TOWN OF
BRECKENRIDGE

Town Council Work Session
Tuesday, September 9, 2025, 2:00 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/82918442465 (Telephone: 1-719-359-4580; Webinar ID: 829 1844 2465). If you will need special assistance in order to attend any of the Town's public meetings, please notify the Town Clerk's Office at (970) 547-3127, at least 72 hours in advance of the meeting.

I. CIP BUDGET AND FIVE-YEAR PROJECTION DISCUSSION (2:00-4:00PM)

CIP BUDGET AND FIVE-YEAR PROJECTION DISCUSSION

II. MCCAIN OPEN SPACE PLAN PRESENTATION (4:00-4:30PM)

MCCAIN OPEN SPACE PLAN PRESENTATION

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

PLANNING COMMISSION DECISIONS

IV. LEGISLATIVE REVIEW (4:35-5:00PM)

COUNCIL BILL NO. 12, SERIES 2025 - ORDINANCE AMENDING TOWN CODE TO ADDRESS NEIGHBORHOOD PRESERVATION POLICY (SECOND READING)

COUNCIL BILL NO. 13, SERIES 2025 - 2024 IECC CODE ADOPTION (FIRST READING)

COUNCIL BILL NO.14, SERIES 2025 - ORDINANCE AMENDING TOWN CODE TO ADDRESS CAMPAIGN FINANCE COMPLAINTS IN MUNICIPAL ELECTIONS (FIRST READING)

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

PUBLIC PROJECTS UPDATE

MOBILITY UPDATE

SUSTAINABILITY UPDATE

HOUSING UPDATE

OPEN SPACE UPDATE

COMMITTEE REPORTS

BRECKENRIDGE EVENTS COMMITTEE

VI. PLANNING MATTERS (5:20-6:00PM)

RUNWAY CONVEYANCE

VII. EXECUTIVE SESSION FOR NEGOTIATIONS REGARDING VERTICAL PRICING FOR RUNWAY NEIGHBORHOOD AND OPEN SPACE NEGOTIATIONS (6:00-6:15PM)

Memo

To: Breckenridge Town Council Members

From: Town Staff

Date: 9/4/2025 (for the 9/9/25 worksession)

Subject: Capital Improvement Plan & Budget Assumptions

The Five-Year Capital Improvement Plan (CIP) is presented herein for consideration and discussion at the work session. Funding for 2026 projects and funding for the three following years (2027-2029) are restricted per Council policy and the CIP is approved prior to the October 14th budget review.

Provided with this memo are three Finance assumption documents for 1) 2025 forecast, 2) 2026 budget, 3) 2027-2030, and the current Debt Schedule. As part of the CIP discussion at the work session, Finance staff will also present the working model of the Cash Flow analysis which will be used as a live tool for the Council to prioritize or defer capital projects based on the financial projections for each year and to understand the impact of projects from a cash flow perspective over the next five years.

Staff will be present at the work session to lead a discussion of:

1) Budget Assumptions
2) Cash Flow Working Model
3) Capital Improvement Plan (Recreation, Open Space, Public Works, Sustainability, Parking & Transportation)
4) Additional Capital Expenditures (Childcare, Utility, Housing)
5) Debt Schedule

The Five-Year Capital Plan Summary is presented as Table 1. This summary includes proposed projects and expenditures for 2026-2030, as well as a "Future Years" column for reference to Council priority projects that may be implemented beyond a five-year timeframe. Projects that are considered essential, time-sensitive infrastructure projects are denoted with an asterisk. Water Department and Childcare capital projects are included in the Five-Year CIP Summary to provide the Council with a broader understanding of our overall capital expenditures, but funding for these projects is approved through the respective fund budgets and not as part of the CIP. The full CIP document is also attached to this memo.

Budgets for CIP projects are approved on an annual basis; however, many projects take multiple years to complete or may not begin in the same year the budget is approved. These ongoing projects and associated budgets are presented in the attached Table 2. The previously appropriated budget remaining for ongoing projects is reallocated to the 2026 budget as displayed under the Capital Funding Sources in Table 1.

Details are provided below for a limited number of proposed projects to provide the Council additional background and detail. All projects have a page in the full CIP document that provides a brief project description and budget.

<u>Blue River Pathways Project:</u>

The 2025 Five-Year CIP contemplated an annual expenditure of $1M for improvements related to the overall pathways project but did not identify specific projects. For the 2026 Five-Year Plan, Staff has proposed a series of smaller projects for Council consideration which total to approximately $1M dollars per year as shown in Table 1. Larger infrastructure projects, such as the pedestrian bridges and underpasses, are proposed in 2030 and future years.

Kingdom Park Ballfield Pavillion:

The Ballfield Pavillion project looks to improve the space between the two artificial turf fields from the recreation pathway to the east to the parking lot to the west. The project scope includes demolishing the existing restroom and pavilion structure, re-grading the site to meet ADA requirements, constructing a new restroom and shade structure, installing batting cages, improving viewing and seating locations, removing the existing playground, and creating a safer vehicular entry to the parking lot. At the May 13th work session, the Council opted to place the project on hold as the Phase 1 budget had increased to $3.3 million dollars due to the need to include restroom reconstruction in the first phase of the project. Staff is seeking feedback from the Council on the inclusion of the project in the 2027 CIP.

Airport Road Improvements:

The Airport Road project will improve the stormwater system, sidewalk, and drive lanes of Airport Rd from Fraction Road to Coyne Valley Road. Design for this project has been on hold as development and uses of the Block 11 parcel were determined. As Staff proceeds with the design, we will be seeking Council input on sidewalk layouts, lighting, bicycle facilities, and other items such as landscaping. We anticipate design of this project to begin in the spring of 2026.

Fiber9600:

The Five-Year CIP includes annual capital projects for expansion of the Fiber9600 infrastructure throughout Town. Locations for these proposed projects are outlined below and Figure 1 illustrates the project locations. The Fiber9600 Proforma is included with this memo to provide a comparison of revenue to expenses through 2030 and to provide an understanding of the Town's ability to cover operational expenses and see some return on the infrastructure investment for Fiber9600.

Projects:2026: Runway Housing, BGV employee housing at N. Gold Rush including the crossing of SH9, Woods Drive, and the Village at Breck. Wiring MDU's along 4 O'clock Rd and adjacent locations.

2027: Crossing SH9 at Broken Lance, Broken Lance and Columbine Rd with connection to Main Street Station, and wiring to adjacent MDU's, possible extension to Gary Roberts Water Treatment Plant rehabilitation.

2028: Tiger Rd to Club House Drive and Golf Maintenance, expansion of the east-side neighborhoods including Weisshorn & Sunbeam Estates.

2029: Timber Trail, and Ski Hill Road neighborhoods such as Lomax, Beavers, Park Forest and Settlers.

2030: The Shores, Warrior's Mark neighborhoods

Childcare Projects: Childcare projects are presented in the CIP to provide an understanding of overall capital expenditures. Proposed capital projects include a classroom addition at the Little Red School House and rehabilitation of the Breckenridge Montessori building.

Litte Red School House: Town staff, in collaboration with Greta Shackelford, Executive Director of the Little Red Schoolhouse (LRSH), recently conducted a series of interviews to select an architectural firm for the upcoming design phase of the LRSH facility. Following the interview process, Clark & Enersen, based in Fort Collins, was selected as the preferred firm. The contract is anticipated to be finalized by September 10.

Design work with Clark & Enersen is scheduled to commence at the end of September, led jointly by Town staff and Ms. Shackelford. The project will focus on repairing and enhancing the existing facility, as well as evaluating the feasibility of a potential expansion to include an additional infant childcare room. Preliminary design efforts will continue through the end of 2025, with staff planning to return to Town Council in early 2026 to present project updates and potential options for next steps.

Breckenridge Montessori: The existing historic building that houses the Breckenridge Montessori has been evaluated and requires significant repairs. Eppstein Uhen Architects (EUA) has been working with staff to

modify the initial design by keeping the historic part of the Montessori building in its current location. Staff and EUA are evaluating the feasibility of keeping, remodeling, or demolishing the non-historic part of the building. We expect to complete the design in early 2026 with a late summer 2026 construction start.

Water Fund Capital Projects: The Water Fund projects are presented in the CIP to provide an understanding of overall capital expenditures. Nearly all water projects presented are considered time sensitive infrastructure projects.

The Gary Roberts Water Treatment Plant projects are a series of projects planned to rehabilitate the Town's drinking water treatment plant located at the Goose Pasture Tarn reservoir. This treatment plant was constructed over 54 years ago, has met the end of its design life, and must be rehabilitated in order to reliably meet the current demand for treated water in the Town. A recommendations report for the required rehabilitation project is underway by consultants SGM and preliminary cost estimates place the project in the $45M -$50M range for budgeting. This project budget will be updated as design is finalized for the project.

Staff will be present at the work session to answer questions and discuss all proposed capital projects.

Table 1.
Five Year Capital Improvement Plan Summary 2026 to 2030

	Capital Fund Projects						
Recreation	**2026**	**2027**	**2028**	**2029**	**2030**	**TOTAL**	**Future Years**
Kingdom Park Ballfield Pavillion	-	4,000,000	-	-	-	4,000,000	
Realignment of Rec Path near Rec Center	-	-	-	1,000,000	-	1,000,000	
Total	**-**	**4,000,000**	**-**	**1,000,000**	**-**	**5,000,000**	**-**
Open Space							
* Blue River Monitoring & Maintenance	32,667	-	-	-	-	32,667	
McCain Open Space Planning	550,000	-	-	-	-	550,000	
Total	**582,667**	**-**	**-**	**-**	**-**	**582,667**	**-**
Public Works							
* Airport Road Improvements	-	-	3,750,000	3,750,000	-	7,500,000	
* Professional Building Embankment Repair	750,000	-	-	-	-	750,000	
Carter Park Improvements							
Drainage Improvements	250,000	-	-	-	-	250,000	
Fairview Roundabout Pedestrian Beacons	625,000	-	-	-	-	625,000	
Fiber Infrastructure	1,500,000	1,200,000	1,000,000	700,000	700,000	5,100,000	
* Infrastructure Improvements- Culverts& Bridges	350,000	350,000	350,000	350,000	350,000	1,750,000	
* Asphalt & Concrete Repair	2,500,000	3,000,000	3,000,000	3,000,000	3,000,000	14,500,000	
McCain Infrastructure- Rec Path Relocation	1,000,000	-	-	-	-	1,000,000	
McCain Regional Park ("Pond Park")	200,000	-	-	-	-	200,000	1,000,000
McCain Future Projects	-	-	-	-	-	-	3,000,000
Riverwalk Center Renovations							10,000,000
Sand Storage Structure	-	-	250,000	-	-	250,000	
Undergrounding of Overhead Utilities	-	750,000	-	-	-	750,000	
Total	**7,175,000**	**5,300,000**	**8,350,000**	**7,800,000**	**4,050,000**	**32,675,000**	**14,000,000**
Sustainability							
EV Charger Implementation	100,000	50,000	50,000	50,000	50,000	300,000	-
Geothermal Energy Network	200,000	2,000,000	2,000,000	2,000,000	0	6,200,000	-
E-Delivery Permanent Structure	0	2,500,000	2,500,000	-	-	5,000,000	-
Total	**300,000**	**4,550,000**	**4,550,000**	**2,050,000**	**50,000**	**11,500,000**	**-**
Parking and Transportation							
Blue River Pathways Project							
Sawmill Pedestrian Connection	400,000	-	-	-	-	400,000	-
Rec Path Repairs & Resurfacing	-	500,000	150,000	150,000	-	800,000	-
River Vegetation Management & Landscaping	25,000	25,000	150,000	150,000	-	350,000	-
Living Lab Plaza- Solar Bike Charging & Event Power	-	350,000	-	-	-	350,000	-
Ice House Lot Pedestrian Bridge	-	-	-	-	1,000,000	1,000,000	-
Stormwater Quality Improvements	-	-	-	500,000	-	500,000	-
Riverbank Erosion Projects	-	-	200,000	200,000	100,000	500,000	-
Public Art Planning	-	150,000	-	-	-	150,000	-
Rec Path Improvements S. Park Ave to Riverwalk Center	-	-	500,000	-	-	500,000	-
Public Art Installations	-	-	-	-	-	-	2,000,000
Gold Pan Alley Reconstruction	-	-	-	-	-	-	750,000
Watson Ave Underpass	-	-	-	-	-	-	7,000,000
Ski Hill Rd Underpass	-	-	-	-	-	-	7,000,000
Other Future Projects	-	-	-	-	-	-	5,000,000
	-	-	-	-	-	-	
Wayfinding Phase 2	-	-	-	150,000	-	150,000	850,000
F-Lot Drainage and Parking Lot Improvements	150,000	-	500,000	-	-	650,000	
Pedestrian Lighting - Dark Sky Conversions	500,000	500,000	500,000	-	-	1,500,000	
Sidewalk Master Plan Implementation		250,000	250,000	250,000	250,000	1,000,000	
SH9/Entrada	250,000	-	-	-	-	250,000	
Bus Barn Design & Construction	150,000	2,500,000	-	-	-	2,650,000	
PW Admin Addition	-	-	-	-	-	-	2,500,000
S.Park Ave & Main Street Roundabout	-	-	-	-	-	-	250,000
Transit Center	-	-	-	-	-	-	5,000,000
Village Roundabout (Design)	-	-	-	-	-	-	500,000
Total	**$ 1,475,000**	**$ 4,275,000**	**$ 2,250,000**	**$ 1,400,000**	**$ 1,350,000**	**$ 10,750,000**	**$ 30,850,000**
CAPITAL FUND TOTAL BUDGET:	**$ 9,532,667**	**$ 18,125,000**	**$ 15,150,000**	**$ 12,250,000**	**$ 5,450,000**	**$ 60,507,667**	**$ 44,850,000**
Capital Funding Sources							
Excise Fund Transfer	7,006,334	9,115,000	6,290,000	6,740,000	3,865,000	33,016,334	14,000,000
McCain Rents	130,000	130,000	130,000	130,000	130,000	650,000	-
Open Space Fund (50% Blue River Monitoring, 100% McCain Open Space Project)	566,334	-	-	-		566,334	-
Housing Fund (50% for Airport Rd. Improvements)	-	-	1,875,000	1,875,000	-	3,750,000	-
Sustainability Fund	300,000	4,550,000	4,550,000	2,050,000	50,000	11,500,000	-
Parking & Transportation Fund	1,475,000	4,275,000	2,250,000	1,400,000	1,350,000	10,750,000	30,850,000
Conservation Trust Transfer (Applied to Recreation Projects)	55,000	55,000	55,000	55,000	55,000	275,000	-
Total	**$ 9,532,667**	**$ 18,125,000**	**$ 15,150,000**	**$ 12,250,000**	**$ 5,450,000**	**$ 60,507,667**	**$ 44,850,000**
2025 Prior Spending Authority for Ongoing Projects	**$ 5,136,032**						
Total 2026 Budget	**$ 14,668,699**						

Child Care Capital Projects

	2026	2027	2028	2029	2028	TOTAL	Future Years
Little Red Classroom Addition Design	150,000		-	-	-	150,000	-
Little Red Classroom Addition		1,000,000	-	-	-	1,000,000	-
Montessori School Repairs	1,150,000		-	-	-	1,150,000	-
Total	**1,300,000**	**1,000,000**	**-**	**-**	**-**	**2,300,000**	**-**

Water Fund Capital Projects

	2026	2027	2028	2029	2028	TOTAL	Future Years
Robojar	50,000					50,000	-
* Complete Water Meter Installation	1,525,000					1,525,000	-
* Reservoir-Clinton Spillway Enlargement	61,800					61,800	-
* Design/Engineering pre work of Gary Roberts Water Treatment	3,100,000					3,100,000	-
* Gary Roberts Water Treatment Plant Rehab Distribution upgrades and procurement	1,200,000					1,200,000	-
* Water Main-Silver Queen to Main Street-phase 1	5,355,000					5,355,000	-
* White Cloud Pump Station-140 White Cloud Rd	200,000					200,000	-
RD8000 with TX10 locator accessories-PW Admin		11,000				11,000	-
RD8000 with TX10 locator accessories-PW Admin		11,000				11,000	-
* Total Organic Carbon Analyzer-Gary Roberts WTP		39,000				39,000	-
* Gary Roberts Water Treatment Plant 1 replacement-271 Lakeshore Loop		15,000,000				15,000,000	-
* Water Main-Silver Queen to Main Street-phase 2		5,355,000				5,355,000	-
* Water Main-Peak 7 main upgrade-American Way			743,000			743,000	-
* Reservoir-Lower Upper Blue Lakes			5,000,000			5,000,000	-
* Gary Roberts Water Treatment Plant 2 replacement-271 Lakeshore Loop			20,000,000			20,000,000	-
* Gary Roberts Water Treatment Plant 3 replacement-271 Lakeshore Loop				15,000,000		15,000,000	-
* Water Main-Shekel Lane, north end				2,100,000		2,100,000	-
Bulk Water Dispensing Station-PW Admin					71,000	71,000	-
Hose Trailer-PW Yard, 1095 Airport Rd					25,000	25,000	-
* Water Main-Peak 7 main upgrade-Slalom Dr. including new loop					3,582,000	3,582,000	-
Total	**$ 11,491,800**	**$ 20,416,000**	**$ 25,743,000**	**$ 17,100,000**	**$ 3,678,000**	**$ 78,428,800**	**-**

Table 2.
Ongoing CIP Projects

Ongoing Capital Projects- Prior Years	2025 Projected Balance Remaining
Rec Center Ballfield Pavillion (design/planning)	230,000
Airport Road Improvements (design)	621,889
Professional Building Embankment Repair	25,000
Blue River Flow Analysis	250,000
Broken Lance Downstream Culvert Bridge &	750,000
Carter Park Dog Park (Fence, grading)	250,000
Coyne Valley Rd Culvert & Bike Underpass	100,000
Drainage Masterplan Update	450,000
Fiber Infrastructure	150,000
McCain Improvements	437,000
Roadway Resurfacing	400,000
Upper Flume	75,000
EV Charger Implementation	25,000
Materials Management Centers ($250K design,	500,000
Blue River Pathways Project	
Riverwalk Improvements	132,143
Riverwalk Underpass & Bridges (Design)	400,000
Living Lab Plaza	180,000
Master Plan-Final Draft	10,000
Blue River Pathways Signage	100,000
Pedestrian Lighting-Dark Sky Conversions	50,000
2025 Prior Spending Authority Total:	**5,136,032**

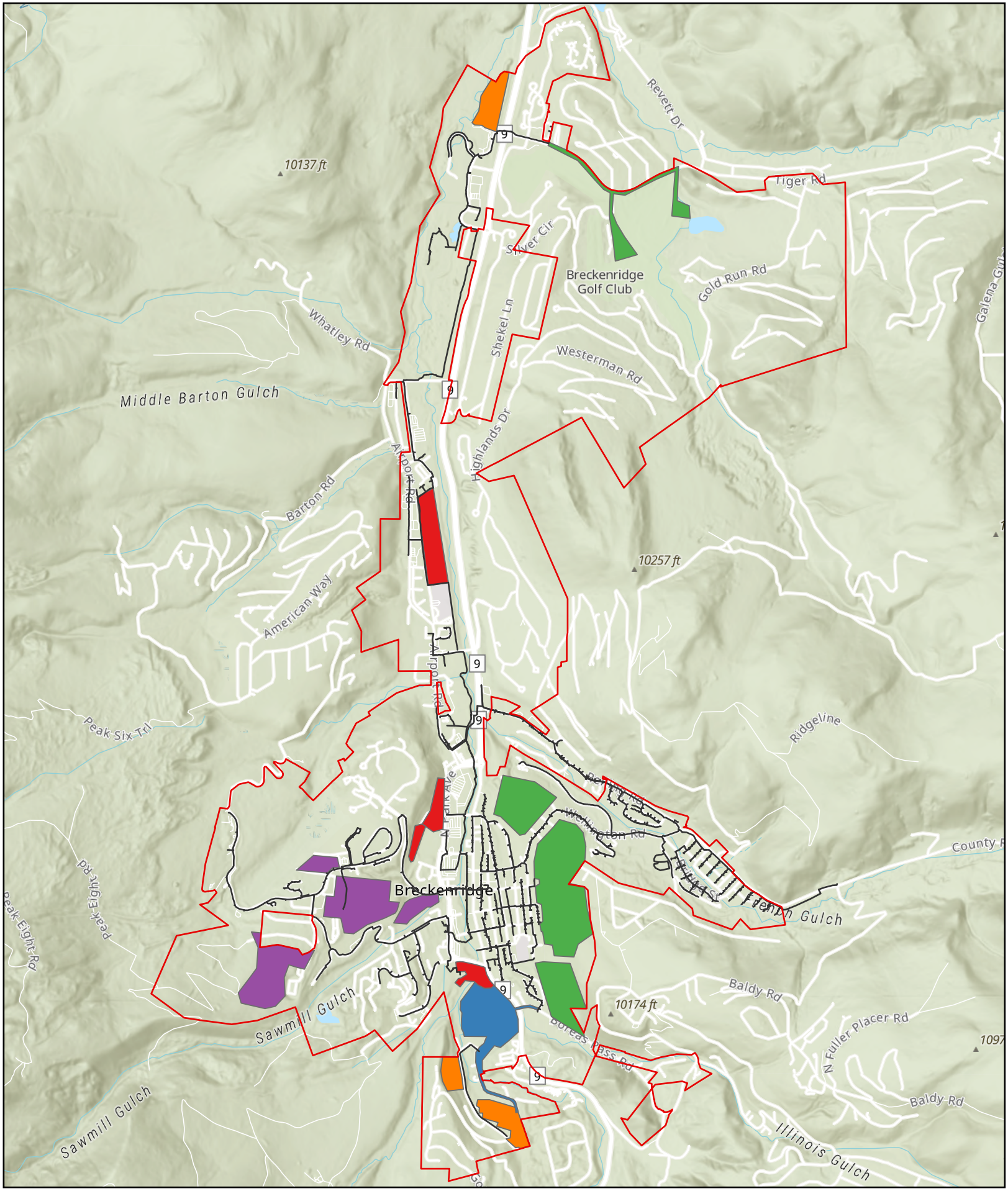

Figure 1.

Fiber 9600 Future Plan

Expansion Areas

- 2026
- 2027
- 2028
- 2029
- 2030

Town Boundary

Installed Fiber

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TOWN OF BRECKENRIDGE

Fiber9600 Proforma

		Actuals	Budget	Projection	Budget	Budget	Budget	Budget	Budget
Revenue	**Account Title**	**12/31/2024**	**12/31/2025**	**12/31/2025**	**12/31/2026**	**12/31/2027**	**12/31/2028**	**12/31/2029**	**12/31/2030**
001-9600-42130	FIBER HUT OPS SHARE	(7,489)	(3,300)	(4,167)	(3,300)	(4,583)	(5,041)	(5,545)	(6,099)
001-9600-47174	COST SHARING	-	-	(163,552)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)
001-9600-49591	FIBER NETWORK LEASE	(202,766)	(185,000)	(368,800)	(671,200)	(518,400)	(622,080)	(746,496)	(895,795)
		(210,255)	(188,300)	(536,519)	(709,500)	(557,983)	(662,121)	(787,041)	(936,895)

		Actuals	Budget	Projection	Budget	Budget	Budget	Budget	Budget
Expenses	**Account Title**	**12/31/2024**	**12/31/2025**	**12/31/2025**	**12/31/2026**	**12/31/2027**	**12/31/2028**	**12/31/2029**	**12/31/2030**
001-9600-53315	FIBER NETWORK COSTS	106,696	200,000	110,000	110,000	110,000	110,000	110,000	110,000
001-9600-53334	MEMBERSHIP FEES	-	550	550	550	605	666	732	805
001-9600-53341	ELECTRIC & GAS	15,016	12,758	13,000	13,300	13,832	14,385	14,961	15,559
001-9600-53359	PROFESSIONAL SERVICES	45,971	50,000	40,000	25,000	25,000	25,000	25,000	25,000
001-9600-53399	CONTRACTED SERVICES	158,462	75,000	75,000	75,000	75,000	75,000	75,000	75,000
003-1000-54440	CAPITAL UTILITY INFRASTRUCTURE	2,712,289	2,000,000	1,850,000	1,650,000	1,200,000	1,000,000	700,000	700,000
001-9600-58010	IT ALLOCATION				5,500	6,050	6,655	7,321	8,053
Expense-Debt Services	**Account Title**								
001-9600-56638	2020 COP'S PRINCIPAL	320,000	325,000	325,000	325,000	335,000	345,000	350,000	360,000
001-9600-56639	2020 COP'S INTEREST	150,825	146,543	146,543	141,545	134,066	126,358	118,420	110,366
		3,509,259	2,809,851	2,560,093	2,345,895	1,899,553	1,703,064	1,401,433	1,404,783
Net Income/(Loss)		(3,299,004)	(2,621,551)	(2,023,574)	(1,636,395)	(1,341,570)	(1,040,943)	(614,392)	(467,888)

TOWN OF
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2025 PROJECTION ASSUMPTIONS

- Revenue:
  - Change: Sales Tax is reduced by 5% from FY24 actuals
  - Change: Open Space Sales Tax increased by $800K from budget (budget correction)
  - Change: RETT increased from $6M to $7.5M from budget
  - Change: Accommodation is flat to budget but down 10% from FY24 actuals
  - Change: Marijuana Tax is down 17.5% from FY24 actuals
  - No Change: Property taxes based upon updated assessed valuation
  - Change: Reduced Workforce Housing $1.6M ($1.2M Sales tax – budget correction, $400K Runway grant deferral to 2026)
  - Change: Removed new Docking Permit fee $375K in the Sustainability Fund for the E-Delivery project
  - No Change: Minor fee changes in selected Recreation categories (General Fund), 10% water rents increase for Utility Fund, minor fee changes for Community Development
  - Change: Investment income increased by $1M
  - Change: Added $1.18M CO River Coop Agreement for Utility Fund

- Personnel:
  - No Changes. YTD actuals plus budget for the remainder of FY25

- Expense:
  - No changes reflected in inflation other than current purchasing assumptions
  - Change: Workforce Housing repayment of DOLA grant $916K, favorable $2.5M delay Runway capital
  - Change: Capital updated per latest proforma for Utility, Golf, Facilities, Garage
  - Change: Special Projects increase $543K for Arts organizations, grants and SPARK

- Restrictions:
  - No Change: 2 years of debt payments
  - No Change: 3 years of Capital Improvement Plan
  - No Change: 4 months of General Fund operating expenses
  - No Change: Fixed Assets, Notes Payable, Housing Loans

TOWN OF
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2026 BUDGET ASSUMPTIONS

- Revenue:
  - Accommodation Tax flat from 2025 projection
  - Sales Tax is down 3%, or $1.5M from 2025 projection
  - RETT is down $1.5M from 2025 projection to $6M
  - Property tax remains flat from 2025 projection
  - Nicotine Tax is down 25% from 2025 projection
  - Accommodation Regulatory Fee reduced 1.7% from 2025 projection due to loss of licenses
  - Marijuana tax reduced 15.5% from 2025 projection
  - E-Delivery proposed docking fee revenue is 11.4% of contracted expense ($175K)
  - Reduced Investment Income $2M based upon anticipated reduction in interest rates and available cash
  - Parking income flat to 2025 projection, South Gondola free parking for summer season, loss of $200K
  - Lift ticket tax is 2.5% higher than 2025 projection based on expected Consumer Price Index
  - Golf Fund – increased green fees 5%
  - Garage Fund – 2 Bus grants awarded $1.7M
  - Utility Fund
    - $1.3M increased in Plant Investment fees (BGV)
    - 7% water rent increased from 2025 projection

- Personnel:
  - 4.5% merit average increase
  - New attorney starting April 2026
  - Healthcare benefit cost increase based upon recommendation from Brown & Brown Consultants

- Expense:
  - General Fund increased 2% from 2025 projection
  - Operating expenses - no changes reflected in inflation other than current purchasing assumptions
  - Capital, Utility, Golf, Garage, Facilities, Childcare, Workforce Housing, Breck History based on proformas
  - Excise Fund transfers to other funds as required
  - Breck Create, Breck History and BTO grows 2.3% annually (SPARK applicable for 2025 only)

- Restrictions:
  - 2 years of debt payments
  - 3 years of Capital Improvement Plan, estimated $46.5M
  - 4 months of General Fund operating expenses
  - Fixed Assets, Notes Payable, Housing Loans
  - Childcare expansion
  - Employee Downpayment Assistance Program $1.5M (5 new loans)

TOWN OF
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2027-2030 PROJECTION ASSUMPTIONS

- Revenue:
  - Sales Tax and Accommodation Tax is flat from 2026 budget
  - RETT remains at $6M annually
  - Nicotine Tax is flat from 2026 budget
  - Property tax is flat from 2026 budget
  - Accommodation Regulatory Fee reduces 1.7% each year due to loss of licenses
  - E-Delivery proposed docking fee revenue increases from $175K in 2026 to $600K by 2030
  - Investment Income is flat from 2026 budget
  - Parking income flat from 2026 budget
  - Lift ticket tax increases 3% annually per Consumer Price Index
  - Water rents grow 10% annually
  - Golf green fees are flat from 2026 budget
  - Marijuana tax is flat from 2026 budget
  - Garage Fund – 2 bus grants awarded 2027, 2028. 3 bus grants in 2029
  - $2M to Open Space 2028 for BGV Fee in Lieu
  - Utility Fund $30M loan 2028 @ 4% for Gary Roberts Water Treatment Plant

- Personnel:
  - 4.5% merit average increase annually
  - No new FTEs
  - Increased healthcare benefit cost to 5% growth annually

- Expense:
  - General Fund expense increases from $34.4M (2024) to $41.5M (2030), 3.18% annually
  - Operating expenses assumes 3% inflation increase for each year
  - Capital, Utility, Golf, Garage, Facilities, Childcare, Workforce Housing, Breck History based on proformas
  - Workforce Housing Excise Fund loan will grow to $46.7M by 2030 which considers all proposed housing projects
  - Excise Fund transfers to other funds as required

- Restrictions:
  - 2 years of debt payments
  - 3 years of Capital Improvement Plan, estimated $35M each year
  - 4 months of General Fund operating expenses
  - Fixed Assets, Notes Payable, Housing Loans
  - Childcare center improvements through 2030
  - Employee Downpayment Assistance Program increases $500K annually

DEBT SCHEDULE BY YEAR

Primary Source / Fund	Year	Principal	Interest	Total
Utility Fund				
		GL# 002-0000-23000	GL# 002-1538-56600	
Purpose: 2nd Water Treatment Plant 002-0000-10402				
Loan: 2018 Colorado Water Resources and Power Development Authority (CWRPDA)	2025	2,454,376	774,033	3,228,409
	2026	2,497,507	733,033	3,230,540
	2027	2,534,683	694,033	3,228,716
	2028	2,572,720	657,283	3,230,003
	2029	2,587,684	642,833	3,230,517
	2030	2,602,011	628,095	3,230,106
	2031-2035	13,516,241	2,634,923	16,151,164
	2036-2039	12,163,642	752,083	12,915,725
	Total	**40,928,864**	**7,516,314**	**48,445,178**
Purpose: Goose Pasture Tarn Dam 002-0000-10402		GL# 002-0000-23000	GL# 002-1538-56600	
Loan: 2022 Colorado Water Conservation Board (CWCB)				
	2025	-	-	-
	2026	323,653	262,600	586,253
	2027	330,127	256,127	586,253
	2028	336,729	249,524	586,253
	2029	343,464	242,790	586,253
	2030	350,333	235,921	586,253
	2031-2035	1,859,610	1,071,658	2,931,267
	2036-2040	2,053,159	878,108	2,931,267
	2041-2045	2,266,854	664,414	2,931,267
	2046-2050	2,502,790	428,478	2,931,267
	2051-2055	2,763,282	167,985	2,931,267
	Total	**13,130,000**	**4,457,604**	**17,587,604**
Utility Total		**$ 54,058,864**	**$ 11,973,919**	**$ 66,032,783**
Capital Fund				
		GL# 095-0000-23020	GL# 001-9600-56639	
Purpose: Fiber Infrastructure 003-0000-10402				
COP: Series 2020a - UMB Chandler (153544.1 -> 153544.6)	2025	325,000	146,543	471,543
	2026	325,000	141,545	466,545
	2027	335,000	134,066	469,066
	2028	345,000	126,358	471,358
	2029	350,000	118,420	468,420
	2030	360,000	110,366	470,366
	2031-2035	1,925,000	416,662	2,341,662
	2036-2039	1,740,000	136,909	1,876,909
	Total	**5,705,000**	**1,330,869**	**7,035,869**
Capital Total		**$ 5,705,000**	**$ 1,330,869**	**$ 7,035,869**
Excise Fund				
		GL# 095-0000-23030	GL# 006-3111-56625	
Purpose: Refunding of 2007 COP for Childcare facility				
COP: Series 2020b - UMB Chandler	2025	215,000	25,725	240,725
	2026	220,000	22,500	242,500
	2027	230,000	11,500	241,500
	Total	**665,000**	**59,725**	**724,725**
Purpose: 2006 COP retirement - Police Station		GL# 095-0000-23040	GL# 006-3111-56635	
COP: 2016 - UMB Chandler 144256.1				
	2025	255,000	5,100	260,100
	Total	**255,000**	**5,100**	**260,100**
Excise Total		**$ 920,000**	**$ 64,825**	**$ 984,825**
Workforce Housing Fund				
		GL# 095-0000-23050	GL# 007-0928-56635	
Purpose: Huron Landing Housing Project				
COP: 2016 - UMB Chandler 144256.1	2025	365,000	218,450	583,450
	2026	380,000	203,850	583,850
	2027	395,000	188,650	583,650
	2028	410,000	172,850	582,850
	2029	425,000	156,450	581,450
	2030	440,000	139,450	579,450
	2031-2035	2,525,000	391,250	2,916,250
	Total	**4,940,000**	**1,470,950**	**6,410,950**
Purpose: Block 11 Apartment project 003-0000-10403		GL# 095-0000-23060	GL# 007-0928-56637	
COP: 2021 - UMB Chandler				
	2025	330,000	366,800	696,800
	2026	350,000	350,300	700,300
	2027	365,000	332,800	697,800
	2028	385,000	314,550	699,550
	2029	405,000	295,300	700,300
	2030	425,000	275,050	700,050
	2031-2035	2,450,000	1,040,650	3,490,650
	2036-2040	2,900,000	485,200	3,385,200
	2041	645,000	25,800	670,800
	Total	**8,255,000**	**3,486,450**	**11,741,450**
Purpose: Justice Center 003-0000-10403		GL# 095-0000-23070	GL# 007-0928-56639	
COP: 2022				
	2025	590,000	831,250	1,421,250
	2026	620,000	801,750	1,421,750
	2027	650,000	770,750	1,420,750
	2028	685,000	738,250	1,423,250
	2029	720,000	704,000	1,424,000
	2030	755,000	668,000	1,423,000
	2031-2035	4,375,000	2,735,500	7,110,500
	2036-2040	5,585,000	1,526,500	7,111,500
	2041-2042	2,645,000	200,000	2,845,000
	Total	**16,625,000**	**8,976,000**	**25,601,000**
Workforce Housing Total		**$ 29,820,000**	**$ 13,933,400**	**$ 43,753,400**
Parking & Transportation Fund				
		GL# 095-0000-23080	GL# 017-1000-56600	
Purpose: Gondola Parking Structure 017-0000-10402				
COP: Series 2020b UMB Chandler	2025	1,015,000	1,304,025	2,319,025
	2026	1,030,000	1,288,800	2,318,800
	2027	1,080,000	1,237,300	2,317,300
	2028	1,135,000	1,183,000	2,318,000
	2029	1,190,000	1,126,550	2,316,550
	2030	1,250,000	1,067,050	2,317,050
	2031-2035	7,210,000	4,376,950	11,586,950
	2036-2040	8,820,000	2,767,800	11,587,800
	2041-2044	8,410,000	857,600	9,267,600
	Total	**31,140,000**	**15,209,075**	**46,349,075**
Parking & Transportation Total		**$ 31,140,000**	**$ 15,209,075**	**$ 46,349,075**
GRAND TOTAL		**$ 121,643,864**	**$ 42,512,087**	**$ 164,155,951**

