



Town Council Work Session
Tuesday, February 10, 2026, 2:15 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/83517414335> (Telephone: 1-719-359-4580; Webinar ID: 835 1741 4335). If you need special assistance in order to attend any of the Town's public meetings, please notify the Town Clerk's Office at (970) 547-3127, at least 72 hours in advance of the meeting.

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I. TOUR OF THE AMERICANS EXHIBIT (2:15-3:00PM)

II. I-70 COALITION UPDATE (3:00-3:20PM)

I-70 COALITION UPDATE

III. PLANNING COMMISSION DECISIONS (3:20-3:25PM)

PLANNING COMMISSION DECISIONS

IV. LEGISLATIVE REVIEW (3:25-3:35PM)

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

2025 BUDGET APPROPRIATION – AMENDMENT FOR HEALTHCARE PLAN FUND (RESOLUTION)

V. MANAGERS REPORT (3:35-4:00PM)

PUBLIC PROJECTS UPDATE

MOBILITY UPDATE

SUSTAINABILITY UPDATE

HOUSING UPDATE

OPEN SPACE UPDATE

COMMITTEE REPORTS

BRECKENRIDGE EVENTS COMMITTEE

VI. OTHER (4:00-5:20PM)

MOUNTAIN ENERGY PROJECT UPDATE

ANNUAL SHORT TERM RENTAL REPORT

LITTLE RED SCHOOL HOUSE EXPANSION UPDATE

BRECKENRIDGE CREATIVE ARTS REPORT AND OVERVIEW OF 2026 STRATEGY AND PROGRAM PLAN

APPROVAL OF PUBLIC ART PROJECTS — GOVERNOR'S 150/250 SCULPTURE & COYNE
VALLEY ROAD UNDERPASS MURAL

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

MCCAIN RECREATION PATH ALIGNMENT

EMPLOYEE HOUSING IMPACT MITIGATION POLICY CHANGES



Town of Breckenridge Council

February 10th, 2026

About Us

- Non-profit, membership organization
- Formed in 2004 in response to PEIS process
- Mission: Enhance mobility & accessibility
- Advocate for improvements
- Maintains state and federal attention on corridor
- Direct involvement in studies, plans & stakeholder process

Current Members

COUNTIES

- Clear Creek County
- Eagle County
- Summit County

MUNICIPALITIES

- City of Aspen
- City of Central
- City of Idaho Springs
- City of Golden
- City of Glenwood Springs
- Town of Avon
- Town of Breckenridge
- Town of Dillon
- Town of Eagle
- Town of Empire
- Town of Fraser

- Town of Frisco
- Town of Georgetown
- Town of Grand Lake
- Town of Minturn
- Town of Silver Plume
- Town of Silverthorne
- Town of Vail
- Town of Winter Park

PRIVATE SECTOR

- Arapahoe Basin Ski Area
- Climax Molybdenum Company
- Copper Mountain Resort
- Vail Resorts
- Winter Park Resort

The Problem:



- Highway capacity largely unchanged since 1979
- Colorado forecasted to grow by 3 million people by 2050
- Travel times estimated to triple by 2035 from Year 2000 volumes*
- Interest in outdoor recreation increasing



I-70 Record of Decision



Based on consensus of 27 diverse local governments, environmental groups, nonprofit and private-sector interests throughout the corridor (the Collaborative Effort), FHWA and CDOT issued the I-70 ROD in 2011.

The plan is an **innovative, multimodal solution** that calls for

1. Specific highway improvements
2. High-speed transit
3. Non-Infrastructure improvements

All three are needed to meet the long-term needs of this critical corridor

1. Highway Improvements



Current Projects

- Floyd Hill
- Vail Pass
- Shoulder Express Lanes

Funding:

- SB 17-267, SB 21-260 & Federal Infrastructure Bill have helped
- Intermountain TPR regional planning program
- Larger, regionally-significant projects require advocacy, state, & federal support
 - Eisenhower Johnson Memorial Tunnel
 - Glenwood Canyon/Cottonwood Pass

2. High Speed Transit

Explore Feasibility of Advanced Guideway System (AGS) C470 to Eagle Airport

2014 CDOT AGS Study

- Technically feasible
- Not financially feasible at this time

Watching Front Range Passenger Rail District

- Front Range system needed to support mountain system
- Advisory board seat

3. Non-Infrastructure Improvements

Robust TDM Program

Goal: Reduce Congestion/Improve Mobility

- Shift Travel Demand
- Support & Promote Carpooling
- Support & Promote Transit

Audience: Front Range Visitor (primary)
Out-of-State Visitor & Corridor Residents (secondary)



4. Legislative

The Coalition has supported legislation in recent years to reduce accidents

Chain/Traction Laws

- Numerous legislation has been proposed (and passed) over the last decade

“Pain points”

- Floyd Hill
- Eisenhower/Johnson Tunnels
- Vail Pass
- Dowd Junction
- Glenwood Canyon



- TRAVEL FORECAST
- I-70 NEWS
- MOUNTAIN TRANSIT
- RIDESHARE & PARKING
- DEALS
- REAL-TIME ROAD INFO
- 🔍

TRAVEL FORECAST

⬅ I-70 traffic is quite predictable unless affected by weather or accidents. Plan to avoid peak travel times, and enjoy a delay-free trip along I-70. Our weekend travel forecast is updated every Thursday afternoon. ➡

Read More





- TRAVEL FORECAST
- I-70 NEWS
- MOUNTAIN TRANSIT
- RIDESHARE & PARKING
- DEALS
- REAL-TIME ROAD INFO



RIDESHARE & PARKING

Whether you want to save money, save the environment, there's no reason not to carpool to the mountains!

Read More

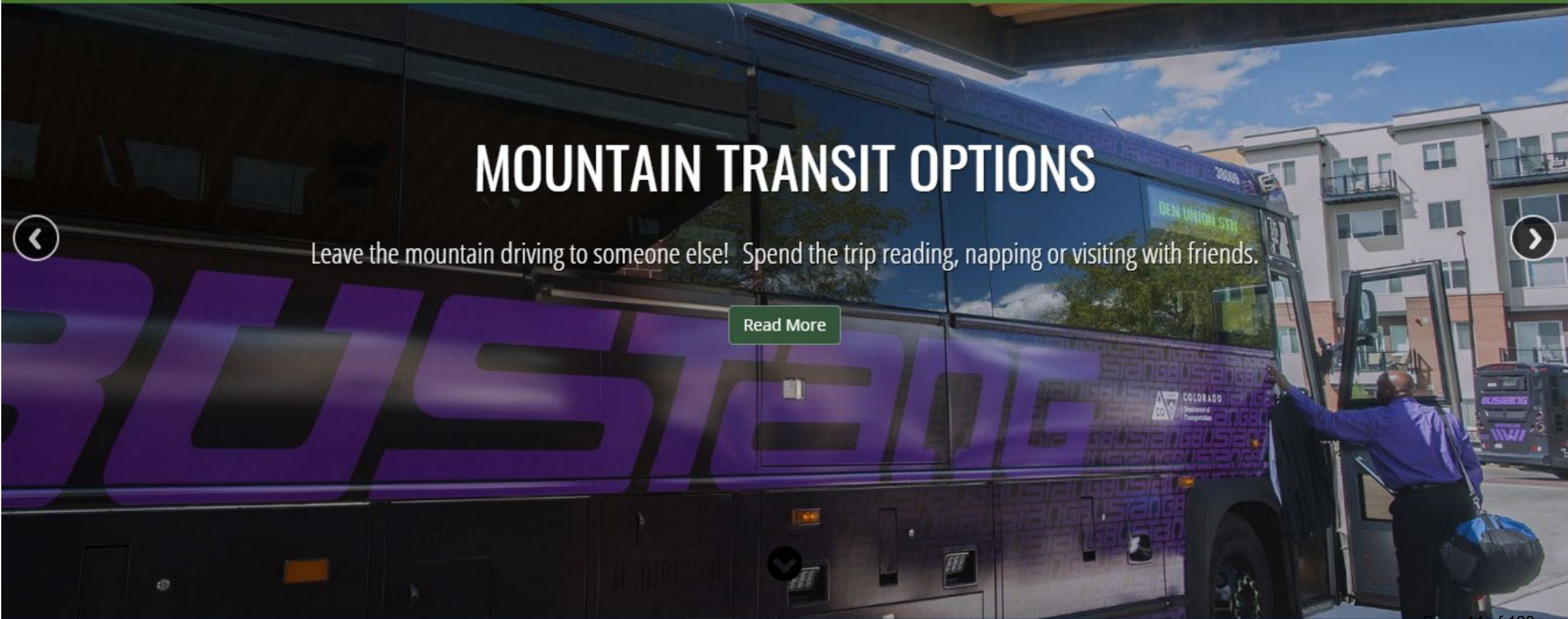


[TRAVEL FORECAST](#) [I-70 NEWS](#) [MOUNTAIN TRANSIT](#) [RIDESHARE & PARKING](#) [DEALS](#) [REAL-TIME ROAD INFO](#) [Q](#)

MOUNTAIN TRANSIT OPTIONS

Leave the mountain driving to someone else! Spend the trip reading, napping or visiting with friends.

[Read More](#)



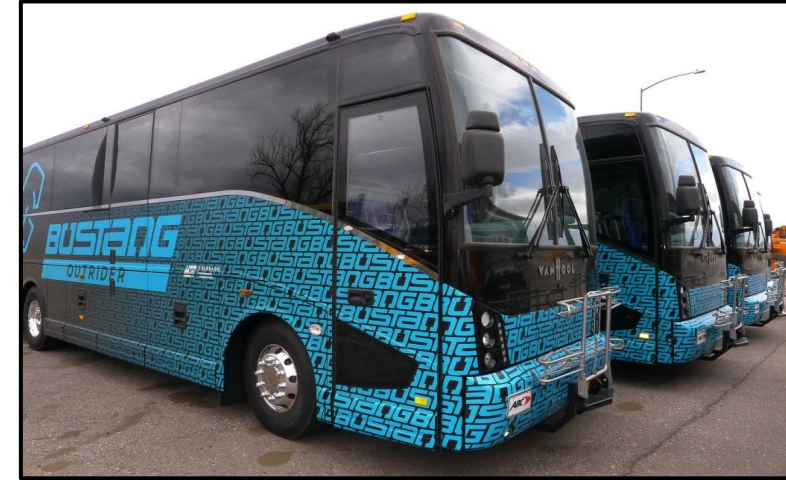
Break up with your car



Overview

Aims to increase transit ridership between the Front Range and the mountains through increased awareness of transit options.

I-70 Mountain Transit



Airport Shuttles



Winter Park Express



Local and Regional Transit Services

Summit Stage

- Provides free ride service for all of Summit County

Breck Free Ride

- Provides free ride service for Breckenridge

CORE Transit

- Services Eagle County

Vail Bus Service

- Provides free ride service for the Town of Vail

Roundabout

- Provides free ride serving Bergen Park, Idaho Springs, Dumont, Lawson, Empire, Georgetown and Silver Plume

RFTA

- Provides ride service for Aspen/Pitkin County, Glenwood Springs and Garfield County

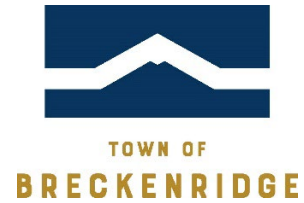
- Avon Town & Skier Bus Service
 - Free ride service along the town of Avon
- Beaver Creek Resort Shuttle
 - Free shuttle service direct to Beaver Creek Resort
- The Lift
 - Free ride services for the Town of Winter Park, Winter Park Resort and the Fraser Valley
- Ride Glenwood Springs
 - Free ride service throughout Glenwood Springs



Questions?

Jonathan Godes, Director
I-70 Coalition
970-379-4248
jgodes@i70solutions.org





Memo

To: Breckenridge Town Council
From: Mark Truckey, Director of Community Development
Date: February 4, 2026
Subject: Planning Commission Decisions of the February 3, 2026 Meeting

DECISIONS FROM THE PLANNING COMMISSION MEETING, February 3, 2026:

CLASS A APPLICATIONS: None.

CLASS B APPLICATIONS: None.

CLASS C APPLICATIONS:

1. [Hinchey Residence Addition, 163 Tomahawk Lane, PL-2026-0003](#)

A proposal to construct a 291 sq. ft. addition to an existing duplex to include a new upper level bedroom, larger main level great room, reconfigured lower level den, bath, and laundry room; and an additional required parking space. *Approved.*

TOWN PROJECT HEARINGS: None.

OTHER: None.



Hinchey Residence Addition,
163 Tomahawk Lane



Breckenridge South



PLANNING COMMISSION MEETING

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

ROLL CALL

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

APPROVAL OF MINUTES

With no changes, the January 20, 2026 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the February 3, 2026 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No Comments

CONSENT CALENDAR:

1. Hinchey Residence Addition (SVC), 163 Tomahawk Lane, PL-2026-0003

With no call-ups, the Consent Calendar was approved as presented.

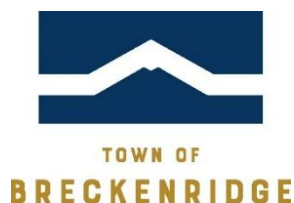
OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 5:49 pm.

Susan Propper, Chair



Memo

To: Town Council
From: James Phelps – Director of Public Works
Date: February 3, 2026 (for February 10, 2026 TC Meeting)
Subject: An Ordinance Amending Chapter 4 of Title 12 of the Breckenridge Town Code, known as the “Town of Breckenridge Water Ordinance” Concerning Certain Fees for Service

Town Council Goals (Check all that apply)

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

Summary

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

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

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

Background

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

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

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

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

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.

Public outreach/engagement

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

No outreach has occurred for the paper filing fee reduction.

Financial Implications

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

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

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

Equity Lens

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

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

Staff Recommendation

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

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

5 COUNCIL BILL NO. ____
6

7 Series 2026
8

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TOWN OF BRECKENRIDGE, a Colorado
municipal corporation

By: _____
Kelly Owens, Mayor

ATTEST:

Mae Watson
Town Clerk

APPROVED AS TO FORM:

Town Attorney

1
2

Memo

To: Town Council
From: Tracey Lambert, Senior Accountant
Date: February 3, 2026 (for February 10, 2026)
Subject: 2025 Budget Appropriations – Amendment \$300K for Healthcare Plan Fund

Town Council Goals (Check all that apply)

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

Summary

Annually, the Town Council approves the appropriated expense by fund during the budgeting process. Finance reviews the year-end expenses versus the approved budget to make a recommendation regarding any supplemental appropriations necessary to cover any cost above the annual budget. This appropriation is necessary to obtain approval of the anticipated final spend for 2025 by fund.

Background

In November 2024, Town Council adopted the 2025 Annual Budget. A supplemental appropriation was adopted by Town Council for \$1.493M at the December 9 2025 Council meeting.

With the soft close of the 2025 financials, the December 2025 expenses incurred by the Healthcare Plan Fund necessitates the need for an additional \$300K. While these expenses will be reimbursed in part by the Town's stop-loss insurance, a supplemental appropriation is needed to account for the expenditure.

Public outreach/engagement

The budget appropriation is part of the Town Council work session presentation and is available to the public prior to the Council meeting as part of the Town Council informational packet.

Financial Implications

- Healthcare Plan Fund \$300,000 (variable and fixed costs)

Equity Lens

The Town considered the impact to our residents and community to provide continual support for Town programs and offerings. The budget process embodies Town Council's philosophy of considering who benefits from the Town's various programs, the intention and impact of those expenditures, and how we as a community uplift and build trust with underrepresented groups.

Staff Recommendation

Finance staff recommends approving the submitted resolution.

RESOLUTION NO. XX

SERIES 2026

**A RESOLUTION MAKING SUPPLEMENTAL BUDGET APPROPRIATIONS FOR THE FISCAL YEAR
BEGINNING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025**

WHEREAS, the Town Council of the Town of Breckenridge desires to amend the Town's 2025 budget by making supplemental appropriations in the amount of \$300,000 to cover additional expenditures; and

WHEREAS, pursuant to Section 10.12(a) of the Town of Breckenridge municipal charter, the Finance Department, on behalf of the Town Manager, has certified that there are available for appropriation revenues in excess of those estimated in the Town's 2025 budget or revenues not previously appropriated in an amount sufficient for the proposed supplemental appropriations; and

WHEREAS, a public hearing on the proposed supplemental appropriations was held on December 9, 2025, and in accordance with the municipal charter, §§5.8, 10.8, and 10.12, the Town Council hereby supplements its prior appropriations as hereinafter stated to be used for the purpose for which the stated funds were created and exist.

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

1. Town Council hereby approves this Resolution Adopting The 2025 Final Supplemental Budget Appropriation for the Fiscal Year Beginning January 1, 2025, and ending December 31, 2025, for the various funds as hereinafter stated to be used for the purpose for which these funds were created and exist.
2. The amounts set forth below and in the annual budget for 2025 as approved by Resolution No. 19, Series 2024, and as supplemented by Resolution No. 13, Series 2025, are hereby appropriated to the uses stated and the Town Manager has the authority to expend the amounts shown for the purposes stated.
3. This Resolution is also intended to clarify that the supplemental appropriations approved via Resolution No. 13, Series 2025 were approved for the 2025 budget.
4. This Resolution is effective upon adoption.
 - Healthcare Plan Fund \$300,000 (variable and fixed costs)

RESOLUTION ADOPTED AND APPROVED this 10th day of February 2026.

ATTEST:

TOWN OF BRECKENRIDGE

Mae Watson, Town Clerk

Kelly Owens, Mayor

APPROVED IN FORM

Town Attorney

Date

Memo

To: Town Council
From: Town Staff
Date: 2/3/2026 (for the 2/10/2026 work session)
Subject: Public Projects Updates

Staff is scheduled to bring a comprehensive update of all ongoing capital projects and new 2026 CIP projects to the March 10th work session.

