



BLUE RIVER BOARD OF TRUSTEES MEETING

Tuesday, November 18, 2025

5:00 PM

0110 Whispering Pines Circle, Blue River, CO

Agenda

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

Work Session

None

Approval of Agenda/Consent Agenda

1. Approval of Minutes
 - a. Regular Meeting of October 21, 2025
 - b. Special Meeting of November 11, 2025
2. Approval of Financial Report
 - a. Period Ending October 31, 2025

Communications to the Board of 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.

New Business

1. Short-term Rental Regulations
 - a. Public Hearing
 - b. Approval of Ordinance No. 2025-09 – Repeal and Re-Enacting Article I of Chapter 6, Titled Short-Term Rental Licensing and Operation
 - c. Approval of Resolution No. 2025-15 – Approving a Fee Schedule for the Administration of Article I of Chapter 6 (Short-Term Rental Licensing and Operation) for 2026

2. 2026 Budget
 - a. Public Hearing
 - b. Approval of Resolution No. 2025-16 – Summarizing Expenditures and Revenues for each Fund and Adopting a Budget for the Town of Blue River for Calendar Year 2026
 - c. Approval of Resolution No. 2025-17 – Appropriating Sums of Money to Various Funds and Spending Agencies in the Amounts and for the Purposes as Set Forth for the Town of Blue River for the 2026 Budget Year
 - d. Approval of Resolution No. 2025-18 – Levying General Property Taxes for the Year 2025 to Defray the Costs of Government for the Town of Blue River for the 2026 Budget Year

Old Business

1. None

Reports

1. Mayor & Trustee Reports
2. Town Attorney Reports
3. Staff Reports
 - a. Interim Town Manager
 - i. Intergovernmental Agreement – Clear Ballot Lease/Cost Share
 - b. Chief of Police

Other Matters to be Brought Before the Board of Trustees

Executive Session

Pursuant to Section 24-4-402(4)(b) of Colorado Revised Statutes, an Executive Session will be called to receive legal advice concerning questions on the legal requirements and obligations for awarding and compensating employees for unused vacation time and paid time off. No action is anticipated following this Executive Session.

Adjourn



**BLUE RIVER BOARD OF TRUSTEES
REGULAR MEETING**

Tuesday, October 21, 2025

5:00 PM

0110 Whispering Pines Circle, Blue River, CO

Minutes

Call to Order – Roll Call

Mayor Decicco called the Regular Meeting to order at 5:02 PM.

PRESENT: Mayor Nick Decicco
Trustee Noah Hopkins
Trustee Ted Slaughter
Trustee Barrie Stimson
Trustee Ben Stuckey
Trustee Jodie Willey

Absent: Trustee Jonathon Heckman

Also present: Interim Town Manager Steve Rabe, Deputy Town Clerk John DeBee, Town Attorney Bob Widner and Police Chief David Close

Work Session

The Work Session was to discuss:

- Short-term Rental Regulations

The Board of Trustees, along with the Town Attorney, presented ideas and discussions regarding the proposed changes to the Short-term Rental Regulations. Board to consider for approval an Ordinance regarding the regulations at their November 18th Regular Meeting as well as a Resolution establishing a new fee schedule.

Approval of Agenda/Consent Agenda

Trustee Willey moved and Mayor Decicco seconded to approve the Consent Agenda, as presented. All ayes.

1. Approval of Minutes

a. Regular Meeting of Tuesday, September 16, 2025

2. Approval of Bills

a. Period Ending August 31, 2025

b. Period Ending September 30, 2025

Communications to the Board of Trustees

Public comments were made by the following: Christopher Daly, Barbara Vonderheid and Dan Cleary.

New Business

1. Approval of CIRSA Quotation for 2026

Interim Town Manager Steve Rabe reported that the quotation includes an increase for participants in the insurance pool of about 5.4%. Mayor Decicco moved and Trustees Stimson seconded to authorize the Interim Town Manager to sign the renewal documents for CIRSA on behalf of the Town. All ayes.

2. Approval of Agreement – Axon Enterprise, Inc.

Police Chief David Close reported that the current contract for the body cameras that the Police Department uses is due to expire at year's end. Chief Close proposes to a system developed by Axon, which is considered a standard and used by other Departments in the area. Proposed cost for the system is \$18,167.20 for a five-year period. Trustee Hopkins moved and Trustee Slaughter seconded to authorize the Interim Town Manager to sign the Master Agreement with Axon Enterprise, Incorporated for purchase of the new body camera system. All ayes.

3. Town Manager Hiring Process

a. Approval of Job Description

Interim Town Manager Steve Rabe reported that the Job Description that was included in the packet is unchanged from the Worksession that was held on September 16th and recommended that the Board of Trustees approve it as presented. Trustee Willey moved and Trustee Stimson seconded to approve the Job Description as presented. All ayes.

b. Approval of Hiring Timeline/Process

Interim Town Manager Steve Rabe reported that the hiring timeline and process has been established and presented in a memorandum to the Board of Trustees that was included in the packet. Mr. Rabe recommended that the Board approve both as presented. Trustee Stimson moved and Mayor Decicco seconded to approve the hiring timeline and process as presented. All ayes.

a. Discussion – Job Posting

Interim Town Manager Steve Rabe stated that, now that Job Description and Hiring Timeline/Process have been approved, that Town can move forward with advertising the position. Mr. Rabe proposes to concentrate the advertising efforts to the Colorado Municipal League and the International City/County Manager's Association websites, but will reach out to the Summit Daily News to see if they will provide some coverage in case there are locals interested that may not be associated with government.

Old Business

1. None

Reports

1. Mayor & Trustee Reports - none
2. Town Attorney Reports – none
3. Staff Reports
 - a. Town Manager – Interim Town Manager Steve Rabe stated that, now that the 2026 Proposed Budget has been released, the Board of Trustees needed to set aside some time to discuss it and make changes before final approval, which is scheduled for the Regular Meeting on November 18th. Board members agreed to hold a work session on the Budget the preceding Tuesday, November 11th. Mr. Rabe also reported on the status of the snowplowing contract.
 - b. Chief of Police – Chief David Close presented a written report summarizing Departmental activity in September. Chief Close, when asked, also discussed some of his ideas with regard to Code Enforcement. Finally, Chief Close announced that the Police Department and CSP are co-facilitating the resurrection of the program Explorers, which is a Scouting career-based program.

Other Matters to be Brought Before the Board of Trustees

None.

Adjourn

Mayor Decicco moved and Trustee Willey seconded to adjourn the meeting. Motion passed.

Meeting adjourned at 6:31 PM.

Submitted by:

Steven G. Rabe
Interim Town Manager



**BLUE RIVER BOARD OF TRUSTEES
SPECIAL MEETING**

Tuesday, November 11, 2025

5:00 PM

0110 Whispering Pines Circle, Blue River, CO

Minutes

Call to Order – Roll Call

Mayor Decicco called the Regular Meeting to order at 4:57 PM.

PRESENT: Mayor Nick Decicco
Trustee Noah Hopkins (arrived at 5:05 PM)
Trustee Ted Slaughter
Trustee Barrie Stimson
Trustee Jodie Willey

ABSENT: Trustee Jonathon Heckman
Trustee Ben Stuckey

Also present: Interim Town Manager Steve Rabe, Deputy Town Clerk John DeBee, Town Attorney Bob Widner (via Zoom) and Police Chief David Close (arrived at 5:34 PM)

Executive Session

Mayor Decicco moved and Trustee Willey seconded to go into Executive Session pursuant to Section 24-6-402(4)(b) of the Colorado Revised Statutes for purposes of receiving legal advice from the Town Attorney concerning the law governing the regulation of short-term rentals. No action is anticipated following the Executive Session. All ayes.

The Board of Trustees entered into Executive Session at 4:58 PM.

Mayor Decicco called an end to the Executive Session at 5:56 PM.

Adjourn

Mayor Decicco moved and Trustee Hopkins seconded to adjourn the meeting. Motion passed.

Meeting adjourned at 5:57 PM.

Submitted by:

Steven G. Rabe
Interim Town Manager

Financial Report

Town of Blue River

For the period ended October 31, 2025



Prepared by

Marchetti & Weaver, LLC

Prepared on

November 12, 2025

No assurance provided; substantially all disclosures required by GAAP omitted.

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TOWN OF BLUE RIVER
Statement of Financial Position

	Preliminary - Subject to Change	
	Combined Funds	Combined Funds
	12/31/2024	10/31/2025
Assets:		
Operating - Alpine Bank	1,017,599	1,348,423
Petty Cash	250	250
American Rescue Plan Funds 3090	185,716	63,405
Credit Card - Alpine	-	-
Reserve1 - Alpine Bank	256,348	265,273
Reserve2 - Alpine Bank	1,222,126	1,264,182
CD's - Citywide Banks	-	-
Alpine Bank CTF 4100 CTF	161,618	174,420
FirstBank - Reserves	-	-
ColoTrust - Capital	3,180,264	2,505,887
ColoTrust Broadband	214,588	324,604
ColoTrust General	-	294,269
CSAFE	133	124
Illiquid Trust Funds	1,187	1,187
Cash with the County Treasurer	-	-
Total Cash in Bank	6,239,829	6,242,025
AR:Sales Tax	102,093	-
AR:Lodging Tax	82,769	-
AR:Use Tax	4,517	-
AR:Specific Ownership Tax	4,029	-
AR:Defensible Space - Prior Years Grant	-	-
Property Taxes Receivable	870,812	5,994
Prepaid expenses CEBT	-	-
Prepaid Expenses	11,960	-
QuickBooks Tax Holding Account	-	6,216
Total Assets	7,316,010	6,254,235
Liabilities		
Accounts Payable	9,776	21,077
Payroll Liabilities	857	857
Payroll Liabilities:Cebt	-	(7,125)
Payroll Liabilities:CO Income Tax	7,702	2,080
Payroll Liabilities:CRA 457	2,298	2,308
Payroll Liabilities:Federal Tax	15,322	4,137
Wages Payable	19,574	19,574
Total Liabilities	55,529	42,908
Deferred Inflows		
Deferred Revenue - Property Tax	870,812	5,994
Deferred Revenue - ARP	40,800	-
Total Deferred Inflows	911,612	5,994
Equity:		
Fund Balance - Capital	2,363,025	1,921,292
Fund Balance - Amendment 1	-	-
Fund Balance - Conservation Trs	161,619	169,663
General Fund Balance	3,424,021	3,726,857
Reserves-Land Acquisition	-	-
Reserves-Road Improvements	-	-
Reserves-Town Hall Renovations	-	-
Fund Balance Broadband	214,588	324,604
Fund Balance American Rescue	185,616	62,915
Ending Fund Balance	6,348,869	6,205,332
Total Liabilities, Deferred Inflows & Fund Balance	7,316,009	6,254,234

No assurance provided on these financial statements; substantially all disclosures required by GAAP omitted.

TOWN OF BLUE RIVER
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED

MODIFIED ACCRUAL BASIS
 Printed: 11/12/2025

Preliminary - Subject to Change

	2024 Cal Yr Preliminary	2025 Annual			2025 YTD			Current Month			2026 Budget Prelim/ Placeholder
		2025 Adopted Budget	Projected Variances Fav(Unfav)	2025 Current Forecast	10 Months Ended 10/31/2025 Actual	10 Months Ended 10/31/2025 Budget	Variance Favorable (Unfavor)	10/31/2025 Actual	10/31/2025 Budget	Variance Favorable (Unfavor)	
GENERAL FUND		91,200,272		91,200,272							88,977,190
Assessed Value		12,290		12,290							12,290
Mill Levy Rate		(2,742)		(2,742)							(1,831)
Temporary mill levy credit		9,548		9,548							10,459
Mill Levy Rate											
Operations											
Tax Revenue											
General Property Tax	853,782	870,812	-	870,812	864,818	725,677	139,141	1,214	72,568	(71,353)	930,587
Delinquent Taxes	(55)	240	-	240	328	-	328	-	-	-	-
Lodging Tax	466,481	350,000	-	350,000	329,755	291,667	38,088	47,693	29,167	18,526	350,000
Specific Ownership Tax	33,145	26,000	-	26,000	27,259	21,667	5,593	3,042	2,167	876	26,000
Exempt Personal Property	16,293	22,000	-	22,000	5,067	18,333	(13,267)	-	1,833	(1,833)	8,000
Motor Vehicle License Fees	15,616	13,000	-	13,000	12,290	10,833	1,457	970	1,083	(114)	13,000
Sales Tax	1,166,748	1,000,000	-	1,000,000	790,209	833,333	(43,124)	72,762	83,333	(10,571)	1,000,000
Cigarette Tax	1,329	1,200	-	1,200	1,093	1,000	93	117	100	17	1,050
Highway User's Tax	55,181	45,050	-	45,050	41,615	37,542	4,073	5,087	3,754	1,333	55,630
Road & Bridge	15,606	20,000	-	20,000	27,005	16,667	10,338	947	1,667	(720)	20,000
	2,624,126	2,348,062	10,301	2,358,363	2,099,438	1,956,718	142,720	131,832	195,672	(63,840)	2,404,267
Building Department											
Building Inspection Dept	109,295	85,000	-	85,000	107,192	70,833	36,358	11,083	7,083	4,000	85,000
Architectural Review Fees	-	-	-	-	-	-	-	-	-	-	-
Development Fees	-	-	-	-	-	-	-	-	-	-	-
	109,295	85,000	-	85,000	107,192	70,833	36,358	11,083	7,083	4,000	85,000
Municipal Court Revenue											
Municipal Court Fines	34,528	35,000	-	35,000	23,930	29,167	(5,236)	1,780	2,917	(1,137)	35,000
Code Enforcement Surcharge	1,145	1,300	-	1,300	1,111	1,083	28	383	108	275	1,200
Marshal Office Revenue	1,721	1,700	(1,600)	100	110	1,417	(1,307)	-	142	(142)	100
	37,394	38,000	(1,600)	36,400	25,151	31,667	(6,515)	2,163	3,167	(1,004)	36,300
Tarn Revenue											
Boat Permits	7,903	8,000	-	8,000	4,860	6,667	(1,806)	20	667	(647)	5,000
	7,903	8,000	-	8,000	4,860	6,667	(1,806)	20	667	(647)	5,000
Grants											
Defensible Space Grants	45,348	50,000	-	50,000	18,495	41,667	(23,172)	5,100	4,167	933	25,000
CO State Forest Service Grants	-	50,000	-	50,000	-	41,667	(41,667)	-	4,167	(4,167)	-
Police Department Grants	4,075	5,000	-	5,000	8,638	4,167	4,472	11	417	(406)	10,000
	49,423	105,000	2,819	107,819	27,133	87,500	(60,367)	5,111	8,750	(3,640)	35,000
Other Income											
Interest on Investments	85,934	220,000	(180,929)	39,071	55,768	183,333	(127,565)	6,310	18,333	(12,024)	58,000
Interest on Taxes	1,393	1,000	(242)	758	2,053	833	1,219	57	83	(26)	1,000
Natural Gas Franchise	80,244	85,000	(31,498)	53,502	79,188	70,833	8,355	3,882	7,083	(3,201)	85,000
1041 Process Payments	-	50,000	-	-	-	41,667	(41,667)	-	4,167	(4,167)	-
DOLA Grant - Admin Salary	-	-	-	-	-	-	-	-	-	-	-
DOLA Town Hall Expansion	-	-	-	-	-	-	-	-	-	-	-
Credit Card Fees	809	-	-	-	164	-	164	65	-	65	-
Lodging Tax Registration	70,277	70,000	(14,225)	55,775	56,375	58,333	(1,958)	-	5,833	(5,833)	133,000
Business Licenses	10,506	12,100	(6,138)	5,962	9,313	10,083	(770)	1,250	1,008	242	10,000
Admin Miscellaneous Income	172,349	10,000	208	10,208	1,408	8,333	(6,925)	-	833	(833)	10,000
Lease Proceeds	-	-	-	-	-	-	-	-	-	-	-
	421,512	448,100	(232,824)	165,276	204,269	373,417	(169,148)	11,564	37,342	(25,778)	297,000
General Fund Contribution											
Total Revenues	3,249,654	3,032,162	(221,304)	2,760,858	2,468,044	2,526,802	(58,758)	161,773	252,680	(90,907)	2,862,567

No assurance provided on these financial statements; substantially all disclosures required by GAAP omitted.

