



BLUE RIVER BOARD OF TRUSTEES MEETING

Tuesday, January 20, 2026

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. Please note, however, that public comments will not be taken virtually, but will only be accepted in-person during public comment periods.

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

Planning Commission – Request for Clarification (Section 16B-5-70 LUC)

Approval of Agenda/Consent Agenda

1. Approval of Minutes
 - a. Regular Meeting of December 16, 2025
 - b. Special Meeting of January 13, 2026
2. Approval of Financial Report
 - a. Period Ending December 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 will be distributed separately to the Board of Trustees.

New Business

1. Resolution No. 2026-01 – Designating the Town’s Website as the Official Posting Location for Public Notices of Meetings for 2026
2. Resolution No. 2026-02 – Accepting the Transfer to the Town of Blue River from the Theobald Family Limited Partnership of Lot 21, Blue Rock Springs Subdivision

3. Resolution No. 2026-03 – Appointing a Town Manager and Approving Employment Agreement for the Town of Blue River
4. Resolution No. 2026-04 – Approving New Salary Ranges for the Town of Blue River

Old Business

1. None

Reports

1. Mayor & Trustee Reports
2. Town Attorney Reports
3. Staff Reports
 - a. Interim Town Manager
 - b. Chief of Police

Other Matters to be Brought Before the Board of Trustees

Executive Session

Pursuant to Section 24-6-402(4)(b) of Colorado Revised Statutes, an Executive Session will be called to receive legal advice on questions concerning property transfers and to devise negotiation strategy and instruct negotiators concerning an offer for the sale of real property. No action is anticipated following this Executive Session.

Adjourn



**BLUE RIVER BOARD OF TRUSTEES
REGULAR MEETING**

Tuesday, December 16, 2025

5:00 PM

0110 Whispering Pines Circle, Blue River, CO

Minutes

Call to Order – Roll Call

Mayor Pro-Tem Willey called the Regular Meeting to order at 5:01 PM.

PRESENT: Mayor Pro-Tem Willey
Trustee Noah Hopkins
Trustee Ted Slaughter
Trustee Barrie Stimson
Trustee Ben Stuckey (left at 5:45 PM)
Trustee Jonathon Heckman

Absent: Mayor Nick Decicco

Also present: Interim Town Manager Steve Rabe, Deputy Town Clerk John DeBee, Town Attorney Bob Widner (arrived at 5:05 PM) and Police Chief David Close

Work Session

The Work Session was to discuss:

- None

Approval of Agenda/Consent Agenda

Trustee Hopkins moved and Trustee Stuckey seconded to approve the Consent Agenda, as presented. All ayes.

1. Approval of Minutes
 - a. Regular Meeting of November 18, 2025
2. Approval of Financial Report
 - a. Period Ending November 30, 2025

Communications to the Board of Trustees

Public comments were made by the following: Dan Cleary

New Business

1. Comcast Franchise

a. Public Hearing

Mayor Pro-Tem Willey closed the Regular Meeting and opened the Public Hearing at 5:06 PM. Town Attorney Bob Widner made initial comments in support of approving the Franchise Agreement with Comcast. Mayor Pro-Tem Willey opened the Public Hearing up to public comment at 5:12 PM. Mayor Pro-Tem Willey closed the Public Hearing and re-convened the Regular Meeting at 5:13 PM.

b. Approval of Ordinance No. 2025-10 – Approving the Renewal of a Non-Exclusive Cable Television Franchise and Franchise Agreement Between the Town of Blue River and Comcast of Colorado XI, LLC to Provide Cable Television Services within the Town and to Make Reasonable and Lawful Use of the Town's Public Rights-of-Way and Public Road Easements for Such Purposes

Trustee Stimson moved and Trustee Hopkins seconded to approve Ordinance No. 2025-10 as presented. All ayes.

