

**I) CALL TO ORDER, ROLL CALL**

Mayor Owens called the meeting of August 27, 2024, to order at 7:00pm. The following members answered roll call: Steve Gerard, Marika Page, Jay Beckerman, Carol Saade, Todd Rankin, Carol Saade, Dick Carleton and Mayor Kelly Owens.

**II) APPROVAL OF MINUTES**

**A) TOWN COUNCIL MINUTES – August 13, 2024**

With no changes or corrections to the meeting minutes of August 13, 2024, Mayor Owens declared they would stand approved as presented.

**III) APPROVAL OF AGENDA**

Town Manager Haynes stated there was one change to the agenda, which was to remove the update from the Breckenridge Tourism Office. The agenda was approved as amended.

**IV) COMMUNICATIONS TO COUNCIL**

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

Mayor Owens opened Public Comment.

With no comments, Mayor Owens closed Public Comment.

**V) CONTINUED BUSINESS**

**A) SECOND READING OF COUNCIL BILLS, SERIES 2024**

**VI) NEW BUSINESS**

**A) FIRST READING OF COUNCIL BILLS, SERIES 2024**

**1) COUNCIL BILL NO. 20, SERIES 2024 - AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT WITH CRAIG CAMPBELL**

Mayor Owens read the title into the minutes. Ellie Muncy, Planner I, stated this ordinance would approve a development agreement related to a specific property owned by Craig Campbell for the purpose of converting commercial use to employee housing. She further stated the applicant agrees to a deed restriction on the property, and clarified that it would be the standard employee housing deed restriction at 110% AMI for the rental restriction.

Council Member Rankin moved to approve COUNCIL BILL NO. 20, SERIES 2024 - AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT WITH CRAIG CAMPBELL. Council Member Gerard seconded the motion. Mayor Owens thanked Muncy for her work on this development agreement as a win for the Town, and Council Member Gerard thanked the applicant for being receptive to the Town's changes.

The motion passed 7-0.

**2) RESOLUTIONS, SERIES 2024**

**C) OTHER**

**VII) PLANNING MATTERS**

**A) PLANNING COMMISSION DECISIONS**

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

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

Town Manager Haynes stated we are planning to start the next Council meeting at 1:00pm so we have time to go through the 5-year projections and CIP budget. She also stated the first meeting in October will be the budget retreat and will likely start around noon.

Town Manager Haynes also stated we will be putting funding in the 2025 budget for pedestrian beacons at the Fairview Roundabout, and staff will encourage the County and other partners to contribute to the cost.

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

**A. CAST/MMC**

Council Member Saade stated CAST was in Durango and their tourism office presented regarding accessibility and other initiatives. Council Member Saade also stated there was a presentation on housing conversions (hotels to workforce housing). She stated Summit County also attended and gave a presentation on the SMART program. Council Member Gerard stated there was also a micro-transit presentation, and a conversation about returning state highways to local jurisdictions in town limits. He further stated we are way ahead of other communities in regard to taxing, and it was very informative. Town Manager Haynes stated other communities wanted to know how our plastics ordinance was working.

**B. BRECKENRIDGE OPEN SPACE ADVISORY COMMISSION**

Council Member Beckerman stated there was a site visit to Minnie Mine with the Breck History Board of Directors, and a new chair was appointed. He stated one of the topics was the Slalom Trail, and whether or not to make it “downhill only” or “downhill recommended”, which would address some safety concerns. He further stated BOSAC is exploring trail options for uphill travel and signage in order to recommend direction of travel. Council Member Rankin provided an alternative for the construction of a new uphill trail on Town-owned land, and Council Member Beckerman stated it is complicated with the County, USFS and the Town all owning tracts in that area.

Council Member Page stated the accessible trail in Cucumber Gulch is looking good. Town Clerk Helen Cospolich noted that the trails survey is now live and has been distributed through the regular channels, including social media, radio and print ads. She added that it has also been translated into Spanish and will be published in an upcoming DMMO newsletter.

**C. BRECKENRIDGE TOURISM OFFICE**

No update.

**D. BRECKENRIDGE HISTORY**

No update.

**E. BRECKENRIDGE CREATIVE ARTS**

No update.

**F. CML ADVISORY BOARD UPDATE**

Council Member Saade stated there was a special meeting prior to the start of the special state session, and the board will regroup after the session.

**G. SOCIAL EQUITY ADVISORY COMMISSION**

Council Member Saade stated the regular Commission meeting took place last week, and Mayor Owens had a meeting with the community and the BSEAC after that. She also noted that there have been a lot of the comments on social media from the Summit Latino group about regular challenges to getting housing, and the lottery process. Council Member Carleton asked about resources for Spanish-speaking applicants, and Council Member Saade stated we will look into those with the help of the Housing Division. She also stated Yesenia from CMC presented to the Commission regarding economic mobility and data collection for undocumented populations. Council Member Saade stated Breck History is working with indigenous members to establish community connections, and the mini grant applications are in process. She praised staff and the commission for their continued focus on these initiatives, as well as others.

**H. ARTS AND CULTURAL MASTER PLAN STEERING COMMITTEE**

Council Member Beckerman stated the contract is getting closer and we will have a presentation from the new Master Plan consultant at the next meeting.

**X) OTHER MATTERS**

There were no other matters.

**XI) SCHEDULED MEETINGS**

A) SCHEDULED MEETINGS FOR AUGUST, SEPTEMBER AND OCTOBER

**XII) ADJOURNMENT**

With no further business to discuss, the meeting adjourned at 7:30 pm. Submitted by  
Helen Cospolich, CMC, Town Clerk.

ATTEST:

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Helen Cospolich, CMC, Town Clerk

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Kelly Owens, Mayor