



BLUE RIVER BOARD OF TRUSTEES MEETING

Tuesday, June 16, 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

Approval of Agenda/Consent Agenda

1. Approval of Minutes
 - a. Regular Meeting of May 19, 2026
 - b. Special Session of May 26, 2026
2. Approval of Financial Report
 - a. Period Ending May 30, 2026

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.

Work Session

1. Presentation from the Town of Breckenridge regarding current designs for an addition to the Gary Roberts Water Treatment Plant
2. Presentation from Kacey Grosskreuz of G&G Services regarding summer road maintenance and proposed capital projects
3. A work session to examine the goals and implementation of Ordinance No. 2026-03, an ordinance establishing a temporary suspension and delay (a/k/a a moratorium) on the acceptance of applications for, and the issuance of, new licenses for short-term rental of property and declaring an emergency

New Business

1. Resolution No. 2026-08
 - a. Approval of Resolution No. 2026-08 – a Resolution Approving an Information Technology and Platform Modification Contract between the Town and Verticomm Technologies
2. Motion to Authorize Manager's Action
 - a. Approving the Manager's Purchase of a Replacement Police Vehicle
3. Resolution No. 2026-09
 - a. Approval of Resolution No. 2026-09 – a Resolution Approving a Short-Term Rental Compliance and Enforcement Software Contract
4. Ordinance No. 2026-05
 - a. Public Hearing
 - b. Approval of Ordinance No. 2026-05 – an Ordinance of the Board of Trustees of Blue River, Colorado, Amending the Transition Zone District (TD) to set a Minimum Lot Size, Minimum Lot Width, and Amending Setbacks
5. Ordinance No. 2026-06
 - a. Public Hearing
 - b. Approval of Ordinance No. 2026-06 – an Ordinance of the Board of Trustees of Blue River, Colorado, Repealing Section 17-1-30.1 of the Blue River Land Development Code

Old Business

1. None

Reports

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

Other Matters to be Brought Before the Board of Trustees

Executive Session

1. Pursuant to C.R.S. 24-6-402(4)(b) to receive legal advice and answers to questions concerning the legal process for managing administrative offices and staff.

Adjourn



**BLUE RIVER BOARD OF TRUSTEES
REGULAR MEETING**

May 19, 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
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 26th 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.

Chad Hull
Town Manager



BLUE RIVER BOARD OF TRUSTEES

SPECIAL SESSION

May 26, 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 5:09 PM.

PRESENT: Mayor Nick Decicco
Trustee Jodie Willey
Trustee Barrie Stimson
Trustee Ben Stuckey
Trustee Heather Demovic
Trustee Ted Slaughter

Absent: Trustee Jonathon Heckman

Also present: Town Manager Chad Hull, Deputy Town Clerk John DeBee, Town Attorney Robert Widner.

Work Session

No work session was held.

Approval of Agenda/Consent Agenda

No approvals of an agenda or consent agenda.

Communications to the Board of Trustees

Public comment was made by Dan Cleary.

New Business

1. Ordinance No. 2026-04 – an Ordinance of the Board of Trustees of the Town of Blue River, Colorado, Sitting as the Board of Adjustment, Granting a Variance to the Rear Yard Setback for Lot 230 of the Wilderness Subdivision Addressed as 15 Wilderness Drive.

- a. Public Hearing

Mayor Decicco closed the Regular Meeting and opened the Public Hearing at 5:11 PM. Trustee Stuckey disclosed that he resides within 300 feet of the proposed variance but does not hold a bias on the outcome of the application.

The applicant, Lou Fishman, and project architect Robbie Dickson presented the proposed variance application to the Board, claiming that the granting of the variance would effectively make the rear setback a side yard setback of 15 feet rather than the 25 feet required in the Town Land Use Code. The applicant claimed that granting this variance would render the lot as reasonably buildable, and that similar lots exist in Blue River with comparable building challenges. Board members then asked questions of the applicant related to a patio being designed in the south property line setback and noted the increased buildability due to the presence of sewer rather than reliance on a septic system.

The Public Hearing was subsequently opened to public comments following the applicant's presentation.

Shannon Cahill spoke in opposition to the proposed variance. Ms. Cahill noted that it was confusing to follow how the side and rear setbacks were decided and that the Town Land Use Code did not adequately describe how these setbacks are determined on such lots. Ms. Cahill stated that the proposed construction includes a patio within nine feet of the adjacent property on the south property line and that the design indicates that the lot is being developed for a short-term rental. Ms. Cahill iterated a belief that the lot is buildable inside the existing setbacks if designed for a smaller home and noted that this belief is due to the fact that the respondent used to own the lot and intentionally reestablished the lot line in order to sell the lot. Ms. Cahill also remarked that the term "patio" is not defined in the Land Use Code and is concerned that a hot tub will be permitted on the proposed patio at a future date. Ms. Cahill asserted that the variance does not meet the relevant hardship criteria and will indefinitely impact adjacent neighbors, and that site plans indicate clear-cutting of the lot as a fire district requirement. The Board asked multiple questions in relation to prior ownership of the lot, the location of setbacks on Ms. Cahill's property, and discussed the front setback in relation to the road. Town Attorney Widner noted that the lot line was never vacated and thus did not need to be formally subdivided prior to sale, as this constitutes a conveyance rather than a lot line vacation. The applicant noted that the patio is not designed for and will not have a hot tub, as there will not be any electric connectivity.

Erin Greven spoke in opposition to the proposed variance. Ms. Greven stated that lot constraints were available and known at the time of purchase, and therefore reasonable use is possible, and the lot is buildable without a variance. Ms. Greven argued that the proposed development is not in compliance with the intent of the hardship criteria and that a Land Use Code compliant home is not an

extraordinary cost to levy on the applicant. Ms. Greven noted that the neighborhood setbacks were a selling point of the neighborhood when they purchased the adjacent lot, and a change to setbacks would diminish the character of the neighborhood. Ms. Greven asserted that granting this variance would cause a 5-15% loss in property value for adjacent lots and that there is no evidence that alternative designs were seriously pursued to avoid a variance application. Ms. Greven completed her statement with an argument that the property can be developed without a variance and that the request fails multiple hardship criteria. The Board asked the size of the respondent's home and the direction of the respondent's lot in relation to the proposed variance. The applicant provided a rebuttal to the points brought forward by Ms. Greven. The applicant noted that the minimum of three parking spaces per the Land Use Code would have required a variance regardless of the design specifications and that the design shows a 2400 square foot home with a 600 square foot garage. The applicant agreed that they were aware that it would be a challenging lot to develop when it was purchased and noted that Blue River does not enforce clear-cutting requirements and that they intend to remove as little foliage as possible.