2. 2025 Budget

a. Approval of Resolution No. 2025-19 – Appropriating Additional Sums of Money in the General Fund for the 2025 Budget

Interim Town Manager Steve Rabe provided a brief explanation as to why the need for the extra appropriation is necessary, specifically to cover the costs of the separation package paid to the former Town Manager as well as the subsequent costs for professional services, all of which could not have been foreseen at the time of the approval of the 2025 Budget. Trustee Slaughter moved and Trustee Hopkins seconded to approved Resolution No. 2025-19 as presented. All ayes.

b. Approval of Resolution No. 2025-20 – Appropriating Additional Sums of Money in the American Rescue Plan Fund for the 2025 Budget

Interim Town Manager Steve Rabe stated that the extra appropriation is necessary because additional services were approved with NEO, the Town's contractor that is providing broadband study services, costs that could not have been foreseen at the time of the approval of the 2025 Budget. Trustee Slaughter moved and Trustee Hopkins seconded to approve Resolution No. 2025-20 as presented. All aye.

3. 2026 Municipal Election

a. Approval of Resolution No. 2025-21 – Authorizing a Mail Ballot Election on April 7, 2026 and Setting Forth Other Details Relating Thereto

Interim Town Manager Steve Rabe stated that the Resolution is necessary to establish that the Town of Blue River will be conducting a mail ballot election in the Spring of 2026 as well as to appoint a Designated Election Official. Trustee Stimson moved and Trustee Slaughter seconded to approve Resolution No. 2025-21 as presented. All ayes.

b. Intergovernmental Agreement for Election Services

Interim Town Manager Steve Rabe stated that the IGA is an agreement between the Town of Breckenridge, the Town of Silverthorne, the Town of Dillion, the Town of Keystone and the Town of Blue River, all of which have agreed to share the services of Clear Ballot, with Breckenridge serving as the signer of the Master Agreement and

host for the vote counting machine. Trustee Slaughter moved and Trustee Hopkins seconded to re-affirm the Board of Trustees' decision to authorize Interim Town Manager Steve Rabe to sign the Intergovernmental Agreement on behalf of the Town of Blue River. All ayes.

c. Agreement for Professional Services – Kathy Neel

Interim Town Manager Steve Rabe reported that the Town of Blue River has entered into a professional services agreement with Kathy Neel who has agreed to serve as the Town's Designated Election Official for the upcoming municipal election on April 7, 2026. Item was informational only – no need for Board action.

4. Town Manager Search Process

a. Selection of Finalists

Interim Town Manager Steve Rabe reported that the Town had received seventeen (17) inquiries in response to the Town's advertisement for a new Town Manager and had received five (5) applications by the November 21st deadline. Mr. Rabe stated that he had selected four (4) semi-finalists from the list of applicants and had conducted phone interviews of the semi-finalists, completing those interviews on December 8th. From those semi-finalist interviews, Mr. Rabe is recommending that the Board of Trustees narrow the list to two (2) finalists. Trustee Stimson moved and Trustee Stuckey moved to select, announce and consider as finalists for the position of Town Manager the following: Chad Hull, Littleton, CO and Jack Seward, Silverthorne, CO. All ayes.

b. Set Date/Time for Finalist Interviews

Interim Town Manager Steve Rabe stated that the Board's approved hiring timeline contemplated conducting finalist interviews the week of January 5th, but that, with Planning & Zoning Commission meeting on Tuesday the 6th and other scheduling issues that week, the Board may wish to consider a date during the next week. After discussion, consensus was to conduct the interviews on Tuesday, January 13, 2026, beginning at 5:00 PM.

Old Business

1. None

Reports

1. Mayor & Trustee Reports – Trustee Slaughter reported that the Wildfire Council had met to review and award grant requests. Mr. Slaughter also reported that he had attended a Transit Board meeting as a representative of the Town as well as a Strategic Planning Meeting held by the Red, White and Blue Fire Protection District.
2. Town Attorney Reports – none
3. Staff Reports
 - a. Town Manager – Interim Town Manager Steve Rabe asked the Board whether they would be interested in transferring Town assets that are currently being held by Alpine Bank to the Town's existing ColoTrust account since Colotrust is currently paying 4.0176%. Those present consented to a transfer of a portion of the \$1.2 million that is currently being held at Alpine Bank, consistent with the recommendation of Mr. Rabe and the Town's Accountant. Mr. Rabe stated that

the 2026 Budget Books should be done soon, since it is his goal to have the Budget ready to submit to Department of Local Affairs by year's end.

