



TOWN OF
BRECKENRIDGE

Town Council Work Session
Tuesday, May 26, 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. BUILDING HOPE PRESENTATION (3:00-3:20PM)**
BUILDING HOPE PRESENTATION
- II. ARTS DISTRICT SUMMER HIGHLIGHTS (3:20-4:00PM)**
ARTS DISTRICT SUMMER HIGHLIGHTS
- III. PLANNING COMMISSION DECISIONS (4:00-4:05PM)**
PLANNING COMMISSION DECISIONS
- IV. LEGISLATIVE REVIEW (4:05-4:10PM)**
APPOINTMENT OF TOWN ELECTION COMMISSION (RESOLUTION)
- V. ADMINISTRATIVE RULES AND REGULATIONS (4:10-4:20PM)**
AMENDED ADMINISTRATIVE RULES AND REGULATIONS FOR DEPARTMENT OF PUBLIC WORKS TO ADD ARTICLE VII E-DELIVERY PROGRAM
- VI. MANAGERS REPORT (4:20-4:45PM)**
PUBLIC PROJECTS UPDATE
MOBILITY UPDATE
SUSTAINABILITY UPDATE
HOUSING UPDATE
OPEN SPACE UPDATE
COMMITTEE REPORTS
FINANCIALS
COMMUNICATIONS AND COMMUNITY ENGAGEMENT UPDATE
- VII. PLANNING MATTERS (4:45-5:05PM)**
OUTDOOR DINING AND RIVERWALK SPECIAL AREA
- VIII. OTHER (5:05-5:35PM)**

OUT OF TOWN WATER SERVICE CONNECTION MORATORIUM
INTEGRATED PEST MANAGEMENT (IPMP) ANNUAL PLAN UPDATE
EVENT CREATION AND PROMOTION GRANT PROGRAM
XCEL LIQUID NATURAL GAS (LNG) REQUEST FOR SITE EXTENSION (115 GATEWAY DRIVE)

IX. EXECUTIVE SESSIONS (5:35-6:20PM)

EXECUTIVE SESSION TO DISCUSS PROPERTY ACQUISITION IN THE UPPER BLUE BASIN
EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS REGARDING CERTAIN BRECKENRIDGE
HISTORY-RELATED ASSETS
EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS REGARDING CERTAIN ASPECTS OF THE
RUNWAY DEVELOPMENT



BUILDING
HOPE
SUMMIT COUNTY

MENTAL
HEALTH
MATTERS

2025
YEAR IN
REVIEW

SUPPORT FOR OUR COMMUNITY



MENTAL HEALTH SCHOLARSHIPS PROVIDE FINANCIAL SUPPORT FOR MENTAL HEALTH THERAPY SESSIONS.

531 scholarships issued in 2025

- 56% white, 40% hispanic
- 40% male, 58% female

212 providers now accept the Building Hope scholarship, filling gaps in available resources within the community.

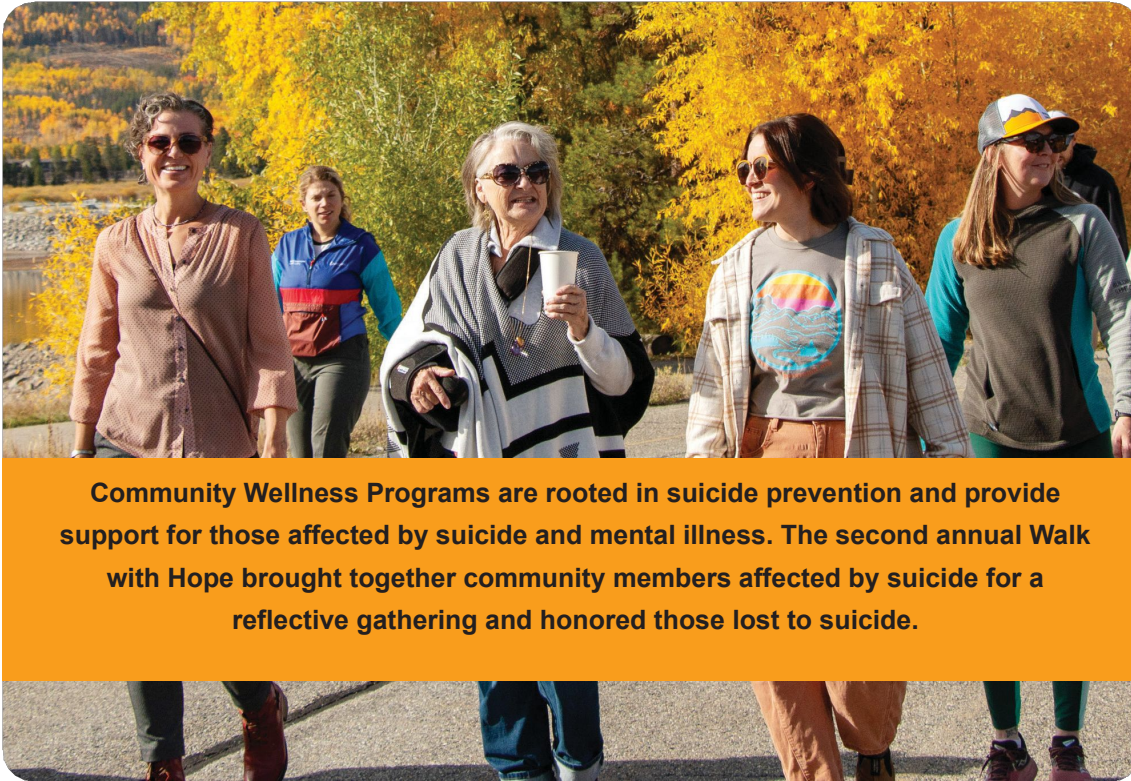


271
COMMUNITY MEMBERS were supported in finding mental health services through Building Hope's **MENTAL HEALTH NAVIGATION** program.



“BUILDING HOPE HAS MADE IT POSSIBLE FOR PEOPLE IN SUMMIT COUNTY TO ACCESS THERAPY WHEN THEY COULDN'T AFFORD TO PAY OUT OF POCKET AND HAD NO OTHER OPTIONS.”

LEARNING AND HEALING TOGETHER



Community Wellness Programs are rooted in suicide prevention and provide support for those affected by suicide and mental illness. The second annual Walk with Hope brought together community members affected by suicide for a reflective gathering and honored those lost to suicide.

“TO ME, BUILDING HOPE MEANS CONNECTION, PURPOSE, AND COLLABORATION. IT EMBODIES A GRASSROOTS EFFORT THAT NOT ONLY REDUCES BARRIERS TO CARE BUT ALSO STRENGTHENS THE BONDS BETWEEN PROVIDERS, AGENCIES, AND THE COMMUNITY. FOR THE COMMUNITY, IT MEANS AFFORDABLE, ACCESSIBLE, AND STIGMA-FREE MENTAL HEALTH SUPPORT.”

Support Groups provide a relaxed and supportive space for peers to get together and discuss challenges.

- **779 community members engaged in support groups in 2025**

Mental Health Training increases public awareness and provides education around mental health topics.

- **29 mental health training sessions**
- **561 individuals trained**



COMMUNITY OUTREACH

Building Hope attended 27 events, reaching out to thousands of community members about mental health services offered locally.

FACILITATING CONNECTION



CONNECTEDNESS EVENTS

Free community events designed to improve emotional wellbeing and foster connection.



FAMILY EVENTS

Launched in 2025 in response to community feedback and a need for gatherings geared towards bringing families together.



HYPE EVENTS

Provide opportunities for youth aged 11-18 to gain self confidence and connection through free activities.



53

Connectedness
Events

494

Participants



8

Family
Events

90

Participants



43

Hype
Events

367

Participants



“BUILDING HOPE IS A VITAL PART OF SUMMIT COUNTY. IT’S AN ORGANIZATION THAT CONSISTENTLY STRENGTHENS BOTH THE QUALITY AND ACCESSIBILITY OF MENTAL HEALTH CARE FOR OUR COMMUNITY.”

SUPPORTING THE MENTAL HEALTH SYSTEM



GROWING OUR PROVIDER NETWORK AND STRENGTHENING THE LOCAL MENTAL HEALTH SYSTEM



64

MINI GRANTS

Awarded to mental health providers to support professional development.



11

PROVIDERS

Supported through billing and credentialing services, improving access and the ability for community members to utilize health insurance for mental health services.



\$125,776

Awarded in tuition assistance, supervision grants, and intern stipends



“BUILDING HOPE HAS BEEN A VITAL SUPPORT IN MY JOURNEY AS A THERAPIST. THEIR FUNDING HAS ALLOWED ME TO PURSUE CONTINUING EDUCATION AND CERTIFICATIONS OVER SEVERAL YEARS, HELPING ME GROW BOTH EARLY IN MY CAREER AND AS I CONTINUE TO EXPAND MY EXPERTISE.”

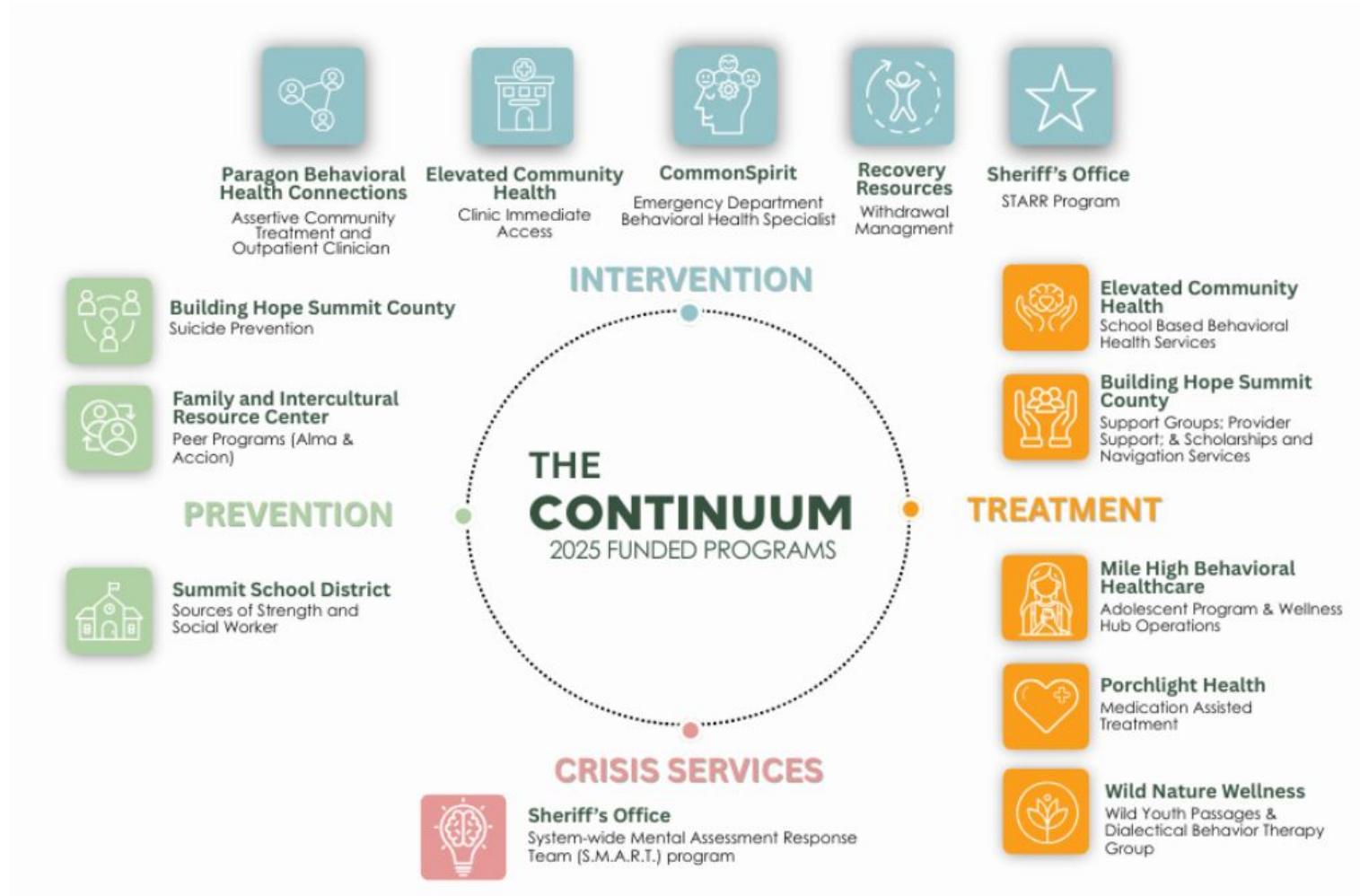


STRONG FUTURE BEHAVIORAL HEALTH INITIATIVE

In November of 2018, Summit County voters passed **Referred Measure 1A Strong Future** with five separate funding components: mental health and suicide prevention services, affordable early childhood care and learning for local families and workers, wildfire prevention programs, recycling and waste diversion services, and necessary repairs and improvements to extend the useful life and accessibility of public buildings and community facilities.

Funding At Work

2025 Strong Future Funded Program Impacts



STRONG FUTURE BEHAVIORAL HEALTH FUNDING AT WORK

Total Investment: Over \$20 million distributed to date.

Breadth of Reach: Funding has supported 20+ distinct programs across 13 community organizations.

Strong Future Behavioral Health Committee: This group of subject matter experts and advocates ensures high-level oversight by:

- **Evaluating** funding applications and making recommendations to the Board of County Commissioners.
- **Monitoring** performance through the review of quarterly recipient reports.
- **Advocating** for the evolution of behavioral health services throughout the region.

Sustainability is paramount: The infrastructure we have built is now an essential service for our workers and families.

How you can help:

- **Stay Informed:** Review the Strong Future impact reports to see how 1A funds are moving the needle on local mental health.
- **Advocate:** Share the importance of these services with your neighbors to help us plan for a sustainable, permanent funding solution for the future.
- **Connect:** If you or someone you know needs support, reach out to Building Hope or our partner organizations funded by 1A Strong Future.



BUILDING HOPE FUNDING



- Individuals
- Foundations/
Corporations
- Strong Future
Operations
- Nicotine Parts 1 & 2
- Strong Future
Admin
- Strong Future Programs
- State Grants
- Fundraisers & Events

BUILDINGHOPESUMMIT.ORG

THE SOL CENTER

WHERE SUPPORT COMES TOGETHER

The Sol Center was created with working families in mind — supporting the very people who keep our community running. Many community members juggle long, variable, and nontraditional work hours, which can make accessing support difficult.

By bringing FIRC programs together in one place, the Sol Center makes it easier to access food and support in a single visit. Sharing space with Building Hope helps keep mental health connected to this work, strengthening awareness and coordination, while meeting everyday needs.

When planning the Sol Center, we listened closely to the community and to the people who use our services. The majority of our clients shared that they work in Breckenridge and wanted support to be closer to where their days already take them. Their input played an important role in shaping where this space would live.

FOR OUR CLIENTS

Seamless, equitable access to resources and opportunities

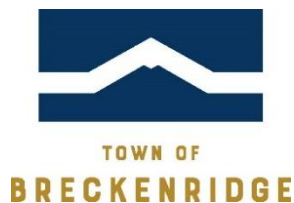
FOR OUR NONPROFITS

Enhanced efficiencies and cross-collaboration

FOR OUR COMMUNITY

Strengthen summit county's workforce





Memo

To: Town Council
From: Julia Puester, AICP, Assistant Town Manager
Date: May 20, 2026 (for May 26, 2026 work session)
Subject: Arts District Summer Preview Presentation

Town Council Goals (Check all that apply)

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

Summary

The resident arts companies located in the Arts District will present highlights of the offerings for the summer season, a brief overview of their winter season programming results, and current partnership projects. These organizations include Breck Create, Breck Film, Backstage Theatre, and National Repertory Orchestra.

Background

Breck Create and the resident companies are all local non-profit organizations supported in part by financial contributions by the Town and in-kind through use of Town facilities.

Public outreach/engagement

Each organization conducts community engagement events, support and/or programming in addition to revenue generating activities. Advertising is done through each respective organization as well as a shared calendar on the Breckenridge Tourism Office. Further, to address the findings from the 2025 Corona Insights survey on the need to increase visibility of programming, the Arts District Management Committee has formed a work group to progress a shared vision and goals for arts and culture promotion by leveraging existing resources of each organization.

Financial Implications

There are no financial implications for the summer preview events outside of the 2026 budget at this time.

Equity Lens

Breck Create and resident companies hold events that are open to all members of the public.

Staff Recommendation

This item is informational only. No action is required.

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.

PREVIEW SUMMMER HIGHLIGHTS



MISSION

To deliver inspiring creative experiences that enrich the quality of life for all residents and quality of place for visitors .

VISION

To see Breckenridge as a dynamic year-round creative community.

VALUES

1. Excellence and relevance
2. Engagement and interactivity
3. Diversity, equity, inclusion + accessibility
4. Collaboration, cooperation + communication
5. Respect for our natural environment

GOALS

1. To increase participation and community ownership in Arts District programs and events.
2. To maintain and grow the local creative community
3. To strengthen the Breckenridge Arts District brand, increase visibility of partner contributions and align with other community -based marketing strategies
4. To operate the Arts District at a level that demonstrates pride of place
5. To nurture a sustainable and dynamic organization that can reasonably respond to community need

WHAT WE DO

1. Operate venues and provide SERVICES to enable commercial and non-profit organizations to use Town of Breckenridge cultural assets
2. Produce and provide PROGRAMS to complement offerings of other organizations

Core Programs:

- Breckenridge International Festival of Arts
- Dia De Muertos + Latin Festival
- Exhibitions
- On-Site Classes + Workshops / Off -site Arts Enrichment
- Special Events: AirStage, Block Parties, July 4th



RESPONSE TO CORONA INSIGHTS SURVEY

STRATEGIES / SHIFTS TO PROGRAMS

1. Add Creative Conversations (informal gathering)
2. Extend AirStage Apres (more; outdoor)
3. More Music during BIFA

RIVERWALK UTILIZATION

1. Add \$5 Film Series
2. Add Third Thursdays

INCREASE VISIBILITY OF OFFERINGS

1. Add Arts District advertising campaign, inclusive of all arts non -profits
2. Revise Breck Create website to increase visibility of other arts non -profit offerings
3. Add Breck Film Offerings to calendar
4. Advocate for Arts + Entertainment section in SDN



March 20, 2026

Just wanted to send a little appreciation to all of you at Breck Create. Yesterday my family and I attended the Third Thursday and had a wonderful time. This was the second time we attended and yet again we were blown away by the great event you put together.

From the music to the vendors and the strong community feel, you guys nailed it!

You all do a great job organizing, and we love every event of Breck Create that we attend.

Thanks for all that you do, we are grateful to have such a wonderful resource in the community!

Cheers,
Terese Broderick



JANUARY– MAY

WINTER-SPRING HIGHLIGHTS



PROGRAM PARTNERS

Breck Film*
Breck History
Backstage Theatre Company*
Breckenridge Tourism Office*
Breckenridge Events Committee
Breckenridge Restaurant Association
Breckenridge Retail Association
Breckenridge Open Space and Trails
Breckenridge Outdoor Education Center
Building Hope
Celebrate the Beat
Colorado Mountain College
Colorado Tourism Office
Dillon Valley Elementary
Farmers Market
High Country Conservation Center*
Keystone Science School
LGBTQ Outdoors
Mountain Dreamers
Mountain Mentors
Mountain Pride
Mountain Top Exporium*

National Repertory Orchestra*
Sapphic Social Club
Summit High School
Summit Middle School
Snowy Peaks School
Summit Chamber of Commerce
Social Equity Commission
Summit Foundation: Proyecto Thrive, YAC
TEDxBreckenridge
Town of Breckenridge (Park City Leadership)
Upper Blue Elementary

* Financial Investments

VENUE PARTNERS

Alpine Dance
Breck Film
Breckenridge Outdoor Education Center
Breckenridge Retail Association
Breckenridge Tourism Office
Calvary Chapel
Crowden School
Dance Collective
Domis Pacis
Lean on Us
Fly Fishing Film Tour
Mountain Dreamers
National Repertory Orchestra
RWB Fire Department
Summit Concert Band
Snowy Peaks High School
Town of Breckenridge





JUNE 20 OPENING

OTHER WORLDS EXPLORIUM



BRECK CREATE GOALS

- Arts Corridor Integrity: Preserve or strengthen the essential cultural corridor from Riverwalk Center to Ridge Street
- Arts District Functionality: Retain OMH's function as a central information, promotional, and ticketing hub for all Arts District producing partners and program providers.
- Serve as a promotional hub for artists and arts organizations delivering programs on the Breckenridge Arts District Campus.
- Serve as a flexible space for formal and informal community gatherings.
- Build upon past success of immersive and activity - based art experiences; Test a paid entry / cost recovery model
- Mission, Strategy & Brand Alignment: Engage in collaborations that align with BCA's board -approved mission, vision, values, goals and strategies and respond to community needs.

MOUNTAIN TOP GOALS

- Establish a long-term, sustainable home for Mountain Top Explorium that serves as a permanent community anchor, ensuring consistent access and dedicated resources for our everyday patrons and members.
- Elevate the physical exhibition environment through custom-fabricated elements designed to withstand high-capacity attendance while maintaining the Explorium's core educational standards.
- Increase foot traffic to the Children's Museum and overall brand awareness for Mountain Top Explorium organization and its enriching childcare programs.
- Provide a space in the Main Street corridor that provides children and families with an age appropriate developmental experience.

SHARED VISION

A totally new attraction for Breckenridge – a paid-entry, immersive, interactive, family-focused, arts-based exhibit that pilots the potential for development of a long -term collaborative co-use operating model in Old Masonic Hall.