CAPITAL IMPROVEMENT PLAN
2026-2030

For the Year Ending
December 31, 2026

Presented To:
Breckenridge Town Council

Kelly Owens, Mayor

Jay Beckerman
Marika Page
Dick Carleton
Steve Gerard
Todd Rankin
Carol Saade

Presented by:
Shannon Haynes, Town Manager

Capital Fund Projects

	Recreation	2026	2027	2028	2029	2030	TOTAL	Future Years
	Kingdom Park Ballfield Pavillion	-	4,000,000	-	-	-	4,000,000	
	Realignment of Rec Path near Rec Center	-	-	-	1,000,000	-	1,000,000	
	Total	**-**	**4,000,000**	**-**	**1,000,000**	**-**	**5,000,000**	**-**
	Open Space							
*	Blue River Monitoring & Maintenance	32,667	-	-	-	-	32,667	
	McCain Open Space Planning	550,000	-	-	-	-	550,000	
	Total	**582,667**	**-**	**-**	**-**	**-**	**582,667**	**-**
	Public Works							
*	Airport Road Improvements	-	-	3,750,000	3,750,000	-	7,500,000	
*	Professional Building Embankment Repair	750,000	-	-	-	-	750,000	
	Carter Park Improvements							
	Drainage Improvements	250,000	-	-	-	-	250,000	
	Fairview Roundabout Pedestrian Beacons	625,000	-	-	-	-	625,000	
	Fiber Infrastructure	1,500,000	1,200,000	1,000,000	700,000	700,000	5,100,000	
*	Infrastructure Improvements- Culverts& Bridges	350,000	350,000	350,000	350,000	350,000	1,750,000	
*	Asphalt & Concrete Repair	2,500,000	3,000,000	3,000,000	3,000,000	3,000,000	14,500,000	
	McCain Infrastructure- Rec Path Relocation	1,000,000	-	-	-	-	1,000,000	
	McCain Regional Park ("Pond Park")	200,000	-	-	-	-	200,000	1,000,000
	McCain Future Projects	-	-	-	-	-	-	3,000,000
	Riverwalk Center Renovations							10,000,000
	Sand Storage Structure	-	-	250,000	-	-	250,000	
	Undergrounding of Overhead Utilities	-	750,000	-	-	-	750,000	
	Total	**7,175,000**	**5,300,000**	**8,350,000**	**7,800,000**	**4,050,000**	**32,675,000**	**14,000,000**
	Sustainability							
	EV Charger Implementation	100,000	50,000	50,000	50,000	50,000	300,000	-
	Geothermal Energy Network	200,000	2,000,000	2,000,000	2,000,000	0	6,200,000	-
	E-Delivery Permanent Structure	0	2,500,000	2,500,000	-	-	5,000,000	-
	Total	**300,000**	**4,550,000**	**4,550,000**	**2,050,000**	**50,000**	**11,500,000**	**-**
	Parking and Transportation							
	Blue River Pathways Project							
	Sawmill Pedestrian Connection	400,000	-	-	-	-	400,000	-
	Rec Path Repairs & Resurfacing	-	500,000	150,000	150,000	-	800,000	-
	River Vegetation Management & Landscaping	25,000	25,000	150,000	150,000	-	350,000	-
	Living Lab Plaza- Solar Bike Charging & Event Power	-	350,000	-	-	-	350,000	-
	Ice House Lot Pedestrian Bridge	-	-	-	-	1,000,000	1,000,000	-
	Stormwater Quality Improvements	-	-	-	500,000	-	500,000	-
	Riverbank Erosion Projects	-	-	200,000	200,000	100,000	500,000	-
	Public Art Planning	-	150,000	-	-	-	150,000	-
	Rec Path Improvements S. Park Ave to Riverwalk Center	-	-	500,000	-	-	500,000	-
	Public Art Installations	-	-	-	-	-	-	2,000,000
	Gold Pan Alley Reconstruction	-	-	-	-	-	-	750,000
	Watson Ave Underpass	-	-	-	-	-	-	7,000,000
	Ski Hill Rd Underpass	-	-	-	-	-	-	7,000,000
	Other Future Projects	-	-	-	-	-	-	5,000,000
		-	-	-	-	-	-	
	Wayfinding Phase 2	-	-	-	150,000	-	150,000	850,000
	F-Lot Drainage and Parking Lot Improvements	150,000	-	500,000	-	-	650,000	
	Pedestrian Lighting - Dark Sky Conversions	500,000	500,000	500,000	-	-	1,500,000	
	Sidewalk Master Plan Implementation		250,000	250,000	250,000	250,000	1,000,000	
	SH9/Entrada	250,000	-	-	-	-	250,000	
	Bus Barn Design & Construction	150,000	2,500,000	-	-	-	2,650,000	
	PW Admin Addition	-	-	-	-	-	-	2,500,000
	S.Park Ave & Main Street Roundabout	-	-	-	-	-	-	250,000
	Transit Center	-	-	-	-	-	-	5,000,000
	Village Roundabout (Design)	-	-	-	-	-	-	500,000
	Total	**$ 1,475,000**	**$ 4,275,000**	**$ 2,250,000**	**$ 1,400,000**	**$ 1,350,000**	**$ 10,750,000**	**$ 30,850,000**
	CAPITAL FUND TOTAL BUDGET:	**$ 9,532,667**	**$ 18,125,000**	**$ 15,150,000**	**$ 12,250,000**	**$ 5,450,000**	**$ 60,507,667**	**$ 44,850,000**
	Capital Funding Sources							
	Excise Fund Transfer	7,006,334	9,115,000	6,290,000	6,740,000	3,865,000	33,016,334	14,000,000
	McCain Rents	130,000	130,000	130,000	130,000	130,000	650,000	-
	Open Space Fund (50% Blue River Monitoring, 100% McCain Open Space Project)	566,334	-	-	-		566,334	-
	Housing Fund (50% for Airport Rd. Improvements)	-	-	1,875,000	1,875,000	-	3,750,000	-
	Sustainability Fund	300,000	4,550,000	4,550,000	2,050,000	50,000	11,500,000	-
	Parking & Transportation Fund	1,475,000	4,275,000	2,250,000	1,400,000	1,350,000	10,750,000	30,850,000
	Conservation Trust Transfer (Applied to Recreation Projects)	55,000	55,000	55,000	55,000	55,000	275,000	-
	Total	**$ 9,532,667**	**$ 18,125,000**	**$ 15,150,000**	**$ 12,250,000**	**$ 5,450,000**	**$ 60,507,667**	**$ 44,850,000**

2025 Prior Spending Authority for Ongoing Projects $ 5,136,032

Total 2026 Budget $ 14,668,699

Child Care Capital Projects

	2026	2027	2028	2029	2028	TOTAL	Future Years
Little Red Classroom Addition Design	150,000		-	-	-	150,000	-
Little Red Classroom Addition		1,000,000	-	-	-	1,000,000	-
Montessori School Repairs	1,150,000		-	-	-	1,150,000	-
Total	**1,300,000**	**1,000,000**	**-**	**-**	**-**	**2,300,000**	**-**

Water Fund Capital Projects

	2026	2027	2028	2029	2028	TOTAL	Future Years
Robojar	50,000					50,000	-
* Complete Water Meter Installation	1,525,000					1,525,000	-
* Reservoir-Clinton Spillway Enlargement	61,800					61,800	-
* Design/Engineering pre work of Gary Roberts Water Treatment	3,100,000					3,100,000	-
* Gary Roberts Water Treatment Plant Rehab Distribution upgrades and procurement	1,200,000					1,200,000	-
* Water Main-Silver Queen to Main Street-phase 1	5,355,000					5,355,000	-
* White Cloud Pump Station-140 White Cloud Rd	200,000					200,000	-
RD8000 with TX10 locator accessories-PW Admin		11,000				11,000	-
RD8000 with TX10 locator accessories-PW Admin		11,000				11,000	-
* Total Organic Carbon Analyzer-Gary Roberts WTP		39,000				39,000	-
* Gary Roberts Water Treatment Plant 1 replacement-271 Lakeshore Loop		15,000,000				15,000,000	-
* Water Main-Silver Queen to Main Street-phase 2		5,355,000				5,355,000	-
* Water Main-Peak 7 main upgrade-American Way			743,000			743,000	-
* Reservoir-Lower Upper Blue Lakes			5,000,000			5,000,000	-
* Gary Roberts Water Treatment Plant 2 replacement-271 Lakeshore Loop			20,000,000			20,000,000	-
* Gary Roberts Water Treatment Plant 3 replacement-271 Lakeshore Loop				15,000,000		15,000,000	-
* Water Main-Shekel Lane, north end				2,100,000		2,100,000	-
Bulk Water Dispensing Station-PW Admin					71,000	71,000	-
Hose Trailer-PW Yard, 1095 Airport Rd					25,000	25,000	-
* Water Main-Peak 7 main upgrade-Slalom Dr. including new loop					3,582,000	3,582,000	-
Total	**$ 11,491,800**	**$ 20,416,000**	**$ 25,743,000**	**$ 17,100,000**	**$ 3,678,000**	**$ 78,428,800**	**-**

Capital Improvement Plan Summary for 2026

	Capital Fund	Other Funding	Total Funding
Open Space			
Blue River Monitoring & Maintenance	16,334	16,334	32,667
McCain Open Space Planning		550,000	550,000
TOTAL	**16,334**	**566,334**	**582,667**
Public Works			
Professional Building Embankment Repair	750,000		750,000
Carter Park Drainage Improvements	250,000		250,000
Fairview Roundabout Pedestrian Beacons	625,000		625,000
Fiber Infrastructure	1,500,000		1,500,000
Infrastructure Improvements- Culverts& Bridges	350,000		350,000
Asphalt & Concrete Repair	2,500,000		2,500,000
McCain Infrastructure- Rec Path Relocation	1,000,000		1,000,000
McCain Regional Park ("Pond Park")	200,000		200,000
TOTAL	**7,175,000**		**7,175,000**
Sustainability			
EV Charger Implementation		100,000	100,000
Geothermal Energy Network		200,000	200,000
TOTAL		**300,000**	**300,000**
Parking and Transportation			
Blue River Pathways Project			
Sawmill Pedestrian Connection		400,000.00	400,000
River Vegetation Management & Landscaping		25,000.00	25,000
F-Lot Drainage and Parking Lot Improvements		150,000.00	150,000
Pedestrian Lighting - Dark Sky Conversions		500,000.00	500,000
Sidewalk Master Plan- SH9/Entrada		250,000.00	250,000
Bus Barn Design & Construction		150,000.00	150,000
TOTAL		**1,475,000**	**1,475,000**
CAPITAL FUND TOTAL BUDGET			**9,532,667**

Funding Sources			**Total Funds**
Excise Fund Transfer	7,061,334		7,061,334
McCain Rents		130,000	130,000
Open Space Fund		566,334	566,334
Sustainability Fund		300,000	300,000
Parking & transportation Fund		1,475,000	1,475,000
TOTAL	**7,061,334**	**2,471,334**	**9,532,667**

Project Name: Kingdom Park Ballfield Pavilion
Department: Recreation

Description:
This project is the construction of the amenity spaces between the newly resurfaced ballfields at Kingdom Park. Fully programed amenities may include restrooms, bleachers, shade structures, and hardscape.

Project Funding	2026	2027	2028	2029	2030	Total
Town Funds	0	3,945,000	0	0	0	3,945,000
Conservation Trust Fund	0	55,000	0	0	0	55,000
Total	0	4,000,000	0	0	0	4,000,000
Project Costs	2026	2027	2028	2029	2030	Total
Hardscape & Restrooms	0	4,000,000				4,000,000
		0				0
Total	0	4,000,000	0	0	0	4,000,000

Operational cost considerations:
Additional operational costs are not anticipated at this time.

Project Name: Realignment of Rec Path near Rec Center
Department: Recreation

Description:
This project is the realignment of the Rec Path on the east side of the Recreation Center to improve safety on Rec Path and for recreation camp programming.

Project Funding	2026	2027	2028	2029	2030	Total
Town Funds	0	0	0	945,000	0	945,000
Conservation Trust Fund	0	0	0	55,000	0	55,000
Total	0	0	0	1,000,000	0	1,000,000
Project Costs	2026	2027	2028	2029	2030	Total
Construction	0			1,000,000		1,000,000
Total	0	0	0	1,000,000	0	1,000,000

Operational cost considerations:
Additional operational costs are not anticipated at this time.

Project Name Blue River Monitoring & Maintenance
Department: Public Works

Description:
This project is the required maintenance, weed mitigation, and supplemental irrigation of the river project and adjacent Open Space parcel.

Project Funding	2026	2027	2028	2029	2030	Total
Town Funds						
Capital Fund	16,334		0	0	0	16,334
Open Space Fund	16,334		0	0	0	16,334
Total	32,667	0	0			32,667
Project Costs	2026	2027	2028	2029	2030	Total
Construction	32,667	32,667	0	0	0	65,334
Total	32,667	32,667	0	0	0	65,334

Operational cost considerations:
There is no additional operational expense with this project.

Project Name McCain Open Space Planning
Department: Recreation

Description:
This project is the planning and construction of improvements on the Open Space parcel of the McCain Lot.

Project Funding	2026	2027	2028	2029	2030	Total
Open Space Funds	550,000	0	0	0	0	550,000
Total	550,000	0	0	0	0	550,000
Project Costs	2026	2027	2028	2029	2030	Total
Construction	550,000		0	0	0	550,000
Total	550,000	0	0	0	0	550,000

Operational cost considerations:
Operational costs will be detailed once the project scope and design are progressed.

Project Name Airport Road Improvements
Department: Public Works

Description:
This project is to design and implement roadway and pedestrian improvements on Airport Road.

Project Funding	2026	2027	2028	2029	2030	Total
CIP Funds	0	0	1,875,000	1,875,000	0	3,750,000
Housing Funds	0	0	1,875,000	1,875,000	0	3,750,000
Total	0	0	3,750,000	3,750,000	0	7,500,000
Project Costs	2026	2027	2028	2029	2030	Total
Construction	0	0	3,750,000	3,750,000	0	7,500,000
Total	0	0	3,750,000	3,750,000	0	7,500,000

Operational cost considerations:
A small increase for snow removal operations in anticipated with this project due to increased laneage.

Project Name Professional Building Embankment Repair
Department: Public Works

Description:
This project is to investigate the steep embankment on the east side of the Breckenridge Professional Building and implement needed repairs.

Project Funding	2026	2027	2028	2029	2030	Total
CIP Funds	750,000	0	0	0	0	750,000
Total	750,000	0	0	0	0	750,000
Project Costs	2026	2027	2028	2029	2030	Total
Design		0	0	0	0	0
Construction	750,000		0	0	0	750,000
Total	750,000	0	0	0	0	750,000

Operational cost considerations:
No additional operational expenses are anticipated for this project.

Project Name Carter Park Improvements
Department: Public Works

Description:
This project includes drainage improvements and upgrades to the Carter Park dog park.

Project Funding	2026	2027	2028	2029	2030	Total
Town Funds	250,000	0	0	0	0	250,000
Total	250,000	0	0	0	0	250,000
Project Costs	2026	2027	2028	2029	2030	Total
Drainage Improvements	250,000	0				250,000
Total	250,000	0	0	0	0	250,000

Operational cost considerations:
No additional operational costs are anticipated with the upgrades to the existing facilities.

Project Name Fiber Infrastructure
Department: Public Works

Description:
This project is the installation of infrastructure to support Town-wide access to fiber broadband service. Areas of consideration for construction in 2026 will be guided by the strategic master plan.

Project Funding	2026	2027	2028	2029	2030	Total
Excise Fund	1,500,000	1,200,000	1,000,000	700,000	700,000	5,100,000
Total	1,500,000	1,200,000	1,000,000	700,000	700,000	5,100,000

Project Costs	2026	2027	2028	2029	2030	Total
Design	0	0	0	0	0	0
Construction	1,500,000	1,200,000	1,000,000	700,000	700,000	5,100,000
Total	1,500,000	1,200,000	1,000,000	700,000	700,000	5,100,000

Operational cost considerations:
Operational costs will include annual maintenance and repairs.

Project Name Fairview Roundabout Pedestrian Beacons
Department: Public Works

Description:
This project funds, at 50%, the installation of pedestrian activated rectangular rapid flashing beacons (RRFB) at all legs of the Fairview Roundabout.

Project Funding	2026	2027	2028	2029	2030	Total
Town Funds	625,000	0	0	0	0	625,000
Total	625,000	0	0	0	0	625,000

Project Costs	2026	2027	2028	2029	2030	Total
Construction	625,000	0	0	0	0	625,000
Total	625,000	0	0	0	0	625,000

Operational cost considerations:
The annual operational cost for the new pedestrian beacons is estimated to be $170,000 based on historical costs of existing pedestrian beacons maintenance and replacement due to damage.

Project Name Infrastructure Improvements- Culverts& Bridges
Department: Public Works

Description:
This project is to repair or replace aging culverts and bridges throughout Town. This is budgeted as a sinking fund until a discrete project is identified and constructed.

Project Funding	2026	2027	2028	2029	2030	Total
Town Funds	350,000	350,000	350,000	350,000	350,000	1,750,000
Total	350,000	350,000	350,000	350,000	350,000	1,750,000

Project Costs	2026	2027	2028	2029	2030	Total
Design						
Construction	350,000	350,000	350,000	350,000	350,000	1,750,000
Total	350,000	350,000	350,000	350,000	350,000	1,750,000

Operational cost considerations:
This is not expected to have an ongoing operational cost to the Town because the culverts are existing infrastructure.

Project Name Asphalt & Concrete Repair
Department: Public Works

Description:
This project funds large roadway repair projects, generally using a 2" mill and asphalt overlay or full-depth reconstruction when required. The Council has set a goal of having the pavement condition index rating of 70% for Town roads. 2026 project locations have not yet been determined. This project will also replace concrete that is deteriorated or damaged throughout Town.

Project Funding	2026	2027	2028	2029	2030	Total
Town Funds	2,500,000	3,000,000	3,000,000	3,000,000	3,000,000	14,500,000
Total	2,500,000	3,000,000	3,000,000	3,000,000	3,000,000	14,500,000

Project Costs	2026	2027	2028	2029	2030	Total
Construction	2,500,000	3,000,000	3,000,000	3,000,000	3,000,000	14,500,000
Total	2,500,000	3,000,000	3,000,000	3,000,000	3,000,000	14,500,000

Operational cost considerations:
This project is part of an ongoing reinvestment in our streets in order to keep our roads in a condition that is acceptable to our community. While it is difficult to determine the operational costs that this project reduces, the amount of maintenance needed because of this project is reduced.

Project Name McCain Infrastructure- Rec Path Relocation
Department: Public Works

Description:
This project is funding for future improvements on the McCain parcel. Projects will be dictated by the continued development and future uses of the parcel.

Project Funding	2026	2027	2028	2029	2030	Total
Town Funds	1,000,000	0	0	0	0	1,000,000
Total	1,000,000	0	0	0	0	1,000,000

Project Costs	2026	2027	2028	2029	2030	Total
Construction	1,000,000	0	0	0	0	1,000,000
Total	1,000,000	0	0	0	0	1,000,000

Operational cost considerations:
Operational costs will be detailed once the project scope and design are progressed. Additional operational expenses will be incurred for maintenance of infrastructure such as sidewalks or lighting.

Project Name McCain Regional Park ("Pond Park")
Department: Public Works

Description:
This project is the design and construction of a 1.5 acre public park on Tract 15 of the current McCain Master Plan adjacent to the VistaVerde II housing site and non-profit campus. The location of this regional park benefits rec path users, Vista Verde residents, and clients of FIRC's new Sol Center.

Project Funding	2026	2027	2028	2029	2030	Total
Town Funds	200,000	0	0	0	0	200,000
Total	200,000	0	0	0	0	200,000

Project Costs	2026	2027	2028	2029	2030	Total
Design	200,000	0	0	0	0	200,000
Construction		0	0	0	0	0
Total	200,000	0	0	0	0	200,000

Operational cost considerations:
Operational costs will be detailed once the project scope and design are progressed. There will be a cost increase for maintaining the park facilities.

Project Name Sand Storage Structure
Department: Public Works

Description:
This project is the design and construction of a storage facility for the sand used in winter roadway operations. The $250,000 is a placeholder budget that will be updated once location and size of the facility is determined.

Project Funding	2026	2027	2028	2029	2030	Total
Town Funds	0	0	250,000	0	0	250,000
Total	0	0	250,000	0	0	250,000

Project Costs	2026	2027	2028	2029	2030	Total
Design & Construction	0	0	250,000	0	0	250,000
Total	0	0	250,000	0	0	250,000

Operational cost considerations:
Operational costs will be detailed once the project scope and design are progressed. There will be a cost increase for maintaining the park facilities.

Project Name Undergrounding of Overhead Utilities
Department: Public Works

Description:
This project is the undergrounding of overhead utilities within the Town. Xcel Energy collects a 1% excise tax charged on Breckenridge residents' electric bills to fund the undergrounding of the electric lines and the CIP funding covers the cost to underground other utilities that may be on the Xcel poles such as telecommunication lines. The 2027 proposes to underground line on Airport Road adjacent to the Public Works campus to support future development of this land.

Project Funding	2026	2027	2028	2029	2030	Total
Town Funds	0	750,000	0	0	0	750,000
Total	0	750,000	0	0	0	750,000

Project Costs	2026	2027	2028	2029	2030	Total
Construction		750,000	0	0	0	750,000
Total	0	750,000	0	0	0	750,000

Operational cost considerations:
This project does not impact the Town's operational budgets.

Project Name EV Charger Implementation
Department: Sustainability

Description:
This project is to install electric vehicle charging stations in Town-owned lots and facilities. In 2025 three dual-port fleet chargers are planned to be installed at Public Works as well as additional chargers in the S. Gondola Parking

Project Funding	2026	2027	2028	2029	2030	Total
Town Funds	100,000	50,000	50,000	50,000	50,000	300,000
Total	100,000	50,000	50,000	50,000	50,000	300,000

Project Costs	2025	2026	2027	2028	2029	Total
Design	0	0	0	0	0	0
Construction	100,000	50,000	50,000	50,000	50,000	300,000
Total	100,000	50,000	50,000	50,000	50,000	300,000

Operational cost considerations:
This project will not impact our current operational costs.

Project Name Geothermal Energy Network
Department: Sustainability

Description:
This project the design and implementation of geothermal energy networks within the Town. The 2026 project is for the Phase 2 feasibility study.

Project Funding	2026	2027	2028	2029	2030	Total
Town Funds	200,000	2,000,000	2,000,000	2,000,000	0	6,200,000
Total	200,000	2,000,000	2,000,000	2,000,000	0	6,200,000

Project Costs	2026	2027	2028	2029	2030	Total
Design	200,000	0	0	0	0	200,000
Construction	0	2,000,000	2,000,000	2,000,000	0	6,000,000
Total	200,000	2,000,000	2,000,000	2,000,000	0	6,200,000

Operational cost considerations:
This project will not impact our current operational costs.

Project Name E-Delivery Permanent Structure
Department: Sustainability

Description:
This project is to construct a permanent location for the E-Delivery dock.

Project Funding	2026	2027	2028	2029	2030	Total
Town Funds	0	2,500,000	2,500,000	0	0	5,000,000
Total	0	2,500,000	2,500,000	0	0	5,000,000

Project Costs	2026	2027	2028	2029	2030	Total
Construction	0	2,500,000	2,500,000	0	0	5,000,000
Total	0	2,500,000	2,500,000	0	0	5,000,000

Operational cost considerations:
Impacts to operational costs will be evaluated as the design of the project progresses.

Project Name Blue River Pathways Project
Department: Parking and Transportation

Description:
This project is to enhance both the bicycle and pedestrian paths along the Blue River corridor from N. French Street to S. Park Avenue. 2026 proposed projects include: construction of the Sawmill Pedestrian Connection and the first phase of vegetation management.

Project Funding	2026	2027	2028	2029	2030	Total
Town Funds	425,000	1,025,000	1,000,000	1,000,000	1,100,000	4,550,000
Total	425,000	1,025,000	1,000,000	1,000,000	1,100,000	4,550,000

Project Costs	2026	2027	2028	2029	2030	Total
Sawmill Pedestrian Connection	400,000					400,000
Rec Path Repairs & Resurfacing		500,000	150,000	150,000		800,000
River Vegetation Management & Landscaping	25,000	25,000	150,000	150,000		350,000
Living Lab Plaza- Solar Bike Charging & Event Power		350,000				350,000
Ice House Lot Pedestrian Bridge					1,000,000	1,000,000
Stormwater Quality Improvements				500,000		500,000
Riverbank Erosion Projects			200,000	200,000	100,000	500,000
Public Art Planning		150,000				150,000
Rec Path Improvements S. Park Ave to Riverwalk Center			500,000			500,000
Total	425,000	1,025,000	1,000,000	1,000,000	1,100,000	4,550,000

Operational cost considerations:
Operational cost will be developed as the design progresses for each project.

Project Name Wayfinding Phase 2
Department: Parking and Transportation

Description:
This project is for the installation of updated pedestrian and vehicular wayfinding signage throughout town.

Project Funding	2026	2027	2028	2029	2030	Total
Town Funds	0	0	0	150,000	0	150,000
Total	0	0	0	150,000	0	150,000

Project Costs	2026	2027	2028	2029	2030	Total
Design	0	0	0	150,000	0	150,000
Construction	0	0	0	0	0	0
Total	0	0	0	150,000	0	150,000

Operational cost considerations:
This project is not expected to have operational impacts.

Project Name S.Park Ave & Main Street Roundabout
Department: Parking and Transportation

Description:
This project is to evaluate, design and construct the S.Park Ave/Main St. roundabout and associated corridor improvements that were recommended by the 2016 DTJ/Nelson Nygaard study. The 2028 project is a feasibility study of both intersection improvements and alternative pedestrian crossing locations.

Project Funding	2026	2027	2028	2029	2030	Total
Town Funds	0	0	0	0	250,000	250,000
Total	0	0	0	0	250,000	250,000

Project Costs	2026	2027	2028	2029	2030	Total
Design	0	0	0		250,000	250,000
Construction	0	0	0	0	0	0
Total	0	0	0	0	250,000	250,000

Operational cost considerations:
The cost for operations will be determined once the scope of the project has been established. It is likely that the landscaping needed in these areas will increase the summer maintenance costs. The design can be geared toward low maintenance but weeds, irrigation and regular trash cleaning will be required. The roundabout at North Main and Park Avenue costs approximately $40,000 per year to provide all the flowers and maintenance. Staff estimates that the lower maintenance roundabouts will costs between $15,000 and $20,000 per year.

Project Name Village Roundabout
Department: Parking and Transportation

Description:
This project contemplates a new roundabout at Village Rd and Park Ave.

Project Funding	2026	2027	2028	2029	2030	Total
Town Funds	0	0	0	0	500,000	500,000
Total	0	0	0	0	500,000	500,000

Project Costs	2026	2027	2028	2029	2030	Total
Design	0	0		0	500,000	500,000
Construction	0	0	0		0	0
Total	0	0	0	0	500,000	500,000

Operational cost considerations:
The increased cost for operations for a roundabout is estimated to be between $30,000 and $35,000 depending on design parameters.

Project Name F-Lot Drainage and Parking Lot Improvements
Department: Parking and Transportation

Description:
This project is to modify the F-Lot layout to increase parking, improve adjacent pedestrian pathways and drainage.

Project Funding	2026	2027	2028	2029	2030	Total
Town Funds	150,000	0	500,000	0	0	650,000
Total	150,000	0	500,000	0	0	650,000

Project Costs	2026	2027	2028	2029	2030	Total
Design	150,000	0	0	0	0	150,000
Construction	0	0	500,000	0	0	500,000
Total	150,000	0	500,000	0	0	650,000

Operational cost considerations:
Operational costs will be determined once the project parameters are defined.

Project Name Pedestrian Lighting - Dark Sky Conversions
Department: Parking and Transportation

Description:
This project incorporates the conversion of existing fixtures to the Dark Sky Compliant model.The Town has applied for the Dark Sky Community Certification through Dark Sky International. As part of the certification requirement, all municipal owned lighting must be converted to dark sky compliant fixtures with 5 years of certification. April 24, 2023, the Town Council gave staff direction to begin converting the Welsbach fixtures located in areas inside and outside of the downtown core. The desire was to start conversions outside of historic district and work inward towards the downtown core.

Project Funding	2026	2027	2028	2029	2030	Total
Town Funds	500,000	500,000	500,000	0	0	1,500,000
Total	500,000	500,000	500,000	0	0	1,500,000

Project Costs	2026	2027	2028	2029	2030	Total
Design and Construction	500,000	500,000	500,000	0	0	1,500,000
Total	500,000	500,000	500,000	0	0	1,500,000

Operational cost considerations:
Operational impacts are unknown at this time.

Project Name Sidewalk Master Plan Implementation
Department: Public Works

Description:
The Sidewalk Master Plan project builds new sidewalks throughout Town based on a prioritization matrix of trasnit routes, lack of nearby sidewalks, and requests. The 2026 project proposes to extend sidewalk from the SH 9 transit stop at the Entrada housing project north to the Breck Inn.

Project Funding	2026	2027	2028	2029	2030	Total
Town Funds	250,000	250,000	250,000	250,000	250,000	1,250,000
Total	250,000	250,000	250,000	250,000	250,000	1,250,000

Project Costs	2026	2027	2028	2029	2030	Total
Design	0	0	0	0	0	0
Construction	250,000	250,000	250,000	250,000	250,000	1,250,000
Total	250,000	250,000	250,000	250,000	250,000	1,250,000

Operational cost considerations:
This project will increase operational cost do to additional plowing and other maintenance needs. Increases are estimated at $8,000 each year that sidewalk infrastructure is added.

Project Name Bus Barn Design & Construction
Department: Parking and Transportation

Description:
This project is to enhance both the bicycle and pedestrian paths along the Blue River corridor from N. French Street to S. Park Avenue. 2026 proposed projects include: construction of the Sawmill Pedestrian Connection and the first phase of vegetation management.

Project Funding	2026	2027	2028	2029	2030	Total
Town Funds	150,000	2,500,000	0	0	0	2,650,000
Total	150,000	2,500,000	0	0	0	2,650,000

Project Costs	2026	2027	2028	2029	2030	Total
Design	150,000	0	0	0	0	150,000
Construction	0	2,500,000	0	0	0	2,500,000
Total	150,000	2,500,000	0	0	0	2,650,000

Operational cost considerations:
Operational costs will be detailed once the project scope and design are progressed. There will be a cost increase for utilities, maintenance, and cleaning fees.

Memo

To: Town Council

From: Duke Barlow, Open Space and Trails Manager

Date: 9/2/25 (for 9/9/2025 work session)

Subject: McCain Open Space Plan Presentation

Town Council Goals (Check all that apply)

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

Summary

Representatives from THK Associates (THK), will present two preliminary Design Concepts for the McCain Open Space Plan to Council during the September 9, 2025, work session. THK seeks feedback on these design concepts before producing a Final Plan draft for review during the October 20, 2025 BOSAC meeting, November 4, 2025 Planning Commission meeting, and November 11, 2025, Council work session. Staff will continue to work with THK to incorporate each round of feedback into the final McCain Open Space Plan.

Background

THK began developing the McCain Open Space plan on May 5, 2025, and is scheduled to produce a Final Plan by December 31, 2025. The scope of the plan applies to the two major open space parcels of the McCain property- Tract 10B (the parcel encompassing the river corridor and the adjacent land to the west) and Tract 8. After THK's completion of the McCain Open Space Plan, staff intend to implement recommended design concepts in 2026 and open the property to public access in spring 2027. This timeline aligns with current revegetation efforts on the parcel.



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.

Upon completing a site analysis and the initial phase of public and stakeholder engagement- including preliminary discussions with BOSAC and Council in May and June 2025, respectively- THK has developed two proposed Design Concepts for the McCain Open Space Plan. BOSAC discussed these concepts during their August 18, 2025 meeting and expressed unanimous support for Concept Two, citing its emphasis on natural aesthetics, discovery play, and "lower intensity" programming as key strengths. The Commissioners also preferred natural shade to formalized structures and natural surfaces to pavement. Finally, BOSAC highlighted challenges relating to irrigation and maintenance, the opportunity the rare flat topography provides toward increased user accessibility, the importance of considering winter use, and the need to determine the realignment of the recpath from Coyne Valley Road to the Vista Verde neighborhood.

Staff also support Concept Two while sharing BOSAC's stated concerns regarding the irrigation and maintenance needs and costs of proposed vegetation, as well as the need to determine the realignment of the recpath before creating a Final Plan draft. Additionally, staff have preliminary concerns regarding the width of proposed paths, parallel parking on McCain Road, and the durability and maintenance needs of proposed discovery play installations. THK has plans to address these concerns and will continue to incorporate staff feedback through the design process.



Public outreach/engagement

The project is currently in its second phase (of three) of public engagement, which includes an Open House held at the Rec Center on August 20, 2025, and a second community outreach meeting in the Vista Verde neighborhood on September 4, 2025. A Storymap, with an overview of public engagement efforts to date and a link to the current public survey, can be viewed here.

Financial Implications

The 2025 Open Space and Trails budget includes funding for a planning consultant to support the McCain Parcel project. The Five-Year Capital Improvement Plan includes $550,000 for estimated implementation costs in 2026.

Equity Lens
The Community Outreach division has been a key component of the design process, with specific emphasis on engaging nearby residents of the property, many of whom may not typically participate in Town or open space planning efforts due to economic or language barriers. Additionally, the flat terrain and central location of the McCain Parcel provide a rare opportunity to provide open space access for all ages and abilities, including those with physical disabilities.

Staff Recommendation
Staff recommends Council take this opportunity to provide feedback to THK relating to the two preliminary concept designs for the McCain Open Space Plan.



TOWN OF BRECKENRIDGE

McCAIN OPEN SPACE

PRELIMINARY CONCEPT PLANNING

HK associates, inc.

ERO Resources Corporation

CDR ASSOCIATES
COLLABORATIVE DECISION RESOURCES

Environmental Assessment

- ERO was on site for an environmental assessment on June 16.
- Recorded existing conditions of vegetation, hydrology, wildlife habitat, and recreational resources.



Environmental Assessment

Opportunities

- Seeding efforts closer to the river are thriving more overall.
- The Blue River is an attraction to wildlife which will provide great opportunities for visitors to view elk, deer, moose, raptors, and other small mammals.
- Connections from McCain Open Space to the Upper Blue Recpath and other nearby trails will provide a great opportunity for non-motorized access to the property.
- There are several areas of potential Blue River access on McCain Open Space which are compatible with the landscape and restoration efforts.

Constraints

- Willow stakes and other plantings are struggling to take along with some riverbank erosion.
- The general increase in users to the parcel will likely deter some wildlife from returning to the site over time.
- Social trail formation is already occurring.
- Keeping visitors from leaving designated river access points will be difficult given the flat terrain and general accessibility of the open space.
- High traffic on the Upper Blue Recpath will likely extend into McCain Open Space. Anticipating safety concerns and a high volume of through-traffic will be important in trail design.

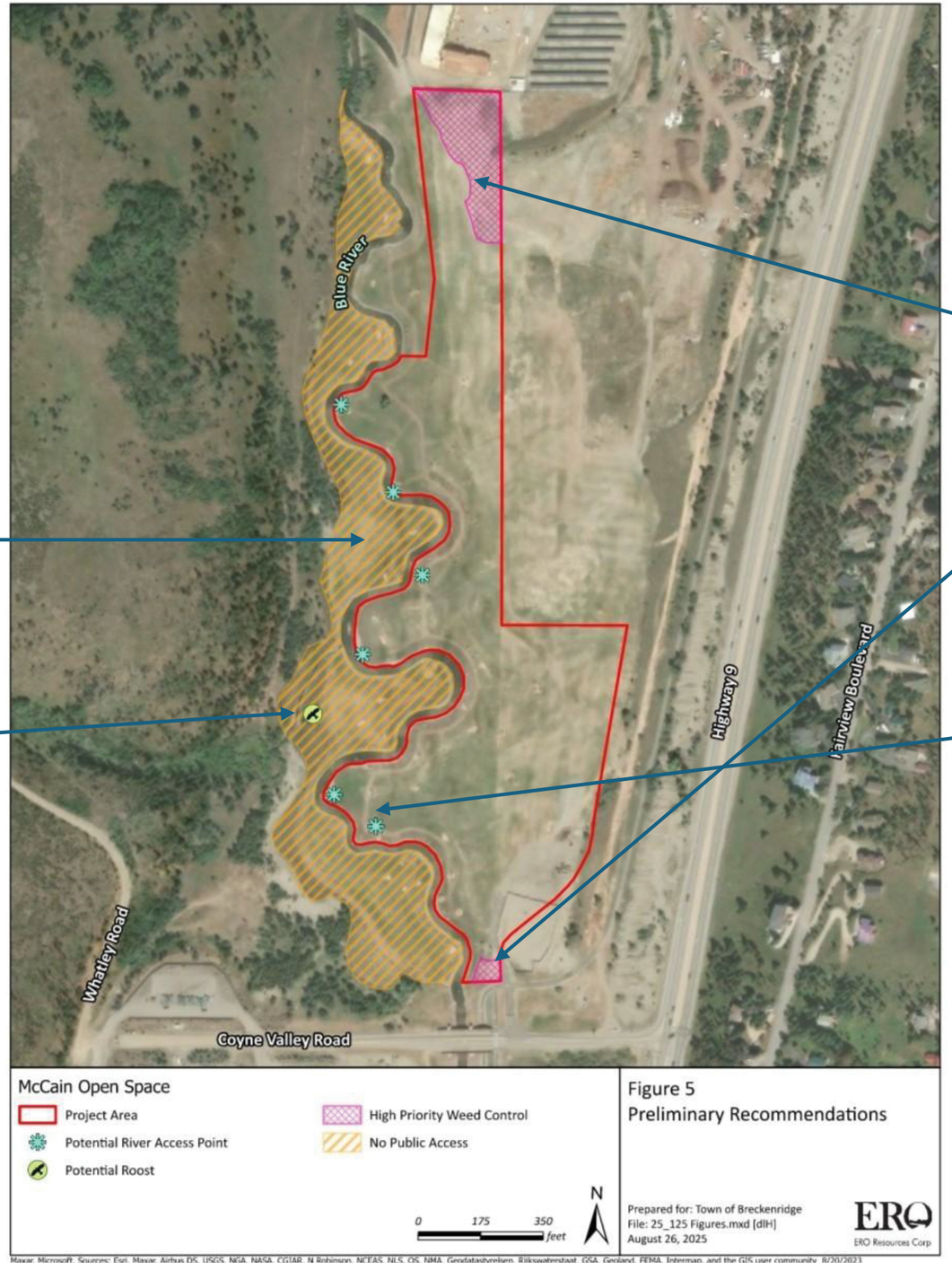
Preliminary Recommendations

- Focus weed control efforts on the northern and southern portions of the property. Weed control efforts should be focused on List B and C noxious weed species as well as other non-listed invasive species.
- Consider incorporating more shrub species along the riverbank in areas where erosion is persistent and in areas where there has been significant willow stake die-off.
- Consider adding a “No Public Access” designation to the west side of the Blue River adjacent to McCain Open Space to keep the area open for wildlife to graze, forage, and access the river without human interference. Interpretive signage explaining the reasoning for disallowing public use on the west side should be incorporated into the open space design.
- Consider incorporating a raptor nest platform on the west side of the river to encourage raptor nesting.
- Consider adding wildlife cameras to the west side of the Blue River to capture footage of animal traffic on the open space through each season of the year.
- Consider adding deterrents for social trail creation and use such as:
  - additional shrub plantings along the river,
  - fencing or rope to keep people from wandering off-trail,
  - signage with messaging like the following: Restoration Area – Please stay on trail; Area Closed for Restoration; Restoration in progress. Please stay on designated trails; or Please use designated river access areas (with map), and
  - provide access to the property from various locations to combat social trail proliferation.

