17, 2026 and a Final Hearing on March 17, 2026. The Commission approved the application with a vote of 7 - 0.

Staff will be available at the meeting to answer any questions.

Planning Commission packet and additional information here:
https://www.townofbreckenridge.com/home/showdocument/27132



Proposed primary structure west elevation.



Proposed south elevation.

Airport Rd
Union Trl
Peerless Dr
Woods Dr
Park Ave N
Windwood Cir
Settlers Dr
Ski Hill Rd
Christie Ln
Highwood Cir
Grandview Dr
Beavers Dr
Lomax Dr
Boulder Cir
Sawmill Rd
SCR 708
SCR 709
Timber Trail Rd
Peak Eight Rd
Four Oclock Rd
Park Ave S
Village Rd
Iliff Ct
Bluff Ct
Kings Crown Rd
Peak Nine Rd
Watson Ave
Wellington Rd
Main St N
French St N
Briar Rose Ln
Luisa Dr
Gold Flake Ter N
Royal Tiger Rd
Corkscrew Dr
Reilling Rd
Sheppard Cir
Rachel Ln
Locals Ln
Campion Trl
Pine St N
Lincoln Ave
High St N
Harris St S
High St S
Pine St S
Ridge St S
French St S
Main St S
Adams Ave E
Stables Dr
Sisler Green
Grey Ln
Wolf Lyon Rd
French Gulch Rd
Bridge St
Logan Dr
Columbine Rd
Snowberry Ln
Hwy 9
Carter Dr
Hermit Dr
Sunbeam Dr
Klack Rd
Boreas Pass Rd
Brookside Ln
Bright Hope Dr
Broken Lance Dr
Riverwood Dr
Tomahawk Ln
Red Feather Rd
White Cloud Dr
Amber Ct
Gold King Way
Stouffer House Restoration,
Landmarking and Addition,
110 S Harris Street
NOT TO SCALE
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	Matt Smith
Ethan Guerra	Elaine Gort	Susan Propper	

APPROVAL OF MINUTES
With no changes, the March 3, 2026 Planning Commission Minutes were approved.

APPROVAL OF AGENDA
With no changes, the March 17, 2026 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

FINAL 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 the non-historic saltbox addition and construct a new addition in the rear of the lot. The project proposes 3,668 sq. ft of total density which includes four bedrooms, five bathrooms, an office, and a two-car garage (500 sq. ft.). The historic barn will also be fully rehabilitated and turned into a shop space. The project includes one gas fireplace and 475 sq. ft. of heated paving and walkways.

Commissioner Comments / Questions:

Mr. Frechter: No questions.
Mr. Guerra: No questions.
Mr. Smith: No questions.
Ms. Gort: No questions.
Mr. Giller: No questions.
Mr. Leas: No questions.
Ms. Propper: How was it determined that the vergeboard is not historic? (Mr. Cross: That is a question for the applicant.)

Ms. Janet Sutterley, Architect: We don't really have any new evidence other than historic photographs from other properties. The Hilliard House, now Tin Plate, is one example where we know that same design was added in the 1970s. We don't believe the vergeboard on this house is historic and that it was similarly added in the 1970s. There are no photographs of this specific structure.

Mr. Frechter: No questions.
Mr. Guerra: I was disappointed to see the ADU removed. Why was it originally included and later removed? (Mr. Larry Crispell: It was a difficult decision. It was a necessary economic decision after consulting with our realtor and understanding the project in years to come. Economics really dictated the decision.)
Ms. Gort: It says 25 percent of materials will be recycled. What materials will be recycled? (Mr. Merrick Crispell: Summit County Resource Allocation Park (SCRAP) has now started a separation program to remove nails from wood, that would include being able to recycle all framing from the existing home, as well as appliances, I believe the 25 percent is attainable.) (Mr. Kulick: Since this is the first step of having more waste diversion

overall, Jessie Burley Sustainability and Parking Manager for the Town, says that 25 percent is an achievable goal for projects like this without overloading the SCRAP. This gives authority to the SCRAP to determine what is recyclable and not overloading them. Understanding the software that SCRAP is using, they will be able to give the applicant the prescriptive method to achieve 25 percent while getting the material that is the easiest for them to recycle.)

Mr. Smith: How is the recycling program quantified? (Mr. Kulick: The software at the SCRAP; the materials are entered and tracked over time. It is up to the applicant to work with staff at SCRAP to document and detail what is recycled. This is a learning experience for us and over time this program may be adjusted. We're excited to see an early adoption and test case for this project and thank the applicant for that.)

Mr. Giller: No questions for the applicant.

Mr. Leas: I would comment that 25 percent is more difficult to recycle than people might initially anticipate. I think the 25 percent is fair to the applicant and to the overall goals of the program. (Mr. Kulick: Yes, the percentage is rightsized to not set the applicant up for failure.)

Ms. Propper: I have no questions.

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

Mr. Frechter: I am glad you were able to make the project work with points to not have the ADU if that is what was preferred. In terms of the 25 percent, I foresee a trading program to help projects achieve the 25 percent, where projects that are over the threshold could contribute more for other projects which are deficient.

Mr. Guerra: I applaud and think it is a beautiful design. I am disappointed at the loss of the ADU, as that would have been an excellent public benefit in the center of downtown, but otherwise it is a great project.

Mr. Smith: No comments.

Ms. Gort: No comments.

Mr. Giller: Kudos to the Crispells. You have a great project and have chosen a great architect.

Mr. Leas: I think it's a great project. I empathize with comments on the removal of the ADU but also understand the economics.

Ms. Propper: I also think this is a great project and look forward to seeing the success of the recycling program.

Mr. Giller made a motion to approve the Stouffer House Restoration, Landmarking, and Addition; seconded by Mr. Guerra. The motion passed 7 to 0.

OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 6:00 pm.

_____

Susan Propper, Chair

Memo

To: Town Council

From: Town Staff

Date: 3/18/2026 (for the 3/24/2026 work session)

Subject: Public Projects Updates

Asphalt and Concrete Rehabilitation

The 2026 Asphalt and Concrete Rehabilitation project was awarded to the low bidder Columbine Hills Construction. Project locations for 2026 include: Highlands Drive, Rounds Road, Forest Hill Drive, and transit stop repairs on Airport Road near the Justice Center. The current Roads Conditions Survey map is available on the Town's Engineering Department website and linked here.

Schedule: Work is slated to begin in late April and continue throughout the summer and early fall. Roadwork for the Highlands neighborhood is currently being targeted for late August, but schedules may shift as the contractor finalizes their agreements and balances resources with other projects and agencies within the county.

Budget: The current project budget is $2.9M.

Project Funding	
Prior Years Budget Rollover	$400,000
2026 CIP	$2,500,000
TOTAL Funding	$2,900,000

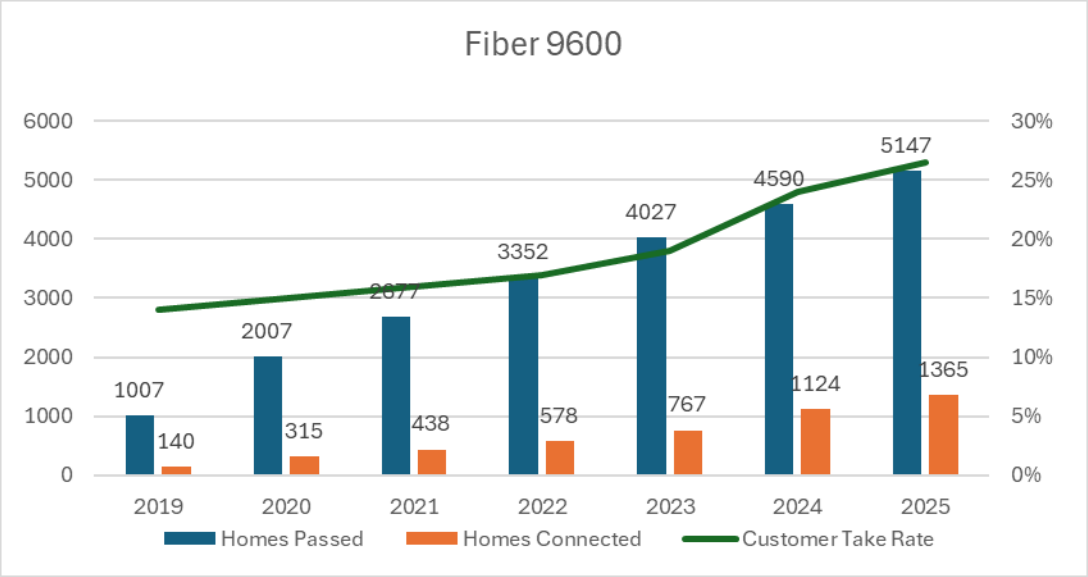
Fiber 9600

Looking forward to fiber construction in 2026, we plan to install infrastructure in the new housing development at Runway and the Breckenridge Grand Vacation developments at the North Gold Rush lot, Woods Drive, and Valor Heritage. We will also cross Highway 9 at Boreas Pass Road to connect to Broken Lance Drive. Allo successfully worked with the HOAs at Main Street Station and the Village at Breck, so we plan to connect these locations as well. In 2026, we will work to connect additional MDUs along Four O'clock Road and other areas where we already have fiber infrastructure. We recently connected to the Wayside employee housing units. Proposals for the 2026 construction contract are due March 20th.

We continue to explore more Smart City uses for the fiber infrastructure. Recently, we connected two parking signs along Hwy 9. Working with the Open Space and Trails division, we are bringing Wi-Fi to the trailheads at Carter Park, Recreation Center, and the Wellington Bike Park.

Budget:

Project Funding	
2026 CIP	$1,500,000
TOTAL Funding	$1,500,000



Carter Park Dog Park

The first phase of the Carter Park Dog Park was completed in the fall of 2025 and has been well-received by the community. The two berms that were constructed on the grassy field have aided in sled hill safety this winter, directing sledders away from trees and fences.

Some areas of the dog park have been seeded with native grasses. We fenced off these areas until the grass is established. We want to allow these areas to grow without dogs digging them up immediately. The irrigation construction areas in the grass will have sod added in the spring.

The second phase of Carter Park improvements will connect the drainage from the pavilion to the dog park, add a shade structure, add plantings to the area between the pavilion and the dog park entrance, and address the driveway. Columbine Hills Construction will begin construction this spring.

Budget:

Project Funding	
2025 CIP Prior Spending Authority	$250,000
2026 CIP	$250,000
TOTAL Funding	$500,000

Gary Roberts Water Treatment Plant Rehab

The Gary Roberts Water Treatment Plant Rehabilitation projects are a series of projects planned and budgeted as Utility Fund capital projects to rehabilitate the Town's drinking water treatment plant located at the Goose Pasture Tarn reservoir. This treatment plant was constructed over 54 years ago, has met the end of its design life, and must be rehabilitated to reliably meet the current demand for treated water in the Town.

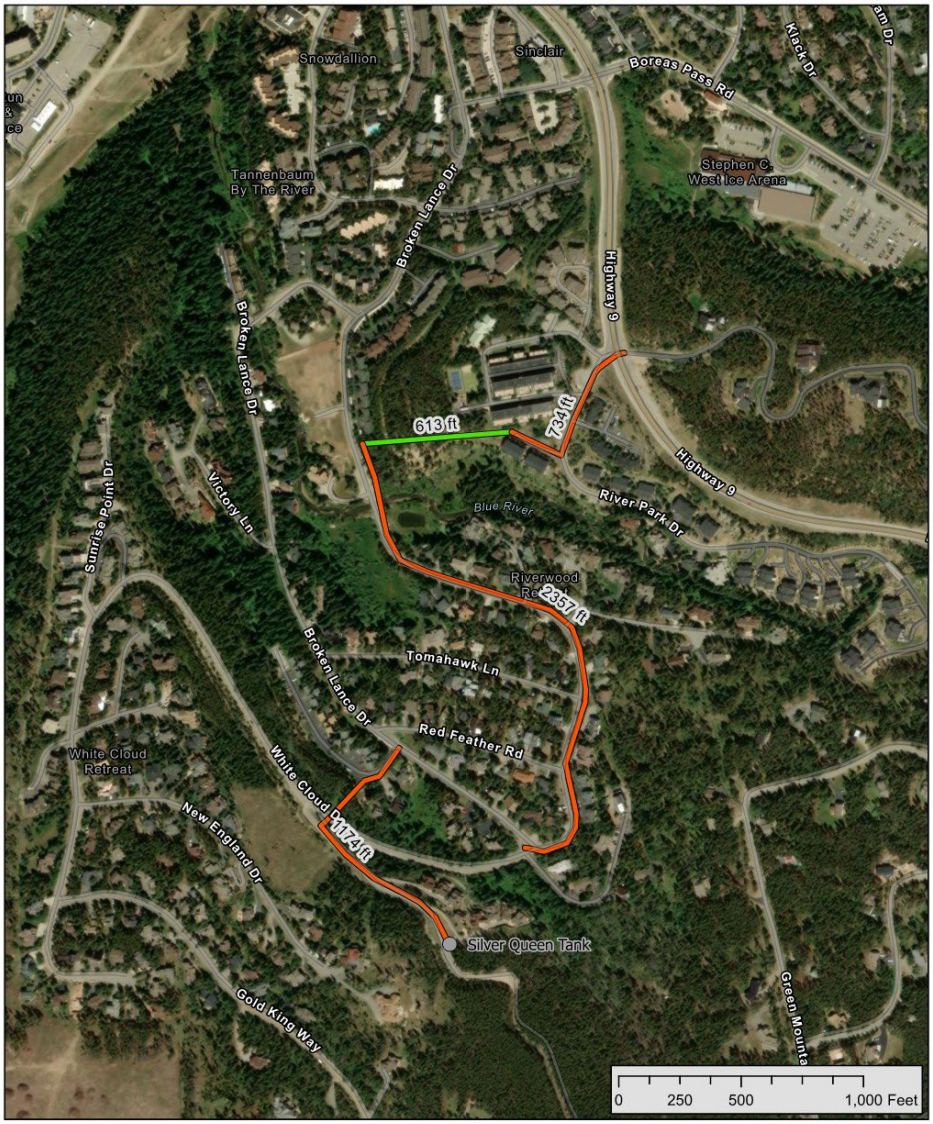
Schedule: The design for the plant rehabilitation is progressing with 30% plans to be completed within a few weeks. Staff will begin solicitation for a Construction Manager At Risk (CMAR), which is similar to the Construction Manager General Contractor (CMGC) format used by the Town for vertical construction projects, to leverage contractor input early in the design process to reduce risks, inform accurate project budgeting, and allow for front-end value engineering. Construction for this project is anticipated to be phased over three years beginning in 2027.

Budget: The project is currently budgeted in the Utility Fund and estimated at $54M. The Town will be submitting a small phase of this project for consideration for a Congressionally Directed Spending (CDS) grant in late March 2026.

Project Funding	
Utility Fund	$54,000,000
TOTAL Funding	$54,000,000

Silver Queen Waterline Replacement & Extension

This water infrastructure project will upgrade the existing waterline between the Silver Queen storage tank near White Cloud Drive and the eastern side of the Broken Lance Drive loop. A new water line will also be connected from Broken Lance Drive toward State Highway 9 to the existing water main. This project is needed to replace the aging waterlines, as well as to maintain service and adequate pressure during the rehabilitation of the Gary Roberts WTP.



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.

Schedule: The design team led by JVA Consulting Engineers is working toward completion of the 30% design plans which allow for contractor solicitation in April. The construction portion of the project is anticipated to be phased over two years, with a small amount of work taking place in fall 2026 pending contractor input.

Budget:

Project Funding	
Utility Fund	$5,355,000
TOTAL Funding	$5,355,000

Memo

To: Town Council
From: Mobility Staff
Date: 3/17/26 (for the 3/24/26 work session)
Subject: Mobility Update

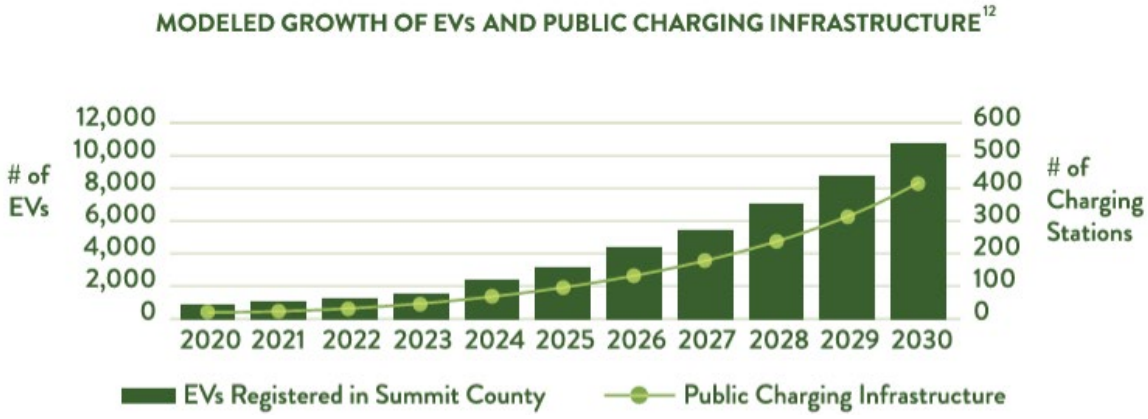
Public Fast Charging partnership with Helios Charging

Background

In 2019, the Town adopted the Summit Community Climate Action Plan, which established the goal to reduce emissions from the transportation sector by 25% by 2030, and 91% reduction by 2050. In 2021, the Summit County EV Readiness Plan was adopted, identifying the need to expand EV charging infrastructure across the community. Those targets were subsequently incorporated into the SustainableBreck Plan (2022), which established the goal to enable EV transition and adoption. All three of these adopted plans suggest increasing the market share of electric vehicles (EVs) on the road in our community, including the associated charging infrastructure.

Discussion

When gauging how much public infrastructure is needed, staff refer to the EV Readiness Plan that was adopted by the Town in 2021 in coordination with High Country Conservation Center, neighboring municipalities and Summit County Government. The charts below reflect the modeling of county-wide growth in EV adoption and public charging infrastructure needed to support our climate action plan goals:



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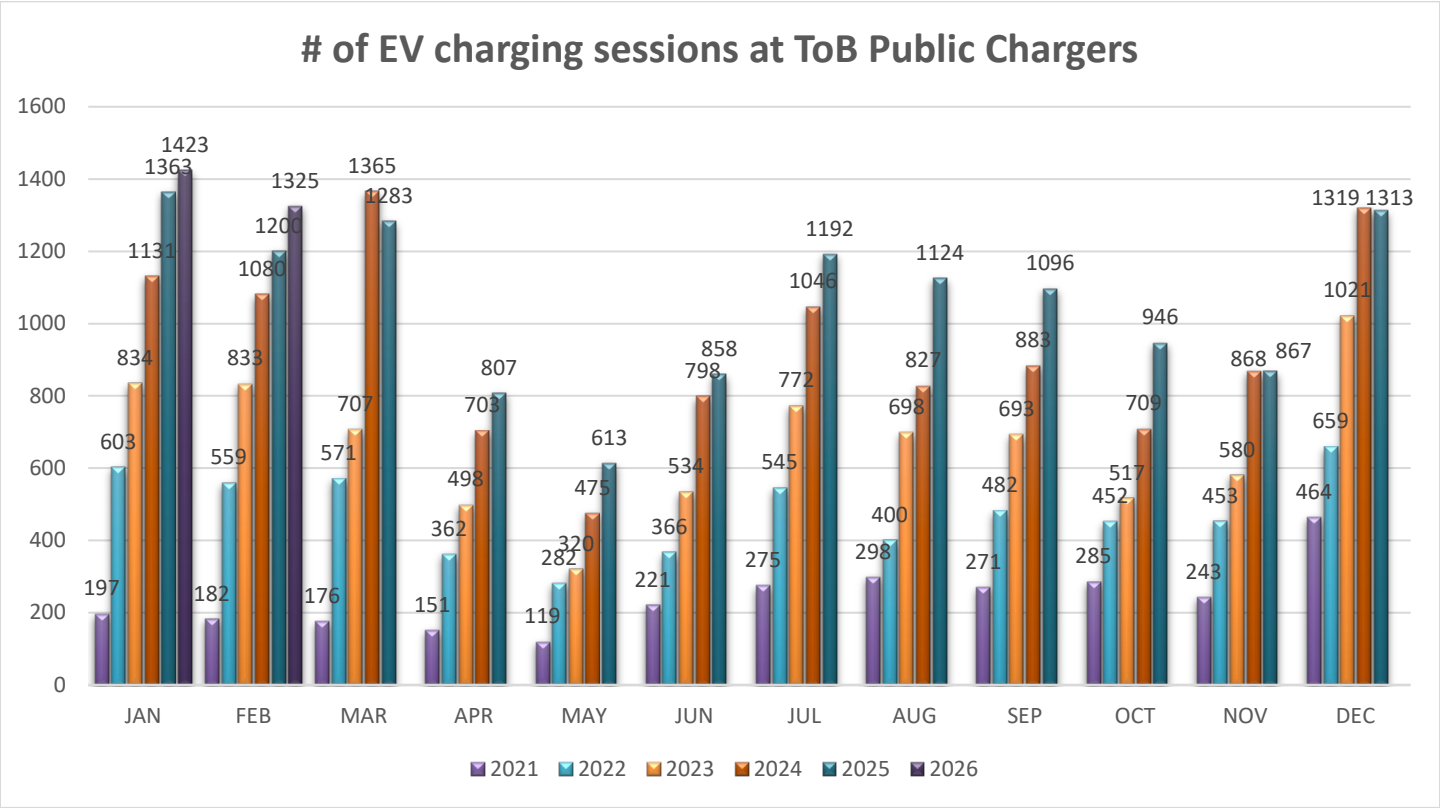
Note that the EV Readiness Plan models are *countywide*, and they include all public and workplace charging plugs, not exclusively ones provided by local governments. Privately-owned charging plugs that are made publicly available for customers or employees would count towards the overall number.

Data pulled from the Atlas Public Policy EValuateCO dashboard for Summit County indicates:

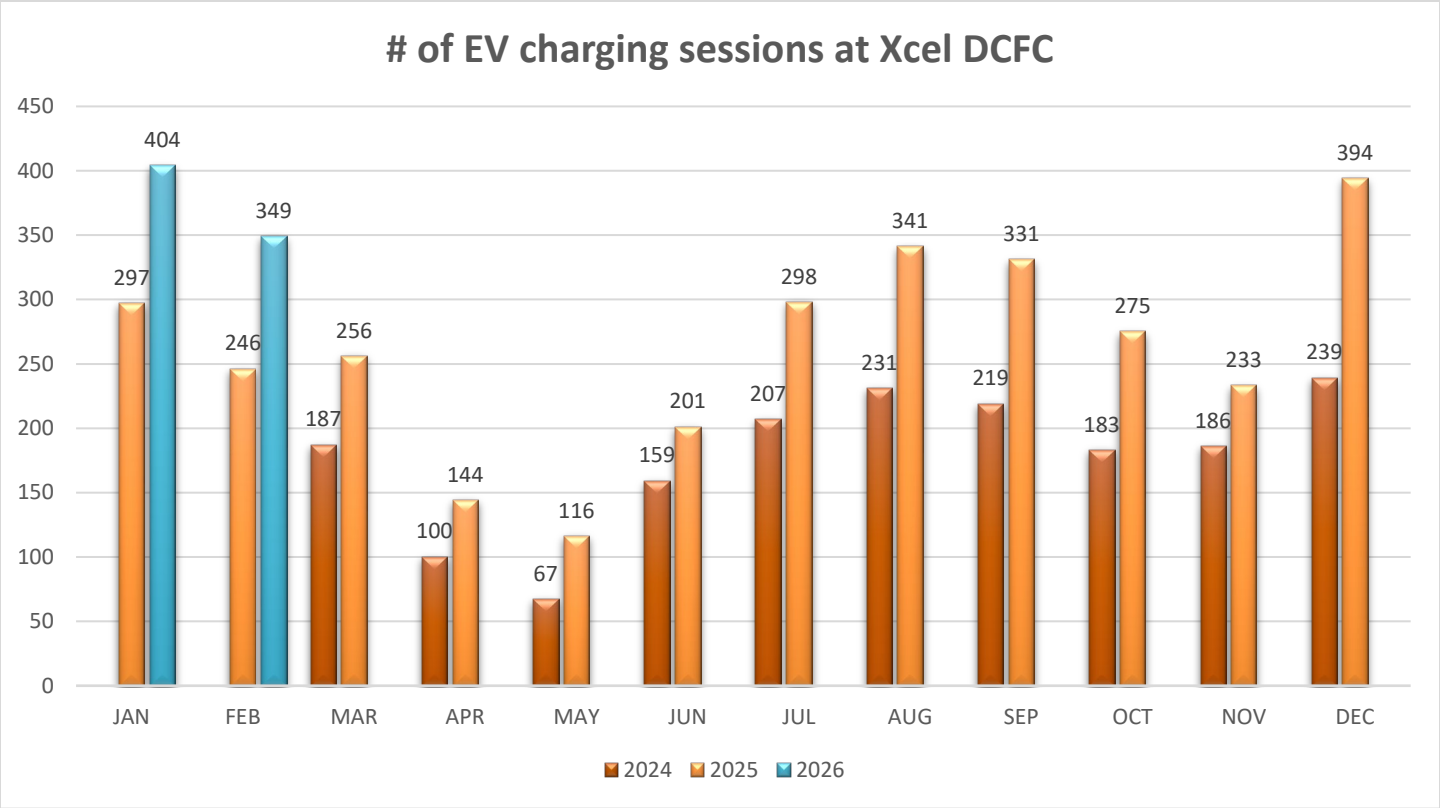
- 1,397 EVs on the road (958 BEV and 439 PHEV), based on local vehicle registration data
- 227 charging station ports (177 level-2, 50 level-3) in Summit County

Currently, the Town of Breckenridge owns and operates 48 public level 2 charging ports, with locations listed on the Town's website. In addition, the Town is a site host for two Xcel Energy-owned and operated public fast chargers located at the BGV Community Center. These are the only two public fast charging ports in Breckenridge, and when both ports are occupied, EV drivers either must wait or travel to Frisco or Silverthorne to access fast charging opportunities.