JUNE 14 13

BRECK PRIDE



2026 PRIDE MARCH ROUTE



JUNE 11-13

PREMIERE PRIDE MARCH





JUNE 11-SEPT 17, THURSDAYS

AIRSTAGE APRÈS





JULY 4

150/250: PURPLE MOUNTAIN MAJESTY





MAY 1-AUGUST 31

SUMMER CLASSES + WORKSHOPS





AUGUST 20-23

BIFA 2026: OTHER WORLDS



ADVENTURE, CREATIVITY, NATURE + PLAY





- **Day 1 + Opening (Thurs)**
Down the Rabbit Hole
- **Day 2 (Fri)**
Through the Looking Glass
- **Day 3 (Sat)**
A Kaleidoscope of Weird + Wonderful
- **Day 4 (Sun)**
Return to Reality with New Eyes

MORE FOCUS
MORE IMPACT



TELEPORTED BY SOUND



BIKE-POWERED STAGE + AIRSTAGE

ADVENTURE, CREATIVITY, NATURE + PLAY



MUSIC LINE-UP

Thursday

- 5-8pm: AirStage – Barney Ford Lot

Friday

- 12pm: Family Stage– Riverwalk Lawn
- 2pm: Bike Stage – Riverwalk Lawn
- 4pm: Bike Stage – Riverwalk Lawn
- 6pm: AirStage – Blue River Plaza
- 7:30pm: Pattie Gonia – Riverwalk Center

Saturday

- 12pm: Family Stage– Riverwalk Lawn
- 2pm: Bike Stage – Riverwalk Lawn
- 4pm: Bike Stage – Riverwalk Lawn
- 6pm: AirStage – Blue River Plaza
- 7:30pm: Beats Antique – Riverwalk Center



BIKE-POWERED STAGE + AIRSTAGE + RIVERWALK

ADVENTURE, CREATIVITY, NATURE + PLAY



PLAYBILL
THE PLAYERS THEATRE



 BRECKENRIDGE
BACKSTAGE THEATRE

THE DARK SIDE OF THE RAINBOW

 **BRECK**
FILM



* READING + \$5 FILM SERIES (ResCo)

ADVENTURE, CREATIVITY, NATURE + PLAY →



LAURIE SHAPIRO

ADVENTURE, CREATIVITY, NATURE + PLAY





THEME-INSPIRED COSTUMING

ADVENTURE, CREATIVITY, NATURE + PLAY





PHOTO OPPS

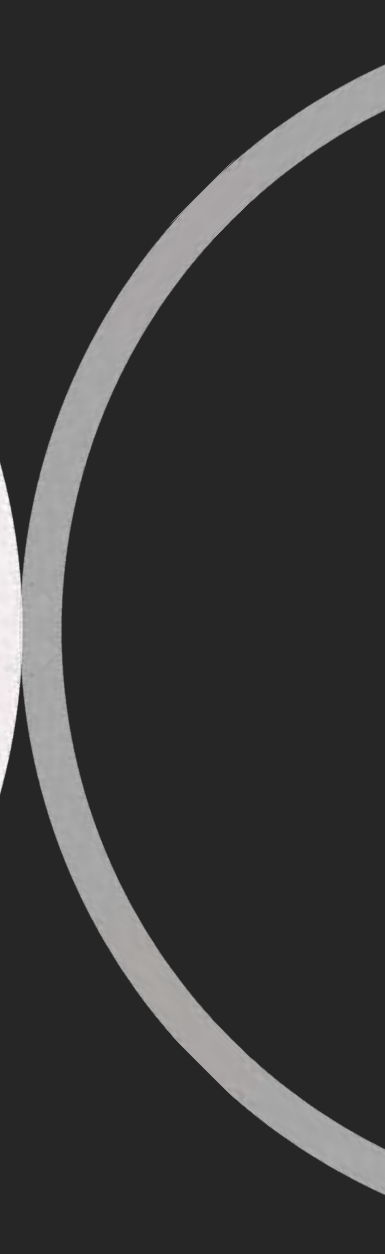


CONNECTING THE CAMPUS

ADVENTURE, CREATIVITY, NATURE + PLAY



THANK YOU!



Breck Film Presentation to Breck Town Council



Breck Film at A Glance	
Operational Days in 2025	306
Regular Programming	272
Community Events with Partner Organizations	34
2025 Revenues	\$512,731
2025 Expenses	\$509,878
2025 Net Profit	\$2,853

Arts Partnership

In 2026, Breck Film and Breck Create are presenting the Five Dollar Film Series at The Riverwalk Center. These events are fun, inexpensive nights out for our community. So far we have screened *Monty Python and the Holy Grail* and *Breckenridge Rewind*. *Monty Python* saw 230 attendees (30% capacity) and *Breckenridge Rewind* saw 395 attendees (52%).

Next we will be showing *Rocky Horror Picture Show* with a shadow cast for Breck Pride! The remainder of the series includes *Alice in Wonderland*, *Dark Side of the Rainbow*, and *The Shining*.

Winter Recap

It has been a great year for films at The Eclipse Theater in 2026. We have shown popular movies including *Avatar: Fire and Ash*, *Marty Supreme*, *Project Hail Mary*, *The Super Mario Galaxy Movie*, and *Devil Wears Prada 2*. We also screened an eclectic mix of art films and documentaries. These strong films have us cautiously optimistic for this year. Revenues at the theater are up 40% from last year, and we hope to continue this momentum through the summer releases.

We have continued to work with many great Summit County non-profit organizations at the Eclipse Theater, offering discounted rental prices for these partner organizations. This has included film screenings with the Town of Breckenridge, South Branch Library, ARISE, Friends of the Dillon Ranger District, VNTRbirds, The Summit County Film Commission, and Carriage House, to name a few. (See "At A Glance" for numbers) Thank you to the Town for providing funding for this in our annual grant!

Preview of the Summer Season

NEW this summer, Breck Film is participating in the CO150 Film Festival - a statewide initiative that involves 23 venues across the state screening classic films with Colorado connections. Some of the films we will feature are *Dumb and Dumber*, *The Hateful Eight*, *Misery*, *Downhill Racer*, *Christmas Vacation*, and more. Films will be shown at The Eclipse and as part of The Breckenridge Film Festival. Each screening will feature an additional component (i.e. stand-up comedy with *Dumb and Dumber*, a presentation about the Wild West for *The Hateful Eight*, etc.) to enhance the audience experience. Regular programming at the Eclipse Theater will include Steven Spielberg's *Disclosure Day* in June, Christopher Nolan's *The Odyssey* in July, and *Spiderman: Brand New Day* in August. We will continue working with non-profit partners to put on special screenings and community events.

This summer we are upgrading our equipment in the Eclipse Theater including a state-of-the-art projector, new microphones, and upgrades to our sound system. We hope to have upgrades installed before the summer blockbusters begin.



2025 Festival Information

Breck Film celebrated our 45th film festival over 4 days in September of 2025 with 41 events across 10 venues. We saw a 15% increase in tickets from 2024, and the highest revenue in festival history. We had lots of great press in 2025 including being featured on KUNC, Westword, CBS News and 9News. We brought filmmakers to Breck from across the world and had over 60 in attendance including Oscar Nominated actor Judd Hirsch. It was a successful event and we are excited to host our 46th film festival in September 2026.

Financial Information

Through April 30th	2026	2025
Attendance	4,016	2,728
Revenues - Eclipse	\$92,176.00	\$65,567.00
Expenses - Eclipse	\$95,647.00	\$80,554.00
Eclipse Net Expense	-\$3,471.00	-\$14,987.00
Revenues - Breck Film Festival	\$87,429.00	\$118,623.00
Expense - Breck Film Festival	\$59,734.00	\$57,611.00
Breck Film Festival Net Revenue	\$27,695.00	\$61,012.00

2026 Festival

2026 has started out strong at the Eclipse Theater. We have had excellent attendance with 1,288 more guests visiting this year than last. Unfortunately operational expenses are increasing year over year. Popular films take as much as 55-65% of ticket revenue for the studios that created the film. The Town of Breckenridge is a crucial supporter of The Eclipse Theater with half of our yearly grant going to the theater. In 2025, the theater operated at a loss of \$2,153. This would have been a \$32,153 loss without the Town of Breck's support.

We have just begun raising funds for our 2026 festival. We are hopeful that sponsorships for this year's iteration will match revenues from last year, but sponsors are concerned about the economic instability of the current moment. Major sponsors are delaying their commitment, and other sponsors are deciding to give at smaller amounts. This will play a significant role in the Breck Film's revenue for 2026.





BRECKENRIDGE
BACKSTAGE THEATRE

Town Council

May 26, 2026

BBT's Mission Statement

Our Mission

To enrich, educate and entertain Summit County residents and visitors of all ages through high-quality professional theatre, community programs and learning through the arts, for generations to come.

Artistic Updates & Reports



Leadership Update

Hired our new Director of Production, John O'Connor



Pre-Production: Murder on the Orient

In pre-production for *Murder on Orient Express* - coordinating set builds, design meetings, hiring, and travel for artists.



Summer Camp 2026

We will host 9 weeks of drama camps with final shows for elementary and middle school students.
June 8 - August 7, 2026



Facility Upgrades (Thank you!)

New stage floor project completed.
Washer/dryer installation is upcoming.

Season planning for 26-27 underway – **Aim to announce at the gala!, July 30**

Spamalot, Jr. *(Young at Part)*



35 Youth Participants

Talented local performers from across Summit County.



9 Sold Out Shows

A record-breaking run in January 2026.



Successfully reached **1,000 audience members**, primarily local residents!

LOVE LETTERS *By A.R. Gurney*



 **March/April 2025**

Brought back our annual community production!

 **100% Locals**

Featuring a completely different cast every single night.

267 Audience Members

Primarily local residents attending during the mud season.

A successful revival of a **community favorite**

COMING UP – *Murder on the Orient Express*

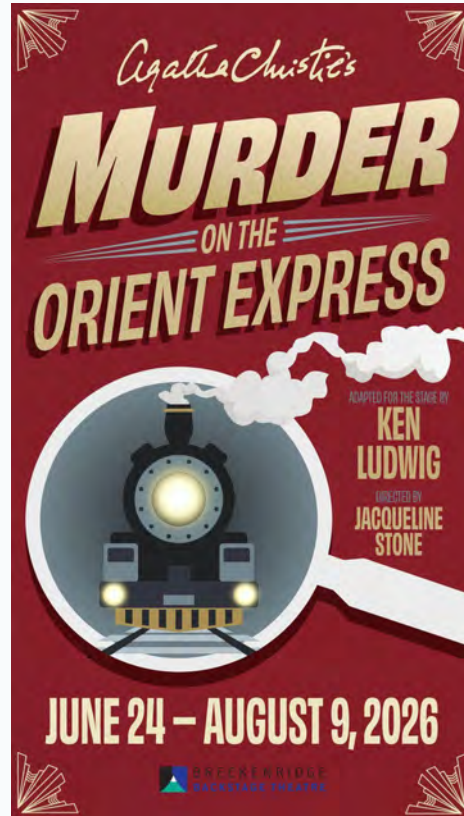
Opening Night Reception

Fri, June 26

Directed by
Jacqueline Stone

Written by
Agatha Christie

Adapted by
Ken Ludwig



“★★★★★ *A first class ride all the way!*”

–The Guardian

The Orient Express train is about to go off the rails!

With a train full of remarkable suspects and an alibi for each one, it's the perfect mystery for detective Hercule Poirot.

FP FORTUNATO
PROPERTIES
REAL ESTATE SERVICES

COMING UP – *Magic Tree House*



FOR AGES 0-10 YEARS OLD

Opening Day
Sat, July 18

CREATIVE TEAM

Book & Lyrics by Will Osborne,
Jenny Laird, and Music & Lyrics
Randy Courts

*Based on the Magic Tree House
book series*

July 23, 2026

*Partnering with Summit County Libraries to
deliver free shows at each branch*

This entertaining
45-minute musical
features the beloved
brother-sister duo, Jack
and Annie from the
bestselling ***Magic Tree
House*** books!

Focus on **READING!**

A photograph of a theater stage with red curtains. A spotlight illuminates the wooden floor of the stage. The text "THE END" is overlaid in white, and "THANK YOU!" is overlaid in blue below it.

THE END

—

THANK YOU!



NATIONAL REPERTORY ORCHESTRA
SUMMER MUSIC FESTIVAL
— JUNE 20 - AUGUST 8, 2026 —



PARTY LIKE IT'S 1876

- May 27** **Movie Trivia Night**
Breck Film
- May 28** **Country Line Dancing**
National Repertory Orchestra
- May 29** **Historical Restaraunt Pairings**
Breckenridge History
- May 30** **Interactive Murder Mystery**
Breckenridge Backstage Theater



WOMEN IN THE ARTS

Tuesday, July 14 at Eclipse Theater
Presented by Breckenridge Backstage Theatre, Breck Film, and National Repertory Orchestra



American Adventures

Honoring America's 250th and Colorado's 150th "American Adventures" celebrates American composers and musical works inspired by the spirit and story of our nation.

34 AMERICAN COMPOSERS

14 LIVING AMERICAN COMPOSERS

2 WORLD PREMIERS



"American music is not one style — it is a kaleidoscopic experience, just like the American story itself. Music is the reflection of America, shaped by the spirit of exploration, place, and possibility."

-MUSIC DIRECTOR MICHAEL STERN



FESTIVAL PHOTOGRAPHY

This season, the NRO is proud to collaborate with a group of exceptional local photographers whose work captures the spirit of American Adventures.



ELAINE COLLINS
facebook.com/ilovesummitco



CURTIS DEVORE
curtisdevore.com



TIMOTHY FAUST
timothyfaust.com



JOHN FIELDER
historycolorado.org



JOE KUSUMOTO
kusumotophoto.com



ANDREW MAGUIRE
andrew-maguire.com

CONDUCTORS & GUESTS

In addition to Music Director Michael Stern we will welcome a variety of guests, from world-renowned guest conductors to NASA astronauts:

7 GUEST CONDUCTORS

8 SPECIAL GUESTS

6 GUEST EDUCATORS

ORCHESTRA MUSICIANS

This year we will welcome 81 musicians from around the country and around the world:



64 CITIES

26 STATES

12 COUNTRIES

CONDUCTORS & ORCHESTRA



NATIONAL REPERTORY ORCHESTRA





FREE FAMILY & KIDS

TUESDAY, JUNE 23



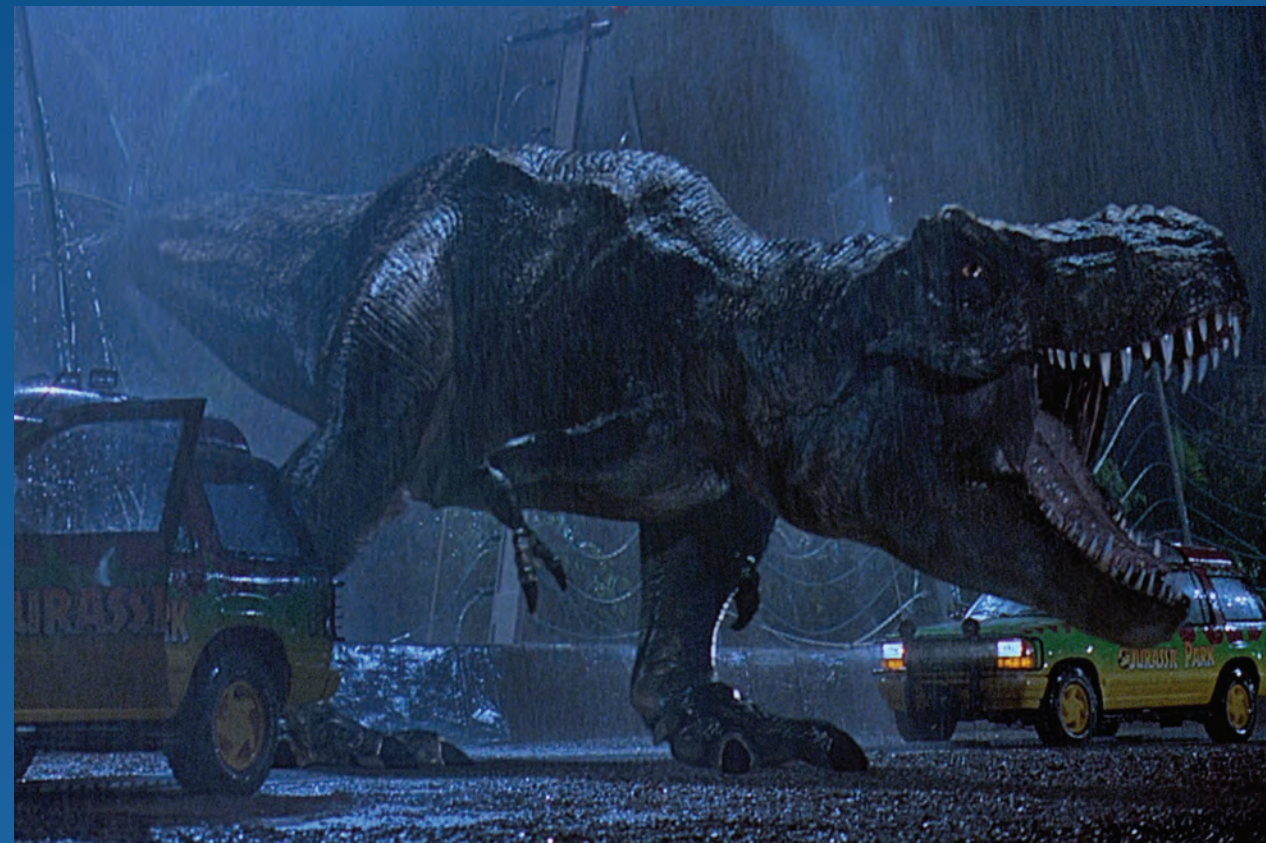
A NIGHT AT THE OPERA

SATURDAY, JUNE 27



TOPILOW POPS

WEDNESDAY, JULY 8



JURASSIC PARK

SATURDAY, JULY 18



RETRATOS DE LA VIDA

SATURDAY, JULY 25



MUSIC, MIX & MINGLE

A fresh take on a night out: arrive early for drinks and a lively pre-concert mingle set to Bridgerton-style strings, then settle in for a dynamic, one-hour performance.

Wednesday, June 24 | American Landscapes

Wednesday, July 15 | American Icons





IN THE COMMUNITY

Alumni String Quartet

- Visits to pre-schools, day camps, and libraries
- Chamber Concert

Community Link

- Blue River clean up
- Roles: host families, bike maintenance, concert ushers, rehearsal docents, housing preparation, etc.

Free CE Events

- Symphony in the Streets, July 6 (Wildflower Week)
- Open Rehearsals



8 WEEKS

135+ EVENTS

84% FREE

FESTIVAL OVERVIEW

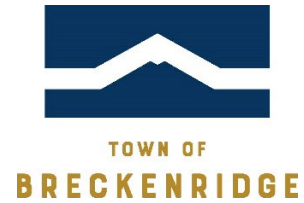


NATIONAL REPERTORY ORCHESTRA

**ESCAPE THE NOISE.
ENJOY THE MUSIC.**



SCAN TO SEE ALL
140+ EVENTS AND
BUY TICKETS



Memo

To: Breckenridge Town Council
From: Mark Truckey, Director of Community Development
Date: May 20, 2026
Subject: Planning Commission Decisions of the May 19, 2026 Meeting

DECISIONS FROM THE PLANNING COMMISSION MEETING, May 19, 2026:

CLASS A APPLICATIONS: None.

CLASS B APPLICATIONS: None.

CLASS C APPLICATIONS:

1. [216 N Gold Flake Addition, 216 N Gold Flake Terrace, PL-2026-0082](#)

A proposal to construct a 2,362 sq. ft. addition to an existing single family residence with 2,611 sq. ft. of existing density and a full interior and exterior remodel. The residence will have five bedrooms, six bathrooms, a two-vehicle garage, two interior gas fireplaces, one outdoor gas fireplace, a hot tub, and a sauna. *Approved.*

TOWN PROJECT HEARINGS: None.

OTHER: None.



NOT TO SCALE



216 N Gold Flake
Addition, 216 N Gold
Flake Terrace

Breckenridge South



PLANNING COMMISSION MEETING

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

ROLL CALL

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

APPROVAL OF MINUTES

The meeting of May 5, 2026 was cancelled.

APPROVAL OF AGENDA

With no changes, the May 19, 2026 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No public comments.

CONSENT CALENDAR:

1. 216 N Gold Flake Addition (CC), 216 N Gold Flake Terrace, PL-2026-0082

With no call-ups, the consent calendar was approved as presented.

OTHER MATTERS:

1. Comprehensive Plan Update

Mr. Truckey and Mr. Kulick gave an update on the Comprehensive Plan process, including upcoming events June 2-5. The June 2 Planning Commission is cancelled, but the Commission was encouraged to join the Comprehensive Plan speaker panel event on June 2 at the Eclipse Theatre. Several speakers, including state demographer Nancy Gedeon and local community advocate Carlos Lopez Angeles are scheduled for the event. The keynote/headliner will be Mike Douglas, a legendary freeskiier, filmmaker, and community and environmental advocate from Whistler, B.C.

Clif Cross is leading an effort to perform an analysis of underutilized parcels in Town that could be used to increase our workforce housing supply. This analysis is required by recent state legislation. The commission will get a closer look at this in July.

Ms. Propper: How did you decide to get Carlos Lopez Angeles involved?

Mr. Kulick: He was recommended. We were looking for someone that is already involved with the community that has a good network to share information. We had reached out to the Town's Communications Department, and they suggested him as someone who already has deep ties to the Oaxacan community here and who grew up in the area.

Ms. Propper: What's the definition of "underutilized parcels"?

Mr. Cross: There is a definition from the State in the Senate Bill. It includes areas like vacant land, open space lands, common areas, and lots that may have a large multifamily building and the rest of the parcel is empty.

2. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 6:13 pm.

Susan Propper, Chair



Memo

To: Town Council
From: Mae Watson, Town Clerk
Date: 5/26/2026
Subject: Resolution for Appointment of Election Commission Members

Town Council Goals (Check all that apply)

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

Summary

Staff are presenting for consideration a resolution to reappoint Jennifer Schappert and Leigh Girvin to the Town of Breckenridge Election Commission. Jennifer Schappert and Leigh Girvin served on the Commission from 2024-2026 and both have agreed to serve for another term. These names are submitted to Town Council for consideration.

Background

Section 3.5 of the Breckenridge Town Charter establishes an Election Commission, consisting of the Town Clerk and two electors of the Town. In addition, the Charter specifies that in May, following a regular Town election, the council shall appoint two electors to the Election Commission for a two-year term.

Some duties of the Election Commission include:

- Providing procedures to establish proof of residency;
- Providing procedures to be followed when an election procedure is in doubt;
- Determination of a winner by lot in the event of a tie vote; and
- Conducting the Canvass and Certification of election results.