Preliminary Recommendations

No public access on the west side of the river.

Potential raptor roost site.



High priority weed control areas.

Potential beach access areas.

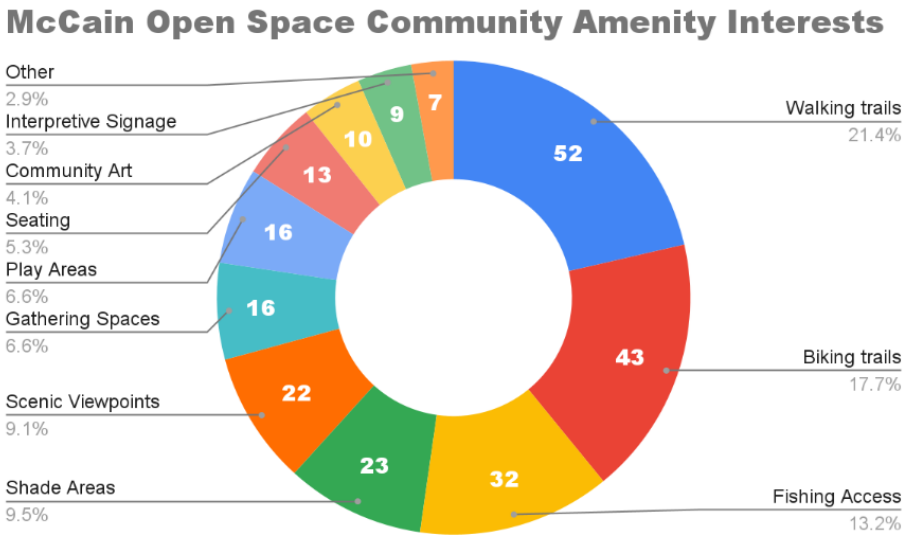
Phase 1 Engagement: Community Vision



"...it is special and important for us to have an easily accessible open space since most of us are not able to take advantage of other open spaces during the day."

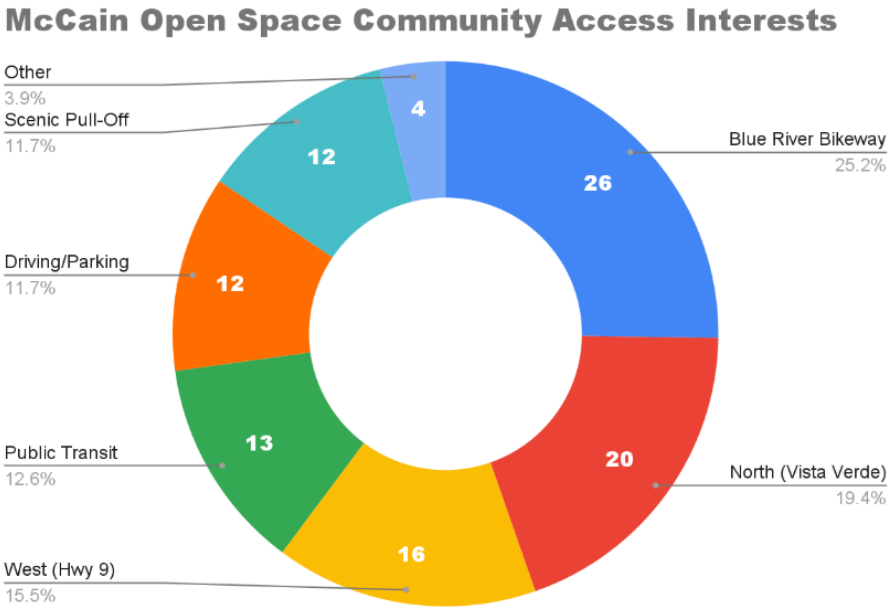
- Vista Verde Resident

Phase 1 Engagement: Community Vision



- Combined responses from Open House poll and online survey
- Strongest interests in walking and biking trails and access to the river for fishing
- Interest in low-impact features like shaded areas, scenic viewpoints, and places to gather
- Ideas like play areas, seating, public art, and interpretive signs were mentioned less often, but cumulatively made up about a quarter of all responses

Phase 1 Engagement: Community Vision



- Responses from online survey
- Most interest in access via the Blue River Bikeway or from nearby north-side neighborhoods like Vista Verde
- Also interest in creating safe connections across Highway 9
- Include signage and access points that support Open Space use without disrupting neighborhood and residential parking

Phase 2 Engagement: Schedule

In-person

- August 18: BOSAC Presentation
- August 20: Community Meeting @ Rec Center
- September 4: Neighborhood Event @ Vista Verde
- September 9: Town Council Presentation

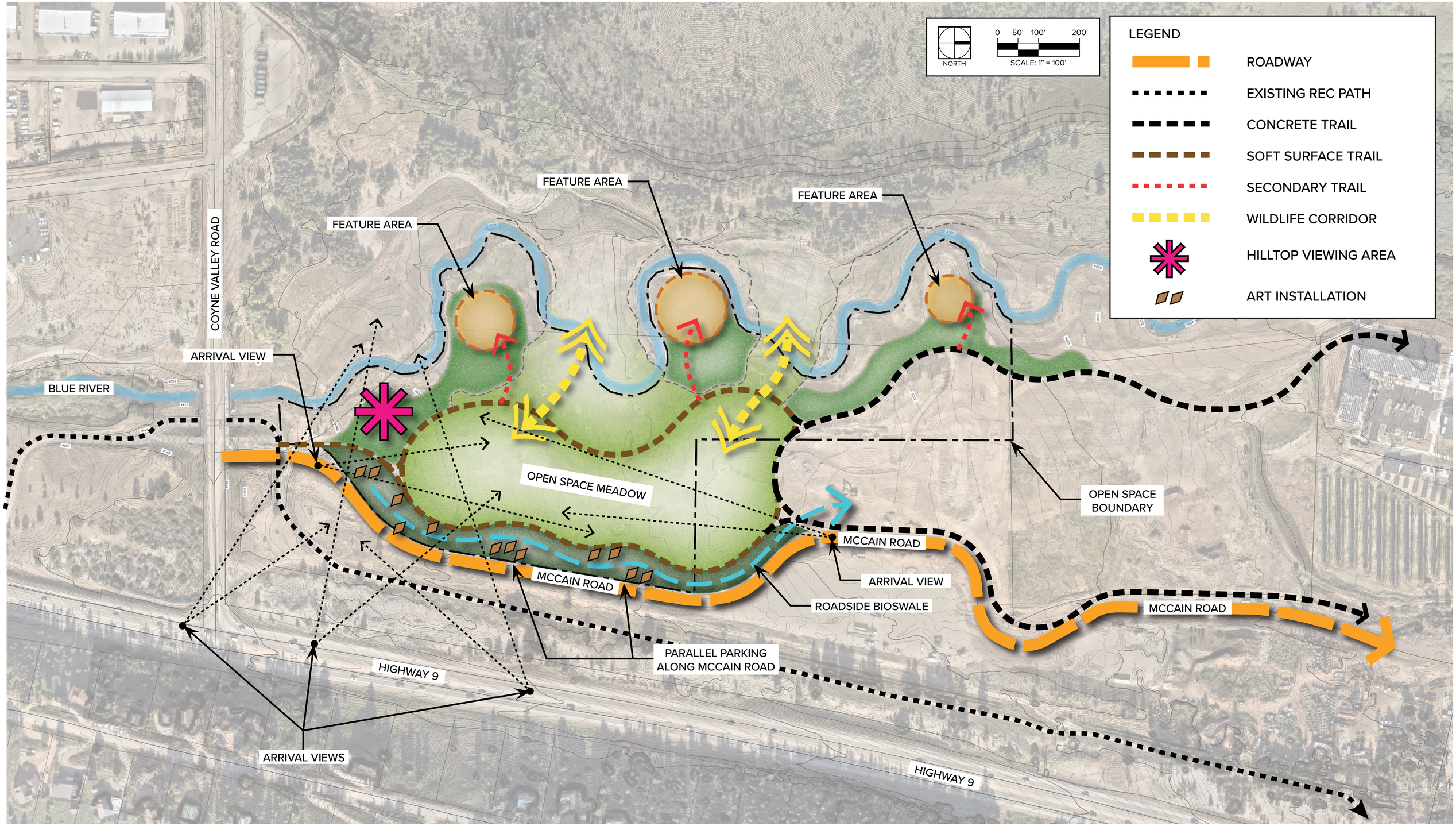
Virtual

- StoryMap (QR code left)
- **Concept Feedback Survey (Aug. 20 - *Sept. 21**)**
- USFS/CPW Coordination Meeting

Phase 2 Engagement: August 20 Open House



- Positive feedback
- Attendees from Vista Verde neighborhood, Summit High School, broader community
- Interests in soft surface trail options, natural areas, accessibility options, and river access



TOWN OF BRECKENRIDGE

McCAIN OPEN SPACE

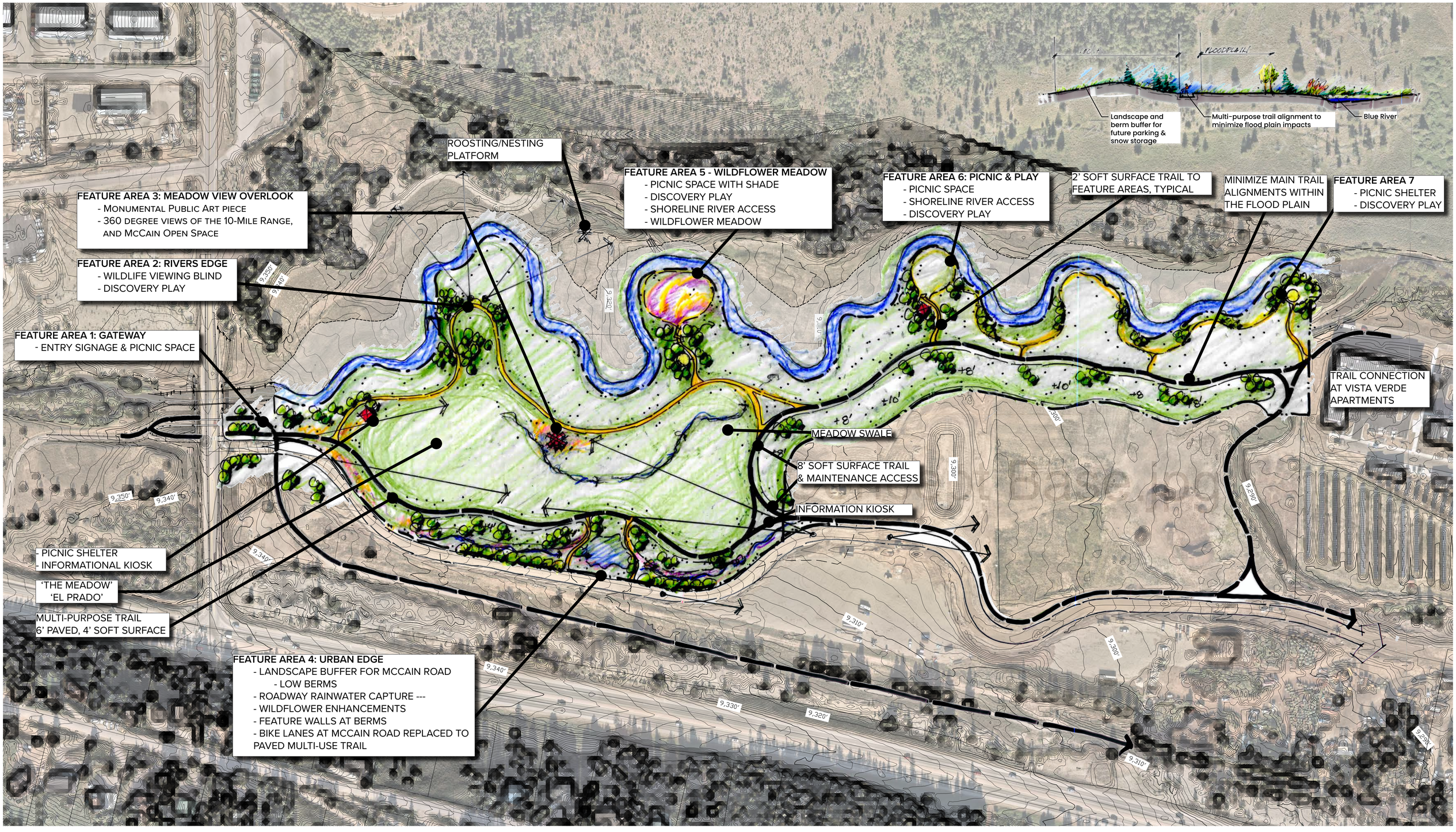
OPPORTUNITIES MAP

06/20/2025

HK associates, inc.

ERO Resources Corporation

CDR ASSOCIATES
COLLABORATIVE DECISION RESOURCES



TOWN OF BRECKENRIDGE

McCAIN OPEN SPACE

PRELIMINARY CONCEPT ONE

08/18/2025

THK associates, inc. | ERO Resources Corporation | CDR ASSOCIATES COLLABORATIVE DECISION RESOURCES



TOWN OF BRECKENRIDGE

McCAIN OPEN SPACE

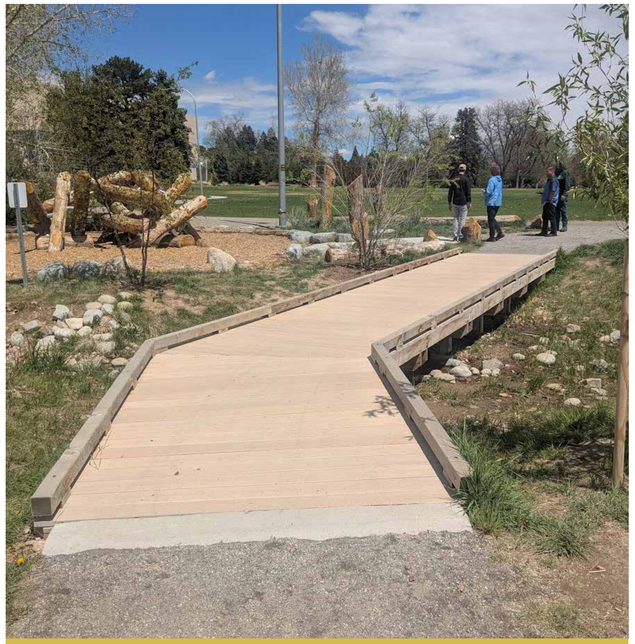
PRELIMINARY CONCEPT TWO

08/18/2025

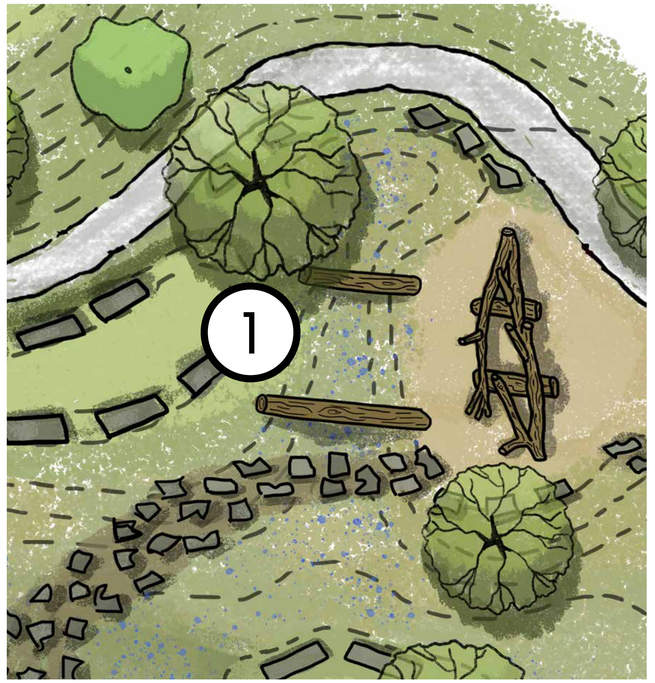
THK associates, inc. | ERO Resources Corporation | CDR ASSOCIATES COLLABORATIVE DECISION RESOURCES

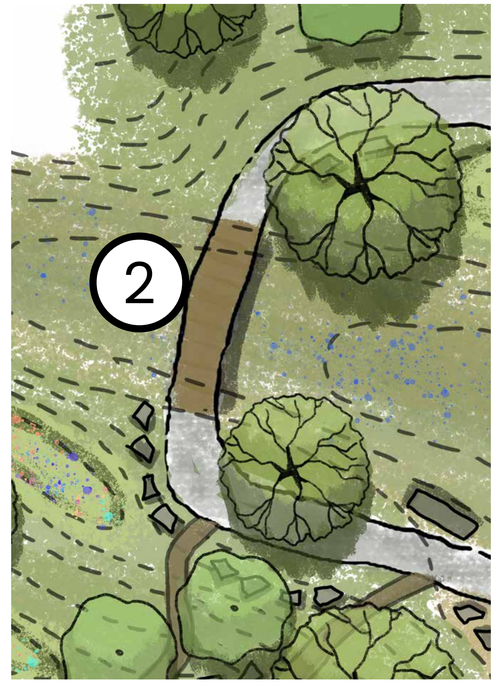


#1 - LOG WALK



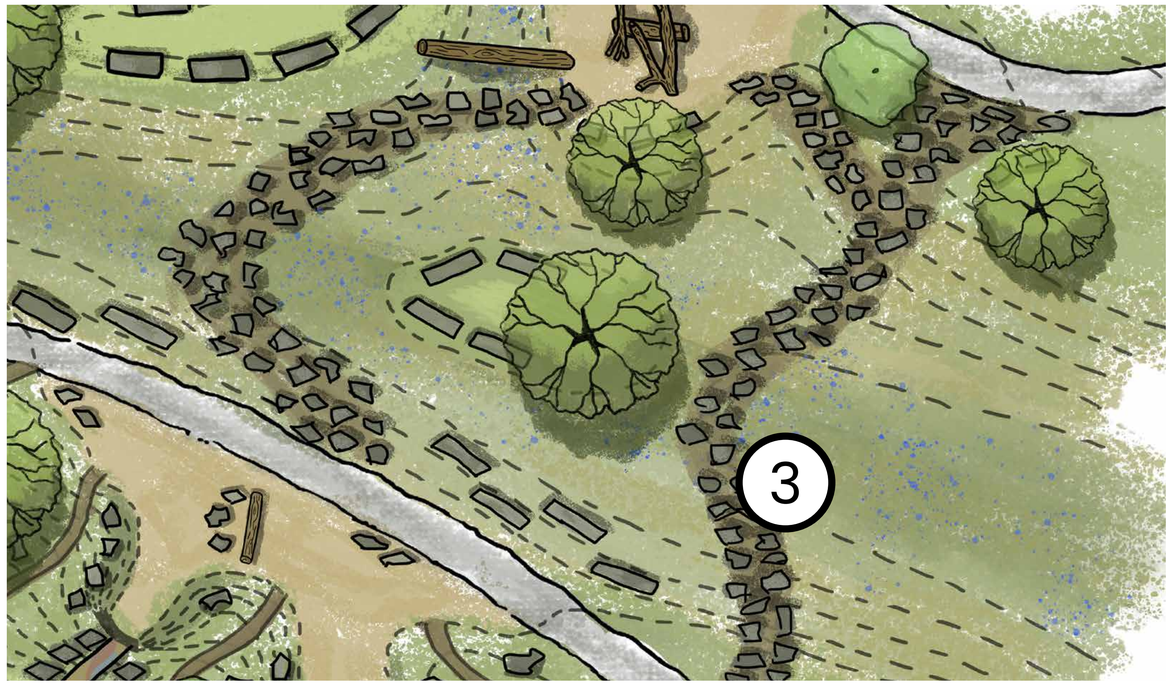
#2 - BOARDWALK







#3 - ROCK WATER CROSSING

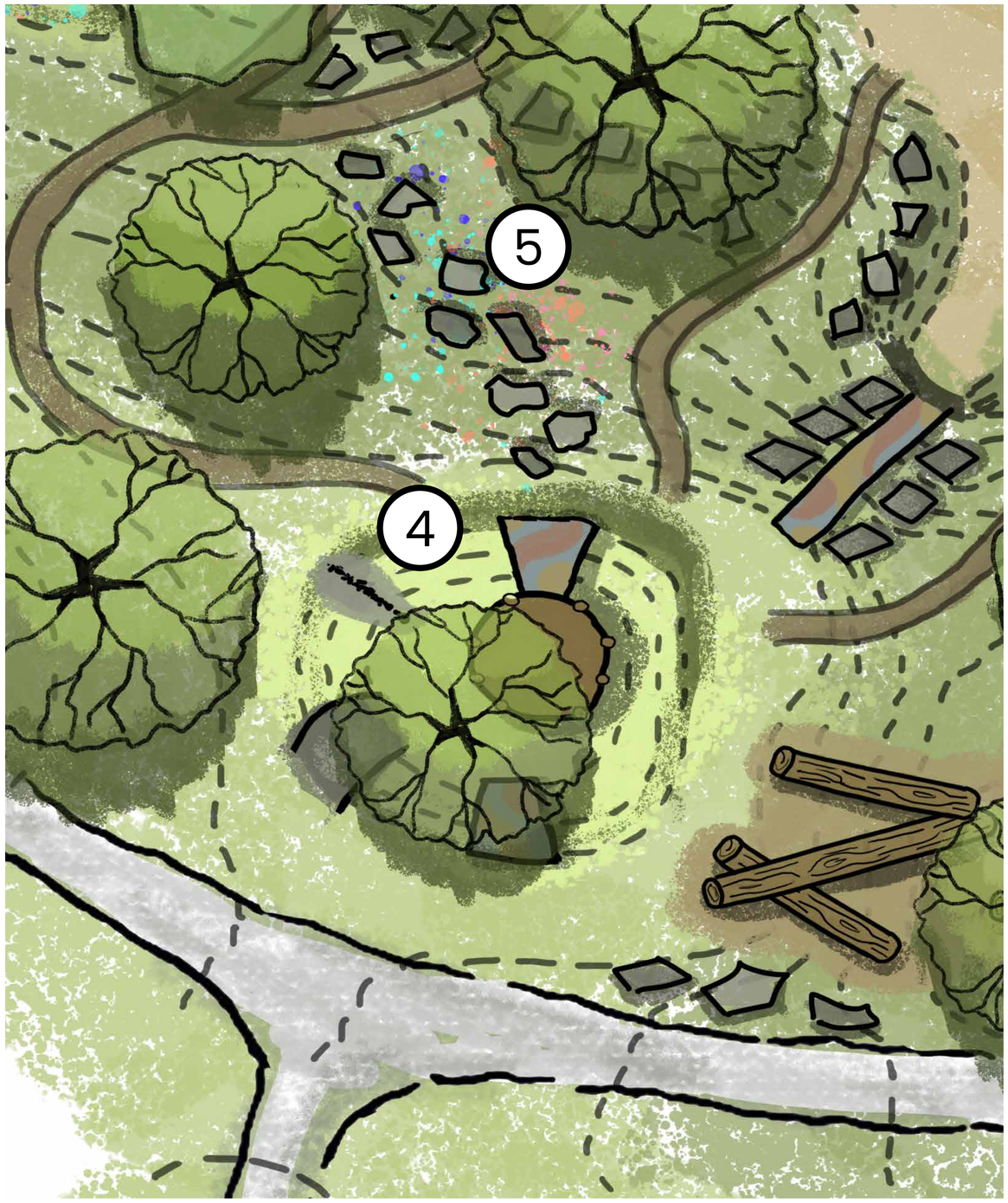




#4 - ROPE CLIMB

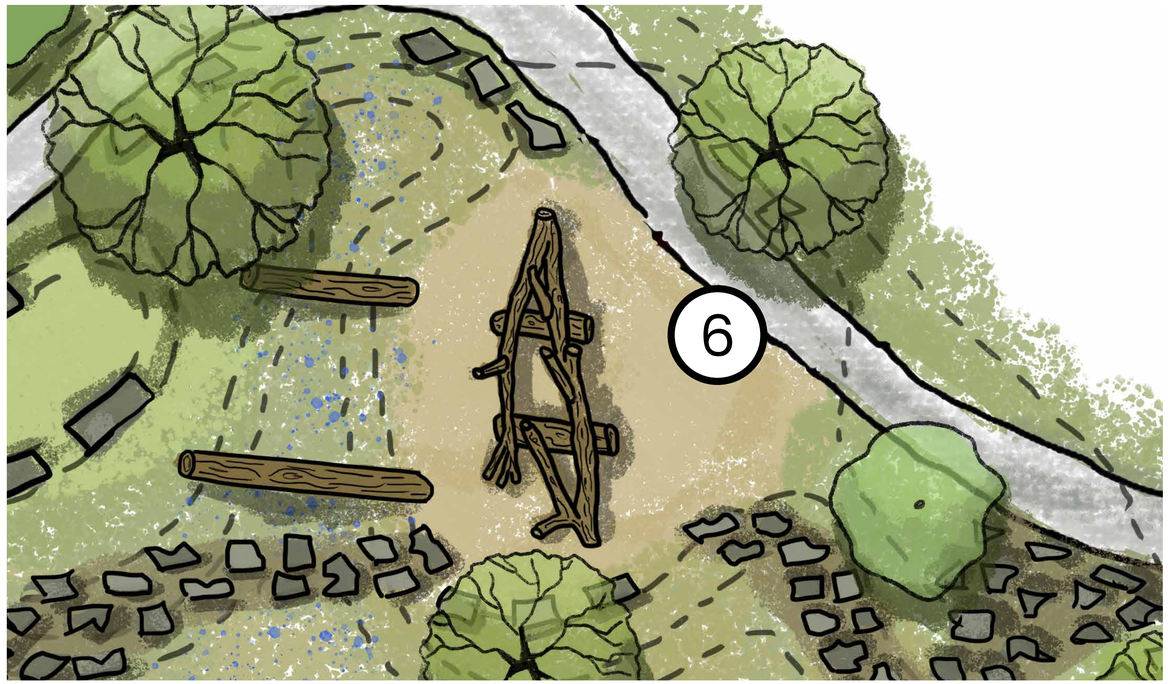


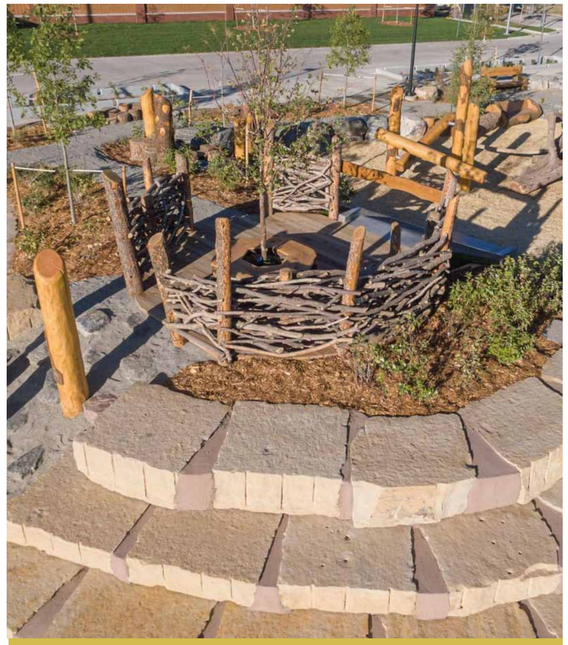
#5 - LOG & ROCK STEPPERS



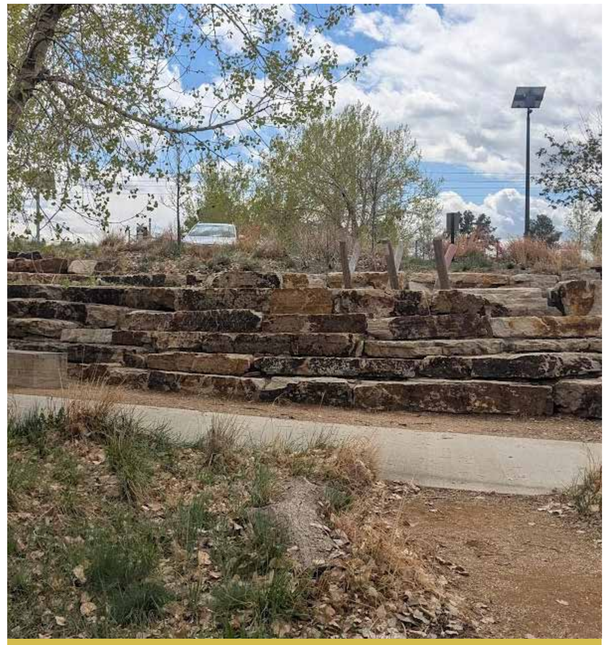


#6 - TREE WALK

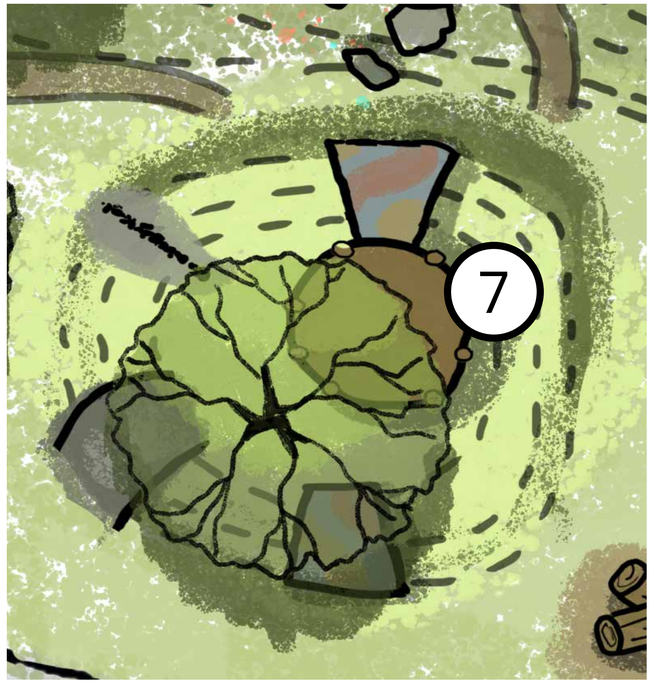


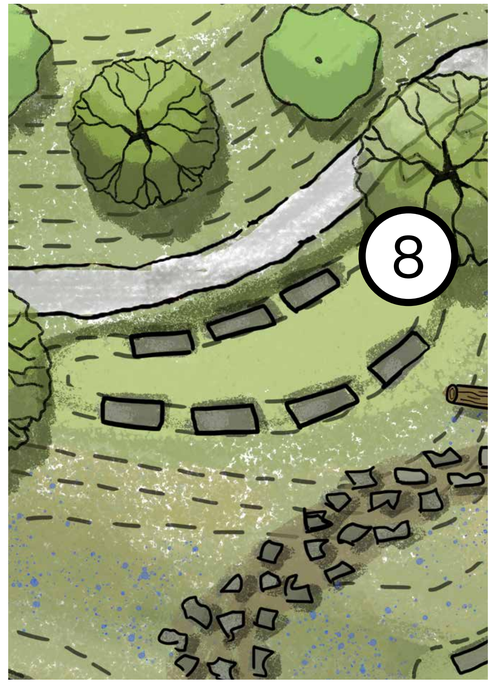


#7 - BIRDS NEST FORT



#8 - STONE SEATING

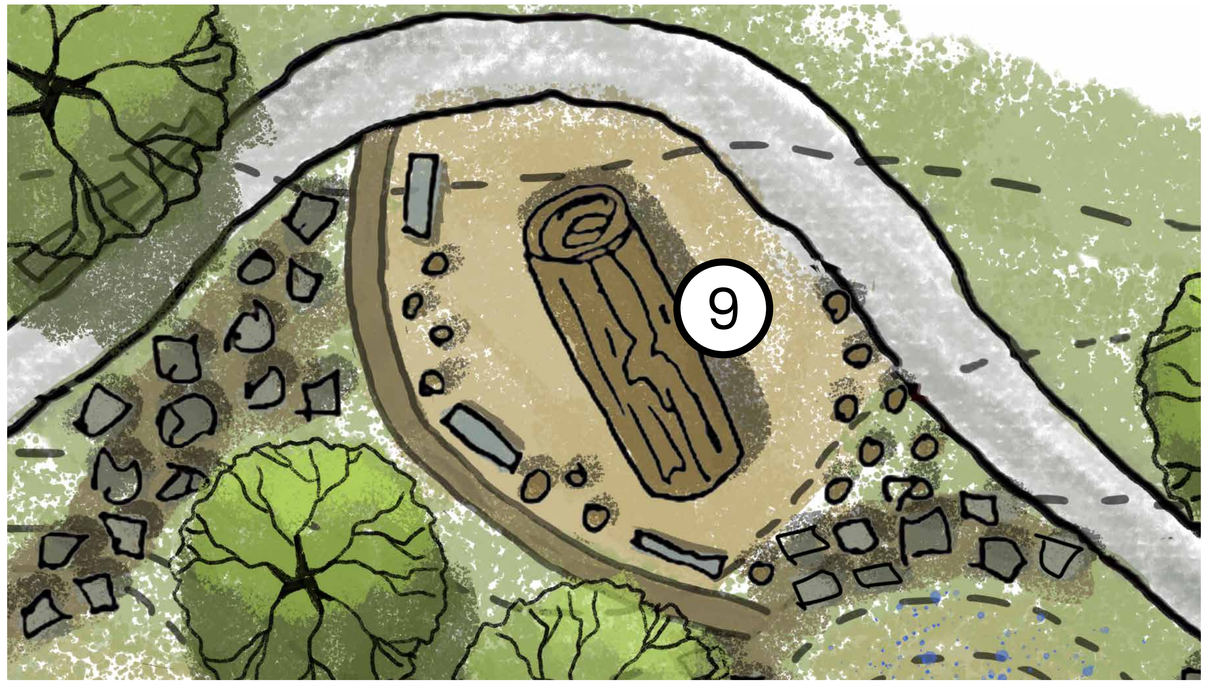


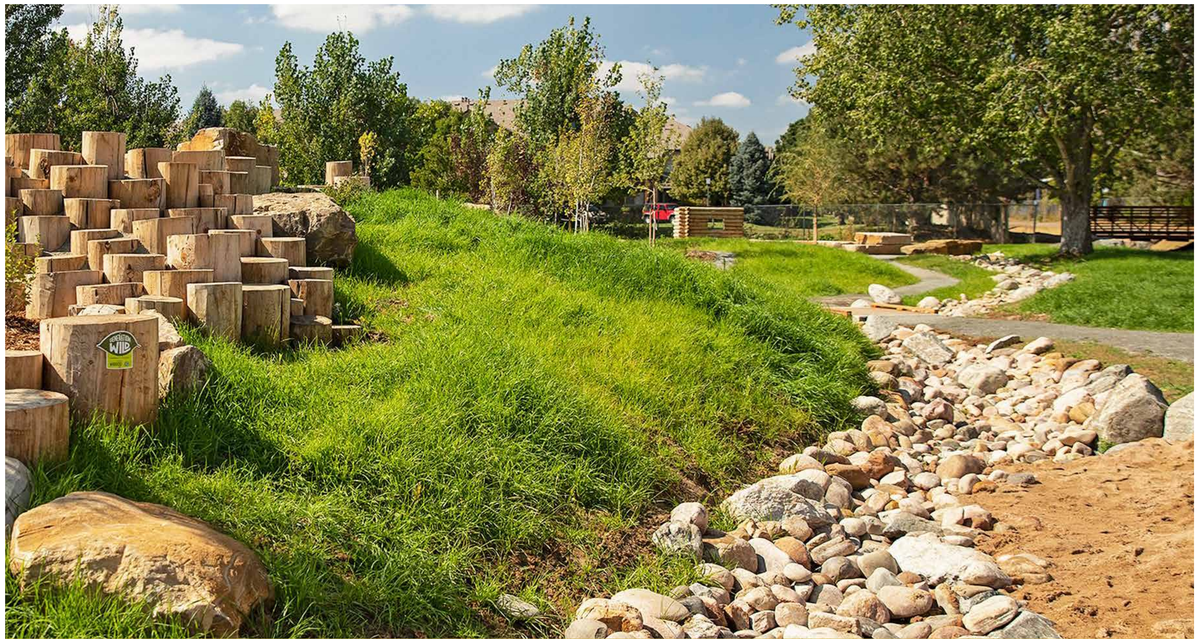




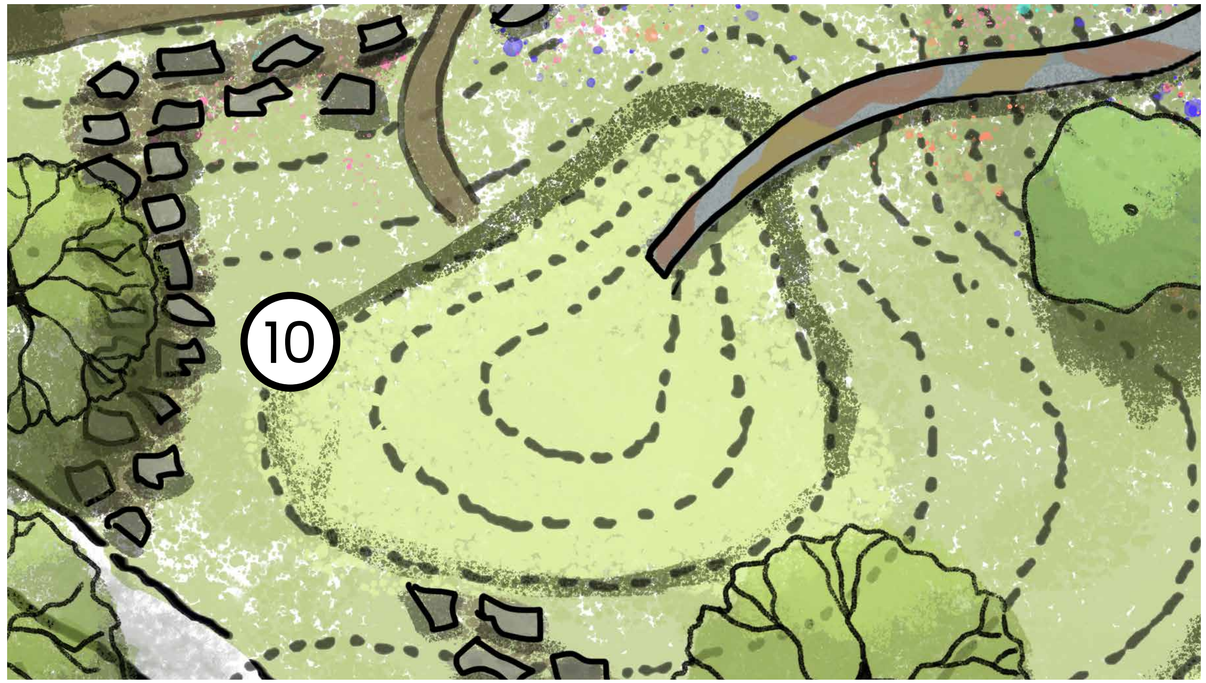


#9 - LARGE HOLLOW LOG





#10 - LANDSCAPED BERM





#11 - WILDFLOWER FIELD





WILD BLUE IRIS
Iris spuria



HEAVENLY BLUE COLUMBINE
Aquilegia caerulea 'Heavenly Blue'



INDIAN PAINTBRUSH
Castilleja



PURPLE SWIRL LUPINE
Lupinus 'Purple Swirl'



ITALIAN ASTER
Aster amellus



LEWIS FLAX
Linum lewisii



WOODS' ROSE
Rosa woodsii



ALPINE SUNFLOWER
Tetraneuris grandiflora









TOWN OF BRECKENRIDGE

McCAIN OPEN SPACE

BRECKENRIDGE SIGNATURE WALLS PRECEDENTS

08/18/2025

HK associates, inc.

