



**Town Council Regular Meeting**  
Tuesday, March 11, 2025, 7:00 PM  
Town Hall Council Chambers  
150 Ski Hill Road  
Breckenridge, Colorado

THE TOWN OF BRECKENRIDGE CONDUCTS HYBRID MEETINGS. This meeting will be held in person at Breckenridge Town Hall and will also be broadcast live over Zoom. Join the live broadcast available by computer or phone: <https://us02web.zoom.us/j/82918442465> (Telephone: 1-719-359-4580; Webinar ID: 829 1844 2465).

If you will need special assistance in order to attend any of the Town's public meetings, please notify the Town Clerk's Office at (970) 547-3127, at least 72 hours in advance of the meeting.

**I. CALL TO ORDER, ROLL CALL**

**II. APPROVAL OF MINUTES**

- A. TOWN COUNCIL MINUTES - FEBRUARY 25, 2025

**III. APPROVAL OF AGENDA**

**IV. COMMUNICATIONS TO COUNCIL**

- A. PUBLIC COMMENT (NON-AGENDA ITEMS ONLY; 3-MINUTE TIME LIMIT PLEASE)
- B. BRECKENRIDGE SKI RESORT UPDATE

**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. 4, SERIES 2025 - AN ORDINANCE APPROVING A LEASE OF THE LITTLE DAISY LODGE TO JUSTIN THIEDE AND KATE KERNS
- B. RESOLUTIONS, SERIES 2024
  - 1. RESOLUTION NO. 3, SERIES 2025 - A RESOLUTION CONSENTING TO PARTICIPATION BY THE SUMMIT COMBINED HOUSING AUTHORITY IN THE COLORADO INTERGOVERNMENTAL RISK SHARING AGENCY
- C. OTHER
  - 1. MOTION TO CANCEL THE APRIL 22, 2025 TOWN COUNCIL MEETING

**VII. PLANNING MATTERS**

- A. PLANNING COMMISSION DECISIONS

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

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

- A. CAST/MMC
- B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE
- C. BRECKENRIDGE TOURISM OFFICE
- D. BRECKENRIDGE HISTORY
- E. BRECKENRIDGE CREATIVE ARTS
- F. CML ADVISORY BOARD UPDATE
- G. SOCIAL EQUITY ADVISORY COMMISSION
- H. ARTS & CULTURE MASTER PLAN STEERING COMMITTEE

**X. OTHER MATTERS**

**XI. SCHEDULED MEETINGS**

- A. SCHEDULED MEETINGS FOR MARCH, APRIL AND MAY

**XII. ADJOURNMENT**

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

Mayor Owens called the meeting of February 25, 2025, to order at 7:00pm. The following members answered roll call: Marika Page, Jay Beckerman, Steve Gerard, Todd Rankin, Dick Carleton, Carol Saade and Mayor Kelly Owens.

**II) APPROVAL OF MINUTES**

**A) TOWN COUNCIL MINUTES – February 11, 2025**

With no changes or corrections to the meeting minutes of February 11, 2025, Mayor Owens declared they would stand approved as presented.

**III) APPROVAL OF AGENDA**

Town Manager Shannon Haynes stated there was one change to the agenda, which was to remove the Golf Course Driving Range Netting Town Project Hearing. 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.

**B) BRECKENRIDGE TOURISM OFFICE UPDATE**

Lucy Kay, Director of the Breckenridge Tourism Office, stated they are having some data issues with group blocks, but they have seen a decline in winter bookings, which are down about 8%. She further stated these numbers are consistent with how the market is trending. Kay stated Snow Sculptures trips were down about 13% and visitor days were down about half of that. Kay further stated Saturday reservations were down 66% and people visited across other days. She stated the event had 80 media placements this year, which was an increase over last year, and they will consider whether reservations will be needed next year.

Kay stated the July 4<sup>th</sup> business survey closed today with 127 responses, and it was a good cross-section of businesses from several different locations. She stated the BTO tested “AI Notebook” to summarize the survey comments, and they hope to use this tool in the future to summarize the resident-sentiment survey.

Kay stated the ski resort has agreed to allow the BTO to use the name “Breck Pride” for the Breckenridge pride event, which is a name they own.

**V) CONTINUED BUSINESS**

**A) SECOND READING OF COUNCIL BILLS, SERIES 2025**

**VI) NEW BUSINESS**

**A) FIRST READING OF COUNCIL BILLS, SERIES 2025**

**B) RESOLUTIONS, SERIES 2025**

**C) OTHER**

**1) BRECKENRIDGE SOCIAL EQUITY ADVISORY COMMISSION APPOINTMENTS**

Town Clerk Helen Cospolich stated the Breckenridge Social Equity Advisory Commission consists of nine (9) members who are appointed by the Town Council. She further stated the Commission has two terms coming to an end at the end of February leaving two vacant seats.

Council Member Rankin moved to affirm the recommendation made by the Breckenridge Social Equity Advisory Commission to appoint Michelle Mahoney and Abigail Martinez as members of the Commission for a duration of three years, beginning in March 2025. Council Member Saade seconded the motion.  
The motion passed 7-0.

Mayor Owens thanked the previous Commission members and welcomed the new members to the Commission.

**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 Shannon Haynes stated regarding public comment at the last meeting about Short Term Rental data, staff have been reviewing the data and will be speaking with the person who made those comments soon.

Town Manager Haynes also stated that the Town has contributed money to a FIRC housing program in the past and the program will be ending soon. She stated FIRC reached out and asked if the Town would like to continue contributing to the program. She stated Silverthorne and Frisco have declined to participate, and Mayor Owens clarified that they declined to participate because they did not have those funds in the budget. Council Member Saade stated she believes this is an important program, and \$10,000 is worth it to help approximately 40 families in Breckenridge. Generally, Council was supportive of contributing to the program, and Council Member Beckerman and Mayor Owens stated they would like to learn more about the program.

Town Manager Haynes stated the CAST dinner will be held in Denver on March 6<sup>th</sup>.

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

**A. CAST/MMC**

No update.

**B. BRECKENRIDGE OPEN SPACE ADVISORY COMMISSION**

Council Member Beckerman stated it's important to take the time to understand the Volpe Center recommendations before the meeting with them in March. He further stated some of the recommendations evoke strong emotions, although they are phased and would need to go through multiple approval processes if they were to happen. He added the BOSAC packet has the full report with funding, permitting and phasing recommendations.

**C. BRECKENRIDGE TOURISM OFFICE**

Council Member Carleton stated the annual meeting will be on Thursday at 8am.

**D. BRECKENRIDGE HISTORY**

No update.

**E. BRECKENRIDGE CREATIVE ARTS**

Council Member Gerard stated there is going to be a Board Retreat to work on how to refresh their strategies moving forward.

**F. CML ADVISORY BOARD UPDATE**

Council Member Saade stated there was a legislative workshop last week that included an update from the National League of Cities, which is a non-partisan group. She stated local governments are going to start to feel the effects of what is happening at the national level.

**G. SOCIAL EQUITY ADVISORY COMMISSION**

Council Member Saade stated they thanked the retiring commission members, and they had an update from Sergeant Ortega explaining his role in the community. She stated they also had an update from Mountain Dreamers about how they are supporting the community. In addition, for National Women's History Month we will be taking nominations to feature women in our community.

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

Council Member Beckerman stated they just got proposals for the upcoming survey.

**X) OTHER MATTERS**

There were no other matters.

**XI) SCHEDULED MEETINGS**

**A) SCHEDULED MEETINGS FOR FEBRUARY, MARCH AND APRIL**

**XII) ADJOURNMENT**

With no further business to discuss, the meeting adjourned at 7:29pm. Submitted by Helen Cospolich, CMC, Town Clerk.

ATTEST:

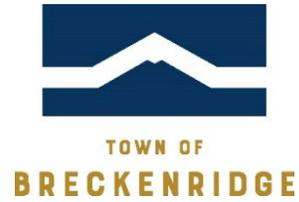
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Helen Cospolich, CMC, Town Clerk

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Kelly Owens, Mayor

DRAFT



# Memo

**To:** Town Council  
**From:** Duke Barlow, Open Space & Trails Manager  
**Date:** 3/5/2025 (for 3/11/2025)  
**Subject:** Ordinance Approving the Little Daisy Lease Renewal (First Reading)

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**Town Council Goals** (Check all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> More Boots & Bikes, Less Cars         | <input type="checkbox"/> Leading Environmental Stewardship   |
| <input type="checkbox"/> Deliver a Balanced Year-Round Economy | <input type="checkbox"/> Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> Organizational Need        |  |

**Summary**

Per Town code, the Town Council is required to review and approve by ordinance any long-term leases (longer than one year) for all Town-owned facilities other than the Breckenridge Professional Building. Attached, for Town Council review and approval, is a residential lease for the property at 500 Prospect Gulch Road (commonly referred to as “Little Daisy”) with a term of five years. Passage of the ordinance approving this lease would meet an organizational need.

**Background**

The Town acquired the Little Daisy Lode property for \$1,837,381 on March 6, 2024, to preserve open space and secure public land access. This 5.16-acre parcel is located in French Gulch and includes two inhabitable structures that rely on solar energy. The Town inherited an existing lease with tenants, which was renewed for one year. Staff have since conducted a thorough inspection of the property, installed a new septic system, and compiled a list of future improvement projects which prioritize health and safety. It should be noted that, now that the new septic system has been installed, the structures are habitable and meet state law requirements for leased residential property. The improvements to be made will generally improve the safety, efficiency, and livability of the residence. Proposed lease revisions include extending the term to five years, allowing the tenants to conduct certain improvements themselves, conditions for snow plowing, a prohibition of using the garage as a living space, an annual 3% rent increase, and an option for the tenants to terminate the lease with notice.

[Section 1-11-4](#) of the Breckenridge Town code requires that the Town Council approve by ordinance any real estate leases longer than one year. (The exception to this portion of the code applies to the Town-owned Breckenridge Professional Building in which leases up to three years in length may be approved administratively).

**Public outreach/engagement**

Purchase of the property and the correlating management of the structures and respect for existing tenants was discussed on multiple occasions with BOSAC and Council in 2024. Discussion of the proposed lease renewal and extension occurred during the Town Council’s February 25, 2025 work session.

**Financial Implications**

As part of the purchase of the property, the Town was credited \$125,000 from the seller as an inspection resolution relating to the potential costs of necessary repairs identified through the pre-purchase inspection process. Replacement of the septic system, while not complete, is projected to cost approximately \$60,000. The prioritized list of improvement projects is estimated to total \$21,500. This results in an approximate \$43,500 surplus from the inspection resolution credit, which funds can be targeted toward anticipated major repairs to aging elements such as the home roof and solar energy system. The \$1,825 monthly residential rental rate, with the 3% annual escalator, is reasonable given the significant, unique challenges related to the property.

