

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

I) CALL TO ORDER

Nikki LaRochelle called the July 20th, 2026 regular meeting of BOSAC to order at 5:33 pm. Other members of BOSAC present were Nikki LaRochelle, Krysten Joyce, Bobbie Zanca, Matt Powers, Chris Tennal, and Town Council liaison Jay Beckerman. Staff members present were Alex Stach, Tony Overlock, Chris Kulick, and Mark Truckey. Katherine King, Summit County Open Space Director was in attendance. Members of the public present included: Teague Holmes, Jonathan Heckman, Becky Walter, Josh Tostado, and Kris Carlsted. Members of the public that were present virtually: Kelly Ahern, Greg Ruckman, and Alex Lindquist.

II) APPROVAL OF MINUTES

The June 15, 2026 BOSAC meeting minutes were approved as presented.

III) PUBLIC COMMENTS

Teague Holmes spoke in support of the Tiger Road Rec Path to improve pedestrian and cyclist safety amidst growing traffic, while endorsing the Rose Trail and beginner-friendly options. Highlighting a gap in the local trail network, he urged BOSAC to consider more natural, technical, and steep trails that challenge advanced riders without relying on high-speed jump features. He also advocated for expanding and directing riders toward designated downhill/gravity zones (like Slalom and Hard Luck) to meet high-level riding demand while reducing speed-related user conflicts on shared, bi-directional flow trails.

Jonathan Heckman proposed building a hub-and-spoke style trail network on Town-owned land at Little Mountain, taking advantage of nearby parking and facilities at the Ice Rink and Wakefield trailheads, the concept features an easy, green-graded climb trail leading to a hub that feeds 6–10 downhill trails spanning green to double-black difficulties. He emphasized that this would give local riders a legal, close-to-town space for technical progression, fill a major gap in Breckenridge's system, and help to separate high-speed downhill traffic from hikers to eliminate user conflicts.

Kris Carlsted echoed previous comments, arguing that the nationwide trend of machine-built flow trails has become oversaturated and belongs in bike parks rather than natural settings. Preferring a return to traditional "hand-built" trails—citing Idaho Springs as a success model and local routes like Game Trail as inspiration—he advocated for natural, steep, and rocky fall-line terrain. He also endorsed the Little Mountain concept as an ideal testing ground for a hand-built network, noting that concentrating high-speed, technical riding into a dedicated, controlled area is the best way to satisfy expert mountain bikers while curbing user conflict elsewhere.

Becky Walter supported previous speakers, emphasizing that while Breckenridge's cross-country network is world-class, the trail system is missing both ends of the spectrum: true

beginner green trails and un-sanitized, steep, technical trails for advanced riders. She backed the Little Mountain hub-and-spoke concept as a way to minimize user conflict and fulfill these needs, highlighting that the local mountain bike community are eager to show up as active stewards for trail work and maintenance. Finally, she noted that expanding options on both ends of the skill spectrum would benefit all trail users and serve as a strong economic driver for local tourism.

Josh Tostado echoed the previous speakers by emphasizing that providing dedicated outlets for downhill-style riding is essential for reducing user conflict. Drawing on his experience riding across the country, he pointed out that, in his opinion, fast, skilled riders are currently speeding down multi-use climbing trails simply because there isn't enough steep, raw, and rocky terrain available for them. Citing model biking destinations like Sedona and Moab, he urged BOSAC to invest across the entire difficulty spectrum.

IV) STAFF SUMMARY

A. Field Season Update

Mr. Beckerman asked about the trail tampering incident at Aspen Alley. Mr. Overlock replied that a section near the bottom of the realigned Aspen Alley (a steep pitch off mine tailings) was targeted by an unknown individual who drilled wooden boards across the top and bottom to block access. Staff removed the barricades, posted signs warning against illegal tampering under Summit County rules, and installed trail cameras to monitor the area.

B. Friends of Breckenridge Trails (FOBT)

C. Naturalists Update

Ms. Zanca asked about the success of Breckenridge's inaugural Wildflower Week festival. Mr. Stach replied that hikes led by open space naturalists were very successful, with the Breckenridge Tourism Office reporting ~95% participation across registered events. To protect user experience and trail impact, staff and the BTO will focus on clearer messaging next year to enforce group size caps and manage un-registered walk-ups.