ERO ERO Resources Corporation

CDR ASSOCIATES COLLABORATIVE DECISION RESOURCES



HIGH INTENSITY PROGRAM FEATURES

1. Stacked stone landscape walls
2. Spanning entry signage
3. Landscape berms
4. Shade structure/picnic area
5. Cobblestone barrier

LOW INTENSITY PROGRAM FEATURES

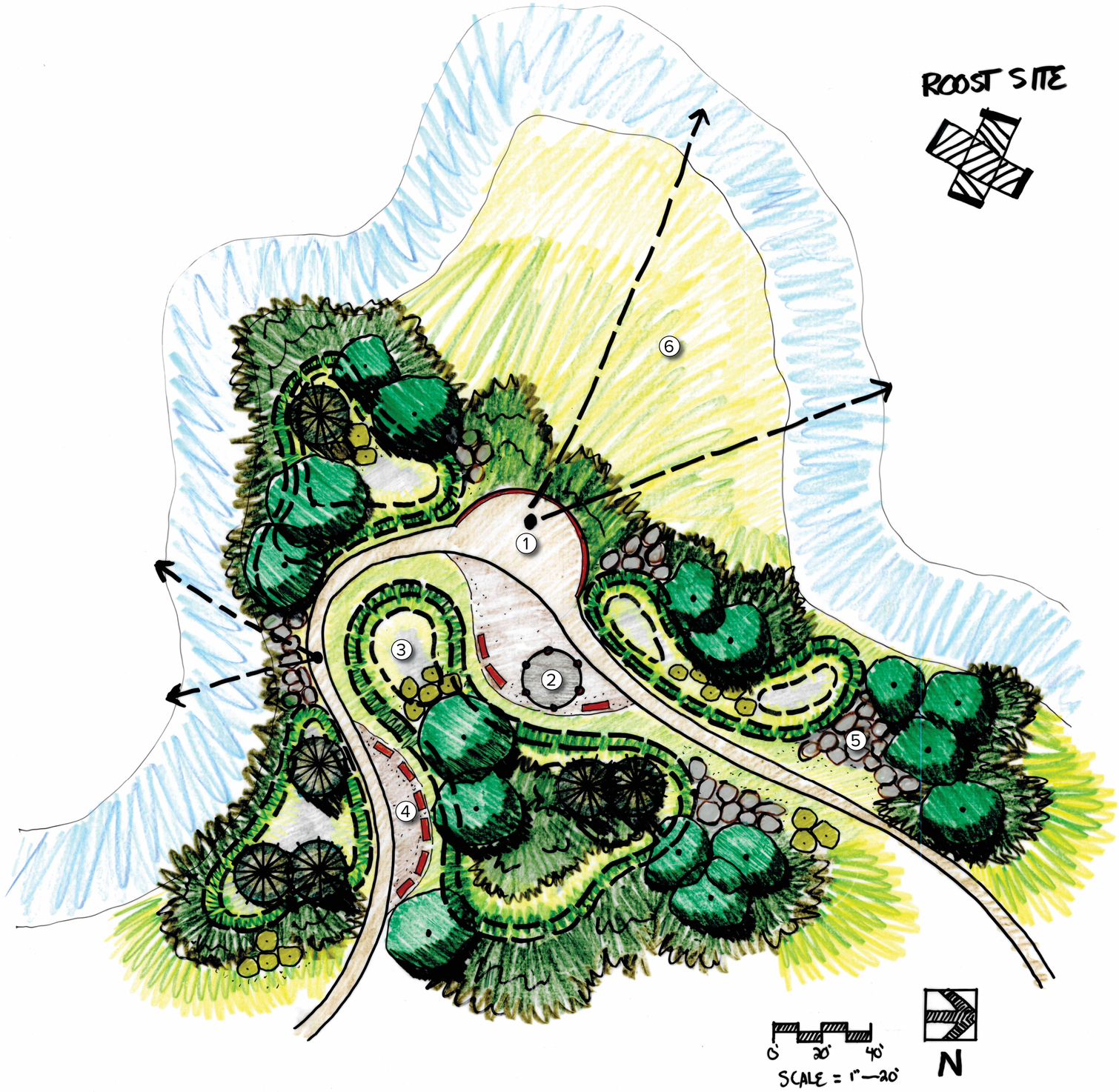
1. Stacked stone landscape walls
2. Roadside entry signage
3. Landscape berms
4. Picnic grove with shade trees
5. Cobblestone barrier

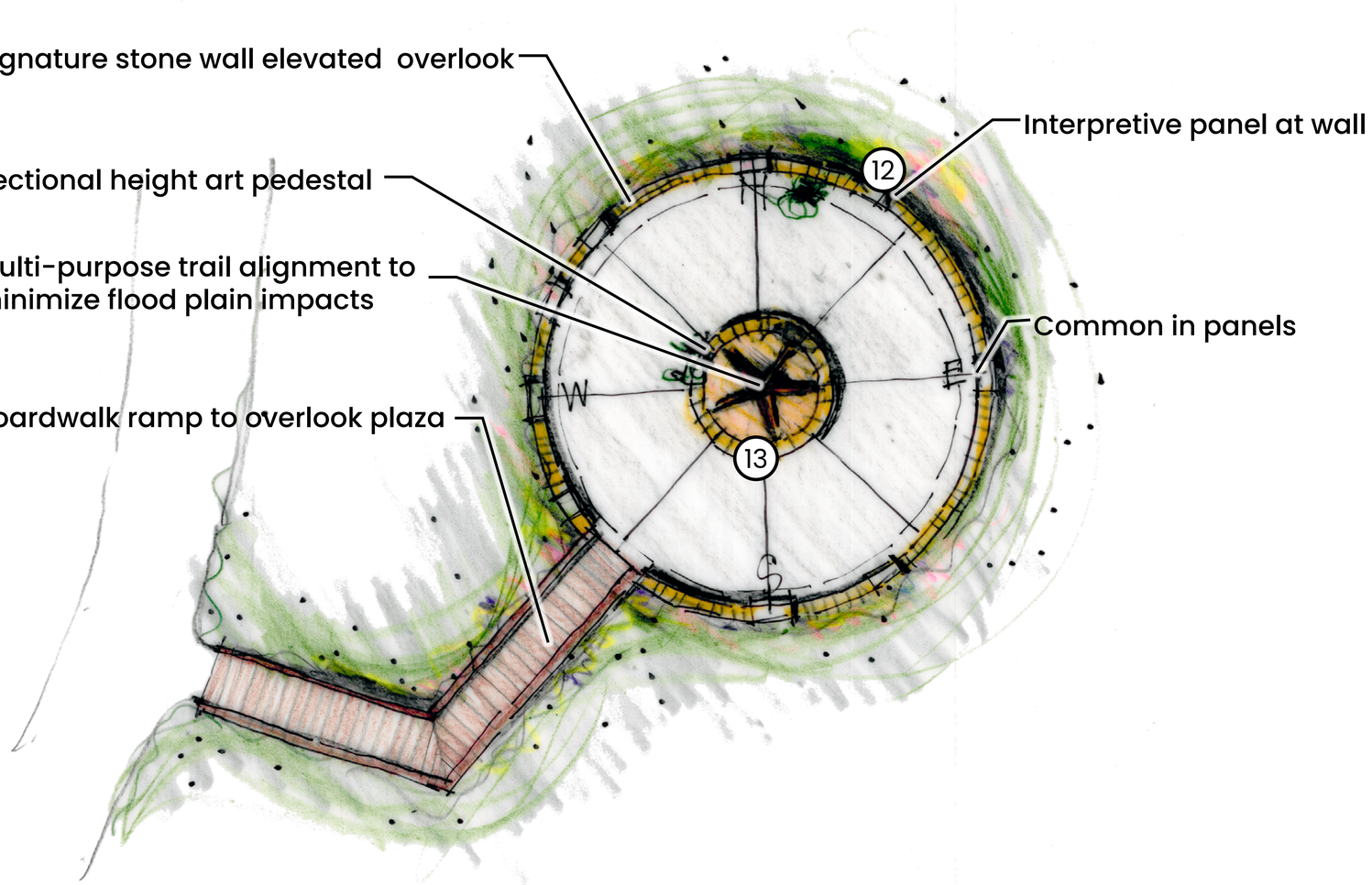
HIGH INTENSITY PROGRAM FEATURES

1. Viewing blind for roost site
2. Birds nest discovery play feature
3. Landscape berms
4. Trailside seating area
5. Cobblestone barrier
6. Preserved riparian meadow

LOW INTENSITY PROGRAM FEATURES

1. Trailside spotting scope for roost site viewing
2. No improvement
3. Landscape berms
4. Trailside seating area
5. Cobblestone barrier
6. Preserved riparian meadow



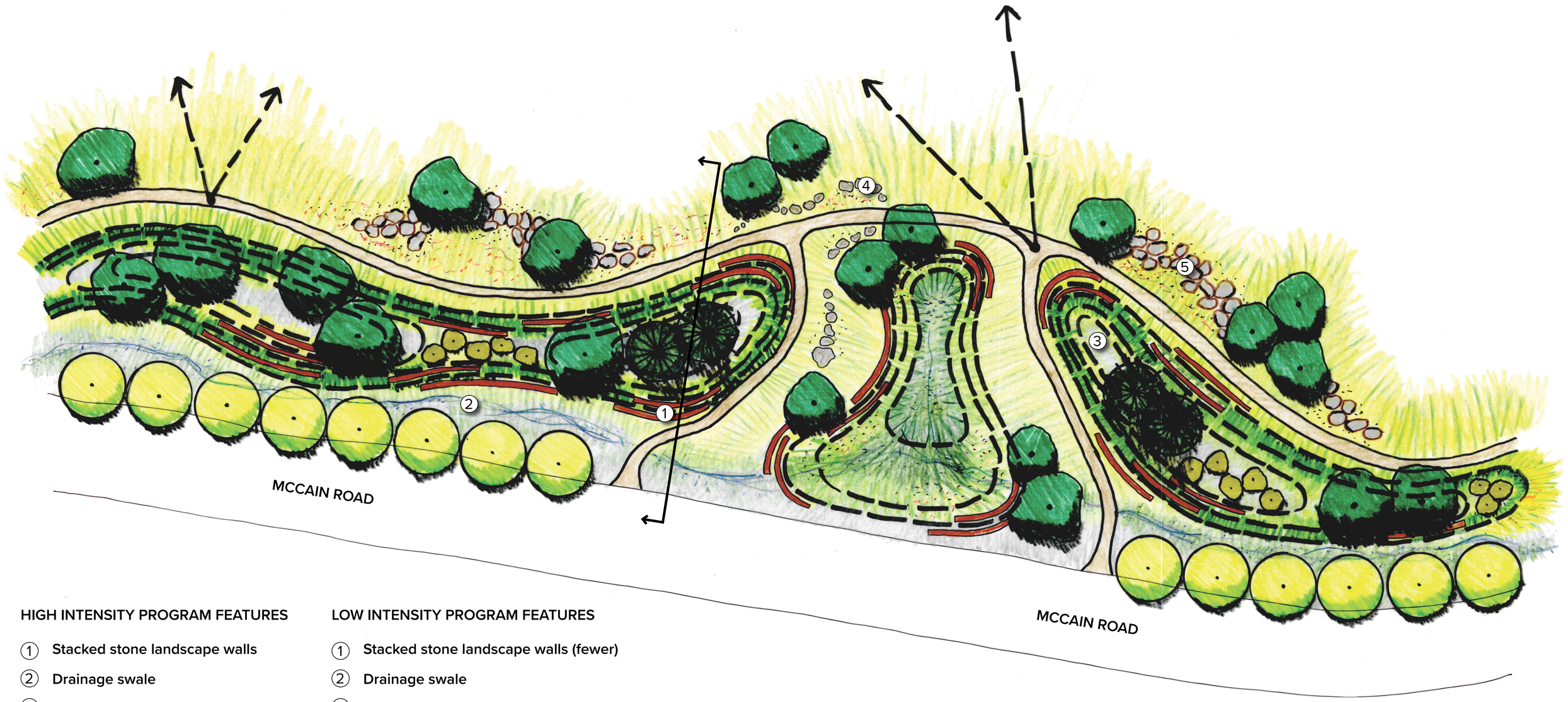




#12 - INTERPRETIVE PANEL AT WALL



#13 – MONUMENTAL ART

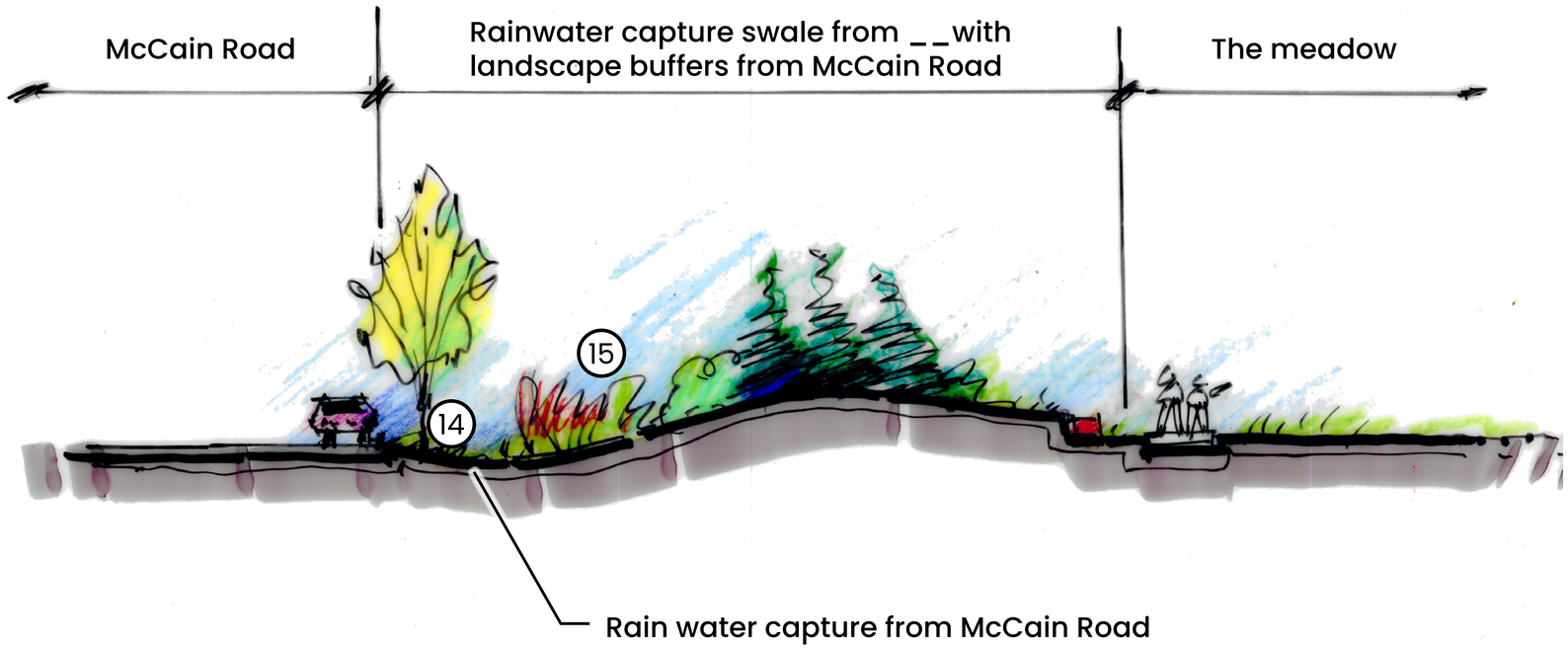


HIGH INTENSITY PROGRAM FEATURES

1. Stacked stone landscape walls
2. Drainage swale
3. Landscape berms
4. Rock snake discovery play
5. Cobblestone barrier

LOW INTENSITY PROGRAM FEATURES

1. Stacked stone landscape walls (fewer)
2. Drainage swale
3. Landscape berms
4. Rock snake discovery play (smaller)
5. Cobblestone barrier (smaller)





#14 - CURBCUT DRAINAGE CHANNEL



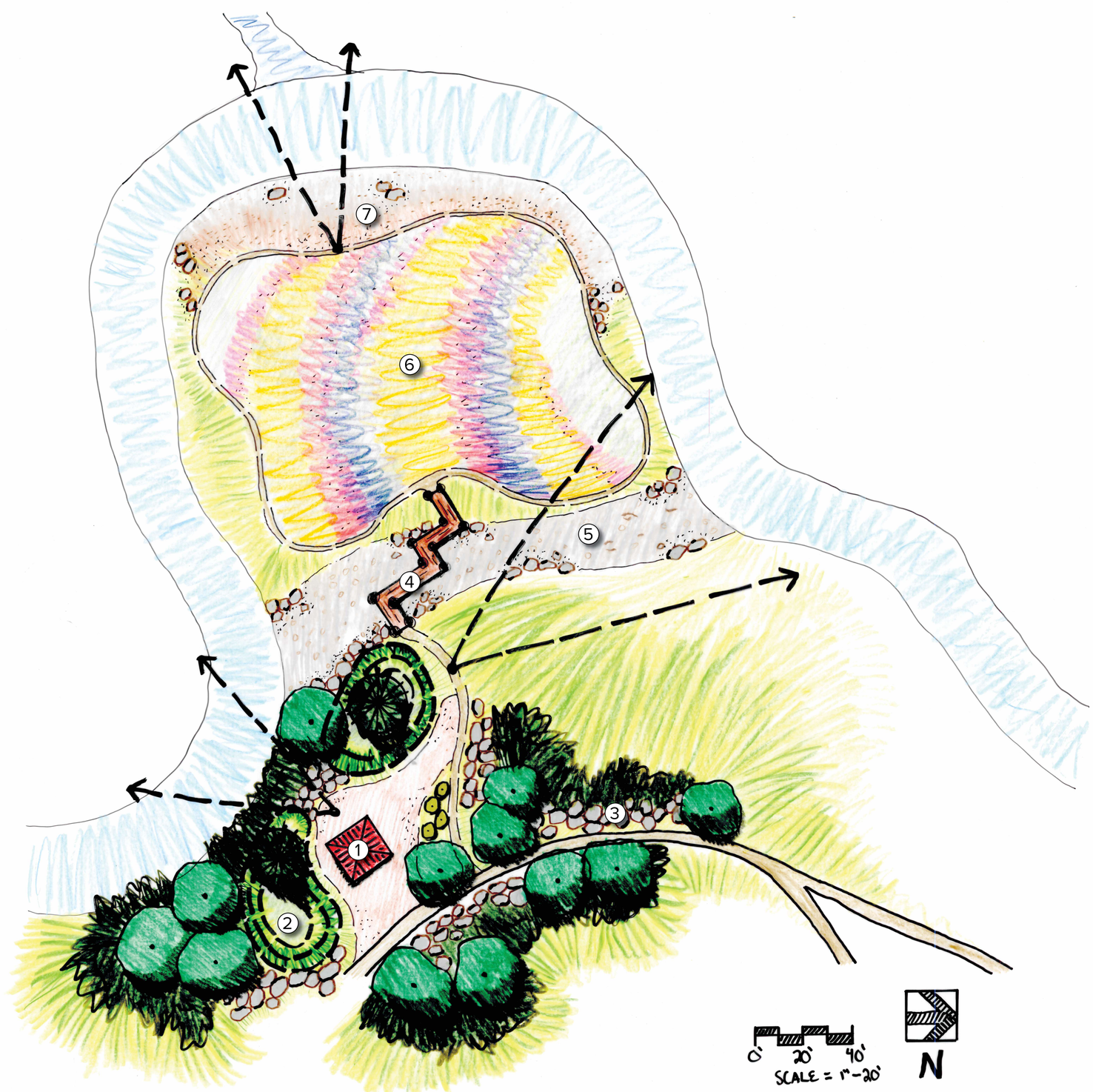
#15 - RIPARIAN VEGETATION IN BIOSWALE

HIGH INTENSITY PROGRAM FEATURES

1. Shade structure/picnic area
2. Landscape berms
3. Cobblestone barrier
4. Elevated boardwalk
5. Blue River overflow channel
6. Restored wildflower meadow
7. Improved river access area

LOW INTENSITY PROGRAM FEATURES

1. Picnic grove with shade trees
2. Landscape berms
3. Cobblestone barrier
4. Elevated boardwalk
5. Blue River overflow channel
6. Restored wildflower meadow
7. River access area (no improvement)

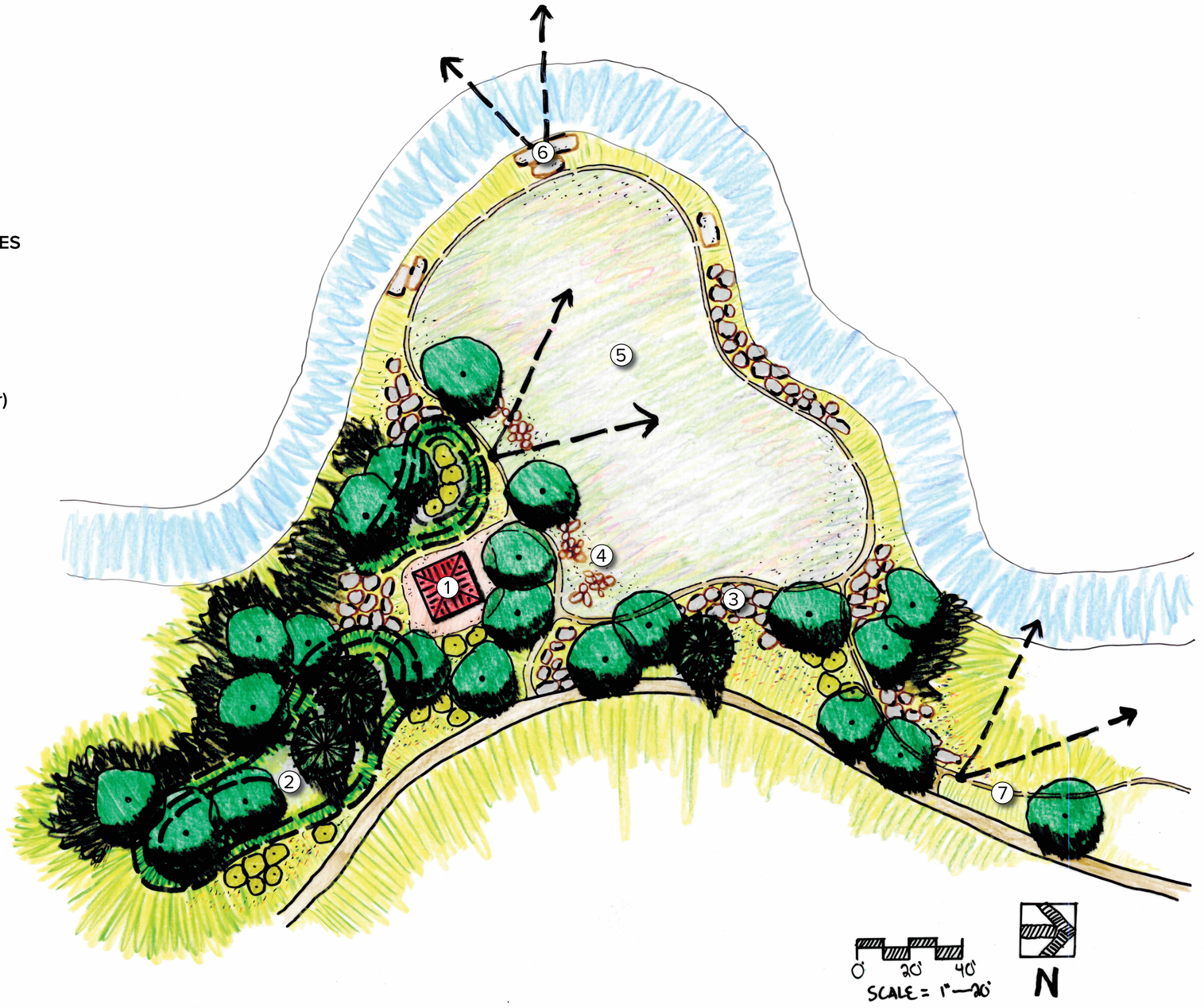


HIGH INTENSITY PROGRAM FEATURES

1. Shade structure/picnic area
2. Landscape berms
3. Cobblestone barrier
4. Rock fish discovery play
5. Preserved riparian meadow
6. River access boulders
7. Riverside walking/fishing trail

LOW INTENSITY PROGRAM FEATURES

1. Picnic grove with shade trees
2. Landscape berms
3. Cobblestone barrier
4. Rock fish discovery play (smaller)
5. Preserved riparian meadow
6. River access boulders (fewer)
7. No riverside trail



Memo

TOWN OF BRECKENRIDGE

To: Breckenridge Town Council

From: Mark Truckey, Director of Community Development

Date: September 3, 2025

Subject: Planning Commission Decisions of the September 2, 2025 Meeting

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DECISIONS FROM THE PLANNING COMMISSION MEETING, September 2, 2025:

CLASS A APPLICATIONS: None.

CLASS B APPLICATIONS: None.

CLASS C APPLICATIONS: None.

TOWN PROJECT HEARINGS: None.

OTHER:

1. Although there were no formal Planning Commission decisions made, there was a worksession related to a request for deviation from the employee housing impact mitigation rates. Overall, the Planning Commission did not support (4 against to 2 support) the deviation, and the full discussion is detailed in the minutes.

PLANNING COMMISSION MEETING

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

ROLL CALL

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

APPROVAL OF MINUTES
With no changes, the August 19, 2025 Planning Commission Minutes were approved.

APPROVAL OF AGENDA
With no changes, the September 2, 2025 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:
None

WORK SESSIONS:
1. Chalet Breckenridge Change of Use Employee Mitigation Relief (EM)

Ms. Muncy presented a proposal to deviate from the employee housing impact mitigation rates specified by Policy 24 (Absolute) Social Community. The applicant states that no additional employees will be generated from the proposed changes in use. The following specific questions were asked of the Commission:

1. Based on the information provided, does the Commission support a deviation from the current employee generation table and not require any additional employee housing mitigation for the proposed cocktail lounge and fondue restaurant?
2. Would the Commission require the applicant to obtain a third-party analysis to verify the employee numbers provided?
3. Does the Commission have any other feedback for staff or the applicant regarding the proposed changes in use?

Commissioner Questions / Comments:

Ms. Gort: I have a question about the category. We are moving from Taphouse/Brewery/Bar without food service to the counter service fast-food. I am curious about the definition of counter service is, does that include alcohol? (Ms. Muncy: We don't have fast-food and counter service defined within our code. They are common terms. Within the Employee Generation code, there's a section for restaurants, and that section is split into a subsection of either sit-down table service or fast-food counter service. If someone's being served at a table, then it would be sit-down table service, and if someone is going to a bar or to a counter of some kind to go pick up the food and order and everything, then we'd consider it fast-food counter service.) But a bar would be getting their drinks from the counter, right? (Ms. Muncy: Correct. Restaurants are anything with food service. Taphouse/Brewery/Bar is a separate section from restaurants, because it does not have any food service.) So as soon as they have food service, they are considered Restaurant? (Ms. Muncy: Correct. As soon as they have food service, they move from the Tap House/Brewery/Bar without food service category to the Restaurant category, which can either be sit-down service or fast-food counter service.) Have you ever done a prorating of the bar area versus the sit-down table service in a different part of the restaurant? Have you ever done calculations like that, where you merge them together, or even take an average? (Ms. Muncy: I will say the specific restaurant categories were something that were newly adopted. So previously, it was not broken down to this extent. I don't know of anything that we've really done in that

exact way. I do know there was a previous approval where a space split between restaurant service and retail, but I believe that's something more unusual and it's not something we do very often.)

Mr. Frechter: Are we being asked to approve this calculation and the in-lieu fee? Or to waive that? (Ms. Muncy: The applicant is asking if the Commission would support a deviation from the requirement, resulting in either no new square footage of employee housing to be provided, or no fee-in-lieu, because the applicant provided information asserting they are not increasing the use. Staff does not have a specific recommendation.) Okay, so if we don't approve this deviation then the applicant would have to pay this fee? (Ms. Muncy: Correct.) So, the applicant's asking us to approve a deviation. Okay. There is a mistake in your calculation table; the result is still correct but the square footage in the second to last box should be 154, not 218. Ms. Muncy: I will correct that.) Using the previous tenant as the example, did Brooklynn's Tavern serve food? (Ms. Muncy: They did not.) They did not serve food, but they had 8.5 employees and the applicant is serving food and they say they can do it with six employees. (Ms. Muncy: Correct.)

Mr. Guerra: Ellie, can you remind us, on Highside Brewery Taproom, there was no food service, was there? (Ms. Muncy: There was no food service.)

Chalet Business Owner, Terry Barbu: My name's Terry Barbu, and thank you guys for hearing this out. I've done a lot of restaurants in this town. I've done Bangkok Happy Bowl, Flipside, Blue Stag, Whiskey Star, Breckenridge Ale House, Luigi's. Those are all my designs, all my concepts, all the things that I've done in this town over the last 13 years. I believe in this town, I love this town, but I think we've kind of gotten to a point where this is asking too much, on this. The whole part of this code that says that either if you do a new build, or you change the intensity of employees, that's where the mitigation comes in. And I've proven, just because Brooklyn's ran a really bad business and just because they decided not to do the things that would save them from being removed from any type of insurance or this town doesn't mean that if I do a good job, that I should have to pay for it. And that's kind of my frustration is the fact that we're just trying to create an upscale, 30-plus speakeasy. It has tables, but not like a regular restaurant. There's only eight seating groups in the entire place so it's not this huge business. We're not going to take 2,300 square feet and turn it all into table seating, because it's not. It's all couches and cocktail tables. It's a place that people can go after they go out to after dinner that are a little bit older, that don't want to go stand in a bar, that don't want to do things along those lines, and so that's what Chalet is. We went to Switzerland; we're designing a 1920s chalet on the interior with logs and furniture. We have a $143,000 furniture order ready to go over at iFurnish for this place. It's going to be absolutely beautiful; drive people into this town. It's something that I think will make national attention. It's frustrating to me that I've got to buy a house in order to remodel a restaurant. And that's all I'm doing. I already paid a lot of those PIFs that you guys asked for by buying it from the previous owner. That's what he sold it on. He didn't have insurance anymore, he couldn't run that restaurant anymore. We're taking a tavern license and turning it into a tavern license. We're taking the same number of employees and keeping them, but we're redistributing them. But we're keeping that same number going. And just because they didn't serve food when they are legally required to serve food doesn't mean that I shouldn't do something good if I'm going to have to serve food. We're taking nine employees that they ran on a full-time basis, and we're doing nine employees. We'll obviously drop down in shoulder season, but I think this restaurant will generate, or a speakeasy, will generate three times the revenue of what Brooklyn's did.

Mr. Frechter: I guess you are saying that when Brooklynn's Tavern had a lot of people, it was shoulder to shoulder packed?

Mr. Barbu: Sure, in the beginning it was absolutely packed. Obviously, the pool tables do take up space. They would run a DJ in there basically five nights a week towards the end, you know? In the beginning, they had food. In the beginning, they did things the way that the liquor laws require, you know, and then over time, they just got away from everything, and they turned more into more of a situation where three severe injuries occurred with police there almost every night. We are absolutely getting rid of that whole attitude, that whole crowd, and going with something more mature, but bottom line is, they had the same number of employees as we're going to have. We are not changing the intensity of employees. We're simply rearranging them into a better way to make this place what it is.

Mr. Frechter: I see they had three security people, is that an area that you will be cutting back?

Mr. Barbu: First, we do a lot of different training than they do. We train people on how to de-escalate situations, not escalate situations. But we're not trying to create that kind of space. We're designing a speakeasy, and I think everybody's got a vision of what a speakeasy is. Our main couch is $13,700 in the middle of the space. This is not a place that's going to be like this. This is going to be quality, it's going to be beautiful, it's just going to be different than a bar. So yes, they had three security guys, and even that wasn't enough for them.

Ms. Gort: For the off-site food prep, how much will that increase labor at your other restaurants?

Mr. Barbu: I've got four other restaurants right now. We're doing three things, fondue, flatbread pizzas, and charcuterie. Whiskey Star already does a ton of cheese prep and meat prep and everything along those lines, so it's not going to increase any employees there, it's just going to give them something to do during the down times. Whiskey Star does all of their food cooking, everything is prepped before we even open at 11 o'clock. After that, it's just maintaining those food levels, and it gives them perfect time that they can do this other prep work. As far as the, fondue, it's a sous vide. So you get the cheese in a packet, it goes into a hot water sous vide, it comes out, and then it just gets poured into the fondue dish, which keeps it hot. And then the last thing, like I said, is the flatbread pizzas, which we're doing up at Ale House, bringing down and then just putting them in a convection microwave oven, and it basically heats them up in 2 minutes, and then they get served. So, that's not going to increase. The daytime at Ale House Pizza is very slow. We can make thousands of pizzas during that time.

Ms. Gort: So what I am hearing is that it is not going to impact, but what about dishes? Because you're going to have these fondue pots.

Mr. Barbu: We already have the employees standing around doing nothing. We'd rather give them something to do. We have a dishwasher that's going in. The kitchen is mainly a cleanup area. It's got two big pan sinks, it's got a dishwasher in it. It only has one cooler, it has one of those turbo prep, or those turbo microwaves that I was talking about, and a hand sink, and that's it. So everything kind of comes down, it's prepackaged. Cheese is already cut, meat's already cut, it gets assembled there and taken out, or dropped off. I would love to do this right. I would love to make this as just a showcase for this town. If I have to do counter service to save spending $200,000 on a deposit on a house, and then deed-restricting it and dropping it by $300,000 in value, that is more than I'm spending on most of this project, you know?

Mr. Smith: The cocktail waitress will bring out drinks, but then you'd have to go up to the counter to get the food?

Mr. Barbu: It's crazy, isn't it? I'd love for those two employees to actually be able to bring the food out, but then it's considered table service, even if there's only 8 tables. I'm stuck with the ruling of, we've got to do it this way, so if that's the way that you guys want it, then that's the way I think it should be. Obviously, I'm trying to create an experience. Alcohol drinking is going way down. You know, people are drinking a lot, lot less, so we're trying to create an

amazing experience for a guest. Not just trying to create a bar that you go to. This is a place that all of you will enjoy. I mean, absolutely. This is not for kids. This is for when you're going out on a special occasion. This is when you're out for a special night, this is where you'll want to go. It's beautiful. Like I said, everything's Chesterfield couches, it's everything of a 1920s speakeasy in a Swiss Chalet.

Mr. Barbu: Thank you, guys. Like I said, I'm taking nine employees and making it nine employees.

Ms. Gort: In the drafted conditions, if you go over six employees, have you ever seen any auditing, is that something we do commonly?

Mr. Barbu: I don't know about that. I put that we're going to have nine employees on our busiest night. I kind of broke it down for you guys in that letter as to how we'd use those employees. Obviously, we all realize this, between December 15th and basically the first week of April, it's all hands on deck. But after that, things slow way down, you know, to a point where this will close for a month or so, because this is a place that you want to be busy, that you want to be full, that you want to have that energy level and I don't want to open it if it's just one or two people are in there. So, it's a little bit different. You are basing your restaurant calculation, your full-service sit-down, on the fact that I could fit 120 people in here, and it's not that. It's these seating groups that are there for enjoyment and they're there so you can have a good time without being on top of each other.

The work session was opened to public comments. There were none and the comment period was closed.

Commissioner Comments:

Mr. Leas: I feel your anxiety and frustration, and I want to remind you that this panel simply reviews the rules that have been handed to us. Then make the judgment about whether or not the issue in front of us fits into the rules of that category. Your frustrations and anxiety are really something that needs to be taken up with the Town Council, because they're the ones that tell us what to do.

Mr. Giller Workforce housing is a challenge for the Town. The Council has a good intention and has been quite successful in getting business owners that create the demand for workforce housing to help support that. I am concerned that this is a difficult work, or task, for the Town to legislate or police. I do support it in this case but it seems like a fine line between a waitress serving and somebody walking up to a counter and picking up food. I foresee problems in the future with other restauranters.