Looking at EV charging demand in Breckenridge, at the Town-owned level 2 public chargers we have seen consistent year-over-year growth in the number of charging sessions initiated by drivers:



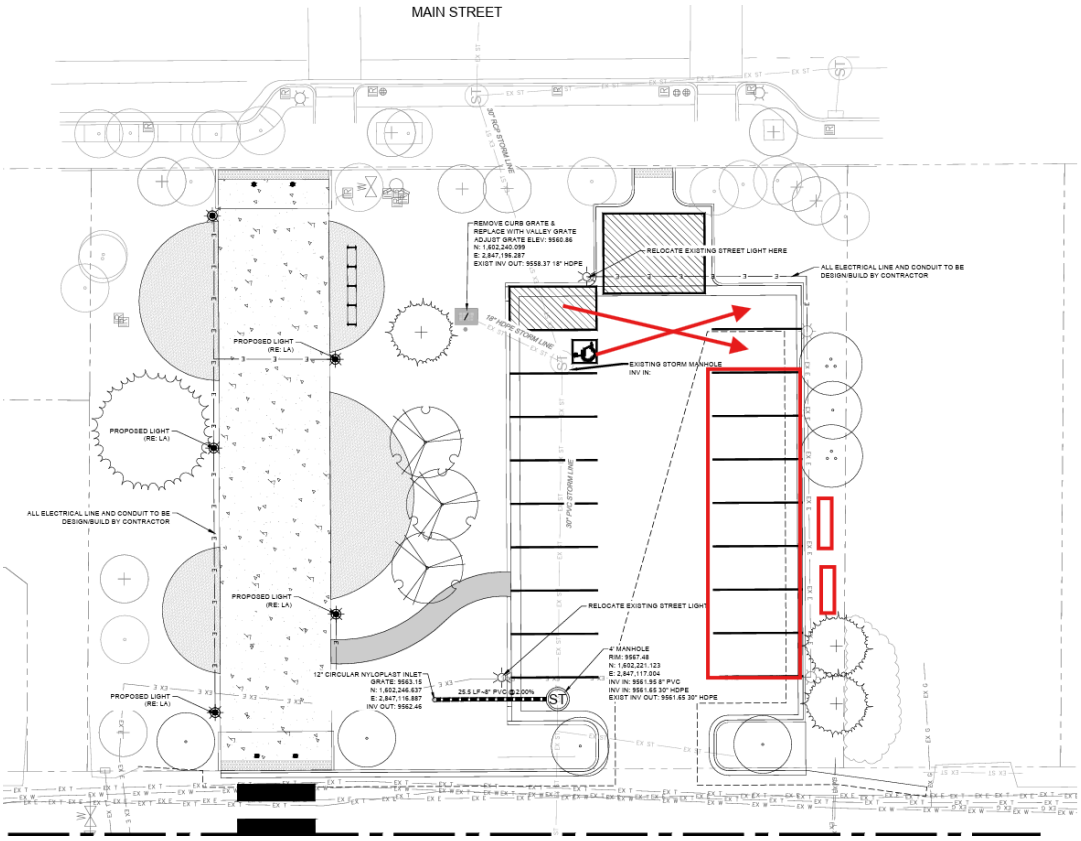
For the two Xcel Energy-owned public fast charging ports, the number of charging sessions increased 45% from 2024 to 2025, with a total of 3,132 charging sessions on these two ports in 2025:



This data indicates that demand for public EV charging infrastructure continues to increase. In the fall of 2025, Town staff were approached by Helios Charging, a Denver-based developer that finances, develops, and operates EV charging networks, solar installations, and energy storage solutions across the United States. They inquired if the Town would be willing to partner on a DCFC Plazas grant application to the Colorado Energy Office, and the Town agreed to provide a letter of support for their grant application, without making any commitments to move forward on any specific project.

In January 2026, Helios Charging notified Town staff that they were awarded the DCFC Plazas grant in an amount of $818,000, to fund the deployment of seven public fast chargers in Breckenridge. Parking, Sustainability, and Engineering staff met with Helios on February 18th to discuss opportunities to implement the project. The grant requires a total of seven charging ports, at least one of which must be an accessible space with an adjacent five foot access aisle. The team reviewed numerous Town-owned parking lots, quickly realizing that any location came with some level of trade-offs. Ultimately, staff narrowed potential locations down to two options that seemed to have the best potential:

1. Wellington Lot: Would be located on the south side of the lot and construction/installation could be coordinated with the planned Sawmill pedestrian pathway project, planned for later this year.



Advantages: Close proximity to Main Street enables people to conveniently walk Main Street and patronize local businesses, while they are fast charging their EV for 20–60 minutes.

Disadvantages: Removes regular public parking spaces from a lot that is already being cut in half. Staff would note that the South Gondola Parking Garage nearby still offers an ample supply of parking to this part of Town.

2. Ice Rink lot: Proposed to be located toward the east side of the lot.

Advantages: Does not consume public parking spaces in the core of Town. Provides easy fast charging access for those on their way in/out of the south side of Town.

Disadvantages: The further distance from Main Street means users are more likely to remain in their car while they charge rather than patronizing local businesses. It would remove seven regular parking spaces from the lot, that has seen increased demand for overnight parking.

Staff considered many other town-owned parking locations, but ruled them out for various reasons:

- The South Gondola lot was ruled out because it is intended for longer-term parking sessions and presents challenges due to the complex joint-ownership agreement between the Town and the Breckenridge Ski Resort.
- Parking on the east side of Main Street was ruled out because the two existing fast chargers already serve this area, parking supply is constrained, and to avoid directing additional traffic into the lower volume street grid in this area.
- F-Lot and Tiger Dredge were ruled out due to their potential for re-development on a 10–15-year time horizon and needing to re-locate the chargers in the future would prove difficult and costly.

Public outreach/engagement

The Town conducted substantial public outreach and engagement in the development of the SustainableBreck Plan (2022) that established the goal to enable EV transition and adoption but has not yet done any outreach specific to this public fast charging proposal.

Financial Implications

There would be no financial cost to the Town. Helios Charging was awarded a DCFC Plazas grant from the Colorado Energy Office to cover 80% (up to $818k) of the total project cost, and Helios would privately finance the remaining project cost. They are not asking for any financial contribution from the Town but do need the Town to provide a revocable license agreement providing them with a location to install the public chargers. Additional terms could be negotiated with the developer, such as a revenue share agreement related to fees collected for charging sessions.

The current CIP budget includes $100,000 for EV Charger Implementation in 2026, with $50k budgeted for each subsequent year through 2030. If this project was approved to move forward, it would help meet public charging demand and the Town could consider reducing EV Charger Implementation budgeted for in the CIP.

Equity Lens

Staff consulted the Equity Lens and determined that this project advances equitable and inclusive outcomes by expanding public EV charging infrastructure and reducing air pollution and greenhouse gas emissions that affect all community members.

Staff Recommendation

Staff seek direction from Council as to whether they'd like to move forward with the public fast charging project with Helios, and if so, if they have a preference between either of the recommended options of Wellington Lot or Ice Rink lot.

Memo

To: Town Council

From: Jessie Burley, Sustainability + Parking Manager

Date: 3/18/26 (for 3/24/26 meeting)

Subject: Sustainability Update

Climate and Energy

Mountain Energy Project

At the March 5, 2026 Non-Pipeline Alternative (NPA) Working Group Meeting with Xcel Energy, they provided an update on upcoming community meetings related to the Mountain Energy Project.

- Virtual Project Meeting April 15, 2026: 12-2:00 PM Registration Link
- In-Person Open House, Frisco Community Center (110 3rd Ave) May 6, 2026: 3-7PM

Staff have included an attachment to this memo from the Future of Heat Initiative, a nonpartisan organization dedicated to strengthening regulatory design and institutional capacity in energy regulation. They provide policymakers with independent research and technical support to assist in effective oversight of utilities. The attachment helps describe why gas bills are on the rise in Colorado despite customers using less gas and helps illustrate why the successful deployment of non-pipeline alternatives in the Mountain Energy Project is so important for long-term affordability.

Webinar Learning Opportunity

The Colorado Outdoor Recreation Industry Office is presenting a webinar titled **"Where's the Snow? Navigating Colorado's Snow Drought in a Changing Climate"**

“The weather in Colorado always keeps us on our toes. And lately, it’s been raising concerns for many across the state. Prolonged snow drought, warm winter days, and unpredictable seasonal patterns are reshaping the landscapes and economies that so many of our communities rely on.

Join us for a dynamic panel conversation with environment and climate experts Wednesday April 1, 2026 at 2:00 PM MT.

We'll explore the ecological and economic impacts of Colorado’s snow drought and discuss what these shifts mean for the outdoor industry today and in the years ahead, and how organizations, businesses, and communities can prepare, adapt, and build for the future.”

Register Today

Material Management

Pay-As-You-Throw (PAYT) and Universal Recycling (URO)

At the March 10, 2026 worksession, Council asked a few questions related to PAYT and URO diversion numbers. PAYT and URO were adopted on August 9, 2022 and were fully implemented on December 1, 2023 for PAYT residential accounts and June 1, 2025 for URO commercial accounts. The County adopted PAYT and URO on September 10, 2024 with a residential effective date of September 1, 2025 and a commercial effective date of October 1, 2027. PAYT is designed to provide a price signal to residents to incentivize recycling. Service prices are based on the size of the trash bin with recycling included for free. Residents who divert food scraps (free drop off) and other recyclables can save money on trash service by downsizing their bins or decreasing frequency of pick up. Universal Recycling guarantees access to recycling for all properties, including multi-family unit facilities where recycling is often not offered to residents unless required. Since Breckenridge implemented PAYT pricing in 2023, we have seen prices set by haulers remain competitive. One hauler has reduced pricing in both 2025 and 2026 as other communities have implemented PAYT.

We expect any changes related to PAYT diversion numbers to be reflected in 2026 with 2025 as a baseline. The reason for using 2025 as a baseline is largely due to how the Summit County Resource Allocation Park (SCRAP) now tracks the data. High Country Conservation Center (HC3) and SCRAP have worked to align data collection and reporting with both Environmental Protection Agency (EPA) and Colorado Department of Public Health and Environment (CDPHE) guidelines, so our numbers are comparable to national and state benchmarks. The Zero Waste Task Force will receive a briefing on this issue at their upcoming meeting tentatively scheduled for the end of March.

HC3 is contracted by Summit County to conduct diversion reports and other tracking of material management programs at a county-wide level. All diversion numbers are reported for the county as a whole and not by individual jurisdiction. On February 17, 2026, HC3 and SCRAP presented their annual diversion report and update on recycling programs to the Board of County Commissioners. The memo and presentation are attached for further review.

Glass Recycling Update

Per the SCRAP, glass will be accepted in single stream recycling May 1, 2026. Following a meeting with the haulers where there were no concerns raised about increasing costs or operational issues, haulers have agreed to the timeline for implementation of glass in single stream. SCRAP will remove glass as a contaminant for single stream loads starting Monday, March 30, 2026 so haulers who tip loads with glass will no longer be assessed a contamination fee.

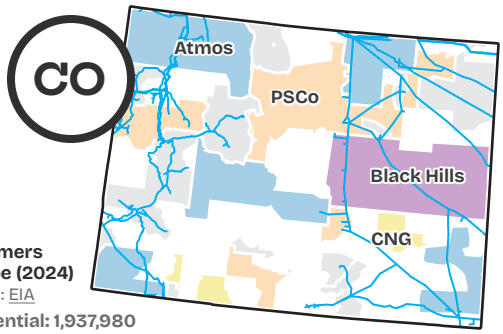
Other points to note:

- Glass collection stations throughout the County will remain in place and glass is now being accepted as mixed loads at recycling drop-off sites – no need to separate by color.

Staff will continue to update Council on single stream changes as more information is made available.

Paying More for Less

Rising Gas Bills in Colorado



Customers by type (2024)
Source: EIA

Residential: 1,937,980
Commercial: 157,953
Industrial: 9,374

Largest investor-owned gas utilities

Public Service Company of CO (PSCo)
Atmos Energy Corp. (Atmos)
Black Hills Energy (Black Hills)
Colorado Natural Gas (CNG)

Gas bills are on the rise, even though customers are using less gas.

Because of efficiency improvements and fewer heating days, gas consumption per residential customer is declining, but the total charge for that gas (supply charge + delivery charge + surcharges) is rising. **In Colorado**, the typical residential gas customer uses **17% less gas** today than in 2010, yet their **total bill is up 30%** over the same period.

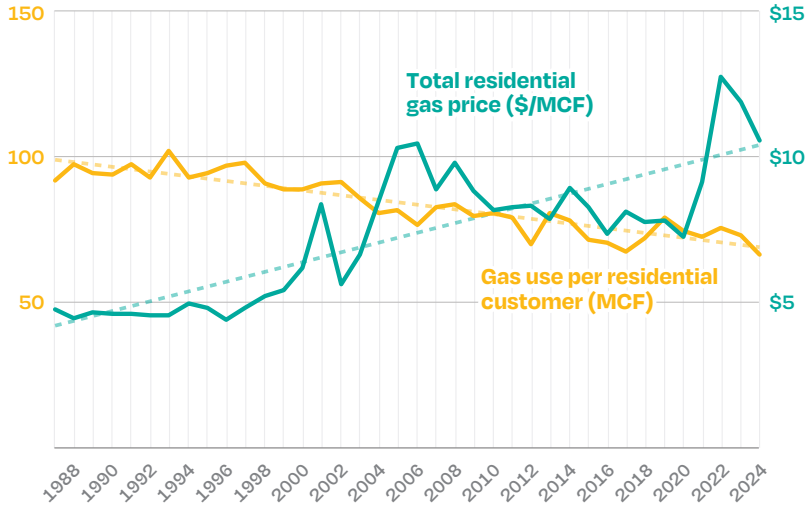
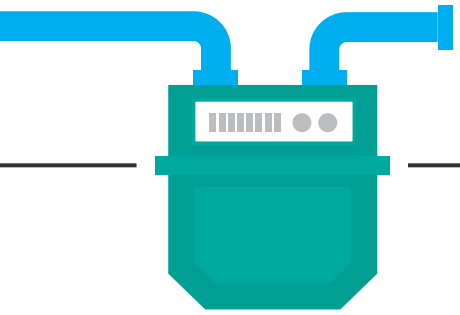


Figure 1: CO gas use per residential customer & total residential cost of gas
Source: EIA



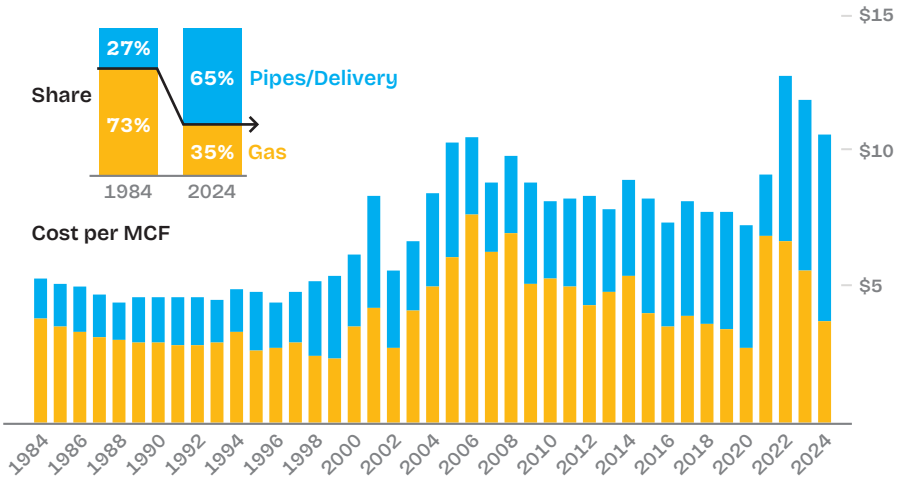


Figure 2: CO residential delivery charges & supply cost of gas
Source: EIA

Customers pay more for pipes ("delivery") than for the gas itself.

Residential gas delivery charges in Colorado have overtaken charges for the gas. In 1984, 73% of a gas bill went toward the fuel itself ("gas") and 27% toward paying for pipes and other infrastructure, utility operating costs, and taxes ("delivery"). In the mid-2010s, this flipped. Today, one-third of charges are for gas and two-thirds are for delivery charges that will not fall with lower use.

Aggressive capital spending is driving up customer rates.

Colorado's gas utilities are investing billions to excavate and replace old pipelines and install other infrastructure, often taking advantage of state policies that encourage such spending. Over the last 10 years, the four largest gas utilities grew their gas assets from $3.6B to over $8B, despite homes using less gas.

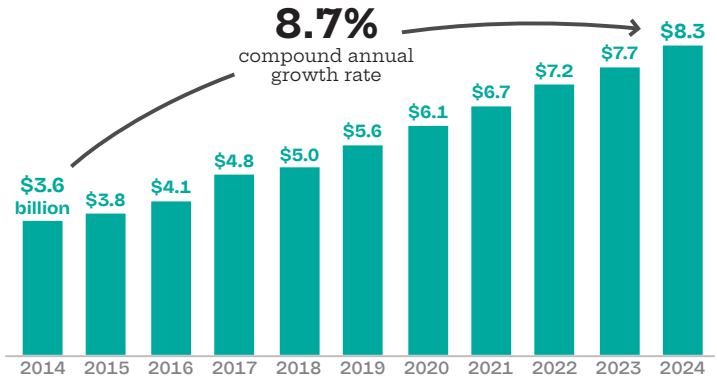


Figure 3: Growth in equipment and facilities for the four largest CO gas companies

Source: Utility annual filings for Atmos, Black Hills, CNG, and PSCo

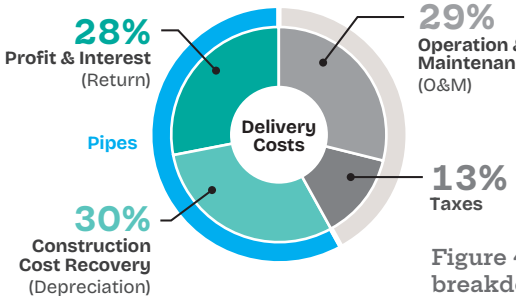


Figure 4: Cost of service breakdown for the four largest CO gas utilities

Source: CO Public Utilities Commission

Utilities profit from investing in pipes, not selling gas.

In Colorado, 28% of delivery charges for the three largest gas utilities go to profits and financing costs. The authorized rate of return on these investments ranges from 6.90% to 7.57%. In addition, 30% of delivery charges go to repaying the costs of construction, including significant pipeline replacement.

When utilities spend on pipes, they earn more — and delivery charges go up.

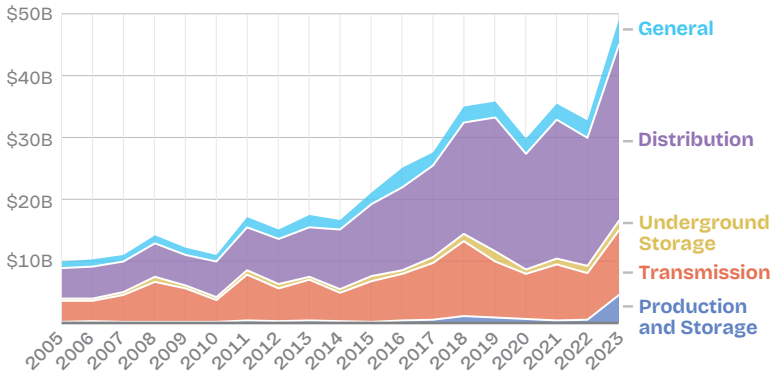
National Context

Colorado is not alone: Spending on gas infrastructure is up dramatically across the country.

According to the American Gas Association, "gas utility construction expenditures have been on a sustained upward trajectory since 2011, largely driven by increased investments in safety and infrastructure improvements." As a result, gas delivery rates across the country have nearly doubled since 2011, increasing at more than twice the rate of inflation.

Figure 5: National gas utility capital spending

Source: AGA



Bottom line

Gas customers in Colorado are paying more for less.

Notes and Sources

Figure 1: The Residential Price refers to the total cost paid by residential end-users inclusive of all tax, delivery, commodity, demand and other charges. Gas use per residential customer is calculated as the volume of gas used by residential customers divided by number of residential gas customers. Total residential gas price is from: U.S. Energy Information Administration (EIA), "Natural Gas Prices," Residential Price, State data on residential customers is available from EIA, "Number of Natural Gas Consumers." State data on residential gas volume consumed is available from EIA, "Natural Gas Summary".

Figure 2: The "gas" charge is equal to the Citygate Price of gas; the "delivery" charge is equal to the Residential Price minus the Citygate Price. Citygate Price is the total cost paid by gas distribution companies for gas received at the point where the gas is physically transferred to the companies. See Figure 1 notes for the definition of Residential Price. The data is from: EIA, "Natural Gas Prices," City Gate Price and Residential Price.

Figure 3: Utility annual filings of FERC Form No. 2, "Gas plant in service."

Figure 4: This figure shows the regulator-approved breakdown for gas company revenue received from the delivery (or "distribution") charges paid by all customers (i.e., total "cost of service"). It excludes the supply charge for gas (which the utility passes through to the customer without markup) and all surcharges and riders. The figure is based on data from the latest rate cases of each company: Atmos 22AL-0348G, Black Hills 23AL-0231G, CNG 18AL-0305G, and PSCo 24AL-0049G.

Figure 5: American Gas Association (AGA), Resource Library, Gas Utility Construction Capital Expenditures by Type of Facility, 1990-2023.

Map: Natural Gas Service Territories and Pipelines datasets from Homeland Infrastructure Foundation-Level Data (HIFLD).

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

CC Steve Greer, Deputy County Manager

DATE February 17, 2026, Work Session

SUBJECT Strong Future Recycling Committee Quarterly Update

ISSUE

The purpose of this Work Session is to provide a biannual HC3 impact and highlights update to discuss the 2025 Zero Waste programs. These programs are aimed at achieving our community goals by increasing our diversion rate to 40% by 2035 – which will extend the life of the landfill (estimated closure date: 2078).

DISCUSSION

HC3 continues to support Summit County Government by providing practical solutions for waste reduction and resource conservation in our mountain community. HC3 works with local entities to find the best options for Summit County and our community to achieve our zero waste goals and overall waste reduction.

This HC3 Biannual program update will provide 2025 Highlights:

- Strong Future Grants: Rotary Club, Slopes to Hope, Café' Food Rescue, and Breck V-Create.
- New 2026 Process for Universal Recycling (URO) and Homeowner Associations (HOA's).
- Food Scrap Collection Program.
- HOA/Business Assistance Program.
- Recycling Marketing.
- Pay As You Throw (PAYT) and URO updates.
- Summit County's diversion discussion.

Looking ahead will provide insight into the continued efforts led by HC3.

- Continued Latino community outreach and Spanish speaking marketing.
- Zero Waste Strategic Plan.
- Commercial composting.
- Recycling contamination reduction efforts.
- Strong Future Grant outreach.
- C&D diversion and cost study completion.

CONCLUSION

No decision or direction is required at this time.

