

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

Mayor Owens called the meeting of December 10, 2024, to order at 7:00pm. The following members answered roll call: Steve Gerard, Marika Page, Jay Beckerman, Todd Rankin, Carol Saade and Mayor Kelly Owens. Dick Carleton arrived at 7:01pm.

**II) APPROVAL OF MINUTES**

- A) TOWN COUNCIL MINUTES – November 26, 2024  
With no changes or corrections to the meeting minutes of November 26, 2024, Mayor Owens declared they would stand approved as presented.

**III) APPROVAL OF AGENDA**

Town Manager Shannon Haynes stated she would be removing Resolution No. 23, Series 2024 related to the grant. The agenda was approved as amended. Mayor Owens thanked former Town Manager Rick Holman for his time with the Town, and in his most recent role as a Special Projects Manager.

**IV) COMMUNICATIONS TO COUNCIL**

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

Mayor Owens opened Public Comment.

Frank Mason, a Breckenridge resident, stated that he is here to speak about Dark Sky regulations. He spoke specifically about the streetlights in the Highlands neighborhood that are owned by Xcel Energy. He stated he wanted to know why Xcel gets preferential treatment for Dark Sky compliance and why the Town can't help residents in the same way. He also stated he was unhappy with the letter with pictures of his property, which he considers bullying.

With no additional comments, Mayor Owens closed Public Comment.

- B) BRECKENRIDGE TOURISM OFFICE UPDATE

Lucy Kay, Director of the Breckenridge Tourism Office, stated that for the Thanksgiving weekend room nights were up 9%, and for the Christmas holiday, room nights are up 4%. She further stated winter season room nights are up 4% overall, but lodging revenue is looking 4% down at this point. Council Member Beckerman asked how length of stay was impacting those numbers and Kay explained they don't have enough information about the impacts yet. She also stated leisure travel may be up in 2025. She stated for the Lighting of Breckenridge the event was successful, and Ullr Shotski is sold out. She stated the parade will start at 4pm and the bonfire will take place 5-7pm. Kay stated there will be media and influencers on site through the BTO and the Ski Resort, and Snow Sculptures will be the same plan as in the past. Kay stated Tourism Day at the Capitol for legislators will be taking place in February.

**V) CONTINUED BUSINESS**

- A) SECOND READING OF COUNCIL BILLS, SERIES 2024  
1) COUNCIL BILL NO. 27, SERIES 2024 - A BILL FOR AN ORDINANCE APPROVING FOUR LONG-TERM LEASES AT THE BRECKENRIDGE GRAND VACATIONS COMMUNITY CENTER

Mayor Owens read the title into the minutes. Deputy Town Manager Scott Reid stated this ordinance would approve four long-term leases in the BGV Community Center. He further stated staff recommends approval of this ordinance.

Mayor Owens opened the public hearing.

There were no public comments and the hearing was closed.

Council Member Rankin moved to approve COUNCIL BILL NO. 27, SERIES 2024 - A BILL FOR AN ORDINANCE APPROVING FOUR LONG-TERM LEASES AT THE BRECKENRIDGE GRAND VACATIONS COMMUNITY CENTER. Council Member Gerard seconded the motion.

The motion passed 7-0.

**VI) NEW BUSINESS**

- A) FIRST READING OF COUNCIL BILLS, SERIES 2024

- 1) COUNCIL BILL NO. 28, SERIES 2024 - AN ORDINANCE APPROVING A LEASE OF THE GAYMON CABIN TO SUMMIT COUNTY TELECOMMUNICATIONS CONSORTIUM

Mayor Owens read the title into the minutes. Deputy Town Manager Scott Reid stated this ordinance would approve a long-term lease with SCTC for the Gaymon Cabin. He further stated this lease will revitalize a space that has been vacated and the lease will be 10 years.

Council Member Beckerman asked if the 3-year renewals are a town option and Reid stated yes, they are.

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

Council Member Rankin moved to approve COUNCIL BILL NO. 28, SERIES 2024 - AN ORDINANCE APPROVING A LEASE OF THE GAYMON CABIN TO SUMMIT COUNTY TELECOMMUNICATIONS CONSORTIUM. Council Member Beckerman seconded the motion.

The motion passed 7-0.

- B) RESOLUTIONS, SERIES 2024  
1) RESOLUTION NO. 22, SERIES 2024 - A RESOLUTION ADOPTING THE 2024 FINAL SUPPLEMENTAL BUDGET APPROPRIATION FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024 AND ENDING DECEMBER 31, 2024  
Mayor Owens read the title into the minutes. Tracey Lambert, Senior Accountant, stated this resolution would adopt the final budget appropriation for 2024.

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

Council Member Rankin moved to approve RESOLUTION NO. 22, SERIES 2024 - A RESOLUTION ADOPTING THE 2024 FINAL SUPPLEMENTAL BUDGET APPROPRIATION FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024 AND ENDING DECEMBER 31, 2024. Council Member Carleton seconded the motion.

The motion passed 7-0.

- 2) RESOLUTION NO. 23, SERIES 2024 - A RESOLUTION AUTHORIZING THE GRANTS ADMINISTRATOR TO SUBMIT A GRANT REQUEST TO THE COLORADO PARKS AND WILDLIFE DEPARTMENT STATE TRAILS GRANT PROGRAM  
*This resolution was pulled from the agenda at the start of the meeting.*

- 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 there was no report.

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

- A. CAST/MMC  
Mayor Owens stated MMC discussed how a move away from gas would need to be made county-wide, and there was interest in a geothermal feasibility study. Town Manager Haynes stated there was interest in forming a county-wide sustainability work group, and we are lucky to have the resources and staff to act on some of the sustainability initiatives.

- B. BRECKENRIDGE OPEN SPACE ADVISORY COMMISSION  
No update.

**C. BRECKENRIDGE TOURISM OFFICE**

Council Member Carleton stated the media coming for Ullr is significant and the BTO discussed projections for year-end financials. He stated they discussed what Breckenridge would look like in 5-10 years for visitation, and they are exploring AI options. He also stated Snow Sculptures will be sponsored by Toyota this year, and the Ski Resort is collaborating well with the Town right now.

**D. BRECKENRIDGE HISTORY**

No update.

**E. BRECKENRIDGE CREATIVE ARTS**

Council Member Gerard stated the annual meeting will be held on December 20th, they had many people attend the open market during the Lighting of Breckenridge, and Breck Create is looking at holding only 4 major events this year.

**F. CML ADVISORY BOARD UPDATE**

No update.

**G. SOCIAL EQUITY ADVISORY COMMISSION**

No update.

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

No update.

**X) OTHER MATTERS**

Mayor Owens stated she is grateful she gets to work with wonderful Town staff, and the leadership of Town Manager Haynes. She wished everyone happy holidays.

**XI) SCHEDULED MEETINGS**

**A) SCHEDULED MEETINGS FOR DECEMBER AND JANUARY**

**XII) ADJOURNMENT**

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

ATTEST:

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Helen Cospolich, CMC, Town Clerk

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Kelly Owens, Mayor