Public outreach/engagement

None. This appointment process is required by Town Charter.

Financial Implications

There should be no financial implications to this appointment.

Equity Lens

The commission is an organizational need to preserve the integrity and continuation of election procedures.

Staff Recommendation

Staff recommend Council review and approve the proposed resolution and reappoint Jennifer Schappert and Leigh Girvin to the Town of Breckenridge Election Commission for another two-year term.

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

RESOLUTION NO. 8
SERIES 2026

**A RESOLUTION APPOINTING TWO ELECTORS TO SERVE ON THE
ELECTION COMMISSION EACH FOR A TWO-YEAR TERM.**

WHEREAS, Section 3.5 of the Town Charter creates an election commission consisting of the town clerk and two electors of the Town;

WHEREAS, Section 3.5 of the Town Charter prohibits appointing electors who are town officers or employees or candidates or nominees for elective town office; and,

WHEREAS, Section 3.5 of the Charter requires that these two electors shall be appointed by the council in May following a regular town election, each for a term of two (2) years.

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

Section 1. Appointments to the Election Commission. The following two electors shall be appointed to the Election Commission.

**Jennifer Schappert
Leigh Girvin**

Section 2. Term of Service. The term of service is as follows: May 26, 2026 to May 26, 2028.

Section 3. Duties and Responsibilities; Service without Compensation. Section 3.5 of the Town Charter mandates that the members of the Election Commission serve without compensation and the duties and responsibilities are prescribed by the Town Charter, Section 3.5.

Section 4. Effective Date. This resolution is effective upon adoption.

RESOLUTION APPROVED AND ADOPTED this 26th day of May 2026.

TOWN OF BRECKENRIDGE

By _____

Kelly Owens, Mayor

ATTEST:

Mae Watson, Town Clerk

APPROVED IN FORM

Town Attorney Date

Memo

To: Town Council
From: Jessie Burley, Sustainability + Parking Manager
Date: May 14, 2026 (for May 26, 2026 work session)
Subject: Amended Administrative Rules and Regulations for Department of Public Works to add Article VII E-Delivery Program

Town Council Goals (Check all that apply)

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

Summary

Staff is proposing to add **Article VII – E-Delivery Program** to the Administrative Rules and Regulations for the Department of Public Works. Article VII formalizes the Town-administered E-Delivery program, defines the service area and facility rules, establishes permit eligibility and application requirements, and sets the dock permit fee structure and terms. Rules and Regulations may be promulgated from time to time per the authority of the municipal code. These regulations supplement the requirements of the municipal code and are intended to govern any additional criteria of the Public Works department. These Public Works rules and regulations supersede and terminate any and all prior Public Works rules and regulations.

Background

The proposed Article VII details how the Department of Public Works will administer the E-Delivery permitting process, with authorized assistance from the Town’s Mobility Division and other Public Works staff acting as the Director’s designees.

It establishes the E-Delivery Service Area and clarifies that Dock Permittees are prohibited from utilizing Delivery Zones within the service area. Dock Permittees may use the Tonopah Lot, South Park Ave and South Main St Delivery Zones to make deliveries outside the service area.

E-Delivery services will be provided by a Town-Approved Contractor, operating under a published Standards of Procedure (SOP) covering receipt/delivery protocols and damaged/returned goods; the SOP is available on the [Town’s website](#) and may be updated by the Town-Approved Contractor from time to time.

Program Elements

- **Permit Required:** An E-Delivery dock permit is required by ordinance to receive services. Permit availability is based on capacity (facility and contractor), and permits are issued on a first-come, first-served basis with considerations for program capacity, service availability, application tier, and good standing as determined by the Director of Public Works.

- **Good Standing:** Annual renewals require good standing at time of application; violations of Town Code, facility rules, or contractor SOP may result in loss of good standing and permit reissuance.
- **Facility Rules:** Deliveries must be scheduled via the OpenDock platform; missed windows require notification to dispatch or the Dock Manager. Offloading outside the dock is prohibited; use designated staging areas only. Maximum dwell time is 3 hours for unloading and staging. Vehicles may not be left unattended and idling is prohibited.
- **Application Cycle:** Applications open no later than August 1st annually and are published on the Town’s website and distributed to participating commercial food and beverage carriers. Completed applications are due no later than August 31st. Required information includes company details, point of contact, permit points/tier, confirmation of OpenDock enrollment, required documentation, indemnity agreement, and acknowledgement/signature.
- **Issuance & Term:** Invoices for the Dock Permit Fee are issued by September 30th; permits are valid October 1st through September 30th of the following year. Applicants must attest that application information is valid and true; failure to disclose requested information will result in no permit being issued.
- **Refunds:** Dock Permit Fees are non-refundable.
- **Out-of-Cycle Applications:** If program capacity allows, distributors may apply outside the regular cycle; fees will be pro-rated based on the number of days remaining in the current permit cycle.
- **Enforcement and Appeal:** Failure to abide by the Rules and Regulations may result in the suspension or revocation of the permit. This section sets out an appeals process.

Public outreach/engagement

Staff will coordinate with the Town-Approved Contractor to distribute application information, timelines, SOP updates, and facility rules; materials will be posted on the Town’s website and sent directly to participating commercial food and beverage carriers in alignment with the annual cycle described above. These Rules will be posted to the Town’s website for 14 days before becoming effective.

Financial Implications

The Article establishes the E-Delivery Dock Permit Fee framework (invoicing by September 30th, annual validity Oct 1st –Sep 30th, non-refundable fees, and pro-rating for out-of-cycle permits when capacity allows). These elements provide predictable program funding and cost recovery aligned with facility and contractor capacity.

Equity Lens

The first-come, first served capacity-based permit issuance structure, combined with transparent application tiers and permit requirements, aims to ensure fair access to e-delivery services while maintaining operational efficiency and safety within the service area.

Staff Recommendation

Staff recommends that Town Council support adding Article VII – E-Delivery Program to the Administrative Rules and Regulations for the Department of Public Works and provide any additional direction regarding implementation, outreach, and evaluation metrics for the first year of the program.

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.

DEPARTMENT OF PUBLIC WORKS

Articles:

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

Article I

GENERAL PROVISIONS

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

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

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

Article II

SOLID WASTE COLLECTION AND DISPOSAL

Pay-As-You-Throw, and Universal Recycling

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

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

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

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

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

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

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

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

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

- g. Number of commercial accounts with compost service

15. *Implementation Dates.*

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

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

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

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

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

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

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

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

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

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

E. *Rebate and Grant Hardship Program.*

1. *Residential Container Swap Rebates.*

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

2. *Residential Hardship.*

a. For residential customers at or below 80% AMI and/or proof of SNAP benefit eligibility, there is direct payment assistance for the difference in service cost after implementation of volume-based pricing for up to three (3) months provided that:

b. The resident added recycling service where they didn't have it before, or

c. The resident has downsized trash service, and

d. The cost of the combined trash and recycling exceeds the amount the resident was paying for the six (6) months preceding PAYT, excluding surcharges.

e. Direct payment assistance will cover the difference in service. Documentation will be required.

3. *Commercial Hardship.*

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

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

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

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

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

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

Article III

SHARED COMMERCIAL ENCLOSURE PROGRAM

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

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

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

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

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

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

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

Article IV

DISPOSABLE BAG FEE PROGRAM

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

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

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

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

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

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

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

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

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

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

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

Article V

VALLEY BROOK CEMETERY

I. *General Provisions.*

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

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

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

II. *Definitions.*

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

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

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

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

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

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

III. *Purchase of Burial Spaces.*

A. *Requirements for purchase.*

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

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

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

C. *Lot and burial space sizes.*

Per burial space: 4 feet by 10 feet

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

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

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

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

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

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

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

IV. *Interments and Disinterments.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VII. *Memorials.*

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

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

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

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

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

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

E. Private mausoleums or sarcophaguses are not allowed.

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

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

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

Article VI**WATER METER REPLACEMENT**

The below administrative regulations should be read in conjunction with municipal code Title 12 Section 2.

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

2. The fee will be added to a Customer's water bill at least 60 days after a Customer has been notified that their water meter is non-compliant and given a reasonable opportunity to have the non-compliant meter replaced by the Town.
- F. *Accessibility.* Water meters must be accessible by providing a minimum clearance of 12" from walls and 24" of working area from adjacent appurtenances (this is from our meter specs). If meter is not accessible for replacement, testing, or maintenance, it is the homeowner's responsibility and cost to make accessible.

CURB-STOP MAINTENANCE

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

Article VII

E-Delivery Program

The below administrative rules and regulations should be read in conjunction with the municipal code title 5, chapter 15 which can be found at https://breckenridge.town.codes/Code/5_Ch15.

- A. *Department of Public Works To Administer E-Delivery Permitting Process.* The Public Works director, or their designee, including but not limited to employees of the Mobility Division, is authorized to administer these administrative rules and regulations and issue E-Delivery Permits in accordance with Town Code Title 5, Chapter 15.
- B. *E-Delivery Service Area.* The E-Delivery Service Area is hereby designated as 300 North Main Street to 400 South Main Street intersected by N. French and S. Park Ave, bound by Park Ave to the west and French St. to the east as depicted by this map.



1. The E-Delivery Dock Permit includes Delivery Zone permits for the use of Tonopah Lot, South Park Avenue delivery zone, and South Main St delivery zone. Dock Permittees are prohibited from utilizing Delivery Zones within the E-Delivery Service Area. Delivery Zone permit regulations are found in 7-1-1204.5 of the model traffic code as amended by the Town Code.
2. Dock Permittees may use the Tonopah Lot, South Park Avenue delivery zone, and South Main St Delivery Zone as needed to make deliveries outside of the E-Delivery Service Area.

C. E-Delivery Services by Town Approved Contractor

1. The Town Approved Contractor shall maintain a Standards of Procedure (SOP) detailing the protocol for receipt and delivery of goods and protocol for damaged/returned goods.
2. The most current SOP will be published on the [Town's website](#).

D. Permit Required to Receive E-Delivery Services

1. Permit is required by ordinance.
2. Permit availability is based on capacity. The number of permits issued will be based on facility and contractor capacity to provide E-Delivery Services. Program capacity will be determined by the Town Approved Contractor in conjunction with the Town. Permits are issued on a first-come, first-served basis and include considerations for program capacity, service availability, application tier, good standing and other considerations as determined by the Director of Public Works.

E. Permittees Must be in Good Standing. Permittees wishing to renew their annual dock permit must be in good standing at time of application. Failure to adhere to Town Code or these Rules and Regulations, including proper use of Delivery Zones or failure to abide by the contractor SOP may result in a loss of good standing and any Permittee not in good standing may be denied permit reissuance or renewal, in the sole discretion of the Town.

F. E-Delivery Dock Facility Rules

1. Permittees shall schedule their deliveries with the Town Approved Contractor via OpenDock software. If a scheduled delivery window is missed, the permittee shall notify dispatch to update OpenDock or contact the Dock Manager directly.
2. Permittees are prohibited from offloading outside of the E-Delivery Dock and must use designated approved locations for staging areas. Designated staging is available inside the loading dock platform.
3. Maximum dwell time at the dock is 3 hours for unloading and staging.
4. Vehicles should not be left unattended at the dock and are prohibited from idling.

G. Application Process for Permit Issuance. The application process for a Dock Permit will be opened no later than August 1st of each year and will be both published on the Town's website and distributed directly to participating Commercial Food and Beverage Carriers. Completed applications must be received no later than August 31st of each year.

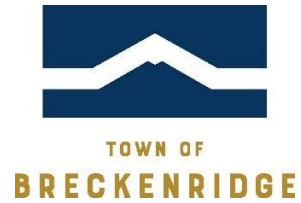
1. Applications must contain the following information:

-
- i. Company Name
 - ii. Company Point of Contact's Name
 - iii. Company Point of Contact's Title
 - iv. Mailing Address
 - v. Work Phone
 - vi. Email Address
 - vii. Website URL
 - viii. Description of
 - ix. Confirmation of Opendock.com enrollment
 - x. Other documentation required by the Town to verify compliance with program requirements
 - xi. Indemnity Agreement
 - xii. Acknowledgement and Signature
2. Completed applications require payment of the Dock Permit Fee that will be invoiced by September 30th of each year. Upon receipt of the Dock Permit Fee a permit will be issued and will be valid from October 1st through September 30th of the following year.
 3. Permits will be issued by the Department of Public Works based on the information provided in the application and in conjunction with the considerations outlined in Sections D and E of these Rules and Regulations.
- H. Applicants must attest the information provided in the application is valid and true to the best of their knowledge. Failure to disclose the information as requested in the application will result in no permit issued.
- I. Refunds. Dock Permit Fees are non-refundable.
- J. Out-of-cycle permit applications. If program capacity allows, distributors may apply for an E-Delivery dock permit outside of the regular annual cycle and their dock permit fee shall be pro-rated based upon the number of days left in current permit cycle.
- K. Enforcement and Appeal. Failure to abide by these rules and regulations may result in the suspension or revocation of the E-Delivery Dock permit.
1. An E-Delivery Dock permit issued pursuant to the Town Code and these Rules and Regulations may be revoked or suspended by the Director of Public Works for any one of the following reasons:
 - i. Fraud, misrepresentation or a false statement of material fact contained in the permit application or any document submitted by the applicant in connection with the application for an E-Delivery Dock Permit; or
 - ii. Any violation of the provisions of the Town Code and/or these Rules and Regulations.
-

2. In determining what sanction to impose for a violation, the Director of Public Works shall consider:
 - i. The nature and seriousness of the violation;
 - ii. Correct action, if any, taken by the permit holder;
 - iii. Prior violation(s), if any;
 - iv. The likelihood of reoccurrence;
 - v. All circumstances surrounding the violation;
 - vi. Whether the violation was willful.
3. Notice of suspension or revocation of an E-Delivery Dock Permit under this Section K shall be provided to the permit holder in writing.
4. Any suspension or revocation of an E-Delivery Dock Permit may be appealed by submitting a request for a hearing to the Director of Public Works within 7 days after receipt of the notice of permit suspension or revocation. Such request shall be in writing and shall include any grounds supporting the appeal.
5. Appeals of any permit suspension or revocation shall be conducted pursuant to Title 1, Chapter 19, of the Town Code.

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

[Hosted by General Code.](#)



Memo

To: Town Council
From: Town Staff
Date: 5/19/2026 (for the 5/26/2026 work session)
Subject: Public Projects Updates

Public Outreach: BreckRoads Update

The [BreckRoads](#) website is live with 2026 project information and highlights both private and public projects that will be impacting travel on our roadways. The French Street/Park Avenue roundabout project by Gondola Properties, LLC (Breckenridge Grand Vacations) began on May 11th. The lane shift to maintain north and south bound traffic is planned to be in place by May 26. For concerns or questions on the roundabout project please reach out to Gondola Properties at 970-547-8761.

Please visit www.BreckRoads.com for the latest information. BreckRoads will be updated weekly or as needed through the construction season (May 1st through October 31st).

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 early June and continue throughout the summer and early fall. Roadwork for the Highlands neighborhood is currently being targeted for late August.

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

Blue River Pathways: Sawmill Pedestrian Connection

This project creates an important east/west connection from the existing pedestrian bridge near the South Gondola Parking Garage, through the Sawmill Parking Lot and Wellington Parking lot, to N. Main Street. The project includes the reconfiguration of both the Sawmill and Wellington Parking lots based on the Blue River Pathways Master Plan concept for this segment.



Schedule: Bids are due on May 21, 2026 with a tentative construction start in June and will be determined once a contractor is selected.

Budget: The current project budget is \$400,000.

Project Funding	
2026 CIP	\$400,000
TOTAL Funding	\$400,000

Recreation Path Improvement Plan

The Street & Parks Division performs on-going maintenance and repairs of the recreation path throughout Town. This summer repairs will include mastic placement in wider cracks and sealing of smaller cracks from Valley Brook Road to Gateway Drive and along the Ski Hill Road recreation path. Similar treatments were performed in 2024, from the Riverwalk Center to F-Lot, and in 2025 from West Adams Avenue to Valley Brook Road. The goal of the work is to continue to improve the commuting surface for our bike and pedestrian friendly community. Town staff are continuing to investigate the most cost-effective solutions to maintaining the recreation path.

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: Work is scheduled to begin Tuesday, May 19th and completed by Friday, May 22th, weather permitting. The impact to Recreation Path users should be minimal with the crews creating temporary small detours around the work.

Budget: The current project budget is \$34,000. About \$24,000 for Valley Brook Street to Gateway Drive and about \$10,000 for Ski Hill Road Recreation Path.

Project Funding	
2026 Streets Asphalt Maintenance	\$34,000
TOTAL Funding	\$34,000



Memo

To: Town Council
From: Teddy Wilkinson, Sustainability + Alternative Transportation Administrator
Date: 5/18/26 (for the 5/26/26 work session)
Subject: Mobility Update

Public Fast Charging partnership with Helios Charging

Background

In 2019, the Town adopted the [Summit Community Climate Action Plan](#), establishing the goal to reduce emissions from the transportation sector by 25% by 2030, and 91% by 2050. In 2021, the [Summit County Electric Vehicle Readiness Plan](#) was adopted, identifying the need to expand electric vehicle (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 adopted plans call for increasing the market share of electric vehicles on the road in our community along with the charging infrastructure necessary to support them.

Discussion

At the March 24th work session, staff presented a unique opportunity to partner with [Helios Charging](#) to construct and install seven new public EV fast chargers, at no financial cost to the Town. Helios Charging was awarded a [DCFC Plazas grant](#) to cover 80% (up to \$818k) of the total project cost, with remaining project costs to be privately financed. In order to move forward, Helios needs a partner that can provide a location where they can install the seven fast chargers, via a revocable license agreement. Staff initially recommended two potential location options: 1) Wellington Lot and 2) Ice Rink Lot. Town Council expressed general support for more public EV fast chargers in Breckenridge but had concerns with the proposed locations.

Staff went back and identified four additional locations to evaluate for feasibility, which are listed below alongside initial findings:

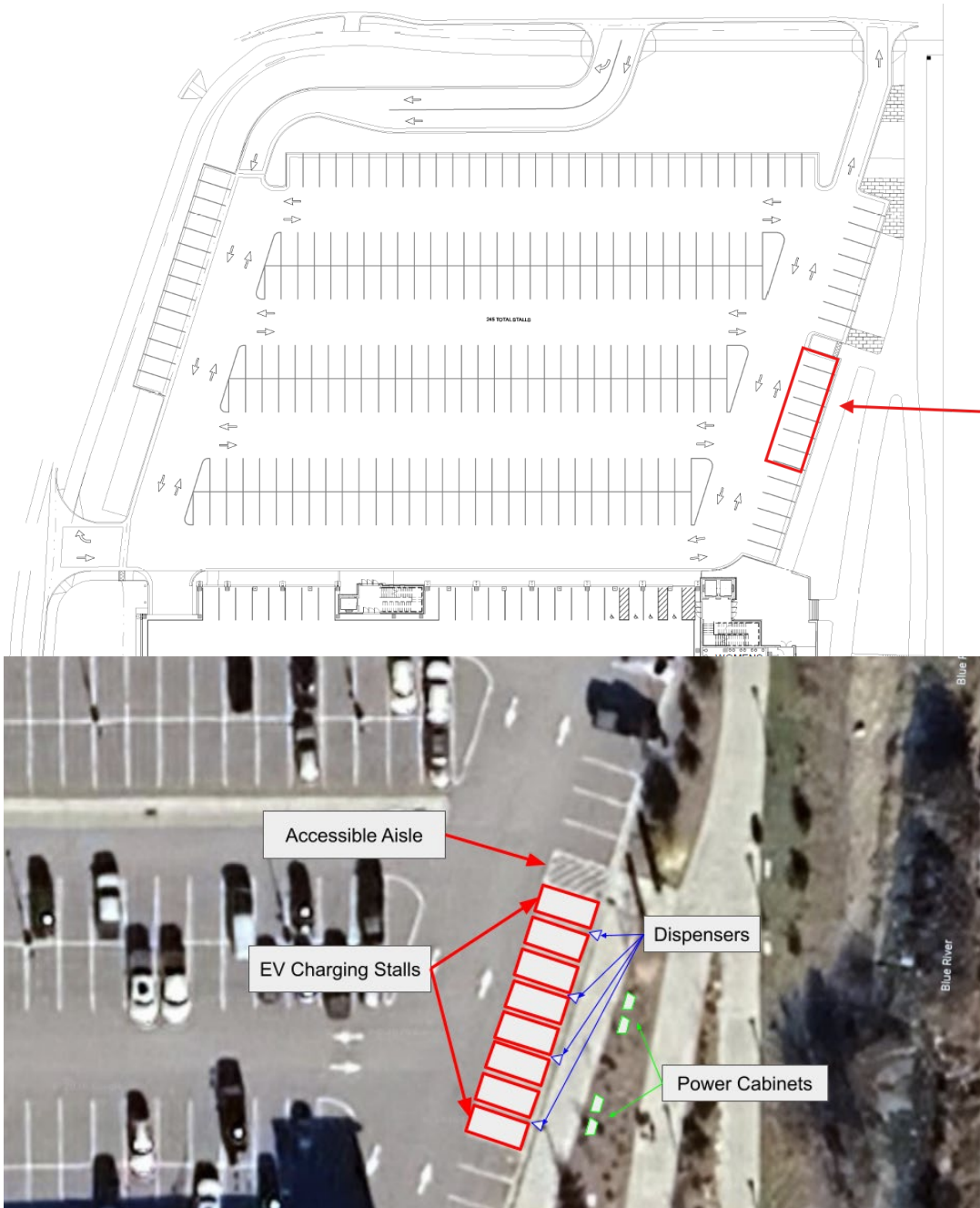
- Breckenridge Golf Course: The Colorado Energy Office would not allow this location under the existing grant award, citing that it was too far outside of town.
- Parkway Center: After an initial communication channel was established between Kroger and Helios, Kroger was unresponsive to multiple follow-ups for a meeting to discuss further. This has been interpreted as a lack of interest on behalf of the developer in hosting the chargers.
- Colorado Mountain College: The Colorado Energy Office would not allow this location under the existing grant award, citing that it was too far outside of town.
- South Gondola Lot: Breckenridge Ski Resort staff met with Town staff and identified seven parking spaces on the east side of the surface lot that both parties would support. **Staff are now recommending this location to move forward.**

Additional parking areas that were considered but ruled out more broadly were:

- Parking on the east side of Main Street was ruled out because 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 could prove difficult and costly.