- b. Chief of Police – Chief Close gave an update of the new Body Cam system. The Department is currently awaiting training before the new system is fully implemented.

Other Matters to be Brought Before the Board of Trustees

None.

Executive Session

Trustee Stimson moved and Mayor Pro-Tem Willey seconded to go into Executive Session pursuant to Section 24-6-402(4)(b) and (e) of Colorado Revised Statutes to receive legal advice on questions concerning property transfers and to devise negotiation strategy and instruct negotiators concerning an offer for the sale of real property. No action anticipated following the Executive Session. All ayes.

Mayor Pro-Tem Willey called a brief recess at 5:45 PM.

The Board of Trustees entered into Executive Session at 5:51 PM.

Trustee Stimson exited the Executive Session and left the meeting at around 5:55 PM.

Mayor Pro-Tem Willey re-convened the Regular Meeting at 6:06 PM.

Adjourn

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

Meeting adjourned at 6:07 PM.

Submitted by:

Steven G. Rabe
Interim Town Manager



**BLUE RIVER BOARD OF TRUSTEES
SPECIAL MEETING**

Tuesday, January 13, 2026

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 5:07 PM.

PRESENT: Mayor Nick Decicco
Trustee Noah Hopkins (via Zoom)
Trustee Ted Slaughter
Trustee Barrie Stimson
Trustee Jonathon Heckman
Trustee Ben Stuckey

ABSENT: Trustee Jodie Willey

Also present: Interim Town Manager Steve Rabe and Finalists Chad Hull and Jack Seward

Executive Session

Mayor Decicco moved and Trustee Stimson seconded to go into Executive Session pursuant to Section 24-6-402(4)(e) and 24-6-402(3.5) of the Colorado Revised Statutes for purposes evaluating information concerning the specific qualifications of Finalists for the Town Manager position, determine negotiation strategy and to instruct negotiators on the terms of an Employment Agreement. No action is anticipated following the Executive Session. All ayes.

The Board of Trustees entered into Executive Session at 5:08 PM.

Mayor Decicco called an end to the Executive Session at 7:42 PM.

Adjourn

Trustee Stimson moved and Trustee Slaughter seconded to adjourn the meeting. Motion passed.

Meeting adjourned at 7:43 PM.

Submitted by:

Steven G. Rabe
Interim Town Manager

Although the construction standards for a given foundation are governed by the Town-adopted building and safety codes, exposed portions of a foundation visible from the exterior of the building or structure can diminish or enhance the character of a building or structure depending on the treatment of the exposed foundation.

- (b) **Design Requirements.** The portion of a foundation visible from the exterior of a building or structure shall be physically treated to integrate the foundation's appearance with the building or structure and with the surrounding environment. Stone, stone veneer, rock, and metal are acceptable treatment materials provided that the materials match or are consistent with similar materials used in the construction of the predominant portions of the building or structure. Exposed and unpainted or untreated concrete or cinderblock foundation walls are prohibited unless such exposed walls are both approved by the Town (See Chapter 16C and Type C Application) and painted or treated to match the predominant Town-approved color of the principal building or structure. For foundations with nominal visual exposure (i.e., no greater than 18 inches in height at any point above finished grade), the use of landscaping materials which will significantly reduce or mask the visibility of the concrete or cinderblock foundation are acceptable if such treatment is included within a landscape plan approved by the Town.

Sec. 16B-5-70. Roofs.