Asphalt and Concrete Rehabilitation

The 2026 Asphalt and Concrete Rehabilitation project is currently out for bid with bids being due by February 13th. Project locations for 2026 include: Highlands Drive, Rounds Road, Forest Hill Drive, and transit stop repairs on Airport Road near the Justice Center. The Roads Conditions Survey map is available on the Town's Engineering Department website and linked [here](#).

Schedule: Work is slated to begin in late April and throughout the summer. Detailed schedules will be determined with the selected contractor.

Budget: The current project budget is \$2.9M.

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



TOWN OF
BRECKENRIDGE

Memo

To: Town Council
From: Mobility Staff
Date: 2/4/26 (for the 2/11/26 work session)
Subject: Mobility Update

Quandary Parking/Shuttle Partnership for 2026

Summit County (County) is requesting the Town's continued support in subsidizing the seasonal Quandary Parking and Shuttle program (the program) in 2026. Since 2021, the Town has partnered with the County on this program, splitting the cost to subsidize it equally with a maximum contribution of \$30,000 from the Town. In 2025, the Town's contribution amounted to \$19,758, representing an increase from the previous year which was attributed to increased labor costs as noted in [the 2025 Quandary Peak and McCullough Gulch Summary Report](#). Between 2022 and 2024, the Town provided discount codes to all shuttle users to be able to park in the South Gondola Parking Structure for free during their hiking adventure. In 2025, this lot was approved by Council to be free for all users, not just Quandary hikers.

As the 2025 report documents, both shuttle use and parking reservations increased when compared to the 2024 season. The shuttle provides important community benefits in offering affordable access to Quandary Peak and McCullough Gulch for visitors and guests (\$7 visitors, free for County residents) and easing stress on Quandary Trailhead parking during its annual operating season from mid-June through mid-September. The concurrent parking reservation system at the Quandary trailhead parking lot provides significant benefits in creating revenue to offset shuttle costs and controlling trailhead parking to ensure adequate emergency response access. Additionally, free parking is available to users that take advantage of passes available at each County library branch. This library pass system helps make trailhead parking more accessible to all segments of our community and experienced a 17% increase in use in 2025.

At their December 15, 2025, meeting BOSAC was presented with the 2025 Quandary Peak and McCullough Gulch Summary report and did not express concerns with the current operation. Minimal adjustments to the upcoming program year are anticipated; specifically, a potential reduction in the cost of a parking reservation, more consistent parking enforcement at the trailhead, improved ways to provide shuttle schedule information to visitors via the hikequandary.com website, and improved customer service on the shuttle.

Staff recommend Council approval to continue a 50/50 cost share with the County to subsidize the 2026 Quandary Parking and Shuttle program, with a not to exceed amount of \$30,000.

E-Ride 2026 User Pricing Adjustments

At the November 10th work session, Town Council directed staff to revisit the E-Ride pricing structure for users and look for opportunities to adjust it to make the program easier and more affordable for visitors to use. Town staff recommend the following pricing structure for 2026, with adjustments indicated red:

Pay-As-You-Go:

- Standard: ~~\$4 unlock, 30 mins included, \$0.50/min after~~ **\$2 unlock, 10 mins included, \$0.25/min after**
- E-Cargo: ~~\$5 unlock, 45 mins included, \$0.50/min after~~ **(specific to the two new e-cargo bikes)**

Memberships* (***now available to anyone, no longer exclusive for locals**)

- Monthly: \$20. No unlock fees. 60 mins/day free ride time, **\$0.25/min after**. Valid 30 days from purchase.
- Season: \$50. No unlock fees. ~~60~~ **75** mins/day free ride time, **\$0.25/min after**. Valid entire season, May 1 – Oct 31.
- Pass holders can use e-cargo bikes in the same way as regular e-bikes. No unlock fee, uses their minutes in the same manner as regular e-bikes.

These adjustments intend to address Council's direction by:

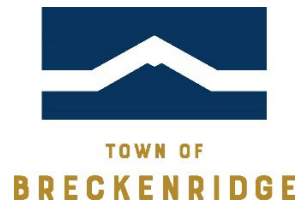
- 1) Cutting the PAYG unlock fee in half, from \$4 to \$2, and reducing the per-min use fee (after free minutes are used) from \$0.50/min to \$0.25/min. With this adjustment, a visitor can take two separate 10-minute rides for a total roundtrip cost of just \$4. Under the previous pricing model, this same round trip would have cost \$8.
- 2) Making monthly and seasonal memberships available to anyone (including visitors). Visitors will have the option to purchase memberships, even if only staying a few days, and be able to realize the associated benefits and flexibility of these offerings. With this adjustment, a visitor in town for a 3-day weekend may elect to purchase a \$20 monthly membership, and benefit from waived unlock fees and a bank of 60 minutes of free ride time each day of their trip.
 - a. A fringe benefit of this approach is that it eliminates the administrative burden for locals of having to manually submit documentation related to their local status, wait for Drop Mobility to review and approve (or request additional documentation), in order to complete their purchase of a membership. This approach will provide a faster, more streamlined purchase experience for locals.

It should be noted that no price increases are proposed for the membership options, and the season membership will see increased value with an additional 15 minutes of free ride time added to that product, as we aim to incentivize more users to go this route. Memberships will also benefit from being able to use the program's two new e-cargo bikes, by using their bank of minutes.

Free Ride Update

The Free Ride transported 17,490 passengers across all routes over the snow sculptures viewing weekend. This is down from 23,255 passengers transported over the snow sculptures viewing weekend in 2025. The Free Ride and Summit Stage partnered to transport viewers from CMC parking lot to F-Lot. Saturday of snow sculptures was the busiest single day for The Free Ride this winter with 7,330 passengers transported.

The Free Ride is proposing to transition into summer service beginning on 4/6. This is a good transition date as Easter falls on Sunday 4/5 and several seasonal staff members will be leaving for summer positions in Alaska and other areas. Our summer service also takes two buses less to operate, allowing our fleet team to get on top of preventive maintenance, lessening the likelihood of canceled routes. Traditionally, The Free Ride operates its winter schedule up to two weeks after Easter Sunday, or when Peak 9 is announced to close.



Memo

To: Town Council
From: Jessie Burley, Sustainability + Parking Manager
Date: 2/4/26 (for 2/10/26 meeting)
Subject: Sustainability Update

Mobility

E-Delivery Program

On Wednesday, February 4, 2026, Town staff attended the Breckenridge Restaurant Association meeting to provide an update on the E-Delivery program. Staff shared that the Town is working to establish an E-Delivery dock permit fee, which would be charged to distributors, and requested feedback from restaurants on their experience with the program. Some concerns were raised—similar to those expressed by Vail businesses—about the potential for costs to be passed on to restaurants. However, based on Vail's four years of operations, no additional fees or service charges have been passed along. Restaurants also expressed appreciation for the improved service provided through E-Delivery and noted that the Town's contractor has been responsive to their needs.

Later that day, the Town hosted a stakeholder engagement meeting with distributors currently participating in the E-Delivery program. Staff presented a proposed dock permit fee methodology for discussion. Eight distributors attended and shared a range of comments for the Town to consider. Many compared the proposed fee structure to Vail's, noting that Breckenridge's rates appeared higher, which, in part, accounts for higher program volumes in Breckenridge and associated services. Several distributors emphasized the need for transparency and predictability, expressing concern about potential year-over-year increases in permit fees. Others asked about alternatives to E-Delivery, including [delivery zone permits](#) and associated costs and rules.

Following the meeting, the Town distributed meeting notes to all 16 participating distributors and requested additional comments on the proposed dock permit fee structure by Friday, February 27. Once all feedback is received, staff will incorporate it into a finalized dock permit fee proposal for Council consideration at a March work session.

Material Management

Commercial Composting

Commercial composting bins were added to the Baldy Mountain and Peak 8 enclosures, which brings the total to five Town enclosures with six restaurants currently participating in commercial food scrap collection. Staff are working closely with High Country Conservation Center on getting more restaurants to begin collecting food scraps, and with Timberline Disposal to manage material volumes and service frequency.



Memo

To: Breckenridge Town Council Members
From: Mae Watson, Town Clerk
Date: 2/4/2026
Subject: Committee Reports

The following committee reports have been submitted and included:

- Breckenridge Social Equity Advisory Commission

Committees*	Representative	Report Status
Summit Stage Advisory Board	Matt Hulsey	No Meeting/Report
Police Advisory Committee	Staff	No Meeting/Report
Recreation Advisory Committee	Molly Boyd	No Meeting/Report
Transit and Parking Advisory Committee	Matt Hulsey	No Meeting/Report
Liquor and Marijuana Licensing Authority	Tara Olson	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.



Breckenridge Social Equity Advisory Commission

January 21, 2026, 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*

I. Call to Order

Chair Burns called the meeting to order at 5:32pm.

Roll Call

Present: Jordan Burns, Abigail Martinez, Ujala Vatas, Michelle Mahoney, Carlos Lopez, Carol Saade, June Walters

Virtual:

Absent: Jotwan Daniels, Isaura Cirillo

Discussion/Approval of Agenda

Motion to Approve: Commissioner Walters Seconded: Commissioner Vatas

Discussion/Approval of the Minutes

Motion to Approve Minutes: Commissioner Walters, Seconded: Commissioner Vatas

II. Staff Summary

i. 2025 Equity Mini-Grants Update

Cruz provided a summary of the Equity Mini Grants awarded for the year 2025. Cruz shared that the Civic Engagement subcommittee awarded nine grant applications, totaling \$21,040 which helped address key areas of impact, including language access, community education, and the celebration of diversity.

III. Social Equity Discussion

i. Chair Nomination & Appointment

Commissioner Walters motioned to reappoint Jordan Burns as the Breckenridge Social Equity Advisory Commission Chair. Council Member Saade seconded. All present were in favor.

ii. Vice Chair Nomination & Appointment

Commissioner Vatas motioned to appoint herself, Ujala Vatas, as the Breckenridge Social Equity Advisory Commission Vice Chair. Council Member Saade seconded. All present were in favor.

iii. Black History Month Proclamation

Commissioner Walters asked for copy of the proclamation to frame and place in the Barney Ford Museum.

The Commission reviewed and approved the proclamation.

iv. Subcommittee Updates

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

Chair Burns reported that the subcommittee discussed concerns about Breckenridge's reputation as a heavily alcohol-centered community and emphasized the importance of more inclusive, alcohol-free events and gathering spaces.

Chair Burns also provided updates on the celebration months and themes selected by the subcommittee, as well as potential ideas for the Town Party celebration. Commissioner Mahoney recommended establishing methods to gather feedback and encourage participation from individuals who may not feel comfortable sharing verbally at the Town Party event.

Commissioner Walters shared an update on Breck History's potential partnership with the subcommittee and the upcoming Smithsonian American exhibit at the Welcome Center Museum. Cruz also shared that the Women's Nomination Form was live and accepting nominations for outstanding women in Breckenridge to be featured during Women's History Month.

Immigration Rights and Advocacy

Cruz reported that the subcommittee was working to identify key goals and projects for 2026, as well as strategies for navigating community partnerships to broaden impact while maintaining communication with the community as a local government entity. Chair Burns emphasized both the importance and the challenge of identifying the most effective methods of community communication. Commissioner Lopez noted that Spanish speaking community members have reported increased engagement and knowledge sharing compared to previous years, citing the Runway Neighborhood project as an example.

Civic Engagement

Cruz provided a brief update on the Civic Engagement Subcommittee, noting that the group approved the final mini grant for 2025, discussed a potential community event for the summer, and reviewed the Beringer's Guide to Local Government classes.

v. Upcoming Community Events

The Commission discussed upcoming events in the community. Commissioner Walters encouraged the Commissioners to attend the Talk with Mark Wing event at the Breckenridge Welcome Center.

IV. Upcoming Council Items

Council Member Saade reminded the Commission to look for the upcoming presentation to Town Council regarding Resident Sentiment Survey results noting that respondent numbers had dropped. Cruz thanked Commissioner Martinez for her efforts with flyer distribution and spreading the word. Deputy Manager Reid shared that the lower survey response rate this year was likely due to survey fatigue and confusion, as the survey closely followed the Arts and Cultural Master Plan survey. Commissioner Martinez emphasized the importance of continued and expanded outreach, particularly to the Spanish-speaking community, and offered to help with future surveys.

V. Upcoming Agenda Topics

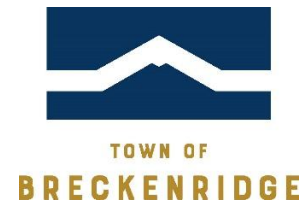
VI. Other Matters

Commissioner Vatas proposed a volunteer team bonding activity at FIRC.

VII. Public Comment (Non-Agenda Items)

There was no public comment.

Chair Burns adjourned the meeting at 6:25 pm.



Memo

To: Breckenridge Town Council Members
From: Jon Dorr, Assistant Director of Recreation
Date: 2/4/2026 (for the 2/10/26 work session)
Subject: Breckenridge Events Committee

The Breckenridge Events Committee met on February 4, 2026. Below you will find the meeting minutes and a link to the SEPA calendar. Initial positive feedback was shared on the International Snow Sculpture Championships. BEC confirmed drone shows will take place on July 2nd and 3rd. Breck Create and BEC recommends a timeline of July 4th animation that is attached below in further detail with cost estimates. There are no additional items of note.

Minutes
Breckenridge Events Committee
Wednesday, Feb 4, 2026
Right event, right time, right result

Attending: Michele Chapdelaine, Jeff Edwards, Marika Page, Dave Feller, Dave DePeters, Kelly Sanders, Jon Dorr, Jen Mehlin, Tony Tamara Nuzzaci Park, Karlie McLaughlin, Neal Kerr, Cait McCluskie, Jaqueline Stone, Lucy Kay, Sarah Wetmore

Guests: Juile Puester, Shannon Haynes, Becca Reniers, Annette Kubek, Jacob Ojeda, Flor Cruz, TJ Messerschmidt, Ken Miller, Mike McCormack, Kerry O'Connor, Jill Desmond, Bill Wishowski, Nick Wilson

- I. **Michele Chapdelaine called the meeting to order at 9:00am.**
 - a The Committee Chair took roll call.
 - b A motion was made to approve the Jan 7, 2026, meeting minutes.
- II. **Upcoming Events**
 - a **AirStage Après (BCA)** – June 25 through the last Thursday in September
 - Goal is to align AirStage Après programming with the Farmers Market schedule.
 - Ongoing discussion around cumulative impacts to parking availability, particularly how overlapping programming affects Breckenridge Theatre events.
 - b **Breck Pride March on Main Street (BCA)**
 - Staff is working with a committee of stakeholders to better understand goals and priorities for Breck Pride. A key priority identified is a visible procession through Main Street.
 - The SEPA group reviewed the initial proposal and will continue discussions to identify logistical solutions that support the concept.

- III. **Review of Past Events – Performance against intended strategic purpose**
- a **International Snow Sculpture Championships – Branding & Media**
- It is still early for a full recap; however, media performance was exceptionally strong this year.
 - From a lodging perspective, moving the event off the MLK weekend was beneficial. TOB staff also responded positively to the revised schedule, particularly the earlier morning sculpture tear-down.
 - Reservations were not required for Saturday viewing this year, which was viewed as successful. Guest behavior appears to be shifting toward visiting during less peak times. Parking lots and traffic flow were closely monitored throughout the weekend, with positive results in maintaining circulation and utilizing auxiliary parking lots.
- IV. **General Updates**
- a **Park City Leadership Group**
- Approximately 60 community leaders from Park City. Planning a three-day visit in May 29–30.
- b **Potential Winter Farmers Market**
- No updates currently. Breck Create has expressed support for the concept.
- V. **Strategic Discussion**
- a **July 4th Programming – Breck Create**
- **See the Breck Create addendum included with the meeting minutes.**
 - **BEC Recommendation to Town Council:** Breck Create to pursue a headliner band for the evening of the 4th. Do not include drones on the 4th of July. Drone shows to be scheduled for July 2 and 3 instead. Keep Main Street closed for duration the 4th to reduce strain on Town Staff and reopen the following day. Financial implications included in addendum to minutes.
- b **CO 150/250**
- Breck Film - Colorado 150 Series - Ten showings in Breckenridge. More to come.
- VI. **Review Agenda Items for next BEC Meeting, Wednesday, March 4, 2026**
- a Gov Con in Breckenridge – Sept 23-25, 2026
- b Parking Challenges (Summer Thursday programming) - Backstage Theater/ Farmers Market/ Air Stage –
- c F/U on Fourth of July

VII. **Meeting adjourned at 10:18 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.

Events Committee

July 4 Weekend

SUMMARY

The Events Committee recommends the following investments and direction to enhance the existing July 4th and holiday weekend event schedule. The goal is to build business, keeping people in town overnight Saturday, July 4 (at minimum).

Breck Create serves as the conduit to implement on behalf of the committee and community.

To minimize cost and guarantee quality, big picture decisions and investment on key animation must confirmed before the end of February. If popular music (household name headliner) is desired, we need to be putting offers out now as July 4 is a challenging date to fill.

BUDGET

\$0.00 Drone Show 1 – July 2nd
\$25,000 (up to) Drone Show 2 – July 3rd (already committed by Town Council)
\$25,000 (up to) Stage & Perimeter Build – July 4th
\$25,000 Talent Subsidy for headliner (to be supplemented with \$15,000 through local business sponsorships)
\$75,000 TOTAL

Town Council approved up to \$50,000 for additional 250/150 Drone Shows from the Strategic Events Fund. This updated plan requires a repurposing of \$25,000 to Stage/Infrastructure and an additional \$25,000 to increase notoriety of headliner for free show.