Mayor Decicco closed the public hearing at 5:56 PM.

b. Board Deliberation

Trustee Stimson noted for the record that the concrete footing of the proposed living area is 1584 square feet. Mayor Decicco requested that the Trustees review each hardship criteria related to the variance application.

Criteria 1 - The existence of extraordinary physical conditions or circumstances, such as the *property's* size, shape, location, topography, floodplain, or steep slope imposes an unreasonable hardship in the development of the property

Trustee Stimson stated a belief that the criteria is met. Trustee Stuckey stated a belief that the criteria is met. Trustee Willey did not believe the criteria is met and that the size of the proposed home is unreasonably large. Trustee Slaughter stated a belief that the criteria is not met. Trustee Demovic noted a concern with the parking being proposed.

Criteria 2 - The hardship deprives the owner of privileges associated with development enjoyed by most other *properties* within the *neighborhood*

Trustee Stimson stated a belief that the criteria is met. Mayor Decicco stated a belief that the criteria is met.

Criteria 3 - Compliance with the standard or requirement would impose an extraordinary and wholly unreasonable cost or expense upon the owner which cost or expense essentially makes the property undevelopable and unmarketable given economic conditions

Trustee Stimson believed the criteria is met and stated an opinion that building a compliant living area would generally be challenging to market properly in Blue River. Mayor Decicco stated the opinion that an approximately 1200 square foot

home would be marketable in Blue River. Trustees Stimson and Stuckey stated that the proposed 2400 square footage is reasonable and that it would be an average sized home within Blue River.

Criteria 4 - The need for a variance is not the result of the owner's or the owner's predecessor's decisions, actions, or inactions

Trustee Willey stated a belief that the variance is a self-inflicted hardship and that the criteria is not met. Mayor Decicco noted a concern that similar variances will become a common issue in Blue River going forward due to odd lot sizes and shapes. Trustee Stimson noted that the lot is challenging to build upon and asserted that the applicant has made a reasonable effort to meet the variance at a minimum. Trustee Stuckey stated a belief that the applicant did not create a relevant hardship.

Criteria 5 - The granting of the variance will not be materially detrimental to the public welfare or injurious to other *properties* in the *neighborhood* which are located within the Town

Trustee Stimson stated a belief that the variance would not jeopardize the value of adjacent properties. Trustee Stuckey acknowledged that development would always be a challenge on this lot. Mayor Decicco agreed that the lot is challenging to develop. Trustee Demovic questioned whether the rear setback information would have been available at the time of purchase.

Criteria 6 - The variance granted will be the least modification possible to permit the owner's reasonable use of the owner's *property*

Trustee Stimson stated a belief that the criteria is met. Trustee Stuckey stated a belief that the criteria is met and that there should be stronger provisions in place that would prevent the possibility of a future hot tub on the patio in the side setback.

c. Motion to Approve

Trustee Stimson motioned to approve Ordinance No. 2026-04 as presented. Trustee Stuckey seconded to approve Ordinance No. 2026-04. Trustee Demovic voted to approve Ordinance No. 2026-04. Trustee Slaughter voted to approve Ordinance No. 2026-04. Mayor Decicco voted to deny Ordinance No. 2026-04. Trustee Willey voted to deny Ordinance No. 2026-04. Ordinance No. 2026-04 passes with four votes of approval and two votes of denial.

Old Business

None

Reports

None

Other Matters to be Brought Before the Board of Trustees

None

Adjourn

Mayor Decicco motioned to adjourn the special session. Trustee Willey seconded the motion. Motion passed.

Meeting adjourned at 6:18 PM.

Chad Hull
Town Manager

Financial Report

Town of Blue River

For the period ended May 31, 2026



Prepared by

Marchetti & Weaver, LLC

Prepared on

June 12, 2026

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TOWN OF BLUE RIVER
Statement of Financial Position

	Preliminary - Subject to Change		
	Combined	Combined	Combined
	Funds	Funds	Funds
	12/31/2024	12/31/2025	5/31/2026
Assets:			
Operating - Alpine Bank	1,017,599	602,848	1,449,167
Petty Cash	250	250	250
American Rescue Plan Funds 3090	185,716	63,786	64,704
Credit Card - Alpine	-	-	-
Reserve1 - Alpine Bank	256,348	266,868	270,705
Reserve2 - Alpine Bank	1,222,126	1,271,780	1,290,070
CD's - Citywide Banks	-	-	-
Alpine Bank CTF 4100 CTF	161,618	178,390	184,141
FirstBank - Reserves	-	-	-
ColoTrust - Capital	3,180,264	2,622,880	2,664,189
ColoTrust Broadband	214,588	326,786	331,933
ColoTrust General	-	996,989	1,012,691
CSAFE	133	125	127
Illiquid Trust Funds	1,187	1,187	1,187
Cash with the County Treasurer	-	-	-
Total Cash in Bank	6,239,829	6,331,891	7,269,164
AR:Sales Tax	102,093	111,067	-
AR:Lodging Tax	82,769	86,098	-
AR:Use Tax	4,517	4,862	-
AR:Specific Ownership Tax	4,029	4,031	-
AR:Defensible Space - Prior Years Grant	-	-	-
Property Taxes Receivable	870,812	930,583	330,682
Prepaid expenses CEBT	-	-	-
Prepaid Expenses	11,960	-	-
QuickBooks Tax Holding Account	-	5,774	-
Total Assets	7,316,010	7,474,306	7,599,846
Liabilities			
Accounts Payable	9,776	35,306	28,821
Payroll Liabilities	857	857	857
Payroll Liabilities:CEBT	-	-	(8,978)
Payroll Liabilities:CO Income Tax	7,702	5,774	(4,245)
Payroll Liabilities:CRA 457	2,298	-	2,005
Payroll Liabilities:Federal Tax	15,322	-	-
Wages Payable	19,574	19,574	19,574
Total Liabilities	55,529	61,510	38,034
Deferred Inflows			
Deferred Revenue - Property Tax	870,812	930,583	330,682
Deferred Revenue - ARP	40,800	200,335	-
Total Deferred Inflows	911,612	1,130,918	330,682
Equity:			
Fund Balance - Capital	2,363,025	1,945,401	1,986,710
Fund Balance - Amendment 1	-	-	-
Fund Balance - Conservation Trs	161,619	173,634	179,385
General Fund Balance	3,424,021	3,772,759	4,713,557
Reserves-Land Acquisition	-	-	-
Reserves-Road Improvements	-	-	-
Reserves-Town Hall Renovations	-	-	-
Fund Balance Broadband	214,588	326,786	331,933
Fund Balance American Rescue	185,616	63,296	19,544
Ending Fund Balance	6,348,869	6,281,877	7,231,130
Total Liabilities, Deferred Inflows & Fund Balance	7,316,009	7,474,305	7,599,846