ATTACHMENT

- HC3 BOCC Work Session 2-17-2026 Final Presentation

HIGH COUNTRY CONSERVATION CENTER

HC3's 2025 Impacts

Summit County BOCC | February 17, 2026

Zero Waste: 2025 Highlights

Community Goals

Increase diversion rate to 40% by 2035

Extend the life of landfill
(estimated closing date: 2078)

Strong Future Accomplishments (2018-2025)

- Silverthorne Recycling Center
- PAYT/URO passed in 3 communities
- Free Food Scrap Program created and expanded
- SCRAP Infrastructure: compost pad, new single-stream MRF, upgrades to existing MRF including new baler, Rotochopper wood grinder, convenience center, refined data tracking
- Supporting local businesses & HOAs
- Glass & carton collection
- Expanding Spanish outreach
- C&D: 5-year plan, pilot, C&D specialist hired, stakeholder engagement & SCRAP capacity
- Outreach & Education: Oops Tags, marketing campaign, etc.

hc3

Resident Outreach

- K12: 1,994 students engaged
- Oops Tags: 2,112 bins tagged, 22% reduced contamination
- Stump the Recycling Experts: 16 weeks, 823 residents engaged
- 1,537 reached through 43 community presentations/events

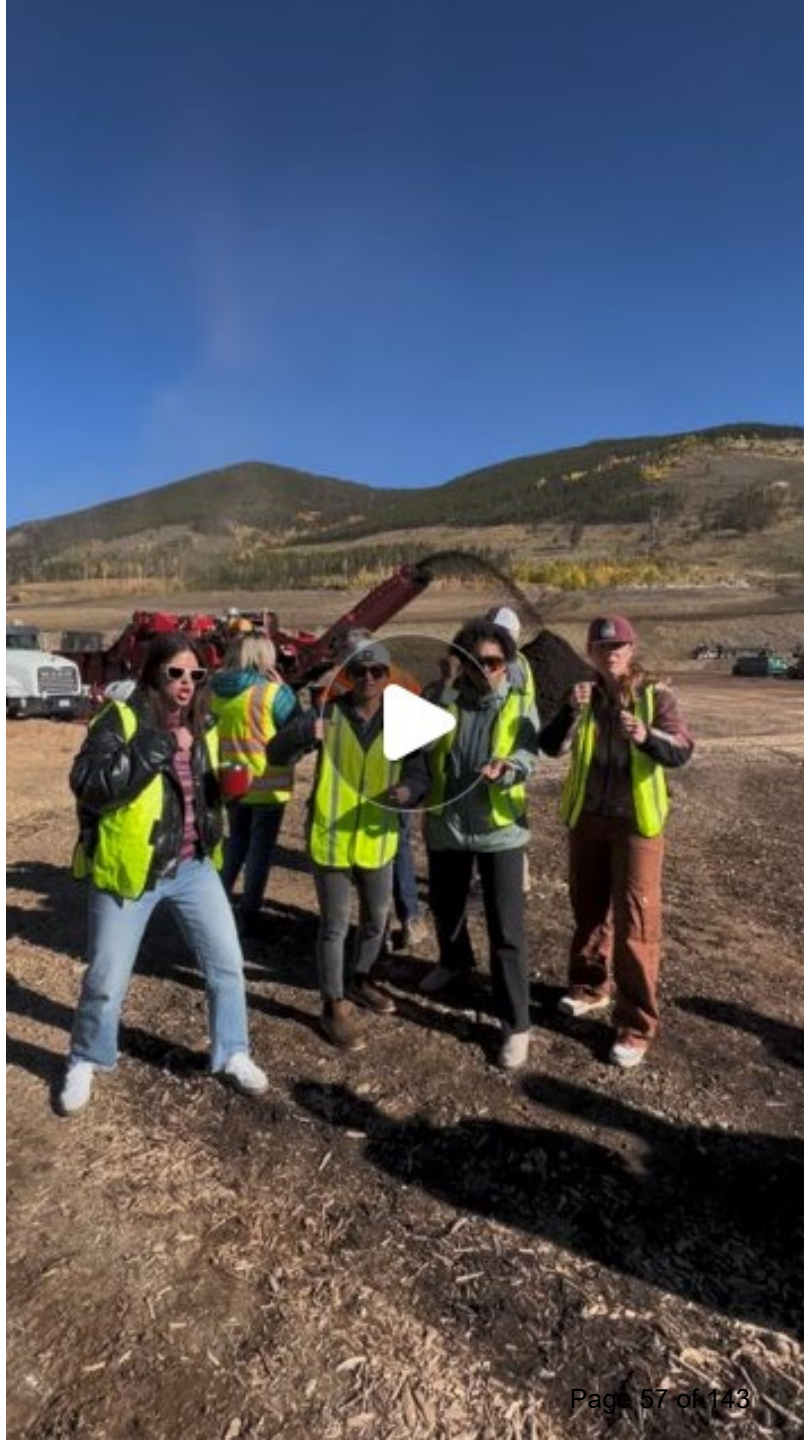
hc3

Latino Community Outreach

- 547 Latino community members reached for zero waste & energy programs
- Leveraging partner events with FIRC, Mountain Dreamers, Building Hope, CMC
- Hospitality staff training

C&D Diversion

- Partnership with SCRAP C&D Specialist for workshops
  - Helping builders with how to divert materials now
  - 2 workshops, 32 attendees
- Wood Grinder
- RRS Cost Study



New SCRAP Convenience Center

Strong Future Grants

2025 Rotary Club's Plastic Film Recycling

- Used grant funds to buy collection van
- Avg 170 pounds per week, more than doubling previous collection
- Rotary -> Dillon City Market -> NexTrex
- Film transformed into composite decking and furniture

2025 Projects Underway

- Slopes to Hope
- Café Food Rescue
- Breck Create

New 2026 Process for URO/ HOAs

Residential Food Scrap Program

- 381 new participants enrolled
- 315,506 lbs. diverted
- 18 new Latino Community Members enrolled
- Over 2 million pounds diverted since Strong Future began

HOA/Business Assistance

Latino Business Outreach

- 3 Latino-owned restaurants/businesses
- Requested more hands-on, practical training

26 businesses or HOAs served (outside of URO)

- Site visits
- Bins/signage
- Knowledge & training

Recycling Marketing

- Recycling page views up 21% — now the #2 most visited webpage
- UGC video focus drove a 22% increase in social media clicks
- Spanish-language marketing integrated across all recycling campaigns

PAYT & URO

- June PAYT Forum for unincorporated Summit County residents
- Residential support, email and phone calls
- Hauler coordination
- 40 Businesses and HOAs supported in URO Compliance

2025 Summit County Diversion Rates

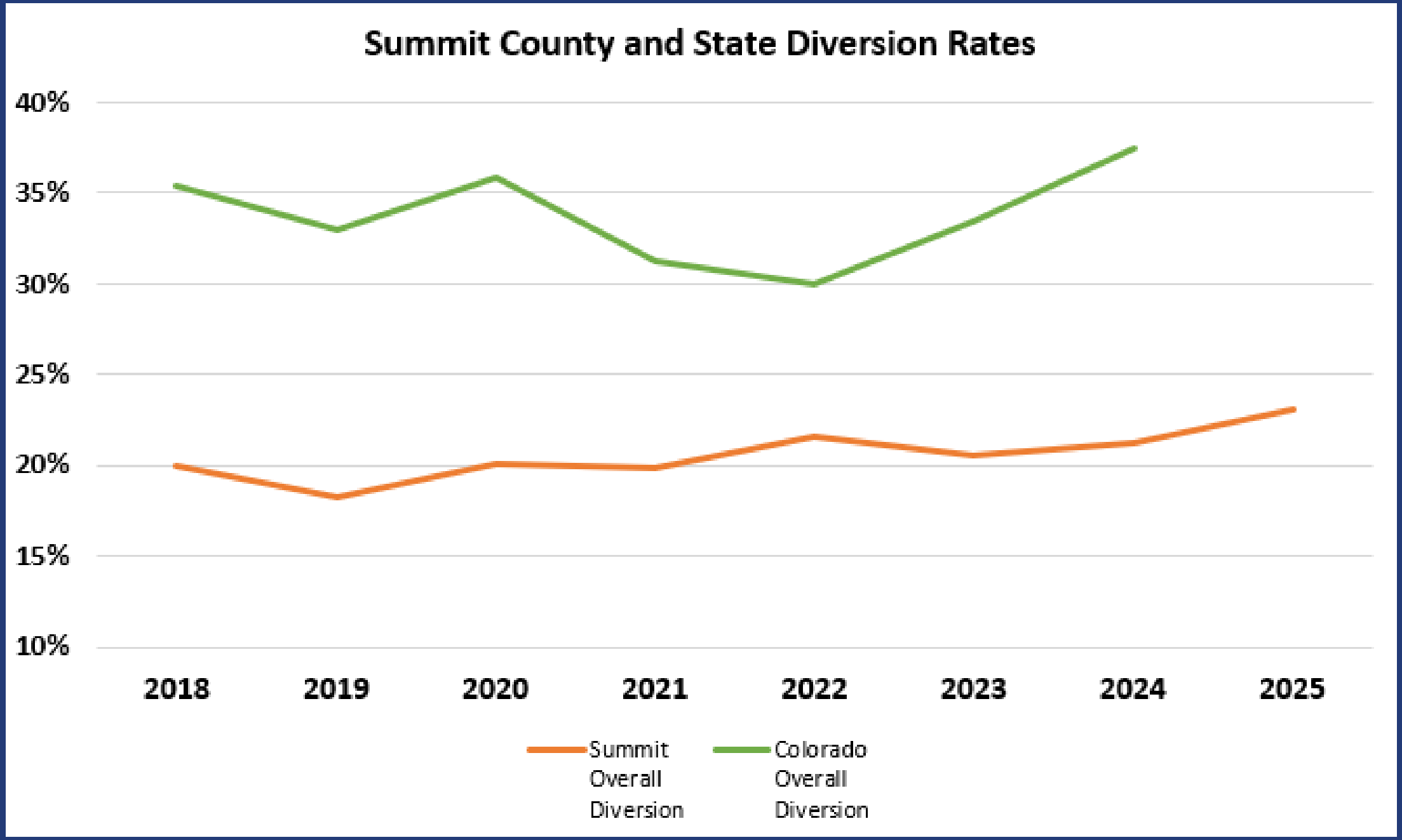
23%

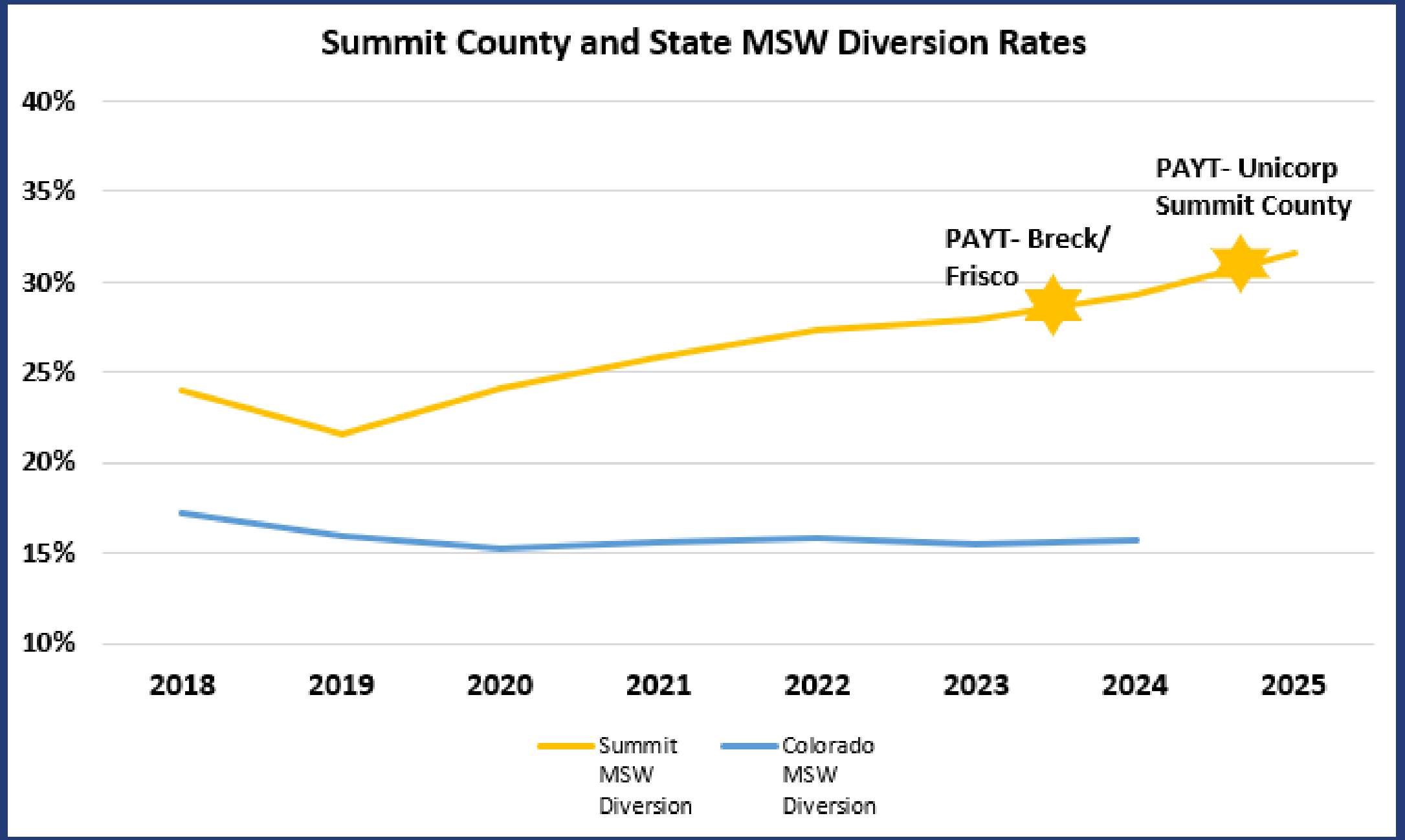
Overall Diversion Rate

32%

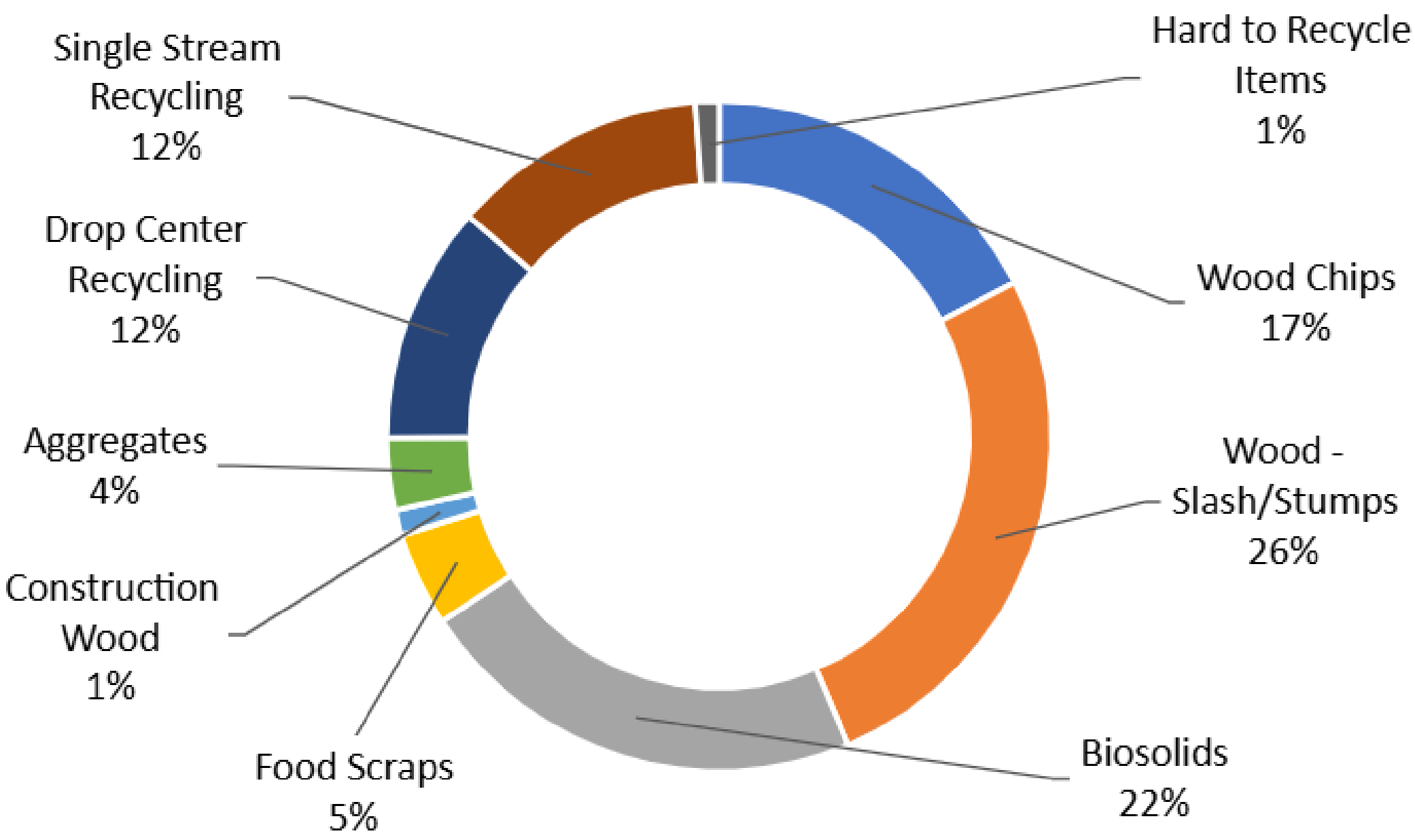
Municipal Solid Waste Diversion Rate

*Municipal solid waste includes “every day” waste generated by residents and businesses. Excluded from MSW: construction and industrial waste, non-compacted waste & biosolids.

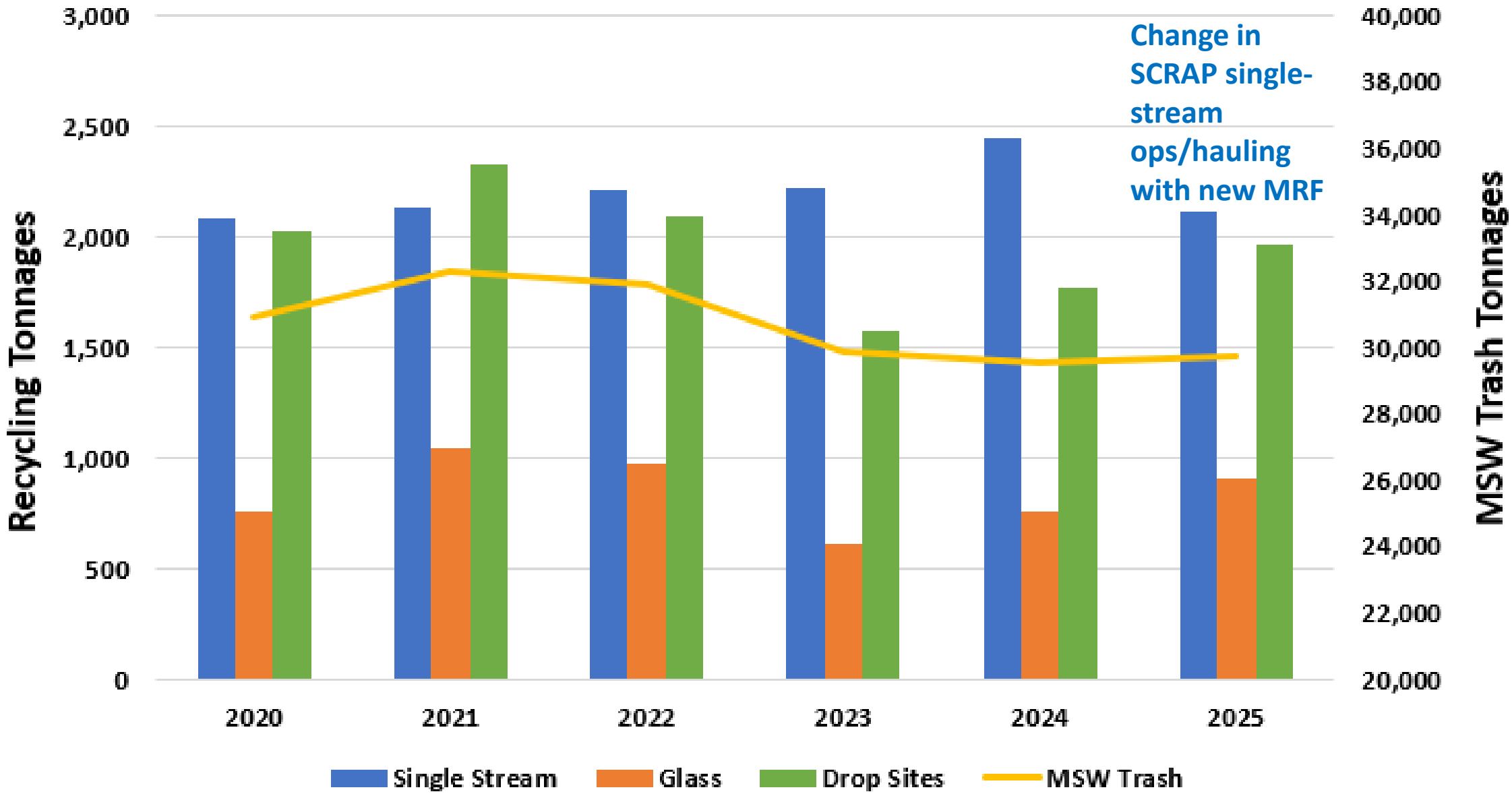

Summit County and State Diversion Rates
40%
35%
30%
25%
20%
15%
10%
2018
2019
2020
2021
2022
2023
2024
2025
Summit Overall Diversion
Colorado Overall Diversion

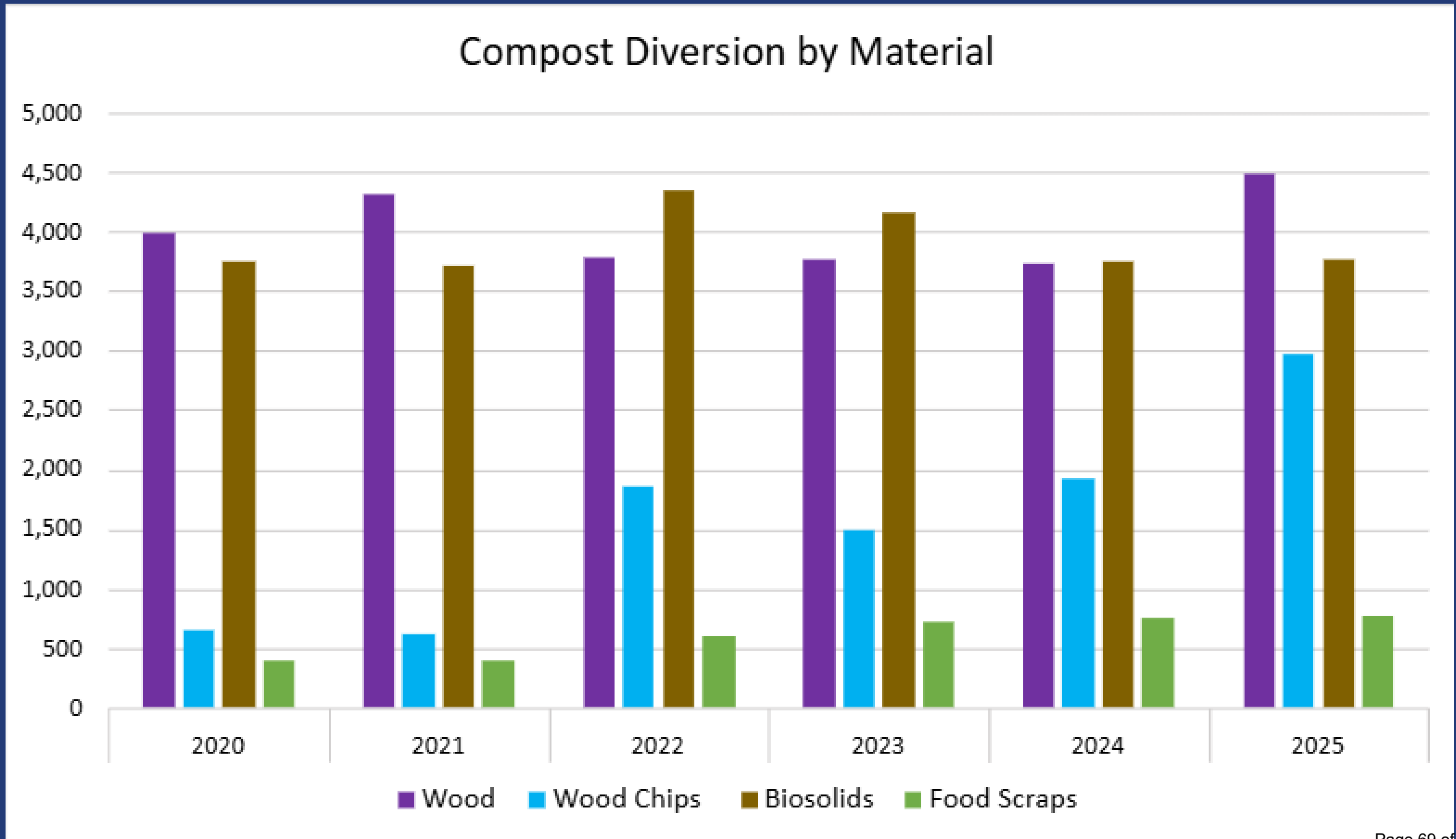

Summit County and State MSW Diversion Rates
40%
35%
30%
25%
20%
15%
10%
2018
2019
2020
2021
2022
2023
2024
2025
PAYT- Breck/ Frisco
PAYT- Unicorp Summit County
Summit MSW Diversion
Colorado MSW Diversion

2025 Overall Diversion by Material



Recycling Diversion by Material




Compost Diversion by Material
5,000
4,500
4,000
3,500
3,000
2,500
2,000
1,500
1,000
500
0
2020
2021
2022
2023
2024
2025
Wood
Wood Chips
Biosolids
Food Scraps

Zero Waste: Looking Ahead

Looking Ahead

- Continued Latino community outreach and Spanish marketing
  - Host at least 4 workshops (Energy and Waste Reduction focus)
  - 20 new households enroll in food scrap program
  - 3 Latino-owned businesses staff training
  - Bilingual training for restaurant staff on food scrap composing
- Zero Waste Strategic Plan

Looking Ahead

- Commercial composting
  - 10 new restaurants (potential 15 additional tons diverted per month)
- Anti-contamination efforts
  - HOA Champion Program
  - Short-term Rental Outreach
- Strong Future Grants outreach
- C&D diversion + cost study completion

Questions?