After receiving Council feedback, staff now recommend the *South Gondola Lot* as the location to install the seven public fast chargers:

South Gondola Lot: charging spaces would be located on the east side of the surface parking lot, near the public restrooms.



Currently, these parking spaces are signed for “15 minute Drop off & Pick up only” and seven of these spaces would be repurposed for EV charging only. Town and resort staff agreed to relocate the three Town Transit Vehicle-only parking spaces from the furthest north area of this row to another location within the lot and replace those with 15-minute spaces. After making these adjustments, the seven new EV charging spaces will end up replacing four 15-minute spaces and three standard parking spaces.

The proposed location is ideal for fast charging due to ease of access for drivers, proximity to popular destinations (one block from Main St/Gondola), and abundant site amenities such as lighting, public restrooms, water refill station, pedestrian infrastructure and trash/recycling receptacles. The Colorado Energy Office has already indicated to Helios their support for this

location in relation to the grant. In addition, staff believe that using this centralized location in Town will support community vibrance and economic development. A September 2024 study published in *Nature Communications* that analyzed over 4,000 charging stations and the impact of nearby charging stations on 140,000 California businesses, found that installing a new fast charging station increased annual spending at nearby business by 1.4%-3.2%, dependent upon variables such as proximity to the charger.¹ Results from industry surveys of EV drivers have shown 80% of drivers say they shop at local retailers while fast charging.

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 done any additional outreach regarding this public fast charging proposal. The Summit Daily News provided coverage of the 3/24 work session discussion in [a front-page article published on April 5th](#).

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. The only request from the Town is 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. While there would be a reduction of 3 regular paid parking spaces in the lot, revenue impact is anticipated to be negligible as the lot seldom reaches 100% capacity.

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 needs and the Town could consider reducing the amount budgeted for EV Charger Implementation in the CIP.

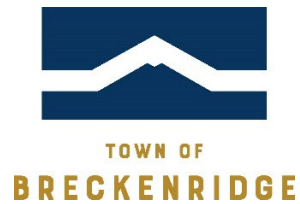
Equity Lens

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 approval from Council to move forward with the public fast charging project with Helios and engagement in a license agreement with Helios for the South Gondola Lot location discussed above.

¹ Zheng, Y., Keith, D., Wang, S., Diao, M., & Zhao, J. (2024). Effects of electric vehicle charging stations on the economic vitality of local businesses. *Nature Communications*, 15, 7437. <https://www.nature.com/articles/s41467-024-51554-9>



Memo

To: Town Council
From: Jessie Burley, Sustainability + Parking Manager
Date: 5/5/26 (for 5/12/26 meeting)
Subject: Sustainability Update

Climate and Energy

Mountain Towns 2030

Mountain Towns 2030 (MT2030) has launched a new online resource called [The Elevation Report](#)- a platform that compiles climate-related news, impacts, progress, and solutions from more than 75 mountain-region news outlets. The goal is to highlight meaningful climate action underway in mountain communities and support the replication of proven solutions.

As an Anchor Community, Breckenridge contributed financially to the development and rollout of this tool. Users can subscribe to receive a daily digest, weekly summary, or monthly newsletter [directly to their inbox](#).

Mountain Energy Project

Xcel has rescheduled the in-person community meeting for June 4th from 4:00–6:00 PM at the Frisco Community Center (110 3rd Ave, Frisco).

MEP Rebate Totals (as of May 14, 2026)

Xcel changed the reporting format between the April and May NPA meetings. They are no longer reporting specific equipment types, rather they lumped them all into one category.

- Equipment Rebates: 18
- Audit Rebates: 4

Staff will continue reporting rebate totals after each monthly NPA Working Group meeting and will request specific equipment details as part of the reporting. Note that these rebate figures represent the entire MEP territory, not just Breckenridge.

Winter Heating Rate

As part of the Mountain Community Coalition's participation in the MEP settlement, Xcel must implement a heat-pump heating-rate pilot by July 1, 2026. This pilot is an important step toward making cold-climate electric heat pumps more affordable and practical in mountain communities.

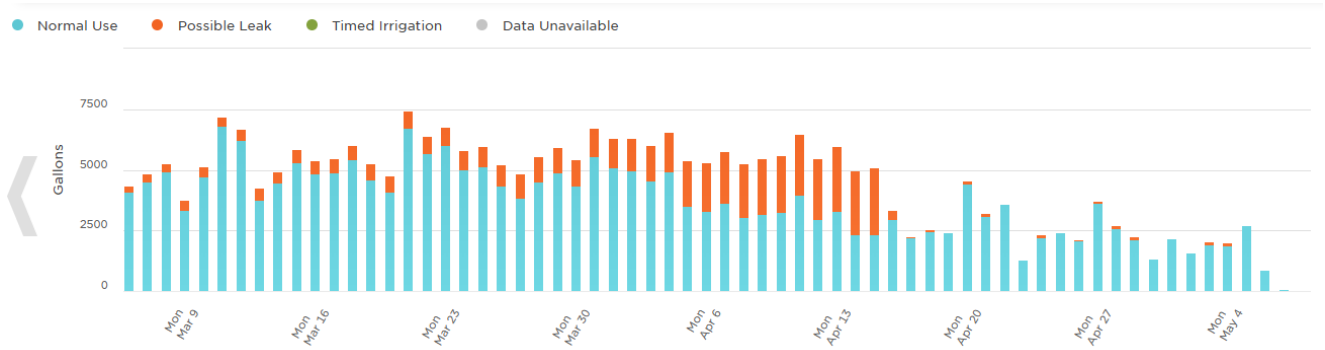
During the May 14th NPA Working Group meeting, members received a preview of the proposed winter electric heating rate. The Mountain Community Coalition provided feedback aimed at improving affordability for heat pump customers and ensuring the proposed rate design achieves at least fuel-cost parity with natural gas for winter heating

Water

Water Division staff are contacting high-usage commercial customers to confirm they are signed up for leak alerts and other water notifications.

For example, one large lodging customer's new water-meter data suggested a possible continuous leak. Maintenance staff discovered that a washing machine previously marked "out of service" due to leaking had been put back into use

without repair. The machine was leaking water down the drain even when idle. After the issue was fixed, the customer's water use dropped significantly - about **38% of their daily usage was attributed to the leak**, which was caught thanks to the new meters



Currently, only 29% of Breckenridge water customers are enrolled in the WaterSmart platform to view usage data. Ongoing outreach efforts include press releases, social media, conservation-focused videos, newsletters, and direct communication with landscape and property management companies.

Residents are encouraged to [sign up for WaterSmart using their email and water account number](#). For assistance, contact Public Works at **970-453-3170**.



Memo

To: Town Council
From: Darci Henning, Housing Program Manager
Date: 05/20/2026 (for 05/26/2026- date of work session)
Subject: Housing Update – Housing Workgroup Meeting Minutes

Town Council Goals (Check all that apply)

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

Summary

Housing Workgroup Meeting Minutes from workgroup meeting 05/14/26. Workgroup comments, notes and minutes have been summarized on the document below. The original PDF of the presentation has also been included for reference with these minutes.

Attendees: Laurie Best, Shannon Haynes, Mark Truckey, Chris Kulick, Dick Carleton and Darci Henning

Agenda:

1. Program Updates
 - o Housing Helps – TOB and Summit County partnership
 - o Buy Downs
2. Project Updates
3. 2026 AMI release
4. ADU policies and pricing – Runway Neighborhood
5. Stables Village Parking Update
6. Misc.
 - o Prop 123 Fast Track – partnership with Silverthorne
 - o Youth engagement and public engagement update
 - o Consistency in Deed Restrictions/ Housing Administrative Rules and Regulations

Meeting Minutes: 05/14/2026

- **Housing Helps Updates**
 - Back to \$3.3 M total program budget
 - 12 applications in 2026
 - 5 purchases so far in 2026 with 3 shared with the County
 - 2 of the 5 closed applications have been full appreciation capped deed restrictions
 - Summit County has approached the Town with looking at using a version of the full appreciation capped deed restriction that they are looking to develop. The workgroup discussed that TOB would like to review the restriction prior to any final agreements. Additionally, there was not much interest in using a County restriction template in Town limits since that would complicate who was awarded the First Right of Offer and whose Rules and Regulations would apply to the property as well as monitors and legal enforcement.

1

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.

- **Buy Down Updates**
 - Back to \$2.5 M budget
 - Kenington unit that the Town purchased should be available on the market in late May.
 - In process of installing a new hot water heater in the unit currently.
 - Continuing to monitor opportunities and interest while recognizing the competition with the new Runway Neighborhood roll out.

- **Project Updates**
 - Runway Neighborhood
 - Infrastructure and Site work has resumed.
 - Open House was a success and very well attended.
 - Xcel Energy starting site work and should have a portion of the site powered by the end of May.
 - Building permits have been issued and foundation work has started for the first 5 of the 19 units in this first construction phase.
 - Stables Village
 - End of project debrief and budget review anticipated in summer 2026.
 - Final unit is scheduled to close in June. This property had previously fallen out of contract and the original lottery list was utilized to find a new buyer which added considerable time to being able to close. This caused delay in the developer's ability to close out the construction loan. It was suggested that lottery expiration dates be implemented at Runway Neighborhood to prevent any delays that occur as a result of properties falling out of contract significantly after the lottery occurred. Staff will determine an acceptable time frame for returning to the lottery lists or using a typical lottery resale process.

- **2026 AMI release**
 - 2026 AMI released by HUD on May 1st – 4 person \$145,800
 - 9.6% increase from 2025
 - Impact on Runway Neighborhood
 - Makes the pricing more favorable since the pricing was set based upon 2025 AMI categories.
 - Under the new AMI Townhomes are now affordable to 70-76% AMI and the highest priced fully deed restricted units are now affordable to 126% AMI.
 - Will be a larger buffer available for the income qualified properties testing at 100% AMI under the 2026 criteria.
 - Additionally, more properties may qualify for Prop 123 funding or inclusion in commitment counts.
 - Impact on Resales
 - Have seen large increases in sales prices in some of the older neighborhoods over the past four years where the deed restriction was written with an appreciation method using the greater of calculation.
 - AMI is not always a truly accurate reflection of only local wages as it also factors in additional outside income. Workgroup would like staff to explore what better data there is to help determine local income. Other communities are also looking at reducing the standard of what is considered affordable as a housing expense in higher cost areas. Some communities are looking at 20 -25% as the new standard. Staff will start to explore how that would impact home pricing and rental rates within the Town of Breckenridge and will coordinate with SCHA about the pricing formula used.

- **ADU policies and pricing – Runway Neighborhood**
 - Workgroup was supportive of the 70% AMI (similar to Fair Market Rent) recommendation for ADUs that will be rented to Qualified Occupants within the Runway Neighborhood. This should be monitored on an annual basis and adjusted as necessary.
 - Regarding the Capital Improvement Credit staff proposed an allowance for the full cost of the finish of the ADU be allowed in Runway Neighborhood. However, the workgroup would like staff to determine an

appropriate cap for the maximum allowable amount for the ADU build out based upon standard and reasonable construction costs so as to avoid price creep and unreasonable costs as a result of personal design choices. This will be formalized in the ADU addendum for the neighborhood.

- **Stables Village Parking Update** – verbal. Survey has been sent through the HOA and waiting for that feedback
- **Misc.**
 - Prop 123 – workgroup was generally supportive of bringing MOU or IGA to Council for the sharing of excess units that cannot be counted toward the TOB commitment which ends in December 2026.
 - Youth engagement and public engagement update – Housing and Community Engagement have continued to work closely together to ensure the public is well informed on a wide range of Housing Programs, Projects and general housing topics.
 - Consistency in Deed Restrictions/ Housing Administrative Rules and Regulations – looking to bring these items to the workgroup in June/ July.



Housing Workgroup Meeting

May 14th, 2026 - 10:30 to Noon

Agenda

- 1) Program Updates
 - 1) Housing Helps – TOB and Summit County partnership
 - 2) Buy Downs
- 2) Project Updates
- 3) 2026 AMI release
- 4) ADU policies and pricing – Runway Neighborhood
- 5) Stables Village Parking Update
- 6) Miscellaneous Updates
 - 1) Prop 123 Fast Track – partnership with Silverthorne
 - 2) Youth engagement and public engagement update
 - 3) Consistency in Deed Restrictions/ Housing Administrative Rules and Regulations

Housing Helps Update

2026 Housing Helps Budget: \$3,300,000

Property Goal: 20

- ▶ 12 applications received so far this year, with 5 closed and just under \$640,000 contribution from Town.
- ▶ 5 purchases so far in 2026 with 3 of those shared with the County. County contribution so far this year is roughly \$206K.
- ▶ Currently averaging right at \$128K subsidy per unit and \$46K per bedroom.
- ▶ 2 of the 5 closed applications were full appreciation capped deed restrictions.
- ▶ Slightly slower pace of receiving applications so far in 2026.
- ▶ Summit County has begun to explore developing their own appreciation capped deed restriction that they would like to use when looking at shared Housing Helps properties in the Upper Blue Basin.
 - ▶ TOB and Summit County have historically split the light restrictions 50/50 each paying 7.5% of the maximum 15% allowed. When the property is shared the County light Housing Helps restriction is executed.
 - ▶ TOB and Summit County have a MOU that splits the full appreciation capped restrictions 60/40 with the Town paying 15% and the County paying 10% of the maximum 25% allowed. When the property is shared the TOB full appreciation capped restriction is executed.
 - ▶ Summit County has also asked if the Town would be interested in sharing properties within Town limits and also using a County deed restriction.

Buy Down Update

2026 Buy Down Budget: \$2,500,000

Property Goal: 10

Projected subsidy per unit - \$250K - \$300K

- ▶ Town purchased a Kenington Place Townhome in March.
- ▶ Property should be listed for resale this month in May.
- ▶ Low HOA dues, end unit, 2 bedroom, 2.5 bathroom unit, with newer mechanical systems in place.



Project Updates

Runway

- Infrastructure and site work has resumed this Spring.
- Storm sewer installation is approximately halfway complete along Floradora and water service is nearing completion with the Phase 1.3 area and sewer service continuing through Phases 1.2 and 1.3.
- Xcel looking to start their site work with the anticipation that power will be available on Northern most portion of the site by the end of May and the entire site and their work completed by October.
- Building Permits have been issued for the first five homes and building site prep and foundation work has started with vertical framing anticipated to begin in early June.

Stables Village

- 1 final closing left
- Final landscaping work and trail connections are being completed this Spring



2026 AMI Release – 4 person \$145,800

➤ 2026 HUD AMI released May 1st

9.6% increase over 2025. The average annual change in AMI between 1987 and 2022 was 3% per year with only 2 years where the annual increase exceeded 8%. Since COVID (starting in 2023) it's been increasing significantly more at 11.02%, 9.93%, 9.2%, and 9.6%.

➤ Impact on Runway (developer using 2025 AMI with only 3% increase by phase)

- Pricing is better - more affordable without changing prices (supposedly) - should we increase pricing in P1.3 and P1.4 to reduce TOB subsidy?
 - TH were affordable to 84-91% now affordable to 70-76% AMI
 - Highest priced full deed restriction units (4 bed, 2 car garage, ADU ready) were affordable to 151% AMI now affordable to 126% AMI. With this trend when they close in 2027 could be even more affordable.
- Better for Prop 123 grants - 100% income cap up 9.6%, which means more eligible households.

- Impact on Resales - Significant impact on some older local neighborhoods that have the 'greater than' appreciation formula. Primarily Wellington I as Town was able to convert many other neighborhoods to a fixed rate (2%) back in 2017 when the Amended Deed Restrictions for Valley Brook, Gibson Heights, Vic's Landing, and Maggie Point were rolled out. Wellington I owners have been offered the Amended restriction, but the benefit (primarily recoup of maintenance expenses) is not worth the reduced appreciation. The impact has been significant price increases in Wellington I over the past 4-year time frame. The original goal of Wellington I was to average 100% AMI – with prices ranging from 90% - 120%. Given the large fluctuations within the AMI chart these price points have remained largely in tack, but the bigger concern is the discount to market. At some point public intervention may be needed when the discount to market is further eroded.

Larger issue is that AMI is not an accurate reflection of only local wages or local working households' income - includes remote working households, retired households with investment income, etc. based on self reported American Community Survey responses (for the previous 5 years). Need to evaluate other ways to price our 'affordable housing'.

ADU policies and pricing for Runway Neighborhood (Also impacted by AMI)

- Staff brought the following policy recommendations to Council at the April 14th, 2026 work session for discussion of an ADU within a deed restricted neighborhood.
 - Use of ADU: Treat RW ADUs like any other bedroom in any deed restricted property-no requirement to rent the ADU and may be used by the owner for family, office space, extra bedrooms, multi-generational households, etc.
 - Rental cap and rental criteria: If the property is rented it will need to be rented to a Qualified Occupant and for a rate set by TOB. Goal is to set caps high enough to incentivize owners while providing rents that target our needs. Options include the following suggestions:
 - Rent caps based on AMI @ 100% AMI - \$2,235 month.
 - Rent cap based on most recent rental study - says target rentals under 80% AMI - \$2,188 month and under 60% - \$1,641 (including utilities).
 - 70% AMI - \$1,914 (this aligns closely with Fair Market Rent \$1880) – Staff recommends this option as it allows owners to cash flow their investment and is within the range of recommended rental rates per the needs assessment and recent rental studies. Staff recommend evaluating and setting this on an annual basis to confirm this figure stays consistent with Fair Market Rent and aligns with criteria stated in the Rules and Regs.
- Determine the maximum allowed to be recouped in terms of Capital Improvement
 - Since buyers can opt to have the developer build the ADU at time of purchase and roll expense into their initial base price, staff recommends that owners who opt to build an ADU at a later date will also be able to roll the entire ADU cost into their base price.



Stables
Village
Parking
Update -
verbal

Miscellaneous

- Prop 123 Fast Track – Partnership with Silverthorne
 - TOB has confirmed we have met the criteria for unit count in the current commitment cycle with DOLA.
 - Fast Track policy should be officially approved by DOLA in early June.
 - Working with the Town of Silverthorne on an agreement to share excess units for the current commitment period that exceed what is needed.
- Youth engagement and public engagement update
 - Housing, Community Engagement, Planning and Municipal Services participated in three class sessions over two days with Seniors at Summit High School providing information on Housing related topics and the Comp plan.
 - Continuing to push Housing messaging through social media and generate educational videos.
 - In person lottery information sessions and Runway Open House in collaboration with Summit Combined Housing Authority.
- Consistency in Deed Restrictions/ Housing Administrative Rules and Regulations
 - Appreciation cap, real estate commission, Capital Improvements, criteria for qualification, etc. – looking to clarify many of these items in the Housing Rules and Regulations with the workgroup in June.



April 30th, 2026

Financial Statement

Executive Summary

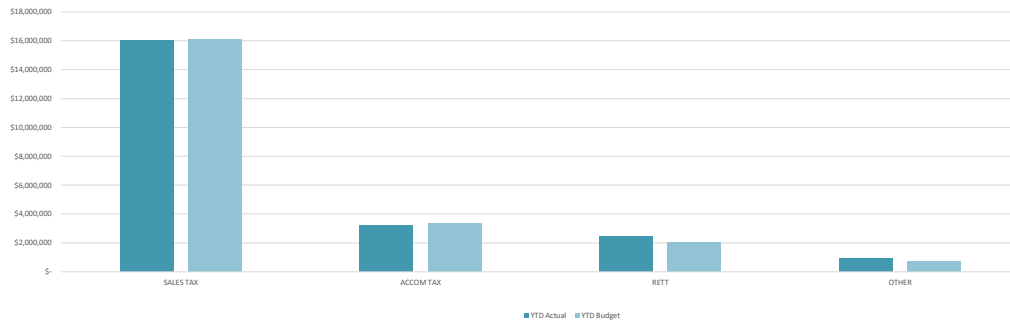
April 30, 2026

This report covers the first four months of 2026. April is largely reflective of March tax collections.

Overall, we are approximately \$.3M above 2026 budgeted revenues in the Excise fund and \$1.7M behind prior year. Sales tax is currently ahead \$.1M in comparison with YTD budget, and behind \$.8M in comparison with prior year. Accommodations tax is behind \$.1M in comparison with YTD budget and behind \$.3M in comparison with prior year. Real Estate Transfer Tax is ahead \$.4M in comparison with YTD budget and behind \$.3M in comparison with prior year.