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: 6/12/2026

Preliminary - Subject to Change

				2026 Annual			2026 PRELIMINARY YTD			Preliminary Current Month		
	2023	2024	2025	2026	Projected	2026	5 Months	5 Months	Variance	5/31/2026	5/31/2026	Variance
	Cal Yr	Cal Yr	Cal Yr	Adopted	Variances	Current	Ended	Ended	(Unfavor)	Actual	Budget	(Unfavor)
	Actual	Actual	Preliminary	Budget	Fav(Unfav)	Forecast	5/31/2026	5/31/2026	Favorable	Actual	Budget	Favorable
GENERAL FUND												
Assessed Value				88,971,290		88,971,290						
Mill Levy Rate				12.290		12.290						
Temporary mill levy credit				(1.831)		(1.831)						
Mill Levy Rate				10.459		10.459						
Operations												
Tax Revenue												
General Property Tax	677,351	853,782	869,833	930,583	-	930,583	599,901	607,673	(7,773)	161,065	158,562	2,503
Delinquent Taxes	10	(55)	328	-	-	-	-	-	-	-	-	-
Lodging Tax	372,100	466,481	460,205	350,000	-	350,000	177,882	144,166	33,716	15,644	10,910	4,734
Specific Ownership Tax	34,022	33,145	36,576	26,000	-	26,000	10,641	8,667	1,974	2,292	2,167	126
Exempt Personal Property	5,692	16,293	5,067	8,000	-	8,000	4,582	8,000	(3,418)	4,582	8,000	(3,418)
Motor Vehicle License Fees	12,368	15,616	19,931	13,000	-	13,000	6,923	5,417	1,506	2,471	1,083	1,387
Sales Tax (Booked in Arrears)	1,099,846	1,166,748	1,065,919	1,000,000	-	1,000,000	492,437	333,333	159,103	88,935	83,333	5,602
Cigarette Tax	1,670	1,329	1,269	1,050	-	1,050	374	438	(64)	82	88	(6)
Highway User's Tax	48,136	55,181	55,602	55,630	-	55,630	17,290	23,179	(5,889)	4,616	4,636	(19)
Road & Bridge	22,876	15,606	27,188	20,000	-	20,000	11,597	8,333	3,263	-	1,667	(1,667)
	2,274,071	2,624,126	2,541,918	2,404,263	-	2,404,263	1,321,625	1,139,206	182,419	279,687	270,445	9,242
Building Department												
Building Inspection Dept	130,348	109,295	115,430	85,000	-	85,000	71,174	35,417	35,757	18,340	7,083	11,257
Architectural Review Fees	100	-	50	-	-	-	-	-	-	-	-	-
Development Fees	-	-	-	-	-	-	-	-	-	-	-	-
	130,448	109,295	115,480	85,000	-	85,000	71,174	35,417	35,757	18,340	7,083	11,257
Municipal Court Revenue												
Municipal Court Fines	21,968	34,528	25,890	35,000	-	35,000	10,280	14,583	(4,303)	817	2,917	(2,100)
Code Enforcement Surcharge	3,151	1,145	1,619	1,200	600	1,800	1,650	500	1,150	305	100	205
Marshal Office Revenue	299	1,721	115	100	-	100	60	42	18	-	8	(8)
	25,418	37,394	27,624	36,300	600	36,900	11,990	15,125	(3,135)	1,122	3,025	(1,903)
Tarn Revenue												
Boat Permits	20	7,903	4,860	5,000	-	5,000	1,360	2,083	(723)	1,360	417	943
	20	7,903	4,860	5,000	-	5,000	1,360	2,083	(723)	1,360	417	943
Grants												
Defensible Space Grants	65,126	45,348	18,495	25,000	-	25,000	-	10,417	(10,417)	-	2,083	(2,083)
CO State Forest Service Grants	-	-	-	-	-	-	-	-	-	-	-	-
Police Department Grants	8,594	4,075	9,468	10,000	-	10,000	5,844	4,167	1,678	3,833	833	3,000
	73,720	49,423	27,963	35,000	-	35,000	5,844	14,583	(8,739)	3,833	2,917	916
Other Income												
Interest on Investments	65,633	85,934	67,681	58,000	-	58,000	37,831	24,167	13,665	7,706	4,833	2,872
Interest on Taxes	1,086	1,393	2,354	1,000	-	1,000	49	417	(367)	14	83	(70)
Natural Gas Franchise	88,102	80,244	88,851	85,000	-	85,000	39,439	35,417	4,023	606	7,083	(6,477)
1041 Process Payments	-	-	-	-	-	-	-	-	-	-	-	-
DOLA Grant - Admin Salary	-	-	-	-	-	-	-	-	-	-	-	-
DOLA Town Hall Expansion	-	-	-	-	-	-	-	-	-	-	-	-
Credit Card Fees	965	809	302	-	-	-	264	-	264	93	-	93
Lodging Tax Registration	70,700	70,277	56,845	133,000	142,000	275,000	261,073	55,417	205,656	4,653	11,083	(6,430)
Business Licenses	12,105	10,506	10,888	10,000	-	10,000	3,700	4,167	(467)	975	833	142
Admin Miscellaneous Income	8,780	172,349	1,408	10,000	-	10,000	150	4,167	(4,017)	150	833	(683)
Lease Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
	247,371	421,512	228,329	297,000	142,000	439,000	342,507	123,750	218,757	14,197	24,750	(10,553)
General Fund Contribution												
Total Revenues	2,751,048	3,249,654	2,946,175	2,862,563	142,600	3,005,163	1,754,500	1,330,164	424,336	318,539	308,637	9,902