	2025 Annual				2025 YTD		Current Month		2026
	2024 Cal Yr Preliminary	2025 Adopted Budget	Projected Variances Fav(Unfav)	2025 Current Forecast	10 Months Ended 10/31/2025 Actual	10 Months Ended 10/31/2025 Budget	Variance Favorable (Unfavor)	10/31/2025 Actual Budget	2026 Budget/ Prelim/ Placeholder
Expenditures									
Personnel									
Salaries - Elected Officials	14,383	14,400	-	14,400	13,626	12,000	(1,626)	1,300	14,400
Salary - Town Manager	142,555	127,196	101,804	229,000	234,357	105,997	(128,360)	-	128,000
Salary - Town Clerk	75,029	67,879	-	67,879	65,270	56,566	(8,705)	9,601	70,593
Payroll Taxes - All Employees	48,676	45,000	-	45,000	47,928	37,500	(10,428)	3,948	45,000
Payroll Service Fees	3,714	6,500	-	6,500	5,142	5,417	275	361	6,500
Workman's Comp Insurance	8,298	7,500	695	8,195	8,822	6,250	(2,572)	-	9,000
Unemployment Payments	-	-	-	-	-	-	-	625	-
Health Insurance	78,827	110,000	-	110,000	104,115	91,667	(12,449)	12,017	146,004
Empower Retirement 457	737	-	-	-	-	-	-	-	-
Retirement-Town Match	10,462	12,000	-	12,000	8,766	10,000	1,234	-	12,000
Town Attorney	41,491	75,000	-	75,000	72,310	62,500	(9,810)	1,229	75,000
Accountant	19,924	18,000	-	18,000	19,628	15,000	(4,628)	4,455	20,000
Auditor	10,250	11,000	(350)	10,650	10,650	9,167	(1,483)	-	12,000
Other Business Expenses	-	100	(100)	-	-	83	83	8	-
Administration	452,347	494,575	102,049	596,624	590,614	412,146	(178,469)	32,911	536,497
Miscellaneous	-	50	-	50	-	42	42	4	50
Office Supplies	3,597	4,000	-	4,000	2,928	3,333	405	333	4,000
Uniforms	1,922	5,000	(5,000)	-	4,167	4,167	417	417	5,000
Telephone	5,640	6,000	-	6,000	5,970	5,000	(970)	526	7,500
Postage and Delivery	-	50	-	50	-	42	42	4	50
Printing & Publishing	3,174	4,000	(800)	3,200	2,432	3,333	902	22	3,000
Meetings and Events	7,542	10,000	(2,458)	10,000	6,975	8,333	1,359	333	10,000
Training & Travel	1,977	6,000	(4,063)	1,937	1,937	5,000	3,063	500	6,000
Sales & Lodging Tax Admin	10,372	5,000	26,498	5,000	2,460	4,167	1,706	417	-
Professional Services	4,970	5,000	-	5,500	14,691	4,167	(10,524)	6,578	12,000
Equipment Repairs & Lease	5,422	5,500	-	5,500	4,174	4,563	409	419	5,500
Technology	92,110	85,000	-	85,000	72,046	70,833	(1,212)	1,927	95,000
Community Engagement/Marketing	439	500	(500)	-	-	417	417	42	500
Community Fund	23,919	50,000	-	50,000	34,040	41,667	7,627	9,575	50,000
Scholarships	5,000	5,000	-	5,000	4,500	4,167	(333)	417	5,000
Insurance	68,262	40,000	-	40,000	8,406	33,333	24,927	3,333	42,080
Codifying	-	3,000	(1,950)	1,050	1,050	2,500	1,450	250	3,000
Elections	16,190	-	88	88	88	-	(88)	-	18,000
City Treasurer's Fees	16,314	20,000	-	20,000	17,471	16,667	(804)	25	20,000
NWC of Govt	-	1,400	141	1,541	1,541	1,167	(374)	117	1,541
CNL	1,348	1,300	-	1,300	-	1,083	1,083	108	1,388
CAST	1,584	1,584	275	1,859	1,859	1,320	(539)	132	1,859
Credit Card Charges	611	1,000	(500)	500	162	833	671	58	500
Charitable Contributions	-	-	-	-	-	-	-	-	-
Town Hall Expense	270,393	259,384	14,189	273,573	182,730	216,153	33,424	19,131	291,968
Utilities	12,551	13,000	-	13,000	11,346	10,833	(512)	1,498	14,000
Trash	2,995	4,000	300	4,300	3,121	3,333	212	313	4,000
Supplies	-	500	9	509	509	417	(92)	42	750
Grounds & Snow Removal	-	-	-	-	935	-	(935)	-	-
Cleaning	3,513	1,000	-	1,000	-	833	833	83	1,000
Repairs & Maintenance	4,349	4,848	-	4,848	4,115	4,040	(75)	429	4,848
Employee Housing HOA	4,996	5,500	-	5,500	6,390	4,583	(1,807)	1,119	6,000
Employee Housing Utilities	-	100	-	100	-	83	83	8	100
Tam Utilities	-	-	-	-	-	-	-	-	-
	28,404	28,948	309	29,257	26,416	24,123	(2,292)	3,359	30,698

No assurance provided on these financial statements; substantially all disclosures required by GAAP omitted.

	2024		2025 Annual			2025 YTD		Current Month			2026
	Cal Yr	2025 Adopted Budget	Projected Variances Fav(Unfray)	2025 Current Forecast	10 Months Ended 10/31/2025 Actual	10 Months Ended Budget	Variance Favorable (Unfavor)	10/31/2025 Actual	10/31/2025 Budget	Variance Favorable (Unfavor)	2026 Prelim/ Placeholder
Planning & Zoning											
P&Z Commission Salaries	8,400	8,400	-	8,400	5,900	7,000	1,100	600	700	100	8,400
Comprehensive Plan	-	-	-	-	-	-	-	-	-	-	-
P&Z Professional Fees	-	-	-	-	-	-	-	-	-	-	-
Municipal Court											
Municipal Judge	8,400	8,400	-	8,400	5,900	7,000	1,100	600	700	100	8,400
Prosecutor	6,500	6,500	-	6,500	5,417	5,417	(0)	542	542	(0)	6,500
Clerk - Municipal Court	9,600	9,600	-	9,600	8,000	8,000	-	800	800	-	9,600
Court Administration	459	500	500	1,000	937	417	(520)	24	42	17	1,000
	16,559	16,600	500	17,100	14,354	13,833	(520)	1,366	1,383	17	17,100
Public Safety											
Salary - Police Department	313,614	321,572	-	321,572	309,077	267,977	(41,100)	39,362	26,798	(12,564)	334,435
Fuel Benefit-Mileage Reimbursement	10,405	-	-	-	6,678	-	(6,678)	1,036	-	(1,036)	-
Office/General Administrative Expenditures	-	-	-	-	150	-	(150)	75	-	(75)	-
MERT	-	-	-	-	-	-	-	-	-	-	-
Fuel	4,907	6,000	-	6,000	6,351	5,000	(1,351)	568	500	(68)	7,000
Supplies - Police	11,173	15,000	(5,000)	10,000	6,052	12,500	6,448	684	1,250	566	15,000
Auto Repair & Maintenance	9,950	61,000	-	61,000	54,694	50,833	(3,860)	206	5,083	4,878	61,000
Animal Shelter	2,179	2,100	-	2,100	2,380	1,750	(630)	726	175	(551)	2,426
Communication	45,607	58,000	29,000	87,000	103,284	48,333	(54,951)	25,821	4,833	(20,988)	86,269
Survivor Support	-	-	-	-	500	-	(500)	-	-	-	-
HASMAT	2,407	2,500	27	2,527	2,527	2,083	(444)	-	208	208	2,600
Radar Recertification	-	-	-	-	-	-	-	-	-	-	100
Training	1,264	5,000	(3,500)	1,500	356	4,167	3,810	(12)	417	429	5,000
Professional Services	7,453	4,500	180	4,680	4,680	3,750	(930)	-	375	375	5,000
CDOT/Extra Work	-	-	-	-	-	-	-	-	-	-	-
	408,959	475,672	20,707	496,379	496,728	396,393	(100,335)	68,465	39,639	(28,826)	518,830
Public Works											
Building Inspector	-	60,000	-	60,000	62,853	50,000	(12,853)	7,125	5,000	(2,125)	63,750
Building Contract	76,204	-	-	-	-	-	-	-	-	-	-
Building Dept Fuel	-	-	-	-	-	-	-	-	-	-	-
Building Dept Auto Repair	-	-	-	-	-	-	-	-	-	-	-
Street Lights Utilities	2,362	1,200	-	1,200	1,639	1,000	(639)	293	100	(193)	1,500
Snow Removal	212,311	252,350	-	252,350	206,006	210,292	4,286	-	21,029	21,029	304,242
Street Maintenance	294,053	360,000	(4,662)	355,338	355,339	300,000	(55,339)	-	30,000	30,000	365,000
Engineering	12,291	8,000	(8,000)	8,000	6,667	6,667	-	667	667	-	8,000
1041 Process Expenses	4,801	5,000	(5,000)	-	2,598	4,167	1,569	-	417	417	-
Road Signs	17,966	8,000	-	8,000	6,393	6,667	274	-	667	667	8,000
Wildfire Grant Expenses	48,716	80,000	-	80,000	77,215	66,667	(10,548)	-	6,667	6,667	80,000
High Country Conservation Grant	-	-	-	-	-	-	-	-	-	-	-
Town Park Maintenance	1,600	-	242	242	242	-	(242)	-	-	-	500
Blue River Recreation Ambassadors	8,680	62,400	(28,506)	33,894	33,894	52,000	18,106	-	5,200	5,200	62,400
Tam Improvements	-	-	-	-	-	-	-	-	-	-	-
Tam/Park Trash & Facilities	-	-	-	-	1,575	-	(1,575)	-	-	-	-
Other Miscellaneous Service Cost	-	-	-	-	-	-	-	-	-	-	-
Auto Repair/Maintenance Bldg Dept	-	-	-	-	-	-	-	-	-	-	-
Summit Stage	-	-	-	-	-	-	-	-	-	-	-
Trail Easements	-	-	-	-	-	-	-	-	-	-	-
Open Space/Trials Easements	-	-	-	-	-	-	-	-	-	-	-
Open Space/Trials Legal	379	-	-	-	-	-	-	-	-	-	-
Open Space/Trials Surveys	6,910	-	4,857	4,857	-	-	-	-	-	-	-
Open Space/Trials Town Park	-	-	-	-	-	-	-	-	-	-	-
Tam Maintenance Improvements	5,263	6,000	-	6,000	-	5,000	5,000	-	500	500	1,000
Tam/Park Trash & Facilities	-	-	-	-	713	-	(713)	-	-	-	-
Admin Vehicle	-	-	-	-	-	-	-	-	-	-	-
	691,555	842,950	(41,069)	801,881	748,466	702,458	(46,008)	7,418	70,246	62,828	864,392

No assurance provided on these financial statements; substantially all disclosures required by GAAP omitted.

	2024		2025 Annual		2025 YTD		Current Month		2026
	Cal Yr	2025 Adopted Budget	Projected Variances Fav(Unflav)	2025 Current Forecast	10 Months Ended 10/31/2025 Actual	10 Months Ended 10/31/2025 Budget	Variance Favorable (Unfavor)	10/31/2025 Actual Budget	2026 Budget Prelim/ Placeholder
Capital Improvements - General Expenditures									
Capital Expenses									
Road Projects	-	-	-	-	-	-	-	-	-
Road Projects:Road Infrastructure Construction	-	-	-	-	-	-	-	-	-
Road Projects:Road Project Engineering	-	-	-	-	-	-	-	-	-
Road Projects:Road Project Easements	-	-	-	-	-	-	-	-	-
Capital Planning:Engineering Capital Planning	-	-	-	-	-	-	-	-	-
Capital Town Hall:Town Hall Remodel	-	-	-	-	-	-	-	-	-
Land Acquisition:Land Purchase	-	-	-	-	-	-	-	-	-
Transfer to Capital:Funding for Engineering/Pro	100,000	100,000	-	100,000	100,000	83,333	-	8,333	100,000
Funding for Broadband	100,000	100,000	-	100,000	100,000	83,333	-	8,333	50,000
Total	200,000	200,000	-	200,000	200,000	166,667	-	16,667	150,000
Payroll Expenses									
Company Contributions	-	-	-	-	-	-	-	-	-
Company Contributions-Health Insurance	-	-	-	-	-	-	-	-	-
Company Contributions-Retirement	-	-	-	-	-	-	-	-	-
Wages	52,891	-	-	-	-	-	-	-	-
Total	52,891	-	-	-	-	-	-	-	-
Total Operating Expenditures	2,029,508	2,326,529	96,685	2,423,214	2,165,208	1,855,441	(309,767)	133,250	185,544
Operating Surplus (deficit)	1,220,146	705,633	(124,619)	337,644	302,836	671,361	(366,525)	28,523	67,136
Beginning Fund Balance - General	2,203,875	2,529,353	894,669	3,424,021	3,424,021	2,529,353	894,669	3,698,335	3,133,577
Prior Period Adjustment	-	-	-	-	-	-	-	-	-
Ending Fund Balance - General	3,424,021	3,234,986	770,049	3,761,665	3,726,857	3,200,714	526,144	3,726,857	3,200,714
Capital Fund	(35,73)	=	=	=	=	=	=	=	=
Revenue and Other Financing Sources									
Contribution from General Fund	100,000	100,000	0	100,000	105,992	83,333	(22,658)	9,016	8,333
Interest Income	179,049	100,000	0	100,000	105,992	83,333	22,658	8,333	683
Total Revenues	279,049	200,000	-	200,000	211,984	166,667	(45,317)	17,352	(17,650)
Capital and Other projects									
Engineering	76,433	50,000	-	50,000	18,330	41,667	23,336	4,167	4,167
Road Infrastructure Construction	-	600,000	-	600,000	529,394	500,000	(29,394)	50,000	50,000
Legal	-	10,000	-	10,000	-	8,333	8,333	-	-
Easements	-	6,000	-	6,000	-	5,000	5,000	-	-
Surveys	-	-	-	-	-	-	-	-	-
Capital Town Hall:Town Hall Remodel	10,711	-	-	-	-	-	-	-	-
Land Acquisition									
Land Acquisition	859,408	450,000	-	450,000	-	375,000	375,000	37,500	37,500
Legal	946,551	1,116,000	-	1,116,000	547,725	930,000	382,276	93,000	93,000
Total Capital and Non-Routine Exp	(667,502,32)	(916,000)	-	(916,000)	(441,733)	(763,333)	321,601	9,016	(76,333)
Surplus after other sources / uses	3,030,527	2,943,779	(580,755)	2,363,025	2,363,025	2,943,779	(580,755)	2,256,779	(344,504)
Fund balance - beginning Capital	2,363,025	2,027,779	(580,755)	1,447,025	1,921,292	2,180,446	(259,154)	1,921,292	2,180,446
Prior Period Adjustment	-	-	-	-	-	-	-	-	-
Fund balance - ending Capital	3,180,264	2,027,779	-	2,027,779	2,505,887	2,180,446	(325,441)	2,027,779	2,027,779

No assurance provided on these financial statements; substantially all disclosures required by GAAP omitted.

