



**BLUE RIVER BOARD OF TRUSTEES
REGULAR MEETING**

Tuesday, January 20, 2026

5:00 PM

0110 Whispering Pines Circle, Blue River, CO

Minutes

Call to Order – Roll Call

In the absence of a presiding officer, Secretary to the Board of Trustees, Interim Town Manager Steve Rabe, called the meeting to order at 5:12 PM.

PRESENT: Trustee Noah Hopkins
Trustee Ted Slaughter
Trustee Barrie Stimson
Trustee Ben Stuckey (via Zoom - left after the availability of a Quorum was determined)
Trustee Jonathon Heckman

Absent: Mayor Nick Decicco, Mayor Pro-Tem Willey
Also present: Interim Town Manager Steve Rabe, Deputy Town Clerk John DeBee, Town Attorney Bob Widner and Police Chief Close (arrived at around 6:20 PM)

Mr. Rabe announced that the first order of business was the election of a presiding officer. Trustee Slaughter moved and Trustee Stimson seconded to nominate Trustee Hopkins as the presiding officer for the remainder of the meeting. All ayes. Trustee Hopkins assumed the role of presiding officer.

Work Session

The Work Session was to discuss:

- Request for Clarification of Section 16B-5-70 of the Land Use Code. Commissioner Kristofer Carlsted, representing the Planning & Zoning Commission briefly discussed the issues that the Commission was experiencing in greater frequency while doing architectural reviews regarding their review of roof designs and roof slopes. After discussion, it was determined that, since the Commission does not have flexibility to deviate from the provisions of the Code, the Commission was asked to draft proposed changes and amendments and present them to the Board of consideration.

Approval of Agenda/Consent Agenda

Interim Town Manager Steve Rabe requested that the Executive Session be removed from the Agenda and that a new item #5 be added regarding the approval of a letter of engagement for the 2025 Audit.

Trustee Heckman moved and Trustee Stimson seconded to approve the Consent Agenda, as amended. All ayes.

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

Public comments were made by the following: Dan Cleary, Paul Semmer and Gordon Manin

New Business

1. Resolution No. 2026-01 – Designating the Town's Website as the Official Posting Local for Public Notices of Meeting for 2026
Trustee Slaughter moved and Trustee Stimson seconded to approve Resolution No. 2026-01 as presented. All ayes.
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
Town Attorney Bob Widner provided a brief report and some background on the proposed transfer, which is being done without cost to the Town. Trustee Stimson moved and Trustee Heckman seconded to approve Resolution No. 2026-02 as presented. All ayes.
3. Resolution No. 2026-03 – Appointing a Town Manager and Approving Employment Agreement for the Town of Blue River
Trustee Hopkins made a brief statement regarding the Board's efforts to retain a new Town Manager and announced that the Board had selected Mr. Chad Hull for the position from the two (2) Finalists that were interviewed. Trustee Heckman moved and Trustee Stimson seconded to approve Resolution No. 2026-03 as presented. All ayes.
4. Resolution No. 2026-04 – Approving New Salary Ranges for the Town of Blue River
Interim Town Manager Steve Rabe reported that, since the Board had awarded a cost-of-living increase to each employee, the salary ranges for all positions have, both minimum and maximum, been adjusted accordingly. Trustee Slaughter moved and Trustee Heckman seconded to approve Resolution No. 2026-04 as presented. All ayes.

5. Approve Letter of Engagement for 2025 Audit
Interim Town Manager Steve Rabe explained that the Letter of Engagement had been provided after the packets had been put together but that it was important to get the audit process started. Trustee Stimson moved and Trustee Slaughter seconded to approve the Letter of Engagement with McHan & Associates, LLC for the 2025 Audit. All ayes.

Old Business

1. None

Reports

1. Mayor & Trustee Reports – Trustee Slaughter reported prescribed burning will be occurring again, but that the remaining slash piles could be burned up in the next few days.
2. Town Attorney Reports –Attorney Widner presented parting comments regarding Interim Town Manager Steve Rabe’s departure from the Town of Blue River.
3. Staff Reports
 - a. Town Manager – Interim Town Manager Steve Rabe reported that the temporary access agreement for the Tarn was set to expire at the end of January so the Town Attorney contact the Theobald’s with regard to a possible extension, which has been granted until May 31st. The Town needs to authorize the Mayor to sign the extension. Trustee Slaughter moved and Trustee Heckman seconded to authorize the Mayor to sign the extension on behalf of the Town.
 - b. Chief of Police – Trustee Hopkins read a Letter of Appreciation to Chief Close and members of the Police Department.

Other Matters to be Brought Before the Board of Trustees

Trustee Slaughter moved and Trustee Heckman moved to request that staff be directed to bring forth information and a sample Ordinance regarding compensation paid to the Board of Trustees as a discussion item at the February 17th worksession. All ayes.

Adjourn

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

Meeting adjourned at 6:22 PM.

Submitted by:

Steven G. Rabe
Interim Town Manager