				2026 Annual			2026 PRELIMINARY YTD			Preliminary Current Month		
	2023	2024	2025	2026	Projected	2026	5 Months	5 Months	Variance	5/31/2026	5/31/2026	Variance
	Cal Yr	Cal Yr	Cal Yr	Adopted	Variations	Current	Ended	Ended	Favorable	5/31/2026	5/31/2026	Favorable
	Actual	Actual	Preliminary	Budget	Fav(Unfav)	Forecast	Actual	Budget	(Unfavor)	Actual	Budget	(Unfavor)
Expenditures												
Personnel												
Salaries - Elected Officials	13,800	14,383	16,226	14,400	-	14,400	7,050	6,000	(1,050)	2,250	1,200	(1,050)
Salary - Town Manager	128,975	142,555	234,357	126,071	-	126,071	32,308	52,530	20,222	8,077	10,506	2,429
Personnel Misc Expenses						1,986	1,986	-	(1,986)	-	-	-
Salary - Town Clerk	69,696	75,029	79,700	70,606	-	70,606	36,619	29,419	(7,200)	6,240	5,884	(356)
Payroll Taxes - All Employees	43,367	46,676	54,876	45,000	-	45,000	18,752	18,750	(2)	3,787	3,750	(37)
Payroll Service Fees	3,144	3,714	5,864	6,500	-	6,500	3,559	2,708	(851)	272	542	270
Workman's Comp Insurance	8,280	8,298	9,558	9,000	-	9,000	2,592	3,750	1,158	730	750	20
Unemployment Payments	-	-	-	-	-	-	-	-	-	-	-	-
Health Insurance	84,665	78,827	119,966	146,004	-	146,004	48,621	60,835	12,214	8,667	12,167	3,500
Empower Retirement 457	-	737	-	-	-	-	-	-	-	-	-	-
Retirement-Town Match	8,333	10,462	10,457	12,000	-	12,000	5,958	5,000	(958)	1,194	1,000	(194)
Town Attorney	35,355	41,491	97,847	75,000	-	75,000	27,805	31,250	3,446	-	6,250	6,250
Accountant	10,959	19,924	41,982	20,000	40,000	60,000	32,484	8,333	(24,150)	2,482	1,667	(815)
Auditor	9,750	10,250	10,650	12,000	-	12,000	-	-	-	-	-	-
Other Business Expenses	50	-	-	-	-	-	-	-	-	-	-	-
	416,375	452,347	681,482	536,581	40,000	578,567	217,734	218,575	842	33,698	43,715	10,017
Administration												
Miscellaneous	-	-	-	50	-	50	(2)	21	23	(2)	4	6
Office Supplies	2,841	3,597	3,017	4,000	-	4,000	163	1,667	1,503	87	333	246
Uniforms	1,688	1,922	-	5,000	-	5,000	-	2,083	2,083	-	417	417
Telephone	5,227	5,640	7,027	7,500	-	7,500	2,652	3,125	473	531	625	94
Postage and Delivery	-	-	-	50	28	78	78	21	(57)	-	4	4
Printing & Publishing	6,372	3,174	2,504	3,000	-	3,000	611	1,250	639	427	250	(177)
Meetings and Events	9,108	7,542	9,385	10,000	-	10,000	185	4,167	3,982	115	833	718
Training & Travel	4,491	1,977	1,937	6,000	-	6,000	695	2,500	1,805	-	500	500
Sales & Lodging Tax Admin	7,452	10,372	2,460	-	3,081	3,081	3,081	-	(3,081)	-	-	-
Professional Services	3,724	4,970	34,577	12,000	247	12,247	12,247	5,000	(7,247)	-	1,000	1,000
Equipment Repairs & Lease	5,590	5,422	5,032	5,500	-	5,500	2,261	2,292	31	460	458	(2)
Technology	102,312	92,110	83,369	95,000	-	95,000	32,943	39,583	6,641	4,144	7,917	3,773
Community Engagement/Marketing	659	439	555	500	-	500	-	208	208	-	42	42
Community Fund	14,549	23,919	34,040	50,000	-	50,000	10,450	20,833	10,383	-	4,167	4,167
Scholarships	1,500	5,000	4,500	5,000	-	5,000	-	2,083	2,083	-	417	417
Insurance	31,654	68,262	8,900	42,080	-	42,080	17,114	17,533	420	-	3,507	3,507
Codifying	1,996	-	1,050	3,000	-	3,000	-	1,250	1,250	-	250	250
Elections	1,124	16,190	1,212	18,000	-	18,000	4,107	7,500	3,393	3,322	1,500	(1,822)
Cnty Treasurer's Fees	13,569	16,314	17,577	20,000	-	20,000	11,998	8,333	(3,665)	3,222	1,667	(1,555)
NWC of Govt	1,330	-	1,541	1,541	-	1,541	-	642	642	-	128	128
CML	1,284	1,348	1,415	1,388	-	1,388	-	578	578	-	116	116
CAST	630	1,584	1,859	1,859	841	2,700	2,700	775	(1,925)	-	155	155
Credit Card Charges	861	611	284	500	-	500	236	208	(28)	84	42	(42)
Charitable Contributions	-	-	-	-	-	-	-	-	-	-	-	-
	217,961	270,393	222,242	291,968	4,197	296,165	101,519	121,653	20,134	12,391	24,331	11,940
Town Hall Expense												
Utilities	13,212	12,551	13,397	14,000	-	14,000	7,406	5,833	(1,573)	1,290	1,167	(123)
Trash	3,380	2,995	3,748	4,000	-	4,000	2,033	1,667	(366)	411	333	(77)
Supplies	718	-	585	750	-	750	205	313	108	120	63	(58)
Grounds & Snow Removal	-	-	935	-	-	-	-	-	-	-	-	-
Cleaning	36	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	15,124	3,513	491	1,000	-	1,000	300	417	117	-	83	83
Employee Housing HOA	4,705	4,349	5,023	4,848	-	4,848	2,145	2,020	(125)	429	404	(25)
Employee Housing Utilities	4,970	4,996	7,657	6,000	-	6,000	3,475	2,500	(975)	603	500	(103)
Employee Housing Supplies	94	-	39	100	-	100	-	42	42	-	8	8
Tarn Utilities	-	-	-	-	-	-	-	-	-	-	-	-
	42,239	28,404	31,875	30,698	-	30,698	15,564	12,791	(2,773)	2,853	2,558	(294)

