

**D) CALL TO ORDER, ROLL CALL**

Mayor Mamula called the meeting of May 9, 2023, to order at 7:00pm. The following members answered roll call: Todd Rankin, Carol Saade, Dick Carleton, Jay Beckerman, Kelly Owens and Mayor Eric Mamula. Jeffrey Bergeron was absent.

**II) APPROVAL OF MINUTES**

**A) TOWN COUNCIL MINUTES – APRIL 25, 2023**

With no changes or corrections to the meeting minutes of April 25, 2023, Mayor Mamula declared they would stand approved as presented.

**III) APPROVAL OF AGENDA**

Town Manager Rick Holman stated there were two changes to the agenda, which were to pull Council Bill No. 15, Series 2023 and Council Bill No. 16, Series 2023 off the agenda. He noted that both bills will be considered at a later date. Mayor Mamula declared the agenda approved as amended.

**IV) COMMUNICATIONS TO COUNCIL**

**A) PUBLIC COMMENT (NON-AGENDA ITEMS ONLY; 3-MINUTE TIME LIMIT PLEASE)**

Mayor Mamula opened Public Comment.

Chris Vance, a resident with a home on French and Washington, stated he has concerns about his historic home and would like to make an ADU on his structure, to create employee housing. He further stated he will need to limit the ADU investment due to code restrictions on his historic home. Council agreed to consider a development agreement to allow employee housing at this home.

There were no additional comments and Mayor Mamula closed Public Comment.

**B) BRECKENRIDGE SKI RESORT UPDATE**

Jody Churich, COO of Breckenridge Ski Resort, stated the childcare program was up and running and successful this year. She also stated First Tracks was successful for the community and the new Rip's Ride Chair was a positive addition, which was able to help the flow and circulation of guests. She stated the ingress and egress plans with improved signage increased the volume using established routes. She further stated the season is still going for as long as possible, but the 5 Chair replacement is beginning now, and summer operations will start later than normal on June 30. Churich then stated Bill Rock has been promoted to the President of the Mountain Division and Nadia Guerriero will fill his role.

**V) CONTINUED BUSINESS**

**A) SECOND READING OF COUNCIL BILLS, SERIES 2023 - PUBLIC HEARINGS**

**1) COUNCIL BILL NO. 14, SERIES 2023 – PROPOSED DEVELOPMENT AGREEMENT AMENDMENT BETWEEN THE TOWN OF BRECKENRIDGE AND BRECKENRIDGE GRAND VACATIONS (GONDOLA LOT PROPERTIES LLC) THAT ANY SITESPECIFIC DEVELOPMENT PERMIT APPLICATION WITHIN THE GONDOLA LOTS MASTER PLAN AREA NOT BE SUBJECT TO ANY POLICY/DEVELOPMENT CODE CHANGES SUBSEQUENT TO MAY 25, 2022 FOR A PERIOD OF SIX MONTHS**

Mayor Mamula read the title into the minutes. Chris Kulick, Planning Manager, stated this development agreement amendment would allow any site-specific development permit application within the master plan area not to be subject to any Development Code changes after May 25, 2022, for a period of six months from the effective date of this amendment, in order to explore other development options. He further stated the only substantive change from first reading was the addition of subsection I that is amended to state: "The Developer proposes to withdraw the pending Application in order to explore with the Town whether there are development opportunities that provide maximum opportunity for public benefits to the Town."

Mayor Mamula opened the public hearing. There were no public comments, and the hearing was closed.

Council Member Carleton moved to approve COUNCIL BILL NO. 14, SERIES 2023 - PROPOSED DEVELOPMENT AGREEMENT AMENDMENT BETWEEN THE TOWN OF BRECKENRIDGE AND BRECKENRIDGE GRAND VACATIONS

(GONDOLA LOT PROPERTIES LLC) THAT ANY SITESPECIFIC DEVELOPMENT PERMIT APPLICATION WITHIN THE GONDOLA LOTS MASTER PLAN AREA NOT BE SUBJECT TO ANY POLICY/DEVELOPMENT CODE CHANGES SUBSEQUENT TO MAY 25, 2022 FOR A PERIOD OF SIX MONTHS. Council Member Saade seconded the motion.