EXAMPLE SCHEDULE – July 4, 2026 (to be refined)

8-10:30am | Race/Parade as usual

10:30am | Main Street & Arts District Post Parade Activity as usual

- Chalk Art
- Fire Truck, etc
- Local Artist Art Market (RSAS)

Noon | NRO Quartet/Readings as usual (Mainstage)

1-2pm | Move all Ridge Street Arts Square activity to Mainstage

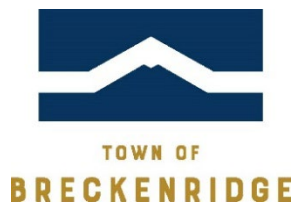
- Bingo
- Dog Fashion Show

BREAK

4-5:30pm | Live Music / Opener(s) (Mainstage)

6pm | NRO | RWC & Lawn

8 or 9:00pm | Headliner (Mainstage)



Memo

To: Town Council
From: Jessie Burley, Sustainability + Parking Manager
Date: 2/3/26 for 2/10/26 Council Meeting
Subject: Mountain Energy Project Update

Town Council Goals

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

Summary

The Mountain Energy Project (MEP) addresses a forecasted natural gas supply shortfall in the Eastern Mountain Gas System (EMGS) during peak demand periods expected through 2033. This issue stems from interconnected gas systems and growing demand across the EMGS as well as the Northern and Denver gas systems. During the work session, staff will present an overview of the MEP, engagement with the Public Utilities Commission, decision and outcomes of the proceedings, project implementation to date, and next steps.

The presentation serves as an opportunity for public education, and no action is requested by the Council at this time.

Background

Public Service Company of Colorado filed an application with the Colorado Public Utilities Commission (PUC) seeking approval of the Mountain Energy Project (MEP) in January 2025. The MEP addresses a forecasted natural gas supply shortfall in the Eastern Mountain Gas System, which serves communities including Breckenridge, Dillon, Frisco, Keystone, and Leadville. This shortfall is driven by forecasted peak-hour demand growth that exceeds available supply during Design Day peak hour conditions. Public Service uses Design Day to model forecasted demand under extreme temperatures. The Company's Design Day temperature is based on the probability of a 1-in-30-year low temperature occurrence for a given weather zone based on historical data over 70 years. For the EMGS, the current Design Day temperature is -39 degrees.

Conventional solutions to the gas constraint—such as pipeline reinforcement or new supply interconnections—were deemed costly, environmentally challenging, and only partially effective. To fully solve the gas constraint with the most technically feasible conventional option, the “maximum hub and spoke LNG” proposal would cost ~\$328M. Instead, Public Service Co. filed a hybrid application in January 2025 (Proceeding No. 25A-0044EG), totaling an estimated \$155M.

The application included:

- **\$48.7M Non-Pipeline Alternatives (NPAs):** Gas demand-side management and beneficial electrification measures to reduce peak gas demand.
- **\$28M Electric Infrastructure Upgrades:** Necessary to support electrification and reliability.
- **\$78.6M Supplemental Supply:** Compressed Natural Gas (CNG) and Liquefied Natural Gas (LNG) facilities in Keystone and Breckenridge for reliability during extreme cold.

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

The project's plan to avoid new permanent natural gas facilities and minimize fossil fuel combustion generally aligns with Breckenridge's and Colorado's greenhouse gas reduction goals and Public Service's clean energy strategy.

On February 18, 2025, the Town of Breckenridge, in coalition with other Summit County jurisdictions, filed a motion to intervene in the proceeding. The Mountain Community Coalition (MCC) engaged on behalf of impacted communities advocating for goals to reduce carbon pollution, maintain affordability, and improve electric reliability. MCC actively participated in the PUC process, provided testimony, and negotiated a Settlement Agreement. The Settlement Agreement was adopted by Commission Decision No. C25-0840 on November 26, 2025 with modifications.

Per the Settlement, an NPA Working Group was established to ensure effective coordination across key implementation areas, including workforce training, customer rebate programs, and community outreach. Workforce initiatives focus on building local capacity through trade partner engagement and specialized trainings to support contractors and technicians in adopting non-pipeline alternative measures. On the customer side, resources have been designed to provide rebates and verify eligibility for NPA offerings, helping residents and businesses transition away from natural gas.

Public outreach/engagement

To maintain transparency and engagement, ongoing outreach efforts are being planned in partnership with regional local governments, non-profit organizations, and through public meetings and workforce trainings, ensuring that community members remain informed and involved throughout the implementation process. Staff will return with a more robust outreach plan as details are made available by Public Service Co.

Financial Implications

The Commission approved cost recovery for the Mountain Energy Project as part of the Settlement Agreement. The \$48.7 million NPA portfolio will be recovered through a split between electric and gas DSM cost adjustment mechanisms (DSMCA-E and DSMCA-G). The Settlement included downsizing the initial LNG facility saving approximately \$3M, according to Public Service Co. Costs for LNG and CNG supplemental supply will be reviewed for prudence in future rate cases before being added to rate base, and additional tanks beyond those approved will require separate approval. All costs will be socialized across gas and electric customers, though the Commission signaled interest in exploring multiple base rates due to cost causation in future proceedings.

There are no direct financial implications for the Town's 2026 budget.

Equity Lens

The Commission recognized that disproportionately impacted communities exist within the Mountain Energy Project area and noted that Public Service has conducted outreach to local governments and community stakeholders, with commitments for continued engagement. The Settlement emphasizes public transparency and partnerships for outreach and education but does not establish specific low-income programs or disproportionately impacted community (DIC) metrics. Future filings, including the 2028 Interim Regulatory Filing, are expected to incorporate updated planning assumptions and stakeholder input, which should include more robust equity considerations.

Staff Recommendation

Staff recommend continued organizational engagement with the NPA working group and for support of the implementation of the MEP as approved and modified by the Commission.

Resources

[Trade Partner Resources](#)
[Mountain Energy Project Home Rebates](#)

Mountain Energy Project

Update to Town Council February 10, 2026

OVERVIEW

1

The Problem

2

PUC Process

3

Mountain Community
Coalition

4

Outcomes

5

Implementation

6

Outreach



The Problem

Xcel has identified a forecasted natural gas supply shortfall in the Eastern Mountain Gas System for peak hour demand that exceeds available capacity during Design Day conditions (-39 degrees) through 2033.

Conventional Solutions

Pipeline Reinforcement

“only address a portion of the overall supply constraint..for a limited time.”

New Supply Interconnections

“not feasible, primarily due to the high costs of constructing..through challenging terrain and environmentally sensitive areas.”

Permanent Supplemental Supply

“Although it is more feasible..significant cost and construction implications ..reduces the plausibility of this model.” \$328.3M



Hybrid Project Proposal

Filed in January 2025
Proceeding No. 25A-0044EG

Supplemental Gas Supply

\$78.6M

Long-term LNG/CNG facilities

Non-Pipeline Alternative (NPA) Measures

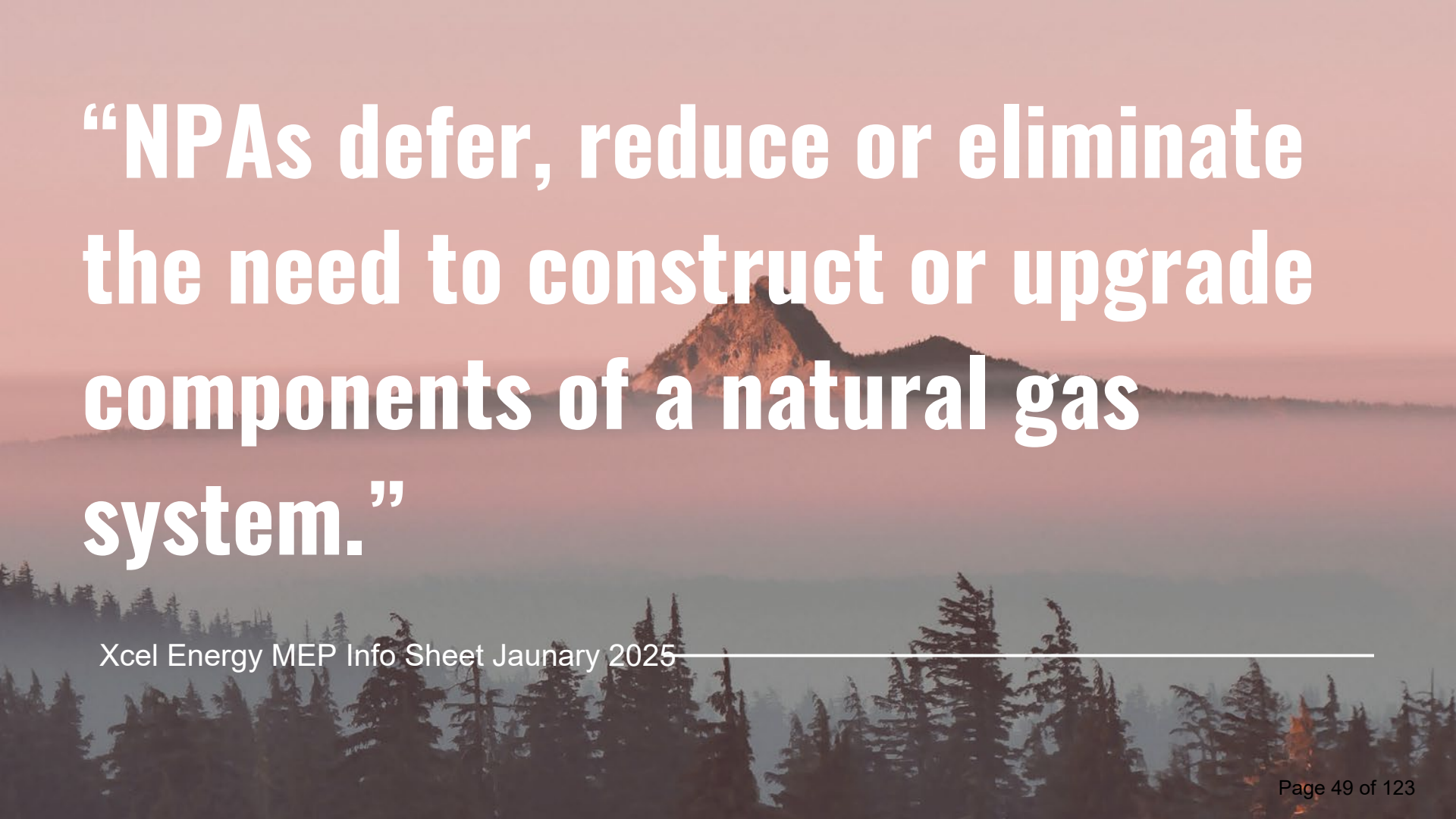
\$48.7M

Measures to conserve/reduce peak gas demand

Electric Distribution Upgrades

\$28M

Upgrades to support electrification



“NPAs defer, reduce or eliminate the need to construct or upgrade components of a natural gas system.”

THE PUC PROCESS

Party Engagement

Discovery period; parties provide testimony or public comment including analysis and recommendations

Conduct Hearings

Gather additional input from formal parties or other public stakeholders; establish the evidentiary record

Negotiations and Legal Briefs

Parties may negotiate a settlement agreement or file final arguments for commission consideration

Review Utility Proposals

Commissioners review to ensure compliance with rules and standards

Issue Decision

Commission will make an informed decision on the application

The background of the slide is a scenic photograph of a mountain range. In the foreground, there are green, forested slopes. In the background, rugged mountain peaks are visible under a slightly hazy sky. A large, semi-transparent red rectangle is centered on the slide, serving as a backdrop for the text.

MOUNTAIN COMMUNITY COALITION (MCC)

Breckenridge

Dillon

Silverthorne

Blue River

Frisco

Keystone

Summit County Government



BUILD THE TEAM

With resource and expertise challenges for local governments, building the right team was vital

Subject Matter Experts

Staff

Representatives from coalition members

Legal Counsel

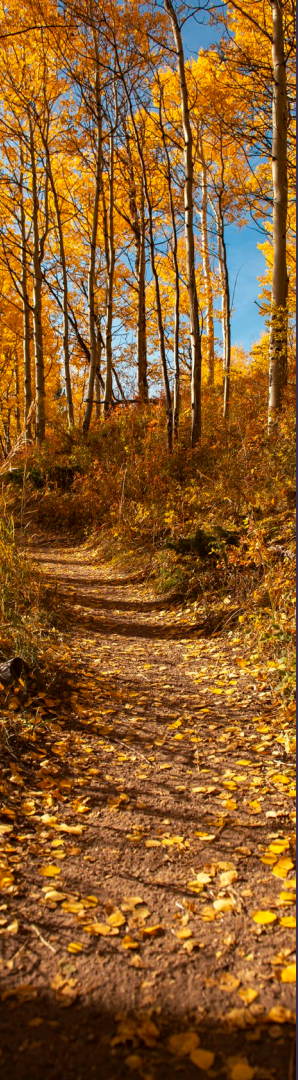
Kaplan Kirsch

Ensure compliance and navigate the system

Consultants

Synapse

Specialized knowledge and technical expertise



MOUNTAIN COMMUNITY COALITION GOALS

1 Climate

Impacted communities all have climate related goals to reduce GHG emissions and to curb natural gas use

2 Affordability

High cost of living area; fought to lower overall cost of the project and to focus resources on opportunities to get off gas (NPAs)

3 Resilience

Electrical grid resilience as capacity in the electrical system grows; reduce exposure to natural disasters

MOUNTAIN ENERGY PROJECT

Engagement

Discovery period; MCC provided testimony including analysis by consultants and offered recommendations

Hearings

Offered testimony to establish the evidentiary record

Settlement Agreement

Negotiated a settlement agreement and filed final arguments for commission consideration

Community outreach throughout

Review Period

MCC reviewed the application to evaluate the extent to which the proposal met the coalition's goals

Decision

Commission will make an informed decision on the application

OUTCOMES

SETTLEMENT

Accelerate no-regret NPA measures

Critical to the success of avoiding new gas facilities

Electric heat pump heating rate pilot

Removes barriers to adoption ; addresses affordability

Downsize supplemental supply

Addresses costs and potential of stranded assets

Outreach and Education

Public transparency and local partnerships

Cost Recovery

Maintains equity in how costs are recovered

“The Settlement Agreement represents a thoughtful balancing of the numerous issues in this proceeding, and is supported by a wide range of stakeholder interests...The Commission should approve the Settlement Agreement in full.”

-MCC Statement of Position

DECISION

Accept settlement with modifications

NPA measures to include air-to-water heat pumps

Requires better tracking of gas end uses (i.e. snowmelt systems, outdoor energy use)

Budget – goal is to reduce gas, not spend entire budget

Changes to model forecasting + Design Day assumptions

NPA costs split between gas + electric customers via riders, LNG/CNG rate base + LDCs

“The balance struck by the Settlement Agreement results in an innovative NPA approach to reducing the risk of stranded assets, avoids a much more expensive traditional infrastructure project...and aligns with the state’s emission reduction goals.”

-Commission Decision C250840

A scenic landscape photograph featuring a mountain range in the background, a forest of trees with autumn foliage in the middle ground, and a wooden shelter or gazebo on the right. The foreground is filled with out-of-focus vegetation. A white rectangular box with a thin gold border is centered over the image, containing the word "Implementation" in white text.

Implementation



NPA Working Group

“To collaborate on marketing, workforce training, and support resulting in reductions in natural gas demand, and positive customer experiences.”

1 Workforce

Enroll workforce in Trade Partner program, offer trainings on NPA measures

2 Customers

Promote NPA application and rebates, align with other state and federal incentives

3 Outreach

Coordinate messaging, promote training opportunities, educate about gas shortage and need for project



WORKFORCE

Trade relations manager
cotpinquiries@xcelenergy.com

1 Trade Portal (Required)

NEW Portal – requires registration
[Residential Trade Partners](#) | [Trade Partners](#) |
[Partner Resources](#) | [Xcel Energy](#)

2 Trainings + Scholarships

[Dec. 19 - Xcel Heat Pump Training Recording](#)
[Jan. 15 – Xcel Terms and Conditions Recording](#)

[Town of Breckenridge Workforce Training Series](#)

*not MEP specific

[Colorado Energy Office Training Grants](#)

*not MEP specific

[Town of Breckenridge Workforce Scholarships](#)

*not MEP specific

A vertical strip on the left side of the slide shows a scenic landscape. In the foreground, there's a river with white water rapids. A person is standing in the river, possibly fishing. The background features a dense forest of evergreen trees and a mountain range with patches of snow under a blue sky with light clouds.