	2024	2025 Annual			2025 YTD			Current Month			2026
	Cal Yr Preliminary	2025 Adopted Budget	Projected Variances Fav(Unfav)	2025 Current Forecast	10 Months Ended 10/31/2025 Actual	10 Months Ended 10/31/2025 Budget	Variance Favorable (Unfavor)	10/31/2025 Actual	10/31/2025 Budget	Variance Favorable (Unfavor)	2026 Budget Prelim/ Placeholder
Broadband Fund											
Revenue and Other Financing Sources											
Contribution from General Fund	-	100,000	0	100,000	100,000	83,333	16,667	1,168	8,333	(8,333)	100,000
Grants	11,049	5,000	0	5,000	10,016	4,167	5,850	1,168	417	751	5,000
Interest Income	11,049	105,000	-	105,000	110,016	87,500	22,516	1,168	8,750	(7,582)	105,000
Total Revenues											
Expenditures											
Engineering		200,000	-	200,000		166,667	166,667	-	16,667	16,667	200,000
Grant		200,000	-	200,000		-	-	-	-	-	200,000
Total Capital and Non-Routine Exp											
Surplus after other sources / uses	11,048.58	(95,000)	-	(95,000)	110,016	(79,167)	189,183	1,168	(7,917)	9,085	(95,000)
Fund balance - beginning Broadband	203,540	307,529	(92,941)	214,588	214,588	307,529	(92,941)	323,436	236,279	87,158	119,588
Prior Period Adjustment booked into beginning FB	214,588	212,529	(92,941)	119,588	324,604	228,362	96,242	324,604	228,362	96,242	24,588
Fund balance - ending Broadband											
Actual Per Bank Account	214,588				324,604	=	=				
American Rescue Plan Fund											
Revenue and Other Financing Sources											
Contributions			0	0		-	-		-	-	
Grants			0	0		-	-		-	-	
Interest Income	10,000	6,000	0	6,000	5,690	5,000	690	218	500	(282)	6,000
Total Revenues	10,000	6,000	-	6,000	5,690	5,000	690	218	500	(282)	6,000
Expenditures											
Planning	13,065	179,000	0	179,000	390	149,167	148,777	-	14,917	14,917	179,000
Broadband			(150,000)	150,000	128,001	-	(128,001)	-	-	-	
Total Capital and Non-Routine Exp	13,065	179,000	(150,000)	329,000	128,391	149,167	20,776	-	14,917	14,917	179,000
Surplus after other sources / uses	(3,064.37)	(173,000)	-	(323,000)	(122,701)	(144,167)	21,466	218	(14,417)	14,634	(173,000)
Fund balance - beginning Am Rescue Plan	188,680	173,326	12,290	185,616	185,616	173,326	12,290	62,698	43,576	19,121	(137,384)
Prior Period Adjustment	185,616	326	12,290	(137,384)	62,915	29,160	33,756	62,915	29,160	33,756	(310,384)
Fund balance - ending Am Rescue Plan											
Actual Per Bank Account	185,716				63,405	=	=				
Conservation Trust Fund	100										
Revenue and Other Financing Sources											
Conservation Trust Fund	10,418	8,500	-	8,500	7,127	7,083	44	-	708	(708)	10,000
Interest Income	7,863	5,000	0	5,000	5,674	4,167	1,508	599	417	182	5,000
Total Revenues	18,281.33	13,500	-	13,500	12,801	11,250	1,551	599	1,125	(526)	15,000
Expenditures											
Trail Easements	-	3,000	-	3,000	4,757	2,500	(2,257)	(101)	250	351	3,000
Trails Legal	-	5,000	-	5,000	-	4,167	4,167	-	417	417	5,000
Trails Survey	-	10,000	0	10,000	-	8,333	8,333	-	833	833	10,000
Signage	-	2,000	0	2,000	-	1,667	1,667	-	167	167	2,000
Town Park	-	20,000	-	20,000	4,757	16,667	11,910	(101)	1,667	1,767	20,000
Total	-										
Surplus after other sources / uses	18,281	(6,500)	-	(6,500)	8,045	(5,417)	13,461	699	(542)	1,241	(5,000)
Fund balance - beginning Cons Trust Fund	143,337	131,020	30,599	161,619	161,619	131,020	30,599	166,964	126,145	42,819	155,119
Fund balance - ending Cons Trust Fund	161,619	124,520	30,599	155,119	169,663	125,603	44,060	169,663	125,603	44,060	150,119

No assurance provided on these financial statements; substantially all disclosures required by GAAP omitted.

Town of Blue River

A/P Aging Summary

As of November 12, 2025

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
All Copy-Verticomm	1,765.82					\$1,765.82
Charles Abbott Associates		7,125.00				\$7,125.00
Column Software PBC	22.13					\$22.13
Eric Vadla	289.40					\$289.40
Fresh & Clean Ltd.	50.00					\$50.00
Galls, LLC	120.94					\$120.94
Marchetti & Weaver, LLC				4,455.15		\$4,455.15
Steven G Rabe	3,252.16					\$3,252.16
Summit Roll-Offs	75.00					\$75.00
Town of Blue River					0.00	\$0.00
TOTAL	\$5,575.45	\$7,125.00	\$0.00	\$4,455.15	\$0.00	\$17,155.60

TOWN OF BLUE RIVER, COLORADO

ORDINANCE NO. 2025-09

**AN ORDINANCE AMENDING THE BLUE RIVER MUNICIPAL CODE BY
REPEALING AND REENACTING ARTICLE 1 OF CHAPTER 6, TITLED SHORT-
TERM RENTAL LICENSING AND OPERATION AND DECLARING AN EMERGENCY**

WHEREAS, the Town of Blue River, Colorado (“Town”) is a statutory town, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, it is the Town’s long-standing policy that the “Town of Blue River endeavors to nurture our serene mountain community by conserving our natural residential environment, promoting unity with our neighbors and surroundings, channeling the voice of our residents, and enhancing the quality of life for all;” and

WHEREAS, the Town finds that encouraging and protecting the use of property by full-time or part-time resident homeowners and long-term renters protects the Town’s single-family residential character, creates a greater sense of community, interpersonal relationships and connections between residents, and an understanding among residents of the need to reduce the impact on the natural environment and wildlife; and

WHEREAS, the Town of Blue River is predominately zoned for single family residential uses and within the Residential (R-1) Zone District and the Planned Residential (PRD) District; and

WHEREAS, commercial or business activities are prohibited in the R-1 and PRD Zone Districts, except for limited types of home occupations subject to specific regulations to limit impacts on the neighborhood; and

WHEREAS, the short-term rental of property is not a permitted use and is not a permitted home occupation in the R-1 and PRD Zone Districts; and

WHEREAS, the Town declares that the short-term rental of property is a commercial business activity or operates in a manner that is substantially identical or substantially similar to a for-profit commercial business and that such activity adversely impacts the community and surrounding area, and the character of single-family residential neighborhoods; and

WHEREAS, the operation of a short-term rental business can provide a housing alternative within a community, and such business activity may be desired by some property owners both within and near communities that experience significant tourism and vacation visitation; and

WHEREAS, pursuant to the Colorado Land Use Control Enabling Act (Article 20 of Title 29, C.R.S.), Planning and Zoning (Article 23 of Title 31, C.R.S.), and the general authority and police powers provide by Article 15 of Title 31, the Town possesses the authority to regulate the use of land on the basis of the impact of the use on the community and surrounding area and to regulate the operation and licensing of businesses within its jurisdiction; and

WHEREAS, based on the experience of the Town of Blue River and other local governments, and as recognized by courts addressing the regulation of short-term rentals, the short-term rental of residential property results in impacts that are different in kind and degree than the impacts associated with a residential property; and

WHEREAS, the Town can accept the short-term rental of property as an activity if the activity is limited to the R-1 and PRD Zone Districts and the impacts of the activity can be sufficiently regulated and limited so as not to undermine the established policies of the Town, and not adversely impact the community and the character and quiet enjoyment of single-family residential neighborhoods; and

WHEREAS, the Town finds that, based on the experience of the Town of Blue River and other local governments and complaints by Blue River residents, the impacts commonly resulting from short-term rentals include, but are not limited to:

- A. A larger number of people occupying a residential dwelling unit than would be experienced at a typical residential property that is not operated for short-term rental; and
- B. A greater number of vehicles parked at a short-term rental and unlawfully parked in rights-of-way and in areas adjacent to the property used as a short-term rental than is experienced at a typical residential property not operated for short-term rental; and
- C. The generation of a greater number of vehicle trips to and from the dwelling unit used as a short-term rental than the typical residential single-family dwelling unit; and
- D. The production from the short-term rental of greater amounts of trash, and a failure to manage the storage of trash to prevent conflicts with wildlife, than the typical residential dwelling unit; and
- E. Larger gatherings of people on a more frequent or consistent basis than that experienced by a typical residential single-family dwelling unit, which gatherings produce greater noise, late night outdoor lighting, and outdoor human activities than is experienced from a typical residential property not operated for short-term rental; and
- F. Setting of outdoor wood burning fires and use of fire pits, which are often left unattended and insufficiently extinguished, creating a risk of wildfire and potential catastrophic damage to the community and the Town; and
- G. Lack of knowledge and experience of many, if not most, short-term renters concerning the impacts caused by occupying a dwelling unit in a mountain community that places a high value on: (1) the character and quiet enjoyment of residential neighborhoods; (2) the need to protect the natural environment; (3) the need to limit the risk of fire and wildfire caused by outdoor fires; and (4) the need to avoid human conflict with and to protect wildlife; and

WHEREAS, the Blue River Police Department reports that a majority of calls for law enforcement services and the need to manage conflicts are generated by, or relate to, the short-term rental of property within the Town; and

WHEREAS, the Town recognizes that nearly all full-time and part-time resident homeowners will use their dwelling unit for residential occupancy during all or a part of each year and, when not occupying their dwelling unit, some owners may make their residential dwelling unit available for short-term rental on a limited basis for limited periods of time each year – in effect, short-term rental is an ancillary or secondary purpose of the dwelling unit for such owners; and

WHEREAS, the Town finds that some property owners will own multiple dwelling units in the Town and apply for multiple short-term rental licenses in order to operate a full-time short-term rental business for profit and that such owners do not hold the property for the primarily purpose of full-time or part-time residential residency or long-term rental; and

WHEREAS, the Town finds that limiting the number of short-term rental licenses that can be held by property owner(s), and by the owners of a corporation owning property, and by the beneficiaries of a family trust owning property, will best balance owners' interests in operating a short-term rental with the Town's interest in maintaining its long-established policy of protecting residential neighborhoods and the natural environment; and

WHEREAS, the Town finds that regulations which reasonably address and limit the impacts of short-term rentals on residential neighborhoods will best balance the owners' desires to operate a commercial short-term rental business within the Town with the Town's long-established purpose and policy of protecting residential neighborhoods and the natural environment; and

WHEREAS, the Board of Trustees legislatively finds and declares that repealing the current Article 1 of Chapter 6 of the Blue River Municipal Code, and the replacement of the current Article with the attached Article for 2026 will reasonably protect the health safety, and welfare of the Town's residents and visitors.

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, COLORADO:

Section 1. Article 1 of Chapter 6 Repealed and Reenacted. Article 1 of Chapter 6 titled "Short-Term Rental Licensing and Operation" is hereby repealed and reenacted as a new Article 1 of Chapter 6, also titled "Short-Term Rental Licensing and Operation" in accordance with and as provided by Section 3 below.

Section 2. Severability. Should any one or more sections or provisions of this Ordinance and Article 1 of Chapter 6 be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance, Article 1 of Chapter 6, or the Blue River Municipal Code, the intention being that the various sections and

provisions are severable.

Section 3. General Repeal; Repeal of Current Article 1 of Chapter 6 Delayed. Any and all ordinances or codes or parts thereof in conflict or inconsistent with this Ordinance are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such ordinance or code or part thereof shall not revive any other section or part of any ordinance or code provision that was previously repealed or superseded, provided that:

The currently effective Article 1 of Chapter 6 of the Blue River Municipal Code shall remain effective and shall not be repealed until December 31, 2025, at 11:59 p.m. in order to manage and regulate short-term rental licenses issued in 2025 and which expire on December 31, 2025, at 11:59 p.m.; and

The attached new Article 1 of Chapter 6 shall be effective immediately for the purpose of submitting, reviewing, and processing applications for: (1) the renewal of licenses issued in 2025 for the upcoming calendar year 2026; and (2) new licenses for calendar year 2026.

Section 4. Revision or Correction Authorized. The Town Manager, in consultation with the Town Attorney, is authorized to make minor revisions or corrections to the adopted or the codified version of the provisions of this Ordinance provided that such revisions or corrections are grammatical, typographical, or non-substantive and do not alter or change the meaning and intent of this Ordinance.

Section 5. Emergency Declaration and Effective Date. The Board of Trustees hereby legislatively declares that the passage of this Ordinance is necessary for the immediate preservation of public health, safety, or welfare. Specifically, the passage of this Ordinance as an Emergency Ordinance is necessary to guarantee or ensure the continued and timely administration of the Town's short-term rental program so as to not impair the citizen's right to submit new applications and renewal applications, to receive timely processing, and to receive licenses upon determination that the applications meet the requirements of the newly enacted Ordinance. Absent the emergency nature of this Ordinance, the citizens will not be authorized to apply for or be issued new and renewed licenses by the end of 2025 which license are effective on January 1, 2026, and citizens currently holding licenses will be required to immediately cancel short-term rental reservations or risk violation of the law.

Upon passage by at least six (6) members of the Board of Trustees in office as required by C.R.S. § 31-16-105, this Ordinance is:

READ, AMENDED, PASSED, ADOPTED, MADE EFFECTIVE, AND ORDERED PUBLISHED at a regular meeting of the Board of Trustees of the Town of Blue River, Colorado, held on the 18th day of November, 2025.

Nick Decicco, Mayor

ATTEST:

Town Clerk

Published in the Summit County Journal _____, 2025.

ARTICLE I Short-Term Rental Licensing and Operation

Sec. 6-1-10. Purpose.

The purpose of this Article is to recognize a limited privilege for owners of lawfully existing residential dwelling units within the R-1 and PRD Zone Districts to offer to the public all or a portion of the owner's residential dwelling unit for short-term rental. Short-term rental of a residential dwelling unit is a business or commercial activity or operates in a manner that is substantially identical or substantially similar to a for-profit commercial business. Short-term rental of a residential dwelling unit is antithetical to the residential purposes of the R-1 and PRD Zone Districts due to the potential for adverse impacts upon the quiet enjoyment of neighboring residential properties. Short-term rental can be an acceptable activity in the R-1 and PRD Zone Districts, but only subject to licensing and the Owner's compliance with this Article. As a privilege, a license to operate a short-term rental shall not establish a right to such activity or a right to continue the activity beyond the term of any license subject to compliance with all applicable regulations. Owners should not rely on the future availability of the short-term rental program or on the potential for future license renewals. The Town may alter, modify, suspend, or revoke the availability of a short-term rental licensing program.

Sec. 6-1-20. Definitions.

For the purposes of this Article, the following definitions shall apply notwithstanding a definition provided for the same term or phrase by other Chapters or Articles of the Municipal Code:

Advertise means any act, method or means of drawing attention to a short-term rental for purposes of promoting the same for rent or occupancy.

Bedroom shall mean a room within a lawfully existing residential dwelling unit which is recognized by the Town as a bedroom within the meaning of applicable building and safety codes and intended and suitable for overnight sleeping accommodations. Rooms permitted for overnight sleeping accommodation are limited to rooms designed and intended for the primary purpose of overnight sleeping and which include: (a) an interior door that completely separates the room from other portions of the dwelling unit; (b) one (1) or more closets; and (c) one (1) or more windows that provide egress in the event of emergency which meet standards established by the applicable building and safety codes for bedroom windows. Garages, kitchens, bathrooms, living rooms, dining rooms, lofts, hallways, family or media rooms, storage rooms, and rooms not heated by the dwelling unit's central heating system are not bedrooms for purposes of this definition.

Determination of Number of Bedrooms. For purposes of this Article, the total number of bedrooms for a property shall be initially established from the real property records for the property available through the Summit County Assessor's

Office.¹ Notwithstanding the Assessor's Office's recorded number of bedrooms, the Town reserves the right to administratively set the recorded number of bedrooms based on records available to the Town including, but not limited to, Town building records, total bedrooms authorized for service capacity by water and wastewater utility providers, and/or physical inspection of the property.

Closet means a built-in permanent part or portion of a bedroom consisting of drywall and a built-in clothes storage area permanently affixed to a wall of the bedroom which would require repairs to the bedroom should the storage area be removed. Built-in bunk beds with built-in clothes storage space may constitute a closet, but drawers incorporated into a stand-alone bunkbed commonly available from a furniture store shall not constitute a closet, nor shall an armoire, regardless of the bunkbed or armoire being affixed or attached to a wall of the bedroom.

Corporation means any legally recognized form of business or commercial organization or entity, whether incorporated or unincorporated, and including partnerships, corporate trusts, and real estate investment trusts (REITs) operating within IRS rules for REITs, but excluding a family trust.

Dwelling unit means one (1) or more lawfully created rooms with internal connections and including bathroom and kitchen facilities that is designed, suitable, and intended for residential occupancy as separate quarters for the exclusive use of a single family for living, cooking, and sanitary purposes.

Guest means, collectively, all persons renting a short-term rental and all individuals invited by or accompanying a renter at a short-term rental.