The motion passed 6-0. Council Member Bergeron was absent.

**VI) NEW BUSINESS**

A) FIRST READING OF COUNCIL BILLS, SERIES 2023  
(COUNCIL BILL NO. 15, SERIES 2023 and COUNCIL BILL NO. 16, SERIES 2023 were pulled at the start of the meeting)

1) COUNCIL BILL NO. 17, SERIES 2023 – AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE TOWN AND FATHER DYER UNITED METHODIST CHURCH

Mayor Mamula read the title into the minutes. Mark Truckey, Community Development Director, stated this agreement will allow the church to operate a food storage trailer so they can continue with food pantry service during construction.

Mayor Mamula opened the public hearing. There were no public comments, and the hearing was closed.

Council Member Beckerman moved to approve COUNCIL BILL NO. 17, SERIES 2023 – AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE TOWN AND FATHER DYER UNITED METHODIST CHURCH. Council Member Owens seconded the motion.

The motion passed 6-0. Council Member Bergeron was absent.

2) COUNCIL BILL NO. 18, SERIES 2023 – AN ORDINANCE AUTHORIZING THE GRANTING OF UTILITY EASEMENT TO CERTAIN HIGH POINT PROPERTY OWNERS AND UTILITY PROVIDERS

Mayor Mamula read the title into the minutes. Kristin Brownson, Assistant Director of Community Development, stated this ordinance would grant an easement on Town property for the connection of new water and sewer lines.

Mayor Mamula opened the public hearing. There were no public comments, and the hearing was closed.

Council Member Rankin moved to approve COUNCIL BILL NO. 18, SERIES 2023 – AN ORDINANCE AUTHORIZING THE GRANTING OF UTILITY EASEMENT TO CERTAIN HIGH POINT PROPERTY OWNERS AND UTILITY PROVIDERS. Council Member Carleton seconded the motion.

The motion passed 6-0. Council Member Bergeron was absent.

B) RESOLUTIONS, SERIES 2023

C) OTHER

**VII) PLANNING MATTERS**

A) PLANNING COMMISSION DECISIONS

Mayor Mamula declared the Planning Commission Decisions would stand approved as presented.

**VIII) REPORT OF TOWN MANAGER AND STAFF**

Reports of Town Manager and Staff were covered during the afternoon work session.

**IX) REPORT OF MAYOR AND COUNCIL MEMBERS**

Reports of Mayor and Council Members were covered during the afternoon work session.

A. CAST/MMC

B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE

C. BRECKENRIDGE TOURISM OFFICE

- D. BRECKENRIDGE HISTORY
- E. BRECKENRIDGE CREATIVE ARTS
- F. BRECKENRIDGE EVENTS COMMITTEE
- G. CHILD CARE ADVISORY COMMITTEE
- H. WORKFORCE HOUSING COMMITTEE
- I. SOCIAL EQUITY ADVISORY COMMISSION

**X) OTHER MATTERS**

Council Member Rankin stated the Town of Vail has offered a tour of last-mile food delivery and trash logistics, on June 2 and 9. He also stated FIRC needs are significant now, as they are serving about 2,100 people a month with food, and Council should be aware that this is an increasing problem. Deputy Town Manager Shannon Haynes stated the other municipalities have not yet contributed to recent needs as the Town has done. Council discussed bringing in someone from FIRC to the next meeting to present the situation and explain the need for increased funding. Council Member Owens stated she will reach out to Frisco Town Council to discuss this, and other Council members said they will reach to the other municipalities for support as well.

**XI) SCHEDULED MEETINGS**

- A) SCHEDULED MEETINGS FOR MAY, JUNE AND JULY

**XII) ADJOURNMENT**

With no further business to discuss, the meeting adjourned at 7:25pm. Submitted by Helen Cospolich, CMC, Town Clerk.

ATTEST:

---

Helen Cospolich, CMC, Town Clerk

---

Eric S. Mamula, Mayor