				2026 Annual			2026 PRELIMINARY YTD			Preliminary Current Month		
	2023	2024	2025	2026	Projected	2026	5 Months	5 Months	Variance	5/31/2026	5/31/2026	Variance
	Cal Yr	Cal Yr	Cal Yr	Adopted	Variances	Current	Ended	Ended	Favorable	5/31/2026	5/31/2026	Favorable
Actual	Actual	Preliminary	Budget	Fav(Unfav)	Forecast	5/31/2026	5/31/2026	(Unfavor)	Actual	Budget	(Unfavor)	
Planning & Zoning												
P&Z Commission Salaries	8,400	8,400	7,100	8,400	-	8,400	3,300	3,500	200	600	700	100
Comprehensive Plan	-	-	-	-	-	-	-	-	-	-	-	-
P&Z Professional Fees	806	-	-	-	-	-	-	-	-	-	-	-
	9,206	8,400	7,100	8,400	-	8,400	3,300	3,500	200	600	700	100
Municipal Court												
Municipal Judge	6,500	6,500	6,500	6,500	-	6,500	2,708	2,708	(0)	542	542	(0)
Prosecutor	9,600	9,600	9,600	9,600	-	9,600	4,000	4,000	-	800	800	-
Clerk - Municipal Court	-	-	-	-	-	-	-	-	-	-	-	-
Court Administration	287	459	1,008	1,000	-	1,000	18	417	399	7	83	76
	16,387	16,559	17,108	17,100	-	17,100	6,726	7,125	399	1,349	1,425	76
Public Safety												
Salary - Police Department	211,104	313,614	380,192	388,545	-	388,545	155,863	161,894	6,031	29,802	32,379	2,577
Fuel Benefit-Mileage Reimbursement	10,985	10,405	8,059	-	9,000	9,000	3,797	-	(3,797)	690	-	(690)
Office/General Administrative Expenditures	-	-	442	-	1,000	1,000	789	-	(789)	389	-	(389)
MERT	-	-	-	-	-	-	-	-	-	-	-	-
Fuel	5,792	4,907	7,162	7,000	-	7,000	3,097	2,917	(181)	742	583	(159)
Supplies - Police	9,101	11,173	6,271	15,000	-	15,000	3,133	6,250	3,117	396	1,250	854
Auto Repair & Maintenance	18,611	9,950	57,183	61,000	-	61,000	940	25,417	24,477	53	5,083	5,030
Animal Shelter	1,575	2,179	2,380	2,426	-	2,426	1,158	1,011	(147)	-	202	202
Communication	28,839	45,607	103,284	86,269	-	86,269	43,135	35,945	(7,189)	-	7,189	7,189
Survivor Support	-	-	1,000	-	-	-	-	-	-	-	-	-
HASMAT	2,292	2,407	2,527	2,600	54	2,654	2,654	1,083	(1,571)	-	217	217
Radar Recertification	40	-	-	100	-	100	-	42	42	-	8	8
Training	2,738	1,264	356	5,000	-	5,000	(76)	2,083	2,159	-	417	417
Professional Services	3,163	7,453	4,962	5,000	-	5,000	512	2,083	1,571	43	417	374
CDOT/Extra Work	-	-	-	-	-	-	-	-	-	-	-	-
	294,240	408,959	573,818	572,940	10,054	582,994	215,002	238,725	23,723	32,115	47,745	15,630
Public Works												
Building Inspector	-	-	-	-	14,425	14,425	14,425	-	(14,425)	14,425	-	(14,425)
Building Contract	87,639	76,204	75,170	63,750	-	63,750	23,797	26,563	2,765	-	5,313	5,313
Building Dept Fuel	165	-	-	-	-	-	-	-	-	-	-	-
Building Dept Auto Repair	105	-	-	-	-	-	-	-	-	-	-	-
Street Lights Utilities	1,886	2,362	1,989	1,500	-	1,500	876	625	(251)	174	125	(49)
Snow Removal	263,360	212,311	307,420	304,242	-	304,242	207,428	243,394	35,966	-	-	-
Street Maintenance	205,833	294,053	356,604	365,000	-	365,000	4,464	-	(4,464)	-	-	-
Engineering	13,649	12,291	-	8,000	-	8,000	-	3,333	3,333	-	667	667
1041 Process Expenses	468	4,801	2,598	-	-	-	-	-	-	-	-	-
Road Signs	12,073	17,986	6,393	8,000	-	8,000	1,679	3,333	1,654	791	667	(125)
Wildfire Grant Expenses	55,358	48,716	77,215	50,000	-	50,000	-	20,833	20,833	-	4,167	4,167
High Country Conservation Grant	-	-	-	-	-	-	-	-	-	-	-	-
Town Park Maintenance	230	1,600	242	500	-	500	-	208	208	-	42	42
Blue River Recreation Ambassadors	-	8,680	33,894	62,400	-	62,400	932	26,000	25,068	169	5,200	5,031
Tarn Improvements	-	-	-	-	-	-	-	-	-	-	-	-
Tarn/Park Trash & Facilities	-	-	-	-	-	-	-	-	-	-	-	-
Other Miscellaneous Service Cost	-	-	1,575	-	-	-	-	-	-	-	-	-
Auto Repair/Maintenance Bldg Dept	-	-	-	-	-	-	-	-	-	-	-	-
Summit Stage	-	-	-	-	-	-	-	-	-	-	-	-
Trail Easements	977	-	-	-	89	89	89	-	(89)	-	-	-
Open Space/Trials Easements	-	-	-	-	-	-	-	-	-	-	-	-
Open Space/Trails Legal	-	379	-	-	-	-	-	-	-	-	-	-
Open Space/Trails Surveys	2,700	6,910	-	-	-	-	-	-	-	-	-	-
Open Space/Trails Town Park	-	-	-	-	-	-	-	-	-	-	-	-
Tarn Maintenance Improvements	-	5,263	-	1,000	-	1,000	168	417	249	168	83	(84)
Tarn/Park Trash & Facilities	-	-	713	-	-	-	-	-	-	-	-	-
Admin Vehicle	-	-	-	-	-	-	-	-	-	-	-	-
	644,443	691,555	863,813	864,392	14,514	878,906	253,858	324,706	70,848	15,726	16,263	536