Hosting platform means any manner through which a person may advertise or offer a dwelling unit, or portion thereof, for short-term rental (a "host"). A hosting platform includes, but is not limited to, an internet-based or web-based platform that allows or permits a host to advertise and potentially arrange for the temporary occupation of the dwelling unit, or portion thereof, through a publicly searchable website, whether the short-term renter pays or provides rent directly to the host, hosting platform, or another person. By way of examples, a hosting platform includes privately owned or operated website addresses and commercial platforms such as VRBO, Airbnb, HomeAway, and Booking.com.

Individual (or individuals) means a human being or, when plural, human beings.

Family trust means a trust created to own property as an estate planning tool for the benefit of family beneficiaries only.

Licensed premises means the property or lot and the dwelling unit that is identified in an approved application for a short-term rental license pursuant to this Article.

¹ See <https://www.summitcountycolorado.gov/services/assessor/index.php> at Property Information Search and Maps.

Loft shall mean an above grade room that is fully or partially partitioned or separated from other rooms within a residence, accessible from the interior of the structure, but which does not qualify as a bedroom.

New license means a license issued or to be issued to an Owner in accordance with this Article for property which is not licensed for a short-term rental.

Operation of (or to operate) a short-term rental means the renting of a property as a short-term rental and the management and control of the rental and the activities and actions of renters.

Overnight occupancy means the number of people permitted by this Article to be present at a short-term rental between the hours of 9:00 p.m. and 7:00 a.m.

Owner (as capitalized) means the individual(s), corporation, or family trust listed or identified as the owner of property in the real property records of the Summit County Assessor's Office² (the "record owner"). When property is owned by two or more owners, the term *Owner* shall collectively refer to all owners. In addition and for purposes of Section 6-1-50(c) and 6-1-60 only (Owners limited to one license), *Owner* shall also include:

For a corporation identified as the record owner, all individual(s) and other corporation(s) owning a twenty-five percent (25%) or greater ownership interest in the corporation; and

For a Family Trust identified as the record owner, all beneficiaries of the Family Trust.

Owner's Representative means an individual identified by the Owner in the license application as the Owner's Representative and is granted the authority by the Owner to make decisions on behalf of the Owner regarding the operation of the short-term rental, to communicate with the Town on behalf of the Owner, to receive notices and information from the Town, and to take action on behalf of the Owner.

Person (or persons) means an individual, individuals, corporation, or family trust.

Rent (or renting) means to allow the use of real property for a period of time. Rent includes such terms as lease, sublease, let, sub-let, share, time share, trade, exchange, and borrow.

Renter means the person(s) renting a short-term rental.

Responsible Agent means the individual identified by the Owner as responsible for immediately addressing and remedying a renter's actions which violate the operational requirements of this Article and communicating with the Town on behalf of the Owner as required by Section 6-1-140.

² Id.

Short-term rental means the renting for any form of consideration of a dwelling, dwelling unit, accessory dwelling unit, or portion of any dwelling unit for a period of time less than thirty (30) consecutive days. The phrase short-term rental does not include commercial hotels or motels.

Town means the Town of Blue River, Colorado. Use of the term "Town" in reference to an action to be undertaken by the Town may mean administrative, legislative, law enforcement, code enforcement, or other form of action depending on the context. "Town" shall not imply that a referenced action must be undertaken by the Board of Trustees and, in most cases, such action would expressly reference the Board of Trustees as the acting body.

Town Manager means the individual employed or appointed by the Board of Trustees to serve as the Town's chief administrative officer or manager. For purposes of this Article, *Town Manager* includes a person designated by the Town Manager to perform duties delegated by the Manager.

Utility or utilities, for purposes of determining occupancy limits for a short-term rental property, means public and private service(s) both necessary and commonly found to be associated with the use and occupancy of real property such as, but not limited to, water, wastewater (septic or sewer), gas (including propane), and electricity, but not including telephone, telecommunication, or cable services.

Sec. 6-1-30. Short-term rental generally.

Short-term rental of property is prohibited except for the short-term rental of a dwelling unit located in the Single Family Residential (R-1) or Planned Residential (PRD) Zone District for which a short-term rental license has been issued in accordance with this Article.

Sec. 6-1-40. Reserved.

Sec. 6-1-50. License required, exemptions, and eligibility.

- (a) License Required. Commencing January 1, 2026, at 12:00 a.m., all short-term rentals require a short-term rental license issued in accordance with this Article.
- (b) Exemptions.
 - (1) Long-Term Rental. A license issued pursuant to this Article is not required for the rental of a lawfully existing dwelling unit for a period equal to or greater than thirty (30) consecutive days to the same person. Two or more agreements for the rental of a dwelling unit to the same person for less than thirty (30) days shall not be combined or aggregated for the purpose of evading short-term rental licensing or regulation.

- (2) Single Room Rental. A license issued pursuant to this Article is not required for the rental for less than thirty (30) days of only one (1) of all of the bedrooms within a dwelling unit in the R-1 or PRD Zone Districts provided that:
 - a. The bedroom rental is limited to maximum occupancy by not more than two (2) adult individuals (over age 18) and children; and
 - b. The rental does not include the exclusive rental of a kitchen or kitchenette facility (although the rental may include exclusive use of a bathroom); and
 - c. The remainder of the dwelling unit, including all other bedrooms within the dwelling unit, is not licensed or rented as a short-term rental.

(c) Eligibility for License

Only Owners of property within the R-1 and PRD Zone Districts may be issued a short-term rental license; provided that:

- (1) For a Family Trust that was issued a short-term rental license as the Owner of property, the beneficiaries of the Family Trust shall not be eligible for the issuance of a new or renewed short-term rental license.
- (2) For a corporation that was issued a short-term rental license as the Owner of property, the individuals or other corporations owning a twenty-five percent (25%) or greater ownership interest in the corporation shall not be eligible for the issuance of a new or renewed short-term rental license.
- (3) The renter of a dwelling unit (whether a short-term or long-term rental) shall not be eligible for the issuance of a short-term rental license for that rented dwelling unit.
- (4) An owner of a dwelling unit designated, declared, deed-restricted, or reserved as affordable housing, employee housing, long-term rental housing, low-income housing, or other similar classification by the state of Colorado, any county or municipal government, special district, governmental or quasi-governmental authority or entity, or political subdivision shall be ineligible for the issuance of a short-term rental license. It is the intent of this Article to limit the privilege of short-term rentals to property that is unrestricted and available for use as a dwelling unit and to recognize that short-term rental of a dwelling unit may defeat the purpose of reserving the dwelling unit for affordable housing, employee housing, long term rental housing, and low-income residents.

- (d) License Issued to Owner. A short-term rental license shall be issued in the name of the Owner of the property. For property owned by two or more owners, the license shall be issued in the names of all Owners.

Sec. 6-1-60. Owner limited to one license.

- (a) Beginning January 1, 2027, and thereafter, no Owner may hold more than one (1) Town-issued short-term rental license.
- (b) For 2026:
 - (1) An Owner holding one or more valid and effective licenses as of December 31, 2025, may elect to renew one or more of such licenses for 2026, but shall not be issued a new license for all or any portion of 2026.
 - (2) An Owner holding one or more valid and effective short-term rental licenses as of December 31, 2025, and who elects not to renew any of such license(s) for 2026, may be issued one new license in 2026.
 - (3) An Owner that did not hold a short-term rental license at any time during 2025 may be issued not more than one new license for 2026.

Sec. 6-1-70. License nontransferable.

- (a) Generally. Short-term rental licenses are nontransferable.
- (b) Change of Property Ownership. Any change of ownership of property for which a short-term rental license was issued and is effective shall automatically void the license.
- (c) Attempt to Transfer License. It shall be unlawful and a violation of the Municipal Code for any person to attempt to assign, sell, convey, grant, or otherwise transfer a short-term rental license or an interest in a short-term rental license to another person, or to attempt to assign, sell, convey, grant, or otherwise transfer a short-term rental license to another location.
- (d) Penalty for Unlawful Transfer. Any attempt by an Owner to assign, sell, convey, grant, or otherwise transfer a short-term rental license to another person or to another location shall automatically void the license.

Sec. 6-1-80. License violations and penalties.

(a) Violations.

- (1) It shall be unlawful and a violation of the Municipal Code for any person to operate a dwelling unit as a short-term rental in the Town of Blue River without a license issued pursuant to this Article.
- (2) It shall be unlawful and a violation of the Municipal Code for any person to operate a dwelling unit as a short-term rental in the Town of Blue River during any period where a previously issued license was suspended.
- (3) It shall be unlawful and a violation of the Municipal Code for any person to advertise a short-term rental of a dwelling unit in the Town of Blue River without a valid and effective short-term rental license issued pursuant to this Article for the advertised dwelling unit.
- (4) Except as provided by Section 6-1-60(b) for 2026, it shall be unlawful and a violation of the Municipal Code for any Owner to hold more than one license or to hold an interest in more than one license. Upon finding that an Owner holds more than one license or an interest in more than one license, the Town Manager shall administratively revoke all licenses held by the Owner.

(b) Nature of Violation.

- (1) Each separate act in violation of this section shall be a separate offense or violation.
- (2) Each calendar day that a violation exists shall be a separate offense and violation of this Article.

(c) Penalties for License Violations.

- (1) Upon an administrative finding by the Town or upon an order or decision of the Municipal Court, any person who violates a subsection of this Section 6-1-80, the minimum monetary penalty for each violation shall be:

(i) for the first violation	Five Hundred Dollars (\$500)
(ii) for the second violation	One thousand five hundred dollars (\$1,500)
(iii) for the third and each additional violation	Maximum monetary penalty authorized by law pursuant to Section 1-4-20

- (2) Nothing in this section shall prohibit or preclude the imposition of other penalties for violations authorized by this Article or the Blue River Municipal Code, provided that not more than one (1) monetary penalty shall be imposed against the same person for the same violation or offense.
- (3) License revocation or suspension, the voiding of a license, injunctive relief, and imposing periods of ineligibility for the issuance of a short-term rental license shall not bar the enforcement of a monetary penalty provided by this Article.

Sec. 6-1-90. Period of ineligibility for short-term rental license.

The following periods of ineligibility for the issuance of a short-term rental license shall apply to the following Owners:

(1) An Owner that violated, was convicted or, or plead no contest to an offense provided by Section 6-1-80(a)(1) (operate without license) or 6-1-80(a)(2) (rent while license suspended) shall be ineligible:	For a period of three (3) years following the date of entry of such conviction or plea.
(2) An Owner that violated, was convicted or, or plead no contest to an offense provided by Section 6-1-80(a)(3) (advertising without license) shall be ineligible:	For a period of three (3) years following the date of revocation.
(3) An Owner that unlawfully held more than one license as prohibited by Section 6-1-80(a)(4) shall be ineligible:	For a period of eighteen (18) months following the date of license revocation.

(4) An Owner that held a license that was revoked pursuant to Section 6-1-230(b) (revoked for non-compliance with operational standards) shall be ineligible:	For a period of eighteen (18) months following the date of revocation.
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Sec. 6-1-100. Reserved.

Sec. 6-1-110. Application for new short-term rental license.

- (a) License Application. An Owner seeking a new short-term rental license shall submit an application to the Town Manager in a form approved by the Town Manager.
- (b) Accuracy of Application Information. An Owner shall not submit an application for the issuance of a new short-term rental license that contains false, inaccurate, or incorrect information that is deemed by the Town Manager to be material to the Town's decision to issue a license. Such submission shall justify the Town's revocation of a license that was issued based on such information.
- (c) License Application Contents. To be accepted for review by the Town, the Town Manager must find the application is complete and contains at a minimum the following:
 - (1) The street address of the property for which the license would be issued.
 - (2) The full name of the individual(s), corporation, or family trust identified as the Owner(s) of the property by the Summit County Assessor's Office and who will hold the license.³
 - (3) The mailing address, electronic mail address, and telephone number of the Owner(s)
 - (4) The full name, mailing address, electronic mail address, and telephone number of an individual who will serve as the Owner's Representative for communication with the Town concerning the application and the licensed short-term rental. See Section 6-1-20 and 6-1-160(b).
 - (5) The name and contact information for the Responsible Agent. See Section 6-1-140.
 - (6) The full names of the following:

³ The Summit County Assessor's Office lists or identifies the owner(s) of properties within Blue River. See <https://www.summitcountyco.gov/services/assessor/index.php> at Property Information Search and Maps.

- a. Where the Owner is a Family Trust, all beneficiaries of the family trust.
 - b. Where the Owner is a corporation, sixth all individuals and other corporations owning a twenty-five percent (25%) or greater ownership interest in the corporation seeking the license.
- (7) If requested or required by the Town Manager, a copy of the currently valid deed for the property recorded with the Summit County Clerk and Recorder's Office.
 - (8) Proof of at least \$500,000 in liability insurance for the property for which the license would be issued (proof can be provided by hosting platform contract acknowledging insurance coverage through the platform i.e. Airbnb/VRBO, policy information, or other documentation).
 - (9) A statement, description, or illustration of the area(s) of the property that:
 - a. Will be used for short-term rental purposes; and
 - b. The total number of bedrooms claimed by the Owner to be available for short-term overnight accommodations (See Section 6-1-20, definition of "Bedroom - Determination of Number of Bedrooms"); and
 - c. The location and the maximum number of off-street parking spaces which will be reserved and made available during the period of any short-term rental. (See Section 6-1-200(b)).

Illustrations need not be drawn to scale but should be sufficiently detailed and illustrative of the property, improvements, and parking areas to enable the Town's verification that the proposed short-term rental will comply with the requirements of this Article.

- (10) Payment of all fees and charges as required by resolution of the Board of Trustees.
- (11) Documentation evidencing that the Owner has applied for or already possesses a current sales tax license from the Colorado Department of Revenue.
- (12) A short-term rental self-inspection form confirming compliance with specific standards of this Article as established by the Town Manager.
- (13) A list of all hosting platform(s) to be used for the short-term rental. (See Section 6-1-20 for definition of Hosting Platform). If the Owner or another person will maintain an independent or personal website address for the short-term rental whether used for information to renters or to schedule rentals, the internet address of such website is required.

- (14) Such other information determined necessary by the Town Manager to evaluate the compliance of the Owner and the licensed property with the requirements of the Municipal Code.

Sec. 6-1-120. New Application processing, license issuance, and term.

- (a) Processing. New license applications shall be reviewed by the Town Manager and approved, conditionally approved, or rejected within a reasonable period of time. A final decision on an application shall depend on the Town's available staffing, but the Town will endeavor to make a final decision within forty-five (45) days from the date of the Town's receipt of a complete application. The Town Manager shall mail the Town's decision to the Owner's mailing address and may, as a courtesy, send the decision to the electronic mail address (if any) of the Owner. The decision shall include any conditions imposed on approval or reason for any denial.
- (b) Special Conditions of License Issuance. In addition to the standard conditions required by Section 6-1-160, the Town Manager may impose other conditions on the issuance of any license which conditions are found by the Town Manager to be either: (i) reasonable or necessary to ensure compliance with the requirements of the Municipal Code or other law; or (2) recommended by any utility service provider to the property to meet or address service capacity or operational limitations. Such conditions are subject to the discretion of the Town Manager and a condition may include a limitation on the authorized total occupancy of the short-term rental pursuant to Section 6-1-200(a), upgrading of service facilities, or payment of fees or charges to a service provider to accommodate and serve the proposed short-term rental occupancy.
- (c) License Term. All new short-term rental licenses shall be issued for a term to commence on the later of January 1 or the date of issuance and to expire on December 31 of the year in which the license was issued.

Sec. 6-1-130. Reserved.

Sec. 6-1-140. Responsible Agent.

- (a) Generally. The Owner shall secure the services of a management company, rental agency, or individual (the "Responsible Agent") to be available twenty four (24) hours every day, seven (7) days every week, to respond to any complaint made by the Town, filed directly with the Town, or filed with the Town through a website provided by the Town for such purpose, and which complaint concerns a short-term rental's violation or lack of compliance with the requirements of this Article or the Municipal Code.
- (b) Contact Information. The Owner shall inform the Town in writing of the name and contact information of the Responsible Agent (telephone number(s) for both direct communication

and text messaging, and electronic mail address). The Owner shall immediately notify the Town, in writing, of any change of the Responsible Agent and changes in the Responsible Agent's contact information.