- (a) **Generally.** The design of roofs and roof slope on all buildings or structures can enhance the compatibility of the building or structure with the surrounding environment. For this reason, the design of roofs for all buildings and structures shall comply with this Section.
- (b) **Roof Form Requirements.**
- (1) **Prohibited.** The use of a flat, shed, butterfly, or mansard roof forms¹⁸ as the predominant or primary roof for a building or structure is prohibited. The use of a roof with a pitch of 2:12 or lesser slope shall be limited to roof sections that serve as secondary elements of architectural interest, such as integrating small segments of flat or shed roof over entryways or where necessary to accommodate a second-floor deck. Where secondary flat or shed roof segments are proposed, the Town may require engineering certification of the roof's capacity to accommodate anticipated snow loads and/or the integration of mechanisms or methods to ensure the mitigation of snow and ice from roof sections.
 - (2) **Acceptable.** Gable, hip, hip and valley, and shed roof forms with roof pitches between 4:12 and 12:12 are acceptable.
 - (3) **Subject to Discretionary Review.** The use of other forms of roof (i.e., saltbox, gambrel, or combination of different roof forms) shall be subject to Town review and discretionary approval based on factors such as: (i) consistency with other roof forms found within the immediate neighborhood on existing buildings or structures; (ii) the roof's integration into the immediate surrounding environment in a manner

¹⁸ See <https://www.britannica.com/technology/roof> for illustrations of basic roof forms.

that reduces the appearance of the building or structure, (iii) the integration of architectural elements such as dormers, cutouts, and roof variations to lessen the appearance of the roof and the mass of the building or structure; and (iv) the degree to which the proposed roof form will allow the building or structure to significantly reduce the need to build to the maximum allowed building height for the lot.

(c) Design Requirements.

- (1) Roof design shall accommodate snow loading reasonably anticipated for Blue River.
- (2) Roof overhangs shall be used to add visual interest, enable the safe shedding of snow and ice, and protect the building or structure from weather.
- (3) The use of metal facia is prohibited.
- (4) Roofing material shall be metal (allowable muted, non-reflective earth tones or dark natural colors) or asphalt shingles (earth tones or dark natural colors). All other roofing material shall be subject to Town review and approval based on the ability of the proposed material to be equal or better than metal or asphalt shingles in the protection of the building or structure and in the aesthetic appearance and impact on the natural environment.

(d) Design Guidelines.

- (1) Roof design should avoid long uninterrupted expanses of roof surface without the addition of architectural treatment to add visual interest.
- (2) Roof design should follow existing contours of the surrounding topography to enable the roof to integrate into the natural environment and reduce visual impact on the community.
- (3) The use of flashing, gutters, and downspouts are to be minimized and used only where needed to protect walkways, sidewalks, entrances, and other areas with anticipated pedestrian use. Where proposed for use, they are to be constructed of durable metals and in colors that blend with the roof and exterior walls.

Sec. 16B-5-80. Garages.

- (a) Garages as Subordinate Feature. Garages shall not dominate the structure and shall be subordinate to the residence. Garage walls shall be set back behind the front primary walls of the home. Where possible, garages shall be side loaded.
- (b) Materials and Color. Garage doors shall be wooden or of a material and color to match adjacent surfaces. Simple designs are encouraged. Clad materials such as anodized

TOWN OF BLUE RIVER, COLORADO

RESOLUTION 2026-01

**A RESOLUTION DESIGNATING THE TOWN'S WEBSITE
(TOWNOFBLUERIVER.COLORADO.GOV) AS THE OFFICIAL
POSTING LOCATION FOR PUBLIC NOTICES OF MEETINGS FOR 2026**

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

WHEREAS, by C.R.S. § 24-6-204(2)(c)(III), the Colorado General Assembly expressed an intent to relieve local governments of the requirement to physically post meeting notices and expressly authorized and encouraged local governments to utilize websites for the posting of notices; and

WHEREAS, Town Code Section 2-1-110 provides that the Board of Trustees shall adopt a resolution annually to designate the official posting location for notices of Town meetings.