Mr. Smith I also echo those same concerns. It seems like something that could be implemented in the front end. But much like you said, Brooklynn's was forgotten after a bit, and then it becomes a regular waitress served restaurant scenario. I would hope the recommendation also includes not only the employee generation of six employees, but also that the business model stays as counter service and bar as recommended by the information that has been presented to us.

Ms. Gort: It is very complex and I can see the Town has a lot of good intentions with their rates established. I do like what you are doing with lower density. I have complaints about the loud environments and not being able to hear my friends when going out. I don't even care about the food anymore, I've gotten to that point. But I do feel like we have this code and you are unfortunately fitting under the definition of food service, I don't know if you fit in under any of the definitions right now. (Mr. Barbu: The very beginning of the code says if you're changing the intensity and I am not changing the intensity. That is what is confusing to me. Based on this chart and this graph, I should be changing the intensity, but we are not a typical restaurant. We are not just a bunch of tables in a room, these are eight individual groups of tables. We are going to have cocktail service going out there.) I am leaning against what you are proposing. I think that maybe a third party could come in and give

some evidence. I also think the conditions of approval are too extensive to enforce in my opinion.

Mr. Frechter: My main concern is setting precedent, just like with Highside. I was actually very skeptical of Highside's model, even though they're experienced operators. I was skeptical of Pho Real's model of increasing capacity, and I voted against for that reason. I think I am willing to overlook my skepticism based upon your experience in running successful restaurants here. I do foresee a problem that you get a high-care client and they are told they have to go pick up their food at the counter and that may impact what they think of the service. If you were a new applicant, or new to the restaurant business, I might be much more skeptical of the model, but I am a little more open now in terms of how you can run this with that number of employees.

Mr. Guerra: I am in agreement with my fellow Commissioners on the comments about the Town and how they work very hard to provide workforce housing and the cost of that including the subsidies that we provide. Part of this program is to have the business owners in Town to support that. I am in support of that. I have a problem with the food service and that you are going to provide the food from other restaurants that you own. I know you are stating that it won't add additional employees at the other locations , but I have a hard time buying into that. You will be adding more work to them, and that, in affect, is another employee, in my mind. I am having a hard time supporting a deviation on those terms. So, I will have a hard time voting yes on that.

Mr. Giller:

1. No
2. Yes
3. None

Mr. Smith

1. I would support a deviation with the conditions that are provided and possibly bolstered.
2. Yes, a third party would be good.
3. No other feedback.

Ms. Gort:

1. I do not support a deviation.
2. I support a third party analysis.
3. My recommendation is since these are becoming more popular, the speakeasy style, we should add another category to our table. That's my suggestion to staff.

Mr. Frechter:

1. I'd say yes on one with my fellow Commissioner Matt Smith's suggestion that they're bolstered.
2. Yes, perhaps that would be the bolstering, that some kind of analysis or audit is done once a year to confirm that the numbers are meeting what was stated here.
3. I like Elaine's suggestion. We have previously had work sessions discussing the changing of categories for different establishments.

Mr. Leas:

1. I am conflicted enough with the requirements that the Town places on the business and in this case restaurants. They are difficult for the entrepreneur to accommodate and make happen. Having said that, I believe the Town has done their best to spread the cost of employee housing around. And in this case, that cost falls on the entrepreneur who wants to start a new restaurant concept in this space. While I am sensitive and supportive of that feeling, I think the way that the code is written, I would have to vote no on number one.

2. Yes
3. No other comments.

Mr. Guerra:

1. As I said, I am having a hard time supporting a deviation from the employee generation table. I vote no on that.
2. Requiring the applicant to obtain a third-party analysis, it seems that if we're voting no on supporting a deviation, that becomes moot.
3. No other feedback.

Mr. Guerra: The application for deviation has been denied.
Mr. Barbu: You know, it's horrible for this to happen, and I will no longer be building any restaurants in Breckenridge. You guys are so anti-business, I think it's insane. What a shame.

OTHER MATTERS:
1. Town Council Summary

ADJOURNMENT:
The meeting was adjourned at 6:16 pm.

_____
Ethan Guerra, Chair

Memo

To: Town Council

From: Chris Kulick, AICP, Assistant Community Development Director

Date: 9/4/2025 (for 9/9/2025)

Subject: Neighborhood Preservation Policy Code Amendments Phase 1, Second Reading

---

Town Council Goals (Check all that apply)

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

Summary

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

- Policies 9A and 9R (Placement of Structures): Remove Relative setbacks for single-family homes outside the conservation district and adopt the previously recommended larger Relative setbacks as the new Absolute setbacks.
- Policy 22R (Landscaping): Eliminate Positive Points awarded for landscaping on individual single-family and duplex properties.
- Policy 33R (Energy Conservation): Limit positive points for electric vehicle chargers to a maximum of one (+1) point, applicable when two or more EVSE chargers or ten or more EV-capable parking spaces are installed.

Background

This proposal was brought before Town Council at work sessions on November 26, 2024, January 28, 2025, and July 22, 2025, and for first reading on August 26, 2025, where the Council was supportive of moving forward with adoption. There have been no changes since the August 26th meeting.

Public outreach/engagement

To provide meaningful feedback to the Council, Planning staff in coordination with our Communications Division conducted a multi-pronged public engagement process on the Council's initial recommendations. The process began with a targeted meeting comprised of 23 local architects and builders on March 6, 2025, followed by a Planning Commission work session on April 1, 2025. Staff then expanded outreach to the general public through two public open houses on May 21 and June 25, 2025 that were supplemented by an online survey to gather broader community input. All property owners who would be impacted by NPP changes were mailed an invitation to attend in addition to the broader marketing efforts provided by the Communications department. All written feedback collected from the public process was included in the July 22, 2025 Council packet.

Financial Implications

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

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

Staff Recommendation
Staff recommends the Town Council approve the proposed Code amendments to Policies 9A, 9R, 22R and 33R at second reading.

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

COUNCIL BILL NO. ___

Series 2025

A BILL FOR AN ORDINANCE AMENDING POLICIES 9A PLACEMENT OF STRUCTURES, 9R PLACEMENT OF STRUCTURES, 22R LANDSCAPING AND 33R ENERGY CONSERVATION OF THE DEVELOPMENT CODE.

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

Section 1. That section 9-1-19-9A: Policy 9 (Absolute) Placement of Structures, subsection C. 2, be amended by deleting the language stricken and adding the language underlined to read as follows:

a. Single-Family Development:

~~1. Front Yard: No structure shall be built within 15 feet of a front yard property line. In those cases where a garage is located with driveway access in a required front yard, no portion of said garage doors shall be closer than20 feet from the front property line.~~

~~2. Side Yard: A combined side setback of 40 feet (total of both sides) is required, with no structure built within 15 feet of a side yard property line.~~

~~3. Rear Yard: No structure shall be built within 15 feet of a rear yard property line.~~

1. Front yard: 25 feet.

2. A combined side setback of 50 feet (total of both sides) is required, with no structure built within 15 feet of a side yard property line..

3. Rear yard: 15 feet.

Section 2. That section 9-1-19-9R: Policy 9 (Relative) Placement of Structures, subsection C. 2, be amended by deleting the language stricken to read as follows:

~~a. Single-Family Development:~~

~~1. Front yard: 25 feet.~~

~~2. Combined side yard: Fifty feet (50') (total of both side yards). (Ord. 13, Series 2000)~~

~~3. Rear yard: 15 feet.~~

Section 3. That section 9-1-19-22R: Policy 22 (Relative) Landscaping, subsection C. 2, be amended by adding the language underlined to read as follows:

2 x (-1/+3)	A.	All developments are strongly encouraged to include landscaping improvements that exceed the requirements of section 9-1-19-22A, "Policy 22 (Absolute) Landscaping", of this chapter. New landscaping installed as part of an approved landscape plan should enhance forest health, preserve the natural landscape and wildlife habitat and support firewise practices. A layered landscape consistent with the Town's mountain character, achieved through the use of ground covers, shrubs, and trees that utilize diverse species and larger sizes where structures are screened from adjacent properties and public rights-of-way, is strongly encouraged. The resulting landscape plan should contribute to a more beautiful, safe, and environmentally sound community. Landscaping improvements that are proposed on individual single-family home or duplex properties that exceed the requirements of section 9-1-19-22A, "Policy 22 (Absolute) Landscaping", of this chapter are not eligible to receive positive points under this policy.

.

Section 4. That section 9-1-19-33R: Policy 33 (Relative) Energy Conservation, subsection D. be amended by deleting the language stricken and adding the language underlined to read as follows:

D. EV Capable and EVSE Installed Spaces: Positive points may be awarded for additional electric vehicle (EV) capable and electronic vehicle supply equipment (EVSE) installed spaces over the required minimum as determined in the IECC, as follows:

Points	EV Capable	Points	EVSE Installed
+1	10 or more additional spaces	+1	~~1 additional space~~ 2 or more additional spaces
~~+2~~	~~20 additional spaces~~	~~+2~~	~~2 additional spaces~~
~~+3~~	~~30 or more additional spaces~~	~~+3~~	~~3 or more additional spaces~~

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

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this 26th day of August, 2025.

READ, ADOPTED ON SECOND READING AND ORDERED PUBLISHED IN FULL ON THE TOWN'S WEBSITE this 9th day of September 2025. A copy of this Ordinance is available for inspection in the office of the Town Clerk.

TOWN OF BRECKENRIDGE, a Colorado municipal corporation

By: _____
Kelly Owens, Mayor

ATTEST:

_____
Mae Watson,
Town Clerk

APPROVED IN FORM

_____

Town Attorney

Memo

To: Town Council
From: Rick Fout, Chief Building Official and Philip Sweat, Deputy Building Official
Date: September 3, 2025 (for First Reading September 9, 2025)
Subject: 2024 International Energy Conservation Code Adoption

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Town Council Goals (Check all that apply)

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

Summary
The Town of Breckenridge (TOB) accepted a $124,500 grant from the Colorado Energy Office (CEO) in February to support the early adoption of the 2024 International Energy Conservation Code (IECC). As a condition of the grant, TOB is also required to adopt the State's Model Electric Ready and Solar Ready Code. Adoption of these new Energy Codes is scheduled for September 23, 2025, after Second Reading by Town Council. The Building Division proposes a new effective date of January 13, 2026 (previously Oct 28, 2025), to align with the adoption of the remaining International Code Council (ICC) codes. The first work session on the remaining ICC codes will take place on October 28, 2025.

Background
The Building Division, Sustainability Division and our grant-funded Energy Code consultant along with significant stakeholder involvement (including from Summit County and Frisco Building Departments), have developed strategic, Climate Zone 7 specific amendments to the 2024 IECC. These amendments (attached) were informed and vetted by stakeholders and were presented to the Town Council during work sessions on August 12th and August 26th. These amendments steer us towards our energy goals by increasing energy efficiency, tighter building envelopes, and introducing new optional technologies such as cold climate heat pumps. This code and amendment package also adopts the Colorado Model Electric Ready and Solar Ready Codes (State requirement) and establishes a pathway for implementing non-pipeline alternatives as proposed in the Mountain Energy Project to help avoid new and costly natural gas infrastructure.

Public outreach/engagement
Through a collaborative effort, the Breckenridge Building and Sustainability Divisions have hosted six New Energy Code Adoption Roundtables/Open Houses at the South Branch Library, spanning from mid-April to early August. At the six meetings, we had over 150 members of the public attend and participate in the Energy Code adoption discussions. We believe the building and design community was appreciative of the public process and is generally comfortable with the changes being proposed.

Financial Implications
As noted above, the Town received a grant from the Colorado Energy Office to facilitate the public process, early adoption of the new Energy Codes, and support trainings and a scholarship fund for a contractor and continuing education. Financial impacts to the Town are limited to staff time devoted to adopting the new codes. These codes may, in some cases, create additional upfront construction expenses relating to constructing more

energy-efficient buildings (e.g., enhanced insulation). However, because the codes will result in more energy efficient buildings, we expect that long-term energy costs for homeowners and business owners will be reduced.

Equity Lens
Related to the Town's Equity Blueprint and corresponding Equity Lens, the adoption of the 2024 IECC, is neutral as it provides minimal requirements, with some area driven amendments, to safeguard the public health, safety, welfare and energy efficiency of new and existing buildings and structures.

Staff Recommendation
Staff recommends that Council approve the ordinance as presented on First Reading.

COUNCIL BILL NO. ___

Series 2025

AN ORDINANCE REPEALING ORDINANCES 2020-12, 2022-26, AND 2023-21 AND AMENDING CHAPTER 1 OF TITLE 8 OF THE BRECKENRIDGE TOWN CODE TO HEREINAFTER ADOPT THE INTERNATIONAL ENERGY CONSERVATION CODE, 2024 EDITION BY REFERENCE WITH AMENDMENTS AS PART OF THE TOWN OF BRECKENRIDGE BUILDING CODE SECTIONS 8-1-3 AND 8-1-9.

WHEREAS, the Town of Breckenridge adopts the International Code Council Library of Building Code Books and References every six (6) years; and

WHEREAS, after robust public process, the Town desires to adopt the 2024 International Energy Conservation Code ("IECC") with amendments and in the process repeal and replace all previous ordinances of the Town that implemented energy efficient building code provisions; and

WHEREAS, Colorado House Bill 22-1362, C.R.S. 24-38.5-401 requires adoption of the Colorado Model Electric Ready Solar Ready Code and those requirements have been updated in the Colorado Model Low Energy and Carbon Code, the Town desires to adopt specific referenced Sections of the Colorado Model Low Energy and Carbon Code as written by the Colorado Energy Code Board and published by the Colorado Energy Office in September, 2025 and found here; and

WHEREAS, specifically, the Town desires to repeal ordinances 2020-12, 2022-25, and 2023-21, which amended Chapter 1 of Title 8 of the Breckenridge Town Code (Specifically, "Building Code"); and

WHEREAS, by adopting the IECC with amendments to address local conditions, the Town of Breckenridge Building Code will be aligned with the international code system; and

WHEREAS, Town staff has held meetings with and solicited input from local, technical building code experts, including but not limited to members of the architectural, mechanical engineering, and construction community; and

WHEREAS, work sessions have been held with Town Council on August 12, 2025; and August 26, 2025 to discuss the adoption of the IECC along with the amendments;

WHEREAS, public educational meetings to introduce the new codes have been held and opportunities for interested party input regarding adoption of this new code have been made available; and

WHEREAS, an analysis done by the Town of Breckenridge Building Department, Mozingo Code Group and Group 14 Engineering retained by the Town of Breckenridge as part of the Energy Grant Awarded by the State of Colorado Energy Office demonstrates reasonable strategic amendments that are based on local market and weather conditions; and

WHEREAS, the Chief Building Official, also referred to herein as the "building official" is authorized to administer and enforce the Building Code; and

WHEREAS, as the culmination of input from Town Council, staff expertise, consultant expertise, and feedback from local design, building, and engineering professionals, the Town Council believes that the proposed Building Code adoption with amendments will result in more efficient and higher performance associated with building energy use, including outdoor energy; and

WHEREAS, it is in the furtherance of the public safety, health, and welfare and in the best interest of the citizens of and visitors to the Town for Breckenridge to continue to maintain a leadership role in energy code adoption and administration.

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

Section 1. Amend Section 8-1-3(F) of the Breckenridge Town Code to adopt by reference the International Energy Conservation Code, 2024 Edition, published by the International Energy Code Council Inc., as well as Sections C406, C410 and R409 of the Colorado Model Low Energy and Carbon Code, published by the Colorado Energy Office, September 2025.

Section 2. Amend Section 8-1-9 of the Breckenridge Town Code, concerning the amendments to the International Energy Conservation Code, by amending subsection A and repealing subsections A(1) through A(23) and replacing those provisions as follows:

A. The following sections of the International Energy Conservation Code, 2024 Edition, amended to read as follows:

1. **C101.1, Title,** is amended as follows:

This code shall be known as the Energy Conservation Code of the Town of Breckenridge and shall be cited as such. It is referred to herein as "this code".

2. **Section C103.1, Creation of Enforcement Agency**, is amended by adding the name of the "Town of Breckenridge Building Safety Division." The rest of the section will remain unchanged.

C103.1 Creation of enforcement agency. The Town of Breckenridge Building Safety Division is hereby created.

3. **Section C105.6.2, Compliance Documentation**, is deleted in its entirety.

4. **Sectio C401.2** is amended to read as follows:

C401.2 Application. Commercial buildings shall comply with all the following:

1. The Colorado Model Electric-Ready and Solar Ready Code commercial provisions as found in the new Section C410 of the Colorado Model Low Energy and Carbon Code (LECC), (with the exception of the EV requirements found in Section C410 of this code).
2. Section C409 Renewable Energy Mitigation Program (REMP), of this code,
3. Section C410 Electric Vehicle (EV) Ready, of this code, and
4. Either Section C401.2.1 or C401.2.2, of this code.

5. **Section C401.2.1** is amended to read as follows:

C401.2.1 International Energy Conservation Code. Commercial buildings shall comply with one of the following:

1. Prescriptive Compliance. The Prescriptive Compliance option requires compliance with Sections C401.2, C402 through C406 and Section C408. Dwelling units and sleeping units in Group R-2 buildings shall be deemed to be in compliance with this chapter, provided that they comply with Sections C401.2 and R406.

2. *Simulated Building Performance.* The *Simulated Building Performance* option requires compliance with Section C401.2 and ANSI/ASHRAE/IES 90.1 Appendix G, as modified to be based on Site Energy Use Intensity in accordance with Section I6 of Informative Appendix I. Section C407 of this code is deleted entirely. Utilizing the Simulated Building Performance Option removes all requirements of the IECC and replaces them with all requirements of ASHRAE 90.1-2022 as applicable, with the exception of the requirement for compliance with the Colorado Electric Ready and Solar Ready Code as amended by Section C410 of this code, and Section C409 REMP.

Exception: *Additions, alterations, repairs* and changes of occupancy to existing buildings complying with Chapter 5, unless called out within Section C410 of the Model Low Energy and Carbon Code or REMP.

6. **Section C401.2.2** is amended to read as follows:

C401.2.2 ASHRAE 90.1. Commercial buildings shall comply with Section C410 of the Model Low Energy and Carbon Code as amended to include Section C410 of this code, Section C409 REMP, and ASHRAE 90.1-2022. The Energy Cost Budget pathway is deleted. ANSI/ASHRAE/IES 90.1 Appendix G is modified to be based on Site Energy Use Intensity in accordance with Section I6 of Informative Appendix I.

7. **Section C402.1** is amended to read as follows:

C402.1 General. Building thermal envelope assemblies for buildings that are intended to comply with the code on a prescriptive basis in accordance with the compliance path described in Item 1 of Section C401.2.1 shall comply with the following:

1. The opaque portions of the building thermal envelope shall comply with the specific insulation requirements of Section C402.2 and the thermal requirements of Section C402.1.2, C402.1.3 or C402.1.4. Where the total area of through penetrations of mechanical equipment is greater than 1 percent of the opaque above-grade wall area, the building thermal envelope shall comply with Section C402.1.2.1.8.
2. Wall solar reflectance and thermal emittance shall comply with Section C402.3.
3. Roof solar reflectance and thermal emittance shall comply with Section C402.4
4. Fenestration in the building thermal envelope shall comply with Section C402.5. Where buildings have a vertical fenestration area or skylight area greater than that allowed in Section C402.5, the building and building thermal envelope shall comply with Item 2 of Section C401.2.1, C401.2.2 or C402.1.4.
5. Air leakage of building thermal envelope shall comply with Section C402.6. Air barrier and air sealing details, including the location of the *air barrier*, shall comply with Section C105.2. Proof that an *approved* third party for *air leakage* testing has been engaged shall be provided.
6. Thermal bridges in above-grade walls shall comply with Section C402.7.
7. Walk-in coolers, walk-in freezers, refrigerated warehouse coolers and refrigerated warehouse freezers shall comply with Section C403.12.

8. **Section C402.1.4 Component Performance Method** is amended to read as follows:

C402.1.4 Component performance method. Building thermal envelope values and fenestration areas determined in accordance with Equation 4-1 shall be an alternative to

compliance with the maximum allowable fenestration areas in Section C402.5.1.
Fenestration shall meet the applicable SHGC requirements of Section C402.5.3.
Equation 4-1 AP + BP + CP + □ AT + BT + CT + - VF - VS
where:
AP = Sum of the (area × U-factor) for each proposed building thermal envelope assembly, other than slab-on-grade or below-grade wall assemblies.
BP = Sum of the (length × F-factor) for each proposed slab-on-grade edge condition.
CP = Sum of the (area × C-factor) for each proposed below-grade wall assembly.
AT = Sum of the (area × U-factor permitted by Tables C402.1.2 and C402.5) for each proposed building thermal envelope assembly, other than slab-on-grade or below-grade wall assemblies.
BT = Sum of the (length × F-factor permitted by Table C402.1.2) for each proposed slab-on-grade edge condition.
CT = Sum of the (area × C-factor permitted by Table C402.1.2) for each proposed below-grade wall assembly.
PF = Maximum vertical fenestration area allowable by Section C402.5.1, C402.5.1.1 or C402.5.1.2.
QF = Proposed vertical fenestration area.
RF = QF – PF, but not less than zero (excess vertical fenestration area).
SF = Area-weighted average U-factor permitted by Table C402.5 of all vertical fenestration assemblies.
TF = Area-weighted average U-factor permitted by Table C402.1.2 of all exterior opaque wall assemblies.
UF = SF – TF (excess U-factor for excess vertical fenestration area).
VF = RF × UF (excess U × A due to excess vertical fenestration area).
PS = Maximum skylight area allowable by Section C402.1.2.
QS = Actual skylight area.
RS = QS – PS, but not less than zero (excess skylight area).
SS = Area-weighted average U-factor permitted by Table C402.5 of all skylights.
TS = Area-weighted average U-factor permitted by Table C402.1.2 of all opaque roof assemblies.
US = SS – TS (excess U-factor for excess skylight area).
VS = RS × US (excess U × A due to excess skylight area).

9. **Section C403.1** is amended to read as follows:

C403.1 General. Mechanical systems and equipment serving the building heating, cooling, ventilating or refrigerating needs shall comply with one of the following:

1. Section C403.1.1 and Sections C403.2 through C403.17.
2. Data Centers shall comply with Section C403.1.1, Section C403.1.2 and Sections C403.6 through C403.17.

10. **Section C403.12.2 Snow- and ice-melt system controls** is amended to read as follows:

C403.14.2 Snow- and ice-melt system controls.

Snow- and ice-melt system controls shall include automatic controls in accordance with REMP Section C409.3.2, #2.

11. **Section C404 Service Water Heating** is amended by adding the following new Section C404.11:

C404.11 Building Water Use Reduction.

All commercial buildings shall comply with the requirements as set forth in Section C404.11 and as shown in Table C404.11.1.

Exception: All structures complying with the Department of Energy's Zero Energy Ready Home National Program do not have to comply with Section C404.11.

Table C404.11.1. PLUMBING FIXTURES AND FITTINGS REQUIREMENTS

PLUMBING FIXTURE	MAXIMUM
Water Closets (toilets) - flushometer single-flush valve type	Single-flush volume of 1.28 gal (4.8 L)
Water Closets (toilets) - flushometer dual-flush valve type	Full-flush volume of 1.28 gal (4.8 L)

PLUMBING FIXTURE	MAXIMUM
Water Closets (toilets) - single-flush tank-type	Single-flush volume of 1.28 gal (4.8 L)
Water Closets (toilets) - dual-flush tank-type	Full-flush volume of 1.28 gal (4.8 L)
Urinals	Flush volume 0.5 gal (1.9 L)
Public lavatory faucets	Flow rate - 0.5 gpm (1.9 L/min)
Public metering self-closing faucet	0.25 gal(1.0 L) per metering cycle
Residential bathroom lavatory sink faucets	Flow rate - 1.5 gpm (5.7 L/min)
Residential kitchen faucets	Flow rate - 1.8 gpm (6.8 L/min)a
Residential showerheads	Flow rate - 2.0 gpm (7.6 L/min)
Residential shower compartment (stall) in dwelling units and guest rooms	Flow rate from all shower outlets total of 2.0 gpm (7.6 L/min)211 elk

a. With provision for a temporary override to 2.2 gpm (8.3 L/min) as specified in Section 404.11.1(g)

C404.11.1 Plumbing Fixtures and Fittings.

Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following requirements as shown in Table C404.11.1.

A. Water Closets (toilets) - flushometer valve type. For single-flush, maximum flush volume shall be determined in accordance with ASME A112.19.2/CSA B45.1 and shall not exceed 1.28 gal (4.8 L) per flush. For dual-flush, the full flush volume shall not exceed 1.28 gal (4.8L) per flush. Dual -flush fixtures shall also comply with the provisions of ASME A112.19.14.

B. Water Closets (toilets) - tank-type. Tank-type water closets shall be certified to the performance criteria of the USEPA WaterSense Tank-Type High-Efficiency Toilet Specification and shall have a maximum full-flush volume of 1.28 gal (4.8L) per flush. Dual-flush fixtures shall also comply with the provisions of ASME A112.19.14.

C. Urinals. Maximum flush volume, when determined in accordance with ASME A112.19.2/CBA B45.1, shall not exceed 0.5 gal (1.9L) per flush. Flushing urinals shall comply with the performance criteria of the USEPA WaterSense Specification for Flushing Urinals. Non-water urinals shall comply with ASME A112.19.19 (vitreous china) or IAPMO Z124.9 (plastic) as appropriate.

D. Public Lavatory Faucets. Maximum flow rate shall not exceed 0.5 gpm (1.9L/min) when tested in accordance with ASME A112.18.1/CSA B 125.1.

E. Public Metering Self-Closing Faucet. Maximum water use shall not exceed 0.25 gal (1.0 L) per metering cycle when tested in accordance with ASME A112.18.1/CSA B125.1.

F. Residential Bathroom Lavatory Sink Faucets. Maximum flow rate shall not exceed 1.5 gpm (5.7 L) when tested in accordance with ASME A112.18.1/CSA B125.1. Residential WaterSense High-Efficiency Lavatory Faucet Specifications.

G. Residential Kitchen Faucets. Maximum flow rate shall not exceed 1.8 gpm (6.8 L/min) when tested in accordance with ASME A112.18.1/CSA B125.1. Kitchen faucets shall be permitted to temporarily increase the flow greater than 1.8 gpm (6.8 L/min) but shall not exceed 2.2 gpm (8.3 L/min) and must automatically revert to the established maximum flow rate of 1.8 gpm (6.8 L/min) upon physical release of the activation mechanism or closure of the faucet valve.

H. Residential Showerheads. Maximum flow rate shall not exceed 2.0 gpm (7.6 L/min) when tested in accordance with ASME A112.18.1/CSA B125.1. Residential showerheads shall comply with the performance requirements of the USEPA WaterSense Specifications for Showerheads.

I. Residential Shower Compartment (stall) in Dwelling Units and Guest Rooms. The allowable flow rate from all shower outlets (including rain systems,

waterfalls, body sprays, and jets) that can operate simultaneously shall be limited to a total of 2.0 gpm (7.6 L/min).

Exception: Where the area of a shower compartment exceeds 2600 inch² (1.7 m²), an additional flow of 2.0 gpm (7.6 L/min) shall be permitted for each multiple of 2600 inch² (1.7 m²) of floor area or fraction thereof.

J. Water Bottle Filling Stations. Water bottle filling stations shall be an integral part of, or shall be installed adjacent to, not less than 50% of all drinking fountains installed indoors on the premises.

C404.11.2 Appliances.

Commercial appliances shall comply with the following requirements:

A. Clothes Washers and Dishwashers installed within dwelling units shall comply with the ENERGY STAR program requirements for Clothes Washers and ENERGY STAR Program requirements for Dishwashers. Maximum water use shall be as follows:

1. Clothes Washers - Maximum water factor (WF) of 5.4 gal/ft³ of drum capacity (0.7 L/L of drum capacity)

2. Dishwashers - Standard size dishwashers shall have a maximum WF 3.8 gal/full operating cycle (14.3 L/full operating cycle). Compact sizes shall have a maximum WF of 3.5 gal/full operating cycle (13.2 L/full operating cycle). Standard and compact size shall be defined by ENERGY STAR criteria.

B. Clothes washers installed in publicly accessible spaces (multifamily and hotel common areas), and coin/card operated clothes washers of any size used in laundromats, shall have a maximum WF of 4.0 gal/ft³ of drum capacity during normal cycle (.053 L/L of drum capacity during normal cycle).

C. Commercial dishwashers in commercial food service facilities shall meet all ENERGY STAR requirements as listed in the ENERGY STAR Program requirements for Commercial Dishwashers, Version 2.0.

C404.11.3 Commercial Food Service Operations.

Commercial food service operations (restaurants, cafeterias, food preparation kitchens, caterers, etc.) shall comply with the following requirements:

A. Shall use high-efficiency pre rinse spray valves (I.e. valves that function at 1.3 gpm (4.9 L/min) or less and comply with a 26 second performance requirement when tested in accordance with ASTM F2324.

B. Shall use dishwashers that comply with the requirements of the ENERGY STAR Program for Commercial Dishwashers.

C. Shall use boiler-less/connectionless food steamers that consume no more than 2.0 gal/h (7.5 L/h) in the full operational mode.

D. Shall use combination ovens that consume not more than 10 gal/h (38 L/h) in full operational mode.

E. Shall use air-cooled ice machines that comply with the requirements of the ENERGY STAR Program for Commercial Ice Machines.

F. Shall be equipped with hands-free faucet controllers (foot controllers, sensor activated, or other) for all faucet fittings within the food preparation area of the kitchen and the dish room, including pot sinks and washing sinks.

C404.11.4 Medical and Laboratory Facilities.

Medical and laboratory facilities, including clinics, hospitals, medical centers, physician and dental offices, and medical and nonmedical laboratories of all types shall comply with the following:

A. Use only water-efficient steam sterilizers equipped with:

1. Water-tempering devices that allow water to flow only when the discharge of condensate or hot water from the sterilizer exceeds 140°F (60°C).

2. Mechanical vacuum equipment in place of venture-type vacuum systems for vacuum sterilizers.

B. Use film processor water-recycling units where large-frame X-ray films of more than 6 inches (150 mm) in either length or width are processed.

Exception: Small dental X-ray equipment is exempt from this requirement.

C. Use digital imaging and radiography systems where the digital networks are installed.

D. Use a dry-hood scrubber system or, if the applicant determines that a wet-hood scrubber is required, the scrubber shall be equipped with a water recirculation system. For perchlorate hoods and other applications where a hood wash-down system is required, the hood shall be equipped with self-closing valves on those wash down systems.

E. Use only dry vacuum pumps unless fire and safety codes (International Fire Code) for explosive, corrosive, or oxidative gases require a liquid ring pump.

F. Use only efficient water treatment systems that comply with the following criteria:

1. For all filtration processes, pressure gauges shall determine and display when to backwash or change cartridges.

2. For all ion exchange and softening processes, recharge cycles shall be set by volume of water treated or based on conductivity or hardness.

3. For reverse osmosis and nanofiltration equipment with a capacity greater than 27 gal/h (100 L/h), reject water shall not exceed 60% of the feed water and shall be used as scrubber feed water or for the other beneficial uses on the project site.

4. Simple distillation is not an acceptable means of water purification.

G. With regard to food service operations within medical facilities, comply with Section 404.11.3.

12. **Section C405.2.8.1** is amended to read as follows:

C405.2.8.1 Demand responsive lighting control function. Where installed, demand responsive controls for lighting shall be capable of the following: (remainder of section unchanged)

13**. Section C405.2.10.2**, subnumeral 2 is amended to read as follows:

C405.2.10.2 Sleeping units in congregate living facilities.

2. Each unit shall have a manual control by the entrance that turns off all lighting and where installed, switched receptacles in the unit, except for lighting in bathrooms and kitchens. The manual control shall be marked to indicate its function.

14. **Section C405.15 Renewable energy systems** is deleted in its entirety.

15. **Section C406** is deleted in its entirety and replaced with Section C406 of the Colorado Model Low Energy and Carbon Code.

16. **Section C409 is deleted in its entirety and replaced as follows**:

C409 Title.

Renewable Energy Mitigation Program (REMP) – Commercial Provisions

C409.1 Scope.

This section establishes criteria for compliance with the Breckenridge Renewable Energy Mitigation Program (REMP). The scope of this program includes exterior energy uses and energy production to offset exterior energy use.

C409.2 Mandatory Requirements.

Mandatory Requirements. Compliance with this section requires that the provisions of this section be followed for all exterior energy use. Compliance with this section will be documented via the free Public Domain tool "Breckenridge REMP Calculation Sheet" in the most current version at the time of permit application. Projected energy use, associated energy offset required, fees and credits are defined within this tool.

Credits for on-site renewable energy. The payment-in-lieu option is voluntary. Applicants interested in exterior energy use systems can alternatively choose to produce on-site renewable energy with renewable energy systems such as solar photovoltaics and/or solar hot water, wind, or micro-hydro. The energy efficient technology of ground source heat pumps is also permitted for supplemental on-site energy.

C409.3 Exterior energy uses.

Commercial exterior energy uses (per list below) may be installed only if the supplemental energy meets the requirements of the Renewable Energy Mitigation

Program. This applies to all installation for which an application for a permit is filed or is by law required to be filed with or without an associated Building Permit. This does not apply to work on existing systems that were permitted prior to this code.

1. Snowmelt (i.e. driveways, patios, walkways, etc.)

2. Exterior pools

3. Exterior hot tubs and spas

4. Permanent natural gas or electric systems for heating outdoor commercial spaces.

C409.3.1 On-site renewable credits.

Credits for renewable energy production will be calculated and applied per "Breckenridge REMP Calculation Sheet" for energy generated on-site. Renewable energy methods listed in the calculator include: solar photovoltaic, solar thermal, ground source heat pumps, hydroelectric and wind power. Provision for alternative method calculations is also provided, but it will require specific review and approval by the Building Official.

C409.3.2 Snowmelt systems.

1. R-15 insulation shall be installed under all areas to be snowmelted.

2. Required snowmelt controls. All systems are required to have automated controls to limit operation to when moisture is present, outdoor air temperature is below 40F and above 20F, and the slab temperature shall be controlled via slab temperature sensing to a maximum of 38F. Idling of commercial slabs is only allowed where public safety is a factor.

3. Snowmelt heating appliances will have a minimum efficiency of 95% AFUE. Electric resistance and heat pump heaters will be allowed. Where condensing boilers are used, the boiler supply water temperature shall be a maximum of 130F to allow for efficient boiler operation.

4. Up to 100 square feet of snowmelt per emergency egress pathway is exempt.

C409.3.3 Exterior pools.

1. Pool covers are required for all pools, with a minimum R-value of 2.

2. Pool heating appliances will have a minimum efficiency of 92% AFUE. Electric resistance and heat pump heaters will be allowed. Where condensing boilers are used,

the boiler supply water temperature shall be a maximum of 130F to allow for efficient boiler operation.

C409.3.4 Exterior hot tubs and spas.

1. Hot tub and spa covers are required for all hot tubs and spas, with a minimum R-value of 12.

2. Hot tub and spa heating appliances will have a minimum efficiency of 92% AFUE. Electric resistance and heat pump heaters will be allowed. Where condensing boilers are used, the boiler supply water temperature shall be a maximum of 130F to allow for efficient boiler operation.

C409.3.5 Other permanent natural gas or electric heating and cooking elements.

1. A combined 350,000 BTU budget is allowed for permanent natural gas or electric heating and cooking elements at a reduced renewable offset requirement.

C409.3.6 Gas fireplace, firepit, fire table controls.

Commercial outdoor natural gas fireplaces, firepits, and fire tables shall include timers required to limit the run time of the system. Controls and switching shall be configured so as not to allow continuous operation.

C409.3.7 Electric heat tape controls.

Electric roof and gutter deicing systems shall include either automatic controls capable of shutting off the system when outdoor temperature is above 40F and below 25F, and which limit the use of the system to daylight hours by means of a programmable timer or automated clock, or moisture detection sensors.

C409.4 Permit Validity.

A permit shall not be valid until all fees as in effect at the time of permit submittal are paid in full, or the renewable energy system is proposed for on-site credit. Nor shall a change order to the permit be released until the additional fees, if any, have been paid. REMP compliance will be verified at Certificate of Occupancy or Certificate of Completion according to the proposed plans. C.O. can be withheld if the project is non-compliant.

C409.5 Pre-existing systems.

Pre-existing systems, for which a prior permit was applied for and granted prior to the effective date of this code, are exempt from this program. Additions or expansions of existing systems that require a permit will require compliance with this above code program.

Pre-existing systems for which a prior REMP payment was paid and which seek to be replaced shall receive a pro-rated credit calculated by the number of years since prior REMP payment divided by 20 years. For example, a REMP payment made for a system permitted 10 years prior to the current replacement being sought will receive credit for ½ of the prior REMP payment and that amount shall be deducted from the REMP payment owed on the replacement. For renewable systems installed on site, full credit will be given for up to 20 years after the date of installation. Credits will only be applied to properly permitted and functioning systems within the scope of the adopted Energy Code and applicable Mechanical and Electrical Codes. Systems installed prior to 20 years before the date of permit application are not eligible for pro-ration of system credits.

Upgrades to existing mechanical equipment (boilers, heat pumps, HVAC equipment, etc.) or renewable energy systems will not require submittal to the REMP program.

C409.6 Solar photovoltaic systems.

System designer and installer must be certified by Colorado Solar Energy Industries Association (COSEIA) or North American Board of Certified Energy Practitioners (NABCEP), or a licensed Professional Engineer in the State of Colorado.

C409.6.1 Solar thermal.

The size of solar hot water systems is limited to 500 square feet of collector area absent approval by the Building Official. Systems larger than this limit will be considered but will require documentation showing year-round utilization of the system.

C409.6.2 Ground source heat pumps.