1

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

**Equity Lens**

Staff consulted the Equity Lens through this process and determined that renewing the residential lease with the existing tenants provides an opportunity to maintain a reliable housing option for members of our local workforce who have proven themselves to be caretakers of the property. We have not identified any disparate impacts and believe continuing to rent this property to members of the local workforce allows the Town to build trust within the community.

**Staff Recommendation**

Staff recommend the Town Council approve the ordinance on first reading. Staff will be available to answer any questions.

1 COUNCIL BILL NO. \_\_

2  
3 Series 2025

4  
5 **AN ORDINANCE APPROVING A LEASE OF THE LITTLE DAISY LODGE TO**  
6 **JUSTIN THIEDE AND KATE KERNS.**  
7

8 WHEREAS, the Town owns the real property commonly known as the Little Daisy Lodge  
9 (“Property”) located at 500 Prospect Gulch Road, Breckenridge, Colorado; and

10 WHEREAS, the Town desires to lease the Property to Justin Thiede and Kate Kerns  
11 (hereinafter referred to as “Tenants”) for residential use; and

12 WHEREAS, the Town and Tenants desire to enter into a five-year lease for the Property, in  
13 order to provide consistency and certainty for both the Town and Tenants; and

14 WHEREAS, Section 1-11-4 of the Breckenridge Town Code requires that any lease of  
15 Town-owned real property the term of which is longer than one year must be approved and  
16 authorized by ordinance;

17 WHEREAS, the renewal of the Lease will be automatic unless one of the parties provides  
18 written notice to the other that the party does not want to renew the Lease; and

19 WHEREAS, to the extent any additional action by the Town is needed to fulfill the terms of  
20 the Lease or otherwise effectuate the intent of the Lease, the Town Manager is authorized to take  
21 such action.

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

24 Section 1. Town Council hereby approves the Lease between the Town of  
25 Breckenridge and Tenants, a copy of which is attached hereto as **Exhibit 1A**.

26 Section 2. This ordinance shall be published and become effective as provided by  
27 Section 5.9 of the Breckenridge Town Charter.

28 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED  
29 PUBLISHED IN FULL this 11th day of March 2025. A Public Hearing shall be held at the  
30 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the 25th day of  
31 March, 2025, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the  
32 Town.

33  
34 TOWN OF BRECKENRIDGE, a Colorado  
35 municipal corporation

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By: \_\_\_\_\_  
Kelly Owens, Mayor

ATTEST:

\_\_\_\_\_  
Helen Cospolich, CMC,  
Town Clerk

**Residential Lease Agreement**

THIS LEASE AGREEMENT (hereinafter referred to as the "Agreement") made and entered into this \_\_\_\_\_ day of April, 2025, by and between the Town of Breckenridge, 150 Ski Hill Rd., Breckenridge, Colorado 80424 (hereinafter referred to as "Landlord") and Justin Thiede and Kate Kerns, PO Box 2693, Breckenridge, CO 80424 (hereinafter referred to as "Tenants").

**WITNESSETH:**

**WHEREAS**, Landlord is the fee owner of certain real property being, lying and situated in Summit County, Colorado, such real property having a street address of 500 Prospect Gulch Road, Breckenridge, CO 80424.

**WHEREAS**, Landlord is desirous of leasing the Premises, in its current condition ("Condition of Premises"), to Tenants upon the terms and conditions as contained herein; and

**WHEREAS**, Tenants are desirous of leasing the Premises, in its current condition, from Landlord on the terms and conditions as contained herein;

**NOW, THEREFORE**, for and in consideration of the rent, the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

- 1. TERM.** Landlord leases to Tenants and Tenants lease from Landlord the Leased Premises together with any and all appurtenances thereto, for a term of five years, such term beginning April 7, 2025 and ending at 12 o'clock midnight on April 6, 2030. Should Tenants desire to terminate this Lease prior to April 6, 2030, Tenants shall provide 90 days written notice to Landlord. Rent shall be prorated to reflect tenancy through the 90<sup>th</sup> day from the date notice is provided, regardless if Tenants cease to occupy the Leased Premises prior to that date.
- 2. RENT.** The total rent for the term hereof is \$1825.00 payable on the 1<sup>st</sup> day of each month of the term. All such payments shall be made to Landlord at Landlord's address as set forth in the preamble to this Agreement on or before the due date and without demand. The rent shall escalate 3% annually for each year of the Term.
- 3. DAMAGE DEPOSIT.** Upon execution of this agreement, Tenants shall deposit with Landlord the sum of \$1825.00, receipt of which is hereby acknowledged by Landlord, as security of any damage caused to the Premises during the term hereof. Such deposit shall be returned to Tenants, without interest, and less any set off for damages to the Premises upon the termination or expiration of this Agreement as set forth in Section 1 above.
- 4. LEASED PREMISES.** Landlord shall lease to Tenants the real property located at 500 Prospect Gulch Road, Breckenridge, CO 80424; provided, however, the Landlord shall have nonexclusive access to the garage for use and storage of equipment and/or vehicles. For the avoidance of doubt, the garage may not be used as livable space and may only be used for the storage of Tenants' and Landlord's storage of equipment and/or vehicles. Tenant and Landlord shall cooperate in the use of the garage so that both parties have reasonable use of the space.
- 5. USE OF PREMISES.** The Premises shall be used and occupied by Tenants and Tenants' immediate family, exclusively, as a private single-family dwelling; provided however, that the Tenants may operate their crafting business from the Leased Premises. Tenants shall not allow any other person, other than

**12. ROUTINE MAINTENANCE AND SPECIAL REPAIRS; RULES.** Tenants will, at their sole expense, keep and maintain the Premises and appurtenances in good and sanitary condition and repair during the term of this Agreement and any renewal thereof. Without limiting the generality of the foregoing, Tenants shall:

- (a) Not obstruct the driveways, sidewalks, courts, entry ways, stairs and/or halls, which shall be used for the purposes of ingress and egress only;
- (b) The access road to the Leased Premises is not plowed from the point of the intersection between Gold Run Gulch Road and Prospect Gulch Road. Per the existing Conditional Use Permit for Plowing with Summit County, if Tenant chooses to plow the road Tenant shall leave 4 inches of base snow coverage to accommodate recreational use on Prospect Gulch Road.
- (c) Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair;
- (d) Not obstruct or cover the windows or doors;
- (e) Not leave windows or doors in an open position during any inclement weather;
- (f) Not hang any laundry, clothing, sheets, etc. from any window, rail, porch or balcony nor air or dry any of same within any yard area or space;
- (g) Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord;
- (h) Keep all air conditioning filters clean and free from dirt;
- (i) Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and shall use same only for the purposes for which they were constructed. Tenants shall not allow any sweepings, rubbish, sand, rags, ashes or other substances to be thrown or deposited therein. Any damage to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Tenants;
- (j) And Tenants' family and guests shall at all times maintain order in the Premises and at all places on the Premises, and shall not make or permit any loud or improper noises, or otherwise disturb other residents;
- (k) Keep all radios, television sets, stereos, phonographs, etc., turned down to a level of sound that does not annoy or interfere with other residents;
- (l) Deposit all trash, garbage, rubbish or refuse in the locations provided therefor and shall not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of any building or within the common elements;
- (m) Abide by and be bound by any and all rules and regulations affecting the Premises or the common area appurtenances thereto which may be adopted or promulgated by the Condominium or Homeowners' Association having control over them.
- (n) Keep all smoke and Carbon monoxide alarms operational.

- (o) Refrain from using microwave, electric space heater, toaster, and other electrical devices that produce heat or have heavy demand on the solar system and its batteries.
- (p) Appliances such as the washer/dryer and as much as possible, the well pump, should only operate during full sun or when the generator is on.
- (q) Winterize the house, garage, and utilizes prior to any extended periods of absence away from the Premises.
- (r) In addition to the foregoing, Tenants shall be responsible for maintaining the existing solar system and its batteries, including checking battery water and equalizing, per recommendations in **Exhibit B**.

### **13. MAJOR REPAIRS.**

- a) Landlord is responsible for major repairs; provided, Tenants shall provide the Landlord prompt notice of a major repairs by written notice to Landlord within 30 days of discovering the damage. During the term of the Lease, Landlord shall have access to the Leased Premises upon 24 hours advance written notice to Tenants of the date and time of schedule repairs, which shall only take place during normal business hours between 8 am and 5 pm Monday through Friday, unless the Parties agree in writing otherwise.
- b) Notwithstanding repairs in accordance section 13. a, during the term of the Lease, Landlord will be removing the old septic system and remediating the area where it was located. All work connected with the removal of the old septic system, including grading and revegetation of the area, is Landlord's responsibility.

**14. DAMAGE TO PREMISES.** In the event the Premises are destroyed or rendered wholly untenantable by fire, storm, earthquake, or other casualty not caused by the negligence of Tenants, this Agreement shall terminate from such time except for the purpose of enforcing rights that may have then accrued hereunder. The rental provided for herein shall then be accounted for by and between Landlord and Tenants up to the time of such injury or destruction of the Premises, Tenants paying rentals up to such date and Landlord refunding rentals collected beyond such date. Should a portion of the Premises thereby be rendered untenantable, the Landlord shall have the option of either repairing such injured or damaged portion or terminating this Lease. In the event that Landlord exercises its right to repair such untenantable portion, the rental shall abate in the proportion that the injured parts bears to the whole Premises, and such part so injured shall be restored by Landlord as speedily as practicable, after which the full rent shall recommence and the Agreement continue according to its terms.

**15. INSPECTION OF PREMISES.** Landlord and Landlord's agents shall have the right at all reasonable times during the term of this Agreement and any renewal thereof to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon. And for the purposes of making any repairs, additions or alterations as may be deemed appropriate by Landlord for the preservation of the Premises or the building. Landlord and its agents shall further have the right to exhibit the Premises and to display the usual "for sale", "for rent" or "vacancy" signs on the Premises at any time within forty-five (45) days before the expiration of this Lease. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations or additions, but do not conform to this Agreement or to any restrictions, rules or regulations affecting the Premises.

**16. SUBORDINATION OF LEASE.** This Agreement and Tenants' interest hereunder are and shall be subordinate, junior and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by Landlord, all advances made under any such mortgages, liens or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances.

**17. TENANTS'S HOLD OVER.** If Tenants remains in possession of the Premises with the consent of Landlord after the expiration of the 5 year Term of this Agreement, a new tenancy from month-to-month shall be created between Landlord and Tenants which shall be subject to all of the terms and conditions hereof except that rent shall then be due and owing at the then applicable annual Rate and except that such tenancy shall be terminable upon fifteen (15) days written notice served by either party.