Jen Schenk
Executive Director
jen@highcountryconservation.org

Heather Allen
Community Programs Director
heather@highcountryconservation.org

Memo

To: Breckenridge Town Council Members

From: Mae Watson, Town Clerk

Date: 3/18/2026

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, February 17, 2026

1) Call to Order, Roll Call
Chair Conway called the regular meeting of Tuesday, February 17, 2026, to order at 9:00 am. The following members answered roll call: Ashley Zimmerman, Austyn Dineen, Kelly Lovely and Chair Ace Conway. Member Garren Riechel was absent.

2) Approval of Minutes
With no changes or corrections to the meeting minutes of January 20, 2026, Chair Conway declared they would stand as approved.

3) Approval of Agenda
With no changes to the agenda, Chair Conway declared the agenda would stand as approved.

4) Consent Calendar
a) Liquor Consent Calendar

The Liquor Consent Calendar was approved as submitted.

b) Marijuana Consent Calendar - None

c) Tobacco Consent Calendar - None

5) Public Hearing; Action Items
a) New License Hearing:
LoHi Distilled LLC d/b/a Mythology Distillery
201 N Main St
Tavern License

Scott Yeates, Founder and President, was present on behalf of the application. Mr. Yeates stated they produce unique whiskey blends. They originally started the business in Denver then moved operations to Steamboat Springs. He stated they focus on quality and customer service. He also stated they have never had a liquor license violation. The business would be based on tastings, not full cocktails. The Authority asked about operating hours and if the staff is/would be TIPS (safe alcohol service) trained. Mr. Yeates stated their hours would probably be 12pm – 8pm and yes, the staff in Steamboat is already TIPS certified, and the staff here would be, as well. The Authority asked if they plan to participate in local community events. Mr. Yeates stated they are eager to engage with the local community and participate in local events.

Authority Member Lovely made a motion to approve the new tavern liquor license application. A roll call vote was taken, and the motion passed 4-0.

6) Transfer of Ownership Applications
a) *Salmon Hospitality Group, LLC d/b/a Hearthstone Restaurant*
130 S Ridge St
Transfer of Ownership of a Hotel & Restaurant license from Hearthstone Restaurant Inc. d/b/a Hearthstone Victorian Dining

David Salmon, Co-owner (with his wife, Kimberly Salmon), was present on behalf of the application, along with current manager, Jennifer Crawley. Mr. Salmon stated he and his wife are lawyers, not restauranteurs. They have always loved the Hearthstone, and they were in the market for an investment. He stated their son is finishing up at Colorado Mountain College and has been working at Radicato in Breckenridge for two years now. They plan to keep everything the same as it currently is except the longtime manager is moving on after she trains the new manager and staff a bit. The Authority asked about the staff's safe alcohol service training and how long they've been in Summit County. Ms. Crawley stated the current staff is all TIPS certified and she pulled their training records to prepare the new manager with a timeline of when those will need to be recertified. Mr. Salmon stated that he and his wife are from St. Petersburg, Florida

DRAFT

and have been in Summit County since 2022, when their son started school at Colorado Mountain College. They fell in love with Summit County, so they stayed also. They Authority asked about hours and menu. Mr. Salmon stated that they plan on keeping everything as-is. Their son may want to add some menu items later, but no real changes are planned.

Authority Member Dineen made a motion to approve the transfer of ownership application. A roll call vote was taken, and the motion passed 4-0.

7) Informal Discussion

a) Police Department Update
Detective Wilkerson stated she had no update.

b) Town Attorney Update
Attorney Ambrose stated she had no update.

c) Town Clerk Update
Ms. Olson stated she had no update.

d) Public Comment
There was no public comment.

8) Adjournment
With no further business to discuss, Chair Conway adjourned the meeting at 9:19 am.

The next regular meeting will be held on March 17, 2026. Submitted by Tara Olson, CMC, Deputy Town Clerk.

ATTEST:

_____ _____

Mae Watson, Town Clerk Ace Conway, Chair

DRAFT

February 28, 2026

Financial Statement

Executive Summary

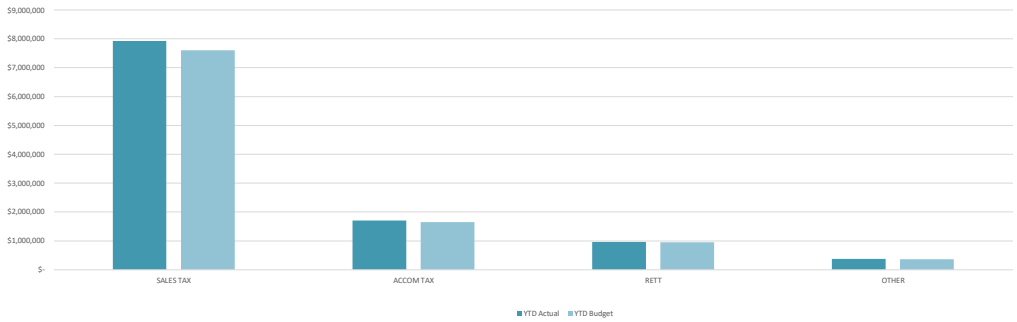
February 28, 2026

This report covers the first two months of 2026. February is largely reflective of January tax collections.

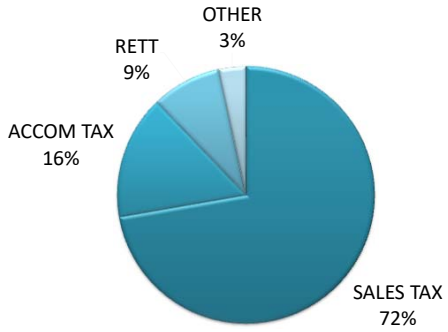
Overall, we are approximately $.4M above 2026 budgeted revenues in the Excise fund and $1M behind prior year. Sales tax is currently ahead $.3M in comparison with YTD budget, and flat in comparsion with prior year. Accommodations tax is flat in comparison with YTD budget and flat in comparison with prior year. Real Estate Transfer Tax is flat in comparison with YTD budget and behind $.7M in comparison with prior year.

See the Tax Basics section of these financial reports for more detail on the sales, accommodations, and real estate transfer taxes.

Excise YTD Actual vs. Budget - by Source



YTD Actual Revenues - Excise



	YTD Actual	YTD Budget	% of Budget	Annual Budget	Prior YTD Actual	Prior Annual Actual
SALES TAX	$ 7,925,014	$ 7,609,216	104%	$ 33,505,000	$ 7,970,694	$ 35,922,078
ACCOMMODATIONS TAX	1,705,769	1,654,646	103%	5,508,000	1,748,332	5,812,632
REAL ESTATE TRANSFER	960,448	954,005	101%	6,000,000	1,661,905	8,880,931
OTHER*	376,167	360,496	104%	2,173,201	505,364	2,977,164
TOTAL	$ 10,967,398	$ 10,578,363	$ 1	$ 47,186,201	$ 11,886,296	$ 53,592,804

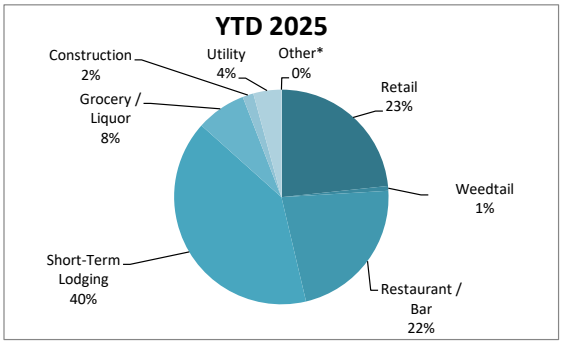
** Other includes Franchise Fees (Telephone, Public Service and Cable), Cigarette Tax, and Investment Income*

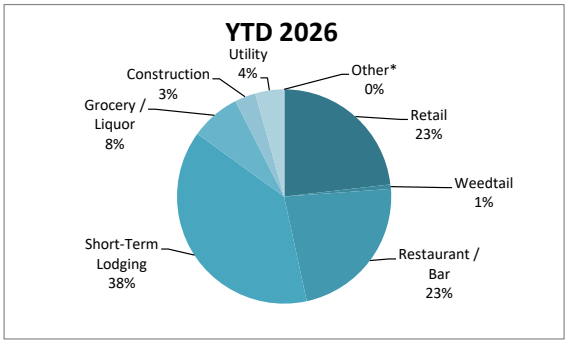
The Tax Basics: January 2026

Net Taxable Sales by Industry-YTD

Description	YTD 2023	YTD 2024	YTD 2025	2025 % of Total	YTD 2026	2025/2026 $ Change	2025/2026 % Change	2026 % of Total
Retail	$26,311,954	$26,490,320	$25,532,411	23.36%	$24,050,958	($1,481,453)	-5.80%	23.20%
Weedtail	$1,085,499	$835,116	$762,521	0.70%	$693,360	($69,161)	-9.07%	0.67%
Restaurant / Bar	$25,009,257	$25,043,074	$24,292,108	22.23%	$23,544,915	($747,193)	-3.08%	22.71%
Short-Term Lodging	$47,701,464	$46,141,138	$44,050,444	40.31%	$39,773,075	($4,277,369)	-9.71%	38.37%
Grocery / Liquor	$8,997,217	$10,315,941	$8,203,287	7.51%	$7,804,533	($398,754)	-4.86%	7.53%
Construction	$1,967,455	$2,266,343	$1,805,761	1.65%	$3,295,773	$1,490,012	82.51%	3.18%
Utility	$5,324,241	$4,394,474	$4,618,814	4.23%	$4,493,024	($125,791)	-2.72%	4.33%
Other*	$8,980	$5,314	$11,624	0.01%	$12,280	$656	5.64%	0.01%
Total	$116,406,067	$115,491,720	$109,276,970	100.00%	$103,667,918	($5,609,052)	-5.13%	100.00%

** Other includes activities in Automobiles and Undefined Sales.*





New Items of Note:

- January YTD net taxable sales were behind January YTD 2025 by 5.13%.
- For January YTD 2026, there were increases in Construction (82.51%) and and we saw a decline in Retail (5.80%), Short-Term Lodging (9.71%), Grocery/Liquor (4.86%), Weedtail (9.07%), Restuarant/Bar (3.08%) and Utility (2.72%) compared to January YTD 2025.

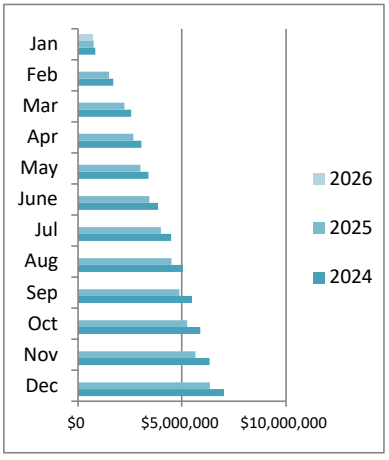
Notes:

- 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					
	2023	2024	2025	2026	% change from PY
Jan	$115,320,568	$115,491,720	$109,276,970	$103,667,918	-5.13%
Feb	$114,523,842	$113,452,160	$111,632,376	$0	n/a
Mar	$123,067,127	$122,899,882	$117,956,238	$0	n/a
Apr	$53,733,242	$49,811,452	$49,824,520	$0	n/a
May	$32,518,327	$35,861,905	$35,794,368	$0	n/a
Jun	$55,066,630	$55,771,892	$57,019,234	$0	n/a
Jul	$75,260,608	$78,605,220	$74,698,464	$0	n/a
Aug	$63,748,677	$68,205,194	$67,238,699	$0	n/a
Sep	$62,453,205	$61,276,291	$61,381,407	$0	n/a
Oct	$55,344,097	$48,173,343	$50,728,096	$0	n/a
Nov	$58,347,576	$55,052,732	$52,576,041	$0	n/a
Dec	$124,971,300	$121,923,668	$126,735,730	$0	n/a
YTD	**$115,320,568**	**$115,491,720**	**$109,276,970**	**$103,667,918**	-5.13%
Total	**$934,355,200**	**$926,525,458**	**$914,862,142**	**$103,667,918**	-88.67%

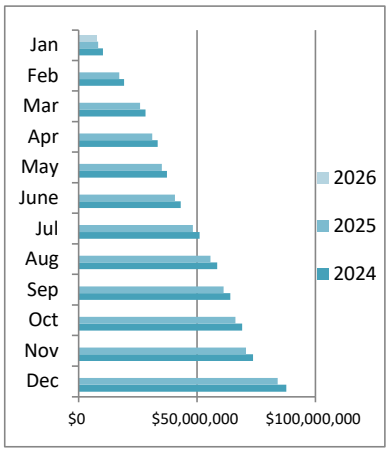
Retail					
	2023	2024	2025	2026	% change
Jan	$25,226,456	$26,490,320	$25,532,411	$24,050,958	-5.80%
Feb	$25,063,318	$24,832,934	$24,353,953	$0	n/a
Mar	$31,924,355	$29,973,072	$29,670,794	$0	n/a
Apr	$14,433,889	$14,166,513	$14,034,820	$0	n/a
May	$9,394,243	$10,604,347	$11,188,691	$0	n/a
Jun	$16,485,365	$15,961,140	$18,373,196	$0	n/a
Jul	$18,187,635	$22,561,859	$20,824,426	$0	n/a
Aug	$15,516,837	$17,613,648	$17,877,495	$0	n/a
Sep	$18,786,505	$18,190,636	$17,258,664	$0	n/a
Oct	$13,190,951	$13,501,384	$14,302,234	$0	n/a
Nov	$15,174,876	$15,836,593	$15,178,389	$0	n/a
Dec	$34,618,462	$33,886,573	$36,577,360	$0	n/a
YTD	**$25,226,456**	**$26,490,320**	**$25,532,411**	**$24,050,958**	**-5.80%**
Total	**$238,002,890**	**$243,619,021**	**$245,172,431**	**$24,050,958**	-90.19%



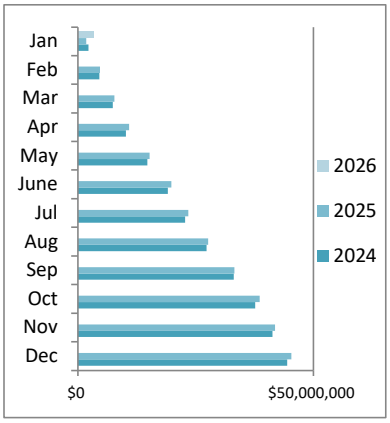
Weedtail					
	2023	2024	2025	2026	% change
Jan	$1,085,499	$835,116	$762,521	$693,360	-9.07%
Feb	$1,071,374	$866,966	$737,934	$0	n/a
Mar	$1,021,416	$854,323	$738,047	$0	n/a
Apr	$577,496	$490,607	$437,565	$0	n/a
May	$382,445	$339,210	$328,000	$0	n/a
Jun	$513,462	$467,638	$434,132	$0	n/a
Jul	$697,911	$629,419	$560,124	$0	n/a
Aug	$578,590	$564,981	$505,420	$0	n/a
Sep	$463,014	$432,168	$389,899	$0	n/a
Oct	$413,804	$409,174	$363,636	$0	n/a
Nov	$447,069	$439,585	$393,465	$0	n/a
Dec	$785,178	$703,302	$694,462	$0	n/a
YTD	**$1,085,499**	**$835,116**	**$762,521**	**$693,360**	**-9.07%**
Total	**$8,037,258**	**$7,032,490**	**$6,345,205**	**$693,360**	-89.07%

Restaurant / Bar					
	2023	2024	2025	2026	% change
Jan	$25,009,257	$25,043,074	$24,292,108	$23,544,915	-3.08%
Feb	$25,965,915	$26,685,736	$26,215,090	$0	n/a
Mar	$25,821,441	$27,280,951	$26,997,194	$0	n/a
Apr	$12,209,139	$10,616,393	$11,116,774	$0	n/a
May	$5,883,754	$5,806,256	$6,000,963	$0	n/a
Jun	$11,309,552	$12,353,336	$12,153,746	$0	n/a
Jul	$19,294,325	$19,765,556	$19,224,489	$0	n/a
Aug	$15,634,593	$17,312,402	$16,785,772	$0	n/a
Sep	$13,197,620	$12,818,002	$12,527,378	$0	n/a
Oct	$9,879,709	$9,494,515	$9,019,071	$0	n/a
Nov	$9,285,260	$9,754,342	$9,806,692	$0	n/a
Dec	$23,302,685	$22,819,776	$23,242,905	$0	n/a
YTD	**$25,009,257**	**$25,043,074**	**$24,292,108**	**$23,544,915**	**-3.08%**
Total	**$196,793,250**	**$199,750,339**	**$197,382,182**	**$23,544,915**	-88.07%

Short-Term Lodging					
	2023	2024	2025	2026	% change
Jan	$47,701,464	$46,141,138	$44,050,444	$39,773,075	-9.71%
Feb	$46,380,100	$45,408,073	$43,618,643	$0	n/a
Mar	$47,329,563	$48,330,459	$43,926,538	$0	n/a
Apr	$14,634,518	$13,022,629	$12,082,936	$0	n/a
May	$6,933,527	$7,561,024	$6,941,767	$0	n/a
Jun	$13,883,035	$14,295,288	$12,898,476	$0	n/a
Jul	$23,443,529	$21,741,756	$20,323,060	$0	n/a
Aug	$18,253,684	$18,345,936	$17,910,820	$0	n/a
Sep	$17,007,038	$15,110,594	$17,117,194	$0	n/a
Oct	$14,697,244	$12,878,194	$13,988,534	$0	n/a
Nov	$20,314,004	$18,083,260	$16,803,109	$0	n/a
Dec	$44,243,192	$43,127,798	$45,415,325	$0	n/a
YTD	**$47,701,464**	**$46,141,138**	**$44,050,444**	**$39,773,075**	**-9.71%**
Total	**$314,820,899**	**$304,046,148**	**$295,076,847**	**$39,773,075**	-86.52%



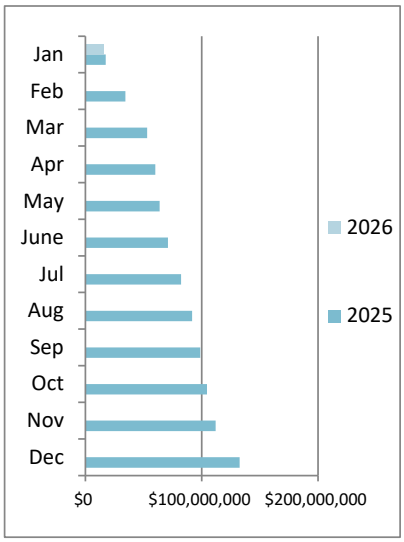
Grocery / Liquor					
	2023	2024	2025	2026	% change
Jan	$8,997,217	$10,315,941	$8,203,287	$7,804,533	-4.86%
Feb	$9,587,315	$8,839,108	$8,986,496	$0	n/a
Mar	$9,151,128	$9,123,494	$8,824,618	$0	n/a
Apr	$5,851,774	$5,082,362	$5,141,342	$0	n/a
May	$4,092,212	$4,030,390	$3,960,372	$0	n/a
Jun	$5,335,000	$5,746,504	$5,578,625	$0	n/a
Jul	$7,834,806	$7,943,478	$7,614,930	$0	n/a
Aug	$7,445,518	$7,416,410	$7,364,190	$0	n/a
Sep	$5,968,442	$5,617,390	$5,646,795	$0	n/a
Oct	$5,145,358	$5,007,660	$4,964,580	$0	n/a
Nov	$6,585,486	$4,635,122	$4,433,145	$0	n/a
Dec	$13,098,972	$13,939,671	$13,357,233	$0	n/a
YTD	**$8,997,217**	**$10,315,941**	**$8,203,287**	**$7,804,533**	**-4.86%**
Total	**$89,093,228**	**$87,697,529**	**$84,075,612**	**$7,804,533**	-90.72%



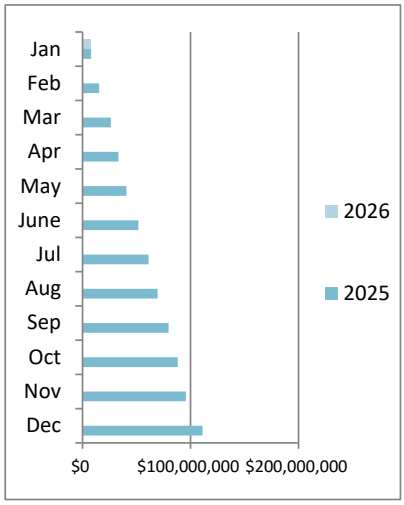
Construction					
	2023	2024	2025	2026	% change
Jan	$1,967,455	$2,266,343	$1,805,761	$3,295,773	82.51%
Feb	$1,404,719	$2,281,787	$2,902,612	$0	n/a
Mar	$3,049,198	$2,879,605	$3,043,603	$0	n/a
Apr	$2,261,020	$2,769,645	$3,151,846	$0	n/a
May	$2,944,643	$4,572,020	$4,342,266	$0	n/a
Jun	$4,419,262	$4,334,733	$4,611,995	$0	n/a
Jul	$3,466,836	$3,647,255	$3,630,248	$0	n/a
Aug	$4,071,480	$4,556,734	$4,205,213	$0	n/a
Sep	$4,492,312	$5,776,671	$5,577,952	$0	n/a
Oct	$9,725,056	$4,588,876	$5,305,816	$0	n/a
Nov	$3,144,058	$3,678,639	$3,258,350	$0	n/a
Dec	$4,643,227	$3,097,444	$3,503,161	$0	n/a
YTD	**$1,967,455**	**$2,266,343**	**$1,805,761**	**$3,295,773**	**82.51%**
Total	**$45,589,266**	**$44,449,753**	**$45,338,823**	**$3,295,773**	-92.73%

The year-over-year increase in the Construction sector is largely due to a reporting timing issue from the prior year involving one large sales tax filer, which is the primary driver of this sector. The 82% increase primarily reflects corrected filings rather than a comparable increase in construction activity.

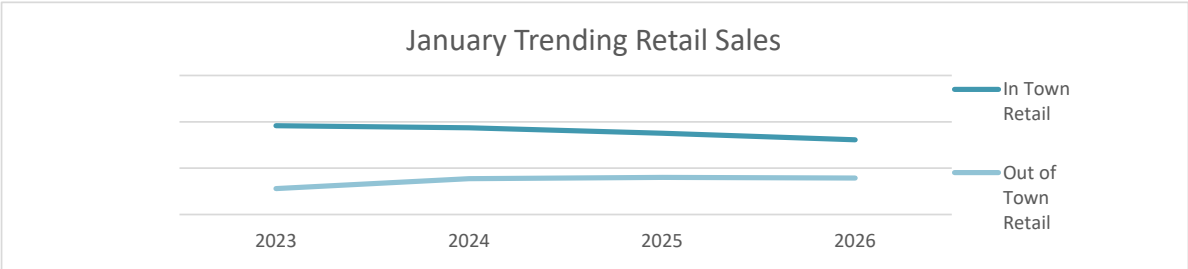
The Tax Basics: Retail Sales Sector Analysis



Retail: In-Town					
	2023	2024	2025	2026	% change from PY
Jan	$19,140,945	$18,712,144	$17,528,236	$16,137,146	-7.94%
Feb	$19,069,432	$18,105,415	$16,865,650	$0	n/a
Mar	$22,257,876	$21,559,584	$18,761,574	$0	n/a
Apr	$8,056,091	$6,726,512	$6,947,764	$0	n/a
May	$3,909,984	$4,176,252	$3,800,365	$0	n/a
Jun	$7,301,354	$7,346,876	$7,160,455	$0	n/a
Jul	$11,433,358	$11,945,186	$11,191,998	$0	n/a
Aug	$8,994,533	$9,722,277	$9,458,493	$0	n/a
Sep	$7,969,054	$7,440,954	$7,067,943	$0	n/a
Oct	$7,264,349	$5,700,535	$5,754,204	$0	n/a
Nov	$7,403,900	$7,766,539	$7,453,979	$0	n/a
Dec	$20,379,695	$19,643,461	$20,588,775	$0	n/a
YTD	**$19,140,945**	**$18,712,144**	**$17,528,236**	**$16,137,146**	**-7.94%**
Total	**$143,180,570**	**$138,845,735**	**$132,579,436**	**$16,137,146**	



Retail: Out-of-Town					
	2023	2024	2025	2026	% change
Jan	$5,600,325	$7,734,448	$8,004,175	$7,890,230	-1.42%
Feb	$5,961,160	$6,727,519	$7,488,303	$0	n/a
Mar	$9,605,500	$8,365,906	$10,852,864	$0	n/a
Apr	$6,346,837	$7,440,002	$7,087,056	$0	n/a
May	$5,450,513	$6,369,938	$7,196,570	$0	n/a
Jun	$9,027,161	$8,557,120	$11,066,625	$0	n/a
Jul	$6,722,159	$10,616,673	$9,473,164	$0	n/a
Aug	$6,484,984	$7,891,371	$8,419,002	$0	n/a
Sep	$10,762,198	$10,698,175	$10,190,721	$0	n/a
Oct	$5,889,488	$7,800,849	$8,380,494	$0	n/a
Nov	$7,409,632	$8,070,054	$7,622,813	$0	n/a
Dec	$14,162,927	$14,189,181	$15,312,521	$0	n/a
YTD	**$5,600,325**	**$7,734,448**	**$8,004,175**	**$7,890,230**	**-1.42%**
Total	**$93,422,883**	**$104,461,236**	**$111,094,309**	**$7,890,230**	



New Items of Note:

● In-Town Retail sales comprise businesses that are in Town limits. The sector had an overall decrease of 7.94% in January 2026 as compared to 2025. 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 1.42% for January 2026 compared to 2025.