CUSTOMERS

Rebate questions: ee-team@xcelenergy.com

1 Website

MEP Specific Information including approved contractors

[Mountain Energy Project | Home Rebates | Xcel Energy](#)

2 Check Eligibility

Zip Codes: 80424, 80435, 80447, 80461, 80497, 80498, 81649

3 Rebate Application

<https://xcelnew.my.salesforce.com/sfc/p/1U0000011ttV/a/R3000000lIbjJ/w5Tj7e76UTpX3aYesc coDhdrT5g7c0Nx7.sk9Shfl0c>

RESIDENTIAL REBATES

- Breckenridge 80424, Dillon 80435, Frisco 80443, Grand Lake 80447, Leadville 80461, Silverthorne 80497 or 80498, and Red Cliff 81649

Rules & Requirements

Available in Mountain Energy identified zip codes

Heat pump rebates requires removal of existing natural gas equipment

Equipment invoiced and installed starting Dec. 15, 2025

Rebates are not available for gas-fired boiler upgrades with hydronic baseboard

Air-to-Water Heat Pump rebate is currently being developed

Rebates will not be paid out for more than the cost of the system

Equipment Rebates

Equipment	Mountain Energy NPA Rebate (Up to)
Attic Insulation	\$2,550
Air Sealing	\$1,125
Cold Climate Air Source Heat Pump Early Replacement	\$7,500 per heating ton at 5F
Cold Climate Air Source Heat Pump Replace on Burnout	\$4,000 per heating ton at 5F
Cold Climate Air Source Heat Pump - New Construction	\$1,500 per heating ton at 5F
Cold Climate Mini-Split Heat Pump Early Replacement	\$7,500 per heating ton at 5F
Cold Climate Mini-Split Heat Pump Replace on Burnout	\$4,000 per heating ton at 5F
Cold Climate Mini-Split Heat Pump - New Construction	\$1,500 per heating ton at 5F
Gas Furnace Early Replacement	\$3,000
Gas Furnace Replace on Burnout	\$1,000
Ground Source Heat Pump Early Replacement	\$20,000 per heating ton
Ground Source Heat Pump Replace on Burnout	\$15,000 per heating ton
Gas Boiler Early Replacement	\$3,000
Gas Boiler Replace on Burnout	\$1,000
Wall Insulation	\$1,800
Heat Pump Water Heater Early Replacement	\$4,000
Heat Pump Water Heater Replace on Burnout	\$2,250



C&I REBATES

- Breckenridge 80424, Dillon 80435, Frisco 80443, Grand Lake 80447, Leadville 80461, Silverthorne 80497 or 80498, and Red Cliff 81649

Rules & Requirements

Available in Mountain Energy identified zip codes

Heat pump rebates requires removal of existing natural gas equipment

Equipment invoiced and installed starting Dec. 15, 2025

Rebates are not available for gas-fired boiler upgrades with hydronic baseboard

Non-condensing boilers are not eligible for rebates

Rebates will not be paid out for more than the cost of the system

Equipment Rebates

Equipment	Mountain Energy NPA Rebate (Up to)	Rebate Type
Air Sealing	\$1,250/PCKW, \$250/Other-kW, \$10.00/Dth	Custom
Cold Climate Air Source Heat Pump - Early Replacement	\$7,500 per heating ton at 5F <=5.4 tons	Prescriptive
Cold Climate Air Source Heat Pump - Replace on Burnout	\$4,000 per heating ton at 5F <=5.4 tons	Prescriptive
Cold Climate Mini-Split Heat Pump - Early Replacement	\$7,500 per heating ton at 5F <=5.4 tons	Prescriptive
Cold Climate Mini-Split Heat Pump - Replace on Burnout	\$4,000 per heating ton at 5F <=5.4 tons	Prescriptive
Gas Boiler Early Replacement (up to 120,000 BTU)	\$17,500/MMBTU/h condensing boiler	Prescriptive
Gas Boiler Replace on Burnout (up to 120,000 BTU)	\$9,300/ MMBTU/h condensing boiler	Prescriptive
Gas Furnace (up to 120,000 BTU)	\$1,250/PCKW, \$250/Other-kW, \$10.00/Dth	Custom
Gas Boiler Early Replacement (over 120,000 BTU)	\$17,500/MMBTU/h condensing boiler	Prescriptive
Gas Boiler Replace on Burnout (over 120,000 BTU)	\$9,300/ MMBTU/h condensing boiler	Prescriptive
Gas Furnace (over 120,000 BTU)	\$1,250/PCKW, \$250/Other-kW, \$10.00/Dth	Custom
VRF Early Replacement	\$9,275/ton <=5.4 tons	Prescriptive
VRF Replace on Burnout	\$7,400/ton <=5.4 tons	Prescriptive
Roof Insulation	\$1,250/PCKW, \$250/Other-kW, \$10.00/Dth	Custom
Wall Insulation	\$1,250/PCKW, \$250/Other-kW, \$10.00/Dth	Custom
High Efficiency Windows	\$1,250/PCKW, \$250/Other-kW, \$10.00/Dth	Custom
Ground Source Heat Pump Early Replacement	\$10,000/heating ton	Prescriptive
Ground Source Heat Pump Replace on Burnout	\$7,500/heating ton	Prescriptive
Heat Pump Water Heater Replace on Burnout	*light commercial: \$5,375/unit **commercial: \$15,000/unit	Prescriptive





OUTREACH

Why Participate?

Electrification or energy-efficient upgrades can lower gas demand and help reduce the need for construction to our gas system infrastructure in Colorado mountain communities.



Your Choice, Our Energy Future

Our clean energy solutions can help maintain reliable service while supporting your energy preferences and get us closer to becoming a net-zero energy provider by 2050.



Save Money on Solutions

Use our rebates to save money on the installation of an electric heat pump, heat pump water heater, energy-efficient furnace or boiler, or by improving your home's efficiency with a Home Energy Audit, or insulation and air sealing. View rebate qualifications below or in the [rebate application](#) .



Lower Emissions, Increase Comfort

Lower carbon emissions in your community and boost your home's year-round comfort with electrification or energy-efficient upgrades.

Partnerships + Outreach Channels

- HC3, Energy Smart CO, Sustainable Grand, Cloud City Conservation, Walking Mtns
- Newsletters
- Social Media
- Town Halls/Open Houses
- Website
- Continued Engagement in PUC Proceeding
- NPA Working Group Participation



Role of Local Governments





QUESTIONS?



SUSTAINABLE BRECK

sustainablebreck@townofbreckenridge.com

Mountain communities have a unique opportunity to shape the clean energy future of our state. By participating in Mountain Energy Project pipeline alternatives, we can avoid up front costs and future stranded assets.

Memo

To: Breckenridge Town Council
From: Bela Del Valle, Accommodations Compliance Program Manager
Date: January 31, 2026 (for February 10, 2026, Work Session)
Subject: 2025 Accommodation Unit Licenses Annual Report

Purpose:

This report shows the activities within the Town of Breckenridge accommodation unit licenses program in 2025.

Summary:

The data shown includes numbers of licenses not renewed for 2025, licenses closed due to natural attrition from real estate sales, and voluntarily closed licenses. The complaint data is compiled from information collected by the Town of Breckenridge Short Term Rental Hotline provider and the Summit County Communications Center.

Timeline and notable events:

- On November 2, 2021, an ordinance limiting the number of licenses available to properties outside of condo/hotels to 2,200 came into effect and Town staff started a waitlist for property owners interested in acquiring a rental license.
- On December 28, 2021, an ordinance implementing a regulatory fee of up to \$756 per bedroom/ studio came into effect. The regulatory fee was established at \$400 per bedroom/studio for 2022. The regulatory fee was established at \$756 per studio/bedroom for 2023 and successive years, unless otherwise changed.
- On September 27, 2022, an ordinance creating mapped areas (a.k.a. “zones”) for short-term rentals came into effect.
- The following table compares the number of active licenses to the number of allowed licenses per mapped area/zone:

	Allowed Licenses	Licenses Dec 2024	Licenses Dec 2025	Change	Percentage
Resort Properties	1,816	1,730	1,719	-11	-0.6%
Zone 1	1,680	1,216	1,225	9	0.7%
Zone 2	130	134	130	-4	-3.0%
Zone 3	390	1,109	1,058	-51	-4.6%
Total	4,016	4,189	4,132	-57	-1.4%

- The Town of Breckenridge website publishes the numbers of active licenses and waitlists, which are updated every three months.
- Invitations to renew existing licenses are sent 60 days prior to the expiration date. Most of the active licenses expire annually on December 31st.
- 54 active licenses were granted exemption from the regulatory fee for 2025 due to primary residency qualification. Those properties have a 21-day annual rental limit and must be inhabited as the owner's primary residence.

Compliance program:

- The Town uses specialized software to monitor and enforce compliance with short-term rental (STR) licensing requirements by continuously scanning online advertising platforms and matching listings to local property records. Properties advertising STRs without a valid license are identified and reviewed by staff on an ongoing basis. When unlicensed property is confirmed, the owner is issued a violation notice and given 14 days to either cease advertising or obtain a license if available. Failure to comply results in a second notice and the assessment of fines at \$1,000 per day. If noncompliance continues for 30 days, the Town places a \$30,000 lien on the property.
- The following table shows unlicensed advertisements violations issued:

	2023	2024	2025
Violations issued	7	12	3

- In 2025, the Town conducted two hearings related to unlicensed STR properties as part of this enforcement process.
- The STR Hotline is available 24/7 and complaints are monitored by the Accommodations Compliance Program Manager from Monday to Friday during business hours.
- The Accommodations Compliance Program Manager meets with the Breckenridge Community Service Officer team every month to review short-term rental complaints.
- The STR compliance office receives a daily report from the Summit County 911 Communication Center showing any incidents involving trash, parking, and noise. The report captures complaints that did not come through the STR Hotline.

Attachments:

- Annual Report Data
 - Licenses December 2025 by zone
 - Historical licenses number changes over the years and graph
 - Comparison numbers (Allowed vs Active)
 - Primary residence licenses
 - Waitlist details
 - Complaints data

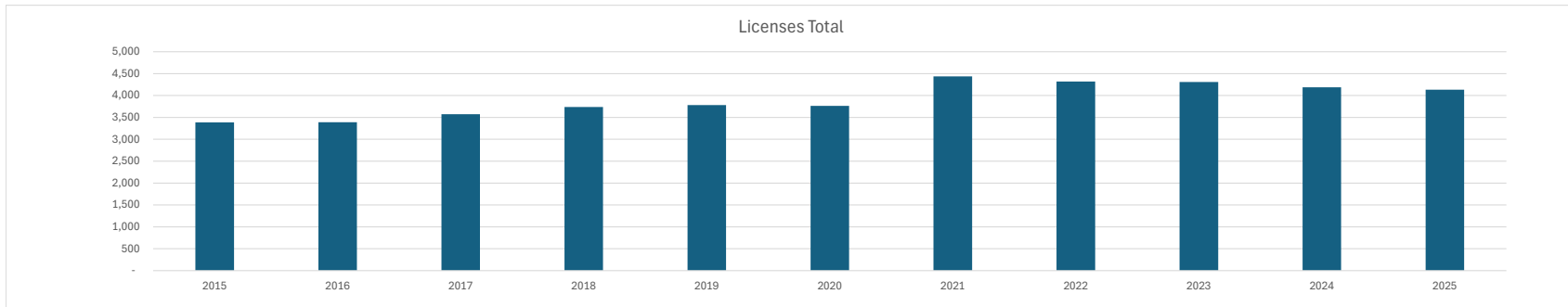
TOWN OF BRECKENRIDGE
2025 STR ANNUAL REPORT STATISTICS

ACTIVE LICENSES DECEMBER 2025

	Resort	Zone 1	Zone 2	Zone 3	Grand Total
Licenses	1719	1225	130	1058	4132

HISTORICAL LICENSES NUMBER CHANGES AND GRAPH

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Licenses Total	3,385	3,388	3,572	3,737	3,783	3,762	4,438	4,319	4,309	4,189	4,132
Change		3	184	165	46	-21	676	-119	-10	-120	-57
Percentage Change		0.1%	5.2%	4.4%	1.2%	-0.6%	15.2%	-2.8%	-0.2%	-2.9%	-1.4%



COMPARISON NUMBERS (ALLOWED VS ACTIVE)

	Allowed Licenses	Licenses Dec	Licenses Dec	Change	Percentage
Resort Properties	1,816	1,730	1,719	-11	-0.6%
Zone 1	1,680	1,216	1,225	9	0.7%
Zone 2	130	134	130	-4	-3.0%
Zone 3	390	1,109	1,058	-51	-4.6%
Total	4,016	4,189	4,132	-57	-1.4%

PRIMARY RESIDENCES LICENSE EXEMPT FROM THE REGULATORY FEE

	2024	2025
Zone 1	13	12
Zone 2	4	3
Zone 3	30	39
Grand Total	47	54

The exempted licenses have a limit of 21 days of rentals per year

WAITLIST DETAILS

	Allowed Licenses	2024			2025		
		Active Licenses	Available	Waitlists Jan-25	Active Licenses	Available	Waitlists Jan-26
Resort Properties	1816	1730	86	0	1719	97	N/A
Zone 1	1680	1216	464	0	1225	455	N/A
Zone 2	130	134	-4	18	130	0*	20
Zone 3	390	1109	-719	170	1058	-668**	205

*7 new licenses have been issued for Zone 2 since 01/01/2025

**There are no licenses available in Zone 3. 668 licenses need to close before issuing a new license.

COMPLAINTS DATA**HOTLINE CALLS**

Call Type	Number of Calls 2023	Number of Calls 2024	Number of Calls 2025
Noise	64	68	73
Parking	34	25	21
Trash	16	11	8
Resolution	67	46	30
Summit County	8	12	4
Nuisance	7	4	7
Illegal Rental	2	3	2
Lighting	3	N/A	N/A
Renter Complaint	4	N/A	1
Occupancy/# of Guests	N/A	1	N/A
Not an STR/Parking	1	N/A	N/A
Not an STR/Noise	N/A	1	N/A
Not an STR/Nuisance	N/A	2	N/A
No Complaint	2	2	1
Duplicate	N/A	5	1
Test	N/A	1	N/A
Grand Total	208	181	148

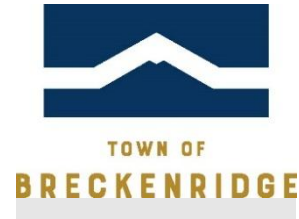
DISPATCH CALLS

Call Type	Number of Calls 2023	Number of Calls 2024	Number of Calls 2025
Noise	68	66	63
Parking	35	59	34
Trash	3	4	5
Grand Total	106	129	102

20 of the 2025 dispatch calls were also received by the hotline - i.e. same complaint

DISPATCH CALLS BY SOURCE

	2023	2024	2025
Citizen calls	97	101	81
Officer initiated	9	28	21
TOTAL	106	129	102



Memo

To: Town Council
From: Jon Dorr, Assistant Director of Recreation
Date: February 2, 2026 (for February 10, 2026 work session)
Subject: Little Red Schoolhouse Building Update

Town Council Goals (Check all that apply)

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

Summary

Staff is presenting two potential options for renovation/expansion to the Little Red Schoolhouse (LRSH) for Town Council's review and consideration. Staff seeks Town Council guidance regarding next steps for this project.

Background

The LRSH preschool in Breckenridge has served the community since 2005 as a licensed early childhood education facility. The building still operates with its original mechanical heating system and is due for a routine roof replacement. Recent facility assessments and maintenance evaluations have identified several building system and space constraints that impact the long-term functionality of the facility. The proposed expansion addresses current maintenance needs, enhances classroom options, allows for improved functionality of the building, and provides an opportunity for expanded capacity.

The current configuration presents operational challenges related to ventilation, accessibility, entry security, storage, and classroom adjacencies. While the building remains safe for continued operations, these deficiencies present long-term challenges and do not allow for an increase in licensed childcare capacity at this location.

Breckenridge has experienced a shift in childcare demand, with the greatest need now concentrated in infant and toddler care. This change is largely driven by the expansion of pre-K classrooms by Summit School District, which has increased capacity for preschool-aged children, thereby intensifying the gap in care for younger age groups.

The Town has assembled a team including Town staff and LRSH leadership to evaluate options for addressing the needs of the Little Red Schoolhouse. The primary goal of this effort is to ensure the facility can safely and reliably operate for the long term. Secondary goals include improving operational efficiencies and evaluating opportunities to increase childcare capacity for children from six weeks to 18 months old.

Town staff and LRSH have worked with contractor Clark & Enersen to conduct preliminary evaluations of the existing building and explore potential renovation and expansion options. These evaluations include high-level structural, mechanical, and site feasibility reviews. The intent of this memo is to outline preliminary options, including pros and cons, and seek Council feedback on a preferred direction for further analysis. Preliminary cost ranges are provided for discussion purposes only. If Council identifies a preferred option, staff will return with refined concepts, cost estimates, and implementation strategies.

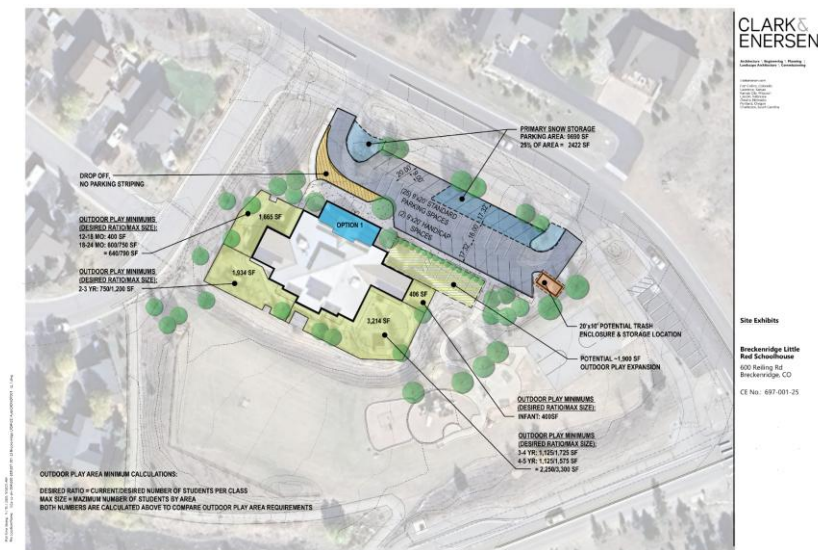
Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

Preliminary Cost Summary (Option 1):

- Subtotal Construction: \$1,944,035
- General Conditions: \$360,000
- Contractor Overhead & Profit (10%): \$194,403
- Discovery Allowance (5%): \$97,201
- Contingency (10%): \$194,403

Total Construction Cost: \$2,790,042

Option 1 Layout



Option 2 – All of Option 1 including remodeling the multipurpose room into a licensed space, plus the addition of a new classroom and increased storage space

Estimated Cost: \$3.12M

This option includes construction of an approximately 1,600 square foot addition to the existing Little Red Schoolhouse building, a remodel of the multipurpose room into a licensed space, and an additional seventh classroom plus associated support spaces. The site concept focuses on expanding the building area while maintaining the existing facility and supporting infrastructure. Additionally, replacement of the 20-year-old roof on the entire structure would take place while correcting flat roof/ leak issues. The site concept also reorganizes parking, drop-off, outdoor play areas, snow storage, and pedestrian circulation to improve overall site functionality and safety. The first phase of this option would include initial construction with phase two involving the shifting classroom ages - shown below. Phase two costs are encompassed in the overall cost.