In order to use ground source heat pumps for on-site renewable credit, the GSHP system must supply at least 20% of the peak load for heating all the exterior energy uses. Each GSHP shall be tested and balanced and the design engineer shall certify in writing that it meets or exceeds a design coefficient of performance of 3.0 inclusion of source pump power. Design conditions for determining COP will be 30F ground loop temperature measured at the GSHP inlet, and 110F GSHP load side outlet.

17. New **Section C410** is added as follows**:**

C410 Electric Vehicle (EV) Ready.

C410.1 General. The provisions of this section shall be applicable for new *commercial buildings*, and major renovations and *additions*.

C410.2 Electric Vehicle Power Transfer Infrastructure. Where new parking is provided for *commercial buildings*, it shall be provided with electric vehicle power transfer infrastructure in accordance with Sections C410.2.1 through C410.2.8.

C410.2.1 Quantity. The number of required *EVSE installed spaces, EV ready spaces, EV capable spaces,* and *EV capable light spaces* shall be determined in accordance with this section and Table C410.2.1 based on the total number of vehicle parking spaces provided and shall be rounded up to the nearest whole number. This includes all covered parking under carports or detached garages.

Table C410.2.1 EV Power Transfer Infrastructure Requirements

Building Type/Space Type	Level 2 EVSE Installed Spaces	Level 2 EV ready Spaces	Level 2 EV Capable Spaces	Level 2 EV Capable Light Spaces
Commercial buildings, except for Group R-2 occupancies, with 15 or fewer parking spaces	**1**	20% of spaces (not fewer than 2)	0	0
Commercial buildings, except for Group R-2 occupancies, with greater than 15 parking spaces	2% of spaces	8% of spaces	10% of spaces	10% of spaces
Group R-2 occupancies with 10 or fewer parking spaces	**1**	15% of spaces	10% of spaces	10% of spaces
Group R-2 occupancies with greater than 10 parking spaces	5% of spaces	15% of spaces	10% of spaces	30% of spaces

C410.2.1.1 Multiple Parking Lots. Where more than one parking lot is provided on a *building* site, the number of vehicle parking spaces provided is required to have *EV* power transfer infrastructure shall be calculated separately for each parking lot.

C410.2.1.2 Group R-2 Occupancies. *Group R*-2 occupancies shall use the total parking requirement for the entire development to determine the *EV* power transfer infrastructure requirements of Table C410.2.1.

C410.2.1.3 Space Type Substitutions. *Commercial buildings* shall be permitted to substitute *EV* parking spaces required in Table C410.2.1 in accordance with Sections C410.2.1.3.1 through C410.2.1.3.5.

C410.2.1.3.1 DC Fast Charging. For *commercial buildings* that install a *DCFC EVSE*, each *DCFC EVSE* installed shall be permitted to be substituted for other space types as follows:

1. *Commercial buildings* other than *Group R*-2 occupancies shall be permitted to substitute up to 10 spaces when the *building* provides a minimum of 20 percent of parking spaces as a combination of *EV capable*, *EV ready*, or *EVSE installed spaces*.
2. *Group R*-2 occupancies shall be permitted to substitute up to 5 spaces when the *building* provides a minimum of 60 percent of parking spaces as a combination of *EV capable light*, *EV capable*, *EV ready*, or *EVSE installed spaces*.

C410.2.1.3.2 Excess EVSE Installed Spaces. *EVSE installed spaces* that exceed the minimum requirements of this section are permitted to be used to meet minimum requirements for *EV ready spaces*, *EV capable spaces*, and *EV capable light spaces*.

C410.2.1.3.3 Excess EV Ready Spaces. *EV ready spaces* that exceed the minimum requirements of this section are permitted to be used to meet minimum requirements for *EV capable spaces* and *EV capable light spaces*.

C410.2.1.3.4 Excess EV Capable Spaces. *EV capable spaces* that exceed the minimum requirements of this section are permitted to be used to meet minimum requirements for *EV capable light spaces*.

C410.2.1.3.5 Attached garages. All attached garages with direct connection to a *dwelling unit* will be required to have one Level 2 *EV ready space*.

Exception: One- and two-family dwellings built under the International Residential Code

C410.2.2 Level 2 EV Capable Light Spaces. Each *EV capable light space* shall comply with all the following:

1. A continuous raceway and/or conduit shall be installed between a suitable electrical panel or other electrical distribution equipment and terminate within 3 feet of the *EV capable light space* and shall be capped. *EV capable light* includes two adjacent parking spaces if the raceway and/or conduit terminates adjacent to and between both parking spaces.

   Exception: Conduit installed with a pull string from the termination locations at parking spaces to a location of a future transformer or future electrical panel with electrical service size determined at the time of future permit.
2. Installed raceway and/or conduit shall be sized and rated to supply a minimum of 208/240 volts and a minimum of 40-ampere rated circuits.
3. Dedicated physical space to accommodate all equipment necessary for electrical service to future *EVSE*.
4. The routing of the raceway and/or conduit must be noted on the construction documents and the raceway shall be permanently and visibly marked “EV CAPABLE” at the load center and termination point locations.

C410.2.3 Level 2 EV Capable Spaces. Each *EV capable space* shall comply with all the following:

1. A continuous raceway and/or conduit with a pull string from the termination locations at parking spaces shall be installed between a suitable electrical panel or other electrical distribution equipment and terminate within 3 feet of the *EV capable space* and shall be capped. *EV capable* includes two adjacent parking spaces if the raceway and/or conduit terminates adjacent to and between both parking spaces.
2. The installed raceway and/or conduit shall be sized and rated to supply a minimum of 208/240 volts and a minimum of 40-ampere rated circuits.
3. The electrical panel or other electrical distribution equipment to which the raceway and/or conduit connects shall have sufficient dedicated space and spare electrical capacity to supply a minimum of 208/240 volts and a minimum of 40-ampere rated circuits.

4. The termination point of the conduit and/or raceway and the electrical distribution equipment directory shall be marked: “For future electric vehicle supply equipment (EVSE).”
5. Reserved capacity shall be no less than 8.3 kVA (40A 208/240V) for each *EV capable space*.

C410.2.4 Level 2 EV Ready Spaces. Each *EV ready space* shall have a branch circuit that complies with all the following:

1. Terminates at a receptacle or junction box located within 3 feet of each *EV ready space* it serves. *EV ready* includes two adjacent parking spaces if the receptacle is installed adjacent to and between both parking spaces.
2. It has a minimum circuit capacity of 8.3 kVA (40A 208/240V).
3. The electrical panel, electrical distribution equipment directory, and all outlets or enclosures shall be marked “For future electric vehicle supply equipment (EVSE).”

C410.2.5 Level 2 EVSE Installed Spaces. An installed *EVSE* with multiple output connections shall be permitted to serve multiple *EVSE installed spaces*. Each *Level 2 EVSE* installed serving either a single *EVSE installed space* or multiple *EVSE installed spaces* shall comply with all the following:

1. Have a minimum charging rate in accordance with Section C410.2.7.
2. Be located within 3 feet of each *EVSE installed space* it serves.
3. Be installed in accordance with Section C410.2.8.
4. Have a minimum circuit capacity of 8.3 kVA (40A 208/240V).

C410.2.6 Level 2 EVSE Minimum Charging Rate. Each installed *Level 2 EVSE* shall comply with one of the following:

1. Be capable of charging at a minimum rate of 6.2 kVA (or 30A at 208/240V).
2. When serving multiple *EVSE installed spaces* and controlled by an energy management system providing load management, be capable of simultaneously sharing each *EVSE installed space* at a minimum charging rate of not less than 3.3 kVA.

C410.2.7 EVSE Installation. *EVSE* shall be installed in accordance with NFPA 70 and shall be listed and labeled in accordance with UL 2202 or UL 2594.

C410.2.8 Accessible EV Parking Spaces. For Level 2 *EVSE installed spaces* required by Table C410.2.1, a minimum of 5 percent (not less than one space) shall be van accessible spaces in accordance with Section 1107.2.2 of the International Building Code. In addition, 5 percent (not less than one space) of the total vehicle parking spaces required by Table C410.2.1 to be Level 2 *EV ready*, *EV capable*, or *EV capable light spaces* shall meet one of the following:

1. Be van accessible parking spaces in accordance with Section 1107.2.2 of the International Building Code.
2. Have the electrical infrastructure that is required by Section C410.2.2 for *EV capable light spaces*, Section C410.2.3 for *EV capable spaces*, or Section C410.2.4 for *EV ready spaces* be configured so that future *EVSE* shall be capable of serving van accessible parking spaces.

18. **Section R101.1 Title** is amended as follows:

R101.1 Title This code shall be known as the Energy Conservation Code of the Town of Breckenridge and shall be cited as such. It is referred to herein as **"this code".**

19. **Section R103.1 Creation of enforcement agency** is amended as follows**:**

R103.1 Creation of enforcement agency. The Town of Breckenridge Building Division is hereby created (remainder of sentence to be unchanged)

20. A new **Section R104.1.1.1 Deemed to comply** section is added to the requirements for Above Code Programs:

R104.1.1.1 Deemed to comply. The following programs shall be considered deemed to comply with the above code program requirements as found in Section R104.1.1

1. The Department of Energy's Zero Energy Ready Homes (ZERH) program, Version 2, shall be deemed to comply as an above code program when including new Section R409 of the Colorado Model Low Energy and Carbon Code, and the REMP provisions found in R409 of this Code.
2. The State of Colorado Model Low Energy and Carbon Code – Residential Provisions, plus the REMP provisions as found in R409 of this code shall be met.

21. Section R401.2 Application is amended to read as follows:

R401.2 Application. Residential buildings shall comply with all of the following:

1. the Colorado Model Electric Ready and Solar Ready Code, as updated in New Section R409 of the Model Low Energy and Carbon Code.
2. Section R409 (of this code)Breckenridge Renewable Energy Mitigation Program (REMP), and
3. either Section R401.2.1, R401.2.2, or R401.2.3.

Exceptions

1. Additions, alterations, repairs and changes of occupancy to existing buildings complying with Chapter 5, unless otherwise noted in the Colorado Model Electric Ready and Solar Ready Code and R409 (REMP) of this code.
2. Residential buildings complying with the Department of Energy's Zero Energy Ready Homes (ZERH) Program in accordance with Section R104.1.1.
3. Residential buildings complying with the Residential Provisions of the Colorado State Model Low Energy and Carbon Code in its entirety.

22. **Table R402.1.2** U-Factor Assemblies is amended to change the Vertical Fenestration U-factor from .27 to .30 and remove footnote d. in its entirety.

23. **Table R402.1.3** R-Value Alternative is amended to change the Vertical Fenestration U-factor from .27 to .30 and remove footnote g. in its entirety.

24. **Section R402.2.13 Sunroom and Heated Garage Insulation** is amended by removing the exception in its entirety. The remainder of R402.2.13 is unchanged.

25. New **Section R402.2.14 Thermal Bridging** is added as follows:

R402.2.14 Thermal bridges in above-grade walls. Thermal bridges in above-grade walls shall comply with Sections R402.2.14.1 through R402.14.3 or an approved design.

Exceptions:

1. Any thermal bridge with a material thermal conductivity not greater than 3.0 Btu/h-ft-°F.

2. Blocking, coping, flashing, and other similar materials for attachment of roof coverings.
3. Thermal bridges accounted for in the U-factor or C-factor for a building thermal envelope.

R402.2.14.1 Balconies and floor decks. Balconies and concrete floor decks shall not penetrate the building thermal envelope. Such assemblies shall be separately supported or shall be supported by approved structural attachments or elements that minimize thermal bridging through the building thermal envelope.

Exceptions: Balconies and concrete floor decks shall be permitted to penetrate the building thermal envelope where:

1. an area-weighted U-factor is used for above-grade wall compliance which includes a U-factor of 0.8 Btu/h-°F-ft2 for the area of the above-grade wall penetrated by the concrete floor deck, or
2. an approved thermal break device of not less than R-10 is installed in accordance with the manufacturer's instructions.

R402.2.14.2 Cladding supports. Linear elements supporting opaque cladding shall be off set from the structure with attachments that allow the continuous insulation, where present, to pass behind the cladding support element.

Exceptions:

1. An approved design where the above-grade wall U-factor used for compliance accounts for the cladding support element thermal bridge.
2. Anchoring for curtain wall and window wall systems.

R402.2.14.3 Structural beams and columns. Structural steel and concrete beams and columns that project through the building thermal envelope shall be covered with not less than R-5 insulation for not less than 2 feet (610 mm) beyond the interior or exterior surface of an insulation component within the building thermal envelope.

Exceptions:

1. Where an approved thermal break device is installed in accordance with the manufacturer's instructions.
2. An approved design where the above-grade wall U-factor used to demonstrate compliance accounts for the beam or column thermal bridge.

26. **Section R402.4 Fenestration** has been amended to read as follows:

R402.4 Fenestration. In addition to the requirements of Section R402, fenestration shall comply with Sections R402.4.1 through R402.4.6.

27. **Section R402.4.5 Sunroom and heated garage fenestration** is amended to remove the exception in its entirety. The remainder of R402.4.5 is unchanged.

28. A new **Section R402.4.6** is added as follows:

R402.4.6 Maximum area. The vertical fenestration area, not including opaque doors and opaque spandrel panels, shall be not greater than 30 percent of the gross above grade framed wall area enclosing conditioned space. The skylight area shall be not greater than 3 percent of the gross roof area over conditioned space.

Exception: Vertical fenestration in residential buildings complying with an above code program in accordance with Sections R104.1.1 or R104.1.1.1

29. **Section R403.1.1 Programmable Thermostats** is amended by adding the following Exception. The remainder of Section R403.1.1 is unchanged:

Exception: Thermostats serving hydronic radiant systems

30. **Section R403.5.1.2 Heat Trace systems** is deleted and replaced with the following:

R403.5.1.2 Electric heat tape controls. Electric roof and gutter deicing systems shall include automatic controls in accordance with REMP Section R411.1.

31. **Section R403.7.1 Electric-resistance space heating** is amended to read as follows:

R403.7.1 Electric-resistance space heating. Detached one- and two-family dwellings and townhouses in Climate Zone 4 through 8 shall not use electric-resistance for space heating.

Exceptions:

1. Where electric-resistance heating is used for heat pump supplementary heat in accordance with Section R403.1.2.
2. Electric-resistance heating used for freeze protection.

3. Electric-resistance heating where the criteria in Section R408.2.2.2 for evaporative cooling are met.
4. Electric-resistance heating not exceeding a cumulative total of 1kW per dwelling unit, with a thermostat and fan.
5. Electric-resistance heating that is 100% offset by renewable energy
6. Electric-resistance heating where the criteria in Section R408.2.1.1(6)≥20% reduction in total TC are met.

32. **Section R403.9.2 Snow- and ice-melt system controls** is amended to read as follows:

R403.9.2 Snow- and ice-melt system controls.
Snow- and ice-melt system controls shall comply with REMP Section R409.3.2, item #2.

33. A new **Section R403.13 WaterSense** is added as follows**:**

R403.13 WaterSense. All water-using appliances and plumbing fixtures within the residential building shall be EPA WaterSense labeled products.

34. **Section R404.4 Renewable energy certificate (REC) documentation** is deleted in its entirety.

35. **Section R405.2 Simulated building performance compliance**, item #3, is amended as follows. The remainder of Section R405.2 is unchanged:

R405.2 Simulated building performance compliance.

3. For all dwelling units, the annual energy cost of the proposed design shall be less than or equal to 85 percent of the annual energy cost of the standard reference design. For each dwelling unit with greater than 4500 square feet of conditioned space, the annual energy cost of the dwelling unit shall be reduced by an additional 5 percent of annual energy cost of the standard reference design. Energy prices shall be taken from an approved source, such as the US

Energy Information Administration's State Energy Data system prices and expenditures reports. Code official shall be permitted to require time-of-use pricing in energy cost calculations. Heated garages shall be evaluated separately from the remainder of the home by showing compliance with the Prescriptive R-Value or U-Factor thermal envelope provisions and will not require air leakage testing.

Exception: Buildings complying with Section R405.2 Simulated Building Performance, utilizing a site energy use target as found in the Colorado Model Low Energy and Carbon Code (LECC).

36. **Section R406.3 Building thermal envelope** is amended by adding the following sentence to the end of the Section (remainder of section unchanged):

R406.3 Heated garages shall be evaluated separately from the remainder of the home by showing compliance with the Prescriptive R-Value or U-Factor thermal envelope provisions, with the exception of air leakage testing.

37. **Section R407 Tropical Climate Region Compliance Path** is deleted in its entirety.

38. **Section R408.2 Additional energy efficiency credit requirements** is amended as follows:

R408.2 Additional energy efficiency credit requirements. Residential buildings shall earn not less than 10 credits from not less than two measures specified in Table R408.2. Five additional credits shall be earned for dwelling units with more than 4500 square feet of conditioned space (remainder of text unchanged).

Exception: Residential buildings complying with Section R408.3 Additional energy efficiency prescriptive Pathway on a Platter requirements.

39. **Table R408.2 Credits for Additional Energy Efficiency** is amended by the following:

a. Change Table R408.2.1.2 Improved Fenestration to a U-Factor of .28 for residential buildings up to 4500 sq ft of conditioned space and .25 for homes 4500 sq ft or larger for Climate Zone 7.
b. Delete credits allowed for R408.2.2(2) and R408.2.2(3), also deleting the subsections R408.2.2(2) and (3) in their entirety.
c. Delete credits allowed for R408.2.5(1) and R408.2.5(3), also deleting the subsections R408.2.5 (1) and (3) in their entirety.

40. Add new **Section R408.3 Additional energy efficiency Prescriptive Pathway on a Platter Requirements**, as follows:

R408.3 Additional energy efficiency Prescriptive Pathway on a Platter Requirements. Residential buildings utilizing this optional prescriptive platter approach to additional energy efficiency shall comply with R408.3.1 or R408.3.2 as applicable.

R408.3.1 Regular Platter Requirements. Residential buildings that enclose 4500 square feet or less of conditioned space shall include all of the following additional efficiency requirements:

1. If forced air-furnace system installed, minimum 97% AFUE,100% of ducts inside conditioned space and space conditioning equipment utilized for heating is located completely inside condition space.
2. If Radiant heating system installed, minimum 95% AFUE in combination with hydronic thermal distribution system and space conditioning equipment is located completely inside condition space.
3. If heat pump installed, must be cold climate heat pump with minimum ability to meet 90% capacity at 5 degrees Fahrenheit or as first approved by the code official.
4. If stand-alone gas water heater installed, must be minimum .86 Uniform Energy Factor (UEF)
5. If electric water heater is installed, must meet minimum 2.2 Uniform Energy Factor (UEF) for integrated HPWH or UEF 3.75 for split-system HPWH.
6. Window U-Factor of .28 in accordance with R408.2.1.2.
7. Maximum Vertical Fenestration Area of 30% in accordance with R402.4.6.

In Addition to the above items, one additional selection from the list below shall be required in order to Comply with this Section:

- R-60 roof/ceiling insulation installed, or R49 roof/ceiling installed uncompressed over the top plate and verified by approved 3rd party meeting the requirements of Section R107.4.
- An air leakage rate equal to or less than 2.3 ACH50 or an air leakage rate equal to 2.5 ACH50 plus air sealing inspection performed by Approved 3rd party meeting the requirements of Section R107.4.
- On-site renewable energy measure, minimum 1.0 watt PV system per square foot of conditioned space.

R408.3.2 Large Platter Requirements. Residential buildings that enclose greater than 4500 square feet of conditioned living space shall include all of the Regular Platter Requirements as found in R408.3.1, plus two additional selections from the list below:

- A 10% reduction in total Thermal Conductance in accordance with R408.2.1.1(4)
- An air leakage rate equal to or less than 2.3 ACH50 with ERV or HRV installed in accordance with R408.2.5(2) or air leakage rate equal to 2.5 ACH50 plus air sealing inspection performed by Approved 3rd party meeting the requirements of Section R107.4.
- R-60 roof/ceiling insulation installed, or R49 roof/ceiling installed uncompressed over the top plate and verified by approved 3rd party meeting the requirements of Section R107.4.
- A Window U-Factor of .25 in accordance with R408.2.1.2
- On-site renewable energy measure, minimum 1.0 watt PV system per square foot of conditioned space.
- No exterior energy use is required to be mitigated as defined by Sections R409-R414.2.

41. **Sections R409- R409.7.2 Renewable Energy Mitigation Program (REMP)** are added as follows:

R409 Title. Renewable Energy Mitigation Program (REMP) – Residential Provisions

R409.1 Scope.

This section establishes criteria for compliance with the Breckenridge Renewable Energy Mitigation Program (REMP). The scope of this program includes exterior energy uses and energy production to offset exterior energy use.

R409.2 Mandatory Requirements.

Compliance with this section requires that the provisions of this section be followed for all exterior energy use. Compliance with this section will be documented via the free Public Domain tool "Breckenridge REMP Calculation Sheet" in the most current version at the time of permit application. Projected energy use, associated energy offset required, fees and credits are defined within this tool.

Credits for on-site renewable energy. The payment-in-lieu option is voluntary. Applicants interested in exterior energy use systems can alternatively choose to produce on-site renewable energy (Section R412) with renewable energy sources such as solar photovoltaics and/or solar hot water, wind, or micro-hydro. The energy efficient technology of ground source heat pumps is also permitted for supplemental on-site energy.

R409.3 Exterior energy uses.

Residential exterior energy uses (per list below) may be installed only if the supplemental energy meets the requirements of the Renewable Energy Mitigation Program. This applies to all installation for which an application for a permit is filed or is by law required to be filed with or without an associated Building Permit. This does not apply to work on existing systems that were permitted prior to this code.

1. Snowmelt (i.e. driveways, patios, walkways, etc.)

2. Exterior pools

3. Exterior hot tubs and spas

4. Permanent natural gas or electric systems for heating outdoor residential spaces.

R409.3.1 On-site renewable credits.

Credits for renewable energy production will be calculated and applied per "Breckenridge REMP Calculation Sheet" for energy generated on-site. Renewable energy methods listed in the calculator include: solar photovoltaic, solar thermal, ground source heat pumps, hydroelectric and wind power. Provision for alternative method calculations is also provided, but it will require specific review and approval by the Building Official.

R409.3.2 Snowmelt systems.

1. R-15 insulation shall be installed under all areas to be snow melted.

2. Required snowmelt controls. All systems are required to have automated controls to limit operation to when moisture is present, outdoor air temperature is below 40F and above 20F, and the slab temperature sensing. Idling of residential slabs is not permitted.

3. Snowmelt heating appliances will have a minimum efficiency of 95% AFUE. Electric resistance and heat pump heaters will be allowed. Where condensing boilers are used, the boiler supply water temperature shall be a maximum of 130F to allow for efficient boiler operation.

4. Up to 100 square feet of snowmelt continuous to a residential building is exempt for safety.

R409.3.3 Exterior pools.

1. Pool covers are required for all pools, with a minimum R-value of 2.

2. Pool heating appliances will have a minimum efficiency of 92% AFUE. Electric resistance and heat pump heaters will be allowed. Where condensing boilers are used, the boiler supply water temperature shall be a maximum of 130F to allow for efficient boiler operation.

R409.3.4 Exterior hot tubs and spas.

1. Hot tub and spa covers are required for all spas, with a minimum R-value of 12.

2. Packaged spas less than 64 square feet are exempt.

3. A maximum of (1) hot tub or spa per residential property is exempt. For residential HOAs with individual ownership, 64 square feet of hot tub or spa space is exempt for every 10 residential units.

4. Hot tubs and spa heating appliances will have a minimum efficiency of 92% AFUE. Electric resistance and heat pump heaters will be allowed. Where condensing boilers

are used, the boiler supply water temperature shall be a maximum of 130F to allow for efficient boiler operation.

R409.3.5 Other permanent natural gas or electric heating and cooking elements.

1. A combined 200,000 BTU budget is allowed for permanent natural gas or electric heating or cooking elements at a reduced renewable offset requirement.

R409.4 Gas fireplace, firepit, fire-table controls.

Residential outdoor natural gas fireplaces, firepits, and fire tables shall include timers required to limit the run time of the system. Controls and switching shall be configured so as not to allow continuous operation.

R409.4.1 Electric heat tape controls.

Electric roof and gutter deicing systems shall include either automatic controls capable of shutting off the system when outdoor temperature is above 40F and below 25F, and which limit the use of the system to daylight hours by means of a programmable timer or automated clock, or moisture detection sensors.

R409.5 Renewable energy mitigation payment.

A permit shall not be valid until all fees as in effect at the time of permit submittal are paid in full, or the renewable energy system is proposed for on-site credit. Nor shall a change order to the permit be released until the additional fees, if any, have been paid. REMP compliance will be verified at Certificate of Occupancy or Certificate of Completion according to the proposed plans. C.O. can be withheld if the project is non-compliant.

R409.6 Pre-existing systems.

Pre-existing systems, for which a prior permit was applied for and granted prior to the effective date of this code are exempt from this program. Additions or expansions of existing systems that require a permit will require compliance with this above code program.

Pre-existing systems for which a prior REMP payment was paid, and which seek to be replaced, shall receive a pro-rated credit calculated by the number of years since prior REMP payment divided by 20 years. For example, a REMP payment made for a system permitted 10 years prior to the current replacement being sought will receive credit for ½ of the prior REMP payment and that amount shall be deducted from the REMP payment owed on the replacement. For renewable systems installed on site, full credit will be given for up to 20 years after the date of installation. Credits will only be applied to properly permitted and functioning systems within the scope of the adopted Energy Code and applicable Mechanical and Electrical Codes. Systems installed prior to 20 years before the date of permit application are not eligible for pro-ration of system credits.

Upgrades to existing mechanical equipment (boilers, heat pumps, HVAC equipment, etc.) or renewable energy systems will not require submittal to the REMP program.

R409.7 Solar photovoltaic systems.

System designer and installer must be certified by Colorado Solar Energy Industries Association (COSEIA) or North American Board of Certified Energy Practitioners (NABCEP), or a licensed Professional Engineer in the State of Colorado.

R409.7.1 Solar thermal.

The size of solar hot water systems is limited to 500 square feet of collector area absent approval by the Building Official. Systems larger than this limit will be considered but will require documentation showing year-round utilization of the system.

R409.7.2 Ground source heat pumps.

In order to use ground source heat pumps for on-site renewable credit, the GSHP system must supply at least 20% of the peak load for heating all the exterior energy uses. Each GSHP shall be tested and balanced, and the design engineer shall certify in writing that it meets or exceeds a design coefficient of performance of 3.0 inclusion of source pump power. Design conditions for determining COP will be 30F ground loop temperature measured at the GSHP inlet, and 110F GSHP load side outlet.

42. **Section R502.2.5 Additional energy efficiency credit requirements for additions** is amended to read as follows:

R502.2.5 Additional energy efficiency credit requirements for additions. Additions shall comply with sufficient measures from amended Table R408.2, to achieve not less than five credits from at least two different measures. Five additional credits shall be earned for additions that add to or create a dwelling unit of more than 4500 square feet of conditioned space. Alterations to the existing building that are not part of the addition but are permitted with an addition shall be permitted to be used to achieve this requirement.

Exceptions:

1. Additions that increase the building's total conditioned floor area by less than 25 percent.
2. Additions that do not include the addition or replacement of equipment covered in Section R403.5 or R403.7.
3. Additions that do not increase conditioned space.
4. Where the addition alone or the existing building and addition together comply with Section R405 or R406
5. Where the addition alone or the existing building and addition together comply with R408.3.

43. **Section R503.1.1.3 Above-grade wall alterations** is amended to read as follows:

R503.1.1.3 Above-grade wall alterations. Above-grade wall alterations shall comply with the following as applicable:

1. Where wall cavities are exposed, the exposed cavities shall be filled with insulation complying with Section R303.1.4. New cavities created shall be insulated in accordance with Section R402.1, at an R-Value of R-23 minimum or an approved design that minimizes deviation from Section R402.1. An interior vapor retarder shall be provided where required in accordance with Section R702.7 of the International Residential Code or Section 1404.3 of the International Building Code, as applicable.
2. Where exterior wall coverings and fenestration are added or replaced for the full extent of any exterior facade of one or more elevations of the building, continuous

insulation shall be provided where required in accordance with Section R402.1 or the wall insulation shall be in accordance with an approved design that minimizes deviation from Section R402.1. Where specified, the continuous insulation requirement also shall comply with Section R702.7 of the International Residential Code. Replacement exterior wall coverings shall comply with the water-resistance requirements of Section R703.1.1 of the International Residential Code or Section 1402.2 of the International Building Code, as applicable, and manufacturers' instructions.

3. Where new interior finishes or exterior wall coverings are applied to the full extent of any exterior wall assembly of mass construction, insulation shall be provided in accordance with Section R402.1 or an approved design in compliance with Section R104.1 that minimizes deviation from Section R402.1.

44. **Section R503.1.5 Additional efficiency credit requirements for substantial improvements** is amended to read as follows:

R503.1.5 Additional efficiency credit requirements for substantial improvements. Substantial improvements shall comply with sufficient measures from Table R408.2 to achieve not less than three credits. Substantial improvements to homes greater than 4500 of conditioned space shall require 5 credits from amended Table R408.2.

Exceptions:

1. Alterations that are permitted with an addition complying with Section R502.2.5.
2. Alterations that comply with Section R405 or R406.
3. Substantial improvements that do not include the addition or replacement of equipment covered in either Section R403.5 or R403.7.
4. Substantial improvements complying with R408.3

Section 4. Ordinances 2020-12, 2022-26, and 2023-21 are hereby repealed.

Section 5**.** The effective date of this Ordinance is January 13, 2026.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this **9t**h day of September 2025.

READ, ADOPTED ON SECOND READING AND ORDERED PUBLISHED IN FULL ON THE TOWN'S WEBSITE the ____ day of _____ 2025. A copy of this Ordinance is available for inspection in the office of the Town Clerk.

ATTEST: TOWN OF BRECKENRIDGE

_____ _____

Mae Watson, Town Clerk Kelly Owens, Mayor

APPROVED IN FORM

_____

Town Attorney Date

.

Memo

To: Town Council
From: Keely Ambrose, Town Attorney; and Mae Watson, Town Clerk
Date: 09/09/2025
Subject: Council Bill for Campaign Finance Referral (First Reading)

Town Council Goals (Check all that apply)

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

Summary
This Council Bill would amend and update Title 1 Chapter 12 of the Breckenridge Town code to allow for the referral of municipal campaign finance complaints to the Colorado Secretary of State, as permitted by House Bill 24-1283. The Council Bill establishes procedures for filing, reviewing, and referring complaints to the Secretary.

Key points include:

- Complaints must be written, signed, name at least one respondent, and follow a Secretary of State prescribed format.
- The Town Clerk has 10 business days to review a complaint for compliance and must refer valid complaints to the Secretary of State within 14 business days.
- Complainants will be notified of dismissal or referral.
- Complaints must be filed within 180 days of when the alleged violation was or should have been known.
- The Secretary of State will handle the investigation and resolution using state procedures, and Town staff will cooperate.
- The Town waives any claim to fines collected through this process.

Background
Per HB24-1283, a municipal clerk may refer campaign finance complaints to the Colorado Secretary of State if the municipality has adopted an ordinance allowing referral due to the absence of a local investigation and hearing process. The Town does not have a process dedicated to the investigation of campaign finance complaints nor does it have the resources to manage complex complaints. The adoption of this Council Bill would allow the Town to refer complaints to the Secretary pursuant to state law.

HB24-1283 requires municipalities to submit the authorizing ordinance to the Secretary of State at least 180 days before an election. Therefore, staff would need to submit an approved ordinance by October 2025 to allow referral of any campaign finance complaints for the April 2026 election. The municipality must cooperate with the Secretary's investigation. When the Secretary receives a referred complaint, it is treated as filed on that date, and if from a home rule municipality, local laws must be applied.

Public outreach/engagement
Public input was not specifically sought during the development of the Council Bill. The need for the Town Code amendment and update was primarily informed by internal staff analysis and legal review.

Financial Implications
Staff expect a positive financial impact, as referring complaints to the Secretary of State would save staff time and resources by removing the need for local campaign finance complaint investigations.

Equity Lens
The ordinance promotes fair, consistent, and equitable elections by enabling independent oversight of campaign finance complaints. Instead of being handled by the Town Clerk—where limited resources may affect outcomes—complaints are referred to the Colorado Secretary of State. This ensures impartiality. Town of Breckenridge lacks the resources and staff to manage complex campaign finance investigations effectively. By redirecting complaints to the Secretary of State, it ensures equitable access to enforcement and oversight, regardless of a town's size or capacity. It enhances public trust by aligning procedures statewide and reducing potential bias or inconsistency.

Staff Recommendation
Staff recommend approval of the attached Council Bill.

For First Reading 9-9-25

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

COUNCIL BILL NO. 14

Series 2025

AN ORDINANCE AMENDING CHAPTER 12 OF TITLE 1 OF THE BRECKENRIDGE TOWN CODE CONCERNING CAMPAIGN FINANCE COMPLAINTS IN MUNICIPAL ELECTIONS

WHEREAS, the Town of Breckenridge is a home rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Town of Breckenridge Home Rule Charter; and

WHEREAS, pursuant to its authority, the Town, acting through the Town Council, is authorized to adopt ordinances regulating matters concerning campaign finance; and

WHEREAS, Colorado House Bill 24-1283 authorizes the Colorado Secretary of State to hear and investigate complaints related to municipal election campaign finance, provided the municipality adopts an ordinance referring such complaints to the Secretary of State; and

WHEREAS, the Town does not have a process dedicated to campaign finance complaints and does not have the resources to manage campaign finance complaints; and

WHEREAS, the Town desires to adopt this ordinance to refer campaign finance complaints to the Colorado Secretary of State pursuant to state law.

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

Section 1. Title 1, Chapter 12, Section 1 of the Breckenridge Town Code is amended as follows:

1-12-1: Except as otherwise provided by ordinance, or in connection with a coordinated election as provided in section 1-12-6 of this chapter or a mail ballot election as provided in section 1-12-8 of this chapter, all Municipal elections shall be held in accordance with the provisions of the Colorado Municipal Election Code of 1965, article 10, of title 31, Colorado Revised Statutes **as such may be amended from time to time**.

Section 2. Chapter 12 of Title 1 of the Breckenridge Town Code is amended by the addition of a new Section 1-12-11, which shall read in its entirety as follows:

1-12-11:

A. As used in this section, the following words have the following meanings:

COMPLAINT: a complaint alleging that a violation of Article XXVIII of the Colorado constitution, Article 45 of Title 1 of the Colorado Revised Statutes, or the rules related to either has occurred in connection with a Town of Breckenridge campaign finance matter.

SECRETARY: the Colorado Secretary of State.

B. Pursuant to §1-45-111.7(10)(c)(II), the Town Clerk is authorized to refer all complaints to the Secretary, in accordance with the following:

1. **A complainant must file a signed written complaint with the Town Clerk, which complaint must identify one or more respondents, be in a form prescribed by the Secretary, and including any information required to be provided on such form.**
2. **Within ten (10) business days of receipt of the complaint, the Town Clerk will conduct a review of the complaint to determine if the complaint complies with subsection B.1, above.**
3. **If the complaint complies with subsection B.1, the Town Clerk shall refer the complaint to the Secretary in the form and manner prescribed by the Secretary within fourteen (14) business days of the Clerk's receipt of the complaint.**
4. **The Clerk shall notify the complainant via email or regular mail, if email is unavailable, of the Clerk's action in either dismissing the complaint for failure to comply with subsection B.1 or referring the complaint to the Secretary.**
5. **A complaint shall not be filed more than one hundred and eighty (180) days after the date on which the complainant either knew or should have known, by the exercise of reasonable diligence, of the alleged violation.**
6. **All applicable timelines found in state law are adopted so as to apply herein.**

C. Authorizations.

1. **The Secretary is authorized to use the provisions of C.R.S. §1-45-111.7(3) through (7) to process, investigate, and resolve the complaint.**
2. **The Town staff will cooperate with the Secretary in the processing and investigation of the complaint.**
3. **The Town disclaims any interest in fines collected in connection with the complaint.**

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

Section 4. This Ordinance shall take effect as provided for in Section 5.9 of the Breckenridge Town Charter.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this 9th day of September, 2025. A Public Hearing shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of

_____, 2025, at 7:30 p.m. or as soon thereafter as possible in the Municipal Building of the Town.

TOWN OF BRECKENRIDGE, a Colorado municipal corporation

By:_____
Kelly Owens, Mayor

ATTEST:

_____
Mae Watson,
Town Clerk

APPROVED IN FORM

_____

Town Attorney

Memo

To: Town Council

From: Town Staff

Date: 8/20/2025 (for 8/26/2025 work session)

Subject: Public Projects Updates

Broken Lance Culvert Bridge and Drainage Project

This large infrastructure project in the Warrior's Mark neighborhood includes replacing aging culverts that pass the Blue River under Broken Lance Drive with a single-span concrete culvert bridge, replacing water mains, constructing a seepage diversion trench to divert groundwater from the road subgrade, storm sewer installation, bus stop improvements, and reconstruction of the roadway.

Schedule: Construction by Schofield Excavation is ongoing and includes the bridge construction, water service replacements, and paving. Traffic control plans and detours will be updated frequently as work progresses.

Staff have developed online resources for residents and performed robust public outreach on the project including open houses, email updates, and direct coordination with impacted property owners. Coordination is also ongoing with the Summit School District transportation office to accommodate school bus routes beginning 8/25. Please visit www.townofbreckenridge.com/brokenlance for construction updates on the project (link also available on www.BreckRoads.com).



Concrete placements for the new culvert bridge continue at Broken Lance Drive.

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

Project Funding	
Prior Years Budget Rollover	$850,000
2025 CIP	$6,650,000
2025 Water Fund CIP	$3,916,000
TOTAL Funding	$11,416,000

Fiber 9600

Fiber installation along Four O'clock Road, Primrose Path, King's Crown, Village Road, and Snowflake is almost complete. We will be pulling fiber, splicing, and testing at these locations in the next few weeks. We are preparing for construction along Highway 9 from Huron Road to the Breck Inn. We have been joint trenching in Stables Village, Highlands Riverfront, and Broken Lance to prepare for future connections. We have been reviewing fiber utility designs for the Runway and the Gold Rush developments, and we plan to add conduit in these areas.