				2026 Annual			2026 PRELIMINARY YTD			Preliminary Current Month		
	2023	2024	2025	2026	Projected	2026	5 Months	5 Months	Variance	5/31/2026	5/31/2026	Variance
	Cal Yr	Cal Yr	Cal Yr	Adopted	Variations	Current	Ended	Ended	Favorable	5/31/2026	5/31/2026	Favorable
	Actual	Actual	Preliminary	Budget	Fav(Unfav)	Forecast	5/31/2026	5/31/2026	(Unfavor)	Actual	Budget	(Unfavor)
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	2,100,000	100,000	100,000	100,000	-	100,000	-	-	-	-	-	-
Funding for Broadband	100,000	-	100,000	50,000	-	100,000	-	-	-	-	-	-
	2,200,000	100,000	200,000	150,000	-	200,000	-	-	-	-	-	-
Payroll Expenses												
Company Contributions	-	-	-	-	-	-	-	-	-	-	-	-
Company Contributions:Health Insurance	-	-	-	-	-	-	-	-	-	-	-	-
Company Contributions:Retirement	-	-	-	-	-	-	-	-	-	-	-	-
Wages	112,897	52,891	-	-	-	-	-	-	-	-	-	-
	112,897	52,891	-	-	-	-	-	-	-	-	-	-
Total Operating Expenditures	3,953,748	2,029,508	2,597,437	2,472,079	68,765	2,592,830	813,702	927,075	113,373	98,731	136,736	38,005
Operating Surplus (deficit)	(1,202,700)	1,220,146	348,738	390,484	211,365	412,333	940,798	403,089	537,709	219,808	171,900	47,907
Beginning Fund Balance - General	3,406,611	2,203,875	3,424,021	3,712,338	60,421	3,772,759	3,772,759	3,712,338	60,421	4,493,749	3,943,527	550,223
Prior Period Adjustment	-	-	-	-	-	-	-	-	-	-	-	-
Ending Fund Balance - General	2,203,911	3,424,021	3,772,759	4,102,822	271,786	4,185,092	4,713,557	4,115,427	598,130	4,713,557	4,115,427	598,130
Capital Subfund of General Fund		(35.73)		=				=	=			=
Revenue and Other Financing Sources												
Contribution from General Fund	2,100,000	100,000	100,000	100,000	0	100,000	0	-	-	-	-	-
Interest Income	76,628	179,049	122,985		60,000	60,000	41,309	-	41,309	8,449	-	8,449
Total Revenues	2,176,628	279,049	222,985	100,000	60,000	160,000	41,309	0	41,309	8,449	0	8,449
Capital and Other projects												
Engineering	62,720	76,433	18,330		-		-	-	-	-	-	-
Road Project Engineering			65,022									
Road Infrastructure Construction			557,257	250,000	-	250,000	-	41,667	41,667	-	41,667	41,667
Legal												
Easements	1,600		-									
Surveys												
Capital Town Hall:Town Hall Remodel	-	10,711	-									
Land Acquisition												
Land Acquisition		859,408	-									
Legal												
Total Capital and Non-Routine Exp	64,320	946,551	640,609	250,000	-	250,000	-	41,667	41,667	-	41,667	41,667
Surplus after other sources / uses	2,112,308	(667,502.32)	(417,624)	(150,000)	60,000	(90,000)	41,309	(41,667)	82,976	8,449	(41,667)	50,115
Fund balance - beginning Capital	918,219	3,030,527	2,363,025	1,913,631	31,770	1,945,401	1,945,401	1,913,631	31,770	1,978,262	1,913,631	64,631
Prior Period Adjustment												
Fund balance - ending Capital	3,030,527	2,363,025	1,945,401	1,763,631	91,770	1,855,401	1,986,710	1,871,964	114,746	1,986,710	1,871,964	114,746
Actual Per Bank Account	3,030,527	3,180,264	2,622,880	=			=	=	=	=	=	=