Pros:

- Larger addition than Option 1, allowing increased flexibility in classroom layout and support spaces
- Fully phased out diagram referenced above - classroom/ playground shift increases infant/ toddler capacity by 7 slots
- Fully electrical ground source heat pump system
- Greatly increases storage space deficiencies - Further modification and improvement to outdoor playground space
- Purpose - built classroom space integrated with existing facility
- Retains current location and neighborhood presence

Cons:

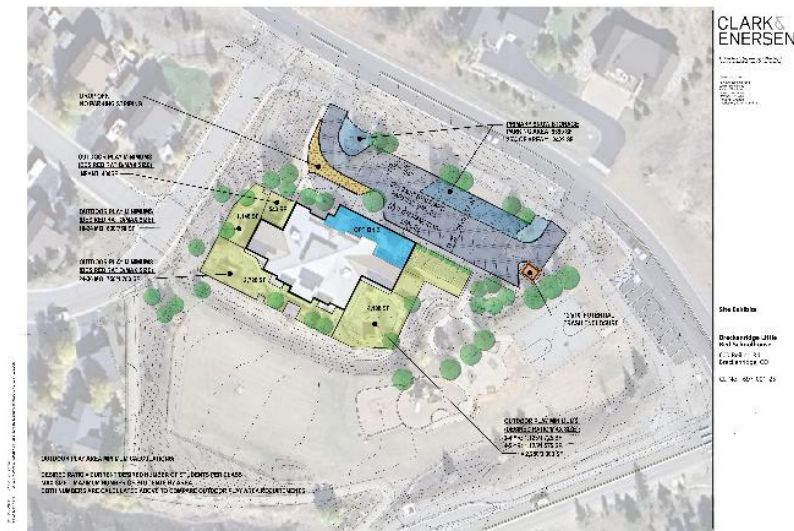
- Higher cost than Option 1
- Construction impacts to an active school site
- Additional work to fencing/ playground areas to adjust for Phase 2

Preliminary Cost Summary (Option 2):

- Subtotal Construction: \$2,206,766
- General Conditions: \$360,000
- Contractor Overhead & Profit (10%): \$220,676
- Discovery Allowance (5%): \$110,338
- Contingency (10%): \$220,676

Total Construction Cost: \$3,118,456

Option 2 Layout



Financial Implications

A total of \$3.65 million has been allocated in 2026 and 2027 for repairs and improvements for Little Red Schoolhouse and Breckenridge Montessori. \$150,000 has been budgeted for this LRSH study with an additional \$1 million to build in 2027. The current childcare fund has a balance of \$6.4 million.

Equity Lens

Supporting working families and access to high-quality childcare remains a key Town priority. Little Red Schoolhouse provides critical early childhood education services that support workforce stability, child development, and family well-being. Continued investment in this facility aligns with the Town's commitment to affordability, equity, and long-term community sustainability.

Staff Analysis

Staff is providing this memo as an informational update and to seek initial direction from Council. The Little Red Schoolhouse building remains safe for current operations, and staff will continue routine monitoring and maintenance. However, long-term investment will be necessary to address building deficiencies and address any future childcare needs. Both options improve building functionality and upgrade mechanical systems to support the center's operations for the next 20 years with option 2 addressing the growing need in infant care with increased capacity. Council feedback will help guide the next phase of analysis and refinement.

Questions for Council

Does Council support moving forward with Option 1 or Option 2?

BRECK CREATE

MEMORANDUM

TO: Town Council
FROM: Tamara Nuzzaci Park
DATE: February 4, 2026 (for February 10, 2026 Work Session)
RE: BCA Quarterly Report

With an eye to the future, Breck Create's first quarterly report of 2026 focuses on our strategy and plan for the year ahead. The enclosed deck outlines a strategic framework informed by a variety of data inputs and updated annually. It describes Breck Create's agile response to community needs and the key shifts we have made in programming to maximize the impact of both public and private resources. Our presentation will focus on program and the exciting creative experiences being offered in 2026.

2026 highlights include:

- Facilitating a new approach to promoting the Arts District to heighten visibility and public awareness of all organizations contributing programming with existing resources
- Condensing BIFA into a four-day, "destination" framework; extending trail installations from June through September; and repurposing resources toward year-round animation and collaborations
- Increasing Riverwalk utilization by piloting new winter programs, including Third Thursdays in partnership with Retail and a \$5 Film Series with Breck Film
- Increasing the number of AirStage Après events in alignment with Farmers Market dates (six or more)
- Serving as the Events Committee's implementation partner for drone show coordination, 250/150 promotion, and July 4 weekend event enhancements
- Absorbing Pride and enhancing other key social equity initiatives to create both a "festival" feel and year-round opportunities for marginalized communities to connect
- Piloting a new, combined vision for a family-friendly, activity-based immersive arts attraction at Old Masonic Hall in collaboration with Mountain Top Explorium

Strong governance continues to be central to Breck Create's success. Our Board of Directors plays a vital role in guiding this work, bringing together a diverse group of leaders who represent the Breckenridge community as a whole. The board offers a wide range of professional expertise—including Town staff and Council, arts, education, business, hospitality, finance, and civic leadership—and provides thoughtful oversight, insightful questions, and a deep commitment to advancing the District as a whole.

We look forward to sharing the exciting work underway and **welcome Council's input and feedback on strategy**. Lastly, Breck Create ended 2025 strong. The 2025 Impact Report, including data and financials, will be circulated to Council and the community next month.



2026
STRATEGY + SHIFTS

EXTERNAL INPUTS

- Equity & Inclusivity Lens
- Council & Community Goals
- BTO Strategy / DMP / Data, incl. emerging Resident Sentiment results
- Event Committee Goals
- Corona Insights Arts & Culture Research
 - Programming Strategies: Casual, Outdoor, Local-focused, Recurring/regular, Activity-based, Socialization/quality time
- Community feedback from BCA board, arts district management committee, town council, restaurants, lodging, retail

MISSION AND VISION

The **Mission** of Breck Create is to deliver inspiring creative experiences that enrich the quality of life and place for all who live, work or play in Breckenridge.

The **Vision** of Breck Create is to see Breckenridge as a dynamic year-round creative community.

VALUES:

Excellence and
relevance

Engagement and
interactivity

Diversity, equity
inclusion and
accessibility

Collaboration,
cooperation and
communication

Respect for our natural
environment



TARGET AUDIENCES

1. All who live, work or play in Breckenridge
2. The Philanthropic community, including regional/national funders and prior visitors, who are interested in public art, visual art and popular music / entertainment
3. All users of the Town's cultural facilities and their guests.

NOTE: Emerging Community Feedback indicated desire for more Age 21-35 and destination visitors; enough programming for family target

GOALS

2025

1. To build participation and community ownership in the creative arts experience – make the Arts District hum with activity
2. To attract people to the Arts District for an arts and culture experience
3. To maintain and operate the Arts District at a level that shows pride of place
4. To fortify an organization that delivers independent and TOB-Funded programming and services

2026

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

STRATEGIES

- A. SERVICE** To define, standardize requirements for and deliver superior service to local arts non-profits, our guests and partners.
- B. PLACE** To maintain and care for the Town's cultural facilities and public art assets at a level that shows pride of place.
- C. PROGRAM** To support Town and Community Goals through a series of contemporary exhibitions, performances, festivals and collaborations that compliment the work of existing local arts non-profits (in terms of time and content) and focus on environment, history and culture.
- D. PROGRAM** To advance community learning through creative workshops, residencies and education-based programs.
- E. FUNDING** To increase our earned and contributed revenue streams.
- F. BRAND** To develop the Breckenridge Arts District brand through inclusive promotion and relationship-building.
- G. ORGANIZATION** To align organizational structure, processes, culture, staff and governance with the dynamic needs of Breck Create.

Core Programs + Shifts to Respond to Community Need

Core Programs	Key Shifts	Reason to Shift	Not Doing
Fine Art + Craft Curriculum	Refinement and evaluation of class offerings with focus on elevated/quality experience Precious Plastics moves from pilot stage	Goal 1	General reduction of quantity
Exhibitions	Fewer more impactful, Immersive experiences, partner collaboration (Mountain Top)	Response to Community/Town Need	DDM/Latin Festival Exhibition, 2D Exhibitions, Greater constraints around partner usage of OMH (evening only, around exhibition)
Local Artist-in-Residence	Shorter, more focused visiting residencies in support of core program execution	Refined to advance core programs and respond to survey results	Long-term visiting artist residencies in support of camps and in-school programming
Town Signature Event Support: Pride, July 4, Town Party, Lighting of Breckenridge (Handmade Holiday)	Add Pride Add Drone Show and partner coordination	Response to Community/Town Need	
AirStage Après	Regular Schedule aligned Farmers Market dates (6+) at later time (5-8pm)	Response to Community/Town Need	
Community Access Grants (In-Kind Venue Usage + Gift Certificates)	Engage Arts District Management Committee in policy development Increase visibility of shared service support of local non-profits	Response to Community/Town Goal 3	
Breckenridge International Festival of Arts (BIFA)	Streamline to 4 days	Invest in key initiatives that respond to Community/Town Need Marketability	6 Days of programming Moving Outdoor Trail Installations and Concrete Jams Key Question for Discussion: Signature event of the Arts District/All Producing Partners or a Breck Create branded/produced event or some hybrid
Dia De Muertos/Latin Festival	Grow on- and off-District Hispanic Heritage Month programming	Respond to Community/Town Need for OMH	No exhibition

Core Programs	Key Shifts	Reason to Shift	Not Doing
Neighborhood Block Parties	Return to targeted Workforce and other local-focused Neighborhoods	Logistics	
School-Based + Youth Enrichment (In-School, After-School and Camp Programs)	In-school program support from Arist in Residence program focused more school curriculum support After-School program added at Summit Cove Elementary Summer Camp collaboration with Mountain Top Explorium	Respond to Community/Town Need Respond to School District Needs Goal 1	Not handling summer camp registrations and other logistics like parent drop off
Public Art (Permanent, Semi-Permanent, Ephemeral)	Add Family Audio Tour Shift BIFA Trail Installations to Sculpture Park Add 150/250 Installation	Enhance duration of impact for investment	
Riverwalk Center Presents	Work along side local business to build financial support for return of series	Response to Survey, enhance Riverwalk Center Utilization	
Pilot Program: Third Thursdays	New addition	Respond to community/Town Need; Activate Riverwalk Center Goal 2	
Concrete Jams?	Moving out of BIFA in August	Condense BIFA	Every other year as stand alone event?
Arts District + Partner Promotion	Work with Arts District Management Committee to develop strategy and plan utilizing current resources/budget Use unpaid Breck Create owned media tools to promote the Arts District and all organizations that animate it (Resident Companies)	Goal 3	
Breck Film Eventized Film Series	New addition – Feb, April, Pride, BIFA, Oct	Response to Survey, enhance Riverwalk Center Utilization	



MEMORANDUM

TO: Town Council
FROM: Jill Desmond, Senior Director of Programs + Campus Experience
DATE: February 3, 2026 (For February 10, 2026 work session)
RE: State of Colorado Governor's 250/150 Public Art Project

On behalf of Breck Create's Public Art Advisory Committee and per the Town's 2016 Public Art Policy (Appendix), we are pleased to **recommend a new artwork for the Town's permanent Public Art Collection** funded by the State of Colorado in acknowledgement of **America 250/ Colorado 150 celebrations**.

Breck Create seeks approval of the project plan and location as described herein from the BCA Board of Directors on February 6, 2026, and the approval of Town Council on February 10, 2026 (pending the Board's recommendation). These approvals must be in place to begin the contracting process with the State, to release funding and begin fabrication and meet the State's early August 2026 artwork installation deadline. The process and timeline have been expedited to provide the required 6 months for artwork fabrication.

BACKGROUND

In August 2025, Breck Create engaged artist Chelsea Kaiah, a Colorado-based artist who is White River Ute and White Mountain Apache from the Northern Ute reservation to create a temporary site-specific artwork as part of our summer 2026, 250/150 program. In fall 2025, the Office of the Governor launched a state-wide permanent public art initiative in acknowledgement of 250/150 celebrations and engaged artist Chelsea Kaiah to contribute a permanent artwork to this exciting program. Kaiah proposed submitting her Breckenridge project for this statewide program in December.

Thanks to Chelsea's trust and effort, this important, high-profile partnership between Breck Create, the State of Colorado, 900 North (fabricator), and the Town of Breckenridge is a reality. At this time, it appears that Breckenridge will be the only mountain destination for the State's project. The Office of the Governor will launch a marketing campaign encouraging Coloradans and visitors to visit each of the public art installations.

A meaningful site visit was conducted with Kaiah on January 22. She attended the Ute Mountain Ute Elder, Mark Wing's, talk at the *Americans* exhibition, organized by the Smithsonian and presented locally by Breck History. Kaiah shared the prospect of this project to great community support and applause. This engagement has led to conversations with Breck History to collaborate on expanded programming to highlight and celebrate the influence and contributions of the Indigenous communities, past, present and future on this place.

FUNDING

Once approved, **the total amount of the State grant award for the project will be up to \$200,000.** The grant covers artist fee, fabrication, transportation, installation, interpretation and plaque (in collaboration with Colorado's poet laureate) and long-term care and maintenance of the artwork. 900 North will secure stamped drawings by a structural engineer as a part of fabrication. The Town will oversee excavation of the site (artwork will have minimal footprint, but it will require a concrete foundation). Breck Create will cover the costs of post-excavation site preparation.

Kaiah's agreement includes her time conducting a series of community beadwork workshops in Breckenridge to share more about Indigenous beadwork practices and her own practices as a contemporary Ute artist.

LOCATION

Alpine Garden, Breckenridge—see Attachment B. This location was reviewed by representatives from Town leadership, Public Works and Engineering (location is clear of the floodplain). In addition, Breck Create has reached out the Alpine Garde Club to share the proposed plan and received positive feedback.

TIMELINE

January 22	Breck Create's Public Art Advisory Committee (PAAC) unanimously approved the project
February 6:	BCA Board review and vote
February 10:	Town Council Review and Approval
February:	State finalizes contracting process with the artist, fabricators and Breck Create. Breck Create will work with the State to gift the artwork to Town and the Town would carry the asset on its balance sheet and insurance policy per standard protocol. Fabrication planning begins
March-June:	Planning, PR, etc.
Summer:	Series of Art/Ute Culture Workshops for community with Chelsea
Late July:	Artwork Installation
Early August:	Dedication Ceremony with Northern Ute, Ute Mountain Ute, and Southern Ute tribe representatives

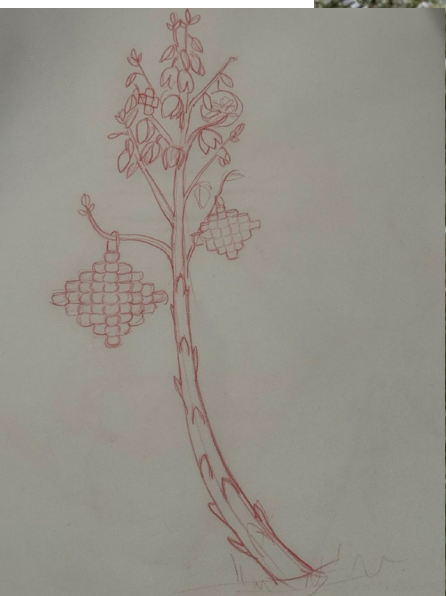
Artist Chelsea Kaiah will attend the Council Work Session on Tuesday, February 10 to introduce the artwork and Breck Create staff will be available to answer any questions.

**State of Colorado Governor's 250/150 Public Art Project:
Chelsea Kaiah in collaboration with Breck Create, the Town of Breckenridge,
the State of Colorado and 900 North**



Artist: Chelsea Kaiah

- White River Ute and White Mountain Apache From the Northern Ute reservation.
- Currently serves on the Indigenous Advisory Council for the Denver Art Museum after being their fall 2022 Native Arts Artist in Residence.
- Recipient of the Greene Grant in 2022 at Redline Contemporary Art Center as artist-in-residence for two years.
- Recipient of the Social Impact award by Bonfils Stanton Which was a \$50,000 award that granted the artist support for their artistic practice as well as hosting a Hide- Camp at Tall Bull Memorial in Daniels Park. Over 80+ people came, Indigenous and Non-Indigenous to learn the basics of hidework and hide scraping.
- Artist's work is part of the University of Denver Art Permanent Native Arts Collection.
- Artist works with several local Native organizations to provide knowledge about beadwork, quillwork, and hidework.

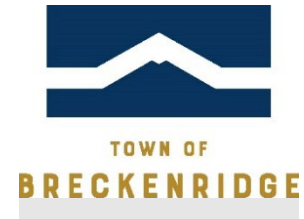


Above and Right;
Concept
Renderings
Inspired by the
Colorado Yucca
And Ute beadwork.
Flowers will include
a soft chime element



Above: proposed location in the Alpine Garden,
View facing North towards RWC, installation on the left,
this is clear of the floodplain

Memo



To: Town Council
From: Kristin Brownson, Assistant Public Works Director
Date: February 2, 2026 (for February 10, 2026 work session)
Subject: Coyne Underpass Mural



Town Council Goals

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

Summary

The Town, in cooperation with Breck Create, is looking to install a mural on the recreation pathway underpass at Coyne Valley Road. The mural would encompass the North and South facades and the interior of the tunnel. This mural will enhance the visual experience for recreation pathway users, celebrate the character and identity of Breckenridge and Colorado, and contribute to the Town's commitment to creativity, community connection, and environmental stewardship. This mural will also discourage graffiti, as the location has seen repeated tagging in the past couple of years. This site experiences frequent pedestrian and cyclist traffic and serves as a visual connector between residential neighborhoods, open space areas, and downtown Breckenridge. Breck Create will manage the process of open call to support the project through to completion. The Town and Breck Create are encouraging mural proposals that include one or more of the following themes:

- Reflect Breckenridge and Colorado's natural beauty, history, culture, and community values
- Celebrate the Country's 250th Anniversary and the State's 150th Anniversary
- Enhance the aesthetic experience for community members and visitors
- Welcome recreation path users to Breckenridge

The Town and Breck Create are encouraging artists to partner with local high school students involved in art. Staff would like the mural to be painted in the summer of 2026. We expect the mural to be on view for 3-5 years, subject to its physical condition and maintenance needs. We will keep the mural up for longer if the condition remains stable.