Allo is continuing to work on solidifying bulk MDU contracts. Kennington Place and Longbranch have bulk contracts and are being wired currently. They have strong interest from The Village at Breck, Main Street Station, Wedgewood, Ski Side, Huron Landing, Sawmill Condos, Mountain Thunder Lodge, and conference services at Beaver Run. So far this year, we have completed 27 residential drops and 11 business drops. At the end of June 2025, Allo reported 1,274 customers, compared to 1,145 at the end of 2024.

This link will show a map of where we have installed fiber in town: ALLO Availability
Residents and businesses can learn more and sign up for service by navigating to:
https://www.allocommunications.com/locations/breckenridge/

Budget:

Project Funding	
2024 CIP Prior Spending Authority	$25,000
2025 CIP	$2,000,000
TOTAL Funding	$2,025,000

Carter Park Dog Park

Columbine Construction began construction on August 26th. They have put up the construction fence and begun earthwork and drainage improvements on the northwest side of the park. We will be able to keep the small dog park open for the first couple weeks of construction and then will assess the possibility of keeping it open longer as construction progresses or moving it to another side of the construction.

Budget:

Project Funding	
2024 CIP Prior Spending Authority	$200,000
2025 CIP- Dog Park	$450,000
2025 CIP- Drainage	$300,000
TOTAL Funding	$950,000

Memo

To: Town Council
From: Mobility Staff
Date: 9/2/25 for the 9/9/25 work session
Subject: Mobility Update

Free Ride Ridership

The Free Ride saw increased ridership in August driven by the Gold and Green Routes. This year, the Free Ride is operating the Gold Route during the month of August when in previous years it was serviced by the ski resort during their operational hours. The Green Route is still seeing impressive ridership at its newest stop, Vista Verde #2. The Gray Route again in August saw reduced ridership due to summer-long construction in Warriors Mark. Temporarily, the Free Ride is not servicing the main bus stops in Warriors Mark as construction has made it difficult for our buses to maneuver the area safely. The bus is making a small loop on Columbine Road and stopping at the Base 9 Condos stop to get riders in and out of the neighborhood during this time.

Route	August		August		YTD		Year	
	2025	2024	+/-	%	2025	2024	+/-	%
Gold	8,512	4,382	4,130	94.2%	55,876	51,372	4,504	8.8%
Green	5,489	4,527	962	21.3%	57,645	28,712	28,933	100.8%
Brown	0	0	0	0	233,526	233,069	457	0.2%
Trolley	8,287	10,699	-2,412	-22.5%	66,722	71,724	-5,002	-7.0%
Purple A	3,758	3,959	-201	-5.1%	59,925	64,075	-4,150	-6.5%
Yellow	0	0	0	0	218,271	216,593	1,678	0.8%
Purple B	3,978	2,870	1,108	38.6%	42,955	48,116	-5,161	-10.7%
Gray	22,851	25,570	-2,719	-10.6%	110,693	152,531	-41,838	-27.4%
TOTALS	52,875	52,007	868	1.7%	845,613	866,192	-20,579	-2.4%

E-Ride Ridership

The Breck E-Ride continues to operate smoothly, with good bike availability and distribution across the system. While ridership fluctuates week-to-week, this season has seen 23,085 trips taken via the e-bikeshare program YTD through August 31st:

Week	2025 Trips	2024 Trips	% Change	2025 Dates	2024 Dates
Pre-Launch	325	282	15%	*5/1 - 5/4**	*5/1 - 5/5**
Week 1	428	167	156%	*5/5 - 5/11*	*5/6 - 5/12*
Week 2	526	606	-13%	*5/12 - 5/18*	*5/13 - 5/19*
Week 3	746	600	24%	*5/19 - 5/25*	*5/20 - 5/26*
Week 4	843	1130	-25%	*5/26 - 6/1*	*5/27 - 6/2*
Week 5	807	1197	-33%	*6/2 - 6/8*	*6/3 - 6/9*
Week 6	1412	1422	-0.7%	*6/9 - 6/15*	*6/10 - 6/16*
Week 7	1785	1492	20%	*6/16 - 6/22*	*6/17 - 6/23*
Week 8	2011	1896	6%	*6/23 - 6/29*	*6/24 - 6/30*
Week 9	1963	2037	-4%	*6/30 - 7/6*	*7/1 - 7/7*
Week 10	1658	2059	-19%	*7/7 - 7/13*	*7/8 - 7/14*
Week 11	1752	1798	-3%	*7/14 - 7/20*	7/15 - 7/21
Week 12	1644	1908	-14%	*7/21 - 7/27*	7/22 - 7/28
Week 13	1588	1964	-19%	*7/28 - 8/3*	7/29 - 8/4
Week 14	1866	1485	26%	*8/4 - 8/10*	8/5 - 8/11
Week 15	1393	1242	12%	*8/11 - 8/17*	8/12 - 8/18
Week 16	1354	1005	35%	*8/18 - 8/24*	8/19 - 8/25
Week 17	984	1271	-23%	*8/25 - 8/31*	8/26 - 9/1
YTD Totals:	*23085*	*23561*	*-2.0%*		

Staff worked with Ski & Racquet HOA to secure an encroachment license agreement allowing the placement of an E-Ride hub on their property, adjacent to the existing Free Ride stop. There are 10 deed-restricted units in the immediate vicinity that will benefit from access to this hub. Town staff are now working to get the hub pad prepared and rack placed. We expect to have this hub active by Sat 9/6.

Traffic Counts

CDOT's August traffic counts had not been published at the time of writing this memo, so the traffic data shown below runs through July. Traffic counts at the E-J tunnel, Hwy 9/Tiger Road, and Highway 9/River Park Dr (south side of town) all show slight declines compared to the same month last year.

CDOT Eisenhower Tunnel Average Daily Total Traffic Counts (EB & WB)												
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2025	34266	37041	38060	30117	29773	37737	40833					
2024	35798	37577	38582	30192	30401	38344	43348	40338	38644	32367	27280	36177
2023	37290	39671	38648	31414	30132	37837	43623	39279	38860	33169	29571	34688
2022	35851	38394	38795	30626	29665	37365	41946	39936	39582	32790	30145	34528
2021	34470	35126	37618	31250	31204	39513	41774	35557	38799	32166	31015	34600
2010	30647	29370	31080	24923	23405	30054	36345	33935	31620	25277	24842	29439

CDOT Hwy 9 & Tiger Rd Average Daily Total Traffic Counts (NB & SB)												
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2025	27725	25139	25089	19770	18475	23323	26233					
2024	24223	24914	25075	19321	17805	23097	26984	25061	23741	20929	19491	26127
2023	25561	26129	25423	20266	17932	22107	26085	24365	23106	19796	18253	23473
2022	25343	26314	25528	19385	17755	22419	25576	25157	23340	20126	19542	23392
2021	23613	23681	24455	19981	18729	23885	26569	24052	22303	19357	19779	23740
2010	21080	20612	21125	15130	13030	17052	21181	19662	18019	14514	15010	19458

Hwy 9/River Park Drive CDOT Average Daily Total Traffic Counts (*NB & SB*)*												
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2025	8885	9659	9177	6858	6701	9456	11093					
2024	9046	*Not Available*		6618	6598	9813	11708	10500	9821	8340	7154	
2023	9677	9770	9490	6945	6884	9139	11402	10178	9055	7810	7167	9094
2022	*Not Available*			6692	6947	9358	11132	10272	9763	7034	7525	9217

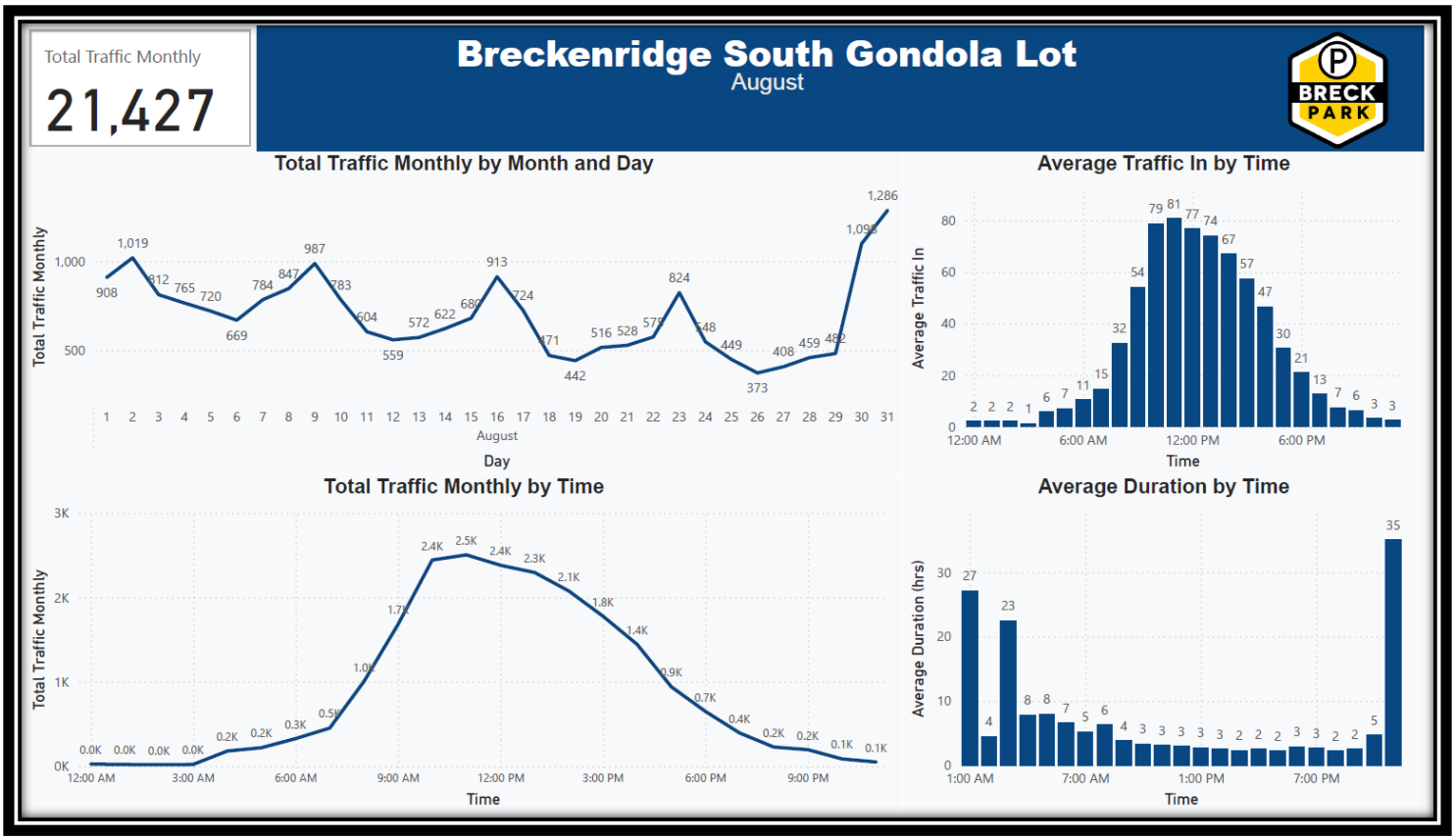
*Note: CDOT installed the River Park Dr counter in April 2022. On April 3rd, 2023, CDOT adjusted the counter to exclude counting vehicles turning in/out of River Park Dr, to get a more accurate count of through-traffic. This unit suffered an electrical failure Feb-Mar 24 which is why data is missing for those months.

Parking

Staff is in the RFP process for a parking study to understand how the needs and demands of our community have evolved since the last study was completed in 2014. An overarching goal of the study will be to understand how the ski resort and Town can best work together for solving parking-related issues across town. A working group of staff and two Council members met to discuss the existing parking agreements between the Town and ski resort. Based on the work group's discussions, staff has prepared an RFP and will have the study underway this winter, spring, and early summer with the findings released around August 2026. The results of the study should provide guidance for an updated parking agreement between the ski resort and the Town that will be crafted to best serve our community and guests.

With Oktoberfest approaching and safety our top priority, messaging is being circulated through the BTO and the Town's Outreach team that on Friday and Saturday, September 12th and 13th, vehicles may remain parked overnight in legal spots on-street and in Town-owned lots. Vehicles need to be moved prior to parking enforcement beginning the next morning. The Free Ride and Summit Stage services will be operating on their normal schedules to help event-goers get home safely.

The South Gondola Parking Structure saw a 141% increase in parking sessions compared to August of 2024. A daily average of 691 parking sessions, and length of stay at 3.5 hours. The same as July, five days in August we counted the garage at full capacity.



Memo

To: Town Council
From: Sustainability Staff
Date: 9/9/2025
Subject: Sustainability Update

Climate Action

EPA Endangerment Finding

The Environmental Protection Agency (EPA) has announced a proposed rule that would undo the 2009 Greenhouse Gas Endangerment Finding and Vehicle Emissions Rules, which serve as the foundation for some of the most important climate policies the federal government has enacted – including regulations on vehicle emissions, power plants, and industrial emissions. This scientific finding determined that GHG pollutants endanger public health and welfare, two things local governments are primarily responsible for protecting. The proposal to rescind the finding, as well as tailpipe emissions standards, is one strategy to roll back air quality control protections for our community and its residents, even as Breckenridge residents and businesses face the threat of heat, drought, wildfire, and loss of seasonal snowpack.

As a member of the Colorado Communities for Climate Action (CC4CA) advocating for climate protections at the state and federal level, the Town has an opportunity to weigh in alongside other local elected officials by signing on to a letter opposing the rollback of the Endangerment Finding. Doing so aligns with the Town's climate action commitments as outlined in the SustainableBreck Plan. The deadline for public comments is September 22, 2025. Should Council wish to take further action by supporting an op-ed piece, staff can assist in drafting a letter on behalf of the Town Council.

Materials Management

Restaurant Association Meeting - September 3

Staff attended the Restaurant Association Meeting on September 3 to discuss the Restaurant Composting Initiative, used cooking oil management, and bear awareness. Below are the details:

Restaurant Composting Initiative

Program Overview: The Town is introducing food scrap collection to select Shared Commercial Enclosures as part of its service contract. Expansion of this program will depend on participation and adherence to food scrap guidelines to prevent contamination.

Pilot Launch: The pilot will begin in September at the Peak 9 enclosure, with a limited number of participating restaurants.

Costs & Savings: While there will be a service fee for food scrap collection, the pricing is expected to be lower than trash service, resulting in overall savings for compost participants.

Program Goals:

- Reduce trash volumes
- Lower hauling costs
- Increase food waste diversion and compost feedstock

Support Available:

- High Country Conservation Center (HC3) will assist with bin purchasing and staff training.
- Restaurants with private enclosures can apply for the Town's Material Management Grant to be reimbursed for eligible composting-related costs.

Used Cooking Oil Management

Status: The Town is currently prioritizing other waste programs, and there is no formal grease/oil collection program at this time.

Restaurant Responsibility: Businesses must manage cooking oil and byproducts safely, in compliance with Town regulations, and plan for appropriate disposal.

Be Bear Aware

Breckenridge is bear country. To keep our wildlife and community safe, please follow these rules:

- Store trash and recycling in wildlife-resistant containers or indoors.
- Put bins out only on the morning of pickup, not the night before.
- Always latch containers.
- Ensure there are no overflow or loose bags.

Unsecured trash may result in fines for trash generators and can be a death sentence for bears.

Energy

Solarize Summit

Now in its sixth year, the Solarize Summit program aims to simplify and make solar energy more affordable. The program offers residents and businesses in Breckenridge a local rebate of $1,650, which can be combined with other discounts and incentives, including the 30% federal tax credit set to expire at the end of this year.

Last year, the program facilitated the installation of 18 solar systems in Breckenridge. This year, 25 systems have already been sold through the program by two contractors. Although program sign-ups ended on June 30, projects will be completed by the end of the year to take advantage of the expiring tax credit. For those interested in going solar next year, HC3 has opened a waitlist for 2026.

Electrify Breck

The Energy Smart program is a well-established residential energy efficiency initiative aimed at providing low-cost home energy assessments and retrofit rebates for properties in Breckenridge. In recent years, the program has expanded its rebate offerings to reflect the growing interest in beneficial electrification, providing incentives for appliance fuel switching and other upgrades. With rebates from Xcel Energy and tax credits through the Inflation Reduction Act set to expire on December 31, 2025, now is the perfect time to get projects underway.

Last year, the Electrify Breck program was launched as an electrification pilot to replicate the success of Solarize Summit. This program includes bulk-buy discounts, streamlined administration, grassroots marketing, and community incentives. The 2024 pilot focused on the Wellington and Lincoln Park neighborhoods, where homes were built to a similar size with similar heating systems. A total of four systems were installed in 2024 through the pilot.

For 2025, the program has been opened up to any deed-restricted property in Breckenridge, and two additional vetted heat pump installers have been added to increase contractor choice. Although no contracts have been signed so far this year, two

leads have expressed interest. Homes that have completed a recent energy audit and/or insulation improvements are ideal candidates for this program. To learn more about Electrify Breck, complete the intake form.

To stay informed about the town's energy programs, residents can visit the Sustainable Breck website, email sustainablebreck@townofbreckenridge.com or attend monthly Town Council meetings where updates and new initiatives are discussed. Through these efforts, Breckenridge continues to lead the way in promoting sustainable energy practices and reducing its carbon footprint.

Ullr Solar Garden Outage

The Council received public comments from a solar garden subscriber expressing frustration over the recent summer outage at the Ullr Solar Garden (Stillson). The outage was caused by increased voltage to the incoming lines, which led to the garden inverter shutting down and halting production. After several weeks of troubleshooting with our contractors and utility, it was determined that a blown fuse was causing voltages outside the normal range. The fuse has since been replaced, and the garden is now back up and running. All subscribers have been notified.

Memo

To: Breckenridge Town Council Members

From: Mae Watson, Town Clerk

Date: 9/4/2025

Subject: Committee Reports

The following committee reports have been submitted and included:

- Breckenridge Social Equity Advisory Commission
- Summit Stage Advisory Board

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

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

TOWN OF
BRECKENRIDGE

Breckenridge Social Equity Advisory Commission
August 20, 2025, 5:30pm

Breckenridge Town Hall
Council Chambers
150 Ski Hill Road
Breckenridge, CO

Striving for racial and social equity for all by removing barriers and facilitating opportunities to thrive

DRAFT

I. Call to Order

Chair Burns called the meeting to order at 5:31pm.

Roll Call
Present: Jordan Burns, Carol Saade, Abigail Martinez, Isaura Cirillo, June Walters
Virtual: Michelle Mahoney
Absent: Jotwan Daniels, Ujala Vatas

Discussion/Approval of Agenda
Motion to Approve: Commissioner Walters, Seconded: Council Member Saade

Discussion/Approval of the Minutes
Motion to Approve Minutes: Council Member Saade, Seconded: Commissioner Walters

II. Staff Summary

i. SPARK Event – Spanish Speaking Community Outreach

Flor Cruz provided an update on the Town's efforts to promote inclusive participation in the recent SPARK event. She explained that the Communications and Outreach Department broadened its engagement with Spanish-speaking community members and the local workforce by partnering with social media influencers. These influencers, who have both local and statewide audiences, helped extend outreach to Spanish-speaking families within Summit County as well as in neighboring counties. As a result, many Spanish-speaking families attended and actively participated throughout the weekend, making the outreach effort a clear success.

III. Presenters

i. Keely Ambrose, Town Attorney & Scott Reid, Deputy Town Manager: Board & Commissions Training

Town Attorney Keely Ambrose provided an overview of the Municipal Charter and the formation of the Commission. She outlined the Commission's requirements under the Town's resolutions, its duties and responsibilities as defined in the Commission's Rules and Regulations, and its overall advisory role. Keely also emphasized that Commissioners serve as public officials and are therefore subject to the Town Code, the Colorado Open Meetings Law, and the Colorado Open Records Act. Additionally, she explained the protections afforded to Commissioners under the Colorado Governmental Immunity Act and CIRSA coverage when acting in their official Social Equity Advisory capacity.

ii. Laurie Best and Darci Henning - Town of Breckenridge Housing Division: Runway Project

Laurie Best, Director of Housing, appreciated the opportunity to interact with the Commission and expressed great interest in continued conversations about future programs and projects. Laurie provided an update on the status of the Runway Neighborhood Project and discussed the following topics:

<u>Affordability</u>

Laurie acknowledged that the project is not as affordable as everyone in the community would prefer; however, staff and Town Council will continue working to reduce the overall cost. Laurie and Town Council Member Carol Saade also emphasized that each project is designed to address different demographics and needs. They noted that Town Council and staff have heard the Commission's feedback and will continue seeking additional opportunities for future projects and programs aimed at community members with lower AMI price points. In addition, Laurie explained that staff have begun exploring the possibility of updating the housing needs assessment and evaluating other options for AMI calculations and data collection.

<u>ADUs</u>

Laurie shared the most recent direction from Town Council, which was to sell the units ADU-ready and give the homeowners the ability to decide if they want an ADU or not. Laurie also shared that this decision gives staff more time to finalize the terms and conditions to building the ADUs. Laurie also shared that staff would refine the current ADU policy, not only for Runway but for all units throughout town, to help incentivize ADUs and make sure they are affordable to those that need it.

Commissioner Mahoney also shared her support for the idea of helping renters who live in the ADUs build credit and eventually become homeowners. She also supported helping homeowners with initial ADU construction costs, which could help lower construction costs that could ultimately also lower rent prices.

<u>Ownership of Other Property and Income Caps</u>

Laurie explained that, although there are concerns about the different treatments, Town Council has decided to align with the Stables Village neighborhood rules regarding ownership of other property and income testing. She noted that these measures are intended to help achieve the goal of prioritizing first-time homebuyers and ensuring that lower-income families have access to the lowest-priced units. Laurie also highlighted that staff would replace the term "AMI" with "price of the unit" and "income" to make the language clearer and easier to understand.

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Deed Restriction Light

Laurie stated that only four units are intended to have a deed restriction light but noted that final approval of the budget will take place in January. She highlighted the Wellington Neighborhood as an example of a successful mixed-income community, where 20% of the units are at a market rate, and shared that this model has proven effective. Laurie also shared that the Town would be using this model with only 5% of the units in the Runway Neighborhood, which she noted will still be a significant contribution to making the overall budget work.

In response to Commissioner Daniels' concerns on the deed restriction light, Laurie stated that it worked very well in the Wellington Neighborhood where the private developer used a similar method to cover the cost of the project and encouraged that although there is some hesitancy, it is a method that worked well.

Commissioner Martinez asked about the strategy if the homes did not sell. Laurie explained that the current market price for a four-bedroom home in Breckenridge would be at least $1.5 to $1.6 million, likely for a 25-year-old home in need of repairs. In comparison, she noted that Runway homes would be more affordable and also brand new. Laurie added that if, for some reason, the homes still did not sell, adjustments could be made before vertical construction begins.

Commissioner Mahoney also commented on the needs assessment in the memo, noting it shows efforts to meet community needs for the 4-bedroom homes.

Education & Outreach

Laurie stated that staff have been working on an outreach plan to control the message and get information out to the community. Laurie shared that part of the message included education to help individuals prepare to become buyers and hoped for an open house in the next couple of weeks. She also asked the Commission to help with outreach and attend meetings.

Commissioner Walters asked who the presenters and educators would be for the open houses. Laurie shared that staff initially thought about working with the Summit Combined Housing Authority and local lenders. Flor Cruz also shared that the Immigration Rights & Advocacy and Community Education Subcommittee had been working with Mountain Dreamers who provided a list of potential contacts and that staff will continue to search for resources through local partners and any other entity that has helped local community members with the home purchasing process. Commissioner Daniels also shared that the community is coming around the deed restrictions and feeling more comfortable with deed restrictions as it provided them with the ability to have stable housing.

Chair Burns highlighted the importance of credit education and foundation of home buying including the small details that community members might not know.

Lottery Process and Criteria

Laurie shared the current proposal to Town Council which includes priority for first-time homebuyers and long-term community members who have been in the Community for more than 10 years, but not for buyers who work in the Upper Blue area.

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IV. Vacancy Seat Update

Chair Burns announced that staff would begin advertising for the open seat on the Commission and explained that there is also a seat that is coming up for reappointment. Commissioner Walters shared that she would reapply and request a reappointment. Council Member Saade stated that the intention was to have the Commission Chair, the Town Council Representative, and a staff member on the recruitment subcommittee but welcomed anyone on the Commission to join if they were willing and wanting to participate.

Flor Cruz encouraged the Commission to reflect on their networks and consider potential candidates who could fill gaps in the Commission's representation. While noting that the group is diverse, she urged Commissioners to think about individuals who could contribute, whether as Commissioners or in subcommittees, emphasizing that broader perspectives and diversity will strengthen the Commission's ability to serve the community more effectively.

V. *Subcommittee Updates*

Celebrate Diversity / Community Outreach & Engagement /Community Education & Influence

Flor Cruz encouraged the Commission to be aware of the Dia De Los Muertos festival that Jill Desmond and her team at Breck Create have been working very hard on and asked the Commission to consider helping with community outreach and videos to encourage community attendance.

Immigration Rights and Advocacy

Civic Engagement

Flor Cruz highlighted the subcommittee's willingness to thank the community members who have made Pedal Together: Community Bike Clinics so successful. She thanked Rich, Ujala, Yanitza, Duke, Alex, and Tony for all their work and willingness to make it happen.

VI. Upcoming Community Events

Chair Burns reminded the Commission about the upcoming community events.

VII. Upcoming Council Items

Council Member Carol Saade asked if the Commission had any questions, to which there were no questions. Chair Burns expressed gratitude to Carol and Town Council for their decisions and hard work in supporting the community, appreciating how they incorporate community input into their efforts.

VIII. Upcoming Agenda Topics

IX. Other Matters

Commissioner Walters shared that Warm Cookies post cards are coming in the mail and that receiving the post card was very motivating for her.

Commissioner Walters shared concerns about the current uncertainty many immigrant community members face and how this is impacting low turnouts in participation as families are afraid to participate. She asked the Commission if there was anything they could do to help and asked if self-identifying as allies, on a personal level, would be beneficial.

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Council Member Saade shared that this topic has been something that has been an ongoing conversation in subcommittees and trusted partners.

Flor Cruz will do some research and bring the discussion back to the Commission in a future meeting.

Commissioner Cirillo shared that this is a national issue with a lot of misinformation which is causing a lot of fear. She also shared that she has heard from community members who are saving money to go back to their home countries and are afraid to take their kids to school. Commissioner Cirillo also stated that building trust is important but hard to do and questioned if communication should come from the Commission or from other leaders in the community like the County Sheriff did in a past video.

Commissioner Martinez reported that during a recent Summit County transit and transportation meeting, she identified a concern and asked whether it could be elevated to the state level. She noted the frequency of accidents on the roads to Silverthorne and at the roundabout in Frisco leading to Copper Mountain. She also emphasized the need for increased visitor education on safe driving during the winter months. Council Member Carol Saade clarified jurisdictional responsibilities but offered to speak with the Town's head of transportation to determine whether Breckenridge could play a role. She cautioned, however, that there may be limited options since those areas fall under the authority of the Colorado Department of Transportation.

X. Public Comment (Non-Agenda Items)

There was no public comment.

Chair Burns adjourned the meeting at 7:08 pm.

DRAFT

Summit Stage
August 27th, 2025
Transit Board Meeting

Notes from current meeting:

- Regional Transportation Authority was presented to Breckenridge Town Council. A list of FAQs from these meetings will be started and circulated by Bill Ray. An initial meeting to build the Formation and Technical committees will be held in mid-September; a Doodle poll is out now. Items that will be discussed in the initial meeting:
    - Meeting cadence and setting standing meetings
    - Public meeting process/rules
    - Formation Committee chair/vice chair
    - Subcommittee structure—i.e. Technical and Stakeholder committees
    - Role of neighboring jurisdictions (i.e. Park and Lake counties, Leadville and Kremmling)
    - Role of resorts, major employers and other stakeholders
    - Overall goals of RTA formation
- A new position for a Transit Board Member was presented. This position is intended as a Spanish Language Outreach Member. Miriam Garcia of Mountain Dreamers was selected and will be presented to the BOCC for consideration. Unanimous Board approval was made, as Miriam has been engaged for over 3 years at each meeting as a member of the public, representing members of the community that have been unrepresented historically
- Public comments were received on ways to make movement between Silverthorne and Breckenridge more efficient/timely. Staff will look at options and report back
- A discussion on how the Stage can serve some larger countywide events with additional transit service to and from specific areas of the county took place. Staff will gather some ideas on what these large events might be and how they might be able to support with transit service in the future

Ridership:

- Total July 2025 fixed-route ridership was 97,977. A 16.4% decrease from July 2024 of 117,226.
- Ridership changes by Route July 2025 vs. July 2024:

Route	% Difference (Gain / Loss)
Breckenridge - Frisco	-7.3%
Frisco - Silverthorne	-31.1%
Copper - Frisco	9.5%
Keystone/Dillon/Silverthorne	-27.2%
Swan Mountain Flyer	NA
Boreas Pass Loop	-21.2%
Free Ride Purple Contract	24.6%
Silverthorne Loop	27.5%
Wildernest Loop	-26.5%
Blue River Commuter	-82.5%
Lake County Commuter	-10.6%
Park County Commuter	17.1%
Total	**-16.4%**

*Staff believes Stage ridership has been negatively impacted this summer due to construction and closure on Swan Mountain Road.

SUMMIT COUNTY
COLORADO

TRANSIT DEPARTMENT

970.668.0999 ph | 970.668.4165 f
www.SummitStage.com

0222 County Shops Rd. | PO Box 2179
Frisco, CO 80443

AGENDA

Summit County Transit Board Meeting

8:15am Wednesday, August 27th, 2025
In Person at the Senior Center, Loveland Room, 83 Nancy's Place Frisco, CO 80443
Breakfast Items Provided

I. Welcome and Introductions

II. Approval of Minutes — Motion____ 2nd___ Approved___ Rejected___

III. Agenda Changes — Motion____ 2nd___ Approved___ Rejected___

IV. Recognition of Guests and Public Comment

V. Monthly Update Items

a.	Financial Report (Chris Lubbers)	5 minutes
b.	Operations Report (Alex Soto)	10 minutes
c.	Planning Update (Alex Soto for Ann Findley)	7 minutes

VI. Discussion and Action Items

a.	Miriam Garcia – Nomination for Membership	10 minutes
b.	RTA Progress Update	5 minutes
c.	Transit Headquarters Project Update	5 minutes

VII. Adjournment — Motion____ 2nd___ Approved___ Rejected___

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COLORADO

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SUMMIT COUNTY TRANSIT BOARD ANNUAL RETREAT MEETING

Wednesday, July 30, 2025, 8:15 a.m.
SUMMARY MINUTES

I. CALL TO ORDER

The annual retreat meeting of the Summit County Transit Board on Wednesday, July 30, 2025, was called to order by Matt Hulsey, Board Chair at 8:15 a.m.

II. ROLL CALL

Board Members present and answered to the roll call were:

Matt Hulsey Chair – Town of Breckenridge
Becky Bowers - Upper Blue Basin (At Large Member)
Tony Camarata – Arapahoe Basin Ski Resort
Tom Daugherty – Town of Silverthorne
Candace De – Ten Mile Basin (At Large Member)
Katrina Doerfler - Lower Blue Basin (At Large Member)
Tyler Fielder – Breckenridge Ski Resort
Tom Fisher – Town of Frisco
Steve Greer – Summit County
Kyle Hendricks – Town of Dillon
Brayden Hicks – Keystone Ski Resort
Lindsay Hirsh – Town of Keystone
Susan Juergensmeier – Snake River Basin (At Large)
Eric Mamula – Summit County
Elizabeth Skrzypczak-Adrian– Town of Frisco

Guests present: Miriam Garcia, Summit Cove, Mountain Dreamers; Tom Koehler, Summit County Outdoor Coalition; Bill Ray, WR Communications; Min Ji, Via Transportation (remotely).

Staff present: Chris Lubbers, Transit Director; Ann Findley, Planner; George Zachos and Jason Williams, Shift Supervisors; Tracy Turner and Vivian Pershing, Admin.

III. APPROVAL OF MINUTES AND AGENDA

The minutes from the June 25, 2025 Summit County Transit Board monthly meeting were approved by Tom Daugherty, seconded by Tony Camarata who also moved to approve the July 30, 2025 meeting agenda. Motions carried.

IV. RECOGNITION OF GUESTS AND PUBLIC COMMENTS

Guests were recognized and welcomed. No public comments were received.

V. MONTHLY UPDATE ITEMS

A. Financial Report

Mr. Lubbers discussed the Transit Financial Summary and Budget Report in detail, regarding current revenue, labor, administration/office, capital and fleet replacement, operation and maintenance, safety, training and recognition along with beginning and ending fund balances. A budget statement of current

and previous year operating revenue and expenses expended year-to-date to June 30, 2025 and county sales tax data for May 2025 was given. He gave an update of the Transit Headquarters Project and union negotiations. Financial Report was approved.

B. Operations Report

George Zachos discussed the Transit Operations Summary in detail, focusing on bus operator staffing, training, recruiting efforts, and safety metrics. June fixed-route passenger counts, and ridership changes by route indicated a 11.8% decrease from 2024, primarily in Blue River Commuter, Keystone/Dillon/Silverthorne, and Wildernest and Boreas Loop routes and increases in Purple (Free Ride contract), Copper Mountain and Silverthorne Loop routes. Guests per hour were 16 average for Town-to-Town routes, 7 average for Town-to-Resort routes, 11 for Residential routes and 7.5 average guests per hour for Commuter routes. June Para transit ridership changes from 2024 indicated a 15.4% increase. Maintenance technician staffing, work orders, bus and para transit availability, in and out of contract availability percentages, warranty issues, road calls, costs, preventative maintenance, bus performance (bus mileage and age), parts availability and budget impact were reviewed. The Operations and Maintenance Reports were approved unanimously by the board present.

C. Planning Work Session

Mr. Lubbers reported on the grant reimbursement status and minimum fund balance. Ann Findley gave an update on Transit to Trails and potential bus stop additions, first-last mile topics of micro transit and carpooling apps, as well as, incentives for riding the bus and discussion regarding large events.

D. Agenda Items

Mr. Lubbers and Bill Ray, consultant for communities on election issues reviewed a timeline in establishing a multi-member Regional Transportation Authority with the scope addressing the region's transportation needs, including improving infrastructure, enhancing mobility, and promoting sustainable transportation options.

VI. ADJOURNMENT

The meeting was adjourned at 11:45 a.m.