**18. SURRENDER OF PREMISES.** Upon expiration of the term hereof, Tenants shall surrender the Premises in as good a state and condition as they were at the commencement of this Agreement, reasonable use and wear and tear thereof and damages by the elements excepted.

**19. ANIMALS/PETS.** Tenants shall be prohibited from having or maintaining any animals or pets on the property.

**20. QUIET ENJOYMENT.** Tenants, upon payment of all of the sums referred to herein as being payable by Tenants and Tenants' performance of all Tenants' agreements contained herein and Tenants' observance of all rules and regulations, shall and may peacefully and quietly have, hold and enjoy said Premises for the Term hereof.

**21. INDEMNIFICATION.** Tenants agree to indemnify and defend the Town, its officers, employees, insurers, and self-insurance pool against all liability, claims, and demands, on account of injury, loss, or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement, to the extent that such injury, loss, or damage is caused by:

(a) the negligence or intentional wrongful act of Tenants or Tenants' invitees, representatives or agent; or

(b) breach of this Agreement,

except to the extent such liability, claim or demand arises through the negligence or intentional wrongful act of the Town, its officers, employees, or agents, or Town's breach of this Agreement. To the extent indemnification is required under this Agreement, Tenants agree to investigate, handle, respond to, and to provide defense for and defend against, any such liability, claims, or demands at its expense, and to bear all other costs and expenses related thereto, including court costs, expert witness fees, and attorney fees.

**22. LIMITATION ON LIABILITY.** Notwithstanding anything to the contrary contained herein, Landlord shall not be liable or responsible to the Tenants for any consequential, incidental, or punitive damages incurred by Tenants as a result of the Condition of the Premises. Tenants furthermore acknowledge that the structures on the property are in need of repair and are assuming the risk of any injury to Tenants or their invitees for the Condition of the Premises including any known Routine Maintenance, Special Repairs, or Major Repairs, regardless of whether any such claim arises under or results from contract, negligence, or strict liability of the Tenants whose liability is being waived hereby. Tenants accept total responsibility for any and all damages of any kind which may result from the use of the Leased

**16. SUBORDINATION OF LEASE.** This Agreement and Tenants' interest hereunder are and shall be subordinate, junior and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by Landlord, all advances made under any such mortgages, liens or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances.

**17. TENANTS'S HOLD OVER.** If Tenants remains in possession of the Premises with the consent of Landlord after the expiration of the 5 year Term of this Agreement, a new tenancy from month-to-month shall be created between Landlord and Tenants which shall be subject to all of the terms and conditions hereof except that rent shall then be due and owing at the then applicable annual Rate and except that such tenancy shall be terminable upon fifteen (15) days written notice served by either party.

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**21. INDEMNIFICATION.** Tenants agree to indemnify and defend the Town, its officers, employees, insurers, and self-insurance pool against all liability, claims, and demands, on account of injury, loss, or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement, to the extent that such injury, loss, or damage is caused by:

(a) the negligence or intentional wrongful act of Tenants or Tenants' invitees, representatives or agent; or

(b) breach of this Agreement,

except to the extent such liability, claim or demand arises through the negligence or intentional wrongful act of the Town, its officers, employees, or agents, or Town's breach of this Agreement. To the extent indemnification is required under this Agreement, Tenants agree to investigate, handle, respond to, and to provide defense for and defend against, any such liability, claims, or demands at its expense, and to bear all other costs and expenses related thereto, including court costs, expert witness fees, and attorney fees.

**22. LIMITATION ON LIABILITY.** Notwithstanding anything to the contrary contained herein, Landlord shall not be liable or responsible to the Tenants for any consequential, incidental, or punitive damages incurred by Tenants as a result of the Condition of the Premises. Tenants furthermore acknowledge that the structures on the property are in need of repair and are assuming the risk of any injury to Tenants or their invitees for the Condition of the Premises including any known Routine Maintenance, Special Repairs, or Major Repairs, regardless of whether any such claim arises under or results from contract, negligence, or strict liability of the Tenants whose liability is being waived hereby. Tenants accept total responsibility for any and all damages of any kind which may result from the use of the Leased

Premises. It is the Tenants' intention to hold harmless the Landlord for any injury or damage sustained by Tenants or anyone else, regardless of cause, while using the property.

- 23. INSURANCE.** Tenants shall obtain, at Tenants' sole expense, any fire, theft or casualty insurance protection desired by Tenants with respect to Tenants' personal property, which is located on the property. Landlord shall have no liability for the loss or destruction of such personal property.
- 24. DEFAULT.** If Tenants fail to comply with any of the material provisions of this Agreement, other than the covenant to pay rent, or of any present rules and regulations or any that may be hereafter prescribed by Landlord, or materially fail to comply with any duties imposed on Tenants by statute, within seven (7) days after delivery of written notice by Landlord specifying the non-compliance and indicating the intention of Landlord to terminate the Lease by reason thereof, Landlord may terminate this Agreement. If Tenants fail to pay rent when due and the default continues for seven (7) days thereafter, Landlord may, at Landlord's option, declare the entire balance of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to Landlord at law or in equity or may immediately terminate this Agreement.
- 25. LATE CHARGE.** In the event that any payment required to be paid by Tenants hereunder is not made within seven (7) days of when due, Tenants shall be charged a fifty (\$50.00) dollar late fee, in addition to the rent due hereunder.
- 26. ABANDONMENT.** If at any time during the term of this Agreement Tenants abandon the Premises or any part thereof, Landlord may, at Landlord's option, obtain possession of the Premises in the manner provided by law, and without becoming liable to Tenants for damages or for any payment of any kind whatever. Landlord may, at Landlord's discretion, as agent for Tenants, relet the Premises, or any part thereof: for the whole or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Landlord's option, hold Tenants liable for any difference between the rent that would have been payable under this Agreement during the balance of the unexpired term, if this Agreement had continued in force, and the net rent for such period realized by Landlord by means of such reletting. If Landlord's right of reentry is exercised following abandonment of the Premises by Tenants, then Landlord shall consider any personal property belonging to Tenants and left on the Premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and Landlord is hereby relieved of all liability for doing so.
- 27. ATTORNEYS' FEES.** Should it become necessary for Landlord to employ an attorney to enforce any of the conditions or covenants hereof, including the collection of rentals or gaining possession of the Premises, Tenants agree to pay all expenses so incurred, including a reasonable attorneys' fee.
- 28. RECORDING OF AGREEMENT.** Tenants shall not record this Agreement on the Public Records of any public office. In the event that Tenants shall record this Agreement, this Agreement shall, at Landlord's option, terminate immediately and Landlord shall be entitled to all rights and remedies that it has at law or in equity.
- 29. GOVERNING LAW; VENUE.** This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Colorado. Venue for any disputes shall be in the courts of Summit, County, Colorado.
- 30. SEVERABILITY.** If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of

the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

- 31. BINDING EFFECT.** The covenants, obligations and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.
- 32. DESCRIPTIVE HEADINGS.** The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Landlord or Tenants.
- 33. CONSTRUCTION.** The pronouns used herein shall include, where appropriate, either gender or both, singular and plural.
- 34. NON-WAIVER.** No indulgence, waiver, election or non-election by Landlord under this Agreement shall affect Tenants' duties and liabilities hereunder.
- 35. MODIFICATION.** The parties hereby agree that this document contains the entire agreement between the parties and this Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.
- 36. NOTICE.** Any notice required or permitted under this Lease or under state law shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

If to Landlord to:

Town of Breckenridge  
P.O. Box 168  
150 Ski Hill Road  
Breckenridge, Colorado 80424

Attn: Keely Ambrose, Town Attorney  
Telephone number: (970) 547-3117

If to Tenants to:

Justin Thiede & Kate Kerns  
PO Box 2693  
Breckenridge, Colorado 80424

Justin Thiede: (970) 333-1200  
Kate Kerns: (970) 485-4006

**37. ADDITIONAL PROVISIONS; DISCLOSURES**

Propane tanks get filled on move out; Propane shares adjusted at that time.

**As to Landlord this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

LANDLORD:

Sign: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_

**As to Tenants this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

TENANTS (Tenants”)::

Sign: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_

TENANTS (Tenants”)::

Sign: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_

**Exhibit A**  
**Improvement Project List**

Litte Daisy Project List			
Project	Reference	Cost	Permit
Smoke detectors/CO Dectotors	Main Home Report (MHR) #14	1,000.00	No
GFCI outelts and protectieve electrical wiring	MHR # 15	1,500.00	Yes
Remove cross connection of water drain pipe	MHR # 1	3,500.00	Yes
Interior hand rail	MHR # 3/ COS 5.4, 12.3	2,500.00	Potential
Interior guard rails	MHR #6,#7/ COS 12.3	2,500.00	No
Exterior decks hand Rails & guard rails	MHR #8 ,#9 / COS page 5 & 6 1.4	10,000.00	Yes
Install lags in rim joist/post in ground	COS report page 5, 1.2	400.00	No
Window glazing/ Tape	MHR #10	100.00	No
Remove living accommodations in garage	Safety hazard	OST	No
Remove tree leaning on house	Safety hazard for structure	OST	No
Cantilever beam	COS report page 29, 12.2	?	?
Water testing		?	No
	<b>Total</b>	<b>21,500.00</b>	

**500 Prospect Gulch**

Site visit notes related to report from COS Inspections Report ID: 20231211-0500 Prospect Gulch-Road

**Main Home** - In addition to notes and recommendations from report, please see additional -

- 1) Water quality and multiple cross connections noted. Water cistern with multiple pipes connected located on third floor (master bedroom and office location). Atmospheric vented water heater is located in open closet that freely communicates with these spaces. Noted staining on sinks, fixtures and bathtub indicate dissolved solids in water supply. Water conditioning unit has been bypassed and current tenant indicated this unit has not been functional for an extended period of time.

Recommendation - Remove all direct cross connections per 2018 IRC P2902 \$1,500. Isolate water heater in sealed room with adequate combustion air per 2018 IRC M2005.2 \$3,500. The water filtration consists of three cartridge type sediment filters. These are not sufficient if certain dissolved solids, organics and/or bacteria are present. Water testing should be done \$1,500.

Filtration and water conditioning should be provided based on results \$3,500.

- 2) Multiple riser stairway from master bedroom too steep, should be rebuilt with rise and run according to IRC Section R311.7.S. Fairly major structural revisions/accommodation will have to be made to allow for this \$7,500.
- 3) Handrails (too large of a diameter for small hands) and guardrails (too large of gaps, toddlers could slip through) on stairs and rails from master bedroom are all non-compliant and currently present a safety hazard. See 2018 IRC Sections R311.7.8 and R312.1 please \$2,500.