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

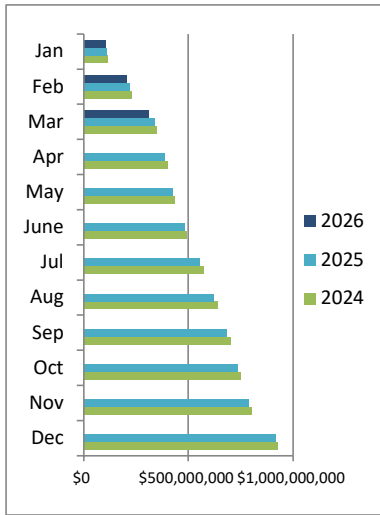
Excise YTD Actual vs. Budget - by Source



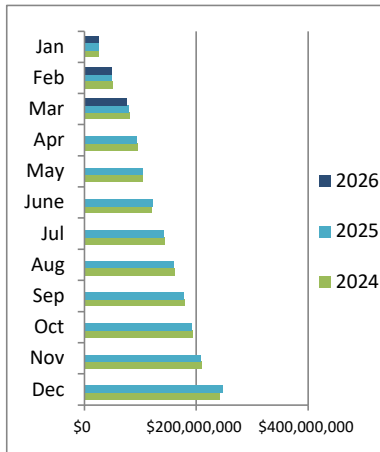
	YTD Actual	YTD Budget	% of Budget	Annual Budget	Prior YTD Actual	Prior Annual Actual
SALES TAX	\$ 16,019,003	\$ 16,134,242	99%	\$ 33,505,000	\$ 16,823,864	\$ 35,922,078
ACCOMMODATIONS TAX	3,212,065	3,354,417	96%	5,508,000	3,515,567	5,812,632
REAL ESTATE TRANSFER	2,436,699	2,052,178	119%	6,000,000	2,780,310	8,880,931
OTHER*	932,230	736,294	127%	2,173,201	1,187,607	2,977,164
TOTAL	\$ 22,599,997	\$ 22,277,131		\$ 47,186,201	\$ 24,307,347	\$ 53,592,804

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

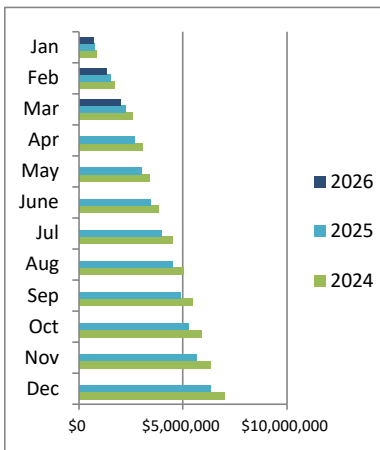
Net Taxable Sales by Sector-Town of Breckenridge Tax Base



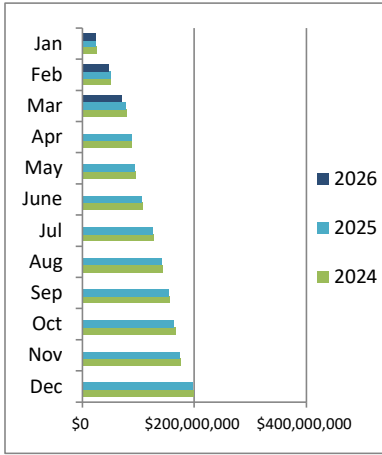
Total Net Taxable Sales					
	2023	2024	2025	2026	% change
					from PY
Jan	\$115,320,568	\$115,491,720	\$109,276,970	\$105,165,262	-3.76%
Feb	\$114,523,842	\$113,452,160	\$111,632,670	\$103,223,194	-7.53%
Mar	\$123,067,501	\$122,899,882	\$117,956,238	\$102,320,610	-13.26%
Apr	\$53,733,242	\$49,811,452	\$49,824,986	\$0	n/a
May	\$32,518,327	\$35,861,905	\$35,665,962	\$0	n/a
Jun	\$54,968,805	\$55,771,892	\$57,019,234	\$0	n/a
Jul	\$75,260,608	\$78,933,738	\$74,698,464	\$0	n/a
Aug	\$63,748,677	\$68,205,194	\$67,241,199	\$0	n/a
Sep	\$62,453,205	\$60,818,193	\$61,394,715	\$0	n/a
Oct	\$55,344,097	\$48,173,343	\$50,732,783	\$0	n/a
Nov	\$58,347,576	\$55,052,732	\$52,979,609	\$0	n/a
Dec	\$125,068,984	\$121,928,831	\$130,602,312	\$0	n/a
YTD	\$352,911,912	\$351,843,761	\$338,865,878	\$310,709,066	-8.31%
Total	\$934,355,433	\$926,401,042	\$919,025,141	\$310,709,066	-66.19%



Retail					
	2023	2024	2025	2026	% change
Jan	\$25,204,765	\$26,465,505	\$25,514,943	\$25,263,336	-0.99%
Feb	\$25,035,402	\$24,800,534	\$24,328,155	\$24,457,282	0.53%
Mar	\$31,888,517	\$29,935,040	\$29,670,794	\$26,590,808	-10.38%
Apr	\$14,415,406	\$14,152,512	\$13,969,246	\$0	n/a
May	\$9,383,908	\$10,590,588	\$10,930,460	\$0	n/a
Jun	\$16,373,040	\$15,954,657	\$18,269,514	\$0	n/a
Jul	\$18,135,963	\$22,847,921	\$20,619,725	\$0	n/a
Aug	\$15,473,797	\$17,580,516	\$17,748,196	\$0	n/a
Sep	\$18,759,452	\$18,173,235	\$17,128,546	\$0	n/a
Oct	\$13,168,559	\$13,493,272	\$14,306,921	\$0	n/a
Nov	\$15,163,329	\$15,824,428	\$15,579,845	\$0	n/a
Dec	\$34,686,825	\$33,862,409	\$40,019,822	\$0	n/a
YTD	\$82,128,683	\$81,201,080	\$79,513,892	\$76,311,427	-4.03%
Total	\$237,688,962	\$243,680,617	\$248,086,166	\$76,311,427	-69.24%



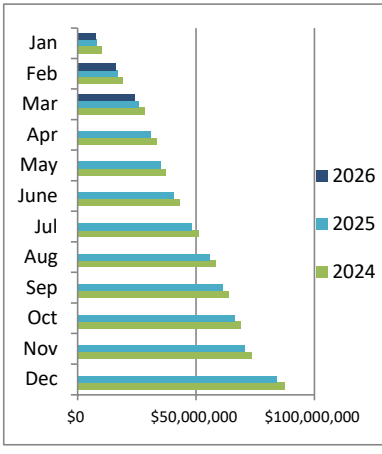
Weedtail					
	2023	2024	2025	2026	% change
Jan	\$1,085,499	\$835,116	\$762,521	\$693,360	-9.07%
Feb	\$1,071,374	\$866,966	\$737,934	\$650,012	-11.91%
Mar	\$1,021,416	\$854,323	\$738,047	\$655,098	-11.24%
Apr	\$577,496	\$490,607	\$437,565	\$0	n/a
May	\$382,445	\$339,210	\$328,000	\$0	n/a
Jun	\$513,462	\$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	\$3,178,289	\$2,556,405	\$2,238,502	\$1,998,470	-10.72%
Total	\$8,037,258	\$7,032,490	\$6,345,205	\$1,998,470	-68.50%



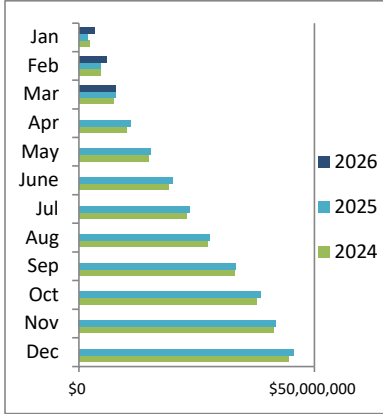
Restaurant / Bar					
	2023	2024	2025	2026	% change
Jan	\$25,009,257	\$25,043,074	\$24,292,108	\$23,781,846	-2.10%
Feb	\$25,965,915	\$26,685,736	\$26,215,090	\$24,425,677	-6.83%
Mar	\$25,821,441	\$27,280,951	\$26,997,194	\$23,602,856	-12.57%
Apr	\$12,209,139	\$10,616,393	\$11,116,774	\$0	n/a
May	\$5,883,754	\$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	\$22,820,496	\$23,430,028	\$0	n/a
YTD	\$76,796,613	\$79,009,760	\$77,504,392	\$71,810,379	-7.35%
Total	\$196,793,250	\$199,751,059	\$197,569,305	\$71,810,379	-63.65%



Short-Term Lodging					
	2023	2024	2025	2026	% change
Jan	\$47,701,464	\$46,141,138	\$44,050,444	\$39,821,108	-9.60%
Feb	\$46,380,100	\$45,408,073	\$43,618,643	\$38,214,091	-12.39%
Mar	\$47,329,563	\$48,330,459	\$43,926,538	\$37,004,800	-15.76%
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	\$141,411,126	\$139,879,670	\$131,595,625	\$115,039,998	-12.58%
Total	\$314,820,899	\$304,046,148	\$295,076,847	\$115,039,998	-61.01%

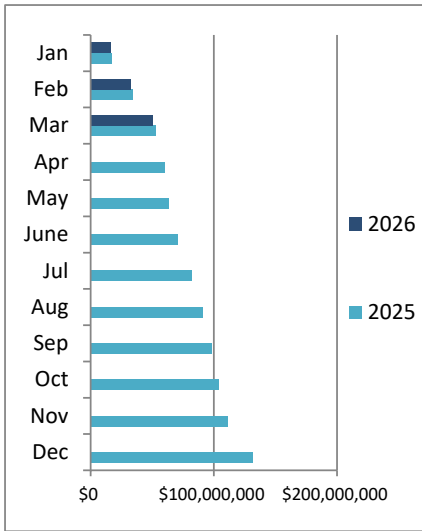


Grocery / Liquor					
	2023	2024	2025	2026	% change
Jan	\$8,997,217	\$10,315,941	\$8,203,287	\$7,804,533	-4.86%
Feb	\$9,587,315	\$8,839,108	\$8,986,496	\$8,380,174	-6.75%
Mar	\$9,151,128	\$9,123,494	\$8,824,618	\$7,899,506	-10.48%
Apr	\$5,851,774	\$5,082,362	\$5,141,342	\$0	n/a
May	\$4,092,212	\$4,030,390	\$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	\$27,735,660	\$28,278,543	\$26,014,400	\$24,084,213	-7.42%
Total	\$89,093,228	\$87,697,529	\$84,075,612	\$24,084,213	-71.35%

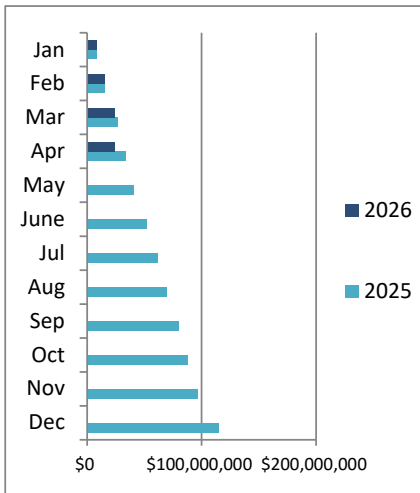


Construction					
	2023	2024	2025	2026	% change
Jan	\$1,967,455	\$2,266,343	\$1,805,761	\$3,295,773	82.51%
Feb	\$1,404,719	\$2,281,787	\$2,902,612	\$2,493,640	-14.09%
Mar	\$3,049,198	\$2,879,605	\$3,043,603	\$2,034,496	-33.16%
Apr	\$2,261,020	\$2,769,645	\$3,151,846	\$0	n/a
May	\$2,944,643	\$4,572,020	\$4,405,616	\$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	\$3,260,462	\$0	n/a
Dec	\$4,643,227	\$3,097,444	\$3,733,738	\$0	n/a
YTD	\$6,421,372	\$7,427,736	\$7,751,976	\$7,823,909	0.93%
Total	\$45,589,266	\$44,449,753	\$45,634,862	\$7,823,909	-82.86%

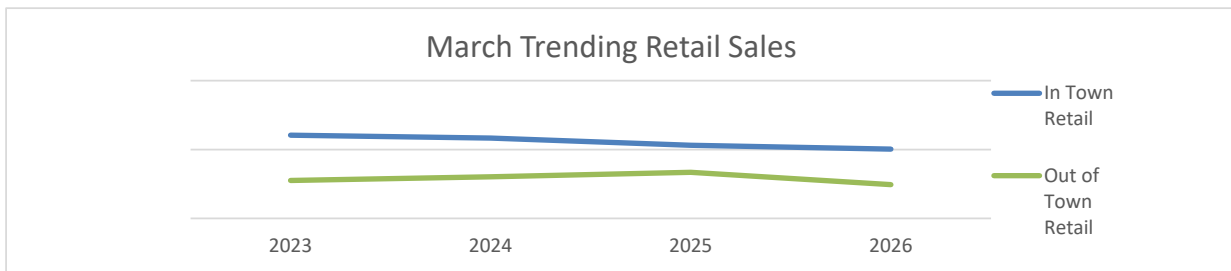
The Tax Basics: Retail Sales Sector Analysis



Retail: In-Town					
	2023	2024	2025	2026	% change from PY
Jan	\$19,119,254	\$18,687,328	\$17,510,768	\$16,211,600	-7.42%
Feb	\$19,041,516	\$18,073,015	\$16,839,557	\$16,603,437	-1.40%
Mar	\$22,221,664	\$21,521,553	\$18,761,574	\$17,402,344	-7.24%
Apr	\$8,037,609	\$6,712,510	\$6,882,190	\$0	n/a
May	\$3,899,650	\$4,162,493	\$3,733,890	\$0	n/a
Jun	\$7,286,854	\$7,340,393	\$7,056,774	\$0	n/a
Jul	\$11,381,686	\$11,902,730	\$10,987,297	\$0	n/a
Aug	\$8,951,493	\$9,689,145	\$9,326,694	\$0	n/a
Sep	\$7,942,001	\$7,423,553	\$6,924,517	\$0	n/a
Oct	\$7,241,957	\$5,692,422	\$5,754,204	\$0	n/a
Nov	\$7,392,353	\$7,754,373	\$7,453,979	\$0	n/a
Dec	\$20,350,373	\$19,614,854	\$20,664,880	\$0	n/a
YTD	\$60,382,434	\$58,281,896	\$53,111,899	\$50,217,381	-5.45%
Total	\$142,866,410	\$138,574,370	\$131,896,324	\$50,217,381	



Retail: Out-of-Town					
	2023	2024	2025	2026	% change
Jan	\$5,600,325	\$7,734,448	\$8,004,175	\$7,933,795	-0.88%
Feb	\$5,961,160	\$6,727,519	\$7,488,598	\$7,419,969	-0.92%
Mar	\$9,605,874	\$8,365,906	\$10,852,864	\$9,165,358	-15.55%
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
June	\$9,027,161	\$8,557,120	\$11,066,625	\$0	n/a
Jul	\$6,722,159	\$10,945,191	\$9,473,164	\$0	n/a
Aug	\$6,484,984	\$7,891,371	\$8,421,502	\$0	n/a
Sep	\$10,762,198	\$10,698,175	\$10,204,029	\$0	n/a
Oct	\$5,889,488	\$7,800,849	\$8,385,181	\$0	n/a
Nov	\$7,409,632	\$8,070,054	\$8,024,269	\$0	n/a
Dec	\$14,163,528	\$14,193,624	\$18,678,877	\$0	n/a
YTD	\$21,167,358	\$22,827,873	\$26,345,637	\$24,519,122	-6.93%
Total	\$93,423,858	\$104,794,198	\$114,882,911	\$24,519,122	



New Items of Note:

- In-Town Retail sales comprise businesses that are in Town limits. The sector had an overall decrease of 5.45% in March 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 6.93% for March 2026 compared to 2025.

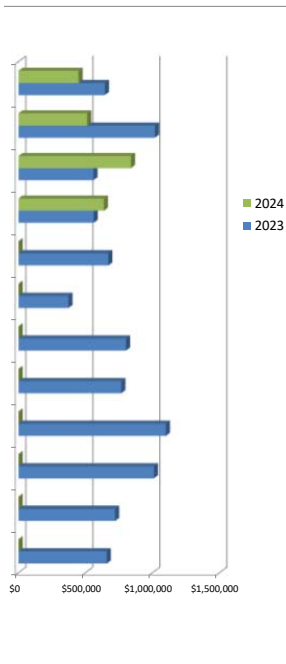
Real Estate Transfer Tax

New Items of Note:

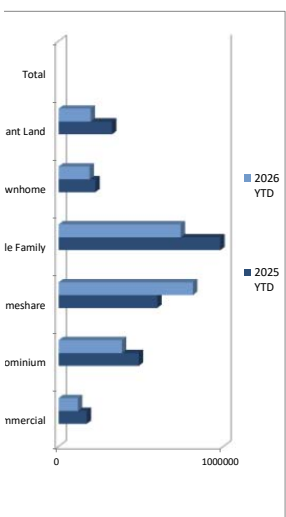
- Revenue 2026 YTD is at \$.3M behind from prior year and \$.4M favorable in comparison with budget.
- Timeshare sales account for the majority of the sales (33.42%), with Single Family Homes sales in the second position of highest sales (30.40%) subject to the tax. Timeshare sales are ahead YTD by (36.24%).

Continuing Items of Note:

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



	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	\$513,089	-49.60%	\$590,923	-\$77,834
Mar	\$495,625	\$558,164	\$838,660	50.25%	\$398,067	\$440,593
Apr	\$1,240,904	\$560,240	\$637,561	13.80%	\$700,106	-\$62,545
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	\$2,640,303	\$2,780,310	\$2,436,699	-12.36%	\$6,000,000	\$384,521
Total	\$7,420,428	\$8,880,931	\$2,436,699		\$6,000,000	



by Category						
Description	2025 YTD	2026 YTD	\$ change	% change	% of Total	
Commercial	\$ 170,250	\$ 117,300	\$ (52,950)	-31.10%	4.81%	
Condominium	\$ 485,700	\$ 383,263	\$ (102,437)	-21.09%	15.73%	
Timeshare	\$ 597,762	\$ 814,362	\$ 216,600	36.24%	33.42%	
Single Family	\$ 981,040	\$ 740,710	\$ (240,330)	-24.50%	30.40%	
Townhome	\$ 222,385	\$ 187,130	\$ (35,255)	-15.85%	7.68%	
Vacant Land	\$ 323,328	\$ 193,934	\$ (129,394)	-40.02%	7.96%	
Total	\$ 2,780,465	\$ 2,436,699	\$ (343,766)	-12.36%	100.00%	

Comparison of Sales Tax Collections to Similar Municipalities

Municipality	Tax Rate	Total 2024	Total 2025	% Change	YTD 2026	Note on YTD vs PY
Steamboat Springs	4.5%	\$ 42,164,376	\$ 43,297,310	3%	\$ 9,088,655	-2.50%
Winter Park	7.0%	\$ 16,255,488	\$ 16,040,566	-1%	\$ 4,107,902	-5.50%
Breckenridge	2.5%	\$ 36,359,033	\$ 35,922,078	-1%	\$ 7,925,014	-0.57%
Frisco	2.0%	\$ 6,903,449	\$ 6,921,815	0%	\$ 1,158,000	-7.00%
Vail	4.0%	\$ 42,177,661	\$ 43,449,206	3%	\$ 11,295,110	-8.28%

Note: This information is sourced from publicly available reporting published by each municipality on their website. CAST reporting is not included here due to a slower reporting frequency of that data set and the finance staff's desire to provide the most timely information possible for Council decisions. The latest information available is year-to-date through February 2026.

ALL FUNDS

REVENUE AND EXPENDITURE SUMMARY

INCLUDES TRANSFERS AND FULL APPROPRIATIONS OF FUND BALANCES

	YTD TO ORIG BUDGET YTD		
	<u>ACTUAL</u> FY26 YTD	<u>BUDGET</u> FY26 YTD	<u>ACTUAL vs</u> <u>BUDGET</u> FY26 YTD
TOTAL REVENUES	\$ 74,603,757	\$ 74,911,113	\$ (307,357)
TOTAL EXPENDITURES	\$ 52,692,913	\$ 59,677,915	\$ 6,985,001

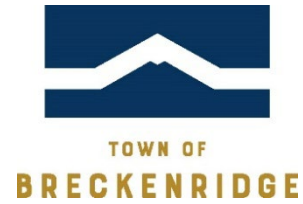
YTD COMMENTS - REVENUES		
Grants- Housing	\$ 787,905	Timing- budgeted in Aug
Grants- Utility	\$ 686,851	Water meter upgrade
Investment Income	\$ 512,391	
Developer Fee	\$ 467,044	BGV Parcel 6 Open Space Fee-In-Lieu
Real Estate Transfer Tax	\$ 384,521	
PIFs	\$ 355,904	BGV- Entrada PIFS
Parking revenue	\$ (572,130)	Down due to economic factors (S. Gondola)
Lift Ticket Tax	\$ (837,242)	Phasing- true up in Summer
Transfers	\$ (2,166,667)	Not transferring to Housing for property purchase (offset in expenses)
Total	\$ (381,423)	

YTD COMMENTS - EXPENDITURES		
Minor Capital	\$ 4,106,311	Timing of capital projects
Transfers	\$ 2,166,667	Not transferring to from Excise for property purchase (offset in revenues)
Payroll	\$ 1,387,727	Vacancy rate
Material & Supplies	\$ 547,137	Favorability in Open Space, Garage, IT and General funds (PW, Rec)
Grants	\$ 153,441	
Debt Services	\$ 53,127	
Fixed Charges	\$ (56,520)	
Charges for Services	\$ (1,372,889)	Runway- timing
Total	\$ 6,985,001	