- (c) Town Discretion on Complaints. The Town Manager is authorized to evaluate a complaint for the purpose of determining whether the complaint: (1) sufficiently alleges a violation or a lack of compliance with a requirement of this Article or the Municipal Code applicable to short-term rentals; and (2) whether the complaint warrants a more immediate response by the Responsible Agent or may be addressed through communication with the Owner or Owner's Representative. The Town Manager may use discretion in determining the appropriate response to a complaint.
- (d) Response Required. The Responsible Agent shall respond to the Town's notice of a complaint within sixty (60) minutes of receiving notice. For purpose of this section:
 - (1) Notice shall include direct person-to-person telephone communication with the Responsible Agent or with a person associated with the Responsible Agent, or the sending of a phone message, text message, or email message to the Responsible Agent using the contact information provided by the Owner.
 - (2) To respond shall mean that the Responsible Agent contacted, in person, by telephone or by text message, the person making the complaint and/or the occupants of the short-term rental and engaged in a good faith effort to both understand the complaint and to commit to a remedy or resolution of the complaint within a reasonable period of time.
- (e) Reporting Required. The Responsible Agent, Owner, or Owner's Representative shall report to the Town how the Responsible Agent communicated with the person making the complaint and/or the occupants of the short-term rental and the steps taken to resolve or address the complaint. The report shall be made by telephone or electronic mail within 24 hours of the time that notice of the complaint was made or sent to the Responsible Agent.

Sec. 6-1-150. Renewal and renewal term.

- (a) Renewal Authorized. A valid and effective short-term rental license which expires on December 31 of the year of issuance may be renewed by the Owner for the next year in accordance with this section. The Town Manager may, as a courtesy, advise an Owner of the need and obligation to renew a previously issued license; however, the obligation to timely apply for a license renewal shall be the sole responsibility of the Owner.
- (b) Renewal Application Submission and Deadline. A complete license renewal application shall be made in writing by submission to the Town Manager of a renewal application form.

- (1) For renewal applications for licenses to be issued for 2026, renewal applications shall be submitted prior to December 19, 2025.
- (2) For renewal applications for licenses to be issued for 2027 and thereafter, renewal applications shall be submitted no later than December 1 of the year prior to the year of license issuance.

Renewal applications submitted after the applicable deadline but not later than January 15 shall be deemed late. Late renewal applications may be accepted at the discretion of the Town Manager upon the Owner's showing of good cause or excusable neglect. The Town Manager is authorized to impose a late fee as established by resolution of the Board of Trustees on any renewal application submitted after the applicable deadline. Applications for renewal submitted after January 15 shall not be accepted and a new short-term rental application and new license shall be required if the Owner seeks to operate a short-term rental of the Owner's property.

- (c) Contents of Renewal Application. At a minimum, the renewal application shall:
- (1) Confirm the accuracy of the information provided in the original application as the information may have been amended or changed by subsequent renewal applications; and
 - (2) Correct or update any outdated information provided in the prior year's application; and
 - (3) Provide (if not previously provided) or update:
 - a. For a Family Trust, the full names of all beneficiaries.
 - b. For a corporation, the full names of all individuals and other corporations owning a twenty-five percent (25%) or greater ownership interest in the corporation seeking the license.
 - (4) Include payment of all fees and charges as required by resolution of the Board of Trustees.
 - (5) If required by the Town Manager, a new short-term rental self-inspection form confirming compliance with specific standards of this Article.
- (f) Correcting Application Information. A renewal application shall not contain false, inaccurate, or incorrect information that is deemed by the Town Manager to be material to the Town's decision to issue a license. Such submission shall justify revocation of a license that was issued based on such information.

- (g) Application Review. Upon receipt of a timely renewal application, the Town Manager will review the application and administratively approve the renewal of the license, provided the Town Manager finds that the application fully satisfies the following criteria:
- (1) Threshold Determination. No renewal application shall be processed and a license shall not be renewed by the Town if the licensed premises was not rented for at least ten (10) days during the immediately prior year.
 - (2) Eligibility Determination. Following compliance with the threshold determination, the Town Manager shall review the application for eligibility for license renewal. The application must evidence that:
 - a. The license to be renewed will be issued to the same Owner(s) that were issued the original license;
 - b. The license to be renewed is valid and effective;
 - c. The application includes full payment of fees and charges due for a renewal application;
 - d. The Owner of the property and the license to be renewed is not subject to a period of ineligibility for the issuance of a license pursuant to Section 6-1-90;
 - e. The short-term rental and the property which is the subject of the renewal is not known by the Town to be presently in violation of the operational requirements imposed for a new license by Section 6-1-200, this Article, other provisions of the Municipal Code, and conditions imposed upon the license. The Town's approval of a renewal application and issuance of a license shall not preclude the Town from finding that a violation existed or exists where information is later obtained by the Town that establishes a violation;
 - f. The Owners of the property and the short-term rental was not determined to be in violation of a provision of this Article, another provision of this Municipal Code, or a condition imposed upon the license more than two (2) times during the year preceding the year of renewal. For purposes of this Section, "determined to be in violation" includes the Town's issuance of a notice of violation, or a summons and complaint for which the defendant entered a plea of guilty or no contest to, or for which a court, hearing officer, or the Town has made a finding that a violation occurred, and that finding has not been overturned on appeal;

- g. The Owner has not received three (3) or more administrative penalties during the prior licensing period which were not overturned on appeal; and
- h. There are no known outstanding and unpaid or delinquent administrative penalties, local tax, or state tax obligations for the Owner or the property.

If any one of the conditions of this subsection (2) are not satisfied, the Town Manager shall deny the renewal application.

- (3) Conditional Renewal. The Town Manager is authorized to issue a conditional license requiring the Owner to promptly remedy or resolve issues that otherwise would necessitate rejection or denial of the application or license renewal. The Owner's failure to timely satisfy a condition of license renewal shall, without any formal action other than notice to the Owner, result in the revocation of the conditional license as if the application for renewal was denied following review and never issued.
 - (4) Right to Appeal. An Owner whose application for renewal is rejected or denied pursuant to subsection (f)(1), (f)(2) or (f)(3) of this section may appeal the Town Manager's decision in accordance with Section 6-1-240.
- (h) Term of Renewed License. A renewed license, if issued, shall be deemed effective as of January 1 following the date of the timely submission of a complete application and shall expire on December 31 of the same year. Licenses issued after January 1 (e.g., due to submission of a late application or due to the Town's inability to renew a license prior to January 1) shall be retroactively effective as of January 1 and shall expire on December 31 of the same year.

Sec. 6-1-160. Standard Conditions for Every License.

Every new or renewed short-term rental license issued by the Town shall be subject to the following standard conditions which, by the acceptance of a license, the Owner consents to and accepts the conditions and agrees to comply with the conditions in the operation of the short-term rental:

- (a) License is a Privilege. The issuance of a license to engage in short-term rental of residential property is a privilege to conduct an activity that is otherwise prohibited in the Town of Blue River. Issuance of a license shall not establish a right to continue the activity beyond the term of any license subject to compliance with all applicable regulations. Owners shall not rely on the potential for future license renewals, and the Town may alter, modify, suspend, or revoke the availability of the short-term rental licensing program at any time. Accepting or scheduling reservations for a short-term rental beyond the term of a license will require the Owner's cancellation of such reservations should the license not be renewed for any reason.

- (b) Authority of Owner's Representative. The individual identified in the application as the Owner's Representative is granted the authority by the Owner to make decisions on behalf of the Owner regarding the operation of the short-term rental, to communicate with the Town on behalf of the Owner, to receive notices and information from the Town, and to take action on behalf of the Owner. Actions taken and representations made by the Owner's Representative are binding on the Owner.
- (c) Owners Jointly and Severally Responsible. Where property for which a short-term rental license was issued is owned by two or more individuals, corporations, or family trusts, all Owners shall be jointly and severally responsible for the compliance or non-compliance of the short-term rental with the requirements of this Article.
- (d) Update of Application Information. The Owner holder shall notify the Town Manager within ten (10) days after knowledge of a change in the information provided in an application. Notification of a change in information shall not authorize the continued operation of a short-term rental where such change would otherwise render the Owner(s) or the property ineligible for a license. A change in information that would render the Owner or the property ineligible for a short-term rental license shall justify the Town's revocation of the license.
- (e) Required Equipment. The property shall be continuously equipped with operational smoke detectors, carbon monoxide detectors, fire extinguishers, and other life safety equipment as required by standards set by the Town Manager.
- (f) Inspections for Compliance. The property shall be subject to pre-arranged and periodic inspections by building, fire, zoning, and other officials to confirm the property and the Owner's compliance with this Article. Notice of the date and time of inspection shall be deposited in the regular U.S. Mail addressed to the Owner's mailing address not less than ten (10) days prior to the date of the scheduled inspection. As a courtesy, notice may also be sent to the last known electronic mail address (if any) of the Owner and/or the Owner's Representative. Refusal to permit inspection at the scheduled date and time shall, in the discretion of the Town Manager, justify and result in a suspension of the short-term rental license pursuant to Section 6-1-230 of this Article. Nothing in this section shall preclude or limit the Town's authority for immediate entry for inspection as permitted by law or by a warrant issued by the Municipal Court or other court or administrative or regulatory body.
- (g) Owner's Consent to Removal of Non-complying Advertisement. The Town is authorized to contact a hosting platform and demand the removal of any advertisement, offer, or listing when determined by the Town that the advertisement, offer, or listing fails to comply with the requirements of this Article or other provision of the Town's Municipal Code. In the Town's contact with a hosting platform, the Town is authorized by the Owner to represent to the hosing platform that the Owner consented to the removal of the non-complying advertisement, offer, or listing.

Sec. 6-1-170 to 6-1-190. Reserved.

Sec. 6-1-200. Operating standards and requirements.

A licensed short-term rental may continue during the duration of the license period only if the rental operation and the Owner conform to each of the operating standards and requirements set forth in this Section:

(a) Occupancy Limitations.

- (1) Overnight (Lodging) Occupancy. From 9:00 p.m. and 7:00 a.m. during the period of any short-term rental, the dwelling unit may not exceed an overnight occupancy of two (2) individuals for each bedroom (as defined by Section 6-1-20) plus a total of two (2) additional individuals. For example, a two-bedroom residence shall be limited during the period of any short-term rental to a total overnight occupancy of six (6) individuals.

The Town Manager may reduce the maximum permitted overnight occupancy where the Manager determines based upon reasonably credible information that: (1) the available utility capacity for the short-term rental property is insufficient to support the maximum overnight occupancy; or (2) that a utility service provider has established a lower maximum permitted occupancy for the short-term rental property for utility purposes; or (3) building, construction permitting, or other publicly available records establish that the short-term rental property did not receive required approval of one or more of the bedrooms claimed by the Owner to be available for overnight occupancy.

- (2) Total Property Occupancy Limit. From 7:00 a.m. to 9:00 p.m. during the period of any short-term rental, the total number of people present at the short-term rental for any reason shall not exceed the permitted total overnight occupancy plus four (4) people.

(b) Parking Limitations and Requirements.

- (1) Maximum Outdoor Parking. No more than five (5) motor vehicles may be parked outside of a closed garage on any property during the period of any short-term rental. The Town may reduce the maximum allowable number of vehicles where the Town determines that the property's off-street parking area cannot accommodate five (5) vehicles without encroaching onto road easements, rights-of-way, neighboring properties, or will likely require vehicles to park outside of the designated parking area. The Town may reduce the allowed parking for a short-term rental during the license term where the Town finds that the Owner's renters and guests have, during the license term on more than one occasion, parked outside

of the approved parking area or within road easements, rights-of-way, or on neighboring property.

- (2) Use of Other Property for Parking Prohibited. Parking for a short-term rental shall not be permitted on property other than the property licensed for the short-term rental notwithstanding any agreements or easements for the use of other property for parking.
 - (3) Parking Area. Parking of motor vehicles during the period of a short-term rental shall be limited to the parking area described in the approved short-term rental application and approved by the Town. The parking area shall meet the following requirements:
 - a. A property licensed for a short-term rental shall provide and maintain a recognizable and readily identifiable parking area to serve as the required parking area for motor vehicles. Such standard shall be met by the formal creation of an area that is visually distinguishable from other areas of the property by leveling, grading, and surface improvement (paving, gravel, or other non-native surface condition). Areas designated for required parking shall not be unimproved natural areas indistinguishable from the general character of the property.
 - b. No part of any parking area shall extend into a public right-of-way or road easement.
 - c. No part of any parking area shall extend beyond the boundaries of the property licensed for the short-term rental.
- (c) Advertising Requirements. Advertising to the public for a licensed short-term rental by any means or method, including hosting platforms, shall prominently display:
- (1) The current Town-issued license number;
 - (2) The maximum overnight occupancy limitation imposed for the short-term rental by the Town pursuant to subsection (a) above; and
 - (3) The maximum off-street parking limitation imposed for the short-term rental by the Town pursuant to subsection (b) above.

It shall be deemed a flagrant disregard of the standards of operation and a violation of this Article to advertise that the short-term rental is available for a greater overnight occupancy or greater parking than that established by the Town for the property, or to not include the Town-issued license number.

Upon the determination of a violation of this subsection, the Town will provide notice of a violation of this section to the Owner or Owner's Representative and to any publicly available contact person for the hosting platform. The notice will include the uniform resource locator (URL), the address of the short-term rental, and the reason for the demanded removal. The Owner shall be responsible for the removal or the correction of the listing within not more than seven (7) days of receiving the notice. Nothing in this subsection shall preclude or prevent the Town from directly contacting the hosting platform and demanding removal of the violating advertisement as permitted by Section 6-1-160(g).

- (d) Conformance with Applicable Laws. The operation of the short-term rental shall at all times meet the requirements of the state and local laws generally applicable to the public and to the licensed property within the Town of Blue River, such as but not limited to, parking, outdoor lighting, noise, open fire burning, signage, animal and leash laws, trash and refuse management, and snow and ice removal.
- (1) It shall be the responsibility of the Owner to advise renters of all laws affecting the renter's use of the dwelling unit.
 - (2) It is the Owner's responsibility to ensure the operation of the short-term rental property in conformance with this Article and all Town requirements and laws and, therefore, actions and offenses committed by the Owner's renters or guests can adversely impair or impact the Owner's privilege to hold a license. Such actions and violations may result in revocation, suspension or administrative penalty in accordance with Section 6-1-230.
 - (3) It shall not be a defense against any revocation, suspension, administrative penalty, or other action by the Town in the enforcement of this Article that the underlying offenses were committed by the Owner's renters or guests and not by the Owner or with the knowledge of the Owner.
- (e) Posting Required. Both on the interior side of the primary entry door of the dwelling unit and also prominently placed on the counter of the dwelling unit's primary kitchen, the Owner shall post written notices in not less than twelve-point legible font containing the following information:
- (1) The telephone number, text, and electronic mail address for the individual serving as the Owner's Representative; and
 - (2) Telephone contact information for the Responsible Agent in the event that the Owner's Representative cannot be reached; and
 - (3) Quiet hours are 9:00 p.m. to 7:00 a.m. during which time activities outside and within the premises that can be heard by neighboring properties will be subject to enforcement pursuant to the Town's noise ordinance; and

- (4) Trash and recycling schedule and instructions on how to properly dispose of trash to prevent wildlife conflicts; and
- (5) Notice that renters and guests are not authorized to use the Goose Pasture Tarn (the lake east of Highway 9 near the north boundary of the Town of Blue River) and that use by renters or guests is unlawful; and
- (6) Parking restrictions and limitations for the property including instruction that the Town of Blue River prohibits parking of vehicles on all Town streets; and
- (7) Fire restrictions, if applicable; and
- (8) Water conservation expectations, if applicable; and
- (9) Evacuation directions in the event of fire or emergency; and
- (10) Location of the fire extinguisher(s); and
- (11) Any other information deemed necessary by the Town Manager to ensure the public's health and safety.

The Town may, at its discretion, prepare and distribute to the Owner's Representative a form of notice for posting that meets the information requirements of this subsection (e). In the event that the Town provides to the Owner's Representative such notice, the failure of the Owner's Representative to post the Town-prepared notice shall constitute a violation of the requirement to post notice. Owners and the Owner's Representative are encouraged to work with the Town in preparing a posting notice tailored to meet the needs of the short-term rental operation and the Town requirements and the posting of such jointly prepared notice shall be deemed to meet all requirements of this subsection.