Recommendation - Reconstruct these areas to code.

- 4) The two-riser stairway from kitchen to living room has one riser at 7 1/4" and one riser at 8 1/2". These risers can

only vary 3/8" and both should be less than 7 3/4" per 2018 IRC Section R311.7.5.1, this is a major trip and fall, risk/item \$2,500.

- 5) There is an over 7" open slot beside this two-riser stair mentioned above between the two floors, kitchen vs living room. This slot is only allowed to be 4" so toddlers do not slip through per 2018 IRC Section R311.7.5.1, last sentence \$1,500.

Recommendation - Reconstruct these areas to code.

- 6) Stairway to basement is pretty good, its handrails and guardrails and open risers are not.

Recommendation - Reconstruct its handrails, guardrails and open risers to code \$2,500.

- 7) Interior balcony guardrails have openings over 4" where toddlers could slip through. It is approximately ten feet straight down to the basement/walk out levels concrete floor below. Guards should be made to comply with 2018 IRC Section R312.1 \$2,500.

Recommendation - Reconstruct balcony guardrails to code.

- 8) Exterior decks/balconies guardrails are not to code, per 2018 IRC Section 312.1. There is more than a 4" gap throughout all of them. A simple wire system could be retrofitted to remedy the issue most affordably.

Recommendation - Retrofit wire fencing to outsides of log guardrails throughout \$2,500.

- 9) Master bedroom deck has no guardrails on its edges to prevent falling approximately 10' to the rough grade below.

Recommendation - Construct code worthy guardrails around edges of master deck \$5,000.

- 10) Glazing in hazardous locations per 2018 IRC Section R308.

Recommendation - Provide tempered glazing or safety window film that meets Impact Test per 2018 IRC Section R308.3.1 on low window in elevated bedroom up from far corner of living room \$750.

- 11) Wood stove on lower and upper level and associated vent piping are near combustible construction.

Recommendation - Install appliances and venting per manufacturer specifications \$750.

- 12) Gas stove on lower walk-out level with exhaust installed directly below operable window.

Recommendation - Construct window so that it is permanently fixed closed \$750. Refer to manufacturer installation instructions and 2018 IRC M1504.3.

- 13) One permanent automatic heat source installed.

Recommendation - Depending on interpretation, the code does not require automatic heating in habitable spaces, it is our recommendation that a permanent and automatic thermostatically controlled heat source be installed to meet minimum heating requirements per 2018 IRC Section R303.10 \$12,500.

- r4) Smoke and Carbon Monoxide Detectors non-compliant throughout home. Cheap retro fitted battery type units are all failing.

Recommendation -Install interconnected wireless Bluetooth type smoke detectors per 2018 IRC Section R314 in sleeping rooms, habitable spaces and near cooking appliances. Install interconnected wireless Bluetooth type CO detectors per 2018 IRC Section R315 and CRS38- 45-102 \$1,500.

- 15) Electrical wiring is not protected from physical damage. GFCI in Bathroom not working. Wirenuts exposed, box and fixture were removed and left in dangerous condition.

Recommendation- Protect NM cable per 2023 NEC Section 334.15 with code worthy sleeves or chases. Test all GFCI outlets and repair as needed. Ensure all wiring is terminated in box per 2023 NEC section 300 \$1,500.

- 16) Clothes dryer venting is missing. Install proper clothes dryer venting per Section M1502.1 of the Exhaust Systems Chapter of the 2018 IRC.

Recommendation - Install new code worthy vent \$1,500.

**General Recommendations for Main Home Structure** - Follow all recommendations from COS report and additional recommendations previously noted in this report.

Total Estimate \$66,000 (with 20% added for inaccuracies and oversights)

## 500 Prospect Gulch

Site visit notes related to report from COS Inspections Report ID: 20231211-0500 Prospect Gulch-Road

**Detached Garage Structure**- In addition to notes and recommendations from report, please see additional -

- 1) Back-up generator installed with solar equipment (solar panels on roof- rack mounting undetermined) including battery storage. This is the main power system for the property. Noted 2000 gallon (2 ea. lpg tanks on site - these serve back-up generator, hot water heater, free standing gas stove and oven w/ cooktop). Backup generator exhaust is piped through wall - assuming installation of equipment unknown - but currently this application presents a health hazard to occupants in the garage area and the habitable space on the second floor.

Recommendation - Install back-up generator and associated equipment per 2023 NEC Section 445, including batteries per 2023 NEC Section 480, in a manufacturer approved and code approved location \$7,000. This recommendation should be followed whether the space above the garage remains habitable or is converted to storage. (Follow generator manufacturer installation instructions. Hydrogen is a byproduct of battery charging and should be done in a controlled environment as recommended by the solar/generator/battery manufacturer installation instructions and guidelines)

- 2) Stairs are non-compliant and currently present a safety hazard. 2018 IRC Section R311.7

Recommendation - Stairs are non-compliant and should be removed \$750 and or re-built to code \$2,500. If space above is converted to storage, my recommendation is to remove the stairs and install a fire rated attic ladder that will interface with the minimum 1/2" gypsum board required for fire protection of floors per 2018 IRC R302.13 \$750.

3) The habitable space above is not separated from garage per code. 2018 IRC Table R302.6

Recommendation - Habitable space above is not separated from garage per 2018 IRC section R302.6 and should be either 1) altered to storage and fire protect the garage floor with ½" minimum gypsum board \$750 **or** 2) construct new stairs, fire rated ceiling with 5/8 type x gypsum board and fire rated separation door per 2018 IRC section R302.5.1 \$5,000.

4) Wood stove on lower and upper level and associated vent piping are near combustible construction and **may** exceed manufacturer specifications.

Recommendations- Install appliances and venting per manufacturer specifications \$750.

5) Composting toilet in habitable space above garage.

Recommendation - Remove water closet if space is converted to storage \$250. If habitable space is to remain, install a water closet that meets minimum code requirements per 2018 IRC Section P2712 \$2,500.

6) No running water (hot or cold) and proper sanitary drainage to habitable space.

Recommendation - Convert space to storage and remove all habitable space use and convert to storage \$750. If habitable space is to remain, code approved Sanitation per 2018 IRC Section R306 should be installed to provide running water and sanitary drainage. 1) Individual Water Supply and Sewage Disposal per 2018 IRC Section P2602.1 2) Hot water required per 2018 IRC Section P2801.1 \$5,000.

7) No permanent automatic heat source installed.

Recommendation - Depending on interpretation, code does not require automatic heating in habitable spaces, if the space does not convert to storage, it is our recommendation that a permanent and automatic thermostatically controlled heat source be installed to meet minimum heating requirements per 2018 IRC Section R303.10 \$6,250.

8) Deck guardrails on apartment above garage non-compliant. A simple wire system could be retrofitted to remedy the issue most affordably.

Recommendation - Provide guards per 2018 IRC Section R312.1. Retrofit wire fencing to outsides of log guardrails \$750.

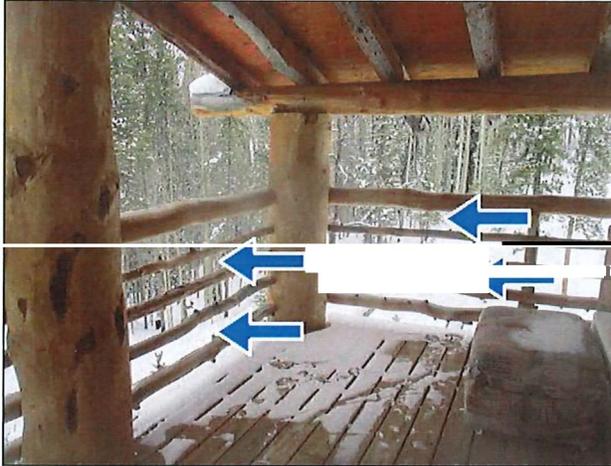
9) Smoke and Carbon Monoxide Detectors non-compliant. Cheap retro fitted battery type units are all failing.

Recommendation- Install interconnected wireless Bluetooth type smoke detectors per 2018 IRC Section R314 in sleeping rooms, habitable spaces and near cooking appliances. Install interconnected wireless Bluetooth type CO detectors per 2018 IRC Section R315 and CRS 38-45- 102 \$750.

**General Recommendations for Detached Garage Structure** - May want to remove Habitable space. Follow all recommendations from COS report and additional recommendations previously noted in this report.

Total Estimate Remove Apartment/Storage Only \$22,500 (with 20% added for inaccuracies and oversights)

Total Estimate Leave Habitable Space Upstairs Intact \$36,500 (with 20% added for inaccuracies and oversights)



1.4 Rail spacing.



1.4 Install guardrail.

---

## 2. Garage

---

### 2.3 Ceiling

There is livable space above garage. There is no 5/8" drywall on garage ceiling for required fire separation. There is not a 20 minute rated door between livable space and garage. Stairs and railings do not meet today's standards. Have qualified contractor correct for occupant safety.

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## 5. Basement/Structure

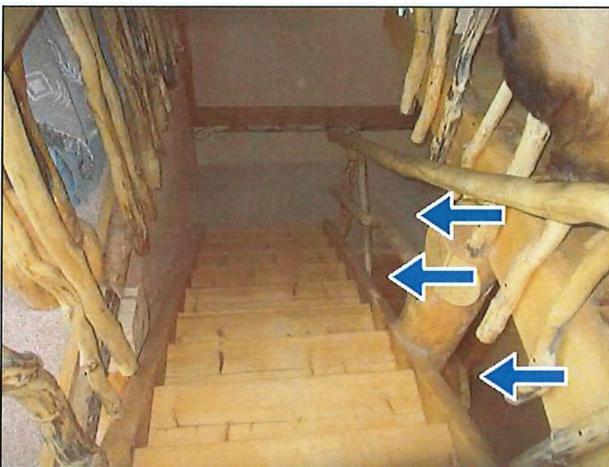
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### 5.4 Basement Stairway

Install grippable handrail for occupant safety.

Space between balusters/rungs/railings could be hazardous to a small child. Recommend upgrading. Today's standards call for smaller openings throughout.

Have qualified contractor repair the above items for occupant safety.