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 designates the Town's Official Website: <https://townofblueriver.colorado.gov> as the official location where notices of Town meetings will be posted for 2026.

2. This Resolution shall be effective immediately upon approval.

ADOPTED at a regular meeting of the Board of Trustees the 20th day of January, 2026.

Mayor

ATTEST:

Deputy Town Clerk

TOWN OF BLUE RIVER, COLORADO

RESOLUTION 2026-02

**A RESOLUTION ACCEPTING THE TRANSFER TO THE TOWN OF
BLUE RIVER FROM THE THEOBALD FAMILY LIMITED
PARTNERSHIP OF LOT 21, BLUE ROCK SPRINGS SUBDIVISION
(0036 BLUE ROCK DRIVE CR579)**

WHEREAS, the Theobald Family Limited Partnership is the owner of Lot 21, Blue Rock Springs Subdivision addressed as 0036 Blue Rock Drive (CR579); and

WHEREAS, the Theobald Family Limited Partnership desires to transfer without cost or charge Lot 21 of the Blue Rock Springs Subdivision to the Town of Blue River subject to specific conditions as set forth in the deed; and

WHEREAS, the Blue River Board of Trustees desires to accept the transfer and to thank the Theobald Family Limited Partnership for its generosity and its interest in preserving the natural environment, open spaces, and character of the Town of Blue River.

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

1. The Blue River Board of Trustees accepts the transfer of Lot 21, Blue Rock Springs Subdivision (0036 Blue Rock Drive) as more specifically described in the attached deed.
2. This Resolution shall be effective immediately upon approval.

ADOPTED at a regular meeting of the Board of Trustees on the 20th day of January, 2026.

Mayor

ATTEST:

Town Clerk or Deputy

**TOWN OF BLUE RIVER
RESOLUTION No. 2026-03**

**A RESOLUTION APPOINTING A NEW TOWN MANAGER AND APPROVING
AN EMPLOYMENT AGREEMENT FOR THE TOWN OF BLUE RIVER**

WHEREAS, the Board of Trustees of the Town of Blue River adopted a hiring process and approved a hiring timeline for the Town Manager position on October 21, 2025; and

WHEREAS, Town of Blue River solicited applications from interested parties until November 21, 2025; and

WHEREAS, on December 16, 2025, the Board of Trustees publicly named a list of finalists for the position of Town Manager; and

WHEREAS, The Board of Trustees conducted finalist interviews on January 13, 2026.

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

SECTION 1. That _____ is hereby retained and appointed as Town Manager of the Town of Blue River; and

SECTION 2. That the Employment Agreement, attached hereto as Exhibit "A," is hereby approved by the Board of Trustees.

ADOPTED AND APPROVED this 20th day of January, 2026.

By:

Nicholas Decicco, Mayor

ATTEST:

Steven G. Rabe, Interim Town Manager

**TOWN OF BLUE RIVER
RESOLUTION No. 2026-04**

**A RESOLUTION APPROVING NEW SALARY RANGES FOR THE TOWN OF
BLUE RIVER**

WHEREAS, the Board of Trustees of the Town of Blue River adopted a budget for fiscal year 2026 on November 18, 2025; and

WHEREAS, contained within the budget were cost-of-living-increases for employees of the Town of Blue River; and

WHEREAS, said cost-of-living increases, in turn, require an adjustment to the Town's current salary ranges.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Blue River, Colorado, that the salary ranges for the Town are adopted as follows:

Position	Low Range	High Range
Town Manager	\$87,360	\$131,872
Chief of Police	\$80,080	\$121,472
Town Clerk	TBD	TBD
Deputy Town Clerk	\$57,200	\$72,800
Police Office	\$63,440	\$78,000
Code Ambassador	\$52,000	\$62,400

ADOPTED AND APPROVED this 20th day of January, 2026.

By:

Nicholas Decicco, Mayor

ATTEST:

Steven G. Rabe, Interim Town Manager



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