- (i) Safety Equipment. The Owner shall equip the licensed premises with the following operational equipment: smoke detector, carbon monoxide detector, fire extinguisher, and other life safety equipment as required by the Town Manager.
- (j) Outdoor Fires, Fire Pits, and Fire Tables.
 - (1) Outdoor wood burning fires and fire pits are prohibited anywhere within the property licensed for a short-term rental during any rental period. For purposes of this section, a fire pit is an area dug into the ground or an area surrounded by stones, masonry, or other materials intended to keep or contain of a wood burning fire.
 - (2) A permit issued to an Owner by the Red White and Blue Fire Protection District for an outdoor fire shall not authorize such fire during any short-term rental period

and shall not supersede the Town's prohibition of certain types of fires during any short-term rental period.

- (3) Fire tables are permitted if located no closer than 25 feet from the licensed property's boundaries, placed on a hard surface deck or hard surface patio, monitored by an individual at all times, and operated by a functioning automatic shut-off timer or external safety timer which will prevent the fire table from operating after a set period of time. For purposes of this section, a fire table means a commercially available, mobile, gas-burning, elevated surface that contains an opening for fire in the middle of the surface.
- (4) Permanent outdoor fireplaces are permitted for use during a short-term rental if the fireplace is gas operated (not wood burning) and constructed in accordance with a building permit issued by the Town and approved by the Town as complying with all Town adopted building and safety codes. Outdoor fireplaces shall be permitted by the Red White and Blue Fire District, if a permit is required.
- (k) Large Events Prohibited. Short-term rentals may not be used for a large event. For purposes of this section, a large event is defined as any gathering of people for any purpose greater than the permitted overnight occupancy of the short-term rental plus four (4) people. See Section 6-1-200(a).
- (l) Availability and Response by Responsible Agent. During the term of every short-term rental, the Responsible Agent designated by the Owner shall be available, shall respond, and shall report as required by Section 6-1-140. Failure of the Responsible Agent to meet the requirements of Section 6-1-140 for any reason shall constitute a violation by the Owner to meet the operating standards of this section and Section 6-1-140.
- (m) Payment of Taxes. The Owner shall pay all state and local taxes and fees owed to the Town in a timely manner.
- (n) Payment of Penalty Assessment. The Owner shall pay all penalty assessments imposed pursuant to this Article in a timely manner.
- (o) Notification of Change of Information. The Owner shall notify the Town Manager in writing within ten (10) days after knowledge of a material change to the information submitted with the application to the Town for the purpose or obtaining a short-term rental license.
- (p) Compliance with License Conditions. The Owner shall comply and remain in compliance with any conditions imposed on the license in accordance with this Article.

Sec. 6-1-210. Reserved.

Sec. 6-1-220. Town Manager Authority.

- (a) Forms. The Town Manager is authorized to promulgate forms, checklists, self-certification affidavits, and other documents necessary or convenient for the purpose of administering the Town's short-term rental program and ensuring conformance with this Article.
- (b) Enforcement and Penalties. The Town Manager is authorized to make administrative decisions and findings as to violations of this Article, and to impose penalties as established by this Article. The Town Manager may also direct the issuance of a summons and complaint, or other appropriate means of charging a violation, to the Blue River Municipal Court for the enforcement of this Article.
- (c) Referrals. The Town Manager may refer any application for a short-term rental to any utility provider, governmental or quasi-governmental agency, law enforcement agency, or any other provider of services to the property in order to evaluate whether the operation of the short-term rental will comply with applicable laws, regulations, standards, or rules.
- (d) Fee Schedule. The Town Manager shall recommend to the Board of Trustees a schedule of fees for the administration of this Article. Upon the Board's acceptance or modification of the Manager's recommendation, the Manager shall present to the Board of Trustees a written resolution setting the fees for the administration of this Article. If a fee schedule is not approved by resolution of the Board prior to December 1 of a calendar year, the previously approved and effective fee schedule shall govern for the following year. An approved fee schedule may be modified at any time at the discretion of the Board.
- (e) Administration of Article. The Town Manager shall hold the discretion to administratively waive or modify a requirement of this Article when deemed necessary to efficiently and fairly administer this Article and such waiver or modification will not be contrary to the intent of this Article. Such authority shall include entering into agreements with Owners and to defer a penalty pending the Owner's compliance with the requirements of the Article.
- (f) Other Authority. This section shall not be construed to limit other authority and duties of the Town Manager provided by this Chapter or the Municipal Code.

Sec. 6-1-230. License revocation, suspension, and penalty assessments.

- (a) Generally. It shall be unlawful for a Owner to operate a short-term rental that is not in compliance with the standards, requirements, and duties of this Article and the Municipal Code. An Owner that fails to meet the standards, requirements, and duties of this Article may have the holder's license: (i) revoked; (ii) suspended; and/or (iii) made subject to an administratively imposed penalty in accordance with this Section.

- (b) Compliance Investigation and Actions for Non-compliance. Upon complaint or upon reason to believe a Owner is not in compliance with the standards, requirements, and duties of this Article or the Municipal Code, the Town Manager may investigate such circumstances and render an administrative determination whether the Owner is in compliance. Upon an administrative finding of non-compliance, the Town Manager may take the following actions and shall notify the Owner of such determination:
- (1) Revoke the Owner's License. Revocation shall be limited to situations where the Town Manager determines that an Owner or Owner's Representative:
 - a. Demonstrated a flagrant disregard for the operational standards and requirements of Section 6-1-200.
 - b. Failed to operate the short-term rental in accordance with the standards and requirements of Section 6-1-200 after three (3) or more notices of non-compliance during any consecutive twelve-month period; or
 - c. Submitted false, inaccurate, or incorrect information with an application which information is determined by the Town Manager to be material to the Town's decision to issue a license and would have justified denial of the license.
 - (2) Suspend the Owner's License. Suspension for a period of time not to exceed six (6) months shall be limited to situations where the Town Manager determines that the Owner failed to operate the short-term rental in accordance with the standards and requirements of Section 6-1-200 after two (2) or more notices of non-compliance. Upon the Manager's determination that the Owner demonstrates an good faith commitment to ensure compliance with this Article, the Town Manager is authorized to enter into a written agreement with an Owner to hold in abeyance any suspension pending the Owner's compliance with conditions deemed necessary by the Town Manager to bring the operation of the short-term rental into compliance.
 - (3) Assess an Administrative Penalty. The Town Manager may impose an administrative penalty in an amount not to exceed two hundred dollars (\$200.00) for each finding of non-compliance. Penalty assessment shall be customarily imposed upon the Owner when failing to promptly bring the operation of the short-term rental into compliance with the standards and requirements upon notice by the Town. Payment shall be due ten (10) business days following the date of the Town's notice. Interest at five (5) percent each full calendar month (prorated for any partial month) shall accrue upon any outstanding and unpaid penalty assessment amount until the assessment and interest is paid in full. Interest accrual shall be suspended during any period of administrative or judicial challenge or appeal. It shall be unlawful for an Owner to fail to timely pay a penalty assessment

imposed in accordance with this section. An Owner's failure to timely pay an administrative penalty assessment shall justify either revocation or suspension of the Owner's license.

- (c) The Town Manager shall serve a notice of violation, revocation, suspension, or penalty assessment by first class and certified mail to the last known address of the Owner and Owner's Representative. The Town Manager may also, as a courtesy and not as a requirement, send notice to the Owner and/or Owner's Representative through electronic mail to any addresses of the Owner provided to the Town. The notice shall identify:
- (1) The name of the Owner and the license number;
 - (2) The property address for the short-term rental;
 - (3) The applicable section(s) of the Municipal Code of the violation(s) together with a description of the violation;
 - (4) The action, if any, required to correct the violation; and
 - (5) The effective date of any revocation, suspension, or penalty assessment which shall commence, or be due and owing, no earlier than fifteen (15) days after the date of the notice.
 - (6) The right to appeal the decision as permitted by Section 6-1-240.

Provided that the mailed notice is properly addressed to the Owner's last known registered mailing address with the Town, failure of the Owner to receive such mailing or to accept mailing shall not preclude or prevent the imposition of revocation, suspension, or penalty assessment including any interest owed on a penalty assessment.

- (d) Revocation of a license in accordance with this section shall not affect any period of ineligibility for the issuance of a new license as provided by Section 6-1-90.

Sec. 6-1-240. Appeal of Town Manager decision.

- (a) Appeal Authorized. The Owner may appeal the Town Manager's decision regarding a license denial, a notice of violation, license renewal, revocation, suspension, or penalty assessment by submitting a written notice of appeal with the Town Manager within twenty (20) calendar days of the date of the notice. An appeal shall stay (hold in abeyance) the decision regarding a renewal (i.e., to reject, deny, or condition a renewal), or a decision to revoke, to suspend, or to impose a penalty assessment until a final written decision is issued by the Board of Trustees on the appeal. The Owner's notice of appeal shall state in writing why the license issuance decision, renewal decision, revocation, suspension, or assessment

is not warranted, justified, or based on accurate information. The Owner's notice may include a statement of why the Owner met all conditions for issuance or renewal and provide information that addresses how the Owner has taken measures to remedy the violation.

- (b) Appeal Fee. Together with submission of a timely and complete written notice of appeal, an appeal fee in an amount established by resolution of the Board of Trustees will be due to the Town Manager in order for the appeal to be processed. The appeal fee will be refunded to the Owner less a portion of the processing costs if the Owner is successful in reversing the Town Manager's decision.
- (c) Hearing Body and Notice. Upon receipt of the Owner's written notice of appeal and payment of the appeal fee, the matter shall be set for a quasi-judicial hearing before the Board of Trustees, a three-person committee of the Board of Trustees, or, at the Board's discretion, before an appointed independent hearing officer selected by the Town Attorney. Notice of the hearing shall be provided to the Owner by communication addressed to the Owner's mailing or electronic mail address provided to the Town. Notice shall also be sent to any known address for property Owners of record within two hundred (200) feet of the licensed short-term rental.
- (d) Hearing and Decision. At the hearing, the Owner, the Town, and other interested persons may present evidence and testimony relevant to the Town Manager's decision. Cross examination of anyone providing testimony shall not be permitted. In determining whether to uphold the Manager's decision or to modify the decision, the Board of Trustees or hearing officer shall determine whether the Manager's decision was unreasonable, arbitrary or capricious, or not based on sufficient evidence. The Board or hearing officer may consider in rendering a decision the severity of the violation(s), the culpability of the Owner, and any measures taken to remedy the violation to ensure it will not reoccur. For appeals of the denial or revocation of a new license or a license renewal, the Board or hearing officer may instruct the license to be issued or renewed subject to reasonable conditions which will ensure ongoing conformance of the short-term rental with the requirements of this Article and other provisions of the Municipal Code.
- (e) Written Decision Required. The Board of Trustees or hearing officer's decision shall be made in writing which decision shall be final on the date of issuance.
- (f) Further Appeal. Further appeal must be made to the district court pursuant to Rule 106(a)(4) of the Colorado Rules of Civil Procedure.

Sec. 6-1-250. Municipal Court authority.

Notwithstanding the authority of the Town Manager to enforce and impose penalties for violations of this Article, the Municipal Court for the Town of Blue River shall have jurisdiction concerning

all violations of this Article and the authority to impose penalties as provided by this Article in accordance with Article 4 of Chapter I, *General Penalty*.

TOWN OF BLUE RIVER, COLORADO

RESOLUTION 2025-06

**A RESOLUTION APPROVING A FEE SCHEDULE FOR THE
ADMINISTRATION OF ARTICLE 1 OF CHAPTER 6 (SHORT-TERM
RENTAL LICENSING AND OPERATION) FOR 2026**

WHEREAS, the Town of Blue River (the “Town”) is a statutory town duly organized and existing under Colorado law; and

WHEREAS, it is the purpose of this Resolution to protect the public health, safety, and welfare by establishing a comprehensive short-term rental fee program that will balance the interests of short-term rental licensees and the Town; and

WHEREAS, the regulatory fees will benefit short-term rental licensees by supporting a program that makes short-term rental licenses available as an option to owners; and

WHEREAS, to ensure that the amount of the fees bears a reasonable relationship to the direct and indirect costs of implementing the Town's comprehensive short-term rental program established by this Resolution, the Town gave due consideration of the costs and expenses incurred and expected to be incurred by the Town in the administration of Article 1 of Chapter 6 of the Town of Blue River Municipal Code; and

WHEREAS, regulatory fees will also help address the secondary impacts caused by the short-term rental industry by protecting the character of the local community and Town neighborhoods where short-term rental units are located; and

WHEREAS, the fees established by this Resolution are not designed to raise revenues to defray the general expenses of Town government, but to defray some of the costs of the particular Town services and programs described in Article 1 of Chapter 6 of the Town of Blue River Municipal Code consistent with *Colorado Union of Taxpayers Foundation v. City of Aspen*, 418 P.3d 506 (2018).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, THAT,

1. The Board of Trustees of the Town of Blue River hereby approves the attached Fee Schedule for the administration of the Town’s Short-Term Rental Ordinance (Article 1 of Chapter 6).

2. This Resolution shall be effective immediately upon approval and shall be applied to the administration of Article 1 of Chapter 6 for licenses issued during 2026. Fees established by this Resolution may be changed, eliminated, or new fees imposed by another resolution of the Board of Trustees.

3. The fees collected in accordance with this resolution and the Town's Short-Term Rental Ordinance (Article 1 of Chapter 6), shall be accounted for in such a manner that the Town can separately track the collection and expenditure of such fees.

4. The funds collected by the Town from the various short-term rental fees established by this Resolution shall be used, as applicable, to defray the reasonable direct and indirect costs of the following:

- a. Implementing the Town's short-term housing policies and programs; and
- b. Defraying the costs and expenses of the Town required for the administration, monitoring, and enforcement of the regulatory program, including but not limited to, staff and personnel; and
- c. Defraying all or a portion of the costs and expenses specifically incurred in the processing of owners' short-term rental applications and renewals; and
- d. Defraying all or a portion of the costs and expenses incurred in processing appeals of decisions involving short-term rentals; and
- e. Addressing and managing the secondary impacts caused by the short-term rental industry by protecting the character of the local community and Town neighborhoods where rentals are located including, but not limited to, regulation of parking, loud noises, lighting, and increased trash associated with such use; and

5. The fees collected in accordance with this Resolution shall neither be used for general municipal or governmental purposes or spending nor shall the funds ever be transferred to or become part of the Town's general fund.

ADOPTED at a regular meeting of the Board of Trustees the 18th day of November, 2025.

Mayor

ATTEST:

Town Clerk or Deputy

**FEE SCHEDULE – SHORT-TERM RENTALS
EFFECTIVE FOR APPLICATIONS FOR LICENSES TO BE ISSUED FOR
2026
RESOLUTION 2025-06**

Fee or Charge	Purpose	Amount	Due	Refundable?
General STR Administration Fee (Annual)	To cover Town annual cost and expense of administering Short-Term Rental Program. ⁱ	\$300 Per Bedroom ⁱⁱ	Due at time of submission of new license application. Section 6-1-70(c)(7). or Due at time of submission of license renewal form. Section 6-1-100(d)(2)(c).	Refundable if new license is not issued and applicant requests refund in writing ⁱⁱⁱ within 30 days of decision. Refundable if license renewal is not approved and applicant requests refund in writing ^{iv} within 30 days of decision.
New License Application Fee	To cover Town's cost of review of new license application. ^v	\$300	Due at time of submission of new license application. 6-1-70(c)(7).	Non-refundable
Rental License Renewal Fee	To cover Town's cost of review of license renewal application. ^{vi}	\$200	Due at time of submission of renewal application. Section 6-1-100(d)(2)(c).	Non-refundable
Late Renewal Application Fee	To cover the additional staff effort to process renewal application before the end of a year.	\$100	Due at time of submission of a renewal application after December 1. Section 6-1-100(b).	Non-refundable

Appeal Fee Section 6-1-140	To cover Town's cost of processing notice of appeal. ^{vii}	\$500	Due at time of submission of notice of appeal. Sec. 6-4-140(b).	Refundable (less \$100 to cover portion of processing) if appellant prevails in reversing decision.
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Endnotes:

ⁱ Costs include, but are not limited to, administrative staffing needed to manage and operate program (wages and benefits), notices to license holders of changes in program requirements, proportionate share of infrastructure needs for staff and program, vehicle use for inspections, enforcement actions such as vehicle use, notices of violation, communications with license holders, documentation needed for decisions of revocation, suspension, and administrative fines. Fee is not inclusive of all anticipated costs.