5.4 Rail spacing.

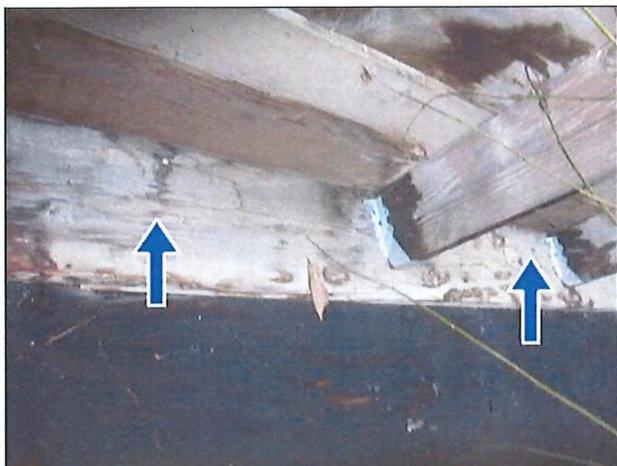


5.4 Install grippable handrail.

### 5.10 Post

Posts are bearing on wood timbers, concrete pad is typical. Have qualified contractor correct for proper use.

## 0500 Prospect Gulch Road



1.2 Install lags in rim joist.



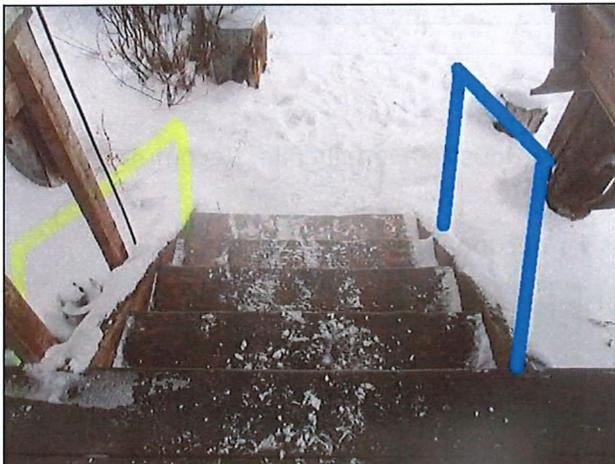
1.2 Post in ground.

### 1.4 Railing

(1) Space between balusters/rungs/railings could be hazardous to a small child. Recommend grading. Today's standards call for smaller openings throughout.

Install grippable handrail as required for safety on all exterior stairs with 4 risers or more. Install guardrails on upper deck.

Have qualified contractor correct the above items for occupant safety.



1.4 Install grippable handrail.



1.4 Rail spacing.

Install grippable handrail for occupant safety.

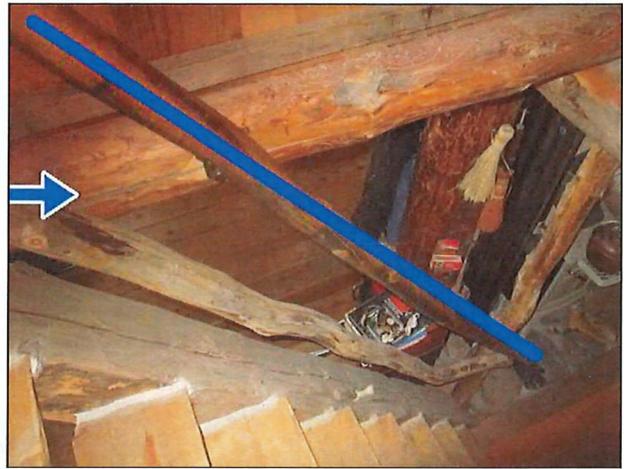
Stairs do not meet today's standards.

Space between balusters/rungs/railings and stair treads could be hazardous to a small child. Recommend upgrading. Today's standards call for smaller openings.

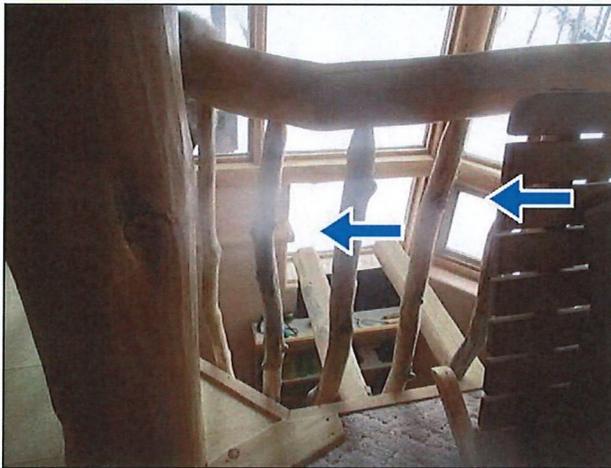
Have qualified contractor correct the above items for occupant safety.



12.3 Steep stairs.



12.3 Rail spacing and install grippable handrail.



12.3 Rail spacing.

## 12.4 Window

**Type:** Casement, Wood, Fixed, Thermal, Sliding

### Comments:

There is evidence of prior moisture on window frames, casings and sills, most likely from condensation which is typical in this environment. Keep all wood surfaces sealed to prolong life expectancy.

House contains windows with thermal seals. These seals can crack or break at anytime. Check all seals again during walk through to ensure the seals are not cracked. At times it is difficult to detect moisture between panes due to lighting, barometric and humidity levels. No moisture detected between panes at time of inspection.

## 12.5 Door

There are water marks in places, dry at time of inspection. Ask existing owner for history.

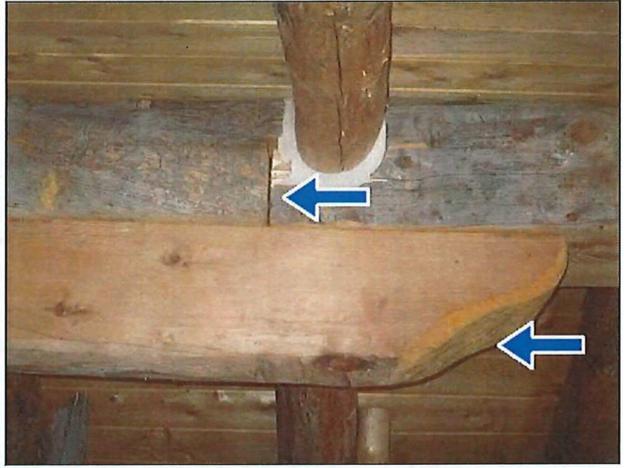
Upper bedroom beam is spliced with cantilever beam below supporting splice, not typical. Have qualified contractor evaluate and advise. Does not appear to be settling.



12.2 Water marks.



12.2 Water marks.



## **Exhibit B Recommended Maintenance for Solar**

From the previous owner: The Premises uses only solar power from the sun shining during the day. Batteries store excess power for use when cloudy or at night.

Please refrain from using microwave, electric space heater, electric pop corn popper, toaster, and other electrical devices that produce heat or have heavy demand.

Washer/dryer, and as much as possible the well pump, should only operate during full sun or when the generator is on.

Important! The solar batteries put off hydrogen gas above 56V charging.

This can be from the sun or generator.

Hydrogen is odorless tasteless explosive gas.

Crack doors to allow hydrogen gas to escape, either when sun is charging or genset.

Batteries perform best, however when they are 70 deg.

Solar panels charge best when they are cold.

Can run genset for short time by programming run time to whatever, then it will go to float and can shutoff generator manually.

Check Batter water monthly before Equalize.

Equalize every 3 months or as needed.

Charge controller charges batteries with solar panels.

Inverter charges batteries with generator.

Both have equalize setting 61.9 Bulk 58 Float 54.

Do not equalize with charge controller/solar.

To equalize with generator:

Press [ ] button for R button (I)

Turn on 60 amp breaker on generator

Turn inverter green button to EQ, it should be for 2 hours & go to float, turn generator off & set generator green button to off

Colorado Energy Systems 970.456.5234 Glenwood Springs

Ian - cell 303.817.7789

Dave - cell 970.948.1183



# Memo

To: Town Council  
 From: Shannon Haynes, Town Manager  
 Date: March 3<sup>rd</sup>, 2025 (for 3/11/2025 Council meeting)  
 Subject: Resolution Consenting to Summit Combined Housing Authority (SCHA) Participation in the Colorado Intergovernmental Risk Sharing Agency (CIRSA)

### Town Council Goals (Check all that apply)

- |                                     |                                       |                          |                                     |
|-------------------------------------|---------------------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/>            | More Boots & Bikes, Less Cars         | <input type="checkbox"/> | Leading Environmental Stewardship   |
| <input type="checkbox"/>            | Deliver a Balanced Year-Round Economy | <input type="checkbox"/> | Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> | Organizational Need                   |                          |                                     |

### Summary

The Summit Combined Housing Authority (SCHA) would like to utilize the Colorado Intergovernmental Risk Sharing Agency (CIRSA) for insurance purposes. The CIRSA General Counsel has determined that SCHA is eligible and as a non-municipal member they must have the sponsorship/consent of a current member municipality. It is Staff's recommendation that the Town of Breckenridge sponsor SCHA's participate in CIRSA.

### Background

The Towns of Breckenridge, Frisco, Silverthorne, Dillon, and Keystone, and Summit County Government (SCG), are the members of SCHA. Though operated under the umbrella of SCG, SCHA is responsible for providing their own liability insurance. SCHA has contracted private insurance in the past and would like to contract with CIRSA for insurance going forward.

### Public outreach/engagement

No public outreach or engagement is needed.

### Financial Implications

The Town as a member of SCHA contributes funding towards operational costs. There are no additional costs and no risks or burdens for the Town based on this resolution.

### Equity Lens

While the Equity Lens is difficult to apply in this situation, Town staff do look to the lens for guidance and to evaluate decisions as they support and advise SCHA in their work.

### Staff Recommendation

Staff recommends Council adopt the attached Resolution consenting to SCHA participate in CIRSA. Staff will be available at the March 11<sup>th</sup> Council meeting to answer any questions.

1 RESOLUTION NO. \_\_\_\_

2  
3 Series 2025

4  
5 **A RESOLUTION CONSENTING TO PARTICIPATION BY THE SUMMIT**  
6 **COMBINED HOUSING AUTHORITY IN THE COLORADO**  
7 **INTERGOVERNMENTAL RISK SHARING AGENCY**

8 WHEREAS, the Town of Breckenridge (“Town”) is a member of the Colorado  
9 Intergovernmental Risk Sharing Agency (“CIRSA”), a public entity self-insurance pool  
10 providing property/casualty coverage, workers’ compensation coverage, or both, to its  
11 members; and

12 WHEREAS, the Summit Combined Housing Authority (“SCHA”) is a public entity  
13 as said term is defined in C.R.S. Section 24-10-103.5 (other than the state, a county, a  
14 city and county, or a school district); and

15 WHEREAS, the Town has in effect with SCHA an intergovernmental agreement  
16 for the provision of one or more functions, services, or facilities lawfully authorized to  
17 both the Town and SCHA; and

18 WHEREAS, SCHA has made application for membership in CIRSA; and

19 WHEREAS, the Town desires to consent to SCHA’s membership in CIRSA.

20  
21 **NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE**  
22 **TOWN OF BRECKENRIDGE, COLORADO:**

23  
24 **Section 1.** The Town Council of the Town of Breckenridge hereby consents to  
25 participation by SCHA in CIRSA.