				2026 Annual			2026 PRELIMINARY YTD			Preliminary Current Month		
	2023	2024	2025	2026	Projected	2026	5 Months	5 Months	Variance	5/31/2026	5/31/2026	Variance
	Cal Yr	Cal Yr	Cal Yr	Adopted	Variations	Current	Ended	Ended	Favorable	Actual	Budget	Favorable
	Actual	Actual	Preliminary	Budget	Fav(Unfav)	Forecast	5/31/2026	5/31/2026	(Unfavor)	Actual	Budget	(Unfavor)
Broadband Subfund of General Fund	-											
Revenue and Other Financing Sources												
Contribution from General Fund	100,000	-	100,000		0		0	-	-	-	-	-
Grants					0			-	-	-	-	-
Interest Income	3,558	11,049	12,198		9,600	9,600	5,147	-	5,147	1,053	-	1,053
Total Revenues	103,558	11,049	112,198	0	9,600	9,600	5,147	0	5,147	1,053	0	1,053
Expenditures												
Engineering	0			32,000	-	32,000		13,333	13,333	-	2,667	2,667
Grant					-			-	-	-	-	-
Total Capital and Non-Routine Exp	-	-	-	32,000	-	32,000	-	13,333	13,333	-	2,667	2,667
Surplus after other sources / uses	103,558.29	11,048.58	112,198	(32,000)		(22,400)	5,147	(13,333)	18,480	1,053	(2,667)	3,719
Fund balance - beginning Broadband	99,981	203,540	214,588	301,588	25,198	326,786	326,786	301,588	25,198	330,881	290,921	39,959
Prior Period Adjustment booked into beginning FB												
Fund balance - ending Broadband	203,540	214,588	326,786	269,588	25,198	304,386	331,933	288,255	43,678	331,933	288,255	43,678
Actual Per Bank Account	203,540	214,588	326,786	=			=	=	=	=	=	=
American Rescue Plan Subfund of General Fund												
Revenue and Other Financing Sources												
Contributions					0			-	-	-	-	-
Grants								-	-	-	-	-
Interest Income	10,439	10,000	6,071		1,267	1,267	917	-	917	186	-	186
Total Revenues	10,439	10,000	6,071	0	1,267	1,267	917	0	917	186	-	186
Expenditures												
Planning	65,278	13,065	390		0		-	-	-	-	-	-
Broadband					(44,670)	44,670	44,670	-	(44,670)	-	-	-
Total Capital and Non-Routine Exp	65,278	13,065	128,391	0	(44,670)	44,670	44,670	0	(44,670)	-	-	0
Surplus after other sources / uses	(54,839.22)	(3,064.37)	(122,320)	0		(43,403)	(43,753)	-	(43,753)	186	-	186
Fund balance - beginning Am Rescue Plan	243,519	188,680	185,616	63,296	-	63,296	63,296	63,296	-	19,357	63,296	(43,939)
Prior Period Adjustment												
Fund balance - ending Am Rescue Plan	188,680	185,616	63,296	63,296	0	19,893	19,544	63,296	(43,753)	19,544	63,296	(43,753)
Actual per Bank Account	188,680	185,716	63,786				=	=	=	=	=	=
Conservation Trust Fund												
Revenue and Other Financing Sources												
Conservation Trust Fund	12,135	10,418	10,043	10,000	-	10,000	3,162	4,167	(1,005)	-	833	(833)
Interest Income	6,051	7,863	6,728	5,000	-	5,000	2,589	2,083	506	530	417	114
Total Revenues	18,185	18,281.33	16,772	15,000	-	15,000	5,751	6,250	(499)	530	1,250	(720)
Expenditures												
Trail Easements	-	-	4,757	3,000	-	3,000	-	1,250	1,250	-	250	250
Trails Legal	-	-	-	500	-	500	-	208	208	-	42	42
Trails Survey	-	-	-	5,000	-	5,000	-	2,083	2,083	-	417	417
Signage	-	-	-	10,000	0	10,000	-	4,167	4,167	-	833	833
Town Park	-	-	-	2,000	0	2,000	-	833	833	-	167	167
Total	-	-	4,757	20,500	-	20,500	-	8,542	8,542	-	1,708	1,708
Surplus after other sources / uses	18,185	18,281	12,015	(5,500)	-	(5,500)	5,751	(2,292)	8,043	530	(458)	989
Fund balance - beginning Cons Trust Fnd	125,152	143,337	161,619	165,034	8,600	173,634	173,634	165,034	8,600	178,855	163,201	15,654
Fund balance - ending Cons Trust Fnd	143,337	161,619	173,634	159,534	8,600	168,134	179,385	162,742	16,643	179,385	162,742	16,643
			178,390	=			=	=	=	=	=	=

Town of Blue River

A/P Aging Summary Report

As of May 31, 2026

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	Total
All Copy Products Inc*	1,894.82					1,894.82
All Copy-Verticomm	168.05					168.05
Applied Concepts, Inc	395.75					395.75
Catholic Health Initiatives CO/KS	42.59					42.59
CEBT					0.00	0.00
Charles Abbott Associates		14,424.75				14,424.75
Column Software PBC	150.18					150.18
Fresh & Clean Ltd.		53.00	52.00	47.00		152.00
John DeBee*		289.47				289.47
LaserGraphics		205.00				205.00
Marchetti & Weaver, LLC			4,481.50			4,481.50
Pioneer Press	826.00					826.00
Town of Blue River					0.00	0.00
Uline	791.27					791.27
TOTAL	4,268.66	14,972.22	4,533.50	47.00	0.00	\$23,821.38

Town Manager

From: Christopher O'Bannon <chris@rioblueventures.com>
Sent: Thursday, June 4, 2026 4:48 PM
To: Town Manager
Cc: Nick Decicco; josh@rioblueventures.com
Subject: Formal Petition — 60 Calle De Plata — Ordinance 2026-03
Attachments: Rio Blue LLC Petition 6.4.26.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Subject: Formal Petition — 60 Calle De Plata — Ordinance 2026-03

Dear Mr. Hull,

My name is Chris O'Bannon. My husband Josh Cogdill and I own 60 Calle De Plata. We are full-time residents of Summit County and closed on the property on April 20, 2026.

Please find attached our formal Petition for Conditional Transitional Relief and Hardship Exemption regarding Emergency Ordinance 2026-03. We request that this petition be included in the correspondence section of the next available Board of Trustees meeting packet and that we be granted time to speak directly with the Board.

The petition is accompanied by a documentation packet including our April 20 closing statement, dated renovation invoices totaling \$83,476 in committed capital, verified prior-owner Airbnb earnings records for the property, and our hosting profile demonstrating 261 reviews at a 4.95 overall rating.

We understand and support the intent behind the moratorium. We ask the Board to consider whether our specific circumstances—a good-faith purchase and substantial investment made before the ordinance existed—warrant narrow conditional relief.

Thank you for your time and service to the community. We look forward to the opportunity to present our case.