ⁱⁱ Determination of Number of Bedrooms (Section 6-1-20). For purposes of Article 2 of Chapter 6, the total number of bedrooms for a property shall be initially established from the real property records for the property available through the Summit County Assessor's Office. Notwithstanding the Assessor's Office's recorded number of bedrooms, the Town reserves the right to administratively set the recorded number of bedrooms based on records available to the Town including, but not limited to, Town building records, total bedrooms authorized for service capacity by water and wastewater utility providers, and/or physical inspection of the property. If the Town's final determination of the number of bedrooms is higher or lower than the number of bedrooms claimed in the application, the applicant will be required to pay an increased new license fee before license issuance or will receive a refund of any overpayment.

ⁱⁱⁱ Writing includes letter sent to Town's general mailing address or electronic mail sent to Town Manager only. Requests made to elected officials shall not meet requirement for written request for refund.

^{iv} See endnote (iii) above.

^v Costs include, but are not limited to, staff time for confirmation of ownership and other application information, establishing bedroom and parking requirements, referrals to agencies, notice(s) to applicant, site inspection(s). Fee is not inclusive of all anticipated costs.

^{vi} Costs include, but are not limited to, staff time for confirmation of ownership and other application information, reconfirming applicable bedroom and parking requirements, referrals to agencies, communication and notice(s) to applicant, site inspection(s). Fee is not inclusive of all anticipated costs.

^{vii} Costs include, but are not limited to, staff time to process notice of appeal and report decision and findings to BOT or hearing officer, establish hearing dates, notices to appellant and others, town attorney time, facility fees, preparation of written decision, and, when appointed, independent hearing officer. Fee is not inclusive of all anticipated costs.

**TOWN OF BLUE RIVER
RESOLUTION No. 2025-16**

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE TOWN OF BLUE RIVER FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2026 AND ENDING ON THE LAST DAY OF DECEMBER, 2026

WHEREAS, on or before October 15, 2025, Interim Town Manager Steve Rabe submitted a proposed budget to the governing body for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with applicable law, said proposed budget was open for inspection to the public at a public hearing held on November 18, 2025 and interested taxpayers were given the opportunity to file or register any objections to said budget; and

WHEREAS, whatever increases may have been made in expenditures, like increases were added to the revenues or planned to be expended from reserve/fund balances so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, COLORADO:

Section 1. The 2026 Budget of the Town of Blue River, Colorado, as presented by the Interim Town Manager and amended up to the date of this resolution and as summarized as attached, shall be and is hereby adopted as the official budget for the fiscal year of 2026;

Section 2. That the budget hereby approved and adopted shall be signed by the Mayor and made a part of the public records of the Town of Blue, Colorado.

ADOPTED this 18th day of November, 2025.

By _____
Nicholas Decicco, Mayor

ATTEST:

Steven G. Rabe, Interim Town Manager

Town of Blue River

General Fund

Item	Revenues Description	Actuals 2024	Budget 2025	YTD (8/31) 2025	Estimated 2025	Proposed 2026
	Beginning Fund Balance	\$ 7,113,900.15	\$ 7,143,671.88	\$ 7,143,671.88	\$ 7,701,164.75	\$ 2,063,500.19
	<i>Taxes/Fees</i>					
40010	General Property Tax	\$ 853,782	\$ 870,812	\$ 858,514	\$ 870,812	\$ 930,584
40020	Delinquent Taxes	\$ (55)	\$ -	\$ 240	\$ 240	\$ -
40030	Lodging Tax	\$ 466,481	\$ 350,000	\$ 263,955	\$ 350,000	\$ 350,000
40040	Specific Ownership Tax	\$ 33,145	\$ 26,000	\$ 20,967	\$ 26,000	\$ 26,000
40045	Exempt Personal Property	\$ 16,293	\$ 22,000	\$ 5,067	\$ 22,000	\$ 8,000
40050	Motor Vehicle License Fees	\$ 15,616	\$ 13,000	\$ 9,785	\$ 13,000	\$ 13,000
40060	Sales Tax	\$ 1,166,748	\$ 1,000,000	\$ 631,294	\$ 1,000,000	\$ 1,000,000
40070	Cigarette Tax	\$ 1,329	\$ 1,200	\$ 703	\$ 1,200	\$ 1,050
40080	Highway User's Tax	\$ 50,664	\$ 45,050	\$ 30,865	\$ 49,053	\$ 55,630
40090	Road & Bridge Fees	\$ 15,606	\$ 20,000	\$ 26,058	\$ 26,058	\$ 20,000
	Total Income Taxes/Fees	\$ 2,619,609	\$ 2,348,062	\$ 1,847,449	\$ 2,358,363	\$ 2,404,264
	<i>Building Department</i>					
41010	Building Inspection Department	\$ 109,295	\$ 85,000	\$ 80,493	\$ 96,109	\$ 85,000
	Total Income Building Department	\$ 109,295	\$ 85,000	\$ 80,493	\$ 96,109	\$ 85,000
	<i>Municipal Court</i>					
42010	Court Fines	\$ 34,528	\$ 35,000	\$ 20,600	\$ 35,000	\$ 35,000
42020	Ticket Surcharge	\$ 1,145	\$ 1,300	\$ 231	\$ 1,300	\$ 1,200
42030	Marshal Office Income (VIN/Fingerprinting)	\$ 1,721	\$ 1,700	\$ 100	\$ 100	\$ 100
	Total Municipal Court	\$ 37,394	\$ 38,000	\$ 20,931	\$ 36,400	\$ 36,300
	<i>Tarn Income</i>					
43010	Boat Fees	\$ 7,903	\$ 8,000	\$ 4,820	\$ 8,000	\$ 5,000
	Total Tarn Income	\$ 7,903	\$ 8,000	\$ 4,820	\$ 8,000	\$ 5,000
	<i>Grants</i>					
44040	Defensible Space Grants	\$ 45,348	\$ 50,000	\$ 13,395	\$ 50,000	\$ 25,000
44045	Colorado State Forest Service Grant	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
44055	Police Department Grants	\$ 4,075	\$ 5,000	\$ 7,819	\$ 7,819	\$ 10,000
	Total Grants	\$ 49,423	\$ 105,000	\$ 21,214	\$ 107,819	\$ 35,000
	<i>Other Income</i>					
44020	Interest on Investments	\$ 293,895	\$ 220,000	\$ 45,378	\$ 39,071	\$ 58,000
44025	Interest on Taxes	\$ 1,393	\$ 1,000	\$ 758	\$ 758	\$ 1,000
44030	Natural Gas Franchise	\$ 80,244	\$ 85,000	\$ 57,717	\$ 53,502	\$ 85,000
44035	1041 Process Payments	\$ -	\$ 50,000	\$ -	\$ -	\$ -
44070	Credit Card Fees	\$ 809	\$ 1,100	\$ -	\$ -	\$ -
44080	Lodging Tax Registration	\$ 70,277	\$ 70,000	\$ 56,375	\$ 55,775	\$ 133,000
44090	Business Licenses	\$ 10,506	\$ 12,100	\$ 6,938	\$ 5,962	\$ 10,000
44100	Administrative Misc Income	\$ 172,349	\$ 10,000	\$ 10,208	\$ 10,208	\$ 10,000
	Total Other Income	\$ 629,473	\$ 449,200	\$ 177,374	\$ 165,276	\$ 297,000
	Total Income	\$ 3,453,097	\$ 3,033,262	\$ 2,152,281	\$ 2,771,968	\$ 2,862,564

Item	Expenditures Description	Actuals 2024	Budget 2025	YTD (8/31) 2025	Estimated 2025	Proposed 2026
Administration-Personnel						
71010	Salary Elected Officials	\$ 14,383	\$ 14,400	\$ 11,026	\$ 14,400	\$ 14,400
71020	Town Manager	\$ 142,555	\$ 127,196	\$ 87,278	\$ 234,357	\$ 126,071
71030	Deputy Town Clerk	\$ 75,029	\$ 67,879	\$ 49,910	\$ 83,361	\$ 70,606
71040	Payroll Taxes	\$ 46,676	\$ 45,000	\$ 33,771	\$ 58,640	\$ 45,000
71050	Payroll Service Fees	\$ 3,714	\$ 6,500	\$ 4,420	\$ 6,500	\$ 6,500
71065	Unemployment Payments	\$ -	\$ -	\$ -	\$ -	\$ -
71060	Workmans Comp	\$ 8,298	\$ 7,500	\$ 8,195	\$ 11,762	\$ 9,000
71070	Benefits (Health/Rec Center)	\$ 78,827	\$ 110,000	\$ 84,414	\$ 110,000	\$ 146,004
71076	Retirement Town Match	\$ 11,199	\$ 12,000	\$ 6,763	\$ 12,000	\$ 12,000
71080	Town Attorney Salary	\$ 41,491	\$ 75,000	\$ 65,593	\$ 80,000	\$ 75,000
71090	Accounting	\$ 19,924	\$ 18,000	\$ 15,173	\$ 20,000	\$ 20,000
71100	Audit	\$ 10,250	\$ 11,000	\$ 10,650	\$ 10,650	\$ 12,000
	Other Business Expense	\$ -	\$ 100	\$ -	\$ -	\$ -
	Total Admin Personnel	\$ 452,347	\$ 494,575	\$ 377,193	\$ 641,670	\$ 536,581

Administration						
72010	Office Supplies	\$ 3,597	\$ 4,000	\$ 2,744	\$ 4,000	\$ 4,000
72015	Uniforms	\$ 1,922	\$ 5,000	\$ -	\$ -	\$ 5,000
72020	Telephone	\$ 5,640	\$ 6,000	\$ 4,918	\$ 6,000	\$ 7,500
72030	Postage	\$ -	\$ 50	\$ -	\$ 50	\$ 50
72040	Printing & Publishing	\$ 3,174	\$ 4,000	\$ 1,870	\$ 3,200	\$ 3,000
72050	Meetings & Events Expense	\$ 7,542	\$ 10,000	\$ 6,765	\$ 10,000	\$ 10,000
72060	Training	\$ 1,977	\$ 6,000	\$ 1,937	\$ 1,937	\$ 6,000
72070	Sales & Lodging Tax Admin	\$ 10,372	\$ 5,000	\$ 2,460	\$ 5,000	\$ -
72080	Professional Services/Membership Fees	\$ 4,970	\$ 5,000	\$ 1,098	\$ 31,498	\$ 12,000
72090	Equipment Repairs & Lease	\$ 5,422	\$ 5,500	\$ 3,336	\$ 5,500	\$ 5,500
72100	Technology	\$ 92,110	\$ 85,000	\$ 64,600	\$ 85,000	\$ 95,000
72105	Community Engagement/Marketing	\$ 439	\$ 500	\$ -	\$ -	\$ 500
72106	Community Fund/Initiatives	\$ 23,919	\$ 50,000	\$ 22,691	\$ 50,000	\$ 50,000
72107	Scholarships	\$ 5,000	\$ 5,000	\$ 4,500	\$ 5,000	\$ 5,000
72110	Insurance	\$ 68,262	\$ 40,000	\$ 8,406	\$ 40,000	\$ 42,080
72120	Codifying	\$ -	\$ 3,000	\$ 1,050	\$ 1,050	\$ 3,000
72130	Elections	\$ 16,190	\$ -	\$ 88	\$ 88	\$ 18,000
72140	County Treasurer Fees	\$ 16,314	\$ 20,000	\$ 17,338	\$ 20,000	\$ 20,000
72150	NWCOG	\$ -	\$ 1,400	\$ 1,541	\$ 1,541	\$ 1,541
72160	CML	\$ 1,348	\$ 1,300	\$ -	\$ 1,300	\$ 1,388
72170	CAST	\$ 1,584	\$ 1,584	\$ 1,859	\$ 1,859	\$ 1,859
72180	Credit Card Charges	\$ 611	\$ 1,000	\$ 16	\$ 500	\$ 500
	Admin Misc	\$ -	\$ 50	\$ -	\$ 50	\$ 50
	Total Administration	\$ 270,393	\$ 259,384	\$ 147,217	\$ 273,573	\$ 291,968

Town Hall Expense						
73010	Utilities	\$ 12,551	\$ 13,000	\$ 9,446	\$ 13,000	\$ 14,000
73020	Trash	\$ 2,995	\$ 4,000	\$ 4,296	\$ 4,300	\$ 4,000
73030	Supplies	\$ -	\$ 500	\$ 509	\$ 509	\$ 750
73060	Repairs & Maintenance	\$ 3,513	\$ 1,000	\$ 935	\$ 1,000	\$ 1,000
73070	Employee Housing HOA	\$ 4,349	\$ 4,848	\$ 3,257	\$ 4,848	\$ 4,848
73080	Employee Housing Utilities	\$ 4,996	\$ 5,500	\$ 4,308	\$ 5,500	\$ 6,000
73090	Employee Housing Supplies	\$ -	\$ 100	\$ -	\$ 100	\$ 100
	Total Town Hall Expense	\$ 28,404	\$ 28,948	\$ 22,751	\$ 29,257	\$ 30,698

Planning & Zoning						
74010	Planning/Zoning Salary	\$ 8,400	\$ 8,400	\$ 4,700	\$ 8,400	\$ 8,400
	Total Planning & Zoning	\$ 8,400	\$ 8,400	\$ 4,700	\$ 8,400	\$ 8,400

Municipal Court						
75010	Judge Salary	\$ 6,500	\$ 6,500	\$ 4,333	\$ 6,500	\$ 6,500
75020	Prosecutor Salary	\$ 9,600	\$ 9,600	\$ 6,400	\$ 9,600	\$ 9,600
75040	Administration/Supplies	\$ 459	\$ 500	\$ 913	\$ 1,000	\$ 1,000
	Total Municipal Court	\$ 16,559	\$ 16,600	\$ 11,646	\$ 17,100	\$ 17,100

Public Safety						
76010	Salaries	\$ 313,614	\$ 321,572	\$ 244,534	\$ 336,962	\$ 388,545
76015	Office/General Administrative Expense	\$ -	\$ -	\$ -	\$ -	\$ -
76030	Fuel-Police Department	\$ 4,907	\$ 6,000	\$ 5,184	\$ 6,000	\$ 7,000
76040	Uniforms/Supplies	\$ 11,173	\$ 15,000	\$ 5,368	\$ 10,000	\$ 15,000
76050	Auto (repair, maintenance, car wash, car lease/purchase)	\$ 9,950	\$ 61,000	\$ 7,012	\$ 61,000	\$ 61,000
76060	Animal Shelter	\$ 2,179	\$ 2,100	\$ 1,654	\$ 2,100	\$ 2,426
76070	Communications Center	\$ 45,607	\$ 58,000	\$ 77,463	\$ 87,000	\$ 86,269
76080	HASMAT	\$ 2,407	\$ 2,500	\$ 2,527	\$ 2,527	\$ 2,600
76090	Radar Certification	\$ -	\$ -	\$ -	\$ -	\$ 100
76100	PD Training	\$ 1,264	\$ 5,000	\$ 253	\$ 1,500	\$ 5,000

76110	Professional Services	\$ 7,453	\$ 4,500	\$ 4,680	\$ 4,680	\$ 5,000
76115	Extra Work/Grant Expense	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Public Safety	\$ 398,554	\$ 475,672	\$ 348,675	\$ 511,769	\$ 572,940

Public Works

77010	Building Dept Contract	\$ 76,204	\$ 60,000	\$ 46,281	\$ 60,000	\$ 63,750
77107	Auto Repair/Maintenance Building Dept	\$ -	\$ -	\$ -	\$ -	\$ -
77020	Street Lights Utilities	\$ 2,362	\$ 1,200	\$ 1,183	\$ 1,200	\$ 1,500
77030	Snow Removal	\$ 212,311	\$ 252,350	\$ 206,006	\$ 252,350	\$ 304,242
77040	Street Maintenance	\$ 294,053	\$ 360,000	\$ 289,707	\$ 355,338	\$ 365,000
77050	Engineering	\$ 12,291	\$ 8,000	\$ -	\$ -	\$ 8,000
77055	1041 Process Expenses	\$ 4,801	\$ 5,000	\$ 2,598	\$ -	\$ -
77060	Road Signs	\$ 17,986	\$ 8,000	\$ 6,393	\$ 8,000	\$ 8,000
77090	Wildfire/Defensible Space Grants & Programs	\$ 48,716	\$ 80,000	\$ 66,815	\$ 80,000	\$ 50,000
77100	Town Park Maintenance	\$ 1,599	\$ -	\$ 242	\$ 242	\$ 500
77300	Blue River Ambassador	\$ 8,680	\$ 62,400	\$ 33,894	\$ 33,894	\$ 62,400
77301	Tarn Maintenance/Improvements	\$ 5,263	\$ 6,000	\$ 713	\$ 6,000	\$ 1,000
77115	Trail Easements/surveys	\$ 6,910	\$ -	\$ 4,857	\$ 4,857	\$ -
77310	Admin Vehicle	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Public Works	\$ 691,175	\$ 842,950	\$ 658,690	\$ 801,881	\$ 864,392