Real Estate Transfer Tax

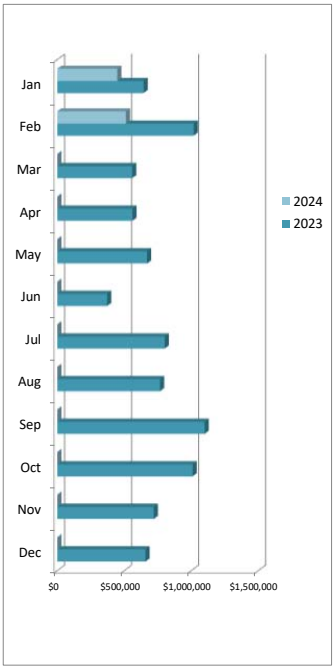
New Items of Note:

● Revenue 2026 YTD is at $.7M behind from prior year and flat in comparison with budget.

●Timeshare sales account for the majority of the sales (46.05%), with Vacant Land sales in the second position of highest sales (15.01%) subject to the tax. Timeshare sales are ahead YTD by (30%).

Continuing Items of Note:

● 2026 Real Estate Transfer Tax budget is based upon a 5 year historical budget phasing.



Total RETT

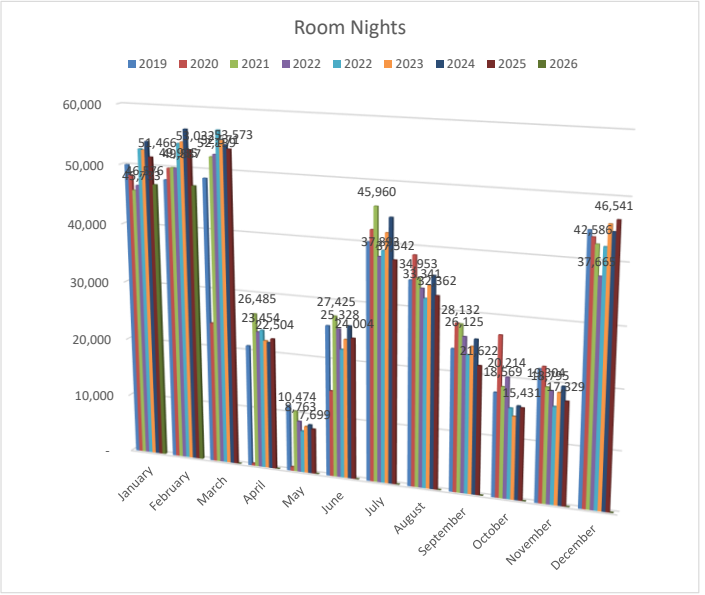
	2024	2025	2026	% change	2026 budget	+/- Budget
Jan	$334,088	$643,773	$447,389	-30.51%	$363,082	$84,307
Feb	$569,686	$1,018,132	$513,059	-49.61%	$590,923	-$77,864
Mar	$495,625	$558,164	$0	n/a	$398,067	n/a
Apr	$1,240,904	$560,240	$0	n/a	$700,106	n/a
May	$540,842	$670,611	$0	n/a	$456,174	n/a
Jun	$392,088	$372,312	$0	n/a	$290,393	n/a
Jul	$550,835	$801,308	$0	n/a	$506,495	n/a
Aug	$515,499	$766,879	$0	n/a	$480,025	n/a
Sep	$802,713	$1,100,443	$0	n/a	$714,285	n/a
Oct	$723,645	$1,009,638	$0	n/a	$548,863	n/a
Nov	$770,442	$720,642	$0	n/a	$584,402	n/a
Dec	$484,061	$658,787	$0	n/a	$367,184	n/a
YTD	$903,774	$1,661,905	$960,448	-42.21%	$6,000,000	$6,443
Total	$7,420,428	$8,880,931	$960,448		$6,000,000	

by Category

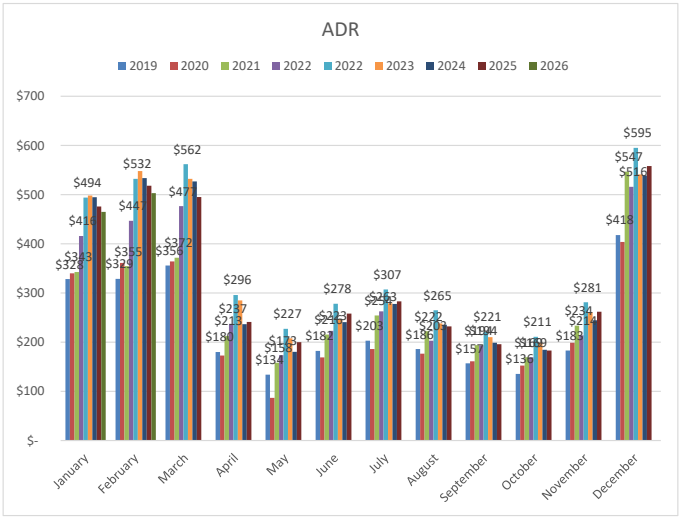
Description	2025 YTD	2026 YTD	$ change	% change	% of Total
Commercial	$ 97,000	$ 95,185	$ (1,815)	-1.87%	11.01%
Condominium	$ 192,870	$ 110,357	$ (82,513)	-42.78%	12.77%
Timeshare	$ 190,535	$ 120,600	$ (69,935)	-36.70%	13.95%
Single Family	$ 280,178	$ 136,981	$ (143,197)	-51.11%	15.85%
Townhome	$ 307,882	$ 401,090	$ 93,208	30.27%	46.41%
Vacant Land	$ -	$ -	$ -	n/a	0.00%
Total	$ 1,068,465	$ 864,213	$ (204,252)	-19.12%	100.00%

Breckenridge - Source DMX RAO

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	46,899
February	47,850	49,813	49,935	49,887	53,997	54,277	56,406	53,032	47,169
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**	**94,068**



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	$ 503
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**	**$ 81**



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

February 28, 2026

Financial Statement

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

	YTD TO ORIG BUDGET YTD		
	ACTUAL FY26 YTD	BUDGET FY26 YTD	ACTUAL vs BUDGET FY26 YTD
TOTAL REVENUES	**$ 38,619,200**	**$ 38,295,859**	**$ 323,341**
TOTAL EXPENDITURES	**$ 24,456,695**	**$ 28,468,793**	**$ 4,012,098**

YTD COMMENTS - REVENUES

Accom Reg Fee	$	(276,702)	Partial timing, forecasting ($80k) miss for year.
Material Mgmt Fee	$	109,997	Timing-phased April
Lift Ticket Tax	$	(295,118)	Phasing- true up in April
Parking revenue	$	(200,699)	Down due to economic factors
Insurance Recoveries	$	187,381	Ice Rink roof damage reimbursement
Sales Tax	$	(336,797)	SCHA behind in payments ($770k pd 3/3 for Dec)
Developer Fee	$	324,663	BGV Parcel 6 Open Space Fee-In-Lieu
Investment Income	$	221,682	
Grants	$	686,851	Water meter upgrade
PIFs	$	(164,007)	
Total	**$**	**257,251**	

YTD COMMENTS - EXPENDITURES

- Payroll	$	1,097,001	
- Material & Supplies	$	513,043	
- Charges for Services	$	761,399	
- Minor Capital	$	1,697,257	Timing of capital projects
- Fixed Charges	$	(51,730)	
- Debt services	$	47,623	
- Grants	$	(52,495)	
Total	**$**	**4,012,098**	

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

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

	BUDGET FY26	YTD ACTUAL FY26 YTD	YTD BUDGET FY26 YTD	YTD ACTUAL vs BUDGET FY26 YTD	MONTH ACTUAL FEB	MONTH BUDGET FEB	MONTH ACTUAL vs BUDGET FEB
FUND BALANCE, JANUARY 1, 2026	$ 277,662,162	$ 277,662,162	$ 277,662,162				
REVENUE SUMMARY							
GENERAL GOVERNMENT (GF)	$ 90,300	$ 8,645	$ 15,000	$ (6,355)	$ 4,585	$ 7,750	$ (3,165)
EXECUTIVE MANAGEMENT (GF)	$ 1,219,975	$ 238,482	$ 211,037	$ 27,446	$ 124,402	$ 121,421	$ 2,981
MISCELLANEOUS (GF)	$ 20,700,084	$ 2,969,238	$ 2,848,830	$ 120,408	$ 1,729,578	$ 1,579,054	$ 150,524
FINANCE (GF)	$ 21,000	$ (241)	$ 580	$ (821)	$ 120	$ 290	$ (170)
PUBLIC SAFETY (GF)	$ 32,150	$ 8,579	$ 1,264	$ 7,315	$ 8,309	$ 632	$ 7,677
COMMUNITY DEVELOPMENT (GF)	$ 981,625	$ 72,470	$ 116,001	$ (43,531)	$ 27,548	$ 65,025	$ (37,476)
PUBLIC WORKS (GF)	$ 720,497	$ 59,933	$ 146,025	$ (86,092)	$ 27,280	$ 36,740	$ (9,459)
RECREATION (GF)	$ 5,175,473	$ 909,909	$ 805,715	$ 104,194	$ 412,291	$ 292,618	$ 119,674
UTILITY FUND	$ 12,059,415	$ 2,280,619	$ 1,728,027	$ 552,592	$ 1,261,235	$ 838,006	$ 423,229
CAPITAL FUND	$ 10,456,657	$ 1,699,906	$ 1,646,936	$ 52,970	$ 863,973	$ 823,468	$ 40,505
MARKETING FUND	$ 5,464,093	$ 1,474,150	$ 1,404,692	$ 69,458	$ 673,177	$ 684,574	$ (11,397)
GOLF COURSE FUND	$ 4,953,823	$ 101,951	$ 65,803	$ 36,149	$ 64,645	$ 32,401	$ 32,243
EXCISE TAX FUND	$ 47,186,201	$ 10,967,398	$ 10,578,363	$ 389,035	$ 6,032,557	$ 5,865,755	$ 166,801
WORKFORCE HOUSING FUND	$ 29,831,978	$ 3,779,189	$ 4,455,475	$ (676,286)	$ 2,099,609	$ 2,593,281	$ (493,671)
OPEN SPACE ACQUISITION FUND	$ 4,624,719	$ 1,534,207	$ 1,181,831	$ 352,376	$ 702,918	$ 526,146	$ 176,772
CONSERVATION TRUST FUND	$ 55,000	$ -	$ -	$ -	$ -	$ -	$ -
GARAGE SERVICES FUND	$ 5,543,820	$ 624,806	$ 597,149	$ 27,657	$ 317,810	$ 296,574	$ 21,235
INFORMATION TECHNOLOGY FUND	$ 2,275,839	$ 378,270	$ 392,140	$ (13,870)	$ 190,756	$ 203,770	$ (13,014)
FACILITIES MAINTENANCE FUND	$ 917,491	$ 397,095	$ 194,533	$ 202,562	$ 233,790	$ 34,845	$ 198,945
SPECIAL PROJECTS FUND	$ 4,863,687	$ 809,673	$ 810,614	$ (941)	$ 404,545	$ 405,307	$ (762)
MARIJUANA FUND	$ 326,506	$ 76,596	$ 69,498	$ 7,097	$ 37,909	$ 37,358	$ 551
CEMETERY FUND	$ 25,613	$ 11,459	$ 1,086	$ 10,374	$ 11,002	$ 543	$ 10,459
CHILD CARE FUND	$ 454,376	$ 79,209	$ 75,729	$ 3,480	$ 43,047	$ 37,865	$ 5,183
PARKING & TRANSPORTATION FUND	$ 13,641,821	$ 2,296,062	$ 2,943,725	$ (647,663)	$ 1,164,199	$ 1,565,854	$ (401,655)
HEALTH BENEFITS FUND	$ 5,470,186	$ 886,898	$ 920,681	$ (33,783)	$ 407,088	$ 413,475	$ (6,387)
SUSTAINABILITY FUND	$ 2,391,003	$ 410,218	$ 264,446	$ 145,772	$ 145,340	$ 116,973	$ 28,367
ACCOMMODATION UNIT COMPLIANCE FUND	$ 6,846,005	$ 6,544,477	$ 6,820,679	$ (276,202)	$ 16,215	$ 191,467	$ (175,252)
TOTAL REVENUES	**$ 186,329,337**	**$ 38,619,200**	**$ 38,295,859**	**$ 323,341**	**$ 17,003,928**	**$ 16,771,191**	**$ 232,737**
EXPENDITURES BY CATEGORY							
PERSONNEL	$ 40,664,303	$ 5,797,295	$ 6,894,296	$ 1,097,001	$ 2,888,742	$ 3,050,625	$ 161,883
MATERIALS & SUPPLIES	$ 6,180,892	$ 434,732	$ 947,775	$ 513,043	$ 296,224	$ 419,230	$ 123,007
CHARGES FOR SERVICES	$ 41,527,510	$ 4,342,542	$ 5,103,942	$ 761,399	$ 2,063,588	$ 2,363,006	$ 299,418
MINOR CAPITAL	$ 42,892,112	$ 1,611,983	$ 3,309,240	$ 1,697,257	$ 563,955	$ 1,871,945	$ 1,307,990
FIXED CHARGES	$ 1,212,852	$ 1,165,389	$ 1,113,659	$ (51,730)	$ 1,171,123	$ 10,266	$ (1,160,857)
DEBT SERVICES	$ 6,794,182	$ 330,107	$ 377,730	$ 47,623	$ 794	$ 372,103	$ 371,309
GRANTS/CONTINGENCIES	$ 4,598,314	$ 1,288,857	$ 1,236,363	$ (52,495)	$ 99,661	$ 103,333	$ 3,672
ALLOCATION	$ 5,335,236	$ 889,206	$ 889,206	$ 0	$ 445,061	$ 444,603	$ (458)
TRANSFERS	$ 51,579,494	$ 8,596,582	$ 8,596,582	$ -	$ 4,298,291	$ 4,298,291	$ -
TOTAL EXPENDITURES BY CATEGORY	**$ 200,784,895**	**$ 24,456,695**	**$ 28,468,793**	**$ 4,012,098**	**$ 11,827,440**	**$ 12,933,403**	**$ 1,105,963**
EXPENDITURES BY PROGRAM							
GENERAL GOVERNMENT (GF)	$ 1,688,589	$ 185,495	$ 297,660	$ 112,165	$ 84,030	$ 151,648	$ 67,617
EXECUTIVE MANAGEMENT (GF)	$ 4,837,991	$ 801,693	$ 850,970	$ 49,277	$ 487,722	$ 328,328	$ (159,393)
MISCELLANEOUS (GF)	$ 965,989	$ 21,440	$ 25,498	$ 4,058	$ 18,054	$ 20,732	$ 2,678
FINANCE (GF)	$ 1,461,614	$ 235,303	$ 294,510	$ 59,208	$ 136,109	$ 113,313	$ (22,796)
PUBLIC SAFETY (GF)	$ 5,801,816	$ 1,042,589	$ 1,179,936	$ 137,346	$ 414,841	$ 428,868	$ 14,027
COMMUNITY DEVELOPMENT (GF)	$ 2,609,187	$ 362,727	$ 506,075	$ 143,348	$ 200,570	$ 197,428	$ (3,142)
PUBLIC WORKS (GF)	$ 8,141,827	$ 1,235,846	$ 1,660,107	$ 424,260	$ 709,467	$ 647,098	$ (62,369)
RECREATION (GF)	$ 7,956,156	$ 1,225,057	$ 1,487,095	$ 262,038	$ 651,576	$ 587,324	$ (64,252)
UTILITY FUND	$ 17,389,014	$ 1,420,638	$ 2,415,904	$ 995,267	$ 787,677	$ 1,391,298	$ 603,622
CAPITAL FUND	$ 13,535,682	$ 228,807	$ 284,680	$ 55,873	$ 72,435	$ 185,665	$ 113,230
MARKETING FUND	$ 6,135,211	$ 1,356,419	$ 1,344,179	$ (12,240)	$ 685,598	$ 675,589	$ (10,009)
GOLF COURSE FUND	$ 4,828,426	$ 201,347	$ 207,789	$ 6,442	$ 129,226	$ 79,844	$ (49,382)
EXCISE TAX FUND	$ 42,541,605	$ 7,047,488	$ 7,047,572	$ 83	$ 3,524,083	$ 3,524,204	$ 121
WORKFORCE HOUSING FUND	$ 22,863,450	$ 1,737,245	$ 1,689,946	$ (47,299)	$ 471,831	$ 827,939	$ 356,108
OPEN SPACE ACQUISITION FUND	$ 6,054,577	$ 332,899	$ 355,410	$ 22,511	$ 164,670	$ 136,466	$ (28,203)
CONSERVATION TRUST FUND	$ 55,000	$ 9,167	$ 9,167	$ -	$ 4,583	$ 4,583	$ -
GARAGE SERVICES FUND	$ 7,177,900	$ 593,903	$ 879,191	$ 285,289	$ 390,253	$ 252,093	$ (138,159)
INFORMATION TECHNOLOGY FUND	$ 2,291,738	$ 195,799	$ 425,392	$ 229,593	$ 96,570	$ 149,913	$ 53,343
FACILITIES MAINTENANCE FUND	$ 5,329,623	$ 471,769	$ 1,019,527	$ 547,758	$ 283,454	$ 434,562	$ 151,107
SPECIAL PROJECTS FUND	$ 4,563,918	$ 1,336,696	$ 1,334,696	$ (2,000)	$ -	$ -	$ -
MARIJUANA FUND	$ 384,612	$ 60,354	$ 68,461	$ 8,107	$ 30,710	$ 28,995	$ (1,715)
CEMETERY FUND	$ 30,664	$ 333	$ 333	$ -	$ 167	$ 167	$ -
CHILD CARE FUND	$ 2,714,600	$ 60,000	$ 560,000	$ 500,000	$ 15,000	$ 500,000	$ 485,000
PARKING & TRANSPORTATION FUND	$ 14,839,517	$ 2,055,103	$ 2,268,136	$ 213,033	$ 1,013,932	$ 1,018,662	$ 4,730
HEALTH BENEFITS FUND	$ 5,900,213	$ 580,468	$ 616,600	$ 36,132	$ 437,299	$ 458,300	$ 21,001
SUSTAINABILITY FUND	$ 4,027,483	$ 536,295	$ 511,697	$ (24,597)	$ 462,649	$ 237,537	$ (225,112)
ACCOMMODATION UNIT COMPLIANCE FUND	$ 6,658,496	$ 1,121,815	$ 1,128,261	$ 6,446	$ 554,935	$ 552,846	$ (2,089)
TOTAL EXPENDITURES BY PROGRAM	**$ 200,784,895**	**$ 24,456,695**	**$ 28,468,793**	**$ 4,012,098**	**$ 11,827,440**	**$ 12,933,403**	**$ 1,105,963**
PROJECTED FUND BALANCE DECEMBER 31, 2025	$ 263,206,603	$ 291,824,667	$ 287,489,228				

(GF): Government Fund

Memo

To: Town Council
From: Shannon Haynes, Town Manager
Keely Ambrose, Town Attorney
Jessie Burley, Sustainability and Parking Manager
Date: March 18, 2026 (for March 24, 2026 work session)
Subject: 2026 State Legislative Session Update

Town Council Goals

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

Background
The 2026 State of Colorado Legislative Session began on January 14, 2026. Mayor Owens, Councilmember Saade, and Town staff have been identifying bills relevant to the Town and working to support the Town's position on various pieces of legislation. In addition, we are engaged with several different organizations lobbying in support of or opposition to various pieces of legislation. These organizations include:

- Colorado Municipal League (CML), Carol Saade, Board member/officer CML Executive Board
- Colorado Association of Ski Towns (CAST), Shannon Haynes, Board President and member of the CAST Legislative Committee
- CML Policy Committee, Keely Ambrose
- Colorado Communities for Climate Action (CC4CA), Jessie Burley, Board Chair (also responsible for monitoring Northwest Colorado Council of Governments (NWCCOG)'s Water Quality & Quantity (QQ) legislative work)

Bill Summary
Any council member who would like a full legislative update can attend the Colorado Municipal League (CML) legislative update webinar next Thursday, March 26th from 12:00 to 1:00pm. If you are interested, please reach out to Peyton to get registered.

Current bills of note include the following:

HB 26-1001 – Home Act – This bill will require jurisdictions to allow residential development through an administrative approval process if the property meets certain requirements and is owned by a nonprofit of the type identified in the bill. The bill provides strict limitations on the application of local codes. There are some provisions for affordability and density that, with some changes to Town of Breckenridge code, would likely allow for additional local controls. The bill passed the House and Senate and is with the Governor.

HB 26-1313 – This bill provides adjustments to the Proposition 123 formula for determining a local jurisdiction's baseline affordable housing unit requirement. The number of affordable housing units is a requirement for communities who have opted into Prop 123 and desire to receive funding. Various jurisdictions have found that the current method for determining the number of required units is problematic for many communities, so legislators and

the Department of Labor Affairs (DOLA) are proposing an update that they believe is fairer. Staff are working with CAST, the bill sponsor, and other local communities to amend the current proposed bill. *CML is in an amend position.*

HB 26-1308 – Lot Splitting – This bill would only apply to local governments with a population of over 1,000 and located within a metropolitan planning district; however, the proposed bill represents another incursion into local government authority and control over land use planning matters by allowing lot splits by right when the original lot is greater than 2,000 square feet in size. The smallest minimum lot size under this bill would be 800 square feet. *CML is in an oppose position.*

HB26-1272 – Extreme Temperatures Worker Protections – This bill would protect workers in cases of extreme cold and hot temperatures. If passed, the bill would require the Department of Labor and Employment will begin collecting data concerning temperature-related injury or illness and develop a model "temperature-related injury and illness prevention plan" (TRIIPP). Employers of workers who are exposed to extreme hot or cold temperate would be required to develop and submit a TRIIPP to the Division of Labor Standards and Statistics on or before September 1, 2028. *CC4CA is in an Amend position*. HB26-1272 - Bill Analysis.docx

HB26-1284 – Requirements for Tenant Utility Billing – The bill establishes requirements for landlords, unit owners, and associations governing common interest communities (association) for billing a tenant for utility service. The bill would allow for tenants to be individually billed using a submeter or through a ratio utility billing system, which is a system that allocates utility service costs among individual tenants based on a unit's square footage, occupancy, or other physical characteristics. The bill provides that beginning January 1, 2027, all new residential construction must install individual submeters to measure water consumption for each unit. A tenant's utility bill for water utility service must be calculated based on the individual submeter reading. For existing residential properties and other types of utility service other than water service, tenants may be billed using a ratio utility billing system if they meet certain requirements.

Memo

To: Town Council

From: Flor Cruz, Annette Kubek, Jacob Ojeda, and Helen Cospolich

Date: 3/17/2026 (for the 3/24/2026 work session)

Subject: Communications and Community Engagement Update

Town Council Goals (Check all that apply)

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

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 February 2026 – March 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:

- Carter Park Sledding Hill
- Council Candidate Forum
- Shop Like a Local
- Town Council Updates
- Energy Saving Tips
- RaceBreck/ Imperial Challenge
- Sustainability Saturdays
- Recreation Updates
- I-70 Updates and Snowstang Promotions
- Women's History Month

Communication Channels

Over the past month, staff has evolved its messaging from purely informational updates to an active call for community participation. While maintaining a consistent presence across social media, the Town website, and our newsletters, our current focus centers on driving attendance at open public meetings and highlighting upcoming seasonal events. By utilizing a mix of print, radio and digital partner platforms, we are ensuring that residents not only stay informed but also feel invited to contribute to the local decision-making process.