26 **Section 2.** A copy of this Resolution shall be forward to SCHA and to CIRSA.

27 **Section 3.** This resolution is effective upon adoption.

28 RESOLUTION APPROVED AND ADOPTED this \_\_\_\_ day of \_\_\_\_, 2025.

29  
30 TOWN OF BRECKENRIDGE

31  
32  
33  
34 By: \_\_\_\_\_  
35 Kelly Owens  
36

1 ATTEST:

2

3

4

5

6 \_\_\_\_\_  
7 Helen Cospolich, CMC,  
8 Town Clerk

8

9 APPROVED IN FORM

10

11

12

13

14 \_\_\_\_\_  
15 Town Attorney                      Date

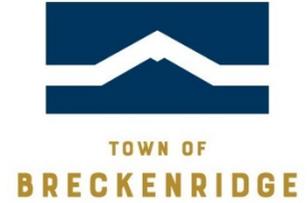
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# Memo

**To:** Breckenridge Town Council Members  
**From:** Helen Cospolich, Town Clerk  
**Date:** 3/11/2025  
**Subject:** Motion to Cancel the April 22, 2025 Town Council Meeting

**Town Council Goals** (Check all that apply)

**Summary**

**Background**

**Public Outreach/Engagment**

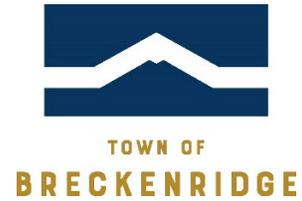
**Financial Implications**

**Equity Lens**

**Staff Recommendation**

**ATTACHMENTS**

None



# Memo

**To:** Breckenridge Town Council Members  
**From:** Mark Truckey, Director of Community Development  
**Date:** March 5, 2025  
**Subject:** Planning Commission Decisions of the March 4, 2025 Meeting

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## ***DECISIONS FROM THE PLANNING COMMISSION MEETING, March 4, 2025:***

**CLASS A APPLICATIONS:** None.

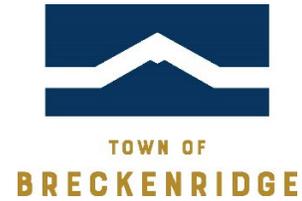
### **CLASS B APPLICATIONS:**

1. [Village at Breckenridge Master Sign Plan Amendment and Variance Request, 535 S. Park Avenue, PL-2024-0507:](#)  
A proposal to amend the existing master sign plan (MSP) for the Village at Breckenridge to provide a newly formatted, comprehensive signage plan that proposes additional directional and wayfinding signage for tenants, reallocates sign area allotments for several buildings, and proposes two (2) new gateway entrance monuments. Additionally, this proposal requests two (2) variances from the Town Code for 1) exceeding the limitations of height and count for freestanding signs, 2) proposing two (2) gateway entrance monument archway over two (2) pedestrian accesses. *Approved, see second memo.*

**CLASS C APPLICATIONS:** None.

**TOWN PROJECT HEARINGS:** None.

**OTHER:** None.



# Memo

**To:** Breckenridge Town Council  
**From:** Clif Cross, Planner II  
**Date:** March 4, 2025 (For March 11, 2025 Meeting)  
**Subject:** The Village at Breckenridge HOA Master Sign Plan Amendment and Variance Request, Final Hearing (Class B Minor, PL-2024-0507)

---

A Final Hearing for the Village at Breckenridge HOA Master Sign Plan, located at 535 South Park Ave, was held by the Planning Commission on March 4, 2025. The application proposes to amend the existing master sign plan (MSP) for the Village at Breckenridge to provide a newly formatted, comprehensive signage plan that proposes additional directional and wayfinding signage for tenants and guests. The proposal requests two (2) variances from the Town Code for 1) exceeding the limitations of height and count for freestanding signs, 2) proposing two (2) gateway entrance monument archways over two (2) pedestrian accesses. See specific information below:

1. [9-15-20\(D\) Freestanding Signs](#). The applicant is proposing more than one freestanding sign, and the signs proposed are taller than ten feet (10').
2. [Policy 47 \(Absolute\) Fences, Gates And Gateway Entrance Monuments](#). The applicant is proposing two (2) archways over the western and eastern pedestrian accesses.

The Planning Commission supported the reaffirmation of the variance requests because of the unique circumstances at the Village at Breckenridge, including its use as a public portal to Peak 9, its unusual size, and the pedestrian/vehicle conflicts in this area. The development permit and variance was approved by a 7-0 vote of the Commission.

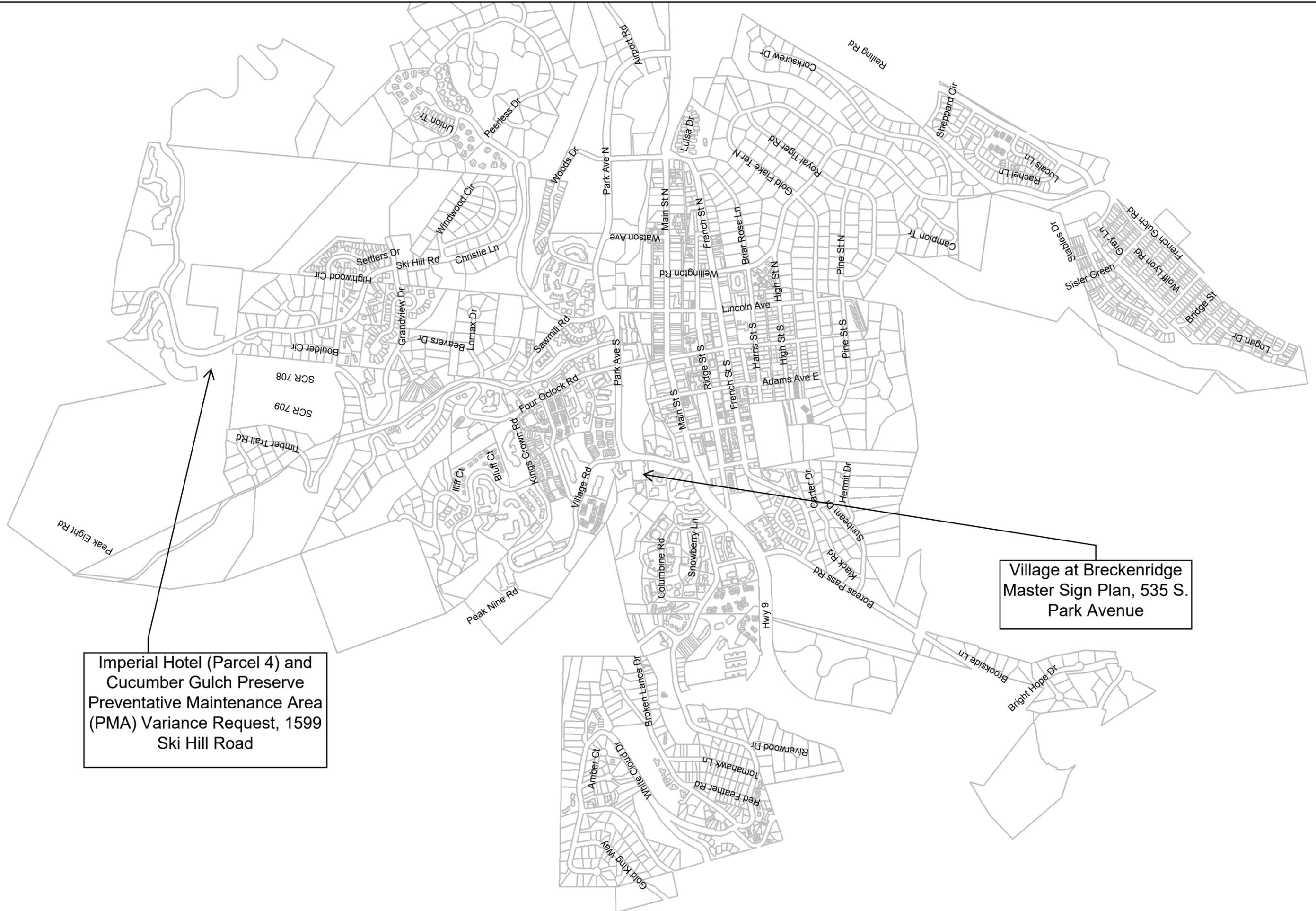
[Link to the Village at Breckenridge Master Sign Plan Report](#)

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



NOT TO SCALE

# Breckenridge South



Imperial Hotel (Parcel 4) and  
Cucumber Gulch Preserve  
Preventative Maintenance Area  
(PMA) Variance Request, 1599  
Ski Hill Road

Village at Breckenridge  
Master Sign Plan, 535 S.  
Park Avenue

## PLANNING COMMISSION MEETING

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

### ROLL CALL

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

### APPROVAL OF MINUTES

With no changes, the February 18, 2025 Planning Commission Minutes were approved.

### APPROVAL OF AGENDA

With no changes, the March 4, 2025 Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

#### Elaine Walton, 201 Royal Tiger Road:

Weisshorn neighborhood: Breckenridge has a resource that is often overlooked, which generates a lot of revenue and has minimum impact on services, and that is second-home residential. I am speaking today about the restrictions on buildings in the Weisshorn. It sounds like people don't like homes that are bigger than their own. The bigger the home, the bigger the wallet, meaning those people bring revenue to Breckenridge. It is discriminatory, which exposes the Town to potential litigation. Apply these restrictions throughout the town if they are so great, not just to the Weisshorn. Legislate for the community, not for one individual who doesn't like seeing a big home. The historic preservation of this neighborhood is from the 1970s and that is not applied to lighting and is not applied consistently throughout the town.

### FINAL HEARINGS:

1. Village at Breckenridge Master Sign Plan and Variance Request (CC), 535 S. Park Avenue, PL-2024-0507:

Mr. Cross presented a proposal to amend the existing master sign plan (MSP) for the Village at Breckenridge to provide a newly formatted, comprehensive signage plan that proposed additional directional and wayfinding signage for tenants, reallocates sign area allotments for several buildings, and proposes two new gateway entrance monuments. Additionally, this proposal requests two variances from the Town Code for 1) exceeding the limitations of height and count for freestanding signs, and 2) proposing two gateway entrance archways over two pedestrian accesses.

#### *Commissioner Questions / Comments:*

There were no questions of staff or the applicant and no applicant presentation. No public comment was heard.

Mr. Frechter: I would be supportive of the applicant bringing a separate application for a variance to allow banners for wayfinding since wayfinding is so important in this area.