Note: Comments speak to the prominent variances when comparing actuals to budget

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

	BUDGET FY26	YTD			MONTH		
		ACTUAL FY26 YTD	BUDGET FY26 YTD	ACTUAL vs BUDGET FY26 YTD	ACTUAL April	BUDGET April	ACTUAL vs BUDGET April
FUND BALANCE, JANUARY 1, 2026	\$ 277,662,162	\$ 277,662,162	\$ 277,662,162				
REVENUE SUMMARY							
GENERAL GOVERNMENT (GF)	\$ 90,300	\$ 16,520	\$ 29,500	\$ (12,980)	\$ 3,775	\$ 7,250	\$ (3,475)
EXECUTIVE MANAGEMENT (GF)	\$ 1,219,975	\$ 430,840	\$ 447,903	\$ (17,063)	\$ 109,715	\$ 107,921	\$ 1,794
MISCELLANEOUS (GF)	\$ 20,700,884	\$ 7,505,779	\$ 7,408,776	\$ 97,002	\$ 1,803,624	\$ 1,731,982	\$ 71,642
FINANCE (GF)	\$ 21,000	\$ 17,164	\$ 18,660	\$ (1,496)	\$ 70	\$ 290	\$ (220)
PUBLIC SAFETY (GF)	\$ 32,150	\$ 10,785	\$ 2,528	\$ 8,257	\$ 785	\$ 632	\$ 153
COMMUNITY DEVELOPMENT (GF)	\$ 981,625	\$ 287,257	\$ 297,848	\$ (10,591)	\$ 139,849	\$ 102,803	\$ 37,046
PUBLIC WORKS (GF)	\$ 720,497	\$ 258,470	\$ 294,299	\$ (35,829)	\$ 173,461	\$ 111,535	\$ 61,927
RECREATION (GF)	\$ 5,175,473	\$ 2,178,727	\$ 2,028,375	\$ 150,352	\$ 479,678	\$ 388,453	\$ 91,226
UTILITY FUND	\$ 12,059,415	\$ 4,515,461	\$ 3,374,751	\$ 1,140,710	\$ 792,480	\$ 768,844	\$ 23,637
CAPITAL FUND	\$ 10,456,657	\$ 3,480,562	\$ 3,437,622	\$ 42,939	\$ 836,545	\$ 823,468	\$ 13,077
MARKETING FUND	\$ 5,464,093	\$ 2,760,084	\$ 2,822,651	\$ (62,567)	\$ 639,004	\$ 755,276	\$ (116,273)
GOLF COURSE FUND	\$ 4,953,823	\$ 579,966	\$ 350,105	\$ 229,861	\$ 322,522	\$ 196,901	\$ 125,620
EXCISE TAX FUND	\$ 47,186,201	\$ 22,599,997	\$ 22,277,131	\$ 322,866	\$ 5,853,132	\$ 6,274,628	\$ (421,496)
WORKFORCE HOUSING FUND	\$ 29,831,978	\$ 8,628,473	\$ 9,466,300	\$ (837,826)	\$ 1,649,639	\$ 2,433,018	\$ (783,379)
OPEN SPACE ACQUISITION FUND	\$ 4,624,719	\$ 2,809,760	\$ 2,331,373	\$ 478,388	\$ 578,669	\$ 624,871	\$ (46,202)
CONSERVATION TRUST FUND	\$ 55,000	\$ 18,783	\$ 15,000	\$ 3,783	\$ -	\$ -	\$ -
GARAGE SERVICES FUND	\$ 5,543,820	\$ 1,217,986	\$ 1,206,298	\$ 11,688	\$ 302,648	\$ 296,574	\$ 6,073
INFORMATION TECHNOLOGY FUND	\$ 2,275,839	\$ 757,136	\$ 768,880	\$ (11,744)	\$ 189,974	\$ 188,370	\$ 1,604
FACILITIES MAINTENANCE FUND	\$ 917,491	\$ 614,427	\$ 389,067	\$ 225,361	\$ 182,652	\$ 159,689	\$ 22,964
SPECIAL PROJECTS FUND	\$ 4,863,687	\$ 1,618,616	\$ 1,621,229	\$ (2,613)	\$ 404,517	\$ 405,307	\$ (790)
MARIJUANA FUND	\$ 326,506	\$ 148,271	\$ 133,425	\$ 14,845	\$ 36,113	\$ 32,164	\$ 3,949
CEMETERY FUND	\$ 25,613	\$ 6,775	\$ 2,171	\$ 4,604	\$ 1,129	\$ 543	\$ 586
CHILD CARE FUND	\$ 454,376	\$ 159,092	\$ 151,459	\$ 7,633	\$ 41,885	\$ 37,865	\$ 4,020
PARKING & TRANSPORTATION FUND	\$ 13,641,821	\$ 4,919,150	\$ 6,655,039	\$ (1,735,889)	\$ 1,109,652	\$ 1,962,918	\$ (853,266)
HEALTH BENEFITS FUND	\$ 5,470,186	\$ 1,748,956	\$ 1,827,882	\$ (78,926)	\$ 393,039	\$ 413,475	\$ (20,437)
SUSTAINABILITY FUND	\$ 2,391,003	\$ 727,858	\$ 705,556	\$ 22,302	\$ 162,248	\$ 286,056	\$ (123,808)
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 6,846,005	\$ 6,586,862	\$ 6,847,287	\$ (260,426)	\$ 13,224	\$ 12,982	\$ 241
TOTAL REVENUES	\$ 186,329,337	\$ 74,603,757	\$ 74,911,113	\$ (307,357)	\$ 16,220,029	\$ 18,123,815	\$ (1,903,786)
EXPENDITURES BY CATEGORY							
PERSONNEL	\$ 40,664,303	\$ 11,627,767	\$ 13,015,494	\$ 1,387,727	\$ 2,928,301	\$ 3,067,573	\$ 139,272
MATERIALS & SUPPLIES	\$ 6,180,892	\$ 1,676,912	\$ 2,224,049	\$ 547,137	\$ 697,471	\$ 595,619	\$ (101,852)
CHARGES FOR SERVICES	\$ 41,527,510	\$ 13,648,307	\$ 12,275,417	\$ (1,372,889)	\$ 6,994,752	\$ 4,399,545	\$ (2,595,207)
MINOR CAPITAL	\$ 42,892,112	\$ 5,336,745	\$ 9,443,057	\$ 4,106,311	\$ 1,282,880	\$ 1,627,745	\$ 345,264
FIXED CHARGES	\$ 1,212,852	\$ 1,177,336	\$ 1,120,816	\$ (56,520)	\$ 6,457	\$ 3,391	\$ (3,066)
DEBT SERVICES	\$ 6,794,182	\$ 335,653	\$ 388,780	\$ 53,127	\$ 794	\$ 5,504	\$ 4,711
GRANTS/CONTINGENCIES	\$ 4,598,314	\$ 2,085,284	\$ 2,238,725	\$ 153,441	\$ 788,382	\$ 910,529	\$ 122,147
ALLOCATION	\$ 5,335,236	\$ 1,778,412	\$ 1,778,412	\$ 0	\$ 444,603	\$ 444,603	\$ 0
TRANSFERS	\$ 51,579,494	\$ 15,026,498	\$ 17,193,165	\$ 2,166,667	\$ 3,214,958	\$ 4,298,291	\$ 1,083,333
TOTAL EXPENDITURES BY CATEGORY	\$ 200,784,895	\$ 52,692,913	\$ 59,677,915	\$ 6,985,001	\$ 16,358,198	\$ 15,352,801	\$ (1,005,398)
EXPENDITURES BY PROGRAM							
GENERAL GOVERNMENT (GF)	\$ 1,688,589	\$ 336,391	\$ 547,396	\$ 211,004	\$ 73,978	\$ 165,031	\$ 91,053
EXECUTIVE MANAGEMENT (GF)	\$ 4,837,991	\$ 1,591,611	\$ 1,737,962	\$ 146,350	\$ 441,502	\$ 494,832	\$ 53,330
MISCELLANEOUS (GF)	\$ 965,989	\$ 126,497	\$ 154,190	\$ 27,693	\$ 42,926	\$ 73,027	\$ 30,101
FINANCE (GF)	\$ 1,461,614	\$ 492,097	\$ 533,256	\$ 41,159	\$ 128,879	\$ 109,956	\$ (18,924)
PUBLIC SAFETY (GF)	\$ 5,801,816	\$ 1,927,920	\$ 2,114,826	\$ 186,906	\$ 534,817	\$ 532,831	\$ (1,986)
COMMUNITY DEVELOPMENT (GF)	\$ 2,609,187	\$ 689,358	\$ 916,998	\$ 227,641	\$ 164,272	\$ 198,973	\$ 34,702
PUBLIC WORKS (GF)	\$ 8,141,827	\$ 2,326,182	\$ 2,935,421	\$ 609,239	\$ 541,744	\$ 602,240	\$ 60,495
RECREATION (GF)	\$ 7,956,156	\$ 2,315,869	\$ 2,703,746	\$ 387,877	\$ 511,116	\$ 590,150	\$ 79,035
UTILITY FUND	\$ 17,389,014	\$ 2,785,886	\$ 4,194,445	\$ 1,408,559	\$ 1,107,024	\$ 737,911	\$ (369,113)
CAPITAL FUND	\$ 13,535,682	\$ 475,768	\$ 1,044,560	\$ 568,792	\$ 142,404	\$ 534,215	\$ 391,811
MARKETING FUND	\$ 6,135,211	\$ 2,729,628	\$ 2,699,123	\$ (30,505)	\$ 676,139	\$ 676,434	\$ 296
GOLF COURSE FUND	\$ 4,828,426	\$ 1,111,673	\$ 628,647	\$ (483,026)	\$ 610,557	\$ 324,771	\$ (285,785)
EXCISE TAX FUND	\$ 42,541,605	\$ 11,928,533	\$ 14,106,286	\$ 2,177,753	\$ 2,440,282	\$ 3,535,265	\$ 1,094,983
WORKFORCE HOUSING FUND	\$ 22,863,450	\$ 8,629,148	\$ 5,025,932	\$ (3,603,216)	\$ 4,248,852	\$ 2,473,506	\$ (1,775,346)
OPEN SPACE ACQUISITION FUND	\$ 6,054,577	\$ 917,037	\$ 1,183,082	\$ 266,045	\$ 404,574	\$ 170,867	\$ (233,707)
CONSERVATION TRUST FUND	\$ 55,000	\$ 18,333	\$ 18,333	\$ -	\$ 4,583	\$ 4,583	\$ -
GARAGE SERVICES FUND	\$ 7,177,900	\$ 1,210,571	\$ 4,189,376	\$ 2,978,804	\$ 225,923	\$ 227,655	\$ 1,732
INFORMATION TECHNOLOGY FUND	\$ 2,291,738	\$ 533,523	\$ 836,443	\$ 302,920	\$ 197,860	\$ 224,763	\$ 26,903
FACILITIES MAINTENANCE FUND	\$ 5,329,623	\$ 960,620	\$ 1,869,252	\$ 908,631	\$ 243,862	\$ 427,552	\$ 183,690
SPECIAL PROJECTS FUND	\$ 4,563,918	\$ 2,326,392	\$ 2,224,459	\$ (101,933)	\$ 889,696	\$ 889,763	\$ 67
MARIJUANA FUND	\$ 384,612	\$ 117,795	\$ 134,127	\$ 16,333	\$ 28,746	\$ 36,722	\$ 7,976
CEMETERY FUND	\$ 30,664	\$ 667	\$ 667	\$ -	\$ 167	\$ 167	\$ -
CHILD CARE FUND	\$ 2,714,600	\$ 133,875	\$ 562,200	\$ 428,325	\$ 1,375	\$ 2,000	\$ 625
PARKING & TRANSPORTATION FUND	\$ 14,839,517	\$ 4,226,760	\$ 4,201,506	\$ (25,254)	\$ 1,269,307	\$ 968,348	\$ (300,959)
HEALTH BENEFITS FUND	\$ 5,900,213	\$ 1,472,841	\$ 1,533,300	\$ 60,459	\$ 446,018	\$ 458,400	\$ 12,382
SUSTAINABILITY FUND	\$ 4,027,483	\$ 1,087,854	\$ 1,353,030	\$ 265,176	\$ 432,126	\$ 343,041	\$ (89,085)
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 6,658,496	\$ 2,220,084	\$ 2,229,352	\$ 9,269	\$ 549,470	\$ 549,796	\$ 326
TOTAL EXPENDITURES BY PROGRAM	\$ 200,784,895	\$ 52,692,913	\$ 59,677,915	\$ 6,985,001	\$ 16,358,198	\$ 15,352,801	\$ (1,005,398)
PROJECTED FUND BALANCE DECEMBER 31, 2025	\$ 263,206,603	\$ 299,573,005	\$ 292,895,360				



Memo

To: Town Council
From: Flor Cruz, Annette Kubek, Jacob Ojeda, and Helen Cospolich
Date: 5/20/2026 (for the 5/26/2026 work session)
Subject: Communications and Community Engagement Update

Town Council Goals (Check all that apply)

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

Summary

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

Background

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

Public Outreach/Engagement April 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:

- Municipal Election
- Runway Open House
- E-Ride
- Town Council Updates
- Recruitment
- Local's Appreciation Parking
- Bear Awareness
- Mountain Energy Project
- OHV Rec Path Safety
- FreeRide Summer Schedule
- Stage 2 Water Restrictions
- BreckRoads
- Recreation Department Updates
- RaceBreck
- Sustainability Saturdays
- Golf Club Updates
- Wildfire Preparedness
- Summit High School Housing Sessions
- Glass Recycling

Communication Channels

Staff uses a balanced media mix including social media, newsletters, websites, and ads across radio, TV and print to share our spring and summer campaigns. This month, our social media numbers show that people are moving past just looking at posts and are seeking more information. While overall views stayed steady, Facebook link clicks went up by **240% (total of over 2,000)** and Instagram link clicks grew by **44% (total of over 1,800)**. We also saw a **76% increase** in Facebook page visits and gained nearly **1,500 new followers** across both platforms. These metrics demonstrate that our community wants clear, direct information and is actively using our pages to find it.

The Town of Breckenridge website is the primary destination for Town services, with nearly 30,000 page views and over 15,000 visits in April. More than 84% of visits originate from search and direct visits indicating that the site is well optimized, and more than a third of traffic (37%) is most likely from a bookmarked page. Across all main websites (TOB, recreation, golf and FreeRide), pageviews **increased 17%** from March.

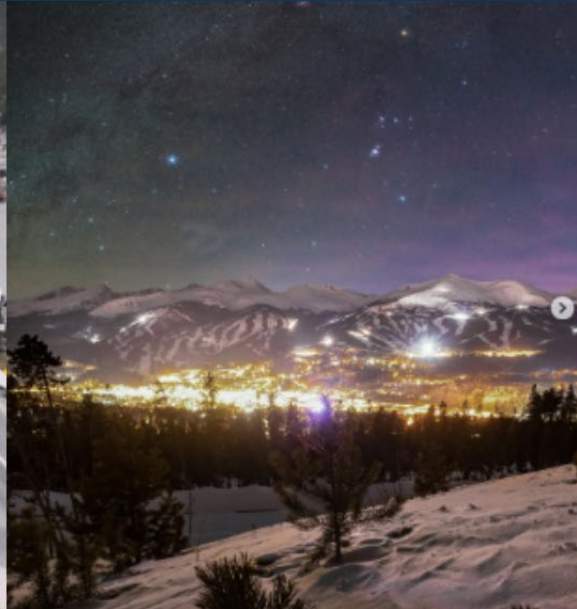
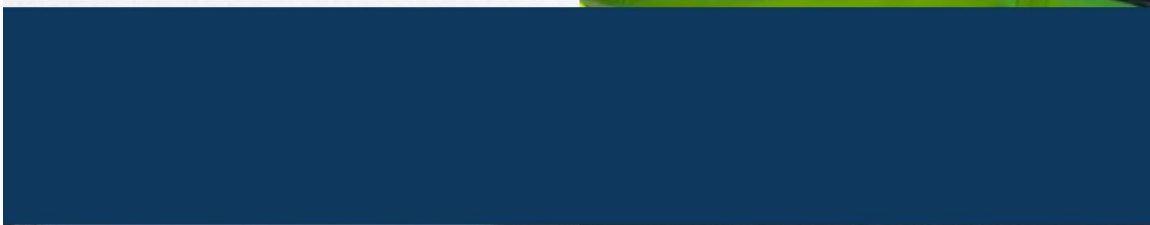
Television and radio advertising reinforces programs and initiatives with local residents across home and out-of-home spaces. April radio messaging included spring soccer league, youth swim lessons, and the Runway Neighborhood open house. Television ads included new Stephen C. West Ice Arena and ice skating lesson commercials, the Firecracker 50 Mountain Bike Race, the "I Am Summit" campaign, and the Breck Water campaign.

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 will shift to BreckRoads messaging in May.

The Connect with Breck newsletter is a great tool for keeping the community informed. Based on recent link data, we found that residents are consistently looking for more details on BreckRoads and public projects. When it comes to specific topics, the Breck E-Ride announcement and WaterSmart meter information received the most interest, making up at least half of all link clicks for each newsletter sent. Providing these direct links allows us to keep the newsletters shorter and easier to read, while still giving users an easy way to find the deeper details they care about.

Recent targeted communication initiatives include:

- **Building Safety Month** – Throughout May, staff produced a weekly video campaign to highlight Building Safety Month. These videos focus on the importance of building safety while introducing the community to our local building department team. Rather than pushing for broad external reach, the goal of this campaign is to create meaningful engagement with our local building community. The community has responded very well to these posts, showing a strong appreciation for the content and a high level of interest in getting to know the staff members who work behind the scenes to keep Breckenridge worksites safe.
- **Housing** – Staff conducted a comprehensive communication strategy for the Runway Neighborhood from April into May, focusing heavily on the lottery process, open houses, information sessions, and overall project details. To ensure maximum awareness, the team utilized every available communication channel, from social media and flyers to in-person community meetings. The feedback from this effort has been overwhelmingly positive, both directly from community members at local events and through our partners at the Summit Combined Housing Authority (SCHA). In terms of digital reach, the campaign generated 38,056 total views and drove 484 direct link clicks. These metrics show a high level of community interest and prove that our widespread approach successfully gave residents the tools and details they needed to navigate the lottery process.
- **Dark Sky** - Staff have also maintained a strong focus on our Dark Sky initiative, using our current media campaign to help residents bring their external lighting into compliance. Breckenridge is currently at just over 80% compliance, with a goal of full compliance. With code enforcement fines now being issued, this outreach is focused on giving residents the resources they need to make updates and avoid penalties. The campaign has performed well, generating over 20,000 views (81% of them being followers and 19% non-followers), and is designed to move beyond basic information. We want to make Dark Sky compliance an open conversation, helping the community understand the benefits of the initiative and keeping the process as straightforward and helpful as possible.
- [Runway Lottery](#)
 - Over 8,000 total views
 - Over 4,000 accounts reached
- [BreckRoads Update](#)
 - Over 7,000 views
 - Over 3,000 accounts reached
- [DarkSky](#)
 - Over 18,000 total views
 - Over 6,000 accounts reached
 - Over 600 content interactions



Community Engagement

Partnerships and community updates have been a significant focus of community engagement efforts this month. Staff have attended several community meetings and provided updates on the recent Runway Neighborhood lottery, upcoming Town community events, upcoming recreational programming, and Town policy updates. These meetings have served as important opportunities for word-of-mouth communication and cross-organizational collaboration. Local partners include non-profit organizations such as Colorado Mountain College (CMC), Building Hope, FIRC, Common Spirit,

Elevated Health, Summit County Government, and many others. These engagements have further strengthened trust and collaboration as each organization works to expand its audience reach.

In addition to working with partners, staff have continued building relationships with community members and reinforcing the Town's commitment to increased access and service. In partnership with the Housing Department and the Summit Combined Housing Authority, the Communications and Community Engagement team supported families participating in the recent Runway Neighborhood lottery process by hosting two evenings of informational and technical assistance sessions in both English and Spanish. All families who attended these sessions received staff support and successfully submitted their lottery entries.

In an effort to meet community members where they are, Mayor Owens, Council Member Saade, and staff recently visited English as a Second Language classes at CMC in Breckenridge. During the visit, they invited students to Town Clean Up, Town Party, and shared information on how residents may contact Town Council. The visit was very well received, and community members provided valuable feedback on housing and asked for more information about sustainability.

Upcoming Public Outreach/Engagement June 2026

As we transition into June, the communications strategy will shift heavily toward recreational opportunities, major events, and vital community initiatives. To start, the primary focus will be Town Party, where staff have been partnering closely with Breck Create to intentionally spotlight local volunteer groups and connect residents with community service opportunities. In addition, staff will also launch early marketing efforts for the Town's 4th of July festivities. Staff will continue to collaborate with the Community Development Department for an outreach campaign for the Town's Comprehensive Plan, ensuring residents are well-informed and invited to participate in upcoming planning events and community conversations. Additionally, we will be highlighting the start of summer tennis programs in June and building engagement around the kickoff of the summer RaceBreck season, specifically the Summit Mountain Challenge and Summit Trail Running series. Finally, following the successful launch of the Breck E-Ride program, staff will implement a campaign to encourage increased program ridership. Across all these efforts, our goal is to consistently deliver engaging content that keeps residents informed and active throughout the summer season.

Financial Implications

The division works 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 remains strong or increases. 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.



TOWN OF
BRECKENRIDGE

Memo

To: Town Council
From: Sarah Crump, Senior Planner
Date: May 20, 2026 (for May 26, 2026 work session)
Subject: Outdoor Dining and Riverwalk Special Area Work Session

Town Council Goals (Check all that apply)

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

Summary

This memo expands on previously discussed recommendations that would enhance the Riverwalk Special Area by incentivizing Riverwalk-compatible improvements on private property. At today’s work session, Planning staff recommends that Council consider eliminating exterior food and beverage areas from employee housing impact mitigation townwide. Staff also recommends providing incentives for additional signage, revising the allowed Riverwalk Special Area density bonuses to incorporate commercial storage, and solid fencing for screening be considered specifically for the Riverwalk Special Area.

Background

In 2005, an incentive program was adopted for the “Riverwalk Special Area”, defined as the area bounded by Ski Hill Road to the north, Park Avenue to the south, Main Street on the east, and the Blue River on the west. The incentives are outlined in Policy 37/A Special Areas of the Development Code and provide waived parking requirements and possible density bonuses in exchange for the development of “Riverwalk compatible improvements”. As written, the program is somewhat complicated and has not proven very effective. Staff believes only one property has used this code provision to construct Riverwalk-compatible improvements since the incentive program’s inception in 2005.

At an April 14, 2026 work session, Planning staff presented Town Council with a proposal for several incentives that could further activate and encourage private improvements to properties adjacent to the Riverwalk. The proposed incentives included: eliminating exterior food and beverage areas from employee housing impact mitigation requirements, allowing for additional signage at locations which front both Main Street and the Riverwalk, allowing a small commercial density bonus for storage, allowing for solid fencing for screening, allowing solid window coverings for rear storage screening, and finally, relaxing the existing mural prohibition within the Riverwalk Special Area portion of the Conservation District. These incentives were drafted with the help of input from business and property owners within the Riverwalk Special Area who commented on what might work best to help activate the corridor and encourage improvements in this area.

Town Council directed Planning staff to further consider which of the proposed incentives should be expanded and be allowed for businesses townwide and which should be limited to the Riverwalk Special Area.

At today’s work session, Planning recommends that Council consider eliminating exterior food and beverage areas from employee housing impact mitigation townwide and recommends that incentive proposals for additional signage, revising the allowed Riverwalk Special Area density bonuses to incorporate commercial storage, and solid fencing for screening be considered specifically for the Riverwalk Special Area.

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.

Staff needs additional time to consider changes to the window covering policy and existing Conservation District mural prohibition because changing these policies will likely involve updating the Town's complex public art approval process. These incentives will be presented for Council's consideration at a later date.

Staff Analysis

Townwide - Exterior food and beverage areas.