Recent targeted communication initiatives include:

- **RaceBreck** – Staff has launched a coordinated marketing campaign to drive registration for the upcoming RaceBreck season, with a specific focus on the Imperial Challenge. By leveraging a mix of social media, website updates, targeted emails, and local radio advertisements, we are ensuring the racing community is engaged across both digital and traditional channels. This outreach has already generated significant momentum, resulting in 24,000 views and a reach of over 14,000 unique accounts across our platforms.

- **Carter Park Sledding Hill** – To mitigate peak-season congestion at Carter Park, staff launched the "Sled Together" social media campaign. These videos focused on "Slediquette", specifically encouraging the use of public transit and walking to reduce traffic, while emphasizing site stewardship and litter reduction. The campaign effectively reached both residents and visitors, generating over 5,800 views and reaching nearly 4,300 unique accounts on Instagram. With over 200 direct interactions, the high engagement rate demonstrates that this creative, educational approach is successfully reaching its target audience to help manage neighborhood impacts.
- **Housing** – Building on the success of our permanent YouTube “Homebuyer Library”, staff is now focused on reaching a younger demographic of potential applicants. To simplify complex topics like deed restrictions, we recently launched a high-engagement, educational video featuring relatable imagery (including a popular "cat-themed" narrative) to break through traditional information barriers. This creative approach has already generated over 3,000 views across all platforms, sparking steady engagement and demystifying historically dense housing topics. By blending this lighthearted content with our existing bilingual resources, we are ensuring that the Town remains the primary, accessible information leader for every segment of our local workforce.

Social Media - Following the peak holiday season, performance has shifted toward high-intent informational engagement. While maintaining nearly 300,000 total views, the most significant growth was seen in link clicks, proving that the audience is actively seeking deeper information on Town initiatives rather than just passive viewing. Instagram recorded 99,000 views and a substantial jump to 937 link clicks, a major increase over the previous month where we had close to 0 clicks! Facebook followed suit with 199,000 views and a 108% increase in link clicks. Combined with over 500 new followers, these metrics demonstrate that our messaging is successfully driving the community toward direct interaction with Town resources, events, and programs.

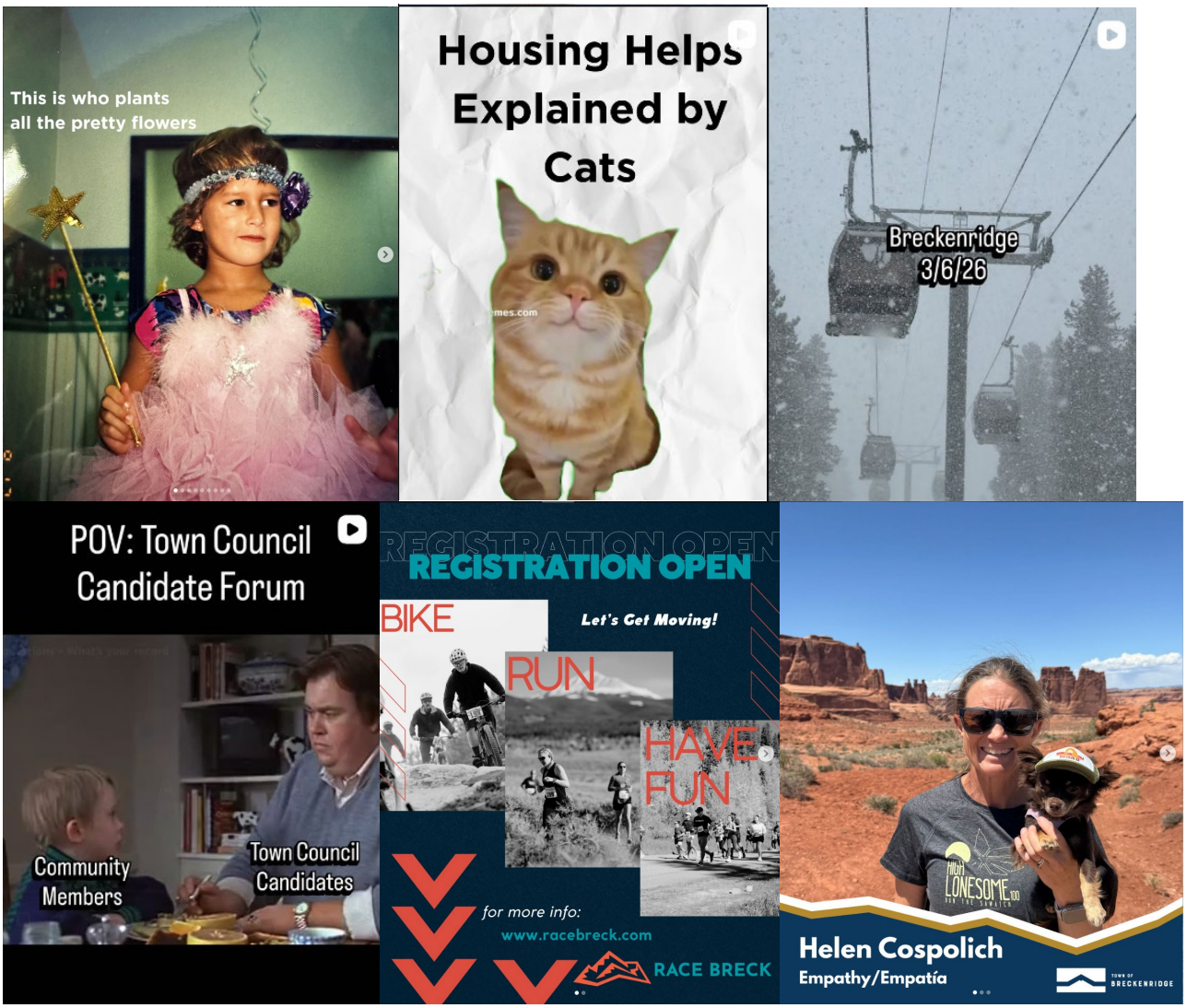
Newsletters - The strategic redesign of the Town Council Recap and Connect with Breck newsletters continues to drive high engagement through its new, concise format. By integrating direct timestamps to Town Council meeting recordings, we have successfully bridged the gap between written summaries and video transparency, allowing residents to access specific discussions with ease. This month, we have seen sustained community interaction with these resources, with YouTube links achieving the highest click rate of all embedded content.

TV Ads - Television advertising is used strategically to promote initiatives with broader regional appeal through engaging visual storytelling. Efforts for February included messaging for the Imperial Challenge, swimming lessons, the “I Am Summit” campaign and several sustainability initiatives. Local television increases and reinforces video messaging to and from other media platforms.

Radio Ads – Local radio advertising targets primarily locals using a trusted medium with a community voice and presence. February ads promoted Carter Park Slediquette, Restorative Yoga classes, swimming lessons, and Gold Run Nordic Center.

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 and the Town Council Candidate Forum to expand reach and visibility across Summit County.

Magazines/In-Room - 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 recreation programming to visitors and regional readers planning winter activities. *Breckenridge Magazine* and *Breckenridge Dining Guide* placements were used to highlight water and “Good-At-To-Go” messaging, providing a highly visible, visitor-focused platform to share sustainability efforts with visitors. In-room lodging guides throughout Breckenridge and the county promote both recreational offerings and reusable bags to visitors. These print channels complement other efforts by reaching audiences in a physical medium that connects visitation with town values.



- [Staff Baby Pictures]
  - 11,713 total views
  - 6,000 accounts reached
  - 300 content interactions
- [Housing Helps Kitty Video]
  - 3,441 views
  - Over 2,000 accounts reached
  - 110 content interactions
- [Snow is Here in Breckenridge!]
  - 39,494 views
  - 61% from non-followers
  - Over 32,000 accounts reached
  - Over 1,200 interactions

Other general communication channels used this month:

- Internal and external email newsletters
- Radio
- Comcast cable/SCTV
- Variable message signs
- Social media platforms/Digital ads
- Website updates
- Website news items
- Citibot text program
- Facility digital signage
- 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:

- *Women's History Month:* The Town of Breckenridge kicked off Women's History Month by highlighting Mary Marks, one of the town's first female photographers, who documented mining operations and everyday life in the late 19th and early 20th centuries.
- *Amazing Women of Breckenridge Nominations:* Throughout the month of March, "Amazing Women of Breckenridge," nominated by community members, were highlighted each Friday. Many of these posts received strong engagement, including numerous likes and heartwarming comments from community members reinforcing the meaningful contributions of these women.

In addition to Social Equity, the team has been participating in a countywide wildfire communications group to develop a comprehensive communications plan focused on wildfire preparedness. The team has also been collaborating with partner agencies to amplify this critical message among internal staff and community members.

Upcoming Public Outreach/Engagement March 2026

In April, our primary focus shifts toward the Imperial Challenge and sustained registration efforts for the RaceBreck season. We are also beginning early community outreach for the Town Party to build momentum for this annual tradition. Departmental collaborations remain a priority, including the upcoming launch of the Police Department video series and continued Housing Department education. Additionally, we are partnering with HC3 and the Town Water Department to launch a comprehensive water conservation campaign. This messaging will highlight irrigation assessment rebates and the "Water Smart Lawn Program," while providing updated water restriction guidelines in both English and Spanish. We will also maintain active election engagement through early April to ensure residents have the resources for informed participation. These combined efforts ensure our messaging continues to drive both civic participation and community sustainability as we transition seasons.

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 strong. 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: Town Council

From: Chris Kulick, AICP, Assistant Community Development Director

Date: 3/19/2026 (for 3/24/2026 work session)

Subject: Colorado Proposition 123 Early Compliance Adoption

Town Council Goals (Check all that apply)

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

Summary
The Colorado Department of Local Affairs' (DOLA) Division of Local Government (DLG) is offering an incentive program to encourage early adoption of "fast-track" policies, otherwise known as expedited development review of qualifying affordable housing projects. Local governments that adopt Proposition 123-compliant expedited review processes by June 30, 2026 (six months ahead of the January 1, 2027 deadline) will qualify to receive up to $45,000 in immediate grant funding, with no local match required.

Background
Colorado Proposition is a voter-approved, 2022 law that dedicates a small portion of existing state income tax revenue each year to fund affordable housing across Colorado, without raising taxes. Created in response to rising housing costs, the law provides ongoing funding for building and preserving affordable homes, rental assistance, and incentives for local governments that increase housing supply, making it one of the state's largest long-term efforts to address housing affordability.

Under Proposition 123, local governments must meet specific requirements to remain eligible for state housing funds:

- Establish a baseline count of existing affordable housing then formally commit to increasing that supply, generally by about three percent annually over several years;
- Implement policies that support housing growth, most notably a "fast-track" or expedited development review process that requires a decision on qualifying affordable housing projects within 90 days, by a deadline of January 1, 2027.

Additionally, local governments must file and maintain an official housing commitment with the state and demonstrate progress toward these goals, or risk losing access to Proposition 123 funding for a period of time. Local governments that establish a baseline count and have a development review process that meets the "fast-track" requirements approved by June 30, 2026 (six months ahead of the January 1, 2027 deadline) will qualify to receive a one-time grant of up to $45,000, with no local match required. Planning and Housing staff met with DOLA on March 17th to discuss compliance strategies to meet the June 30th early adoption deadline. Housing staff had previously met with DOLA to confirm the Town has established a baseline count of existing affordable housing and meets the three percent threshold, therefore establishing a "fast-track" review process is our only outstanding item for eligibility compliance.

The “fast-track” review process must apply to all Development and Building Permit applications in which 50% or more of the dwelling units are considered affordable by state standards:

- For rental housing units, affordable means that monthly rent is less than or equal to 30% of the monthly income of a household earning at or below 60% Area Median Income (AMI).
- For for-sale housing units, affordable means that monthly payments are less than or equal to 30% of the monthly income of a household at or below 100% Area Median Income (AMI).

Recommendations
Staff recommend sections of the Development and Building Code be amended to comply with the requirements of Proposition 123 ahead of the June 30, 2026 early adoption date to qualify for additional grant funding. Specifically, staff seek to classify any development permit application that meets the “affordability” requirements of Proposition 123 as a Class C Development Permit application.

Class C applications require the Community Development Director to decide (approval or denial) within 22 days of a complete submittal (as determined by staff) and then place the decision on the next available Planning Commission consent calendar, typically a maximum of another 18 days, for review by the Planning Commission. After the Planning Commission reviews the application, their decision is placed on the Town Council’s Planning Commission Decisions agenda item for a final decision a week later. In total, the typical Class C application receives a final decision in less than 50 days. The Class C process allows for efficient review by staff, the Planning Commission, and Town Council with the ability to have an application called-up and still meet the 90-day requirement.

In addition to the proposed Development Code amendments, staff advise the Council to amend the Building Code so that it complies with the 90-day decision mandate of Proposition 123. It should be noted that the 90-day decision requirements of the Development and Building Codes are independent. Staff does not foresee issues with Building Permit review completion within this timeframe, because currently the majority of Building Permit reviews are completed within five to eight weeks, even for larger multi-unit dwellings.

Does the Council support amending the Development Code to classify qualifying Proposition 123 applications as Class C applications with the caveat that a final decision must be made within 90 days of a complete submittal and require Building Permit Reviews be completed within 90 days of a complete submittal?

Financial Implications
Financial implications of this potential code revision would be minimal. Staff anticipates work on the Code amendments in the short term will result in more staff time dedicated to the topic from the Planning Division and Housing Department but will ensure eligibility for state housing funds. Staff believe the Runway Development is eligible for up to $2 million dollars in Proposition 123 funding. The Town will not be eligible for this funding without an adopted “fast-track” process in place.

Equity Lens
Related to the Equity lens, these proposed code amendments support prioritizing the review of lower AMI workforce housing developments which are important components of maintaining economic diversity within our community.

Staff Recommendation
Staff look forward to receiving the Council’s direction on this topic. Staff will be available on Tuesday to answer any questions.

Memo

To: Town Council

From: Duke Barlow, Open Space and Trails Manager

Date: 3/19/2026 (for 3/24/2026)

Subject: BOSAC Interviews and Appointment

Town Council Goals (Check all that apply)

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

Summary

A selection committee comprised of Jay Beckerman, Nikki LaRochelle, and Duke Barlow has narrowed the field of Breckenridge Open Space Advisory Commission (BOSAC) applicants to five finalists for Council consideration. These finalists will be attending the meeting to answer questions from Council during the work session.
3 BOSAC seats are open for appointment and are made by motion during the regular meeting. A sample motion follows:

"I move that we appoint Name, Name, and Name to four-year terms to the Breckenridge Open Space Advisory Commission".

Background

The BOSAC terms of three commissioners- Krysten Joyce, Matt Powers, and Bobbie Zanca- are scheduled to expire following the March 16, 2026, BOSAC meeting, with each incumbent eligible for re-appointment. Applications to fill these 3 vacancies were open from February 9 through March 2, 2026. In total, the Town received 17 applications, 13 of whom were interviewed by the selection committee (four of the applicants were not interviewed due to a candidate withdrawal, a late application, and two applications lacking sufficient knowledge of the open space program). The five finalists determined by the selection committee are: Krysten Joyce, Alex Lindquist, Matt Powers, Ken Shindler, and Bobbie Zanca.

Council will have an opportunity to ask the five finalists a short series of questions during their work session, prior to voting on the three appointments during the regular meeting. New BOSAC terms will begin with the April 13, 2026, BOSAC meeting and will last 4 years.

Public outreach/engagement

Staff conducted an extensive public outreach effort in the posting of the BOSAC vacancies, including posting on the Town and OST websites, social media channels, and promotion in the Summit Daily News. Staff believe the large applicant pool, spanning a range of demographics, reflects both strong community interest in the Town's Open Space & Trails program and a successful outreach campaign.

Financial Implications

There are no financial implications associated with the BOSAC appointments.

Equity Lens

Staff was deliberate in communicating the BOSAC vacancies to the public through multiple channels, including Spanish translations, with the intention of casting a wide net across our community. This broad effort was reflected in

the submission of 17 applicants with a wide variety of backgrounds and experiences. Staff continue to seek ways to reach and support underserved populations within the broader Breckenridge community.

Staff Recommendation
Staff recommend Council carefully consider the five finalists for BOSAC appointment and select three, as each applicant presented compelling cases through the application and selection committee finalization process.

Entry #: 15 - Krysten Joyce **Status:** Submitted **Submitted:** 2/28/2026 9:57 AM

TOWN OF BRECKENRIDGE
OPEN SPACE & TRAILS

Thank you for your interest in the Town of Breckenridge's Open Space Advisory Commission (BOSAC). Applications are being taken for three (3) open positions. BOSAC terms are four (4) years, and the positions would start at the April 24, 2026, BOSAC meeting.

The application period closes Sunday, March 1st, 2026, at 4 p.m. An initial round of interviews will be held for the first two weeks of March. Finalists will be invited to interview with the Town Council during the March 24th meeting.

For more information on the Breckenridge Open Space Advisory Commission, including upcoming meetings and past meeting agendas, please visit TownofBreckenridge.com.

Name

Krysten Joyce

Physical Address

[redacted]

Phone

[redacted]

Email

[redacted]

Briefly describe your interest in the Breckenridge Open Space Advisory Commission.

Over the past four years, I have taken the opportunity to protect our public lands and preserve our way of life in this mountain community very seriously. Each iteration of this commission has the responsibility to reflect on why the program was created, what it aimed to achieve at the outset in 1997, and how to thoughtfully shape the future of our open space for generations to come. Like most of my fellow community members, I am an avid trail user – biking, hiking, dog walking, running (that's a stretch...) cross country skiing, backcountry skiing, strolling with friends – and it has been fun and rewarding to shape and enhance the trail system, especially through creation of new connections to improve accessibility. Most importantly, we have a responsibility to protect our open spaces and ensure we're aligned with all four of our strategic goals (conservation, recreation, access and inclusion, and stewardship), and I look forward to continuing learning about our natural habitats and how human interference – be it development, trails creation, etc, have an impact. I look forward to advancing the work in areas like Cucumber Gulch and the (soon to be renamed!) McCain Open Space, where careful balances must be struck to ensure habitat health and responsible recreation, and the opportunities to acquire land that will enhance our trail connections and protect areas from development, particularly in sensitive habitats.

Please describe how your background and/or experience will contribute to the Breckenridge Open Space Advisory Commission.

In my first term I was determined to sponge up all the knowledge I could about our open space program, including our trails system, public lands, and natural habitat. I feel like I've hit my stride and now have more confidence applying my knowledge and thinking both creatively and critically about how the program should be shaped. I have also gained much more general board experience, having joined the Building Hope board/ executive committee/ development committee and the FIRC development committee. I have always taken the approach on BOSAC and other boards to first and foremost a good listener. I am willing to change my mind when a strong argument is made and perspective uncovered that I hadn't thought of before. There will inevitably be differing opinions and conflicting personalities, but I think that is what makes a commission stronger. Lastly, I think my extensive background in policy at the federal and state level give me a strong understanding of how our government operates, how decisions are made in local bodies, and how policy, when thoughtfully crafted and applied, can positively impact communities.

Commissioners often have to balance their personal perspectives with the collective goals of the body. Please provide an example of a time you worked in a group setting to achieve a shared objective.

Working on the Breckenridge open space and trails master plan in my last term was a challenging experience. Not only were there many commissioners, councilmembers, and staff members providing strategic direction to the document, we were also working with an external consultant, making the pool of drafters and reviewers quite large! While I don't have to tell the readers of this application how that went, I will share that it challenged me to think harder about how collaboration is possible amongst such a large group. I was proud of our group's persistence advocating for changes when deliverables didn't meet our expectations. Ultimately, we ended up with a document I am proud of, one that will be our north star for the remainder of my service and hopefully for many commissions to come. But that didn't come without persistence, the courage to speak up (especially as a brand new member who didn't fully understand the dynamics yet), and many hours editing to make sure it properly reflected our values.

I am registered to vote in the Town of Breckenridge.

Yes

Please upload resume or letter of interest (optional)

Krysten Joyce Resume Jan 2026.pdf
0.2 MB

KRYSTEN W. JOYCE

Breckenridge, CO • [redacted]

PROFESSIONAL EXPERIENCE

Kaiser Permanente Institute for Health Policy 2019 – Present

Senior Health Policy Consultant

- Lead Kaiser Permanente's Drug Pricing Initiative, providing strategic direction and consultation to advance evidence-based fair pricing policy. Manage $600,000 in funding to external partners a year.
- Manage and host *Policy Current Events*, a monthly webinar featuring internal and external policy experts on a variety of pressing policy issues; reaches audience of ~2000 employees and physicians.
- Serve as the Institute's policy advisor on drug pricing, COVID-19, delivery system, and market issues. Facilitate leadership discussions, monitor and analyze trends, cultivate external partnerships, and advance policy in alignment with our organization's strategy.
- Co-manage Kaiser Permanente's process to nominate experts to external boards and commissions.

Health Policy Consultant

- Managed COVID-19 vaccine policy, regulatory, and political developments for the organization, served as government relations point person for COVID-19 vaccine issues, and conducted weekly informational bulletins to over 500 internal employees.
- Led policy forums that brought together 100 prominent policy experts, subject matter experts, academics, political staff, and advocates in Washington, DC, on a variety of issues ranging from drug pricing to mental health.
- 2016 – 2017: Graduate health policy intern, working on drug pricing and biosimilars policy.

Colorado State Innovation Model (SIM), **Office of the Lieutenant Governor**, Denver, CO 2017 – 2019

Manager of Strategy and Policy

- Responsible for coordinating and drafting the sustainability plan for SIM, a $65 million cooperative agreement with the Centers for Medicare and Medicaid Services. The plan outlined investments made through SIM to advance physical and behavioral health integration and value-based payment models, and identified which investments must continue to sustain health transformation efforts.
- Managed all work related to development of an All-Payer Model for Colorado, including global budget model development for rural hospitals and a multi-payer strategy for creation of a statewide alternative payment model for primary care that supports physical and behavioral health integration.
- Managed three contracts totaling over $350,000 annually.

Office of United States Senator Mark Udall (CO), Washington, D.C. 2009, 2011 – 2015

Health Care Legislative Assistant

- Served as the Senator's senior advisor on healthcare issues, including the Affordable Care Act, reproductive health, and rural health services.
- Responsible for staffing the Senator in key stakeholder meetings, driving his health care legislative agenda, drafting legislation, and writing healthcare related talking points and speeches.
- Developed a sophisticated legislative strategy for the implementation of the Affordable Care Act and was responsible for advising the Senator on how to improve the law to ensure it works for Coloradans.

Executive Assistant to the Senator

- Facilitated the Senator's daily schedule, briefings, and attendance at votes and committee hearings.
- Coordinated and managed all correspondence and daily interactions between constituents, executives, Members of Congress, and the Senator's 50 legislative and administrative staff members.
- Organized a yearly conference to connect 100 Coloradans with policy leaders in Washington, D.C.

Health Care Legislative Correspondent and Staff Assistant

- Provided legislative support to the Senator and senior staff by writing memorandums and vote recommendations on healthcare law implementation, Medicare and Medicaid, and global health.

Office of United States Senator Michael Bennet (CO), Washington, D.C Summer 2015

Health Policy Legislative Fellow

- Advanced the Senator's legislative portfolio, prepared materials and vote recommendations for Senate Finance and HELP Committee hearings, and effectively communicated his priorities to stakeholders.

KRYSTEN W. JOYCE

Breckenridge, CO • [redacted]

Udall for Colorado Campaign, Denver, Colorado 2014 – 2015
Director of Scheduling and Political Consultant

- Organized and managed all aspects of the Senator's schedule and day-to-day events.
- Coordinated with senior staff from official and campaign offices on critical priorities and strategic communications, and served as primary contact for senior staff, executives, and elected officials.
- Responsible for the Senator's transition out of Congressional office by managing his schedule, developing talking points, overseeing all correspondence and requests, and providing key support in strategic decision making.

Summit County Public Health Department, Frisco, Colorado 2009 – 2010
Project Assistant and Translator

- Educated the public on H1N1 vaccinations, provided administrative support, and served as translator for Spanish speaking patients.

The Keystone Center, Keystone, Colorado 2009
Special Projects Intern

- Provided logistical support for a CDC-sponsored nationwide community engagement project that brought over 1000 members of the public into dialogue regarding administration of H1N1 vaccine.

EDUCATION

University of California at Berkeley
Master of Public Health in Health Policy and Management May 2017

- Vice President of Operations, Haas Business School Healthcare Conference
- Lead Graduate Student Instructor, Health Policy and Management
- Board Member, Public Health Alumni Association

Bachelor of Arts in Public Health, Emphasis in Public Policy May 2009

- Alumni Leadership Scholar; Researcher at Bixby Center for Population, Health, and Sustainability

PUBLICATIONS

Butler, Judy, Krysten Joyce, Adriane Fugh-Berman. "Free Samples: Pharma's Best Marketing Strategy," *Health Affairs Forefront*. November 20, 2025.

