



BOARD OF COUNTY COMMISSIONERS

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Breckenridge, CO 80424

TO: Board of County Commissioners
Scott Vargo
Jeff Huntley
FROM: Sara R. Lopez
RE: Work Session Meeting of January 7, 2020
DATE: January 7, 2020

Attendees:

Elected Officials: Thomas C. Davidson, Karn Stiegelmeier and Elisabeth Lawrence – Commissioners

Staff: Scott Vargo, County Manager; Jeff Huntley, County Attorney; Bentley Henderson, Assistant County Manager; Sarah Vaine, Assistant County Manager; Marty Ferris, Finance Director; Jason Dietz, Housing Department Director; Joanne Sprouse, Human Services Director; Jim Curnutte, Community Development Director; Brandon Howes, Housing Department Planner II; Amy Priegel, Combined Housing Authority Executive Director; Keely Ambrose, Assistant County Attorney; Eva Henson, Administrative Manager and Sara R Lopez, Administrative Assistant.

Guests: Deepan Dutta, Mark Hoblitzell, Janet Wolfson, Dan Vasti, Larry Kueblar, Michelle Eddy, Carri McDonnell, Juli LaPoint, Dick Carleton, Tony Pestello, Nichole Rex, Laurie Best, Jen Barchers, Kelly Renoux, Rick Holmes, Terry Power and Phil Lindeman.

I. Minimum Wage Work Group Recommendations/Proposal (Housing)

Scott Vargo gave an update and brief overview including but not limited to:

Recommendations from the Minimum Wage Work Group, convened to discuss the merits and concerns related to the adoption of a local minimum wage at a level above the current state minimum wage, in accordance with authority granted by Colorado HB19-1210.

The state advised staff that the legislative intent of HB19-1210 was that the earliest a local minimum wage increase could be enacted is January 1, 2021, and that the state would maintain its enforcement responsibilities for communities that adopt a higher local minimum wage.

Two components of HB19-1210 were repeatedly raised as particularly troublesome: the tip offset requirement, and the limit that only 10% of local governments in Colorado can impose a local minimum wage. No consensus was reached with the towns as some felt that businesses in their localities already pay employees well above the minimum wage.

Staff recommends that the Board of County Commissioners advocate for legislative modifications to the state law to remove or reduce the tip offset provision from a local minimum

wage, possibly leaving the local tip offset wage at the statewide rate defined by the State of Colorado. Such a modification may increase support among the business community as well as local towns for a local minimum wage.

Staff recommends continued dialogue among the County and local towns on this subject, in an effort to implement a consistent local minimum wage across Summit County's seven jurisdictions.

Staff recommends that while discussions with the local towns continue and any state advocacy efforts are underway, the Board of County Commissioners consider the implementation of annual local minimum wage increases of between \$0.50/hour and \$1.00/hour, beginning January 1, 2021, within unincorporated Summit County. Increases would be well below the amount allowed by HB19-1210 and a schedule could be developed to reach a target of \$15/hour. Local businesses would have appropriate time to anticipate and prepare for these adjustments and the Board of County Commissioners could adjust the schedule should unintended negative consequences arise.

Staff requests direction from the Board of County Commissioners regarding their desire to; advocate for legislative changes to local minimum wage authority, continue discussions with local towns on the topic, and consider implementation of a local minimum wage within unincorporated Summit County and if so, the timing for such consideration.

Commissioner Stiegelmeier said that in her opinion a small increase would not be detrimental to businesses, as most do seem to be paying more than the minimum wage. She noted that after looking at Help Wanted ads for a couple of weeks, she found none that paid less than \$12 an hour.

Commissioner Lawrence stated her reluctance to move forward without the towns' participation, and she would rather the county focus on assisting residents with housing costs, childcare and other expenses to help alleviate the high cost of living in Summit County.

Commissioner Davidson noted that while he agrees with the work group's recommended legislative changes, and has started talks with State Representatives McCluskie and Neguse, both in favor of a livable wage, there are no guarantees that the state law will be changed, nor that the towns will come around. Therefore, he feels that the county should move forward with the small increase of \$0.75 per hour, effective January 1, 2021. Mr. Vargo will bring forward a resolution at the end of February or beginning of March to present at a regular BOCC meeting for approval.

II. Review of Housing Helps Program (Housing)

Jason Dietz gave a digital presentation and update including, but not limited to:

The newly established Housing Helps Deed-Restriction Procurement Program and the agreement with the Town of Breckenridge that the Town and County would split the cost of purchasing Housing Helps deed restrictions within the Upper Blue Basin 50/50. Five homes

were approved for Housing Helps 2019, one was a new unit acquisition by a new owner and the other four are the purchase of deed restrictions on homes owned by existing owners. As staff has worked through numerous Housing Helps applications and the first closing, they have found a need for additional criteria / rules to be established before rolling out the new program into other Basins for 2020.

In addition to any partnerships and working with the Towns in the Upper Blue and Ten Mile Basins, the countywide program and evaluation criteria would identify other priorities in the Lower Blue and Snake River Basins. Like much of the market rate housing across the County their housing inventory is slowly transitioning to second homes or short term rentals away from local workforce ownership.

Evaluation Criteria: Given the limited amount of funds available compared to the demand seen to date for funds these criteria are intended to prioritize applications that provide the largest immediate impact to workforce housing based on new housing being made available to workers, basin housing needs, proximity to transit and employment centers and preservation of existing workforce neighborhoods.

Commissioner Lawrence would like the program to extend beyond Breckenridge and Upper Blue and have the same matching funds agreement with the other towns. Scott noted that there are unincorporated communities that would benefit from this program but would not be able to provide matching dollars.

Commissioner Lawrence suggested increasing the budget. Commissioners agreed to move forward with a budget amendment to increase the budget amount to \$1M for 2020, remove the price cap requirement, and work to find lender sources.

III. Discuss Summit County In-Kind Grant Cycle and Review 2020 Applications (Manager's Office)

Eva Henson and Sarah Vaine gave an update and brief overview including but not limited to:

Summit County Government's In-Kind Grant Cycle, which allows non-profit organizations to apply to use meeting room space at no charge, at different county buildings. The number of applications and requests has significantly increased and so has the challenge in managing these requests.

Commissioners reviewed the proposed revisions to the application and meeting room booking process and offered feedback and comments.

IV. Managers' and Commissioners' Issues

Senior Management and the Commissioners gave various updates on topics including but not limited to:

Scott Vargo gave a status update on the Xcel Project with Summit School District.

Sarah Vaine noted that since ambulance services have consolidated, the bylaws will need to be updated.

Bentley Henderson gave an update on the Silverthorne Recycling Center project as well as Copper Mountain Resort/s trail realignment / relocation project.

Commissioners also reviewed schedules and upcoming calendar events.

After lunch, the BOCC reconvened into an extended afternoon Work Session at 1:30 pm.

V. Legal Issues Related to Short-term Rentals, Nicotine Tax and County Housing Authority Matters (Attorney) (Executive Session Recommended)

A motion was made by Commissioner Lawrence and seconded by Commissioner Stiegelmeier to go into Executive Session to review the Legal Issues Related to Short-term Rentals, Nicotine Tax and County Housing Authority Matters and the legal issues related thereto. BOCC voted 3 to 0 to go into Executive Session per CRS 24-6-402 (4) (a)(b)(e). The motion was approved.

Respectfully submitted:

Approved by:



[S E A L]

Sara Lopez, Deputy Clerk

Thomas C. Davidson, Chair