



**BLUE RIVER BOARD OF TRUSTEES  
REGULAR MEETING**

**May 19, 2026**

**5:00 PM**

**0110 Whispering Pines Circle, Blue River, CO**

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**Minutes**

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**Call to Order – Roll Call**

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

PRESENT: Mayor Nick Decicco  
Trustee Jodie Willey  
Trustee Barrie Stimson  
Trustee Ben Stuckey  
Trustee Heather Demovic  
Trustee Ted Slaughter via phone call, arrival at 5:08 PM and departure at 5:32PM

Absent: Trustee Jonathon Heckman

Also present: Town Manager Chad Hull, Deputy Town Clerk John DeBee, Police Chief David Close, and Town Attorney Robert Widner.

**Work Session**

No work session was held.

**Approval of Agenda/Consent Agenda**

Trustee Demovic moved and Trustee Stimson seconded to approve the Consent Agenda. All ayes.

1. Approval of Minutes
  - a. Regular Meeting of April 21, 2026.
2. Approval of Financial Report
  - a. Period Ending April 30, 2026.

## **Communications to the Board of Trustees**

Public comments were made by the following: Dan Cleary, Eric Greven, and Lou Fishman.

## **New Business**

1. Resolution No. 2026-07 – a Resolution Approving an Agreement between the Town and the Theobald Family Limited Partnership for Limited Public Access to the Goose Pasture Tarn
  - a. Motion to Approve  
Mayor Decicco moved to approve Resolution No. 2026-07 as presented. Trustee Stimson seconded to approve Resolution No. 2026-07. All ayes.
2. Ordinance No. 2026-03 - an Emergency Ordinance to Impose a Suspension and Delay (a/k/a Moratorium) on Applications and Issuance of Permits for Short-Term Rentals. Alternatively, Ordinance No. 2026-03 may be considered as a Regular Ordinance.
  - a. Public Hearing  
Mayor Decicco closed the Regular Meeting and opened the Public Hearing at 5:08 PM. Public comments were made by Dan Cleary and Eric Greven. Trustee Slaughter called in to the meeting to discuss the ordinance and to cast a vote. The Trustees debated the merits of this ordinance and the Town's challenges with managing short-term rental advertisements, setting up compliance practices, and enforcement efforts. Possible compliance software and current best estimates of short-term rental counts by neighborhood were also covered. Mayor Decicco closed the Public Hearing and reconvened the Regular Meeting at 5:31 PM.
  - b. Motion to Approve  
Trustee Willey motioned to approve emergency Ordinance No. 2026-03 as presented. Mayor Decicco seconded to approve Ordinance No. 2026-03. All ayes. Ordinance No. 2026-03 passes with a supermajority.

## **Old Business**

1. None

## **Reports**

1. Mayor & Trustee Reports – None.
2. Town Attorney Report – None.
3. Staff Reports
  - a. Town Manager – Town Manager Chad Hull reported on outreach to and interest from the community regarding the Planning & Zoning Commission vacancy, stating that there have been two applicants but that neither is eligible as they do not fit the criteria of a bona-fide resident which must be considered. The relevant “other business” item should be moved to a later date as a result of this finding.

The Town Manager reminded the Board of the Town STR regulations and ongoing compliance efforts. The April Financial Report reveals the Town is in a strong position relative to forecasted revenues and expenditures across all funds. Town Manager Hull noted conversations between Summit County Municipalities, Fire Districts, and the USFS and the current fuel conditions data, which does not support fire restrictions. The “pre-green up, clean up” initiative was mentioned as a critical method for Town residents to mitigate fire concerns. The ongoing design phase of the Gary Roberts Water Treatment Plant addition was discussed with the Trustees, who supported the idea of a June work session on current project design. The Town Manager solicited Trustee interest in attending the annual CML conference in Westminster. The new combined application for Goose Pasture Tarn Access and Boat Permits was covered, and the Town Manager reminded the Trustees of the access and enforcement efforts underway at the Tarn for the summer season. Town Manager Hull also mentioned an inquiry from Vertical Bridge requesting a lease on a 100’ by 100’ plot of land in Town for a new cell tower. The Trustees requested that a work session be set up at a later date to hear the proposed terms and that the Town Manager explore the possibility of developing broadband access in tandem with a proposed Upper Blue Sanitation District project along Highway 9.

- b. Police Report – Police Chief David Close provided an update on a damaged patrol car and the timeline for obtaining a replacement vehicle.

### **Other Matters to be Brought Before the Board of Trustees**

1. Consideration of a Board of Trustees Special Session on May 26, 2026
  - a. Town Manager Hull noted that the agenda for a proposed special session on May 26 is different from when the meeting was first discussed by the Trustees. Town Attorney Widner stated that public notice was already sent out for the agenda items for that date. The Trustees agreed to keep the May 26<sup>th</sup> Special Session as proposed.
2. Consideration of applicants for a vacancy on the Planning and Zoning Commission
  - a. The Trustees waived this matter for a later date to allow for further solicitation of any potential eligible applicants.
3. Consideration of Trustee to fill vacancy on Finance Committee
  - a. Trustee Stimson volunteered to fill the vacancy on the Finance Committee.

### **Executive Session**

Mayor Decicco moved to approve the following executive sessions:

- Pursuant to C.R.S. 24-6-402(4) **(b)** to receive legal advice concerning the processing of appeals for final decisions of the planning and zoning commission.
- Pursuant to C.R.S. 24-6-402(4) **(b)** to receive legal advice concerning requirements for the temporary suspension of provisions in land use codes.
- Pursuant to C.R.S. 24-6-402(4) **(b) and (e)** to receive legal advice and to instruct negotiators concerning the terms and conditions of an agreement for the Town's use of property adjacent to the Goose Pasture Tarn.

- Pursuant to C.R.S. 24-6-402(4) (e) to instruct the Town Manager concerning an amendment of the Town's legal services contract.

Trustee Willey seconded the motion to enter and close of the Regular Meeting, and the executive session was entered at 6:02 PM.

### **Adjourn**

Trustee Willey motioned to adjourn the Executive Session. Motion passed.

Meeting adjourned at 8:00 PM.

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Chad Hull  
Town Manager