Lang, Mary Beth, Sameer Awsare, Krysten Joyce, Simon Vismantas, Anthony Barrueta, "How Lawmakers Can Achieve Savings From Biosimilars: Lessons From Kaiser Permanente," *Health Affairs Forefront*. August 3, 2023.

Moneer, Osman, Beatrice Brown, Jerry Avorn, Jonathan Darrow, Mayookha Mitra-Majumdar, Krysten Joyce, Murray Ross, Catherine Pham, Aaron Kesselheim. "New Drug Postmarketing Requirements and Commitments in the US: A Systematic Review of the Evidence," *Drug Saf*. 2022

Mitra-Majumdar, Mayookha ,SJ Gunter, Aaron Kesselheim, et al. "Analysis of Supportive Evidence for US Food and Drug Administration Approvals of Novel Drugs in 2020*," JAMA Network Open*. 2022. 5(5):e2212454.

Brown, Beatrice, Mayookha Mitra-Majumdar, Krysten Joyce, Murray Ross, Catherine Pham, Jonathan Darrow, Jerry Avorn, Aaron Kesselheim; "Trends in the Quality of Evidence Supporting FDA Drug Approvals: Results from a Literature Review." *J Health Polit Policy Law* 2022; 10041093.

Barrueta, Anthony, Samantha DuPont, Krysten Joyce, Murray Ross. Restoring Provider Confidence In FDA-Approved Drugs. *Health Affairs Forefront.* 2022

ADDITIONAL EXPERIENCE AND SKILLS

Breckenridge Open Space and Trails Commission, Board Member 2022 – Present
Building Hope Summit County, Board Member (Executive and Development Committee) 2024 – Present
FIRC, Development Committee Member 2025 – Present
Sports 4 Kids, mentor and tutor at bilingual elementary school 2006 – 2009
Conversationally fluent in Spanish

Entry #: 4 - Alex Lindquist **Status:** Submitted **Submitted:** 2/9/2026 1:36 PM

TOWN OF BRECKENRIDGE
OPEN SPACE & TRAILS

Thank you for your interest in the Town of Breckenridge's Open Space Advisory Commission (BOSAC). Applications are being taken for three (3) open positions. BOSAC terms are four (4) years, and the positions would start at the April 24, 2026, BOSAC meeting.

The application period closes Sunday, March 1st, 2026, at 4 p.m. An initial round of interviews will be held for the first two weeks of March. Finalists will be invited to interview with the Town Council during the March 24th meeting.

For more information on the Breckenridge Open Space Advisory Commission, including upcoming meetings and past meeting agendas, please visit TownofBreckenridge.com.

Name

Alex Lindquist

Physical Address

[redacted]

Phone

[redacted]

Email

[redacted]

Briefly describe your interest in the Breckenridge Open Space Advisory Commission.

I am interested in serving on the Breckenridge Open Space Advisory Commission because of my deep appreciation for Breckenridge's natural environment and my desire to contribute to its long-term stewardship. Spending time in the mountains is central to my life, and I value the thoughtful balance Breckenridge has struck between conservation, recreation, and community needs.

Through my professional work and civic involvement, I have developed a strong respect for data-informed decision-making, long-term planning, and collaborative governance. I am particularly drawn to the commission's role in protecting open space while supporting responsible access and sustainability. Serving on BOSAC would be a meaningful way for me to give back to this community.

Please describe how your background and/or experience will contribute to the Breckenridge Open Space Advisory Commission.

My background combines professional operations leadership with long-term civic and community governance experience that would support the work of BOSAC. I currently work as a contractor to the U.S. Department of Energy as an operations manager at the National Laboratory of the Rockies (formerly the National Renewable Energy Laboratory), where I am accustomed to balancing safety, sustainability, regulatory requirements, and long-term planning in complex public-interest environments.

In addition, I serve on the board of my homeowners' association at Main Street Junction and have previously served for more than a decade on the Board of Governors for the Human Rights Campaign. These roles have reinforced the importance of stakeholder engagement, transparent decision-making, and thoughtful governance in stewarding shared resources. Earlier in my career, I was also a Colorado-licensed real estate broker, which gave me valuable perspective on land use, development pressures, and the tradeoffs communities face as they grow.

Having been born and raised in Colorado, I have a deep personal connection to our public lands and have spent much of my life hiking, camping, and exploring historic and natural areas across the state. Together, these professional and personal experiences have shaped my commitment to public service and to the careful stewardship of Breckenridge's beautiful resources for future generations.

Commissioners often have to balance their personal perspectives with the collective goals of the body. Please provide an example of a time you worked in a group setting to achieve a shared objective.

In my role as an operations leader at a national laboratory, I routinely work in group settings where priorities shift and personal perspectives must be balanced with collective goals. Over time, national research priorities have evolved significantly, requiring our organization to adapt to new directions while continuing to steward complex facilities and long-term capabilities. While I hold strong personal commitments to sustainability and renewable energy, I have learned that effective leadership requires engaging openly with differing viewpoints and navigating change with a long-term, systems-based perspective.

In one recent effort, I led a strategic planning process for the user facility I manage that is facing shifting research demands and funding priorities. This required balancing input from research users, senior leadership, and operational staff—each with distinct and sometimes competing needs. I facilitated open, transparent discussions to understand these perspectives, grounded the conversation in shared principles and data, and helped develop a strategy that articulates clear problem statements, tradeoffs, and adaptable investment strategies.

The outcome has been a shared course of action that aligns stakeholders around a foundational strategy while remaining flexible to future change. This experience underscored the importance of listening, empathy, and disciplined decision-making in the service of collective goals—an approach I would bring to BOSAC.

I am registered to vote in the Town of Breckenridge.

Yes

Please upload resume or letter of interest (optional)

Alex Lindquist Resume-9Feb26.pdf
0.1 MB

Alex Lindquist - Profile.pdf
71.2 KB

Alex Lindquist

[redacted]

PROFILE:

Alex is an operations and safety leader with over 20 years of experience supporting complex, mission-driven organizations at the intersection of people, infrastructure, and purpose. Alex currently manages a $20MM research facility at the National Laboratory of the Rockies, where he leads cross-functional teams and strategic initiatives that enable safe, reliable, and compliant operations. Alex is also the owner of The Cook's Outfitter, a small online gourmet kitchen store rooted in quality and connection over shared meals. His leadership style is systems-oriented, collaborative, and grounded in building trust across diverse stakeholders.

Beyond his professional work, Alex has a long history of civic and community engagement, with experience in nonprofit governance, advocacy, and grassroots leadership. He is deeply invested in his community, serving on his homeowners' association board and staying actively engaged in local civic affairs.

Alex Lindquist

[redacted] [redacted]

EXECUTIVE PROFILE

Strategic operations leader with over 20 years of experience enabling cutting-edge research through integrated safety management systems, cross-functional operations, and enterprise-level problem solving. Proven ability to align institutional priorities with efficient, resilient infrastructure and mission-enabling services. Known for a principled, systems-based approach and for building trusting partnerships across disciplines and organizational levels to drive high-impact results.

Selected Leadership Highlights:

- Responsible for research operations of a $20MM/year Department of Energy (DOE) user facility, overseeing engineers and technicians, and ensuring compliance with the facility safety basis and quality standards
- Worker Safety and Health Program point of contact and subject matter expert for Integrated Safety Management and Hazard Identification and Control
- Engaged citizen and active volunteer leader, committed to issues of sustainability, good stewardship of public lands, and equal rights.
- Serving on national DOE and local community leadership working groups and boards
- Recognized as a high-potential leader with a consistent record of exceeding expectations and managing organizations
- An intentional learner who continually invests in mentoring relationships with executive leaders

CORE STRENGTHS

Institutional Alignment – Aligns operations and safety systems with mission needs
Strategic Communication – Builds visionary strategy and communicates values and risks effectively
Operational Excellence – Routinely partners with program owners to deliver mission-enabling services at an enterprise level
Change Management – Senses potential impacts of changes and proactively designs the implementation with stakeholder needs in mind
People Development – Leads high-performing teams through trust, clarity, and empowerment

EDUCATION

M.S. Organizational Leadership
Strategic Innovation and Change, University of Denver
Graduate Certificate
Environmental Policy and Management, University of Denver
B.S. Chemical Engineering
Biochemistry Concentration, University of Colorado

WORK EXPERIENCE

National Laboratory of the Rockies (Formerly NREL)

Research Operations Manager Jul 2024-Present

- Leads daily operations for the Energy Systems Integration Facility
- Responsible for maintaining the facility safety basis through enforcement of integrated safety management, work planning and control, and configuration management
- Ensures safe and reliable facility performance through compliance with ISO 9001, 14001, and 45001
- Coordinates emergency response and abnormal event processes, overseeing fact finding, cause analysis, and continuous improvement
- Serves as the primary liaison between research and Site Operations, aligning stakeholder needs and institutional requirements
- Chairs Safety Excellence Team and represents Energy Security, Resilience and Integration directorate on Work Planning and Control Change Advisory Board
- Contributes to national lab effectiveness via the Battelle Capability Stewardship Team for Mission Execution and Continuous Commissioning Reviews, and the Research Operations Community of Practice

Field Support Manager Mar 2021-Jul 2024

- Directed a 31-person environment, safety, and health (ESH) organization providing risk assessment support across research, facilities, and infrastructure programs
- Managed $6.2MM in task activities and ensured alignment with institutional safety strategies
- Spearheaded the development of the Hazard Analysis Report for the Energy Materials and Processing at Scale line-item construction facility in accordance with DOE O 413.3b and the smaller Research and Integration Laboratory at NREL
- Supported strategic execution of multi-year safety culture initiatives and instituted a hazards and control requirements steering committee
- Actively contributed to national-level communities of practice for Worker Safety and Health and Work Planning and Control

Program Owner, Apr 2019-Dec 2023
Integrated Safety Management and Hazard Identification and Control

- Co-authored NREL's Worker Safety and Health Program in compliance with 10 CFR 851 and 48 CFR 970.5223-1
- Led product ownership and project delivery for *Worksafe*, an enterprise software platform integrating safety risk assessment and work planning

Laser Safety Officer Aug 2017-May 2022

- Developed and managed lab-wide laser safety policies, hazard analysis, and training for over 250 lasers in accordance with ANSI Z136.1
- Served as Secretary on the DOE Laser Safety Working Group

Senior Environment, Safety, and Health Professional Oct 2014-May 2018

- Conducted complex risk assessments in high-hazard research environments
- Developed and facilitated onboarding and refresher safety training for researchers

OPX Biotechnologies, Inc. Aug 2009-Oct 2014

Manager, Facilities and Environmental, Health, Safety, and Security

- Designed and implemented an integrated safety management system and inspection programs grounded in safety culture
- Oversaw $1.7MM lab and office renovation project and managed lease negotiations and facility operations
- Achieved Responsible Care® certification and Gold Leader recognition in the Colorado Environmental Leadership Program for the company

Protonex Technology, LLC Sep 2003-Jun 2009

Chemical Engineer

- Researched solid oxide fuel cell design and high-temperature catalysis

CERTIFICATIONS & AWARDS

- DOE TS Clearance
- Battelle Laboratory Operations Leadership Academy
- Certified Laser Safety Officer (CLSO), 2019-Present
- Certified Safety Professional (CSP), 2017-Present
- Battelle Laboratory Operations Supervisor Academy
- Qualified DOE Accident Investigator (SAF-230)
- Conduct of Operations (NTC-FOO-100DE)

Entry #: 14 - Matt Powers **Status:** Submitted **Submitted:** 2/27/2026 5:16 PM

TOWN OF BRECKENRIDGE
OPEN SPACE & TRAILS

Thank you for your interest in the Town of Breckenridge's Open Space Advisory Commission (BOSAC). Applications are being taken for three (3) open positions. BOSAC terms are four (4) years, and the positions would start at the April 24, 2026, BOSAC meeting.

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For more information on the Breckenridge Open Space Advisory Commission, including upcoming meetings and past meeting agendas, please visit TownofBreckenridge.com.

Name

Matt Powers

Physical Address

[redacted]

Phone

[redacted]

Email

[redacted]

Briefly describe your interest in the Breckenridge Open Space Advisory Commission.

I have been fortunate to serve as a BOSAC Commissioner for almost eight years over three different terms. I continue to have great enthusiasm for the program. Continuing with the work currently on the table is most interesting to me - the updated signage design and installation, fine tuning the trails plan decision making matrix and the chance to visit other open space programs top the list.

The challenge of creating processes that give future BOSAC's a consistent opportunity to make sound recommendations to the Town Council regarding these and other open space initiatives is very fulfilling.

Please describe how your background and/or experience will contribute to the Breckenridge Open Space Advisory Commission.

I was first appointed to serve as commissioner to BOSAC in 2016 and served two terms ending in 2022. I was honored to serve as BOSAC Chair during my second term. During my appointment I was always focused on being able to offer a reasoned viewpoint on the Town's open space initiatives based on my depth of knowledge and historical perspective. I was later reappointed to serve the balance of Duke Barlow's term when he became the program manager.

Additionally, I am confident that my experience as a Realtor in Breckenridge for over 24 years is an asset to the commission in providing essential perspective to the business of land acquisition, values and market conditions.

Commissioners often have to balance their personal perspectives with the collective goals of the body. Please provide an example of a time you worked in a group setting to achieve a shared objective.

In addition to my time on BOSAC I am a partner at Breckenridge Associates Real Estate. We are a group of 14 who own and operate the business together. I was the managing broker from 2020-2024 and currently sit on the managing board. Similar to the makeup of the current BOSAC (which I believe has a world class group dynamic), we agree to share ideas in a decision-making setting where all of us may not agree. We do, however, agree to listen to, and respect alternative perspectives to make decisions that are in the overall best interest of the partnership and not just an individual.

As this relates to BOSAC; I have always felt that the many user groups who share the benefits of our open space have the right to be heard and represented. I believe everyone deserves a place to enjoy open space in their own way.

I am registered to vote in the Town of Breckenridge.

Yes

Please upload resume or letter of interest (optional)

BOSAC App Letter 2026.pdf
0.3 MB

February 27, 2026

Matt Powers
[redacted]

Mr. Barlow, Mayor Owens and members of the Breckenridge Town Council,

I am writing to express my interest in being appointed to the Breckenridge Opens Space Advisory Commission.

I was first appointed to serve as commissioner to BOSAC in 2016 and served two terms ending in 2022. I was honored to serve as BOSAC Chair during my second term. I was most recently reappointed to serve the balance of Duke Barlow's term when he became manager of the OST program. During my appointments I was always focused on being able to offer a reasoned viewpoint on the Town's open space initiatives based on my depth of knowledge and historical perspective.

With the implementation of the updated Open Space and Trails Master Plan as a guiding document I understand the continuing goals of the program along with the inevitable changes to focus on environmental stewardship and ongoing management of our resources.

While we have these guidelines, there is always room for interpretation. Making effective recommendations to Town Council is still the responsibility of BOSAC and I realize the importance of being a positive contributor to the group whether supporting a popular, or unpopular viewpoint.

I am confident that my experience as a Realtor in Breckenridge for over 24 years is an asset in providing essential perspective to the business of land acquisition, values and market conditions. As we continue to move into an era where there are fewer opportunities, I will encourage The Council to be aggressive in its efforts to acquire property for conservation and recreational purposes.

I continue to have great enthusiasm for the program. I know there is always more to learn, and I would be grateful for the opportunity to add to the many fulfilling experiences that BOSAC afforded me during my earlier terms.

Thank you for your consideration,

Matt Powers

Entry #: 7 - Ken Schindler **Status:** Submitted **Submitted:** 2/15/2026 12:02 PM

TOWN OF BRECKENRIDGE
OPEN SPACE & TRAILS

Thank you for your interest in the Town of Breckenridge's Open Space Advisory Commission (BOSAC). Applications are being taken for three (3) open positions. BOSAC terms are four (4) years, and the positions would start at the April 24, 2026, BOSAC meeting.

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Name

Ken Schindler

Physical Address

[redacted]

Phone

[redacted]

Email

[redacted]

Briefly describe your interest in the Breckenridge Open Space Advisory Commission.

I am an avid user of the trail system in Breck. It serves a key purpose in attracting outdoor active people to the town year round. As the town grows, the trail system needs to keep up

Please describe how your background and/or experience will contribute to the Breckenridge Open Space Advisory Commission.

Aside from being a trail user, I have been an active volunteer in the FOBT program for over six years. I follow Town issues closely and read about or attend Town Council meetings on issues particularly meaningful to me and the Town

Commissioners often have to balance their personal perspectives with the collective goals of the body. Please provide an example of a time you worked in a group setting to achieve a shared objective.

I recently retired from senior officer position of a major Colorado based corporation. See my attached Letter of interest.

I am registered to vote in the Town of Breckenridge.

Yes

Please upload resume or letter of interest (optional)

Schindler Letter of Interest.docx
15.2 KB

To: BOSAC Selection Committee
From: Ken Schindler
Subj: Letter of Interest
Date: February 16, 202[redacted]

My name is Ken Schindler and I would appreciate being considered for one of the openings on the Open Space & Trails Advisory Committee.

I live at 122 Peabody Terrace in the Highlands. I purchased my home in Breckenridge in 2017 and became a full time resident in 2024 after retiring from my job in Denver.
I am an active user of the trails and bike paths of Breck and Summit County and have a keen interest in preservation of the trails and open space. I sincerely believe this trail system is a major asset of the Town and critical to the maintenance of year round visitor engagement. It was one of the reasons I chose Breckenridge to live in.

For the last six years I have been an active volunteer in the Friends of Breckenridge Trails program. I have developed understanding of the process of train construction, maintenance and decision making in trail routing, decommissioning and signage. I have enjoyed getting to know the staff team such as Joel Dukes and Tony Overlock.

The Upper Flume trail passes through my property so I am sensitive to the property owner considerations. A successful trail program involves many considerations – parking, signage, shelter and restroom facilities to name a few.

Though I have attended and spoken at times in the public comment portions of Town Council meetings, I have not been directly involved in Town government in my 9 years in Breckenridge. I am now permanently retired and have the time and interest to dedicate to this important position. Since this is a citizen Advisory Committee, I hope I can bring new perspective to the role.

I feel very comfortable working in committee structures. I was in the legal/regulatory compliance field for over 30 years. In 2016, I was recruited and relocated to Colorado by Empower, a financial company in Denver (think Broncos stadium), to be their Chief Compliance Officer. As a C suite officer of a major Colorado-based corporation, I had plenty of experience with committees and highly sensitive situations.

I look forward to meeting to further discuss the contributions I believe can can make to BOSAC .

Sincerely,

Ken Schindler
[redacted]

Entry #: 8 - Bobbie Zanca **Status:** Submitted **Submitted:** 2/22/2026 6:36 PM

TOWN OF BRECKENRIDGE
OPEN SPACE & TRAILS

Thank you for your interest in the Town of Breckenridge's Open Space Advisory Commission (BOSAC). Applications are being taken for three (3) open positions. BOSAC terms are four (4) years, and the positions would start at the April 24, 2026, BOSAC meeting.

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Name

Bobbie Zanca

Physical Address

[redacted]

Phone

[redacted]

Email

[redacted]

Briefly describe your interest in the Breckenridge Open Space Advisory Commission.

My continuing interest in serving on BOSAC is due in large part to both my experiences on our trails and open spaces and the experience I have gained in my first term. As a hiker, skier, and snowshoer I have enjoyed our trail system in all seasons. I see first hand the beauty of our trails and the stresses heavy use causes. BOSAC is the place to play a real role in maintaining and improving our trails and open spaces for locals, visitors and part time residents alike. Having the advantage of working and learning from both the professional Open Space and Trails staff and the other members of BOSAC has broadened my outlook and and knowledge helping make me a more effective member. I feel BOSAC provides Town Council with well reasoned and thoughtful advice on issues concerning our open spaces and trails and I'd like to continue to be a part of that.

Please describe how your background and/or experience will contribute to the Breckenridge Open Space Advisory Commission.

In addition to my personal experiences on our trails and open spaces and the broader knowledge of how they fit in with the County, Forest Service, other governmental agencies gained from my time on the Commission I also bring my professional background to the Commission. Most of my career was spent in US Government contracting. As a Contracting Officer I was responsible for analyzing offers from companies responding to Government Requests for Proposals. I find this experience serves me and the Commission well when reviewing projects being considered by BOSAC. I focus in on the language of a proposal or request to be sure we understand (rather than just assume) we know what we're getting. I also bring experience analyzing cost proposals, budgets and prices. I am very focused on getting the best value for our tax dollars and staying within our budget.

I was the business manager for a small non-profit in Colorado Springs-The Colorado Festival of World Theater where I was the only staff member who did NOT have a theater background-I am used to asking questions that might not be obvious to someone so thoroughly immersed in a subject. I find that asking questions often brings up points that might not have been considered before.

I am also very involved in the community, which gives me the opportunity to hear from many different groups and let them know what's happening with our trails and open spaces.

(see uploaded resume)

Commissioners often have to balance their personal perspectives with the collective goals of the body. Please provide an example of a time you worked in a group setting to achieve a shared objective.

I came to BOSAC really excited to be involved in building new trails and voicing the needs and concerns of hikers. My hiking friends had expressed frustration about the emphasis on so many trails designed more for mountain biking than for hiking. I learned that our trail system is largely built out and maintenance, rather than expansion, would be the priority. Though I still speak up for hikers I have come to understand that we all share an interest in well designed and maintained trails that serve the needs of the whole community. That is my focus as well.

I am registered to vote in the Town of Breckenridge.

Yes

Please upload resume or letter of interest (optional)

BOSAC Application Zanca 2026.pdf
0.1 MB

2/22/2026

[redacted]
Breckenridge, CO 80424

Breckenridge Open Space Advisory Commission application
Name: Bobbie Zanca

Home Address: [redacted]

Phone Number: [redacted]

Email Address: [redacted]

I am very interested in serving on BOSAC for second term because, as a regular trail user in Breckenridge and throughout Summit County, I recognize that these are precious resources for our community, and I would like to continue to be involved in protecting, improving and expanding them for all of the many different groups that use these trails and open spaces.

My husband and I moved to Colorado from Northern Virginia in 2001 and have owned a condo in Breckenridge since 2003. It is now our full-time residence. We rented it out for a few years but quickly realized we'd rather be able to use it ourselves and it became our second home. For seven years we lived in our condo for about five months of the year (not just on weekends). I bring the perspective of a resident, a second homeowner and a short-term rental property owner to the Commission.

Professional background: I was the Business Manager for the Colorado Festival of World Theatre (until the Great Recession dried up our funding) so I have experience with non-profit financial management and grant writing. I was a Contracting Officer for the Defense Fuel Supply Center and bought jet fuel for worldwide military needs as well as crude oil for the Strategic Petroleum Reserve. While working for the Navy I bought ships and was the Assistant Director for International Programs. I also worked for a major Defense contractor negotiating and administering contracts. I can analyze competing proposals and assess the financial and regulatory issues that may be involved. My experience dealing with detailed and confusing regulations (government procurement regulations are massive) I feel is a real asset to the Commission.

After retiring here, I have become very involved in the community:

- Film reviewer for many years for the Breck Film Festival and member of the Breckenridge Film Society
- 2023 Volunteer of the Year for the Summit County Library System
- Co-founder and co-leader of the Breckenridge Banned Book Club sponsored by the library
- Sawmill Creek Condos HOA Board of Directors member
- Smart Bellies food delivery
- Friends of Dillon Ranger District
- Blue River Watershed Group
- Friends of Breck Trails
- Recently invited to be a part of a new initiative with High Country Conservation Center-HOA Sustainability Champions

I have an undergraduate degree from The College of William and Mary (VA) and an MBA from George Washington University (D.C.).

What else:

- I feel strongly that our environment is a vital asset that should be protected as well as enjoyed and a strong, well-managed trail system combined with open spaces do just that.
- I would like to see increased diversity on our trails. After meeting with Javier Pineda of Mountain Dreamers, I learned that simply putting a QR code on a trail sign linking to Spanish translation of trail sign information wouldn't be especially helpful to his community unless there was free Wi-Fi also. While working on an HOA project to bring ALLO fiber optics to our condo complex I learned about ALLO's Community Wide free Wi-Fi. That led to some in-town trailhead signs with the QR code and free Wi-Fi, with more to come as ALLO's network expands!
- I think we can all work to improve trail etiquette and appreciation for what we have here already. I'd like to be part of the solutions and not just

someone who notices issues but does nothing about them. There are enough of those people already!

I look forward to meeting with you.

Sincerely,

Bobbie Zanca

Memo

TOWN OF BRECKENRIDGE

To: Town Council

From: Jessie Burley, Sustainability + Parking Manager

Date: 3/17/26 (for 3/24/26 meeting)

Subject: Proposed E-Delivery Dock Permit Fees

Town Council Goals (Check all that apply)

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

Summary

This memo outlines a proposed Dock Permit Fee for partial operational cost recovery of the E-Delivery program. Staff requests Council's direction on four specific points listed in the Council Discussion + Next Steps section.