Mr. Leas: I was not here for the preliminary, so I'm kind of jumping into this. It looks like a good proposal. I want to make one comment, which is graphic design and typology is an art form, and the advance of computers has allowed young graphic designers who either don't have the training or don't have the sensibility about that art form to create designs and it's a distortion.

Ms. Propper made a motion to approve the Village at Breckenridge Master Sign Plan and Variance Request, seconded by Ms. Gort. The motion passed 7 to 0.

**PRELIMINARY HEARINGS:**

1. Imperial Hotel, BGV Parcel 4 (SVC), 1599 Ski Hill Road, PL-2024-0475:

Ms. Crump presented a proposal to construct a mixed-use hotel, condominium, townhome, and commercial development at the base of Peak 8, “The Imperial Hotel & Private Residences.” The project will consist of 36 hotel units, 59 condominium units with 76 lock-offs (23 whole ownership with 22 lock-offs and 36 fractional ownership with 54 lock-offs), and 9 townhome units. The project will include guest amenities and commercial areas: resort guest services, market, restaurant, bar, commercial kitchen, pools and spas, arcade, theaters, etc. Space is also allocated to provide administrative offices for Vail Summit Resorts, Inc. (VSRI) and program area for the Breckenridge Outdoor Education Center (BOEC). Parking will be located in an underground garage. The project also includes required drainage improvements and infrastructure to maintain water quality within the Cucumber Gulch Preserve and Preventative Management Area (PMA). The following specific questions were asked of the Commission:

1. Does the Commission have any concerns regarding the materiality of majority glass amenity structures?
2. Does the Commission agree with the staff recommended positive two (+2) points for landscaping?
3. Does the Commission agree with approving a variance that allows a commercial kennel pet fence enclosure that exceeds the Policy 47 regulations of 54” tall and 400 square feet in size?
4. Does the Commission agree with the staff recommended updated preliminary point analysis?
5. Does the Commission agree the project is ready for a final hearing?
6. Does the Commission have additional comments?

*Commissioner Questions / Comments:*

Ms. Gort asked for clarification on the location of the elevators and egress in those areas.

Mr. Leas: Are you saying that this applicant would not have the ability to cross the property line with the tieback? Are they going to get an easement for their tiebacks? (Ms. Crump: The easement is for One Ski Hill Place to access the Lot 4 property. The applicant is not proposing an easement for their own tiebacks.)

Mr. Frechter: The previous staff report stated that the Master Plan allowed for 5 stories and there are parts of the building greater than 5 stories. (Ms. Crump: That was not an absolute policy and they are getting 10 negative points for exceeding that height. It is a relative requirement of the Master Plan.) Mr. Frechter: I looked at the submittal from 2024 and I did not see anything about building height in there other than the height cannot exceed a gable on One Ski Hill Place. (Ms. Crump: One of the subsections on height has the information on the number of stories. The absolute policy was that it could not exceed the east cross gable on One Ski Hill Place.) Mr. Frechter: So, in summary, there is an absolute height, which this does not exceed, and there is a relative height, which this does exceed and is receiving negative 10 points for. We have to follow what is in the agreements and code. (Ms. Crump: The public comments received indicate a way of calculating the height that is not based in the development code.)

Ms. Gort: How will the dog fence work with snow? (Ms. Crump: I assume that it will be hand shoveled.)

Mr. Smith: Does the dog park snow removal count in the snowstack calculations? (Ms. Crump: That is a question for the applicant. I don’t see it in the calculations.) Mr. Smith: Are there any engineering reports showing that the existing tiebacks would not be compromised by the proposed improvements? (Shannon Smith, Town Engineer: We have not received any such analysis.) (Ms. Crump: The applicant is still researching this.)

- Ms. Propper: The geodesic domes seem different than what we have considered in the past. I think there should be some analysis under Policy 5 Absolute about how metal exterior elements have to be painted. (Ms. Crump: Non-reflective painted metal is allowed and painting would be required for any proposed metal. The design is incomplete currently and so the applicant does not know the materials in detail yet. Mr. Kulick: There is limited precedent next door with a solarium over the aquatics area at One Ski Hill Place. That one is not visible from the front but it is very prominent from the rear on the ski slope side.) Ms. Propper: These are freestanding, correct? (Staff confirmed.) Ms. Propper: What will they be used for? (Ms. Crump: Heated common area space and a spa.)
- Mr. Leas: Have all the issues that were raised by Mr. Himmelstein's letter been addressed, not just the height? And does staff respond in writing? (Ms. Crump: Staff does not always respond in writing, but the comments were forwarded to the Commission.) Mr. Leas: I want to make sure that he feels he has been heard. (Ms. Crump: Staff does not have a concern with the other comments.) (Mr. Kulick: The letter did bring staff's attention to the tiebacks, which we forwarded to Engineering.) Mr. Leas: Is the applicant going to bring a physical materials board? (Ms. Crump: We don't always do that but for this large project we can if the applicant is amenable.) Mr. Leas: I suggest adding in the staff report, "that would have been allowed," in the Item History section to clarify the building sentence. I would like to add that Mr. Giller and I both objected to the Davis Vantage Pro2 system's positive points and that was not a settled matter as it was stated in the staff report. Finally, has the Council discussed the EV points? (Ms. Crump: For large commercial projects the EV points discussion has not come up.) Mr. Leas: How many EV chargers are proposed and are they getting points? (Ms. Crump: The current code says they are eligible for points and that is what they are subject to. They would be required to provide 2 EV chargers and 20% EV capable for this project, so 4 total EV chargers for which they will receive positive two points.)
- Mr. Giller: Did the applicant provide any alternatives to the geodesic domes? (Ms. Crump: There are other hangout spaces on site in the form of open-air gondola-like structures.)
- Mr. Leas: Where would those domes fall in the elevations vis-à-vis the townhomes? (Ms. Crump: The upper-level decks of the townhomes are at a similar elevation to that area.)
- Mr. Giller: The faux stone retaining walls, is there any precedent for that? (Ms. Crump: Not that I'm aware of.) (Mr. Kulick: There is precedent for stamped concrete to mimic stone. I'm not sure about applied facing. The development agreement waived the provisions of Policy 7/R, which deals with retaining wall materials. There may be some precedent for this type of material, but with the waiver on materiality it's probably a moot question.)
- Mr. Guerra: My comments were covered by Mr. Frechter's questions, plus we would like to know what is in the tieback easement for the next hearing.

Applicant, Graham Frank, BGV: Vail Resorts holds the rights to the temporary shoring easement. We are working with Vail to vacate that temporary shoring easement. We would not do anything to compromise what's existing. We can bring the evidence of the vacated easement at the next hearing. Regarding building height, we provided renderings from Bill Anderson's back deck to him, and he was satisfied. Regarding the dog park fence, we would maintain that by shoveling. There is a snow storage area shown at the end of the dog park, which we would shovel toward Ski Hill Road. On materiality, materials boards will be provided at the next hearing. On the Davis weather system, at Grand Colorado alone that system saved 39 metric tons of CO<sub>2</sub> emissions just last year. This is the most advanced system on the market. Regarding the geodesic domes, we are trying to create outdoor experiences with the limited snowmelt, that people can go and use without having snowmelt. The intentionality is to have it feel like a winter

wonderland. You're going outside but you're not "in the elements" while staying in the confines of the snowmelt and energy codes.

Applicant, Bill Campie, DTJ Design: I do not think the geodesic domes will be visible from the pedestrian level. These are more in a private courtyard than a public environment. We can provide an additional rendering to illustrate that. Because we want them to feel like you're outdoors, they're going to be a transparent environment. More materials would be contrary to that concept. These have been built all over the world. It's not too different from One Ski Hill Place. It's smaller and less visible than the type of structure that is at One Ski Hill Place.

Mr. Leas: How are you going to heat the geodesic domes? (Mr. Campie: They will be heated, but they're not fully designed. They will have a full MEP system connected to the building system.) Mr. Leas: What I'm hearing is that you haven't figured it out yet but I trust that you will. Your current intention is to use all natural stone veneers, with the exception of the south and east retaining walls. (Mr. Frank: Yes. The parallel you would use would be where Vail Resorts did the climbing wall, that is a similar product.) Mr. Leas: I'm confused about your circulation plan and why staff gave you positive three points for it. I'm looking at the extensive risers, which are excessive. How are you going to get the people up from BOEC? There's nothing in the IBC that speaks to landings, but prudent design says you should go 7-9 risers, then have a landing, then continue with your stairs. It does not seem, with the exception of the risers on the side where we have 46 of them, that anyone has taken that into consideration. Then I'm looking at the narrow access right above Rip's Ride and the area is already very narrow and I'm concerned how you're going to get skiers out through the funnel and I'm concerned as to why anybody on staff thought that was an improvement worthy of 3 points. (Mr. Frank: The people from the BOEC come out from that patio area and traverse directly to the snow, not on stairs and not on risers. The slope is 2-4% to the snow. It's available to all the occupants of the building. For the general public, it was of paramount importance to provide a stairway to Ski Hill Road in the Master Plan process, and the proposed location for that access is what was decided as it made the most sense and that connectivity does not exist today.) (Mr. Campie provided clarification for the location to add to Mr. Frank's description.) (Mr. Kulick: We have a pretty extensive past precedent for awarding points for public access easements on private property. With the adjacent neighborhood getting access to the mountain with this plan that is where the points come from.) Mr. Leas: My problem is with the other end. The Council wanted better access than what is there now. This may be better access but not good access.

Ms. Gort: Is it a pinch point for any parent who has a kid getting in and out of that building? I'd like to see more detail on how people are going to get in and out of that building to the snow and back. (Mr. Frank: It would be synonymous with our existing access at Grand Colorado, which has more people than this building would. We think it's sufficient and provides three different routes, one via elevator, one via ramp, and one via snowmelted stairs.)

Mr. Leas: It might help to have Bill do a section showing that corner and how the different levels relate to the snow. It's confusing. At the end of the day, you are the guys who have to sell these, but if you could illustrate it for us and make us comfortable with the proposal moving forward that would be helpful.

Mr. Giller: The geodesic domes are interesting and I appreciate the experience. Are you locked into the geodesic, igloo look? (Mr. Campie: We always take feedback from this group. Our preference is to create that romantic outdoor igloo experience. The more it starts to

- feel like a building, the less it breaks down the barrier for indoor/outdoor.) Mr. Giller: I appreciate that and better understand the design basis.
- Mr. Frechter: Will the back patio be reserved for guests and owners where the pools are? (Mr. Frank: Outside the restaurant will be public all the way to where the fence is. There will be a fence around that private area to allow beginner skier circulation and cat movement. And a pool fence separating the public area and building guests.)
- Mr. Leas: Is there a bridge going over that area from the townhomes? (Mr. Frank confirmed.)
- Mr. Frechter: Is the bus stop still there for employees? (Ms. Smith: No, we use the turnaround in front of One Ski Hill Place.)
- Mr. Guerra: Show the width of the stairs in the pinch point so we can see it better. (Mr. Campie: We looked at the width of stairs on other Peak 8 projects to confirm the right size for this but we can come back with additional dimensions.)

