



**BLUE RIVER BOARD OF TRUSTEES MEETING
MONTH**

Tuesday, April 15, 2025

5:00 PM

0110 Whispering Pines Circle, Blue River, CO

Minutes

The public is welcome to attend the meeting either in person or via Zoom.

The Zoom link is available on the Town website:

<https://townofblueriver.colorado.gov/board-of-trustees>

Please note that seating at Town Hall is limited.

Call to Order, Roll Call

Mayor Decicco called the meeting to order at 5:00 p.m.

PRESENT: Mayor Nick Decicco

Trustee Jonathon Heckman

Trustee Noah Hopkins

Trustee Ted Slaughter

Trustee Barrie Stimson

Trustee Ben Stuckey

Trustee Jodie Willey

Also present: Town Manager Michelle Eddy; Town Attorney Bob Widner via Zoom; Deputy Clerk John DeBee; Chief of Police David Close.

Work Session

This Work Session presentation by Ruby Placer/Lodge By The Blue

I. Ruby Placer/Lodge by the Blue Presentation

Representative Bobby Craig, Arapahoe Architects presented information for the buyers of Ruby Placer and Lodge by the Blue presented information on their potential development ideas and potential annexation into the Town of Blue River. They are seeking to be annexed into the Town of Blue River as a mixed-use development.

Discussion of the various elements presented. Discussion to move forward with next steps.

Approval of Consent Agenda

Decicco moved and Hopkins seconded to approve the consent agenda. Motion passed unanimously.

II. Minutes March 18, 2025

III. Approval of Bills-\$87,078.41

Communications to Trustees

Citizens are welcome to provide in person comments on non-agenda items. Comments are limited to 5-minutes per speaker. Written communications for any non-agenda items have been distributed separately to the Board of Trustees.

No comments received.

IV. Written Public Comments

New Business

V. Spruce Creek Road Bid Review and Approval

Representatives from Muller Engineering presented the bid obtained for Spruce Creek Road. The bid total came in at \$519,129 and the engineers recommended approval. It was noted the staff is requesting traffic be closed to local traffic only for Crown Drive and a complete closure of Spruce Creek Road for the project that is expected to last 18-20 days.

Decicco moved and Heckman seconded to approve the bid of \$519,129 by Columbine Hills Construction for the infrastructure improvements on Spruce Creek Road. Motion passed unanimously.

VI. Approval for Town Manager to Run for Re-election on the Colorado Municipal League Executive Board

It was noted that Town Manager Michelle Eddy currently serves on the Colorado Municipal League's Executive Board and is seeking re-election. Decicco moved and Stuckey seconded to approve the letter of endorsement for the Town Manager to run for re-election on the Colorado Municipal League Executive Board. Motion passed.

VII. Discussion of Changes to Nonconforming Structures

Attorney Widner reviewed the challenges of existing non-conforming lots and their ability to add on to their homes. He discussed options to make these non-conforming lots conforming as they exist today or leave them as they exist today. Discussion of options of what to consider. Discussion to allow a rebuild in a disaster situation in the existing footprint but not to allow a home to be more non-conforming in a non-disaster scenario. Discussion to bring back at later date.

Ordinance Consideration for Approval

The public is invited to provide comments on Ordinances introduced to the Board of Trustees. Public comments may be provided in person or may be submitted in writing by the second Tuesday of the month by 5:00 p.m. Speakers are limited to no more than 5 minutes per speaker and only during the public hearing portion of the discussion.

VIII. Ordinance 2025-05 Establishing Residential Conservation Zone District

Mayor Decicco opened the public hearing at 6:25 p.m.

Dan Cleary-Rustic Terrace stated he supported the ordinance but recommended adding

additional zone districts with different size options.

Mayor Decicco closed the public hearing at 6:27 p.m.

Discussion on whether it is necessary at this point and how it works. It was noted that this zone district wouldn't be applied unless the Trustees decided to apply it. Discussion to add additional zone districts for other sizes.

Willey moved and Decicco seconded to approve Ordinance 2025-05 Establishing Residential Conservation Zone District. Motion passed. Stimson voted to oppose.

IX. Ordinance 2025-06 Amendment to the Land Use Code Concerning Construction Rules

Mayor Decicco opened the public hearing at 6:40 p.m.

Manager Eddy reviewed the ordinance that was discussed in March as well as comments from the Planning & Zoning Commission's recommendation.

Mayor Decicco closed the public hearing at 6:43 p.m.

Discussion of the potential amendments. Discussion to remove the porta potty screening and change to maintaining a clean site removing the weekly removal of trash.

Willey moved and Decicco seconded to approve Ordinance 2025-06 Amendment to the Land Use Code Concerning Construction Rules as amended to remove the portal potty screening requirement and requirement to have trash removed weekly and change to when dumpster is full. Motion passed unanimously

X. Ordinance 2025-07 Administrative Penalty Authorization

Mayor Decicco opened the public hearing at 6:48 p.m.

Mayor Decicco closed the public hearing at 6:48 p.m.

Manager Eddy and Attorney Widner explained the reason for the ordinance and process.

Decicco moved and Hopkins seconded to approve Ordinance 2025-07 Administrative Penalty Authorization. Motion passed unanimously.

Resolutions

Reports

XI. Mayor & Trustee Reports

Trustee Slaughter noted the Wildfire Council will meet May 8th to review grant applications.

XII. Attorney Report

Moratorium for Certain Development Expiration

Attorney Widner reviewed the status of the current moratorium that will expire April 17th and next steps. The study will be brought forward in May.

XIII. Staff Reports

Deputy Clerk John DeBee reviewed the recent bus survey results.

Other Matters Brought Before the Trustees

XIV. Board of Trustees Retreat Tuesday, May 6, 2025

Executive Session

Decicco moved to adjourn into executive session pursuant to C.R.S. Section 24-6-402(4)(b) for the purpose of receiving legal advice concerning a CDOT preliminary proposal to locate a chain-up station on Highway 9 outside of Town limits. Hopkins seconded at 7:08 p.m. Motion passed unanimously.

Decicco moved to adjourn out of executive session pursuant to C.R.S. Section 24-6-402(4)(b) for the purpose of receiving legal advice concerning a CDOT preliminary proposal to locate a chain-up station on Highway 9 outside of Town limits with no action taken and to adjourn the regular meeting. Heckman seconded at 7:27 p.m. Motion passed unanimously

Adjourn

Respectfully Submitted:

Michelle Eddy, MMC
Town Clerk