Background

The E-Delivery Pilot is an innovative strategy designed to enhance public safety and improve the overall resident and guest experience along Main Street and the Riverwalk corridor. Part of the larger Blue River Pathways Project, E-Delivery was selected as one of six Council priorities for 2026. Under this program, participating food and beverage distributors deliver their products to a centralized delivery dock, where the goods are transferred to small, low speed electric carts operated by 106West Logistics. These electric carts complete the final leg of the delivery within the service area.

By reducing the number of large delivery trucks circulating through the downtown core, the program creates a safer environment by reducing the risk of collisions in congested or busy areas, by lowering vehicle speeds and avoiding speed related accidents, and improving visibility for all users. Distributors benefit as well by making a single stop at the dock instead of multiple stops throughout downtown, improving employee safety, saving time, and reducing operational costs (fuel, labor, equipment wear and tear). In addition, less driving and idling by large trucks leads to improved air quality, reduces noise pollution, and lowers greenhouse gas emissions.

Since its pilot launch on November 11, 2024, the E-Delivery Program has shown strong performance. To date, the program has removed more than **2,495 large trucks from downtown**, delivered over 482,866 products, provided more than **15,202 curb relief hours**[1], and reduced an estimated **84,370 pounds of local emissions**. These immediate outcomes demonstrate that the program is achieving its intended goals.

Cost Recovery Proposal

As the program moves toward its next phase, staff have focused on developing a revenue model to offset a portion of ongoing operating costs. The Town reviewed the successful approach used in the Town of Vail over the past four years, where distributors utilizing the dock pay a Dock Permit Fee. Staff are proposing a similar, albeit modified, tiered pricing structure for Breckenridge, in which larger distributors with higher delivery volumes pay a higher fee, and smaller distributors pay a lower fee. To determine the appropriate permit tier, points would be assigned to each distributor based on the following proposed methodology[2]:

[1] Curb relief hours are defined as avoided hours of trucks idling or parked in town.

[2] All calculation inputs assume peak-season delivery conditions to represent the period of greatest operational impact and facility demand.

Permit Points System	
Weekly Loading dock access days:	1 Day = 1 point 2-3 Days = 2 points 3+ Days = 3 points
Number of delivery locations required:	1-12 Locations = 1 point 13+ Locations = 2 points
Delivery Time needed at dock location:	0-1/2 Hour = 1 point. 1/2 Hour to 1 Hour = 2 points. 1 Hour to 2 Hours = 3 points. 2 Hour+ = 4
Type of delivery vehicle:	Van = 1 point Truck: Less than 3 axles = 2 points 3+ axles = 3 points

The proposed annual Dock Permit Fee tier amounts are:

Permit Tier	Annual Rate	Points Earned
1	$3,900	Fewer than 6
2	$15,600	6-7
3	$23,400	8-9
4	$35,100	10-11
5	$45,500	12+

Compared to the Town of Vail's model, the proposed Dock Permit Fees for Breckenridge include an additional fifth tier and are approximately 30% higher. This upward adjustment reflects the more complex delivery logistics in Breckenridge, the higher overall volume of products moved through the system[3], and the fact that Vail's fee has been static since program inception four years ago.

To illustrate how the proposed methodology would be applied, consider the following example. Distributor XYZ delivers to Breckenridge **three days per week** (3 points). They serve **15 locations** within the downtown core (2 points). Their trucks typically require **45 minutes** at the dock to unload (2 points). They deliver using a **2-axle truck** (2 points). Their total score would therefore be: 3 + 2 + 2 + 2 = **9 points**

A 9-point score places Distributor XYZ in **Tier 3**, resulting in an **annual Dock Permit Fee of $23,400**, or **$450 per week**.

Dock permits would be issued on an annual basis, valid from **October 1 through September 30** of the following year. The proposed implementation timeline is:

- **August 1:** Deadline to submit annual dock permit application. Applications are reviewed and approved by Town staff.
- **September 1:** The Town invoices the distributor for the approved Dock Permit Fee.
- **October 1:** Dock Permit Fee payment is due. Payment must be received by this date for the distributor to be permitted for use of the E-Delivery dock and associated services.

Participation in the E-Delivery program will remain voluntary through 2028. Staff have confirmed a license agreement extension for the property through December 31, 2028 and anticipate any substantial changes to the Dock Permit Fee will be done in conjunction with future development of a permanent facility. Currently, distributors who do not wish to pay the Dock Permit Fee may choose to exit the program. 106West Logistics maintains a waitlist of distributors who have expressed interest and will be added as capacity allows. Vendors currently in the program who opt out will be subject to future availability and associated operational limitations.

Distributors opting out of the E-Delivery program must comply with all local delivery regulations and use designated delivery zones (with separate Delivery Zone permits required). As part of a broader strategy to improve downtown safety and operations, the Town has increased enforcement for delivery vehicles that violate local rules, for example, parking in bus stops or ADA spaces, lack of delivery zone permits, etc. Staff will also recommend an increase to Delivery Zone permit fees in the 2027 budget cycle to better reflect the Town's costs to maintain, operate and enforce these zones. Staff are currently working on this analysis.

Public Outreach/Engagement

On February 4, 2026, Town staff attended the Breckenridge Restaurant Association meeting to share an update on the Town's intent to implement a Dock Permit Fee for distributors using the E-Delivery program. That same day, the Town hosted a

[3] In February 2026, ~40% more total volume of goods were delivered in Breckenridge than Vail. Staff acknowledges that not all vendors are delivering more goods in Breckenridge and that there may be seasonal variation. The comparison is based on total aggregate deliveries and not by vendor.

stakeholder engagement meeting with all distributors currently participating in the E-Delivery program to present the proposed Dock Permit Fee framework. The meeting and presentation were recorded and distributed to the list of vendors regardless of whether they were in attendance. Distributors were then allowed a three-week comment period to submit feedback. The main themes of the feedback received are summarized below:

- **Fee Levels:** Some distributors suggested the proposed fees were too high and noted that Vail's fees are lower.
- **Seasonal Variations:** Several distributors expressed interest in quarterly billing or seasonal adjustments that better reflect fluctuations in delivery volumes.
- **Delivery Zone Permits:** A number of distributors stated they still require access to certain delivery zones for locations outside the E-Delivery service area and requested that Delivery Zone permits be included with the Dock Permit Fee.
- **Budget Predictability:** Some distributors were concerned about the possibility of large price increases in future years and asked for predictability in the fee to support their budgeting needs.

Town staff considered each of these points and **recommend the following**:

- **Fee Levels:** Staff maintains confidence in the proposed fee structure. The rates reflect both Breckenridge's more complex delivery logistics and the higher aggregate product volumes handled annually in the system compared to Vail as well as the fact that Vail has not adjusted pricing since program inception. See the Financial Implications section below for further analysis.
- **Seasonal Variations:** Staff does not recommend seasonal or quarterly fee adjustments, as tracking and administration of fluctuating delivery patterns would be overly complex and burdensome. Consistent with the approach used in Vail, staff recommend an annual fee based on peak utilization.[4] This represents the period of greatest operational impact and facility demand to which the Town must budget for.
- **Delivery Zone permits:** Staff agrees that distributors participating in the E-Delivery program should be provided Delivery Zone permits at no additional cost. These permits would only be valid for deliveries outside the E-Delivery- service area, such as Main Street Station. Distributors who have a Dock Permit Fee should not be allowed to "split the difference" by utilizing the dock and delivery zones at their convenience.
- **Budget Predictability:** Staff recommend limiting Dock Permit Fee increases to no more than 2% per year through the 2028 permit cycle at which time the license agreement is due for renewal. After 2028, the Town may reassess the fee structure based on system performance and operational needs.

Financial Implications

Town Council has budgeted the cost to operate the E-Delivery program in 2026. The proposed dock permit fee as designed will recover only a small portion of total expenses. In 2026, the E-Delivery program has a budgeted operating expense of **$1.54 million** and **$175,000** in anticipated revenue from Dock Permit Fees. If all 17 participating distributors pay the proposed fee as described above, the program would generate approximately **$295,100**, covering just over **19%** of total operating costs.

Equity Lens

As described above, staff engaged directly with distributors currently participating in the E-Delivery program through a stakeholder meeting and comment period to understand how the proposed Dock Permit Fee may affect their operations. Staff also met with small businesses that receive E-Delivery services during a monthly Breckenridge Restaurant Association meeting to gather additional input. No other groups are directly impacted by the proposed changes. Staff have worked to address the reasonable concerns raised by these stakeholders, and those considerations are reflected in the recommendations contained in this memo. The proposed approach aims to fairly recover a portion of program costs from those who benefit most from the service, while recognizing that the broader community also gains from improved public safety, reduced congestion, and an enhanced quality of life.

The dock permit fee applies only to distributors who receive operational and financial benefits from the E-Delivery program. The fee structure is intentionally designed to be equitable, using a tiered system that aligns cost with use. Larger distributors-those with higher delivery volumes, larger vehicles, or longer unloading times-would pay more, while smaller distributors with less impact on the facility would pay less. The points-based method ensures that permit tiers are determined using objective, transparent criteria.

Council Discussion + Next Steps

Staff are seeking direction from the Town Council on the points listed below.

[4] For example, if a distributor delivers four days per week at any point in the year, they would be assigned points associated with four-day service for their permit.

- **Fee Levels:** Does Council agree with staff on the proposed fee structure and methodology?
- **Seasonal Variations:** Does Council agree with staff that seasonal or quarterly fee adjustments for fluctuating delivery patterns would be overly complex and burdensome?
- **Delivery Zone permits:** Does Council agree with staff that distributors participating in the E-Delivery program should be provided Delivery Zone permits for outside the E-Delivery area at no additional cost?
- **Budget Predictability:** Does Council agree with staff to limit the Dock Permit Fee increases to no more than 2% per year through the 2028 permit cycle?

Based on the outcome of the discussion, the next steps are for staff to work with the Town Attorney to draft the necessary ordinance language to establish the fee and return to Council for formal consideration. Staff anticipates standing up the permit program over the summer with an application deadline of August 1, 2026.

TOWN OF BRECKENRIDGE

SUSTAINABLE BRECK

E-DELIVERY REVENUE

Jessie Burley

Sustainability + Parking Manager

sustainablebreck@townofbreckenridge.com

INTRODUCTION

Why has Breckenridge implemented an E-Delivery program?

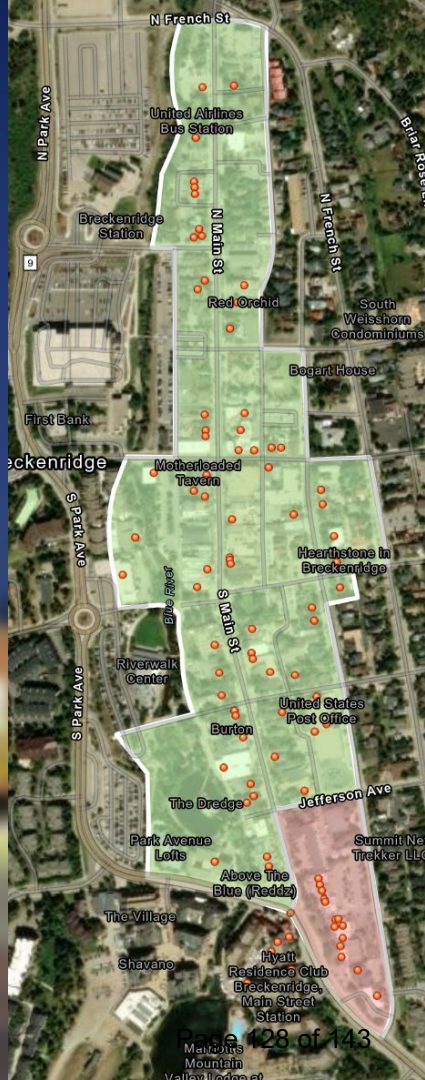
As our community evolves, we seek innovative ways to solve increasingly complex and integrated challenges. This program seeks to improve **safety and experience** in the downtown core with an **innovative solution** that also reduces pollution, increases efficiencies, and provides **small business benefits**.

Before

Sysco
Good things come from
BRECK E-DELIVERY
After

HOW IT WORKS

Participating food and beverage distributors deliver product to a centralized load and deliver dock. Goods are checked for quality and accuracy then transferred onto small electric carts to complete the last mile delivery.



GOALS

- Improve public safety and experience in downtown
- Reduce vehicular traffic + improve business efficiency
- Minimize idle times and vehicle miles travelled

106West Logistics

This program would not be possible without the professional experience of 106West Logistics.

PROGRAM RESULTS

2,495+
Delivery trucks removed from downtown

15,202+
Curb relief hours

482,866+
Products delivered to local businesses

84,370+ lbs
Greenhouse gas emissions eliminated

31,500+ lbs
Clean cardboard removed & recycled

PUBLIC SAFETY

1 Smaller Vehicles

Reduced risk of collisions in tight areas

2 Lower Speeds

Avoided accidents, less severe

3 Improved visibility

For drivers, peds and bikes

COMMUNITY

1 Livibility

Improved quality of life

2 More Boots + Bikes

Better, safer access for human mobility options

3 Business Service

Improved efficiency and customer service

ENVIRONMENT

1 Air Quality

Improved local air quality

2 Noise

Quieter streets

3 Congestion

Curtails traffic during busy periods

A Win-Win-Win

Breckenridge is not the only one benefiting from E-Delivery

Distributors reduce

- Fuel costs
- AAA Average Fuel prices in Colorado $4.22/Gas, $4.84 Diesel
- Labor hours in Breckenridge
- $25-$35/hr
- Repair and maintenance
- ATRI benchmark $.20/mile

“The program lessened the burden of delivering a high volume of products in a densely populated area.”
JesseAlbertson– Operations Manager, Mountain Beverage

“Eliminating delivery trucks has made living near Main St infinitely safer and more pleasant.”
Ridge St. Resident

Timeline

24/25

- **Nov 2024**: Town funds and launches E-Delivery pilot, capital + operations
- **Nov 2025**: Council sets E-Delivery as 2026 priority; directs staff to develop Dock Permit Fee to offset program expenses

2026

- **Feb 2026**: Engage stakeholders on proposed dock permit fee + gather feedback
- **Mar/April 2026**: Finalize proposal and bring back to Council for formal adoption

Where we are headed

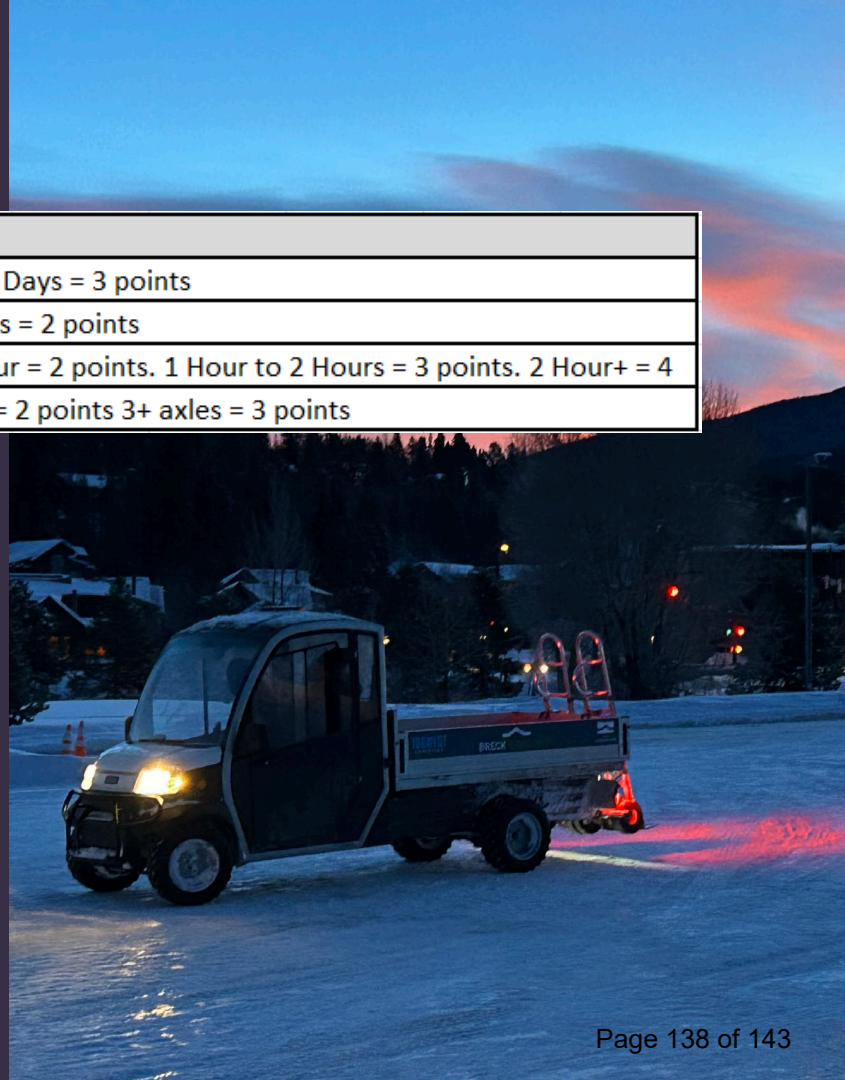
- **Summer 2026**: Town opens application process
- **Oct 1, 2026**: Issuance of dock permits

Proposed Methodology:

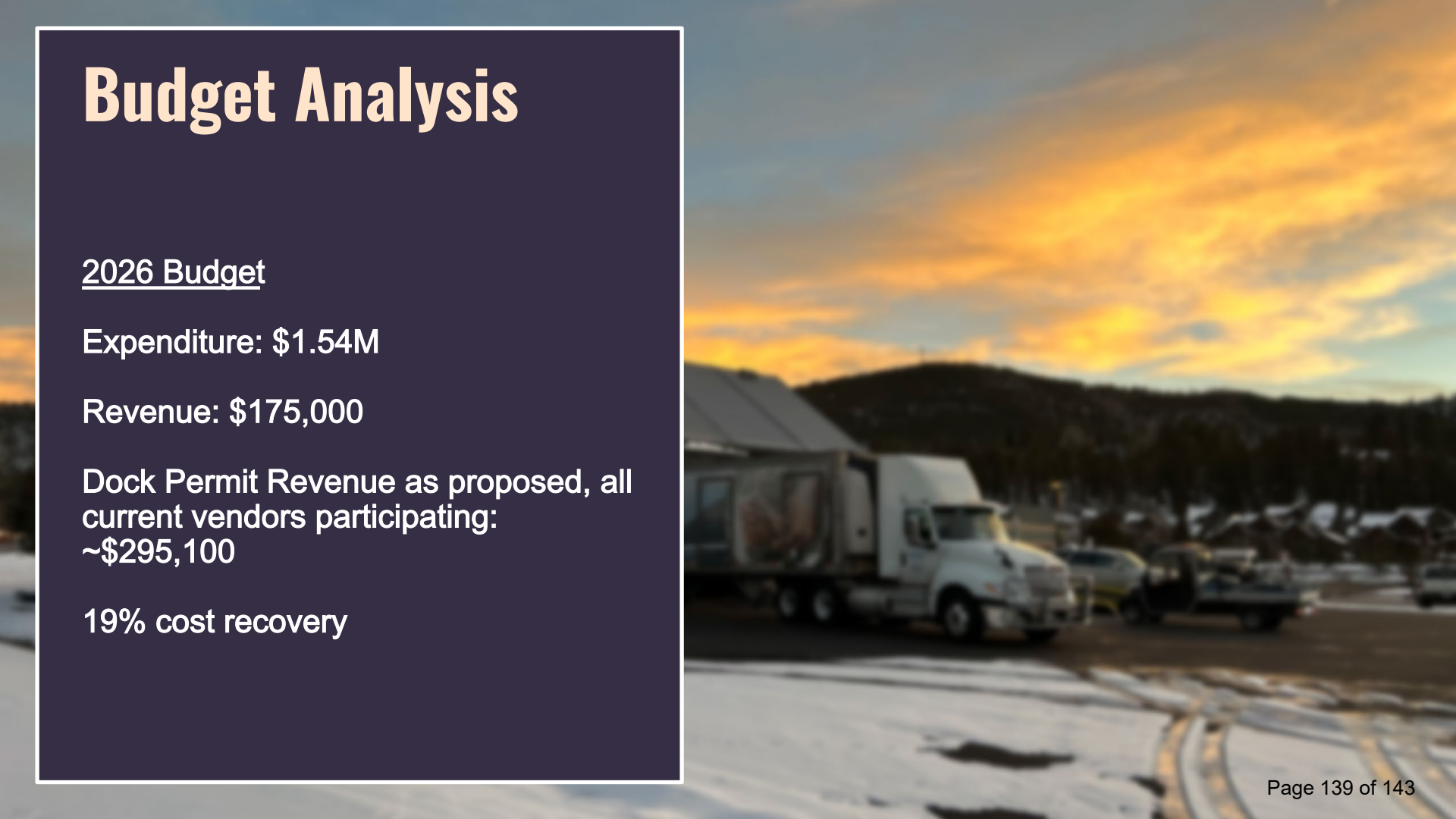
Permit Points System	
Weekly Loading dock access days:	1 Day = 1 point 2-3 Days = 2 points 3+ Days = 3 points
Number of delivery locations required:	1-12 Locations = 1 point 13+ Locations = 2 points
Delivery Time needed at dock location:	0-1/2 Hour = 1 point. 1/2 Hour to 1 Hour = 2 points. 1 Hour to 2 Hours = 3 points. 2 Hour+ = 4
Type of delivery vehicle:	Van = 1 point Truck: Less than 3 axles = 2 points 3+ axles = 3 points

Proposed Annual Dock Permit Fee Tiers:

Permit Tier	Annual Rate	Points Earned
1	$3,900	Fewer than 6
2	$15,600	6-7
3	$23,400	8-9
4	$35,100	10-11
5	$45,500	12+



Budget Analysis



2026 Budget

Expenditure: $1.54M

Revenue: $175,000

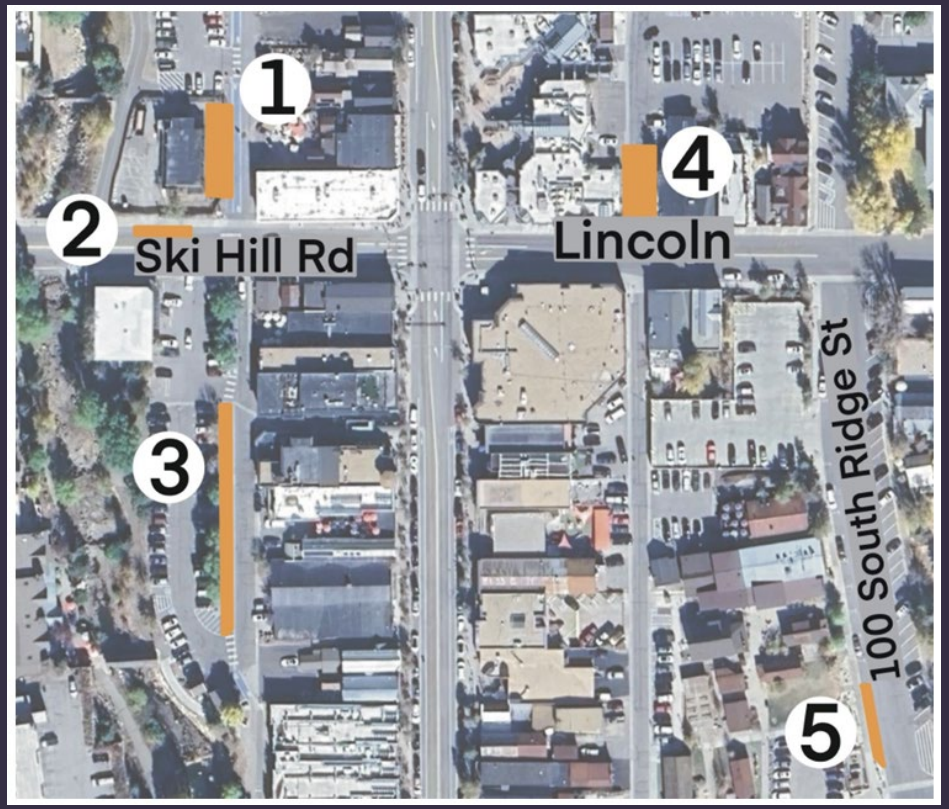
Dock Permit Revenue as proposed, all current vendors participating: ~$295,100

19% cost recovery

Engagement

1. Fee levels
2. Seasonal variations
3. Delivery Zone Permits
4. Budget Predictability

Alternative to E-Delivery?



Staff Recommendations

Fee Levels: as proposed

Seasonal Variations: Fee based on peak utilization

Delivery Zone Permits: Included in dock permit fee*

Budget Predictability: 2% per year through 2028 permit cycle

THANK YOU

SUSTAINABLE BRECK