Background

The Town of Breckenridge's Leadership Challenge Program (LCP) from 2024 included a team that studied the impact of murals on areas that were prone to graffiti. This study showed that murals signal community care and artistic respect while discouraging petty crime and deterring taggers. The Public Works Department saw this as an opportunity to involve the LCP participants and help improve an area of Town that sees a lot of graffiti. The recreation path underpass at Coyne Valley Road has experienced multiple instances of graffiti over the past couple of years. The Public Works Department either paints or contracts painters to cover this graffiti, at a significant annual expense.

Public Works has teamed up with the LCP team and Breck Create to bring this mural idea to life. Town staff researched the recently installed mural at the Highway 9 underpass in Frisco to see if a similar mural could

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.

work in Breckenridge. The Town of Frisco had a similar budget and received over 130 artist submissions. The Frisco mural serves as a recreation path connection between the Adventure Park and the County Commons.

Financial Implications

Public Works has set aside \$20,000 in the 2026 Streets and Parks contracted services budget line item for this project. No additional funding is requested.

Equity Lens

The Town of Breckenridge is committed to ensuring that all community members can enjoy clean recreation areas. By involving the local artists and students in the design and installation of this project, we hope to yield long-lasting bonds and community pride. The call for artists will go out on the Breck Create website and Town socials, in English and Spanish. We hope to involve community members of all backgrounds in this project.

Staff Recommendation

Staff believe that by introducing a mural in this area, we will help prevent graffiti while also welcoming recreation path users to Breckenridge. Staff is working with Jill Desmond, Breck Create's Senior Director of Programs + Campus Experience, to build community awareness and support for the mural per the Town's 2016 Public Art Policy. The project is being reviewed and approved BCA's Public Art Advisory Committee by email and its Board of Directors at a meeting on February 6, 2026. Staff seeks the approval of Town Council on February 10, 2026 pending the BCA's Board's recommendation.



TOWN OF BRECKENRIDGE
PUBLIC WORKS



**Outdoor Mural
Call for Artists
Pedestrian Tunnel and Façade**

Town of Breckenridge and Breck Create

1095 Airport Road

Breckenridge, Colorado 80424

Issue Date: February, 2026*

Due Date: March/Early April, 2026*

*Final timeline will be determined after PAAC, BCA Board + Town Council Review

Town of Breckenridge
Outdoor Mural Call for Artists
Pedestrian Tunnel and Façade

***Call for Artists Posted:** February, 2026

Due Date: March 20, 2026, 5 pm MTN (TBD)

Breck Create and Town of Breckenridge reviews applications: Late March 2026

Notification of Final Selection: Mid-April 2026

Artist and Town Finalize Mural Design Concept and Details: Mid-May 2026

Target Installation Window: July-September 2026

Completion: September 30, 2026

1. Project Overview

The Town of Breckenridge invites qualified artists or artist teams to submit proposals for the design and installation of a **mural in a pedestrian underpass along the Blue River Recreation Path**. The mural will enhance the visual experience for users, celebrate the character and identity of Breckenridge and Colorado, and contribute to the Town's commitment to creativity, community connection, and environmental stewardship.

2. Site Description

The mural will be located in the pedestrian underpass at Coyne Valley Road along the recreation path. The site experiences frequent pedestrian and cyclist traffic and serves as a visual connector between residential neighborhoods, open spaces, and downtown Breckenridge.

- **Surface material:** Concrete
- **Measurements for façade and interior:**
 - **Tunnel Interior:** 14'1" Width x 11'9.8" Height x 68'8" Length
 - **Tunnel façades:** approximately 600 square feet of paintable surface
- **Lighting conditions:** The facades experience daytime sun exposure while the tunnel interior is shaded with no lighting.

3. Goals and Themes

The Town encourages proposals that include one or more of the following:

- Reflect Breckenridge and Colorado's natural beauty, history, culture, and community values
- Celebrate the Country's 250th Anniversary and the State's 150th Anniversary
- Enhance the aesthetic experience for residents and visitors
- Welcome recreation path users to Breckenridge

4. Budget

A total budget of **\$20,000** is available for this project. This amount must cover **all costs**, including design, materials, labor, equipment, insurance, transportation, installation, and any necessary permits or prep work.

***Final timeline will be determined after PAAC, BCA Board + Town Council Review**

5. Eligibility

- Open to professional artists and artist teams residing in Colorado. Preference will be given to artists with mountain community experience.
- Previous public art or mural experience is preferred.
- Artists must be able to complete the work by **September 30, 2026**.

6. Submission Requirements

Proposals must include:

1. **Artist Statement** – A brief introduction, description of artistic approach, and why this project interests them (max 500 words).
2. **Concept Description** – Narrative of the proposed mural concept, including how it aligns with project goals and themes.
3. **Preliminary Design Sketches or Renderings** – Up to four images or mock-ups for the facades and two for the tunnel.
4. **Budget Breakdown** – Estimated expenses (materials, labor, etc.).
5. **Timeline** – Proposed project schedule from concept approval to completion.
6. **Portfolio** – Up to five examples of previous relevant work.
7. **References** – Contact information for two professional references.

7. Selection Process and Evaluation Criteria

A selection panel comprised of representatives from the Town's Arts Advisory Committee and Town Staff will review submissions. Finalists may be invited to present their concepts in person or via video call. Proposals will be evaluated based on:

- Artistic merit, creativity, and quality of previous work
- How the artist incorporates the project goals and themes into the proposal
- Cooperate and engage with local youth artists, specifically high school artists
- Suitability of the design for the site
- Experience and qualifications of the artist
- Budget and timeline realism
- Incorporate creative, durable, and environmentally sensitive materials.
- Consider the movement of people through the underpass and visual continuity from both directions.
- Promote inclusivity, accessibility, and connection to place.

8. Submission Instructions

Please submit proposals electronically as a single PDF to:

Breck Create [Breck Create will create a webpage and online submission portal]

Subject line: *Breckenridge Underpass Mural Proposal – [Artist Name]*

9. Additional Information

- The Town reserves the right to reject any or all proposals.
- The selected artist will be required to sign a standard Town service agreement, provide proof of insurance, and complete a W-9.
- Art may not contain advertising, logos, or copyrighted images.

- The mural will become the property of the Town of Breckenridge upon completion.
- The mural will be on view for 3-5 years, pending condition. The Town of Breckenridge reserves the right to keep the mural up for longer if the condition remains stable.

10. Photographs of the mural space







APPENDIX:

BRECKENRIDGE PUBLIC ART POLICY

The Public Art Policy section outlines the specific policies and procedures required to put the Master Plan into action. It includes detailed information about the Breckenridge Public Art Program's governance, funding, oversight, management, project planning, and implementation. These policies and operating procedures guide the everyday work of policy makers and program managers, from commissioning new permanent and temporary pieces, to managing the existing permanent collection.

6.0 GOVERNANCE TOOLS FOR THE PUBLIC ART PROGRAM

The Breckenridge Public Art Program is governed by a series of ordinances adopted by Town Council as part of Breckenridge Town Code, including the Master Plan as a correlative document to the Development Code and Town Code. The public art policies are administered, and updates recommended, by a tiered legislative and advisory structure consisting of the Breckenridge Town Council, the Breckenridge Creative Arts Board of Directors (BCA Board), and the Public Art Advisory Committee (PAAC), with BCA and Town staff acting in a management capacity.

6.1 Breckenridge Public Art Code

Breckenridge Town Council first adopted a series of resolutions and ordinances pertaining to public art in 1996, in which public art was defined as:

"A work of art located on public or private property which is accessible to the public. Public art includes, but is not limited to painting, sculpture, graphic arts, tile, mosaics, photography, earthworks, environmental installations, and decorative arts."

The resolutions and ordinances provided for:

- Establishing a Public Art Commission to provide guidance to the Town on the Public Art Program
- Adopting the first "Art in Public Places Master Plan" as a correlative document to Title 9 of Breckenridge Town Code, known as the Breckenridge Development Code
- Amending the Breckenridge Development Code for public art within the Historic District (Class C development application) and outside the Historic District (Class D development application)

In 2006, Town Council amended the Breckenridge Development Code to state the purpose and goal of public art:

"The placement of art in public places enriches, stimulates, and enhances the aesthetic experience of the Town. The Town's Public Art Program is designed to complement the visual experience that is the cornerstone of the Town's identity. The Town recognizes and rewards the efforts of applicants who place art in publicly accessible areas on private property by providing an incentive as hereafter provided in this Policy."

The incentive took the form of a positive points program for developers installing public art projects. Such projects were to be privately owned, insured, and maintained, and conform to site and artwork selection criteria outlined in the "Art in Public Places Master Plan."

6.1 Breckenridge Public Art Code continued

Town Council also adopted an updated “Art in Public Places Master Plan” in 2006.

In 2015, after Breckenridge Creative Arts incorporated and took on the management of the Public Art Program, Town Council passed a resolution to dissolve the Public Art Commission. The move was the first step in implementing the new advisory structure outlined below. Work on an updated, comprehensive Master Plan commenced, resulting in the “Breckenridge Public Art Program Master Plan + Policy.”

6.2 Public Art Master Plan + Policy

Upon adoption by Breckenridge Town Council, the “Breckenridge Public Art Program Master Plan + Policy 2016” becomes a correlative document to the Town Code and Development Code, replacing the “Art in Public Places Master Plan” that was originally adopted in 1996 and updated in 2006.

All works of public art will then become subject to the creative guidelines established in the Breckenridge Public Art Program Master Plan (Part 1 of this document) and the terms and conditions in the Public Art Policy (Part 2). This includes all permanent and temporary public art installations, whether commissioned through a Call to Artists protocol; purchased directly from an artist, agent, gallery, or other source; or received as a donation in the form of a bequest, gift, or sponsored acquisition. It includes all public art as defined by Breckenridge Town Code, whether funded by the Town’s general fund, co-sponsored or funded through a partnership between the Town and other agencies, funded through grants or donations, or funded privately by businesses or individuals.

6.3 Roles + Responsibilities

Upon establishment of Breckenridge Creative Arts as the manager of the Breckenridge Public Art Program, a new structure was put in place to oversee the program, and to develop and refine policy. This section outlines the roles and responsibilities of the legislative, management, and advisory bodies:

- **Town of Breckenridge** – The Town of Breckenridge is the owner and primary source of funding for public art projects in Breckenridge, including permanent and temporary installations as well as the festivals and programs that showcase them.
- **Breckenridge Town Council** – Breckenridge Town Council is the legislative body for the Public Art Program. This seven-member group of elected officials, including the mayor of Breckenridge, votes on ordinances and resolutions to adopt or amend public art policies within the Breckenridge Development Code, a subsection of Breckenridge Town Code.
- **Breckenridge Creative Arts Board of Directors (BCA Board)** – The Board of Directors of BCA plays a dual role as 1) a legislative body that votes on initiatives brought to it by BCA staff, and 2) an advisory body that makes recommendations to Town Council. Comprised of a diverse group of local professionals, civic leaders, and philanthropists, the 11-member Board of Directors meets monthly and is responsible for defining strategic vision, developing policy, and ensuring the fiscal soundness of BCA. Board members serve on committees for community engagement, finance and audit, governance and nominations, and public art.

6.3 Roles + Responsibilities continued

- **Breckenridge Creative Arts staff** – Breckenridge Creative Arts is the primary manager of the Public Art Program. Staffed by an experienced team of arts administrators, curators, and educators, BCA works with its Board of Directors, Town administration, Town Council, the Public Art Advisory Committee, resident companies, and other stakeholders to advance the Public Art Program.
- **Breckenridge Town staff** – Town of Breckenridge staff members also play a managerial role for the Public Art Program. All development permits, including those for public art installations, go through the Town of Breckenridge Community Development Department, which oversees all aspects of public and private development. Breckenridge Town staff and BCA staff work closely to ensure that public art projects are in keeping with Town Code, and to collaborate on suggestions regarding public art policy changes. Town staff includes BCA in discussions about all new town projects, in order to determine if public art can be incorporated.
- **Public Art Advisory Committee (PAAC)** – The Public Art Advisory Committee serves an advisory role as one of the standing committees of the BCA Board. An appointed group with no term limits, the PAAC consists of up to two directors of the Board along with invited community members, arts professionals, and a BCA staff member. The purpose of the PAAC is to oversee a thoughtful process of integrating visual works of art into public spaces, and to advise the BCA Board on public art projects while acting as stewards of the Breckenridge Public Art Program’s vision and Master Plan.

6.4 Public Art Advisory Committee (PAAC)

The Public Art Advisory Committee assists with aesthetic enrichment of the town through public art by:

- Developing a public arts vision statement
- Advising on the creation of a comprehensive Master Plan for the Public Art Program
- Providing input on the development of a timeline and strategies to meet Master Plan objectives annually
- Contributing to the visual character and texture of the town in a way that reflects the community’s past, present, and future
- Advising on public art programs that provide opportunities to engage and encourage public dialog
- Advising on efforts to make public art and artistic experiences accessible to residents and visitors

The committee also advises on public art policy by:

- Providing input on the creation of a public record that catalogs the Breckenridge public art collection and reviews the collection annually to consider relocation, deaccession, renewed community engagement, and maintenance concerns
- Advising on the creation of, and administering comprehensive policy guidelines for, the selection and installation of public art purchased with Town, private, donor, or grant/foundation funding
- Providing input on a periodic review of new public art policy



6.4 Public Art Advisory Committee (PAAC) continued

Last, the PAAC advises on public art programs by:

- Helping to identify funding sources for public art acquisition to promote the Town's cultural and economic health
- Advising on the development of public art partnerships within Town projects, private developers, the Breckenridge Arts District, and community arts and cultural organizations
- Advising on the use of public art to promote a more walkable town using public art as a wayfinding tool and with guided "art walks" or other options
- Providing input on efforts to broaden the community's knowledge and education about Breckenridge's public artworks and programs



7.0 FUNDING RESOURCES

The Town of Breckenridge is the primary funding source for the Breckenridge Public Art Program. Public funds are used to support the acquisition of new permanent pieces for the collection, as well as the ongoing maintenance of existing artworks. Operational costs related to permanent and temporary public art installations, including programs and festivals designed to raise awareness about the Public Art Program, are also supported by the Town.

Funding for the Breckenridge Public Art Program can be bolstered by grants, partnerships, collaborations, fundraising, and individual and business sponsorships. Such supplementary funding makes it possible to purchase or commission additional pieces for the collection, or support the Public Art Program in other ways like sponsoring education initiatives or creative marketing. Public artworks can also be acquired through private sector incentive programs, gifts, and loans. By pursuing opportunities for collaboration and supplemental funding, BCA can enhance the Public Art Program and contribute toward its long-term sustainability.

The PAAC will meet annually to prepare estimated costs for fiscal year public art programming, maintenance, and growth of the collection. Budget recommendations will be shared with the BCA Board in a timely manner to be considered for fiscal year budgeting.

7.1 Permanent Acquisitions

Public art is acquired to grow the permanent collection through a number of different funding or donation mechanisms:

- **Town budget** - The Town of Breckenridge provides funding support annually, as budgets allow, through a public art fund for projects located on Town property or private property with a public easement. This is the primary source of funding for Breckenridge public art projects.
- **Partnerships + co-sponsors** - Partnership projects are those that are funded in part by the Town's general fund and in part by an outside source. Partnership projects can be located on Town property, private property with a public easement, or private property that is visible to and benefitting the public.
- **Private donations** - Privately funded projects are those that are funded by an outside source other than the Town's general fund. Privately funded projects can be located on public property owned or managed by the Town; on private property on which a public easement has been granted; or on private property that is accessible to and utilized by the public. Outside funding sources may present themselves in the form of monetary donations from private individuals or businesses, donations garnered as part of a developer incentive program, or existing artworks.
- **Developer incentive program** - Developer incentive programs, in which the Town encourages private developers to contribute in whole or part to public art projects, can be used to raise funds for new acquisitions.



7.1 Permanent Acquisitions continued

- **Fundraising** – Community fundraising can be used to fund public art projects, whether in whole or combined with Town funds as approved.
- **Grants** – Grants can be used to fund public art projects, as specified in each individual grant application, when applicable to the Breckenridge Public Art Program.

7.2 Maintenance + Program Costs

The Town of Breckenridge also allocates an annual budget to Breckenridge Creative Arts, which is responsible for managing the Breckenridge Public Art Program, among other duties. Operating costs in the BCA budget that are associated specifically with the Public Art Program include:

- **Maintenance of the collection** – This includes all expenses and staff time required for the ongoing maintenance of public art pieces in the permanent collection.
- **Public Art Program costs** – These include all expenses and staff time required to manage the Breckenridge Public Art Program, including the administration and costs associated with programs and festivals geared toward raising awareness, education, and marketing the Public Art Program. Temporary and ephemeral public art installations are part of the Public Art Program costs subsumed under BCA's budget.

The outside funding sources outlined above can similarly bolster maintenance and program costs, and are actively sought as a way to grow and sustain all aspects of the Breckenridge Public Art Program.

8.0 PROJECT PLANNING

Planning a public art project is a long-term process. It begins with big-picture planning that looks at what is best for the community and how proposed projects relate to organizational and program goals, as well as the strategies and criteria set forth in the Breckenridge Public Art Program Master Plan + Policy. Proposed permanent installations are evaluated to see how they relate to the existing collection, both in terms of physical location and thematic narratives. Temporary installations and public art programming too should be based on the strategies and thematic narratives, and are also evaluated in terms of how they relate to the year-round calendar of cultural events in Breckenridge. From there, staff can engage in the detailed planning work that each year, and each individual project, entails.