Summit Stage Ridership

Fixed Routes

	July 2024 and 2025 Compared						% change	July 2024 and 2025 Y-T-D					
	2024			2025			2024 to	2024			2025		
	Guests	Hours	Guests/Hour	Guests	Hours	Guests/Hour	2025	Guests	Hours	Guests/Hour	Guests	Hours	Guests/Hour
Town-To-Town Routes:			*T-T std. = 22*			*T-T std. = 22*				*T-T std. = 22*			*T-T std. = 22*
Breckenridge-Frisco	24,974	1240.0	20.1	23,154	1240.0	18.7	-7.3%	157,094	6,975.3	22.5	159,634	8,480.0	18.8
Frisco-Silverthorne	19,114	503.8	37.9	13,160	589.0	22.3	-31.1%	119,275	3,433.6	34.7	104,789	3,693.1	28.4
X Flyer Breck-Silverthorne	0	0.0	#DIV/0!	1,177	226.3	5.2	#DIV/0!	0	0.0	#DIV/0!	3,468	751.9	4.6
T-T Subtotal	**44,088**	**1743.8**	**25.3**	**37,491**	**2055.3**	**18.2**		**276,369**	**10,408.9**	**26.6**	**267,891**	**12,925.0**	**20.7**
Town-To-Resort Routes:			*T-R std. = 22*			*T-R std. = 22*				*T-R std. = 22*			*T-R std. = 22*
Copper Mountain-Frisco	6,621	945.5	7.0	7,247	945.5	7.7	9.5%	91,572	5,578.5	16.4	110,900	6,466.0	17.2
Keystone/Dillon/Silverthorne	29,315	1625.3	18.0	21,338	1966.3	10.9	-27.2%	191,376	8,392.5	22.8	174,719	12,248.0	14.3
X Flyer Frisco-Key-A Basin	0	0.0	#DIV/0!	812	372.0	2.2	#DIV/0!	0	0.0	#DIV/0!	3,701	1,236.0	3.0
T-R Subtotal	**39,830**	**3040.4**	**13.1**	**29,397**	**3931.4**	**7.5**		**332,094**	**18,656.4**	**17.8**	**327,122**	**24,520.0**	**13.3**
Residential Routes:			*Res std. = 14*			*Res std. = 14*				*Res std. = 14*			*Res std. = 14*
Boreas Pass Loop	8,385	599.3	14.0	6,606	599.3	11.0	-21.2%	60,305	3,377.9	17.9	62,969	4,098.5	15.4
Purple (Free Ride contract)	2,876	542.5	5.3	3,583	542.5	6.6	24.6%	45,484	3,722.5	12.2	59,761	3,695.0	16.2
Silverthorne Loop	6,674	489.2	13.6	8,510	489.2	17.4	27.5%	45,599	2,695.2	16.9	53,633	3,345.4	16.0
Wildernest Loop	9,366	480.5	19.5	6,881	480.5	14.3	-26.5%	49,204	2,635.5	18.7	41,170	3,286.0	12.5
Res Subtotal	**27,301**	**2111.5**	**12.9**	**25,580**	**2111.5**	**12.1**		**200,592**	**12,431.1**	**16.1**	**217,533**	**14,424.9**	**15.1**
Commuter Routes:			*Com std. = 10*			*Com std. = 10*				*Com std. = 10*			*Com std. = 10*
Blue River Commuter	823	67.2	12.2	144	26.9	5.4	-82.5%	11,657	461.6	25.3	2,390	183.9	13.0
Lake County Commuter	2,545	390.6	6.5	2,274	390.6	5.8	-10.6%	18,562	2,683.8	6.9	16,622	2,671.2	6.2
Park County Commuter	2,639	254.2	10.4	3,091	254.2	12.2	17.1%	20,225	1,746.6	11.6	24,088	1,738.4	13.9
Com Subtotal	**6,007**	**712.0**	8.4	**5,509**	**671.7**	**8.2**		**50,444**	**4,892.0**	**10.3**	**43,100**	**4,593.5**	**9.4**
Misc. Fixed Route Subtotal	**0**	**0.0**	**n/a**	**0**	**0.0**	**n/a**		**1,032**	**0.0**	**n/a**	**0**	**3,499.7**	**n/a**
FIXED ROUTE TOTALS	**117,226**	**7,608**	**15.4**	**97,977**	**8769.9**	**11.2**	-16.4%	**860,531**	**46,388.4**	**18.6**	**855,646**	**59,963.1**	**14.3**

Mountain Mobility/Para Transit

	July 2024 and 2025 Compared							July 2024 and 2025 Y-T-D					
	2024			2025				2024			2025		
	Guests	Hours	Guests/Hour	Guests	Hours	Guests/Hour		Guests	Hours	Guests/Hour	Guests	Hours	Guests/Hour
PARATRANSIT TOTALS	**550**	**488.6**	**1.1**	**679**	**618.1**	**1.1**	23.5%	**3,368**	**3,066.1**	**1.1**	**3,955**	**3,499.7**	**1.1**
GRAND TOTAL	**117,776**	**8,096.3**	**14.5**	**98,656**	**9,388.0**	**10.5**		**863,899**	**49,454.5**	**17.5**	**859,601**	**63,462.8**	**13.5**

CDOT Quarterly Report Data			
	Fixed Route	**92,468**	**8098.2**
	Commuter	**5,509**	**671.7**

H:\RIDERSHIP\2025 Ridership\2025 OpsData.xlsb

RESOLUTION NO. 2025-57

BOARD OF COUNTY COMMISSIONERS
OF THE
COUNTY OF SUMMIT
STATE OF COLORADO

RESOLUTION AMENDING BYLAWS OF THE TRANSIT ADVISORY BOARD

WHEREAS, pursuant to § 30-11-101(1) (f), C.R.S., and other applicable authority, Summit County is authorized to develop, operate and maintain mass transportation systems; and

WHEREAS, pursuant to Summit County Resolution No. 20-61 adopted on October 13, 2020, the Board of County Commissioners of the County of Summit, State of Colorado, is empowered to amend the bylaws and appoint individuals to serve as members on the Transit Advisory Board ("Transit Board"); and

WHEREAS, the Board of County Commissioners amended the Transit Board Bylaws and expanded the Transit Board membership from fourteen (14) members to sixteen (16) members for the purpose of granting the Town of Keystone as well as the Spanish Language Outreach Member designated seats and voting privileges on the Transit Board; and

WHEREAS, the Board of County Commissioners finds it necessary and in the best interests of the health, safety and welfare of the residents of and visitors to Summit County, Colorado to amend the Transit Board Bylaws and appoint two (2) new members to the Transit Board as set forth and attached hereto as Exhibit "A" (Transit Advisory Board Bylaws Amended 06/09/2025); and

WHEREAS, the amendment does not constitute a contractual obligation of the County of Summit nor of the Board of County Commissioners, and the County and the Board are not legally bound for the term of appointments or designations as specified herein below; and

WHEREAS, all prior resolutions inconsistent with this resolution are hereby repealed to the extent of any such inconsistency.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO THAT:

1. The Transit Board Bylaws are amended expanding membership from fourteen (14) members to sixteen (16) members for the purpose of granting the Town of Keystone as well as the Spanish Language Outreach Member designated seats and voting privileges on the Transit Board for two-year terms commencing on August 27, 2025, during the regularly scheduled Transit Advisory Board meeting.

ADOPTED THIS 22 DAY OF JULY, 2025.

COUNTY OF SUMMIT
STATE OF COLORADO
BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS

Eric Mamula, Chair

ATTEST:

Taryn Power, Clerk & Recorder

EXHIBIT "A"

RESOLUTION NO. 2025-57

THE BOARD OF COUNTY COMMISSIONERS

OF THE

COUNTY OF SUMMIT

STATE OF COLORADO

Transit Board Bylaws Amended 06/09/2025

Adopted by: Transit Advisory Board Date of Adoption: June 25th, 2025

Section 1: Establishment of Transit Board. The Transit Advisory Board (Transit Board) was established by the Board of County Commissioners (BOCC) of Summit County, Colorado pursuant to Summit County Resolution No. 91- 26, adopted on May 13, 1991 as restated by Resolutions No. 04-24, No. 14-04 and No. 20-61.

Section 2: Purpose. The general purpose of the Transit Board is to make recommendations to the BOCC regarding the operation of the Mass Transportation System with respect to the following powers and duties as set forth by Resolution No. 25-57:

I. To adopt such bylaws as it deems appropriate, which are consistent with this Resolution and approved by the BOCC through review by the County Attorney.

II. To oversee the operation of the Mass Transportation System and to make recommendations to the Board of County Commissioners as needed or requested for improving or modifying operational plans, policies or procedures, realizing that the Mass Transportation System is public.

III. To review annually a draft transportation budget for the succeeding calendar year in accordance with the BOCC's annual budget process. The Transit Board may also make recommendations on other revenue sources such as advertising policies and contracting with other agencies.

IV. To recommend to the BOCC service plans that propose adjustments to mass transit services. These service plans shall be recommended to the BOCC at least sixty (90) days prior to the proposed date of implementation. The service plans will provide information on anticipated costs, ridership, routing, schedules, personnel needs, and budget amendments that may be required.

V. To report to the BOCC, as requested, regarding the efforts which have been made to implement new or existing operating plans as the BOCC may have adopted to meet long and short-term mass transportation goals.

VI. To provide for subcommittees to review those issues assigned it by the Transit Board. However, the recommendations of any subcommittee shall not be deemed a decision/recommendation unless approved by vote of the Transit Board.

VII. To do any and all things necessary to accomplish its duties as described herein.

Section 3: Transit Board Membership. The Transit Board membership is comprised of sixteen (16) members. One of which is a BOCC representative.

I. Member Designation and Voting Privileges - One (1) member will be appointed by the BOCC as their representative and will not have voting privileges during Transit Board meetings. Six (6) members will be appointed by each of the following towns as their respective representatives; Town of Blue River, Town of Breckenridge, Town of Dillon, Town of Frisco, Town of Keystone and Town of Silverthorne all of which have voting privileges during Transit Board meetings. Four (4) members will be appointed by each of the following resorts as their respective representatives; Arapahoe Basin Resort, Breckenridge Resort, Copper Mountain Resort and Keystone Resort all of which will have voting privileges during Transit Board meetings. Four (4) members will be selected and recommended by the Transit Board and approved by the BOCC to represent each of the following planning basins; Lower Blue Planning Basin, Snake River Planning Basin, Ten Mile Planning Basin and Upper Blue Planning Basin all of which will have voting privileges during Transit Board meetings. One (1) member will be selected and recommended by the Transit Board and approved by the BOCC to represent the Spanish speaking community. The Spanish Language Outreach Member will have voting privileges during Transit Board meetings.

II. Alternates - Alternate Transit Board members may optionally be appointed by the applicable governing body of each of the above-listed entities except that there shall be no alternate members appointed to the planning basins or the Spanish Language Outreach Member. Alternate Transit Board members will be given the opportunity to vote during Transit Board meetings when the respective entity's regular voting member is absent.

III. Terms - Transit Board members, regular and alternates, shall serve two-year terms which shall commence upon the expiration of their respective predecessors' terms with the exception of the BOCC Representative whose term shall be determined by the BOCC in accordance with Commission terms or other terms at the discretion of the BOCC. The current Transit Board members and the date of expiration of their current terms of service are provided in the table below.

Summit Stage Board Members Revised 06/09/2025

	Members	Term Start/End	Alternates
Summit County			
Commission	*Eric Mamula*	*N/A*	*Steve Greer*
Planning Basins/Other			
Lower Blue Planning Basin	*Katrina Doerfler*	*2024/2026*	
Snake River Planning Basin	*Susan Juergensmeier*	*2023/2025*	
Ten Mile Planning Basin	*Candice De*	*2024/2026*	
Upper Blue Planning Basin	*Becky Bowers*	*2023/2025*	
Spanish Language Outreach	*Vacant*	*2025/2027*	
Towns			
Town of Blue River	*John Debee*	*2025/2027*	
Town of Breckenridge	*Matt Hulsey, Chair*	*2024/2026*	*Judd Chase*
Town of Dillon	*Kyle Hendricks*	*2024/2026*	*Dan Burroughs*
Town of Frisco	*Elizabeth Skrzypczak-Adrian*	*2025/2027*	*Chris McGinnis*
Town of Keystone	*Carol Kerr*	*2024/2026*	*John Crone*
Town of Silverthorne	*Tom Daugherty*	*2024/2026*	
Resorts			
Arapahoe Basin Resort	*Tony Camarata*	*2024/2026*	
Breckenridge Resort	*Tyler Fielder*	*2024/2026*	*Chelsea Roth*
Copper Mountain Resort	*Cindi Gillespie*	*2024/2026*	
Keystone Resort	*Brayden Hicks*	*2024/2026*	

All members expire/renew in the month of May

IV. Replacement of Members and Alternates - If any member or alternate resigns, is removed by the appointing organization, or is unable to complete the term, the applicable appointing organization will appoint a replacement member.

V. Replacement of Planning Basin Representatives – Members designated as Planning Basin Representatives shall be nominated and appointed according to the following procedures:

a. When a Planning Basin Member vacancy occurs because a current member does not want to be re-appointed, resigns, or is removed as provided herein or when terms are expiring, the Transit Director shall advertise the vacancy and selection process at least one time in a newspaper of general circulation in Summit County.

b. The Transit Board shall thoroughly review applicants at regular or special meetings and provide a recommendation to the BOCC. The BOCC may optionally interview applicants prior to approving an appointment.

c. The BOCC shall approve appointments as soon as practicable after a recommendation from the Transit Board.

VI. Replacement of the Spanish Language Outreach Member – The Spanish Language Outreach Member shall be nominated and appointed according to the following procedures:

a. When a Spanish Language Outreach Member vacancy occurs because the current member does not want to be re-appointed, resigns, or is removed as provided herein or when terms are expiring, the Transit Director shall identify and appoint a new member.

b. The Transit Board shall review the new appointment at regular or special meetings and provide a recommendation to the BOCC. The BOCC may optionally interview proposed members prior to approving an appointment.
c. The BOCC shall approve appointments as soon as practicable after a recommendation from the Transit Board.

VII. Compensation of Members - Transit Board members shall serve without pay.

VIII. Attendance and Removal of Members - The Transit Director shall record attendance at Transit Board meetings. If neither the regular nor alternate member is present for two (2) consecutive meetings, the Director shall provide notice to the Transit Board. Within fifteen (15) days of receiving notice, the chairperson shall provide a first written notice of chronic absence to the absent member(s) and the applicable appointing organization. If neither the regular nor alternate member is present for two (2) consecutive meetings for a second time within twelve (12) months of the date of the first written notice, the Director shall again provide notice to the Transit Board. Within fifteen (15) days of receiving notice, the chairperson shall provide a second written notice of chronic absence to the absent member(s) and the applicable appointing organization and request the appointment of replacement member(s).

Section 4: Election of Officers. The Transit Board shall elect a chairperson and optionally, a vice chairperson by formal motion. The chairperson and vice chairperson shall serve two-year terms or the remainder of a membership term if less than two years and may be reconfirmed for additional terms. If the chairperson is absent, the vice chairperson shall assume the duties of the chairperson. If the chairperson and vice chairperson are both absent, the board shall appoint an interim chairperson for the subject meeting.

Section 5: Formation of Subcommittees. The Transit Board may form subcommittees to examine issues, to conduct research and develop recommendations on matters of concern to the board, or to assist the board in carrying out its duties. Subcommittees shall be comprised of regular board members. Work requested of any subcommittee shall be performed by its members and by the Transit Director and shall not involve support from any other staff unless such support is approved by the BOCC. A subcommittee may include no more than five (5) members of the Transit Board. The recommendations of any subcommittee shall not be deemed a recommendation of the Transit Board unless approved by vote.

Section 6: Conduct of Transit Board Meetings. All regular and special meetings of the Transit Board shall be open to the public pursuant to C.R.S. 24-6- 401 et seq., except as provided by law. The Transit Board may meet in executive session as allowed by law.

I. Schedule of Meetings - The Transit Board shall hold regular meetings at a place either physically or electronically and a time determined by the Transit Board. Any meeting date falling on a holiday, or any meeting cancelled because a quorum could not be assembled, shall be rescheduled. A regular Transit Board meeting may be cancelled if no business is scheduled for discussion. Special meetings of the Transit Board can be scheduled by the Transit Director at the request of the Transit Board or the BOCC. In scheduling special meetings, the Transit Director shall make every effort to provide at least seven (7) days' notice to Transit Board members.

II. Notice of Meetings - The Transit Director shall post notice of regular meetings in a designated public place in Summit County, Colorado no less than twenty-four (24) hours prior to the holding of the meeting, or in a newspaper or electronic media of general circulation in the County, with such notice listed no less than the Friday prior to the meeting. The posting or publication shall include specific agenda information where possible.

III. Quorum and Vote - Eight (8) or more voting members of the Transit Board shall constitute a quorum. Alternate members may be counted towards determining a quorum, and allowed to vote on agenda items, only in the absence of the applicable regular representative. A quorum is not necessary for the board to conduct work sessions, continue agenda items, or discuss topics. Action on any agenda items shall require the affirmative vote of at least eight (8) voting members of the Transit Board.

IV. Executive Sessions - All regular and special meetings of the Transit Board shall be open to the public, except that, upon vote of a majority of the members present, an executive session may be held pursuant to the Colorado Sunshine Act of 1972, CRS 24-6-401 et sq., as amended.

V. Meeting Minutes - The Transit Board shall keep written minutes of each of its regular and special meetings. The minutes shall be prepared by transit staff and be presented to the Transit Board for approval. The approved meeting minutes shall be maintained as public records. The minutes of a meeting during which an executive session is held shall reflect the topic of the discussion. Information presented to the Transit Board in carrying out its responsibilities, minutes of its meetings, and any other material resulting from the conduct of its activities shall be kept on file at the Transit Office and shall be available for inspection by the public upon reasonable request, except as provided by law.

Section 7: Additional Procedural, Standards of Conduct and/or Ethics Rules. The Transit Board may adopt such procedural, standards of conduct and/or ethics rules as it deems appropriate and in conformance with the language and intent of these bylaws and resolution No. 25-57 to govern the conduct of its business. Should the BOCC adopt separate rules of procedure, ethics or standards of conduct for the Transit Board, each member shall abide by such rules or standards.

Section 8: Amendments to Bylaws. The Transit Board may recommend amendments to these bylaws. An amendment must be reviewed by the County Attorney's Office and approved by the BOCC to become effective.

Section 9: Severability. If any part of these bylaws is for any reason held invalid, such invalidity shall not affect the remainder of these bylaws.

Section 10: Effective Date. These bylaws shall be effective upon adoption by the Transit Board, review by the County Attorney's Office and approval by the BOCC.

SUMMIT COUNTY
COLORADO

TRANSIT DEPARTMENT

970.668.0999 ph | 970.668.4165 f
www.SummitStage.com

0222 County Shops Rd. | PO Box 2179
Frisco, CO 80443

To: Transit Advisory Board **From:** Chris Lubbers

Re: **Appointment to Vacant Board Position** **Date:** 08/27/2025

Based on the previous recommendation, the Transit Advisory Board has a newly formed position, the Spanish Language Outreach Member.

According to Section 3: TRANSIT BOARD MEMBERSHIP, the Transit Director shall identify the new member so that the Transit Board can provide a recommendation to the BOCC who will then review and if acceptable, approve the new appointment.

I hereby nominate Miriam Garcia of Mountain Dreamers as the new Spanish Language Outreach Member for the Transit Advisory Board. Miriam's resume is attached below.

A motion and vote are requested for this action.



MIRIAM GARCIA

Program Coordinator

(970)409-6392
miriam@mountaindreamers.org

SKILLS

- Bilingual
- Empathetic & culturally sensitive
- Organized & efficient
- Leadership
- Reliable & responsible
- Strong communication Skills
- Community-oriented

LANGUAGE

English

Spanish

ABOUT ME

I was born in Mexico and have proudly called Summit County home for the past 27 years. This is where I've built my life, raised my family, and developed a deep commitment to giving back to the community that welcomed me. My passion lies in supporting others, inspiring positive change, and helping people realize their potential. I believe in the power of community-driven progress, and I'm dedicated to creating opportunities that make a lasting impact.

WORK EXPERIENCE

May 2023 - Present
Mountain Dreamers
Program Coordinator

- Lead outreach efforts to connect immigrant families with programs and services across the county.
- Meet with families to understand their unique situations and help them access mental and physical healthcare, education, housing, employment, and other vital resources.
- Act as a bridge between families and local agencies, advocating on their behalf and ensuring they receive support.
- Build and strengthen partnerships with schools, nonprofits, and service providers to create a more accessible support network.
- Maintain a secure and up-to-date database of client information, ensuring all records are handled with confidentiality and care.
- Empower families by helping them understand the resources available in their community and how to take full advantage of them.

February 2001 – August 2018
August 2021 - February 2022
Valdoro Mountain Lodge
Housekeeping Manager

- Provided excellent customer service and support in a hospitality setting, maintaining high standards in guest care and cleanliness. Ensured rooms and common areas were clean, organized, and ready to offer the best possible experience for guests.

Summit Stage Operations Report for Transit Board

August 27, 2025

Operations Summary

- Active operator hiring efforts are resuming as the BOCC has accepted the recently negotiated CBA.
    - We are continuing to take applications and will initiate an active advertising effort in preparation for winter now that terms of employment are set
    - We have filled our open Road Supervisor position with an internal candidate which opened a Dispatch position that is now posted, and we are accepting applications at this time
- 2 Operators start training week of 7/24. One is a return employee and will graduate in about a week. The other will be ready to graduate in about 6 weeks.
- 4 Operators in the hiring pipeline
- We currently have 72 full-time drivers to cover 67 full-time shifts
    - In August, 1 operator retired and 1 resigned so no change in the staffing level
- 9 Operators are on FMLA –
- 6 shifts a day being covered by overtime on average
    - Scheduled overtime has been reduced, but the recent FMLA and sick time impacted the overall average. It is the natural consequence of successfully increasing operator staffing levels
    - Quick Discussion on FMLA and SPML
- 7 full-time extra board operators to extend coverage for those out sick, on vacation or on medical leave
    - These operators will have the opportunity to fill the recently vacated shifts

Shop Report

- Fleet shop is down 1 technicians
- 100% of PMs completed in July
- All-bus contract availability was 86% for the month of July, targeting 85%-90% according to contract.

Summit Stage Transit
Statement of Operating Revenue and Expenses
Year to date as of July 31, 2025

	Current Year (2025)					Previous Year (2024)				
ACCOUNT DESCRIPTION	ORIGINAL APPROPRIATION	REVISED BUDGET	YTD ACTUAL	AVAILABLE BUDGET	% USED	ORIGINAL APPROPRIATION	REVISED BUDGET	YTD ACTUAL	AVAILABLE BUDGET	% USED
MASS TRANSIT TAX	(19,300,000)	(19,300,000)	(9,531,057)	(9,768,943)	49%	(19,300,000)	(19,300,000)	(11,627,898)	(6,531,421)	60%
TREASURER'S FEES	610,350	610,350	67,375	542,975	11%	175,000	175,000	115,477	68,686	66%
TRANSP SVC REV - LAKE	(120,000)	(120,000)	-	(120,000)	0%	(120,000)	(120,000)	(71,734)	(71,734)	60%
TRANSP SVC REV-PARK	(100,000)	(100,000)	-	(100,000)	0%	(100,000)	(100,000)	(100,000)	-	100%
GRANT REVENUE	(41,375,000)	(41,375,000)	(4,225,351)	(37,149,649)	10%	(38,315,993)	(38,315,993)	(663,481)	-	2%
ADVERTISING FEES	(100,000)	(100,000)	(142,271)	42,271	142%	(100,000)	(100,000)	(108,946)	(48,728)	109%
SALE OF ASSETS	-	-	(5,975)	5,975		-	-	(2,972)	(2,030)	
MISC REVENUE	-	-	-	-		-	-	-	-	
RENTAL INCOME	(40,000)	(40,000)	-	(40,000)	0%	(21,303)	(21,303)	-	-	0%
INTEREST REVENUE	(1,025,000)	(1,025,000)	(531,528)	(493,472)	52%	(300,000)	(300,000)	(640,608)	(225,650)	214%
Revenue Total	(61,449,650)	(61,449,650)	(14,368,807)	(47,080,843)	23%	(58,082,296)	(58,082,296)	(13,100,161)	(6,810,877)	23%
SALARY REGULAR	7,074,135	7,074,135	4,061,744	3,012,391	57%	5,761,571	5,761,571	3,521,279	2,240,292	61%
SALARY TEMPORARY	68,000	68,000	37,468	30,532	55%	50,000	50,000	39,230	10,770	78%
TRAINING PAY	15,000	15,000	13,258	1,742	88%	10,000	10,000	11,291	(1,291)	113%
VEHICLE ALLOWANCE	-	-	-	-		-	-	-	-	
CRISP	844,906	844,906	459,122	385,784	54%	687,840	687,840	398,752	289,088	58%
RETIREMENT	211,579	211,579	114,069	97,510	54%	172,247	172,247	99,178	73,069	58%
HEALTH INSURANCE	916,183	916,183	582,615	333,568	64%	594,175	594,175	273,285	320,890	46%
MEDICARE TAX	113,203	113,203	67,701	45,502	60%	83,543	83,543	57,886	25,657	69%
UNEMPLOYMENT TAX	15,614	15,614	9,347	6,267	60%	11,523	11,523	7,971	3,552	69%
WORKMENS COMP	150,000	150,000	155,744	(5,744)	104%	300,000	300,000	143,240	156,760	48%
EMPLOYER 457 DEF COMP	42,316	42,316	22,814	19,502	54%	34,449	34,449	19,836	14,613	58%
OVERTIME	650,000	650,000	595,292	54,708	92%	460,000	460,000	448,752	11,248	98%
PAYROLL REIMBURSEMENT	-	-	-	-		-	-	-	-	
Labor Total	10,100,936	10,100,936	6,119,172	3,981,764	61%	8,165,348	8,165,348	5,020,701	3,144,647	61%
OFFICE SUPPLIES	10,000	10,000	3,827	6,173	38%	10,000	10,000	5,219	4,781	52%
ADMINISTRATION	965,732	965,732	965,732	-	100%	812,535	812,535	816,566	(4,031)	100%
PROFESSIONAL ASSISTANCE	332,000	832,000	227,864	604,136	27%	332,000	332,000	241,149	90,851	73%
TELEPHONE	10,000	10,000	5,397	4,603	54%	10,000	10,000	5,740	4,260	57%
POSTAGE/FREIGHT	1,500	1,500	300	1,200	0%	100	100	1,049	(949)	1049%
ADVERTISING/LEGAL NOTICES	60,000	60,000	8,354	51,646	14%	60,000	60,000	33,834	26,166	56%
PRINTING	4,000	4,000	203	3,797	5%	11,000	11,000	344	10,656	3%
Administration/Office Total	1,383,232	1,883,232	1,211,677	671,555	64%	1,235,635	1,235,635	1,103,901	131,734	89%
BUILDINGS	47,651,000	47,651,000	6,179,254	41,471,746	13%	46,568,000	46,568,000	3,245,586	43,322,414	7%
IMPR OTHER THAN BLDGS	-	-	-	-		-	-	1,448	(1,448)	
BUSES/TRANSIT EQUIP	8,703,000	8,703,000	1,356,946	7,346,054	16%	6,171,280	6,171,280	358,880	5,812,400	6%
Capital and Fleet Replacement Total	56,354,000	56,354,000	7,536,200	48,817,800	13%	52,739,280	52,739,280	3,605,914	49,133,366	7%
BUILDING REPAIRS	45,000	192,000	32,897	159,103	17%	45,000	45,000	22,858	22,142	51%
BUS STOPS	20,000	20,000	11,120	8,880	56%	20,000	20,000	-	20,000	0%
EQUIPMENT REPAIRS	15,000	15,000	39	14,961	0%	15,000	15,000	394	14,606	3%
FUEL, OIL & ANTIFREEZE	900,000	900,000	483,655	416,345	54%	770,986	770,986	526,259	244,727	68%
MAINTENANCE CONTRACTS	175,000	175,000	123,024	51,976	70%	230,000	230,000	104,561	125,439	45%
OPERATING SUPPLIES	70,000	70,000	28,552	41,448	41%	55,000	55,000	62,956	(7,956)	114%
PURCHASED TRANSPORTATION	6,370,000	2,830,000	477,844	2,352,156	17%	497,760	497,760	402,833	94,927	81%
RENTAL PAYMENTS	7,200	7,200	4,200	3,000	58%	7,200	7,200	4,917	2,283	68%
REPAIR & MAINTENANCE	2,800,000	2,800,000	1,304,660	1,495,340	47%	2,400,000	2,400,000	1,578,115	821,885	66%
ROAD SAND & SALT	1,000	1,000	-	1,000	0%	1,000	1,000	-	1,000	0%
UTILITIES	170,000	170,000	95,811	74,189	56%	200,000	200,000	77,886	122,114	39%
Operation and Maintenance Total	10,573,200	7,180,200	2,561,802	4,618,398	36%	4,241,946	4,241,946	2,780,779	1,461,167	66%
SAFETY	13,500	13,500	-	13,500	0%	5,000	5,000	11,784	(6,784)	236%
INSURANCE/BONDS	205,000	205,000	235,999	(30,999)	115%	150,000	150,000	204,140	(54,140)	136%
Safety and Insurance Total	218,500	218,500	235,999	(17,499)	108%	155,000	155,000	215,924	(60,924)	139%
DUES & MEETINGS	30,500	30,500	33,580	(3,080)	110%	30,500	30,500	25,043	5,457	82%
EDUCATION & TRAINING	10,000	10,000	4,260	5,740	43%	10,000	10,000	5,957	4,043	60%
EMPLOYEE RECOGNITION	30,000	30,000	15,740	14,260	52%	20,000	20,000	15,502	4,498	78%
TRAVEL/TRANSPORTATION	12,000	12,000	3,721	8,279	31%	10,000	10,000	10,988	(988)	110%
UNIFORM ALLOWANCE	17,000	17,000	13,507	3,493	79%	17,000	17,000	9,032	7,968	53%
Uniforms, Training and Recognition Total	99,500	99,500	70,808	28,692	71%	87,500	87,500	66,522	20,978	76%
Revenue Total	(61,449,650)	(61,449,650)	(14,368,807)	(47,080,843)	23%	(58,082,296)	(58,082,296)	(13,100,161)	(6,810,877)	23%
Expenses Total	22,375,368	19,482,368	10,199,458	9,282,910	52%	13,885,429	13,885,429	9,187,827	4,697,602	66%
Grand Total			(4,169,349)					(3,912,334)		
Capital and Fleet Replacement Total	56,354,000	56,354,000	7,536,200	48,817,800	13%	52,739,280	52,739,280	3,605,914	49,133,366	7%
Estimated Ending Fund Balance	33,358,417									
Effect on Fund Balance This Period	3,366,851									

Summit County, Sales Tax Collection Report – May 2025

We are pleased to release the sales tax data for May 2025. May is historically our lowest collection month.

The County's sales tax collections for the month were down 9.5% compared to May 2024. Construction continues to be the most impacted category, followed by short term rental tax collections which were also down for the month.

Mass transit tax collections were down 7.9% for the month compared to 2024. Similar to sales tax, construction collections saw the largest decreases in collections. While collections were down across the board, short term rental collections did actually stay steady and were flat compared to 2024.

A few highlights:

Sales Tax (2024 categorical collection data still includes Keystone collections through June 2025 - negative swings greater than 33% are unfavorable, while negative swings less than 33% are favorable)

- Sales tax collections for the month of $329,452 are 9.5% less than May 2024.
- Construction sales tax collections of $45,568 are 55% less than May 2024.
- Short term rental sales tax collections of $52,121 account for nearly 1/6 of the total and are 36.5% less than May 2024.

Mass Transit Tax

- Mass transit tax collections for the month of $890,885 are 7.9% less than May 2024.
- Construction mass transit tax collections of $68,936 are 36% less than May 2024.
- Short term rental sales tax collections of $104,289 account for nearly 1/9 of the total and are 0.2% ahead of May 2024.

Out of State (Online)

- Sales taxes from out of state vendors amounted to $37,031 for the month, down 24.7% from May 2024.
- Mass transit taxes from out of state vendors were $73,538 for the month, down 6.6% from May 2024.

June 2025 sales tax and Quarter 2 lodging tax results will be released in August.

Please use the following link to access the detailed tax spreadsheet:

https://1drv.ms/x/c/f3d595754ca1995f/EeW3s-ej1-ZJvRPvyI13vb0B_bgloucBiM7SPf619D19zQ?e=ert3NM

Summit County Transit
Transit Headquarters & Employee Housing
Progress Report

Project Manager:	Tom Kenyon, Artaic Group	**Report Date:**	August 8th 2025
GC Superintendent:	Shane Cowan, JHL Constructors	**Report Number:**	6
Project Architect:	Andrew Martin, D2C	**Project Phase:**	Construction (Precast)

Executive Summary

Snapshot Project Status:

	Controlled	Caution	Critical	Reason for Deviation
Budget	X			CDOT Reimbursement are paid thru April & May. Working though IFC set change order
Schedule	X			Fiber Line has been excavated, to avoid further delays Fiber conduit will be cast into foundation
Scope	X			Scope remains unchanged

Comments: The overall project is progressing on track with both budget and schedule.

Schedule Look Ahead

- Precast will begin today August 4th and is projected to be completed on October 10th
  - *Please see attached crane map*
- Storm Line at detention pond has been paused due to Xcel direct buried service line
- Xcel to start off site utilities on September 18th

Parcel 12 Impacts

- Precast panels arrival may cause some congestion with Parcel 12 as panels are offloaded via crane
- JHL expects partial lane closures throughout the duration of Precast

Project Issues / Risks

Fiber Cutover

Due to ongoing delays with Lumen relocation, the copper and fiber conduit have been hydrovac'd and will be cast into the foundation per structural engineers' direction.

Safety

With the setting of large precast panels via crane, sections of the building site will be marked as off limits. All focus will be on safety as more trades arrive on site.

Progress Photos



Grid Line 7-8 Footers Complete





Memo

To: Breckenridge Town Council Members

From: Jon Dorr, Assistant Director of Recreation

Date: 9/3/2025 (for the 9/9/25 work session)

Subject: Breckenridge Events Committee

The Breckenridge Events Committee met on September 3, 2025. Below you will find the meeting minutes and a link to the SEPA calendar. Previous events BIFA/SPARK, Summit Foundation Rubber Duck Race, and Breck Epic were reviewed with positive comments. Additionally, Breck Create shared background on the RWC music and events strategy. There are no additional items of note.

Minutes
Breckenridge Events Committee
Wednesday, September 3, 2025
Right event, right time, right result

Attending: Jeff Edwards, Tony Cooper, Dave Feller, Tamara Nuzzaci Park, Karlie McLaughlin, Kelly Sanders, Dave DePeters, Jon Dorr, Marika Page, Ken Miller, Jen Mehlin, Michele Chapdelaine, Jaqueline Stone, Cait McCluskie, Carter Nelson
Guests: Sarah Wetmore, Becca Reniers, Majai Bailey, Mike McCormack, Gena Osborn, Tina Cunningham, Nick Wilson, Jenny Hammock

I. Michele called the meeting to order at 9:00 am.
- a The Committee Chair took roll call.
- b A motion was made to approve August 6, 2025, meeting minutes.
  - **M/S/P**

II. Upcoming Events – BEC reviewed upcoming events and had no concerns
- a 9.12-15.25 Oktoberfest
- b 9.18-21.26 Breck Film Festival
- c 9.26-27.25 Breckenridge Bluegrass & Beer Festival @ MSS

III. Review Past Events
- a 8.7-8.9.25 24th Annual Breckenridge August Arts Festival @MSS – no concerns
- b 8.10-16.26 Breck Epic
  - 600+ unique entries, with 43 states and 19 countries represented. Brought approximately 2000 people into town with 5.9 day average stay
- c 8.10-12.25 Breck Bike Week
- d 8.14.25 BIFA (SPARK public viewings Aug 15, 16, 17)
  - Positive response overall, with 6 of 9 main stage performances sold out (Great Divide and Breck Rewind). Approximately 11,500 Spark RSVPs –

awaiting more complete data from Datafy. Social media posts saw very good traction with over 1 million views for each Spark related reel

e 8.21-23.25 Breck Wine Classic @ Beaver Run

f 8.22-24.25 Hog Fest @ MS

g 8.24.25 Carter Museum Birthday Party

- Resident focused event, attendance lower than anticipated but attendee feedback was positive

h 8.30.25 Summit Foundation Duck Race

- Goal was fundraising/awareness. Weather on day of event was not ideal, but still saw good attendance numbers and wound up ahead in duck sales due to strong presales.

i 8.30-9.1.25 50th Annual Great Divide Art Festival @CMC

IV. General Updates

a Air Stage Apres

- Breck Create was asked to extend concert series through end of the farmers market, but is unable to do so due to timing constraints. Will look into expanding and scaling the event for 2026.

V. Strategic Discussion

a Drone Show 2026 – Fourth of July – who will be point?

- CTO drone show planned for Fourth of July weekend. Several organizations involved, so Need to have a point person to coordinate. Will discuss further in October meeting.

b Music & Events Strategy

- RWC has 750-1000 max capacity, also further from I-70 than other venues (ie, Dillon Amphitheatre) which makes it difficult to appeal to promoters. Could explore possibility of a talent buyer or enter a facility agreement with promoter, but would likely need to consider subsidizing big acts.

VI. Review Agenda Items for next BEC Meeting, Wednesday, Oct 1, 2025

a Competitive market comparison – Steamboat

b Drone Show 2026

c BTO & Breck Create Review Strategic Matrix (Event Goals/Metrics/Performance)

VII. Meeting adjourned at 10:07 am.

The Breckenridge Events Committee evaluates events against four strategic goals:

- **Build Business -** An event designed to drive revenue for greater business community.
- **Branding/Media -** An event designed to draw external media (national & international) promoting the Breckenridge brand.
- **Fundraising -** An event designed to raise awareness and funding for a non-profit organization's mission.
- **Resident Focused -** An event designed specifically for residents vs. an event more broadly marketed to visitors and residents.

Memo

To: Town Council
From: Laurie Best, Housing Director
Date: August 30, 2025 (for September 9, 2025 worksession)
Subject: Runway Budget Review and Pre-Conveyance Work Session

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Town Council Goals (Check all that apply)

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

Summary
At your worksession on September 9, 2025, staff requests 1) preliminary approval of the Runway Neighborhood Phase 1 budget and 2) authorization to transfer the Runway Neighborhood Phase 1 property (approximately 12.8 acres) to the Runway Neighborhood LLC (Developer). The budget includes the cost of the horizontal/civil improvements, the cost of vertical construction, the Town's financial contribution, and the agreed upon sale prices. The budget includes projected expense of $90,126,464 and projected revenue of $55,882,273 for a gap of $34,244,191 which will be the Town's subsidy ($23,993,839 civil/infrastructure and $10,250,352 vertical). This is consistent with the budget that was presented on August 26th and that we reviewed with our third-party consultant (Artaic Consulting).

Pursuant to the Developer Agreement executed in July 2025, Town staff and the Developer have compared this budget to previous versions and have considered market conditions and hereby recommend proceeding with the preliminary approval and the land transfer. This preliminary approval and land transfer does not constitute final approval of the vertical budget or authorization to proceed with any vertical construction, and the Developer may not encumber the land until the final vertical construction budget is approved and authorized. That final approval will be scheduled for the Town Council in January.

Background
In July, the Council approved the Developer Agreement establishing the general framework for the Runway Neighborhood which includes a phasing plan and process for financial oversite and review. We intend to continue to utilize Artaic throughout the duration of the project for quarterly reviews, and market and pricing checks. In addition to the Developer Agreement, the Town has also entered into a construction contract (GMP) with the Developer for Phase 1 civil/infrastructure improvements and that work started in mid-August. Over the next few months, the Developer will finalize the vertical plans, continue to negotiate pricing and construction financing options, and if the Council authorizes vertical construction at the January check-in, that vertical construction will start in the spring of 2025 with the first homes delivered in Spring of 2026.

Public outreach/engagement
We are in the process of organizing an open house with the Summit Combined Housing Authority to provide the community with information on the Runway Project as well as resources and assistance with financing options, budgeting assistance, and buyer readiness. This will be scheduled in late fall.

Financial Implications
The vertical budget, the details of which are still confidential due to the on-going negotiations with bidders, has not changed since August 26th and the Town's financial contribution is still estimated at just over $34 million. The vertical budget will be provided to Council and can be reviewed in executive session if desired. The budget also includes estimates of other Town contributions including water PIFs, waived permit fees, and TDRs. When the Council considers final approval in January, the final budget will be presented in a public meeting. The finance department has reviewed the project and accounted for this project in the Town's overall budget.

Equity Lens
The Runway Neighborhood has been discussed with the Breckenridge Social Equity Commission (BSEAC) at their June, July, and August meetings. We received helpful input, especially pertaining to lottery/sale process and elements of the deed restriction. BESAC will play a role in the community open house, and we will continue to coordinate with the Commission as Runway roles out and as we look at future projects and programs.

Staff Recommendation
Staff recommends preliminary approval of the budget and authorization to convey the Phase 1 property to the Developer.