Allowing for new exterior food and beverage areas without employee mitigation requirements would be one of the easiest ways to improve and activate underutilized commercial spaces, not just along the Riverwalk but townwide. Under the Town's current policies, new outdoor food and beverage floor areas must comply with the employee housing impact mitigation Policy 24, a requirement to provide housing or pay a fee-in-lieu for new employees generated, whichever is applicable. Exterior food and beverage areas were not originally part of the employee housing impact mitigation policy but were added as a category in Spring 2022. The greatest feedback received from business owners was that this policy is cost-prohibitive to constructing new or additional exterior food and beverage areas, often costing much more than the improvements themselves. Business owners described that when their exterior food and beverage areas are occupied, interior restaurant space is generally empty, thus negating the theory that new employees are generated by those areas. They also stated these areas cannot be used for a large majority of the year due to weather. Town staff also researched Vail's employee housing impact mitigation policy (which was used as a guide for the Town of Breckenridge employee housing mitigation policy) and found that the Town of Vail only applies this policy to exterior food and beverage areas that are converted in winter to become part of the indoor seating area. Breckenridge architectural design guidelines do not allow for temporary tenting on a building that would allow the exterior dining to become part of the indoor space in winter. Breckenridge exterior food and beverage areas are truly limited by seasonality.

The Town has not seen the development of any new or expanded exterior food and beverage areas since exterior food and beverage was added to the commercial uses for which employee housing impact mitigation is required. To incentivize outdoor activation and improvements, staff recommends Council exempt exterior food and beverage areas from compliance with Policy 24 employee housing impact mitigation.

Riverwalk Special Area - Additional signage.

The sign code currently allows for additional signage when a business has two or more street frontages. Staff recommends expanding when additional signage is allowed to encourage signage and activated storefronts along the Riverwalk when a business has both front (Main Street) and rear (Riverwalk) entries. Staff also recommends allowances for an additional menu display box on the rear for restaurants. This change would encourage patronship by those walking along the Riverwalk. The code would be updated to include the Riverwalk Special Area specifically as frontage. Adding additional signage would be at the discretion of the business and/or property owner, as some businesses may not desire additional signage that encourages entry from the Riverwalk. Proposed development code language is below.

***BUILDING FRONTAGE:** The length of a building facing a street or alley, **Riverwalk Special Area**, or, where a mall exists, building frontage means that portion of the mall that is parallel to the street.*

*F. **Separate Frontages:** In those instances where a building with a commercial use has two (2) separate frontages and all of the allowable sign area can legally be displayed on the primary frontage, the Director may increase the total allowable sign area by a maximum square footage double the calculated allowed as may be reasonably necessary.*

*G. **Limitations:***

1. No more than 20 square feet of signage per business on a commercial use property may be visible from any one location after any sign bonus calculations have been applied, if applicable.

2. Except as specifically provided in this chapter, the area of any one sign on a building with a commercial use shall not exceed 20 square feet after any sign bonuses have been applied, if applicable.

*H. **Display Boxes:** Each restaurant, bar, or lounge may have one display box sign. If the size of the display box is 2 square feet or less the display box shall not count against the allowable sign area. If the size of the display box exceeds 2 square feet, the area of the display box in excess of 2 square feet counts against the allowable sign area. **Where a building has two (2) frontages, such as along the Riverwalk Special Area, a restaurant, bar, or lounge may have a display box sign at both frontages.***

Riverwalk Special Area - Rear storage screening.

Fencing designs for the Riverwalk Special Area must currently comply with the "Handbook of Design Standards for the Historic and Conservation Districts." These guidelines dictate that fencing should follow the property line, be no taller than three feet, and have a high void to solid ratio that is not a visual obstruction. Staff recommends that for the Riverwalk Special Area there be special fence design standards that allow for short sections of taller and solid fencing to screen commercial storage areas from the Riverwalk. Proposed development code language is below.

13. Fences at self-storage warehouses and for commercial outdoor storage shall not exceed 6 feet in height, and shall be designed to allow visibility through the fence. Such fences shall be designed with a maximum solid to void ratio of one to three (1:3), shall be constructed of steel, aluminum or wood, and may be painted. Chainlink fencing is prohibited. Self-storage warehouses may incorporate a gate to control access to the site, notwithstanding subsection H of this section...

...18. Fences within the Riverwalk Special Area shall be allowed for screening commercial outdoor storage areas only along the portion of the property facing the Blue River. Fences within this Area shall not exceed 6 feet in height or 10 feet in length, may be solid, and shall be constructed of metal, wood, or wood-look materials compatible with the Conservation District.

Riverwalk Special Area - Revised density exceptions within Policy 37.

Staff recommends revising the density provisions in Policy 37. The current policy is confusing, does not define the allowed amount of density bonus, and specifies density additions along the Riverwalk have a relation to "leasable and non-leasable" floor area. Leasable or non-leasable floor area is difficult to track and monitor for Planning staff, confusing for applicants, and has not led to the desired Riverwalk improvements and activation. Staff recommends simplifying this code section and providing a small density bonus for projects which complete a Riverwalk compatible improvement.

Staff also recommends allowing for a density exemption for rear storage sheds within the Riverwalk Special Area up to a certain size (e.g. 200 sq. ft. or some other number determined by the Council). This approach would provide back-of-house screening of stored materials and tidying of the Riverwalk as viewed from the Blue River Pathway. This provision is recognized as an incentive to create a more attractive Riverwalk and conceal unsightly storage areas. Enforcement to require containing all storage within a shed may not be possible but rewriting this development code section for easier implementation and enhancing the density incentives may produce better results to achieve the Town's goal of improving the Riverwalk special area. Proposed development code language is below.

B. Construction Of A Riverwalk Compatible Improvement:

- 1. The provisions of this subsection B shall apply only to commercial development.*
- 2. The provisions of this subsection B shall apply only to an application for a development permit to construct a Riverwalk compatible improvement **for nonleasable floor area** which could not otherwise be approved because the site of the proposed development: a) is over the allowed aboveground density and overall density/mass allowed by section [9-1-19-5A](#), "Policy 5 (Absolute) Architectural Compatibility", of this chapter as of May 1, 2005, or b) lacks sufficient remaining aboveground density to allow for the construction of the proposed Riverwalk compatible improvement.*
- 3. Subject to the other provisions of this subsection B, an aboveground density bonus **of 200 square feet or 20 percent of total density, whichever amount is smaller, for nonleasable floor area** may be allowed for the construction of a Riverwalk compatible improvement **as defined in this Policy.***
- 4. ~~For the density bonus described in subsection B(3) of this section to be allowed, an applicant shall demonstrate that: a) there are no Riverwalk compatible improvements already located on the property, or b) if there are existing Riverwalk compatible improvements on the property, 1) such improvements are insufficient to provide adequate visibility of or pedestrian access to the Riverwalk, or to adequately allow the building to achieve a functional and aesthetic compatibility with the Riverwalk; and 2) the construction of the proposed Riverwalk compatible improvement is necessary in order to provide greater visibility of or pedestrian access to the Riverwalk, and to help the building achieve a functional and aesthetic compatibility with the Riverwalk.~~*

~~5. The amount of any aboveground density bonus for nonleasable floor area granted pursuant to this subsection B shall be limited to the amount of density needed to create a functional Riverwalk compatible improvement as determined by the town council.~~

E. Commercial developments within the Riverwalk Special Area shall be allowed a density bonus of no more than 200 square feet for the construction of a storage shed for concealing commercial storage on the property adjacent to the Blue River. Such storage sheds shall be subject to the applicable Handbook of Design Standards for the Historic and Conservation Districts and must comply with all other requirements of the Development Code.

Public outreach/engagement

Planning staff conducted an information gathering session on November 20, 2025 with approximately ten local entrepreneurs and property owners who operate within the Riverwalk Special Area. At this session, the most consistent feedback was in favor of eliminating employee housing impact mitigation with many participants stating that business expansion, especially for changes of use and outdoor dining, was cost prohibitive when the cost of this policy was factored in, often costing much more than the improvements. Staff has been in communication with participants of the November 20th session with periodic updates regarding progress toward making code changes. Planning continues to receive support from business owners who desire to see the Town move in this incentive-based direction that would activate the Riverwalk Special Area and eliminate some barriers to business expansion.

Should the Council wish to move forward with code amendments following this work session, staff would conduct any supplemental outreach and public notifications required for such amendments.

Financial Implications

Staff resources would be dedicated to research and drafting policy language. If exterior food and beverage areas were removed from employee housing impact mitigation requirements, the Town would no longer collect fees associated with these requirements. No fees or employee housing mitigation for exterior food and beverage areas have been paid to date. Otherwise, improvements on private property would be the financial responsibility of the private property owner or applicant.

Equity Lens

Related to the Town's Equity Blueprint and corresponding Equity Lens, any code amendments to Policy 37/A would be neutral as they would apply to all private property owners within the Riverwalk special area. Future improvements incentivized by any code amendments would benefit visitors and residents alike.

Staff Recommendation

Staff requests Town Council review the information above and answer the following questions related to the Riverwalk business incentives:

- Does the Council agree with eliminating exterior food and beverage areas from the requirements of employee housing impact mitigation townwide?
- Does the Council agree with allowing additional signage within the Riverwalk Special Area?
- Does the Council agree with allowing for short lengths of solid fence screening along the Riverwalk?
- Does the Council agree with the proposed density bonuses for Riverwalk compatible improvements and small storage sheds within the Riverwalk Special Area?
- Does the Council have other specific ideas for Riverwalk compatible improvement incentives or code amendments?

[A link to the current Development Code Policy 37/A Special Areas is provided here.](#)



Memo

To: Town Council
From: James Phelps, Public Works Director
Date: 5/19/2026 (for 5/26/2026 meeting)
Subject: Out of Town Water Service Connection Moratorium

Town Council Goals (Check all that apply)

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

Summary

Staff is requesting Council consideration of a one-year moratorium on new Out of Town Water Service water connections. As we continue to develop the Water Master Plan, staff will gain information needed to understand current system capacity and pressure zones, which will help determine whether any future connections outside our established water service boundary can be responsibly supported.

Background

Historically, the Town’s water service area has included both properties within Town limits and several adjacent areas such as Peak 7, Woodmoor, and French Creek subdivisions. For many years, if a property fell outside this defined service boundary, we did not allow connection to the system, with some limited exceptions. Around 2016, as plans for the second water plant moved forward, we anticipated expanded capacity and took steps to proactively invite nearby properties to connect to the Town’s water system. At that time, former Public Works leadership contacted owners located near existing water mains to encourage connection, resulting in approximately 20 single-family homes and Berlin Placer tying into the system despite being outside the established service area.

Currently, there is no specific code language or adopted standard governing additional Out of Town Water Service requests. With multiple inquiries continuing to be submitted, and with system-capacity modeling still underway, these requests create uncertainty for staff and applicants, and inhibit long-range planning of the water system.

The Water Master Plan update will provide the detailed system analysis needed to identify constraints and opportunities within our various pressure zones. Once the plan is complete, staff will return to Council with recommended code updates to formalize how Out of Town Water Service connection requests should be evaluated in the future.

Public outreach/engagement

Staff will continue direct engagement with properties requesting connection to the system.

Financial Implications

During the proposed one-year moratorium period, staff will realize modest savings in research time typically dedicated to evaluating Out of Town Water Service requests. This moratorium would allow us to focus efforts on the Water Master Plan update and associated code work.

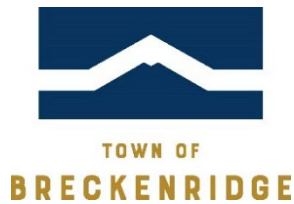
Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

Equity Lens

This proposed moratorium provides a consistent and equitable pause on all Out of Town Water Service requests while we establish a clear and defensible framework for handling future requests.

Staff Recommendation

Staff recommends the Town Council evaluate and approve a one-year moratorium on new Out of Town Water Service water service connections. This proposed pause would ensure that future decisions are aligned with system capacity, long-term planning objectives, and community expectations. If Town Council agrees with this proposed measure, staff will return at the June 9th meeting with a resolution to adopt the one-year moratorium.



Memo

To: Town Council
From: Public Works, Open Space and Trails, and Golf Course Staff
Date: May 18, 2026 (for May 26, 2026 work session)
Subject: Integrated Pest Management Plan (IPMP) Annual Plan Update

Town Council Goals

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

Summary

The Town of Breckenridge is committed to protecting its alpine heritage, pristine ecosystems, and public well-being through a regenerative, science-based approach to land care. The Town of Breckenridge manages an extensive system of parks, open spaces, trails, roadways, and recreational facilities that span a wide range of ecological conditions. Invasive and noxious weeds pose a threat to native ecosystems, wildlife habitat, stream health, forest regeneration, and the recreational experience of residents and visitors. The Town of Breckenridge has been actively managing noxious weeds for over 30 years, as mandated by the Colorado Noxious Weed Act (1990) and Town Code Chapter 5-10-1 (2007). The Town's program utilizes best management practices and integrated pest management techniques, combining biological, mechanical, cultural, chemical, and educational efforts to protect the community's natural ecosystems, public safety, and economic resources.

Background

The purpose of the Town of Breckenridge Integrated Pest Management Plan (IPMP) is to provide Town staff and Breckenridge community members with the information needed to properly manage recognized noxious vegetation that presents a threat to the long-term sustainability of the ecosystem and the economic value of lands within the Town. This plan implements the mandates set forth in the Colorado Noxious Weed Act by detailing integrated management techniques for selected noxious plants. These options include control techniques, preventative measures, stewardship practices, and education. It is critical that during the implementation of this management plan the course with the least environmental impact be selected whenever possible. The Colorado Noxious Weed Act mandates Colorado residents, counties, and communities control noxious weeds following an integrated weed management program. Under the Colorado Noxious Weed Act, noxious weeds are defined as invasive, non-native plants that are harmful to native habitats, agriculture, public recreation, and local economies. These species are categorized into four lists (A, B, C, and the "Watch List") that guide the level of intervention required. The Town is required to manage these species on Town-owned properties and ensure compliance on private lands per state requirements and local ordinances.

Town of Breckenridge Integrated Pest Management Plan Goals

- Protect ecological integrity through early detection, rapid response, and long-term prevention.
- Coordinate weed management efforts across all Town departments and adjacent land-management partners.
- Reduce infestations in high-priority areas such as trailheads, wetlands, natural areas, and rights-of-way.

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.

- Provide consistent monitoring, mapping, reporting, and evaluation.

Town of Breckenridge Pest Management Intervention Strategies

- Cultural: Native plantings, proper irrigation, mulching
- Mechanical: Mowing, weed whipping, and pulling in parks and around Town buildings
- Biological: Beneficial insects, microbial soil amendments, and predator-prey management
- Chemical: Targeted herbicide application

2026 Annual Plan

- Create a comprehensive webpage that community members can reference. This page contains information regarding weed identification, pictures, control strategies, weed reporting documents, and professional contacts.

[Breckenridge Integrated Pest Management](#)

[Noxious Weed Identification](#)

- Representative noxious weeds found in Breckenridge will be pulled, pressed, mounted, and displayed in the Open Space and Trails office for in-house and public educational purposes.

This effort will be completed when the weeds can be pulled this summer.

- Conduct weed pull events during peak times of spring and summer. These events will be advertised on social media and the Open Space and Trails website.

[Breckenridge | Events](#)

- The weed pull events will be open to the public and will be conducted on open space/trails areas within Town. Professional staff will be available to field all questions.

Upcoming weed pulls are scheduled for June 10th in the Cucumber Gulch and July 11th for a community-wide weed pull.

- Open Space and Trails Naturalists will be available at Town events including Town Clean Up Day, Town Party, Race Breck, and at trailheads throughout the summer providing noxious weed education.
- The Town's IPMP is available online. In addition, the plant descriptions section will be made available to the public online and as a hard copy available at the Public Works, Open Space and Trails, and Golf Course offices.
- This program will also research scientific studies regarding the most environmentally friendly chemical control methods for noxious weeds.

Application Technique and Locations

Right-of-way: We will target noxious weeds from the passenger side of a slow-moving truck or ATV, using a wand with trigger control.

2026 right-of-way application locations:

- McCain Drive (from Stan Miller Drive to Coyne Valley Road)
- Coyne Valley Road
- Denison Placer Road
- North Water Treatment Plant
- Airport Road
- Valley Brook Street
- Valley Brook Cemetery
- Huron Road/Reiling Road
- Recreation path (Four-mile bridge to Ski Hill Road)

Test plot update

Town staff dedicated areas near the golf maintenance shop for noxious weed test plots. These areas were identified and separated into control plots and other test plots. In these plots, Town staff tested organic herbicides including vinegar, Fiesta, Suppress, and Axex, and one synthetic herbicide, Milestone. Initial findings are that the organic treatments browned the leaves. We will have more data on the test plots later this spring and summer when we see if the plants regenerate.

The Open Space and Trails Division has been testing a biological control, NutriFix, for Reed Canary Grass and Canadian Thistle in the Cucumber Gulch Preserve. This approach is a soil amendment that significantly increases the amount of nitrogen in a localized area and is intended to enhance native plant growth while also reducing Reed Canary Grass and Canadian Thistle growth. While additional experimentation is needed, initial indications suggest that this control is working well. Further testing is planned for the spring and summer to inform the implementation of a larger treatment plan in fall 2026.

Financial Implications

Funding for noxious weed control is currently included in the budgets of the Streets and Parks Division, Open Space and Trails Division, and Golf Course Maintenance. Over the past decade, the budget has increased due to material cost increases and the expansion of the Town and public areas. We expect the cost for improved weed management will increase slightly in the coming years with more focused attention.

Equity Lens

The Town of Breckenridge is committed to ensuring that all community members benefit from a clean, safe, and ecologically sound environment. Community outreach was identified as a key component of the pest management plan. Staff will provide clear information to the community regarding when and where herbicides are applied. We will engage the community with education and outreach to engage all ages, cultures, interests, and backgrounds. Conscious efforts will be made to provide information for both English and Spanish speakers. Staff will collaborate with community groups through weed pulls and a naturalist education program. We will continue our Friends of Breck Trails volunteer program, as well as our partnership with Rocky Mountain Youth Corps, to conduct mechanical weed pulls in our open spaces. Any pesticide-sensitive person may apply to be placed on the Colorado registry to opt out of herbicide application on their property. Individuals must provide proof of medical justification by a physician licensed in Colorado. See the Colorado Registry for Pesticide Sensitive Persons:

[Colorado Registry for Pesticide-Sensitive Persons](#)

Staff Recommendation

The Town of Breckenridge will continue to balance the needs of the community while also managing noxious weeds in compliance with the Colorado Noxious Weeds Act. Based on expert guidance we received through the group's research, Town staff recommend that the Town implement the Integrated Pest Management Plan as presented and utilize best management practices combining biological, mechanical, cultural, chemical, and educational efforts to

protect the community's natural ecosystems, public safety, and economic resources. Staff also recommend continuous evaluation of the test plots through the fall of 2026.

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

Resources:

[Colorado Noxious Weed Act](#)

[Breckenridge Town Code 5-10-1](#)

[Summit County Management Plan](#)



TOWN OF
BRECKENRIDGE

Memo

To: Town Council
From: Shannon Haynes, Town Manager
Date: May 19, 2026 (for May 26, 2026 work session)
Subject: Event Creation and Promotion Grant Program

Town Council Goals

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

Summary

During the 2026 budgeting process, Town Council allocated \$250,000 in funding to support the promotion of local events, drive visitation, and support revenue generation for local businesses. Staff are recommending the adoption of a grant process to provide structure, transparency, and accountability for the use of these funds and to ensure a positive economic impact in Breckenridge.

Background

As noted above, during the 2026 budgeting process, Town Council determined there was a need to bolster the economy through support for local events. Council's assessment of the economic headwinds (challenges) facing the Town were further confirmed during the April 28, 2026 Town Council meeting when economist Brian Lewandowski spoke of both headwinds and tailwinds (favorable circumstances) impacting the national, state, and local economies. During that meeting, Town Finance staff also reported on tax revenue for the first two months of 2026, on how Breckenridge's revenue reduced by 3% compared to other mountain resort communities, and how declining revenues and inflation have combined to impact local businesses since the revenue boom in 2021. These facts, in combination with a dismal snow and ski season, support the creation of a Town grant program to provide a financial incentive for local events to drive visitation and business.

Staff are proposing a tiered grant process that would be available to non-profits, event producers (preferably local or those partnering with local event producers), schools and/or community groups, neighborhood associations, and local businesses. Staff recommend three funding tiers that will provide both structure and flexibility depending on the size and impact of an event. Specifically, the recommendation includes:

- Tier 1 – Up to \$10,000
Purpose: Public events delivered by nonprofits, businesses or partner organizations; attendance of 100-500 people, a one-day event or series of small events (e.g., a business hosting music once a month). Animation, which may include the waiver of fees for a celebratory event.
Requirements: Budget, project plan, demonstration of community benefit and/or economic/tourism benefit, grant application submitted no less than two months in advance of event unless there are extenuating circumstances preventing this timeline.
- Tier 2 – Up to \$50,000
Purpose: Public events delivered by nonprofits, businesses, or partner organizations; attendance between 501-1,500 people, may be multiple consecutive days or multiple non-consecutive days.

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.

Requirements: Budget, project plan, demonstration of community benefit and/or economic/tourism benefit, grant application submitted no less than four months in advance of the event unless there are extenuating circumstances preventing this timeline.

- Tier 3 – Over \$50,000 (invitation only)

Purpose: Large-scale or multi-year projects aligned with the Town's strategic priorities, public events with attendance over 1,500 people, may be multiple consecutive days or multiple non-consecutive days.

Requirements: Formal agreement, budget, project plan, performance measures, annual reporting, demonstration of community benefit and/or economic/tourism benefit, grant application submitted no less than four months in advance of the event unless there are extenuating circumstances preventing this timeline.

Events would be evaluated using a scoring rubric intended to: 1) assess the community impact and economic benefit, 2) determine the event's feasibility, 3) encourage welcoming and sustainable events, 4) focus on events that are not primarily intended to drive alcohol consumption, 5) incentivize partnerships, 6) encourage multi-day/multi-year events, and 7) encourage diverse funding sources. Event producers would be required to provide post-event reporting to help the Town assess the success of the grant program.

The program would be administered by Town staff with Tier 2 and 3 awards requiring approval by Town Council. Nothing in this process is intended to supersede the Breckenridge Events Committee (BEC) or the Special Event Permit Application committee (SEPA); event producers would be required to adhere to all existing special event requirements.

The attached draft proposal provides additional details.

If approved, staff will develop the scoring rubric, application, and outreach plan with a goal of having the program up and running by June 30th.