The following tools are used to plan the broad work that the Breckenridge Public Art Program will undertake in a five-year period, narrowing to the work planned for a single year.

8.1 Five-Year Project Plan

The Five-Year Project Plan, currently under development, is a long-term planning tool that establishes what is on the horizon for the Breckenridge Public Art Program. A fluid document that narrows in scope as each year approaches, it allows managers to envision the program five years out, and then work with the board, committees, stakeholder groups, and Town Council to come to agreements about upcoming projects years in advance.

8.2 Annual Operational Plan

Each year's work for the Breckenridge Public Art Program is guided by the Annual Operational Plan, developed by BCA staff in the fourth quarter of the previous calendar year. Projects that have been prioritized for a given year move from the Five-Year Project Plan into the Annual Operational Plan, which is based on the public art budget and any outside sources of funding available.

The Annual Operational Plan includes any and all components affecting the Public Art Program, from new commissions, donations, and acquisitions to maintenance, restoration, relocation, deaccessioning, and funding opportunities to be pursued for future pieces. Marketing components, metrics to assess program success, public art programming initiatives, and temporary and ephemeral installations are also included in the Annual Operational Plan.

The Annual Operational Plan should align with any public art initiatives outlined in BCA's Strategic + Operational Plan. Ultimately it describes a consensus on what and how projects should be prioritized for a given year. As such, the Public Art Advisory Committee advises on the Annual Operational Plan with input from other stakeholder groups.

9.0 SITE + ARTWORK SELECTION CRITERIA

All public art acquisitions are subject to the creative guidelines and terms and conditions outlined in the Breckenridge Public Art Program Master Plan + Policy. The following criteria inform objective decisions about what projects to pursue and select, and where to locate them, based on the thematic narratives and strategies identified in the Master Plan. Adherence to these criteria makes it possible for the Public Art Program to continue to grow a diverse collection that appeals to a broad audience while strengthening the sense of place in Breckenridge.

9.1 Site Selection Criteria

In selecting a site for public artwork, the following criteria should be prioritized:

- Locations that are highly visible, easily viewed, and broadly accessible to the public
- Locations with multiple uses that are centers of activity
- Locations that are enhanced by public art, such as those currently void of visual interest, or in which the addition of artwork would complete the location's visual experience
- Locations that provide a meaningful context for the art and strengthen the location's sense of place
- Locations that allow for wayfinding opportunities
- Locations that allow for reflection and provide a break from social activity
- Locations that encourage social interaction, participation, and dialog about artworks
- Locations that avoid excessive visual clutter
- Locations that do not create any obstacles for Town infrastructure or maintenance operations

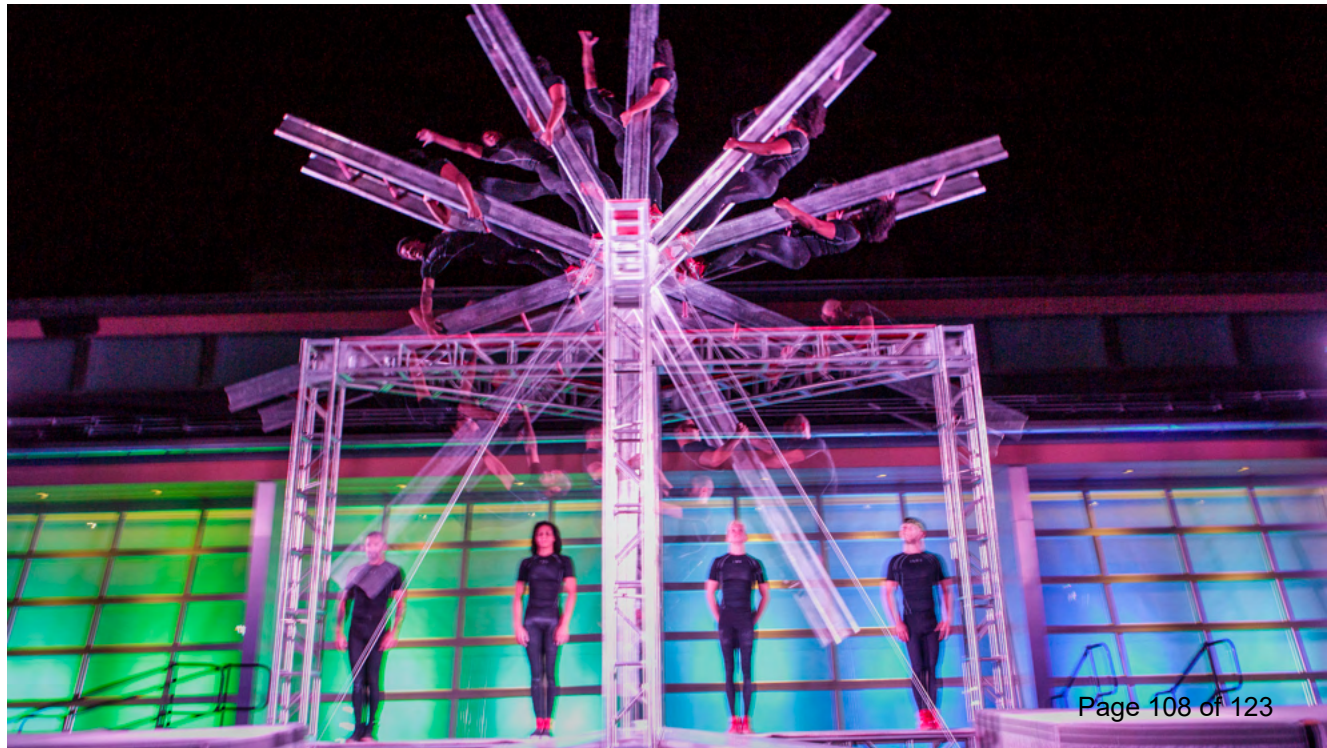
Town Council should approve all proposed sites for public art in advance of an artwork's selection if it is to be installed on Town of Breckenridge property.

9.2 Artwork Selection Criteria

In selecting public artwork, the following criteria should be prioritized:

- The proposed artwork should suggest a relationship to one or more of the thematic narratives identified in the Master Plan by:
 - o Leveraging and commenting on the spectacular mountain environment
 - o Commemorating, inviting conversation about, or creating an interesting juxtaposition with local history
 - o Raising awareness about or commenting on environmental topics
 - o Exploring diverse mediums, materials, colors, and content matter while seeking stylistic balance between traditional and contemporary forms
 - o Representing a balance of local, national, and international artists
 - o Encouraging community engagement, interaction, and collaboration
 - o Exemplifying Breckenridge's willingness to take risks and face controversy while following a public process that is thoughtful, respectful, and open
 - o Differentiating Breckenridge from other mountain towns

PUBLIC ART SPECTACLES + PERFORMANCE INSTALLATIONS IN BRECKENRIDGE



9.2 Artwork Selection Criteria continued

- The proposed artwork should be identified as a priority in the Annual Operational Plan.
- The proposed artwork should have adequate funding.
- The proposed artwork should meet both site selection and artwork selection criteria.
- The proposed artwork should meet the intent of the project description in the Call to Artists process.
- The proposed artwork should be considered to have high artistic merit.
- The proposed artwork should further the mission of BCA and the vision of the Public Art Program.
- The proposed artwork should be considered from a marketing perspective on the basis of the ability of the artist or presentation to attract a broad audience, the potential for the artist or presentation to secure underwriting, and competition in the marketplace.
- The physical and conceptual permanence of a proposed artwork should be considered on the basis of maintenance, resistance to vandalism, safety concerns, and timelessness.
- The proposed artwork should be compatible with the selected site location, such as compatibility with the Historic District or Creative Zone. Basic elements to consider include scale, materials, existing/proposed landscaping, and existing/proposed lighting.
- The proposed artwork should be considered in the context of nearby works including how the proposed piece contributes to the overall context of the collection in a given location or Creative Zone, and how it contributes to the thematic narratives.

9.3 Creative Zones

The layout of Breckenridge lends itself to the establishment of “Creative Zones” in which a particular character or set of attributes, aligned to the thematic narratives, can be emphasized in order to strengthen that zone’s sense of place or add functionality such as wayfinding. For example, public artworks proposed for installation within the Historic District are considered in terms of how well they support, showcase, enhance, or interpret local history themes.

The following are examples of Creative Zones that might be established to support placemaking and wayfinding initiatives in Breckenridge:

- **Breckenridge Historic District** – The Town’s historic center, as defined by Town Code, with a focus on Main Street and primary hubs of activity running north/south through town
- **Breckenridge Cultural Corridor** – A spine of cultural activity that runs east/west from the Riverwalk Center at its western edge, through Blue River Plaza and up Washington Avenue to the Arts District, and terminating at the Breckenridge Grand Vacations Community Center & Summit County South Branch Library at its eastern edge. The Breckenridge Cultural Corridor intersects the Historic District and includes performance and exhibition spaces, art studios, theaters, museums, and historic landmarks.



9.3 Creative Zones continued

- **The Riverwalk + Rec Path** – To include walkways fronting the Blue River in the center of town, including the lawn and grounds around the Riverwalk Center, continuing along the Rec Path north to the Breckenridge Recreation Center grounds, Kayak Park, and the public trails along the Blue River to Valley Brook Road and beyond
- **The Recreation Center** – The hub of outdoor recreational activities that includes the Breckenridge Recreation Center grounds, Kayak Park, the bike path, and public trails fronting the Blue River at the north end of town
- **Transportation + Parking** – To include any walkways, routes, and landmarks connecting Town parking lots to downtown Breckenridge
- **Town of Breckenridge Trail Systems** – To include popular trails near town used for hiking, biking, and other outdoor recreation

When public art can serve as a wayfinding tool, it is a benefit.

10.0 PUBLIC ART PROJECT PROCESSES + GUIDELINES

This section outlines the processes by which public artworks should be selected and implemented, as well as guidelines for specific project types.

10.1 Selection Processes for Permanent Public Artworks

There are two major processes by which new permanent public artworks can be selected:

- **Call to Artists** – All permanent public art projects with a budget greater than \$10,000 are commissioned through the Call to Artists process outlined in Section 10.2, and should be approved by the BCA Board and Town Council. A similar Call to Artists process may be implemented for permanent projects funded at \$10,000 or less, but require only BCA Board approval in order to proceed.
- **Direct Purchase** – Existing artwork can also be purchased directly if the total value of the piece is \$10,000 or less, providing it fulfills the site and artwork selection criteria outlined in the Master Plan + Policy. Limited editions should be sought, taking into consideration where other editions are located to avoid selecting pieces already on display within a given radius from Breckenridge. The PAAC should reach a majority consensus on the purchase of existing art for the permanent collection before making its recommendation to the BCA Board. If the project budget is \$10,000 or less, BCA Board approval is sufficient for the project to proceed.

10.2 Call to Artists Process for Commissions over \$10,000

Once BCA staff and the PAAC have reached consensus on a Town Council-approved installation site, and on a concept that fits the artwork selection criteria outlined above, all permanent public art commissions with a budget greater than \$10,000 utilize the following selection process:

- **Project Intent** – The PAAC works with BCA staff to produce a project intent document, which includes background on the Breckenridge community, a description of the proposed project's intent, and the allotted budget.
- **Artist Recruitment** – A Call to Artists is then issued, in which artists are invited to submit applications including their resumes and information about past works. There is some flexibility in who is invited to submit applications, and the target group may vary from piece to piece. Some Calls to Artists will focus on local artists, or aim for diversity. Others may be advertised more broadly in order to solicit well-known artists on the national and international scene. In some cases, specific artists may be invited to submit applications, such as artists who have an established reputation and therefore whose work may attract attention and creative tourism to Breckenridge.
- **Finalist Selection** – With input from BCA staff, the PAAC selects three finalists from the field of applicants based on past works, and how well an artist's style fits the project intent and Breckenridge community.

10.2 Call to Artists Process for Commissions over \$10,000 continued

- **Proposal Submission** – The three finalists are then invited to submit proposals of what they will do to fulfill the project intent, with a concept design including maquettes or drawings of the proposed works. These proposals should be evaluated by BCA and Town staff for feasibility, in terms of engineering, ability to meet a proposed timeline, and other project planning components.
- **Public Input** – Once the final proposals are vetted for feasibility, the public is invited to comment on the proposed works. Methods for gathering public input can include public forums and educational displays with project drawings and questionnaires. Both methods should feature thoughtful questions, such as how well the proposed project fulfills the project intent, and how well it represents the community.
- **Proposal Selection + Approval** – The PAAC then reviews the public comments, comes to a majority consensus about which project best meets the project intent and fulfills community desires, and makes a recommendation to the BCA Board. The BCA Board votes to approve the project, and then makes a recommendation to Town Council for approval. All permanent public art projects with budgets over \$10,000 should be approved by Town Council before the project can proceed.

10.3 Implementation Process for Commissions over \$10,000

Once a project is approved by Town Council, the following implementation process is utilized:

- **Artist Contract** – BCA staff oversees a contract with the selected artist/s, to include the project scope, fee, timeline, and terms and conditions if applicable. The project scope generally includes the final design and engineering, artwork fabrication, insurance, transportation, and installation. Once the contract is signed, the artist receives an initial deposit of the agreed upon fee to begin work.
- **Final Design** – The artist should develop final design and engineering drawings, to be reviewed by BCA staff, and Town planning and engineering departments as appropriate. If there is a substantive change from the original concept design, the PAAC should also review the final design.
- **Fabrication** – The artist proceeds with fabrication upon approval of the final design, or as outlined in the contract. Upon approval of a midway project update from the artist—to include photos and other project status documentation—BCA issues a midway payment.
- **Installation** – The artist is responsible for the installation of the artwork, with coordination by BCA staff and assistance from Town staff as necessary, unless otherwise specified in the contract.
- **Communications** – BCA staff should plan and implement a communications strategy to provide the public with real-time project updates, and to educate and raise awareness about finished projects.

10.3 Implementation Process for Commissions over \$10,000 continued

- **Project Documentation** - The artist should submit copies of all finished plans, including final drawings and a maintenance and conservation plan, prior to project closeout.
- **Project Closeout** - Once all conditions of the contract are met and the above steps are completed, BCA staff should proceed with project closeout and final payment.

10.4 Special Guidelines by Project Type

The following additional guidelines pertain to specific project types:

- **Art in public development** - Upon identification of public projects that are appropriate for public art as noted in Section 5.2, BCA staff will work with PAAC to review the public project and make recommendations on how public art can be incorporated into the project. BCA staff will work with Town staff to make sure that the public art component of the project will not hinder the timeline or create any maintenance or operational issues. A separate Capital Improvement Project budget will be requested by BCA from the Town Council to fund approved public art projects within public projects. Public art may be incorporated in the form of architectural enhancements such as railings or tile details to creative designs for bus shelters and pedestrian way finding projects. Public art is not just textiles, paintings and sculpture.
- **Art on private property** - If a landowner wishes to install public artwork on private property, whether the artwork is privately funded in full or in partnership with the Town,

the landowner should either: 1) grant a public easement to the Town for the site on which the artwork will be located; or 2) agree to take financial and physical responsibility for the maintenance, restoration, or deaccessioning of the artwork in perpetuity via a covenant. To plan a public artwork in private development, developers should follow the Town's Development Code requirements. Town staff should share those applications to install public art in identified Creative Zones with BCA staff for review by the PAAC to ensure they satisfy the criteria outlined in the Master Plan + Policy. Public artwork installed on a public easement becomes the responsibility of BCA to maintain in perpetuity, following the guidelines set forth in the Master Plan + Policy, unless otherwise specified in an agreement between the Town/BCA and property owner.

- **Donations of public art** - All donations of public art to the permanent collection should meet the criteria outlined in the Master Plan + Policy, and be approved by a majority consensus of the PAAC and BCA Board. All donations with a value greater than \$10,000 should also be approved by Town Council. Not all proposed donations will be accepted. To propose a donation, patrons should contact BCA administrative staff who will research and prepare a recommendation to the PAAC. Accepted donations become the responsibility of BCA to maintain in perpetuity, as outlined in the Master Plan + Policy, unless otherwise specified in an agreement between the Town/BCA and donor.
- **Loans of public art** - Loaned artworks can be displayed as part of a temporary or ephemeral exhibition, such as the Sculpture on the Blue program. Artworks can be loaned by

10.4 Special Guidelines by Project Type continued

individual artists, curators, and/or cultural organizations. Loans of public art can be obtained through a Call to Artists process, or direct selection by BCA staff with input from the PAAC. In either case a location is identified; artworks are selected based on feasibility and the criteria

- **Temporary + ephemeral artworks** – Temporary and ephemeral artworks can be obtained through a Call to Artists process, or direct selection by BCA staff with input from the PAAC. BCA staff is responsible for the curation of temporary and ephemeral artworks.
- **Developer incentive guidelines** – The Breckenridge Development Code includes a positive points program, adopted by Town Council in 2006, through which development permit applications are eligible to receive positive points if the PAAC finds that the proposed piece meets the criteria outlined in the Master Plan + Policy. The following guidelines will regulate the program until a revised policy is developed and adopted:
 - o **PAAC review:** The PAAC will review all projects eligible for positive points to ensure they meet the criteria for site and artwork selection outlined in the Master Plan + Policy.
 - o **Town Planning Commission review:** The Planning Commission may award positive points if it finds the project is of value for the receipt of positive points and meets the following criteria: 1) The internal circulation of the site is adequate; 2) The placement of the art does not have a negative impact on the point analysis of the property's development permit (for example, it would

have unacceptable consequences for circulation considerations, landscaping requirements, or some other planning reason); 3) All applicable Development Code provisions are complied with, including Building and Fire Codes; 4) The Property owner makes adequate assurances that the artwork is to be privately owned, maintained, and insured.