The hearing was opened to public comment.

Richard Himmelstein, 6 Peak 8 Place: I am representing One Ski Hill Place tonight. East Peak 8 hotel, the Town was really diligent and required public presentations and got good sound feedback. I'm concerned because that hasn't happened with this project. We missed the first hearing because we weren't properly noticed. The One Ski Hill Place view corridor is important and is in the Master Plan. This project doesn't meet those standards that we've agreed to. They've gone so fast, they haven't really worked with us. We're not going to support it. There's supposed to be a 47-foot setback in the Master Plan for the view corridor. Anyone who's ever seen a dog park, it's generally 80-100 decibels and it's not going to meet the Town noise ordinance. We want to support the project but we want to meet with the developer and this project as it stands we can't support it.

Jim Kogan, Owner at One Ski Hill Place: I'm a dog person and owner; I am strongly opposed to the commercial kennel being between the buildings. The owners bought their condos to enjoy the mountains and the fresh air, not the dog feces smell and the barking. There's a place for kennels but I don't think this is it.

Lindsey Stapay: There needs to be more community input, seeing this as the last 15 years as an avid skier with small children, some of these resorts are not as accessible. That's why we're asking for better understanding about the circulation. We've seen too many stairs in other areas and bathrooms two floors down. This needs to be discussed in a community format further.

Jane Hamilton, Four O'clock Subdivision: I wanted to see if you could expand on the construction phasing, which will last 5-6 years. How do you want those Four O'clock subdivision people to get there during construction? There is a pedestrian access easement for that subdivision, how will that work? (Mr. Frank: During construction, it will be a large hole that you cannot traverse. You will need to go down to the sidewalk. In the first phase, we provide that uphill stair access as we work on the building and complete phase one.)

- Mr. Leas: No one is asking for that. They can go above with protection with a construction fencing. (Mr. Frank: We can't commit to being able to provide safe access through the site during construction, but that access will be provided down to the sidewalk.) I come from the city where they dig huge holes and people are still able to walk on the streets. (Mr. Frank: We cannot commit to access through construction. The safe place to go would be down to the sidewalk and either up the escalator or the stairways that will be provided in the first phase.) Mr. Leas: That is inappropriate. (Mr. Frank: You asked me about the townhomes. The Four O'Clock Subdivision will retain access above.)

Ms. Hamilton: I want to point out that we know that there is an easement that goes behind those three properties directly behind the development site. You can access that from above. Right now those three home sites that are directly behind the development, there are at least 40 people daily that travel to the ski area just for those three homes. That 10-foot pedestrian easement is there.

The public comment period was closed.

Mr. Giller:

1. Mr. Campie did a nice job explaining the design and I encourage quality materials.
2. Yes.
3. Yes.
4. Yes.
5. Yes.
6. This is a handsome design, a good-looking building, and very compliant.

Mr. Leas:

1. For the small number, I have no concerns at this time.
2. Yes.
3. Yes. This answer does not speak to whether there is going to be a kennel.
4. I don't agree. Our point system is intended to reward actions we want to encourage and penalize those we don't. I don't think this Commission should be awarding points for things applicants are going to do anyway. I think the Davis system is a great system but the developer is going to do it anyway because they're going to save money, so it makes no sense to give points away for things people are going to do anyway. I don't agree with the four points for the Davis weather system.
5. I think we still have some questions; assuming those questions and the material board can be addressed at the final hearing I think we're probably ready for that.

Ms. Propper:

1. I have concerns about the geodesic domes. I appreciate the protrusion at One Ski Hill Place that is a glass structure, but with all our emphasis on natural materials, we're creating a precedent for glass structures.
2. Yes.
3. I understand that a commercial facility needs a larger space, although I'm mindful about the public comments. I'd be interested in another way to do it.
4. Yes.
5. Yes.

Mr. Smith:

1. I have no concerns.
2. I do not agree on the positive 2 points on the landscaping. The artificial turf in the dog run negates any positive landscaping even though the rest of the landscaping is nice. The dog run brings it down.
3. That kind of rolls into the structure being 5 times the allowable size for the dog park. The fence height I don't have an issue with.
4. I don't agree with the landscaping points. I agree with Mr. Leas about the positive 4 points. I think it's easy to mask cost savings with environmentally friendly initiatives. It's great to do so but to hide behind the wall of being green to save money is somewhat disingenuous.
5. Yes.

Ms. Gort:

1. I think it adds an artistic flair and is mountain-y. I am in favor of them.
2. Yes.
3. After hearing the comments I'm curious what you're going to do for noise control. I am in favor of the fence height and size waiver.
4. Yes. I agree with the weather monitor points because this is a property that should have snowmelt. At least it's being used to offset the negative points for snowmelt.
5. I think we're close, I want to see more details of egress and other visuals and on the dog park. Reach out to your neighbors a little bit.

Mr. Frechter:

We're judges and we're limited by the agreements and the development code. I can empathize with a lot of the public comments, but they might be better placed with Town Council. An 83-step public access, I think that access is only going to be used by people going down not up. People are going to get off the bus at the transit center and go where the gondola is.

1. The domes are going to be really hot in the summer. I agree that a gondola-like structure might be just as interesting.
2. Yes.
3. I agree with the fence size but I would ask the applicant to consider some of the concerns of your neighbors. Maybe the kennel could be moved to the roadside or something.
4. Ms. Gort made a good point and Mr. Leas made a comment that we shouldn't be so limiting on public snowmelt use. Something for us to consider in a code update is to allow fewer than 4 points to be possible since in this case that's a lot of points.
5. Yes.

Mr. Guerra:

The public comment made some good points on the noise and potential snow. We are judging on the code and can't really address some things directly.

1. We've got precedent in One Ski Hill Place next door so I don't really have a problem with the proposal.
2. Yes.
3. Yes. Reiterating the public comment on that.
4. You guys are going to put in the weather monitoring system anyway. I agree with the point analysis I just wanted to bring that up.
5. Yes.

**OTHER MATTERS:**

1. Town Council Summary

**ADJOURNMENT:**

The meeting was adjourned at 7:47 pm.

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Ethan Guerra, Chair



**TOWN OF BRECKENRIDGE**  
**TOWN COUNCIL**

*Only 2 Council Members at each meeting, a third just means it needs to be posted.*

*The Council has been invited to the following meetings and events. A quorum may be in attendance at any or all of them.*

Date	Meeting	Location	Time
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**March 2025**

<b>Tuesday, Mar. 11th, 2025</b>	<b>First Meeting of the Month</b>	<b>Council Chambers</b>	<b>2:00 pm / 7:00 pm</b>
March 17th, 2025	Dark Sky Drop In Event	Rec Center	Noon - 1:30pm
March 17th, 2025	Dark Sky Drop In Event	Rec Center	5:00pm - 6:00pm
<b>Tuesday, Mar. 25th, 2025</b>	<b>Second Meeting of the Month</b>	<b>Council Chambers</b>	<b>2:00 pm / 7:00 pm</b>

**April 2025**

April 2nd, 2025	Local Scholarship Celebration Night	High School	5:00pm - 8:00pm
April 4th & 5th, 2025	Summit Youth Hockey Avalanche Alumni Tourni	Ice Rink	All Day
April 5th, 2025	Imperial Challenge	Peak 8	Morning
<b>Tuesday, April 8th, 2025</b>	<b>First Meeting of the Month</b>	<b>Council Chambers</b>	<b>2:00 pm / 7:00 pm</b>
April 10th, 2025	Dark Sky Business Drop In Event	TBD	8:30am - 10:00am
<b>Tuesday, April 22nd, 2025</b>	<b>Second Meeting of the Month</b>	<b>Council Chambers</b>	<b>2:00 pm / 7:00 pm</b>

**Other Meetings**

March 11th, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
	Workforce Housing Committee	Town Hall	10:30am
March 12th, 2025	QQ - Quality and Quantity - Water District	Hybrid	10:00am
	Breckenridge History	Town Hall	Noon
March 13th, 2025	I-70 Coalition	Keystone Policy Center	11:30am
	Upper Blue Sanitation District	Administrative Office	5:30pm
March 17th, 2025	Summit Combined Housing Authority	Virtual	1:00pm
	Open Space & Trails Meeting	Town Hall	5:30pm
March 18th, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am
	Liquor & Marijuana Licensing Authority	Town Hall	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
March 19th, 2025	Social Equity Advisory Commission	Town Hall	5:30pm
March 25th, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
March 27th, 2025	Summit Stage Transit Board Meeting	Senior Center	8:15am
	Breckenridge Tourism Office Board Meeting	BTO Office	8:30am
	NWCCOG Board Meeting	Silverthorne Office	10:00am
	RW&B Board Meeting	Main Street Station	3:00pm
	Breck Create	South Branch Library	3:30pm
April 1st, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
April 2nd, 2025	Breckenridge Events Committee	Town Hall	9:00am
	I-70 Coalition	Keystone Policy Center	10:00am
	Childcare Advisory Committee	Town Hall	3:00pm



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<b>Date</b>	<b>Meeting</b>	<b>Location</b>	<b>Time</b>
April 8th, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
	Workforce Housing Committee	Town Hall	10:30am
April 10th, 2025	Upper Blue Sanitation District	Administrative Office	5:30pm
April 15th, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am
	Liquor & Marijuana Licensing Authority	Town Hall	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
April 16th, 2025	Social Equity Advisory Commission	Town Hall	5:30pm
April 21st, 2025	Summit Combined Housing Authority	Virtual	1:00pm
	Open Space & Trails Meeting	Town Hall	5:30pm
April 22nd, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
April 24th, 2025	Summit Stage Transit Board Meeting	Senior Center	8:15am
	Breckenridge Tourism Office Board Meeting	BTO Office	8:30am
	RW&B Board Meeting	Main Street Station	3:00pm
May 6th, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
May 7th, 2025	Police Advisory Committee	PD Training Room	7:30am
	Breckenridge Events Committee	Town Hall	9:30am
	Childcare Advisory Committee	Town Hall	10:00am
TBD	Tourism Overlay District Advisory Committee Mtg		10:30am
	Transit Advisory Council Meeting		8:00am
	Water Task Force Meeting		9:30am