



**BLUE RIVER BOARD OF TRUSTEES
REGULAR MEETING**

Tuesday, February 17, 2026

5:00 PM

0110 Whispering Pines Circle, Blue River, CO

Minutes

Call to Order – Roll Call

Mayor Nick Decicco called the meeting to order at 5:00 PM.

PRESENT: Mayor Nick Decicco
Mayor Pro Tem Jodie Willey
Trustee Noah Hopkins
Trustee Ted Slaughter
Trustee Barrie Stimson
Trustee Ben Stuckey (Departure at 5:46 PM)
Trustee Jonathon Heckman (Arrival at 5:07 PM)

Absent: None

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

Work Session

The Work Session was to discuss:

- Proposed Modification of Section 16B-5-70 of the Land Use Code. Commissioner Kristofer Carlsted, representing the Planning & Zoning Commission, briefly discussed the proposed changes to the Land Use Code 16B-5-70, which relates to roofing code. These changes focus on a reduction of minimum slope to 3:12 and the removal of shed roof from the prohibited forms list. The proposed changes also focus on the prohibition of single pitch/plane shed roofs as well as a maximum 65% of roof area dedicated to such roof styles. After discussion, the Board recommended an Ordinance be drafted for the March meeting that includes the proposed roof code changes.
- Setback language regarding road easements within the Land Use Code. Commissioner Dan Cleary, representing the Planning & Zoning Commission, spoke on a Commission opinion related to the interpretation of Ordinance 2025-02. A discussion was held between Commissioner Cleary, Building Official Kyle Parag, and the Board related to the interpretation of road easements, potential adjustments to language in the Land Use

Code, and the history of road easement challenges in the Town. The Board asked the Planning and Zoning Commission to review any setback language adjustments and to come back with a recommendation for the Board to consider.

- Proposed Ordinance 2026-02 regarding a compensation adjustment for the Board of Trustees. Trustee Slaughter spoke on his belief that compensation has been ready for a change for some time and is reasonable given the last compensation adjustment was in 2006. Multiple Trustees voiced support and appreciation for Trustee Slaughter's statement. Town Attorney Robert Widner noted that the increase only applies to Trustees that are elected in a new term and that members elected in 2026 may be paid more than seated Trustee members. He stated that many local governments move to make pay changes effective two terms out from the time of an ordinance to avoid pay differences between Trustees. The Board discussed the data given to them on pay rates in comparison cities, the possibility of a referendum on the issue, and that a pay raise may make a Board seat more appealing. Mayor Decicco requested that the Ordinance be moved to the March meeting to allow for additional public input. The Board decided to have a revised Ordinance be set before them at the March Board of Trustees Meeting.

Approval of Agenda/Consent Agenda

Mayor Decicco moved and Trustee Heckman seconded to approve the Consent Agenda, as amended with the removal of Ordinance 2026-02 regarding a compensation adjustment for the Board of Trustees. All ayes.

1. Approval of Minutes
 - a. Regular Meeting of January 20, 2026.
2. Approval of Financial Report
 - a. Period Ending January 31, 2026.

Communications to the Board of Trustees

Public comments were made by the following: Paul Semmer, Kristofer Carlsted, Marlene Semmer, and Dan Cleary

New Business

1. Resolution No. 2026-05 – A Resolution Cancelling the Regular Municipal Election and Determining the Terms of the Board of Trustees of the Town of Blue River
Trustee Heckman moved and Trustee Willey seconded to approve Resolution No. 2026-05 as presented. All ayes.
2. Ordinance No. 2026-01 – an Ordinance of the Board of Trustees of Blue River, Colorado, Adopting by Reference the 2024 Editions of the Following Codes for the Purpose of Regulating the Erection, Construction, Enlargement, Alteration, Repair, Moving, Removal, Demolition, Conversion, Occupancy, Equipment, Use, Height, Area and Maintenance of All Buildings or Structures and Building Service Equipment: the International Building Code, International Property Maintenance Code, International Existing Building Code, International Energy Conservation Code, International Swimming Pool and Spa Code, International Wildland-Urban Interface Code,

International Fire Code, the 2023 National Electrical Code, Colorado Fuel Gas Code, Colorado Model Electric and Solar Ready Code; and the Regulations of the Summit County Public Health Department, the Upper Blue Sanitation District, Repealing all Conflicting Ordinances, Setting Penalties for Violations, and Providing an Effective Date of March 31, 2026

a. Public Hearing

Mayor Decicco closed the Regular Meeting and opened the Public Hearing at 6:05 PM. Building Official Kyle Parag provided a work session overview of the proposed code adoptions. Public comments were made by Commissioner Kristofer Carlsted and Commissioner Dan Cleary. Mayor Decicco closed the Public Hearing and reconvened the Regular Meeting at 6:50 PM.

b. Motion to Approve

Trustee Stimson moved to approve an amended Ordinance No.2026-01 excluding the Fire Code adoption and adjusting language in the 2024 Code to align with prior Code standards. Mayor Decicco seconded to approve the amended Ordinance 2026-01 as presented. The motion passed with five ayes and one nay.

Old Business

1. None

Reports

1. Mayor & Trustee Reports – Trustee Slaughter reported that the County Manager recommended three bus routes be returned to the Town via a grant, but that that the grant cannot be used for bus stops. Mayor Decicco asked if the Town could pay for bus stops that would be recognized by the Town and Trustee Slaughter said he would ask. Trustee Heckman stated his opposition to the higher short-term rental rates passed by the Board in 2025 and his desire to have this be discussed at a later date.
2. Town Attorney Reports – None.
3. Staff Reports
 - a. Town Manager – Town Manager Chad Hull reported on a study by NEO Connect conducted on broadband installation in the Town which recommends a hybrid underground/above-ground approach. Town Manager Hull further discussed the remaining funds allocated to the broadband feasibility study from American Rescue Plan monies and the Town's financial report through January 31st.
 - b. Chief of Police – Police Chief David Close noted that the Explorers program for youth is being launched and that the Town Police Department would be conducting their annual in-service shortly. Chief Close also discussed a Flock camera that was installed within Town boundaries by the Sheriff's Office as well as providing an explanation on the Flock camera system and its implications for law enforcement.

Other Matters to be Brought Before the Board of Trustees

1. None

Executive Session

Mayor Pro-Tem Willey moved to enter an executive session pursuant to Section 24-6-402(4)(b) C.R.S. to receive legal advice regarding a property owner's complaint about prior zoning and potential subdivision and to close the Regular Meeting. Mayor Decicco seconded the motion to enter and close of the Regular Meeting and the executive session was entered at 7:16PM.

Adjourn

Mayor Decicco moved and Mayor Pro-Tem Willey seconded to adjourn the Executive Session. Motion passed.

Meeting adjourned at 7:40 PM.

Submitted by:

Chad Hull
Town Manager