D. Accessibility Page on BreckOST.com

E. IMBA Trail Town Promotion

Mr. Stach presented a 90-second promotional video created with Jacob Ojeda from the Town's Outreach for Breckenridge's IMBA (International Mountain Bicycling Association) Trail Town designation. The video highlights local riding; featuring well-known trails and bike parks, youth cyclists and the Firecracker 50 race.

F. CSFS Forest Stewardship Joint Property Analysis

G. Bald Barber

BOSAC unanimously approved the name of the new "Bald Barber" trail – 6/0.

H. RAMI

I. B&B Trailhead Vault Toile

J. Quandary Trailhead Improvements Update

K. Little Daisy Open Space

Town Council Liaison, Mr. Beckerman reported that the Breckenridge Town Council approved the project guidance and final naming for the Little Daisy Open Space.

L. North Barton Connection/ Aspen Alley Trail Update

M. BTO Business of the Year Award

N. Burro Trail Easement

O. BOSAC Field Trip

V) OPEN SPACE DISCUSSION

Trails Workplan (0:27:50)

Mr. Overlock led the Trails Workplan discussion, which focused on refining the Trails Matrix Work Plan—a draft tool designed to prioritize a multi-year “wish list” of potential and proposed trails. BOSAC commissioners debated whether the "Community Context" scoring criteria was too rigid, suggesting a change from "and" to "and/or" so specialized trails aren't penalized for not meeting every connectivity metric. There was also discussion about the similarity between the User Experience and Community Context columns and that they could perhaps be combined and the Community Context column could be relabeled as “Connectivity”. Concerns were also raised over discrepancies between localized wildlife habitat data and on-the-ground observations in French Gulch, prompting the group to propose adding dedicated location assessment column to better evaluate real-world impacts and parking access.

Working through the exercise, specific trail evaluations highlighted trade-offs between user experience, cost, and redundancy. A proposed Phase 1 of the Tiger Road Rec Path scored high for user experience and neighborhood connectivity (Vista Verde, Shores, Highland Greens, Wayside, Vic’s Landing, Ten Mile Vista and other neighborhoods in the area east of HWY 9), but low on management due to its \$1M-per-mile cost, prompting debate over whether Open Space should fund construction of recpaths while Streets & Parks handles maintenance. Concepts like American Gulch to Lincoln Park received moderate scores due to redundancy with Forest Queen Road, and the Rose Trail sparked conversation over beginner safety and access constraints.

Moving forward, BOSAC agreed that the matrix serves as a helpful discussion tool rather than a final decision-maker. To allocate resources effectively across competing projects, staff will adjust the matrix wording and consider developing a secondary prioritization tool. The

group also acknowledged the behind-the-scenes coordination required for trail planning, with Ms. King noting that Summit County Open Space primarily reacts to Town-led proposals within the Upper Blue basin.

VI) OTHER MATTERS RELATED TO OPEN SPACE TOPICS

Mr. Overlock shared that in early August, Breck Create will install the "Wolves" art piece at Illinois Creek, alongside a permanent marble dispenser.

VII) COUNCIL MATTERS RELATED TO OPEN SPACE TOPICS

Regarding the access road, Town Council Liaison Mr. Beckerman noted that renaming McCain Drive to "Little Daisy Drive" is prohibited by local road-naming rules against duplicate words. Following a brief discussion, **BOSAC voted 6-0 to retain the name McCain Drive**, determining a name change wasn't worth the administrative effort given existing addresses and some Town Council members' preference to honor H.O. McCain.

VIII) EXECUTIVE SESSION

Ms. LaRochelle moved that BOSAC go into executive session under C.R.S. § 24-6-402(4) for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and/or instructing negotiators concerning a property that the Town may be interested in acquiring for open space purposes. Mr. Tennal seconded the motion. BOSAC went into an executive session at 7:17 PM.

The executive session of BOSAC concluded at 8:09 PM. The participants in the executive session were Nikki LaRochelle, Krysten Joyce, Matt Powers, Chris Tennal, Bobbie Zanca, and Council liaison Jay Beckerman. Staff present included Alex Stach, Tony Overlock, Chris Kulick, and Mark Truckey. Katherine King from Summit County Open Space & Trails was present.

IX) ADJOURNMENT

A motion to adjourn the BOSAC meeting was made by Ms. LaRochelle, with Mr. Beckerman seconding the motion. The July 20th, 2026 regular meeting of BOSAC concluded at 8:09 PM.

The next regular meeting of BOSAC is scheduled for August 17th, 2026.

Nikki LaRochelle, Chair