Policy review + revision: One of the future initiatives listed under Strategy #4 is to revisit the current policy and explore additional opportunities for private developers to contribute to public art through the site planning process. Options may include: 1) reworking the current flexible zoning system and the positive points related to public art; and 2) establishing public art requirements for private developers under specified circumstances.



easement is the responsibility of the landowner to maintain, restore, or deaccession. This section outlines policies regulating the maintenance, restoration, relocation, and deaccessioning of public art.

11.1 Maintenance + Restoration

BCA conducts annual maintenance reviews of all pieces in the public art collection to determine maintenance needs for the pieces themselves and for plaques, landscaping, and lighting around the pieces. In the case of damage or wear, restoration may be recommended. Restoration is defined as bringing a piece back to its former condition. Depending on the scope of the work required, maintenance needs such as landscaping can be performed by the Town Public Works department. For specialized restoration work, BCA staff generally engages the services of an experienced contractor.

It is recommended that BCA acquire the services of a consultant to create a comprehensive inventory and maintenance plan for the entire collection, including a schedule for the specific type of maintenance required for individual pieces; and a timeline, an observation form, and recordkeeping techniques to help BCA staff systematize the maintenance review process and track projects.

11.1 Maintenance + Restoration continued

The public art collection should also be appraised every 5-10 years in order to obtain the appropriate amount of insurance as the collection increases in value.

11.2 Deaccessioning + Relocating Public Art

Public art selected and placed is not necessarily going to remain there in perpetuity. Public art may be deaccessioned for the following reasons:

- **Damage** – The art has been damaged, and is deemed by BCA staff and the PAAC or the property owner as not being cost effective to repair.
- **Safety** – The art has become potentially hazardous to the public.
- **Maintenance** – The cost to maintain the artwork has exceeded projected expectations of BCA staff and the PAAC or the property owner.
- **Reconfiguration of land** – The property owner desires to change the way he/she uses the property on which the art is located, and the art therefore becomes an obstacle to plans.
- **Flexibility + changing tastes** – As time passes and the community grows, its tastes may change; therefore the opportunity will be reserved to deaccession public art that is no longer compatible with community values.

In the event the decision has been made to deaccession an artwork, the piece may be: 1) relocated to another public space; 2) stored indefinitely until another suitable location is found; or 3) returned to the artist or donor if such an arrangement

had been agreed upon prior to installation or donation. In the event that none of the above occurs, the piece may be:

1) sold through a public bid process; 2) traded for other art; or 3) destroyed if the artist cannot be contacted. Unless other arrangements were made at the time of placement, proceeds from the sale of deaccessioned art should be returned to the public art fund to further the Public Art Program.

Public art may be relocated from its original installation site to a new, Town-approved location at the recommendation of BCA staff with the consensus of the PAAC and BCA Board.

Memo

To: Town Council
From: Open Space Staff
Date: 2/3/2026 (for 2/10/2026 work session)
Subject: McCain Recpath Alignment

Town Council Goals (Check all that apply)

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

Summary

Staff have created two proposed alignments for the Blue River Recpath through the McCain Open Space property and seek Council guidance regarding which alignment is preferable. The purpose of the new recpath alignment is to improve safety by reducing vehicular conflicts at the McCain access Road and Fairview Roundabout, provide improved connectivity to workforce housing including Vista Verde, Miller Flats, and Highlands Riverfront, and allow public access to the McCain open space.

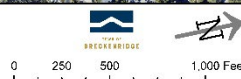
Background

The recently completed [McCain Open Space Final Report and Management Plan](#) recommends utilizing a new, multi-purpose recpath to achieve “the primary movements in and around McCain Open Space”. With the tentative spring 2027 opening of the open space property to public access, staff aim to implement the first phase of programming,



McCain Open Space
Recreation Path Realignment

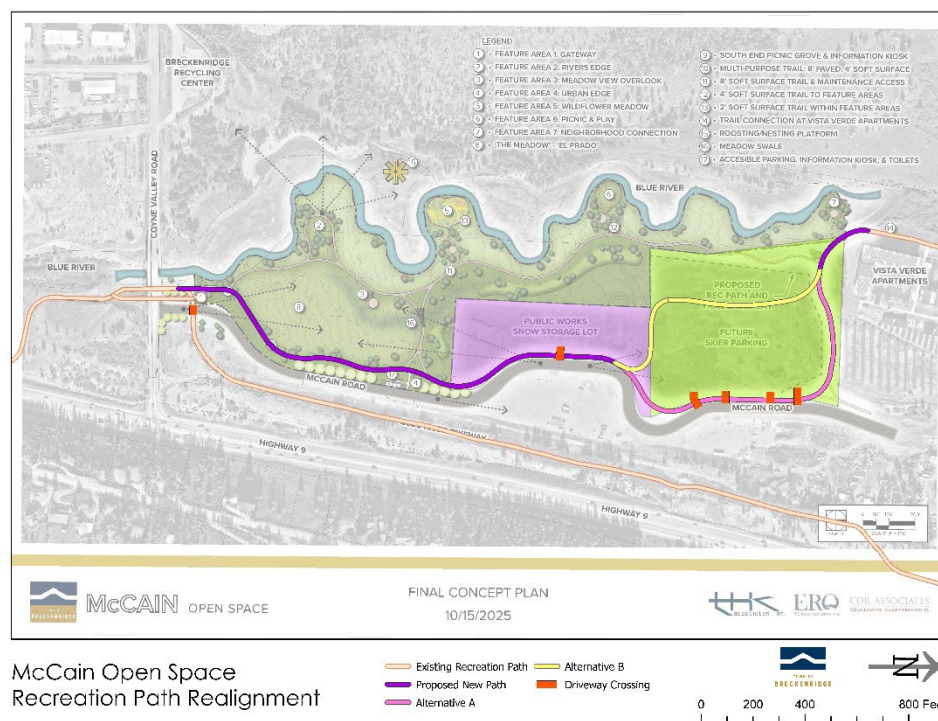
Existing Recreation Path
 Proposed New Path
 Alternative A
 Alternative B
 Driveway Crossing



prioritizing plantings and soft surface trails, in summer and fall 2026. To reduce user conflict and provide a large interior soft surface loop, as requested by community members during the public outreach portion of the planning process, staff recommend a soft surface shoulder trail that parallels the asphalt recpath through the property. Although funding to construct the asphalt recpath through the property is not budgeted until 2027, it is important to determine the preferred alignment now to accommodate construction of the parallel soft surface shoulder trail in summer and fall 2026.

Design goals for this section of recpath are to avoid the safety concerns associated with vehicular conflicts at the McCain Road

crossing and Fairview roundabout, provide direct connection to the Vista Verde neighborhood, and improve public access to open space. Staff have created two conceptual alignments for the recpath through the McCain Open Space for Council consideration, Alternatives A and B. Alternative A is proposed as part of the McCain Open Space Final Report and Management Plan, would parallel McCain Road, and would achieve the aforementioned goals. However,



having had an opportunity to better understand the snow storage and skier parking operations on their respective parcels, staff believe Alternative B is also a viable option. Alternative B further reduces the possibility of vehicular conflict by avoiding the four entrances into the skier parking lot while still respecting the parking demands of the lot's existing footprint. Trail easements from the Summit School District need to be secured for either alternative. Importantly, both alternatives should be considered for spring-summer-fall use only as staff plan to establish a groomed winter route, connecting to existing groomed portions of the recpath, through the McCain Open Space west of the snow storage and skier parking areas, avoiding McCain Road vehicular

traffic entirely.

Financial Implications

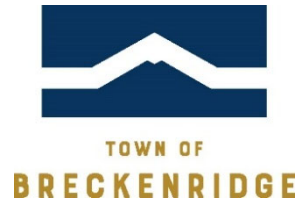
The Town has budgeted \$550,000, in the 2026 Capital Improvements Plan for the first phase of design and programming implementation in the McCain open space in 2026 and \$1M for recpath construction in 2027. Staff will continue with the construction design process and be prepared to present estimated costs and proposed phasing timelines of subsequent implementation to Council as part of the 2027 budget review process.

Equity Lens

The proposed recpath alignments, and the McCain Open Space Final Report and Management Plan as a whole, are reflective of a commitment to provide safe and inclusive open space and recpath access to all prospective users. This approach includes incorporating public feedback into the planning process, emphasizing neighborhood and public transit connections, and capitalizing on the flat terrain and central location of the McCain parcel to provide open space access for users with physical disabilities.

Staff Recommendation

Staff requests Council direction on the recpath alignment through the McCain parcel to enable future design and implementation work in accordance with stated public access goals for the open space.



Memo

To: Town Council
From: Mark Truckey, AICP, Community Development Director and Sarah Crump, AICP, Senior Planner
Date: 2/4/2026 (for 2/10/2026 work session)
Subject: Employee Housing Impact Mitigation Policy Changes

Town Council Goals (Check all that apply)

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

Summary

Town staff are recommending changes to the employee housing impact mitigation policy so that it would no longer apply to changes of use. Work sessions with would-be development permit applicants and feedback from local business owners have identified this policy, when applied to changes of use within existing commercial space, as a significant hinderance to local business development. Historically, changes of commercial use have been required to pay significant water plant investment and parking fees if adding use intensity to the space. The added layer of complying with the employee housing impact mitigation requirements by paying a fee or acquiring residential property rights to deed restrict has made conversion of commercial spaces cost prohibitive in some instances.

Since the policy was adopted in 2020, when applied to changes of use, the policy has delivered only two additional housing units and a single fee-in-lieu payment to the housing fund of \$43,736 over the five-year period. Staff believe, based on experience after utilizing the policy, the negative impacts on business development outweigh the small positive gains of deed restricted housing. Staff have proposed a recommendation below informed by feedback from the business community and previous instances where the policy was applied for Council's consideration. Additionally, staff have two other recommended changes to this policy, regarding on-site housing mitigation and the appeals process, based on Planning staff experience working with applicants to meet the employee housing impact mitigation policy requirements.

Background

In 2020, the Town adopted an employee generation policy (Policy 24A) requiring all new development (assessed by floor area) to mitigate the housing impacts for a percentage of the employees that are generated by the new development. This requirement applies to both new construction and changes of use (increase of intensity of use), e.g. retail to restaurant use.

The current policy requires employee housing impact mitigation for thirty-five percent (35%) of new employees generated. If the percentage of new employees generated is greater than one employee, a deed-restricted housing unit must be provided at a rate of 350 square feet per employee generated. For less than one employee, a fee-in-lieu may be paid at a rate of \$284 per square foot of housing required. For changes of use, credit is given toward the existing use and only the difference of new employees generated is required for housing mitigation.

At previous work sessions in 2024, the Council recommended maintaining the current mitigation rate of thirty-five percent. In 2024, the Council also adopted an updated employee generation table for commercial uses which was informed by a Breckenridge specific nexus study. The current employee housing impact mitigation policy, [9-1-19-24A\(B\)](#), is linked for reference.

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

In a recent December 2025 outreach session with several business and property owners to discuss Development Code policies within the Riverwalk Special Area, the employee housing impact mitigation requirement was identified by this group as the largest barrier to making changes or expansions to their current business operations. In a September 2, 2025 Planning Commission work session, a business owner requested an appeal to the applied employee generation rate. When that appeal was rejected by the Planning Commission, the applicant stated this policy was hurting businesses and only served to stifle growth. The applicant did not move forward with his desired business plan featuring table service and instead opted for a counter service model.

Since the adoption of this policy in 2020, the Town has only had three instances of change of intensity of use that resulted in the applicant moving forward with the project and providing housing or a fee-in-lieu to the housing fund. These three instances are listed below.

- Conversion of a retail store to bar use in 2021. At least 313 square feet of employee housing or \$88,892 fee-in-lieu was required to be provided. A unit was purchased in Blue River and deed restricted.
- Conversion of an existing tap room to counter service restaurant in 2025. The Town collected a fee of \$43,736 toward the housing fund.
- Conversion of retail location to an office in 2025. A deed-restricted unit of at least 392 square feet was required to be provided. A unit was purchased in Blue River and deed restricted.

Staff do not believe the employee housing units and monies toward the housing fund gained are substantial enough to continue this policy given the negative effects the policy appears to be having on business development and transition. The Housing Department has also weighed in and does not feel the contribution toward housing is meaningful enough to insist the policy stay in place for changes of use. Water plant investment fees and any required fees toward the parking district would continue to apply to changes of use.

For reference, staff have provided the below example fee calculation for an existing 500 square foot retail space conversion to office use.

Employees generated for current retail use:

$500 \text{ SF} / 1,000 \text{ SF} \times 2.95 \text{ employees generated for retail use} = 1.48 \times 35\% = 0.52 \text{ employees generated}$

Employees generated for proposed office use:

$500 \text{ SF} / 1,000 \text{ SF} \times 6.26 \text{ employees generated for office} = 3.13 \times 35\% = 1.20 \text{ employees generated}$

A difference of 0.68 new employees generated ($1.20 - 0.52$) for the proposed office use. Since this is less than one employee, a fee-in-lieu can be paid instead of providing a physical deed-restricted housing unit.

$0.68 \text{ employees} \times 350 \text{ SF required housing unit size per employee} \times \$284/\text{sq. ft. fee in lieu payment} = \text{\$67,592}$
employee housing mitigation fee-in-lieu required.

Recommendations

Change of Use Housing Impact Mitigation Requirements

Staff have outlined several options the Council could pursue to amend the employee housing impact mitigation policy as it applies to changes of use. Option 1 is the staff recommended policy change.

Option 1: Eliminate changes of use from employee housing impact mitigation requirements. Staff recommended solution.

Pros:

- There have only been three projects that the policy has applied to since it was implemented; these projects are listed above. The minimal housing gains do not outweigh the negative impacts on the business development landscape.
- Existing commercial spaces would be “unlocked,” allowing for a greater variety of business concepts and desired business models to proliferate. This would make it easier for new businesses to find a suitable location.
- Note that businesses would still pay toward water plant investment fees (PIFs) and the parking district as applicable.
- The policy would still apply to new floor area constructed.

Cons:

- This most likely results in the policy not applying to the downtown area which is almost entirely built out.
- Changes to more intensive commercial uses in existing spaces that generate more employees may contribute to the housing need but not provide any offset of new housing. The largest impact from this change would be for the conversion of retail to restaurant use which would generate the greatest difference in new employees.

Option 2: Fee Discount. Not recommended.

Pros:

- A discount on the fee amount of \$284 per square foot of housing required to be provided would somewhat reduce the cost for businesses.

Cons:

- Staff does not believe a discount of even fifty percent would reduce the cost burden for businesses enough to solve the issue of businesses feeling current uses are tied to the existing location. Businesses would still feel entrenched in the current business development pattern.
- The policy would generate even less funding for housing when applied but would require the same amount of staff time and investment for change of use calculations which never come to fruition.
- Reducing the fee-in-lieu through a discount creates an even greater economic disparity between new businesses who generate less than one new employee and those who must provide a physical housing unit for generating one or more new employees.

Option 3: Business size limitation for the policy. Not recommended.

- This option was discussed at a Town Council work session during the employee mitigation study. The consultant did not recommend a size limitation on spaces due to: the size of commercial spaces are very small downtown yet many employees are generated there; and potential legal concerns/equity with applying the policy to some businesses but not others rather than the generation rate.

Does the Council support eliminating changes of use from employee housing impact mitigation requirements as recommended by staff in option 1?

On-site Housing Requirements

Staff have identified on-site housing requirements as another barrier for new business development. There are very few undeveloped commercially zoned parcels remaining within the Town. Currently, the employee housing impact mitigation policy requires on-site housing mitigation for projects outside of the Conservation District. Staff have encountered situations where the required on-site employee housing for a commercial project conflicts with the land use district recommended uses. This places the applicant in an unfortunate situation where negative points would be assigned to the project for building on-site housing which is against the land use guidelines in order to adhere to a policy that the Town requires. The required on-site housing also takes away from the available density on-site which would otherwise be commercial density that is in limited supply. Additionally, there are often more appropriate locations for employee housing rather than co-located on a commercial parcel, depending upon the proposed use. Staff believe this policy would be more easily met if there were flexibility for the applicant. Staff recommend a policy change to allow for either on-site or off-site employee housing impact mitigation by providing housing in the Upper Blue River Basin. If the Council chooses to eliminate changes of use from the requirements of this policy, this policy would only apply to new construction where more than one employee is generated.

Does the Council support a change to allow off-site housing as an approved mitigation for any new employee generation for all properties?

Employee Generation Rate Appeals

Under the current code, there is an appeals process for applicants who disagree with the employee generation rates. The current appeals language says that the Town may hire a third-party consultant to verify employee generation information presented by the application. In December 2024, the Council recommended at a work session that the employee generation appeals process be changed to instead require a third-party study that supports any request for appeal of the employee generation rates which has yet to be codified. The current appeals process language can be found within [9-1-19-24A\(C\)\(2\)](#). Staff would plan to make this previously recommended change as part of the other recommended code amendments or as a stand-alone amendment if no other code amendments are recommended. If the above recommended policy change to eliminate changes of use from employee housing impact mitigation requirements is adopted, the appeals process would then only apply to new floor area construction; likely a Class-A development permit.

Does the Council continue to recommend updating the employee generation rate appeals process to require a third-party independent study?

Public Outreach/Engagement

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

Financial Implications

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

Equity Lens

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

Staff Recommendation

Staff look forward to receiving the Council's direction on this topic and feedback on the specific questions. Staff will be available on Tuesday to answer any questions.

1. Does the Council support eliminating changes of use from employee housing impact mitigation requirements as recommended by staff in option 1?
2. Does the Council support a change to allow off-site housing as an approved mitigation for any new employee generation for all properties?
3. Does the Council continue to recommend updating the employee generation rate appeals process to require a third-party independent study?
4. Does the Council have any other feedback regarding the employee housing impact mitigation policy?