Public outreach/engagement

No public outreach or engagement has been undertaken to date. If the program is approved, staff will engage in public outreach.

Equity Lens

The proposed grant program is intended to provide a transparent opportunity for funding to promote events in the Town of Breckenridge. The grant process is structured to be fair and equitable, and to ensure openness, trust and transparency. Staff believe this process will support a diversity of local events.

Staff Recommendation

Staff requests Town Council review and provide feedback on the proposed "Event Creation and Promotion Grant Program" generally and provide specific feedback on the follow questions.

- 1) *Would Council like to focus on new events, elevate existing events, or both?*
- 2) *Should preference be given to local producers and local partnerships?*
- 3) *Does Council support limiting the Town grant award to no more than 50% of the event cost for Tier 2 and 3 awards?*
- 4) *Should money be invested to identify and seek specific events or types of events that have been or may be identified as beneficial for Breckenridge community members and businesses?*



Proposed Town of Breckenridge Event Creation and Promotion Grant Program

Purpose

The Town of Breckenridge Event Creation and Promotion Grant Program is designed to support event organizers in hosting and promoting events that drive visitation, economic impact, and community engagement, animation and vibrance in Breckenridge. The program is intended to offer financial support to help cover event creation, execution and marketing expenses for eligible events that align with the Town's goal of driving tourism and promoting a sustainable robust year-round economy. The program exists to support the incubation and expansion of local events, bolster year-round programming, stimulate the local economy, and promote a vibrant community by helping fund event creation and promotional efforts.

Guiding Principles include:

- Transparency - Apply consistent, public criteria for all applicants.
- Accountability - Ensure responsible use of Town funds through required reporting.
- Community Benefit - Prioritize projects with measurable, broad public value.
- Fiscal Responsibility - Safeguard public trust through appropriate funding limits and allowable use rules.
- Welcoming - Support activities that welcome and benefit diverse members of the community.
- Responsible Waste Diversion – Ensure events and activities reasonably minimize waste and utilize established countywide waste streams.

Eligibility - Eligible applicants must meet one of the following:

- 501(c)(3) nonprofits or charitable organizations
- Event producers with priority given to local producers, producers with a local partner, or two or more local producers partnering on an event
- Public schools, chartered service clubs, or community groups
- Neighborhood associations or resident-led groups
- Local businesses proposing public-benefit activities, animation and vibrance to Town including Breckenridge Ski Resort.

Programs or events must be located within or primarily benefit the community members, visitors and vibrance Town of Breckenridge.

Funding Tiers

- Tier 1 – Up to \$10,000

Purpose: Public events delivered by nonprofits, businesses or partner organizations; attendance of 100-500 people, a one-day event or series of small events (e.g., a business hosting music once a month). Animation, which may include the waiver of fees for a celebratory event.

Requirements: Budget, project plan, demonstration of community benefit and/or economic/tourism benefit, grant application submitted no less than two months in advance of event unless there are extenuating circumstances preventing this timeline.

- Tier 2 – Up to \$50,000

Purpose: Public events delivered by nonprofits, businesses or partner organizations; attendance between 501-1,500 people, may be multiple consecutive days or multiple non-consecutive days.

Requirements: Budget, project plan, demonstration of community benefit and/or economic/tourism benefit, grant application submitted no less than four months in advance of the event unless there are extenuating circumstances preventing this timeline.

- Tier 3 – Over \$50,000 (invitation only)

Purpose: Large-scale or multi-year projects aligned with the Town's strategic priorities, public events with attendance over 1,500 people, may be multiple consecutive days or multiple non-consecutive days.

Requirements: Formal agreement, budget, project plan, performance measures, annual reporting, demonstration of community benefit and/or economic/tourism benefit, grant application submitted no less than four months in advance of the event unless there are extenuating circumstances preventing this timeline.

Funding Restrictions

- Alcohol, tobacco, or cannabis purchases
- Personal property for individuals
- Staff salaries unless directly tied to program delivery
- Political, religious, or exclusively private events
- Town grant will fund no more than 50% of any Tier 2 or 3 event

Application Process & Components - Annual application window with rolling review as necessary to promote events during specific need times. Request applications must include the following elements:

- Description of project or event
- Statement of community benefit and/or economic/tourism impact and alignment with Town goals
- Itemized budget and amount requested
- Timeline and location
- Evidence of organizational capacity (Tiers 2 and 3)

Evaluation Criteria – Applications will be evaluated using a transparent scoring rubric that assesses:

- Tourism and Local Economic Benefit
- Community Impact – breadth, depth, and public access
- Feasibility – realistic timeline, staffing, intended impact and budget
- Financial Leverage – matching funds, volunteer support, partnerships
- Welcoming – inclusive outreach, representation, benefits
- Environmental Sustainability
- Event length – multi-day, multi-year events
- Events that are not primarily focused on alcohol consumption

Additional criteria may include strengthening community cohesion, enhancing quality of life, and advancing equity and cultural vibrancy. Applicants must show a direct, positive economic/tourism impact.

Reporting Requirements – All funded entities must submit a post-event report to include at a minimum:

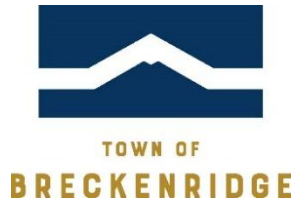
- Summary of activities and attendance
- Description of community outcomes
- Photos or documentation
- Final budget – total budget and budget for use of Town funds

Administration – Town staff will administer the program; Council will approve Tier 2 and 3 awards. Events must adhere with and meet all Town of Breckenridge Special Event requirements. The Town will:

- Publish application materials and deadlines
- Provide applicant assistance
- Review applications, including assessment of feasibility, and make recommendations to Town Council
- Manage grant agreements and reporting
- Maintain records consistent with Town policy

Town Council retains authority over final award decisions and allocations.

Policy Review - This policy shall be reviewed every two years to ensure alignment with community needs, emerging best practices, and Town strategic goals.



To: Town Council
From: Julia Puester, AICP, Assistant Town Manager
Date: May 21, 2026 (for May 26, 2026 meeting)
Subject: Xcel Request for a Temporary Liquid Natural Gas (LNG) License Agreement Extension (115 Gateway Drive)

Town Council Goals (Check all that apply)

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

Summary

The existing Xcel Modular Liquefied Natural Gas (“LNG”) Project at 115 Gateway Drive in Summit County was approved in October 2024 as a temporary use until October 20, 2026. Xcel has secured a permanent location north of the property, within Summit County jurisdiction. Xcel is requesting an extension of the License Agreement for one additional year, until October 20, 2027, while their development application undergoes the review process with Summit County planning department. Staff seeks a Council decision on whether to proceed with the extension.

Background

The Town and County jointly purchased the 16-acre property in 2018 which had previously been the home to DNR Kennels north of Town along Highway 9. DNR Kennels has since been demolished and the site remained vacant until the temporary LNG project. The purpose of the project is to address a natural gas infrastructure/supply shortage across Summit County. This temporary site is fenced and consists of five LNG tanks, two vaporizers, two generators, one security trailer, two pumps, and one gas tank, further screened by trees to the north and west. The project allows Xcel to provide natural gas to properties throughout the County should an emergency arise such as an operational outage. When the property was selected as a temporary location for the LNG project, Xcel obtained a development permit from the County and has since reapplied to the County for the extension of the permit, pending the Town’s approval as the majority property owner, County approval, and Public Utilities Commission (PUC) approval. To date, the application for the permanent site has not been received by the County. The Town planning division will have an opportunity to comment on the application as a referral agency.

Public outreach/engagement

This item does not require public outreach for property owner approval. The development application will proceed through the required County planning review process.

Financial Implications

In 2025 and 2026, the License Agreement was for \$50,000. As the primary landowner, the Town received \$37,500 and the County received \$12,500 from Xcel. The proposed terms would yield the same amount to the Town in 2027 if approved with no changes. Xcel has acknowledged an opportunity for the License Agreement cost to increase with the extension request. Staff propose the Agreement increase to \$75,000 of which the Town would receive \$56,250 and the County \$18,750. If directed to change, staff will work with Xcel and the Town Attorney.

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.

Equity Lens

Potential burdens the community may face should the temporary LNG project fail to be extended until a permanent site be secured could include loss of heat in living or work spaces. This loss of gas access could lead to housing insecurity for the community's most vulnerable populations.

Staff Recommendation

Staff recommends the Town Council approve the Xcel Temporary Liquid Natural Gas (LNG) License Agreement Extension located at 115 Gateway Drive for one additional year, pending Summit County development permit and PUC approval.

ATTACHMENTS:

Xcel Request Letter

Draft 2027 Lease Extension



Adam R. Pena
Sr. Manager – Siting and Land Rights
1123 West 3rd Avenue
Denver, CO 80233
Phone: 303.285.6449
Email: adam.r.pena@xcelenergy.com

March 23, 2026

Town of Breckenridge
PO Box 168
Breckenridge, CO 80424-0168

Summit County Board of Commissioners
PO Box 68
Breckenridge, CO 80424-0068

LICENSE AGREEMENT EXTENSION LETTER

Re: Xcel Energy Temporary LNG Site
115 Gateway Dr
Breckenridge, CO 80424
Summit County Assessor Parcel #221-0720-00-013

Dear Town of Breckenridge & Summit County Board of Commissioners,

Please recall the First Amendment to License Agreement for Gas Utility Facility dated November 24, 2025 granting Public Service Company of Colorado (“PSCo”) the ability to use a portion of the above referenced property for liquified natural gas related facilities through October 20, 2026. PSCo has continued to work diligently on siting a long-term LNG facility and a location has been purchased. PSCo would like to request an extension of the current license agreement to October 20, 2027 contingent upon obtaining the necessary land use permits. This will give PSCo the ability to continue to serve its customers with natural gas while we continue to establish the long-term site.

Thank you for your consideration of PSCo’s request for an extension. Please contact me should you have any questions.

Sincerely,

DocuSigned by:
Adam R Pena
8E20E042C0BD49F...
Adam R. Pena

Senior Manager, Right of Way and Permits Department
Xcel Energy
1123 West 3rd Avenue
Denver, CO 80223

Enclosures: License Agreement Amendment for Signatures

SECOND AMENDMENT TO LICENSE FOR GAS UTILITY FACILITY

THIS SECOND AMENDMENT TO LICENSE FOR GAS UTILITY FACILITY (this “**Amendment**”) is made as of _____, 2026, by and between TOWN OF BRECKENRIDGE, a Colorado municipal corporation (“**Town**”), and the BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY (“**County**”) (collectively, the “**Owners**”), and PUBLIC SERVICE COMPANY OF COLORADO, a Colorado corporation (“**Licensee**”). The Owners and Licensee are referred to herein each individually as a “**Party**” and collectively as the “**Parties.**”

WITNESSETH:

WHEREAS, pursuant to that certain License for Gas Utility Facility dated as of October 10, 2024, as amended by the First Amendment to License for Gas Utility Facility dated November 24, 2025 (collectively the “**License**”), Owners have granted and Licensee has obtained (a) a non-revocable license and the exclusive permission and right to use a portion of the Licensed Premises (as defined in the License) as a temporary yard for storage of liquified natural gas (LNG) in the Licensed Facilities (as described in the License), and (b) a non-revocable license and non-exclusive permission and right to make a temporary connection to Licensee’s gas distribution system to enable the injection of LNG into the gas system, which includes the right of ingress and egress for access to the Licensed Facilities on the Property (as defined in the License); and

WHEREAS, the Term of the License expires on October 20, 2026 (the “**License Termination Date**”); and

WHEREAS, the Owners and Licensee desire to extend the Term of the License and amend certain other terms and conditions of the License in this Amendment contingent upon the issuance of the necessary land use permit for Licensee’s use.

NOW THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, the License is hereby amended and the parties hereto do hereby agree as follows:

1. **Incorporation of Recitals and Definitions.** The above recitals are hereby incorporated into this Amendment as if fully set forth herein. All capitalized terms used herein, but not defined, shall have the meaning ascribed in the License.

2. **Term.** the Term of the License is extended for a period commencing immediately after the License Termination Date and continuing until October 20, 2027 (the “**Extended Term**,” the Term of the License together with the Extended Term, the “**Term**”), unless terminated earlier in accordance with the License. Thereafter, the Parties may further extend the Term of the License by mutual written agreement.

3. **License Fee.** Within fifteen (15) days of the approval of the land use permit required by the County for this extended temporary use, Licensee shall pay Owners an additional

non-refundable License Fee in the amount of \$50,000.00 which additional License Fee shall be allocated between the Owners as follows: (i) \$37,500.00 to the Town and \$12,500.00 to the County.

4. **Incorporation.** This Amendment shall be incorporated into and made part of the License, and all provisions of the License not expressly modified or amended hereby—including insurance, indemnification, termination obligations and other License rights—shall remain in full force and effect. As amended hereby, the License is hereby ratified and confirmed by the Parties. To the extent the terms of this Amendment are inconsistent with the terms of the License, the terms of this Amendment shall control.

5. **Headings.** The headings used herein are provided for convenience only and are not to be considered in construing this Amendment.

6. **Counterpart Execution.** This Agreement may be executed in two or more original counterparts, each of which shall be deemed an original of this instrument.

(Signature pages follow)

SUMMIT COUNTY BOARD OF COUNTY COMMISSIONERS

By _____
Dave Rossi, County Manager

ATTEST:

Deputy Clerk

STATE OF COLORADO)
) ss.
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026 by Dave Rossi, County Manager.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

LICENSEE:

PUBLIC SERVICE COMPANY OF COLORADO,
a Colorado corporation

DocuSigned by:
Adam R Pena
By: _____
Name: Adam R Pena
Its: Senior Manager,
Right of way and
Permits Department

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 26th day of March,
2026 by Adam R Pena, as Senior Manager, of Public
Service Company of Colorado. Right of way and
Permits Department

WITNESS my hand and official seal.

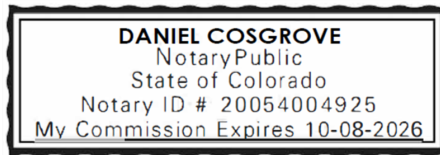
My commission expires: 10/08/2026

DAN:20054004925-156110

DocuSigned by:
Daniel Cosgrove

5B781673E760485
Notary Public

DS





**EXHIBIT A – TOWN OF BRECKENRIDGE
TEMPORARY LICENSE**

A parcel of land lying in Section 7, Township 6 South, Range 78 West, of the 6th Principal Meridian, County of Summit, State of Colorado, being a portion of that Tract of Land described in Reception Number 1182352, Summit County Records, described as follows:

Beginning on the south line of said Tract, from which Corner 8 of the DU LAC PLACER – MS 13802 bears S81°54'40"E, 180.10 feet;

- Thence N81°54'40"W, 232.65 feet, along said south line, to the assumed east right-of-way line of Gateway Drive;
- Thence N33°10'11"W, 156.47 feet, along said east right-of-way line;
- Thence along a curve to the right, having a radius of 90.05 feet, a central angle of 45°07'04", a length of 70.91 feet and a chord that bears N10°36'00"W, along said east right-of-way line;
- Thence N11°58'08"E, 58.77 feet, along said east right-of-way line;
- Thence S77°56'17"E, 112.19 feet;
- Thence N13°17'04"E, 305.44 feet;
- Thence S82°30'55"E, 118.31 feet;
- Thence S09°01'41"W, 200.74 feet;
- Thence S87°48'23"E, 210.90 feet;
- Thence S07°00'26"W, 51.06 feet;
- Thence N88°38'19"W, 119.78 feet;
- Thence S06°36'35"W, 295.33 feet, to the Point of Beginning.

Containing 130,162 square feet (2.988 acres) more or less.

As shown and described on Exhibit A, Sheet 2 of 2, attached hereto and made a part hereof.

All lineal distances shown hereon are in U.S. Survey Feet.

For the purposes of this description, bearings are based on Line 8-9 of said DU LAC PLACER, which is assumed to bear N81°54'40"W.

The author of this description is Monte L. Sudbeck, PLS 38503, prepared on behalf of SEH Inc., 2000 S. Colorado Blvd, Suite 6000, Denver, CO 80222, on September 5, 2024, under Job No. 178307-6.0, for Public Service Company of Colorado, and is not to be construed as representing a monumented land survey.



Monte L. Sudbeck, PLS 38503

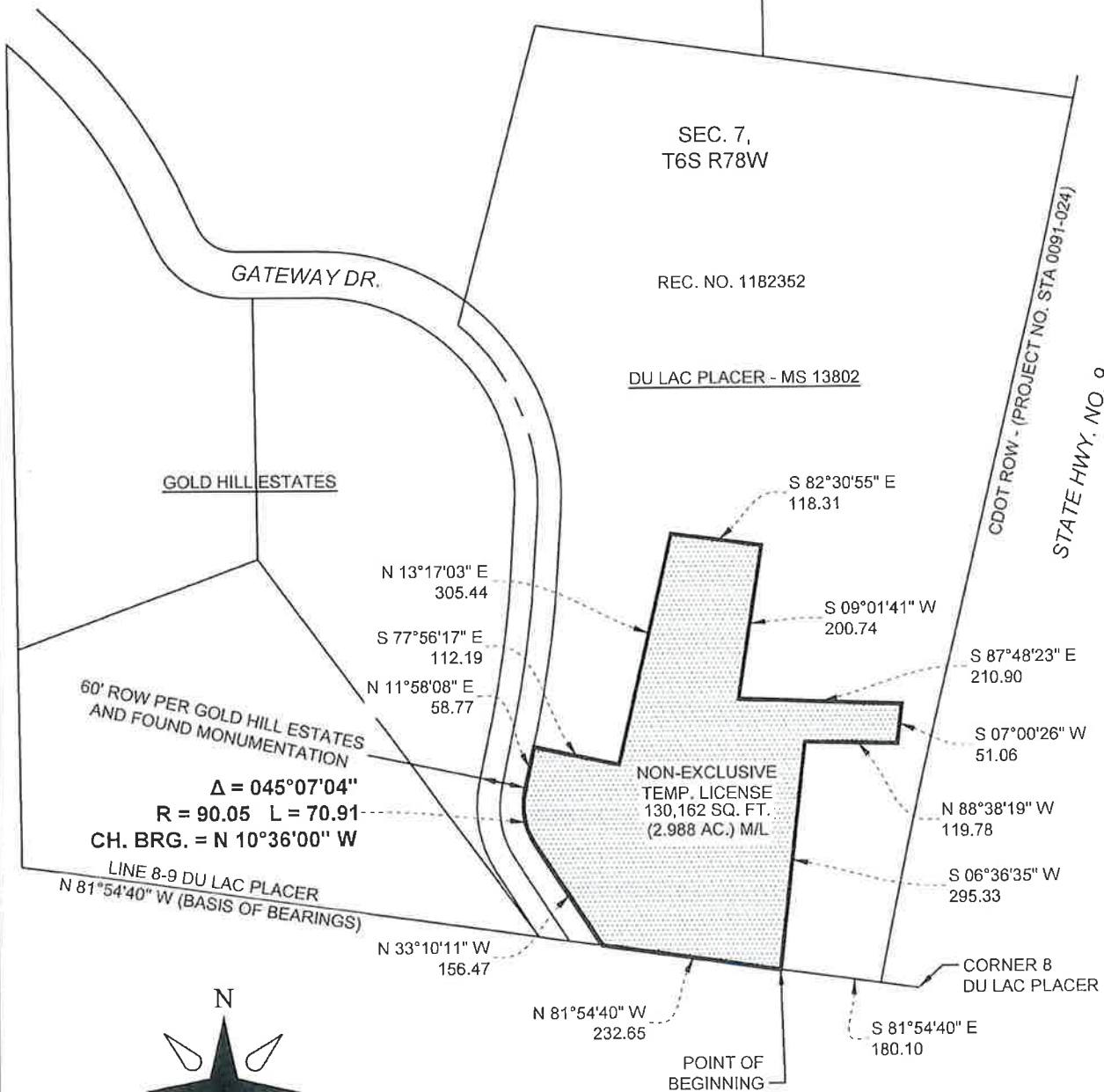
X:\PT\PI\PSCOC\178307\6.0 DNR Kennel Tap\9-survey\93-doc\15-proposed-desc\115 Gateway Dr.docx

2000 S Colorado Blvd, Suite 6000, Denver, CO 80222

SEH is an equal opportunity employer | www.sehinc.com | 303.586.5800 | 303.586.5801 fax

EXHIBIT A - TOWN OF BRECKENRIDGE TEMPORARY LICENSE

SHEET 2 OF 2



2000 S. Colorado Blvd
Suite 6000
Denver, Colorado 80222
Phone: 303-586-5800
FAX: 303-586-5801
www.sehinc.com

X:\PT\IPSCO\1763076.0 DNR Kennel Tap\9-survey\92-CAD\10-C3a\DNR Kennel Tap.dwg

SECOND AMENDMENT TO LICENSE FOR GAS UTILITY FACILITY

THIS SECOND AMENDMENT TO LICENSE FOR GAS UTILITY FACILITY (this “**Amendment**”) is made as of _____, 2026, by and between TOWN OF BRECKENRIDGE, a Colorado municipal corporation (“**Town**”), and the BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY (“**County**”) (collectively, the “**Owners**”), and PUBLIC SERVICE COMPANY OF COLORADO, a Colorado corporation (“**Licensee**”). The Owners and Licensee are referred to herein each individually as a “**Party**” and collectively as the “**Parties.**”

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WHEREAS, the Term of the License expires on October 20, 2026 (the “**License Termination Date**”); and

WHEREAS, the Owners and Licensee desire to extend the Term of the License and amend certain other terms and conditions of the License in this Amendment contingent upon the issuance of the necessary land use permit for Licensee’s use.

NOW THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, the License is hereby amended and the parties hereto do hereby agree as follows:

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5. **Headings.** The headings used herein are provided for convenience only and are not to be considered in construing this Amendment.

6. **Counterpart Execution.** This Agreement may be executed in two or more original counterparts, each of which shall be deemed an original of this instrument.

(Signature pages follow)

LICENSEE:

PUBLIC SERVICE COMPANY OF COLORADO,
a Colorado corporation

By: _____

Name: _____

Its: _____

STATE OF COLORADO)

) ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____,
2026 by _____, as _____ of Public
Service Company of Colorado.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public