Capital Allocation

80000	Transfer to Capital Fund	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ 100,000
	Transfer to Broadband Fund	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 50,000
	Total Allocation for Capital	\$ 200,000	\$ 200,000	\$ 100,000	\$ 200,000	\$ 150,000

	Total Expenses	\$ 2,065,832	\$ 2,326,529	\$ 1,670,871	\$ 2,483,650	\$ 2,472,079
	Net Revenue/Expense	\$ 1,387,265	\$ 706,733	\$ 481,410	\$ 288,317	\$ 390,485

	Ending Fund Balance	\$ 8,501,165	\$ 7,850,405	\$ 7,625,082	\$ 7,989,482	\$ 2,453,985
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Less Classified Fund Balance

Restricted for:

	TABOR Reserve	\$ 50,000	\$ 50,000	\$ -	\$ 90,998	\$ 70,442
	Committed to:					
	Future Capital Outlay per 2018 CIP	\$ -	\$ -	\$ -	\$ 4,449,000	\$ -
	Assigned to:					
	Contingency (50%)	\$ 750,000	\$ 750,000	\$ -	\$ 1,385,984	\$ 1,431,282
	Total Classified Fund Balance	\$ 800,000	\$ 800,000	\$ -	\$ 5,925,982	\$ 1,501,724

	Unassigned Fund Balance	\$ 7,701,165	\$ 7,050,405	\$ 7,625,082	\$ 2,063,500	\$ 952,261
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**Town of Blue River
Capital Fund**

Description	Actual 2024	Budget 2025	YTD (8/31) 2025	Estimated 2025	Proposed 2026
Beginning Fund Balance	\$ 3,030,527	\$ 2,363,025	\$ 2,363,025	\$ 2,363,025	\$ 1,913,631
REVENUES					
<i>Capital Contributions</i>					
Transfer from General Fund	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ 100,000
Other Contributions	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 179,049	\$ 100,000	\$ 88,126	\$ -	\$ -
Total Income	\$ 279,049	\$ 200,000	\$ 88,126	\$ 100,000	\$ 100,000
Total Revenue	\$ 279,049	\$ 200,000	\$ 88,126	\$ 100,000	\$ 100,000
EXPENSES					
<i>Road Projects</i>					
Construction	\$ -	\$ 600,000	\$ 492,018	\$ 529,394	\$ 250,000
Engineering	\$ 76,433	\$ 50,000	\$ 18,330	\$ 20,000	\$ -
Legal	\$ -	\$ -	\$ -	\$ -	\$ -
Easements	\$ -	\$ 10,000	\$ -	\$ -	\$ -
Surveys	\$ -	\$ 6,000	\$ -	\$ -	\$ -
Total Road Projects Expense	\$ 76,433	\$ 666,000	\$ 510,348	\$ 549,394	\$ 250,000
<i>Land Acquisition</i>					
Land Purchase	\$ 859,408	\$ 450,000	\$ -	\$ -	\$ -
Legal	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Capital	\$ 10,711	\$ -	\$ -	\$ -	\$ -
Town Hall	\$ -	\$ -	\$ -	\$ -	\$ -
Total Land Acquisition	\$ 870,118	\$ 450,000	\$ -	\$ -	\$ -
Total Expenses	\$ 946,551	\$ 1,116,000	\$ -	\$ 549,394	\$ 250,000
Ending Fund Balance	\$ 2,363,025	\$ 1,447,025	\$ -	\$ 1,913,631	\$ 1,763,631

**Town of Blue River
Conversation Trust Fund**

Description	Actual 2024	Budget 2025	YTD (8/31) 2025	Estimated 2025	Proposed 2026
Beginning Fund Balance	\$ 143,337	\$ 155,034	\$ 155,034	\$ 155,034	\$ 165,034
REVENUES					
CTF Revenue					
Annual CTF Receipts	\$ 10,418	\$ 8,500	\$ 4,892	\$ 10,000	\$ 10,000
Interest	\$ 7,863	\$ 5,000	\$ 4,542	\$ 5,000	\$ 5,000
Total Revenue	\$ 18,281	\$ 13,500	\$ 9,434	\$ 15,000	\$ 15,000
EXPENSES					
CTF Expenditures					
77105 Other misc	\$ -	\$ -	\$ -	\$ -	\$ -
77115 Trail Easements	\$ -	\$ 3,000	\$ -	\$ 5,000	\$ 3,000
Signage	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000
77201 Legal	\$ 379	\$ -	\$ -	\$ -	\$ 500
77202 Surveys	\$ 6,205	\$ 5,000	\$ -	\$ -	\$ 5,000
77203 Town Park	\$ -	\$ 2,000	\$ -	\$ -	\$ 2,000
Total Expenditures	\$ 6,584	\$ 20,000	\$ -	\$ 5,000	\$ 20,500
Ending Fund Balance	\$ 155,034	\$ 148,534	\$ 164,468	\$ 165,034	\$ 159,534

**Town of Blue River
American Rescue Plan Fund**

Description		Actual 2024	Budget 2025	YTD (8/31) 2025	Estimated 2025	Budget 2026
ARP Beginning Balance		\$ 188,680	\$ 185,616	\$ 185,616	\$ 185,616	\$ -
REVENUES						
<i>American Resucue Funds Reveune</i>						
	Contributions	\$ -	\$ -	\$ -	\$ -	\$ -
	DOLA Grant	\$ -	\$ -	\$ -	\$ -	\$ -
44020	Interest	\$ 10,000	\$ 6,000	\$ 4,511	\$ 6,000	\$ -
	Total Income	\$ 10,000	\$ 6,000	\$ 4,511	\$ 6,000	\$ -
EXPENSES						
Broadband						
	Engineering	\$ -	\$ -	\$ -	\$ -	\$ -
	Construction	\$ -	\$ -	\$ -	\$ -	\$ -
61000	Planning	\$ 13,065	\$ 179,000	\$ 128,391	\$ 191,616	\$ -
	Total Expenses	\$ 13,065	\$ 179,000	\$ 128,391	\$ 191,616	\$ -
ARP Fund Ending Balance		\$ 185,616	\$ 12,616	\$ 61,736	\$ -	\$ -

**Town of Blue River
Broadband Fund**

	Actual 2024	Budget 2025	YTD (8/31) 2025	Estimated 2025	Proposed 2026
Beginning Balance	\$ 203,540	\$ 214,589		\$ 214,589	\$ 301,589
Revenues					
General Fund	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
Interest	\$ 11,049	\$ 5,000	\$ 7,702	\$ 12,000	\$ -
Grants					
Total	\$ 11,049	\$ 105,000		\$ 112,000	\$ -
Expenses					
Match	\$ -	\$ 200,000	\$ -	\$ 25,000	\$ 32,000
Grant	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 200,000	\$ -	\$ 25,000	\$ 32,000
Ending Balance	\$ 214,589	\$ 119,589	\$ -	\$ 301,589	\$ 269,589

**TOWN OF BLUE RIVER
RESOLUTION No. 2025-17**

A RESOLUTION APPROPRIATING SUMS OF MONEY TO VARIOUS FUNDS AND SPENDING AGENCIES IN THE AMOUNTS AND FOR THE PURPOSE AS SET FORTH BELOW FOR THE TOWN OF BLUE RIVER, COLORADO FOR THE 2026 BUDGET YEAR.

WHEREAS, on November 18, 2025, by Resolution No. 2025-16, the Board of Trustees of the Town of Blue River adopted the annual budget for the Town's 2026 budget year in accordance with the Local Government Budget Law; and

WHEREAS, The Board of Trustees has made provision therein for revenues/fund balances in an amount equal to or greater than the total proposed expenditures or planned expenditures from reserves/fund balances as set forth in said budget; and

WHEREAS, it is not only required by law but also necessary to appropriate the revenues provided in the budget to and for the purposes described below so as not to impair the operations of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES FOR THE TOWN OF BLUE RIVER, COLORADO:

That for the 2026 budget year of the Town of Blue River, Colorado the following sums are hereby appropriated from each fund for the purposes stated:

BUDGET FOR 2026

Fund	Appropriations
General Fund	\$2,472,079
Capital Fund	\$250,000
Conservation Trust Fund	\$20,500
American Rescue Plan Fund	\$0
Broadband Fund	\$32,000
Total -	\$2,774,579

ADOPTED this 18th day of November, 2025.

By _____
Nicholas Decicco, Mayor

ATTEST:

Steven G. Rabe, Interim Town Manager

**TOWN OF BLUE RIVER
RESOLUTION No. 2025-18**

**A RESOLUTION LEVYING GENERAL PROPERTY TAXES FOR THE YEAR
2025 TO DEFRAID THE COSTS OF GOVERNMENT FOR THE TOWN OF BLUE
RIVER, COLORADO, FOR THE 2026 BUDGET YEAR.**

WHEREAS, the Board of Trustees of the Town of Blue River adopted its annual Budget in accordance with local government budget law on November 18, 2025; and

WHEREAS, the amount of money necessary to balance the budget for general operating expenses is \$930,584; and

WHEREAS, the 2025 valuation for assessment for the Town of Blue River, as certified by the County Assessor is \$88,977,190.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Blue River, Colorado, as follows:

SECTION 1. That for the purpose of meeting all general operating and capital expenses of the Town of Blue River during the 2026 budget year, there is hereby levied a tax of 10.4587 mills upon each dollar of total valuation for assessment of all taxable property within the Town of Blue River for the year 2025, which reflects a 1.8313 mandatory temporary mill levy reduction from the Town's voter authorized mill levy of 12.290 mills for the purpose of complying with the 5.5% annual mill levy revenue limit.

SECTION 2. That the Interim Town Manager is hereby authorized and directed to certify to the County Commissioners of Summit County, Colorado, the mill levy for the Town of Blue River, as hereinabove determined and set, but as may be recalculated as needed upon the receipt of the final certification of valuation from the County Assessor in order to comply with any revenue and other budgetary limits.

ADOPTED AND APPROVED this 18th day of November, 2025.

By _____
Nicholas Decicco, Mayor

ATTEST:

Steven G. Rabe, Interim Town Manager

TOWN OF BLUE RIVER
TASK LIST
TOWN MANAGER
 November 12, 2025

TASK NUMBER	TASK	PRIORITY	BACKGROUND	WHO WILL HANDLE	LAST DATE ADDRESSED	STATUS	TO DO	ESTIMATED COMPLETION
1	2026 Budget	High	Prepare a Preliminary 2026 Budget for BOT review and facilitate the preparation and filing of the official Budget in accordance with Local Government Finance Laws	Interim BOT	11/12/2025	Budget Worksession was held on 11/11/2025	BOT to approve 2026 Budget, Appropriations and set Mill Levy at their 11/18/2025 meeting	12/31/2025
2	Town Manager Search Process	High	Facilitate the Board's selection process for a full-time replacement of the Town Manager position	Interim BOT	11/9/2025	Search process in under way	Applications due 11/18/2025	2/10/2026
3	Beetle Kill Grant	Medium	Administer 2025 Summit County Wildfire Grant Program	Interim Staff Contractors Property Owners	10/14/2025	Process payments	Possibly close out project and request reimbursement based on Grant guidelines	12/31/2025
4	Town Clerk/Treasurer Position	Medium	Create Clerk/Treasurer position, in accordance with Municipal Code and determine qualified individual for the position	Interim BOT	9/4/2025	Review Municipal Code for description of duties	Prepare job description for BOT approval	On-Hold
5	Code Enforcement Issue	High	Work with BOT and staff to create processes to handle violations of the Municipal Code	Interim BOT Staff Attorney	10/14/2025	Considering two (2) individuals for the position	Refining job description	1/1/2026
6	Short-Term Rental Regulations	High	Implement Short-Term Rental Regulations, once approved	Interim BOT Staff Attorney	11/11/2025	Attorney is finalizing STR Regulations and Fee Schedule	BOT to approve STR Regulations and Fee Schedule at their 11/18/2025 meeting	12/31/2025

TOWN OF BLUE RIVER
TASK LIST
TOWN MANAGER
 November 12, 2025

TASK NUMBER	TASK	PRIORITY	BACKGROUND	WHO WILL HANDLE	LAST DATE ADDRESSED	STATUS	TO DO	ESTIMATED COMPLETION
7	Transition terms	Medium	Assure that all accounts, websites, etc., have removed the former Managers credentials and re-establish Usernames/Passwords as necessary	Interim	10/14/2025	Going through password list provided by former Manager		Done
8	Replat - Siddons	Medium	Process application and facilitate the approval of the replat for the applicant	Interim Attorney P&Z BOT?	9/25/2025	Awaiting completed application from applicant		On-hold
9	BOT Compensation	Low	Provide compensation review of salaries for BOT	Interim BOT Attorney	10/8/2025	Received login credentials from CML		3/17/2026
10	Personnel Policy	Medium	Review current Personnel Policy for areas that may need correction/amendment based on conversations with Town Attorney	Interim BOT Attorney	11/6/2025	Reviewed policies regarding leave time	Discuss with BOT to determine whether an amendment is warranted	1/20/2026
11	Broadband Project	Medium	Town has contracted with NEO Connect to conduct a feasibility study and preliminary design for improved broadband services within the Town	Interim Breckenridge County San. Dist. Contractor	11/12/2025	Received project status update on 11/12/2025	Determine Budget status and confirm go-ahead to last phase of the design/survey project	4/1/2026
12	Municipal Code	Medium	Chief Close is reviewing the Code to determine, enforcement-wise, whether revisions or amendments are necessary for enforcement	Interim Staff BOT Attorney	11/2/2025	Chief Close has submitted a list of suggestions		

TOWN OF BLUE RIVER
TASK LIST
TOWN MANAGER
November 12, 2025

TASK NUMBER	TASK	PRIORITY	BACKGROUND	WHO WILL HANDLE	LAST DATE ADDRESSED	STATUS	TO DO	ESTIMATED COMPLETION
13	Comcast Franchise	Low	Assist in getting expired franchise agreement with Comcast renewed	BOT Attorney	11/12/2025	Comcast has agreed to the proposed terms of a franchise agreement	Schedule BOT approval of franchise ordinance	12/31/2025
14	BOT Spring Election	High	Coordinate the conduct of the Town's election in April 2026	Interim Deputy	11/10/2025	Received preliminary quote from Printers. Clerks to meet on 11/13/2025 to discuss counting machines/GA	Determine DEO. Prepare election calendar. Prepare Nomination Petitions	4/30/2026
15	Body Cam Switchout	High	Assist BRPD in the changeout of their current system to a new Vendor	Interim Chief BOT	10/21/2021	BOT approved Master Agreement with AXON at their 10/21/2025 meeting	Awaiting delivery of new equipment	1/1/2026



End of Month Report: October 2025

Calls for Service

Total number of a calls: 99

Top 10 calls as follows:

Traffic Stop	54
Information Request	7
Parking Violations	6
Medical	5
Road Hazard	4
Animal Complaint	2
Reckless Driver	2
Extra Watch Request	2
Noise	1
Mental Health	1

Summary: Shoulder season weather and reduced visitor numbers have produced the typical seasonal decline in the number of service calls. This is the second month in a row with no motor vehicle crashes. Historically, October averaged 2 crashes.

Arrests: 2 = 2 – misdemeanor
 Motor Vehicle Crash: 0
 DUI: 1

Citations Issued

Municipal = 13
 County = 2

Current Administrative Focus

- Code Enforcement – work continues to streamline a system for accuracy, transparency and effectiveness.
- Body Worn Cameras – coordination and considerations are being made to successfully transition from Digital Ally to Axon while maintaining state mandates and video retention expectations.
- Duty Phones – the department is upgrading their duty phones from a SE iPhone to iPhone 15. This should help improve cellular service and function.

Report prepared by:
 Chief, David Close