Respectfully,

Chris O'Bannon & Josh Cogdill
Owners, Rio Blue LLC
60 Calle De Plata, Blue River, CO 80424
chris@rioblueventures.com | 504-717-9562
josh@rioblueventures.com | 718-208-3748

TO: Town Manager Chad Hull, Town of Blue River

CC: Blue River Board of Trustees; Town Attorney Bob Widner

DATE: June 4, 2026

RE: Petition for Conditional Transitional Relief and Hardship Exemption — 60 Calle De Plata, Rio Blue LLC — Ordinance 2026-03

Dear Mr. Hull and Members of the Board of Trustees,

We are writing to respectfully request conditional transitional relief from the application of Emergency Ordinance 2026-03 to 60 Calle De Plata. We understand and support the Town's need to address noncompliant short-term rental operations. This petition does not challenge the moratorium. Instead, it asks the Board to consider a narrow hardship circumstance involving a good-faith purchaser who closed before the moratorium was adopted, materially relied on the Town's then-existing STR framework, made substantial documented investments to comply with the Town's 2025 STR standards, and is willing to accept enforceable operating conditions.

Who We Are

Josh Cogdill and Chris O'Bannon are full-time Summit County residents of five years. We are not outside investors. We work, volunteer, and have built our lives here.

Chris works professionally in nonprofit affordable housing compliance, so we understand both sides of the STR policy challenge: responsible visitor lodging can support the local economy, but it must be regulated carefully to protect neighborhood stability and workforce housing access. That is why we are asking for narrow, conditional relief rather than a broad exception.

Josh joined the Summit Community Care Clinic board before being named CEO and leading the organization's rebranding to Elevated Community Health — the primary healthcare safety net provider for Summit County and neighboring counties. He serves on the Board of Directors of Keystone Science School and as a Mountain Mentor at Colorado Mountain College.

Chris serves on the Foundation Board of St. Anthony Summit Hospital and mentors students at Colorado Mountain College. Together, we volunteer with and support the Family & Intercultural Resource Center (FIRC) and Smart Bellies — the Summit County nonprofit eliminating childhood hunger for over 800 children across Summit and Lake Counties.

We own land in Summit County where we plan to build our permanent home. Our long-term vision for 60 Calle De Plata includes the potential conversion of the finished space above the garage into a permitted ADU for workforce housing — a contribution to exactly the kind of community need the Town has identified as a priority.

We are not going anywhere. This community is our home.

Our Situation

We closed on 60 Calle De Plata on April 20, 2026 — twenty-nine days before Ordinance 2026-03 was enacted. At the time of our purchase, the property had an established short-term rental history under the prior owner. We immediately committed to a comprehensive renovation explicitly designed to bring the property into full compliance with the Town's November 2025 STR standards.

Between closing and the moratorium's enactment, we contracted and paid for work including full interior painting across all rooms, new flooring throughout, kitchen marble tile, cedar tongue-and-groove ceiling installation, window treatments, and exterior restoration-grade preparation and staining. Our total committed renovation spend is \$83,476, of which \$55,236 has been paid and \$28,240 remains outstanding under active contracts. Dated invoices and proof of committed renovation expenses are included with this petition packet.

As part of our active renovation, we have already committed to removing the existing fire pit at the property — the precise amenity Trustee Willie identified by name at the May 19th meeting as emblematic of the non-compliance the moratorium was designed to address. This was not a reactive correction. It was part of our compliance renovation plan before the moratorium was adopted.

The prior owner's verified Airbnb earnings records for this specific property show net revenue of \$29,678 for the July through December period alone. That is the revenue window now foreclosed to us — not by any failure of compliance on our part, but by the timing of a regulatory change that occurred after our closing date and after our capital was deployed.

We also bring a demonstrated track record of responsible hosting. Across our prior Airbnb listings, we have earned **261 reviews with a 4.95 overall rating** — including 4.99 for cleanliness, 4.97 for accuracy, and 4.98 for communication. We do not believe we present the kind of compliance risk the moratorium was designed to address. We believe our record and proposed conditions reflect the kind of responsible operation the Town's STR program should encourage.

What We Are Asking

We are not asking the Board to reconsider the moratorium or create a broad exception. We are asking the Board to recognize a narrow transitional circumstance: we closed on 60 Calle De Plata before Ordinance 2026-03 existed, relied on the property's established STR history and the Town's then-existing licensing framework, and committed substantial capital specifically to bring the property into compliance with the Town's STR standards before the moratorium was adopted.

We understand the Town's concern about precedent, which is why we are requesting relief only on the basis of documented closing date, documented pre-moratorium reliance, documented compliance investments, and binding operating conditions.

We respectfully request that the Board authorize, or direct staff and counsel to evaluate, a conditional transitional STR license for 60 Calle De Plata subject to binding operating conditions, including:

- Strict compliance with all Town fire safety ordinances, including no unauthorized open flames on the property.
- Removal of the existing fire pit prior to any STR operation.
- Guest parking capped at five off-street vehicles, disclosed in all listing materials.
- Full compliance with all occupancy, noise, trash, wildlife, and neighborhood-impact requirements.
- No weddings, events, parties, or commercial gatherings.
- A verified local point of contact available 24 hours a day, capable of physically responding to any on-site concern within fifteen minutes.
- Quarterly filing and remittance of all applicable Town lodging taxes.
- Immediate suspension or revocation eligibility for material noncompliance.

If the Board determines that property-specific relief is not available under the current ordinance, we respectfully request that our circumstances be considered as part of any hardship process, transition rule, or amendment developed during the moratorium period.

We respectfully request placement on the next available regular meeting agenda for Board consideration, and the opportunity to present our documentation and speak directly with the Board.

Thank you for your time, your consideration, and your continued service to this community.

Respectfully submitted,

Christopher O'Bannon & Josh Cogdill

Owners, Rio Blue LLC

60 Calle De Plata, Blue River, CO 80424

Chris O'Bannon: chris@rioblueventures.com | 504-717-9562

Josh Cogdill: josh@rioblueventures.com | 718-208-3748

JJ Home Solutions LLC

43 Blanca Peak Circle | Dillon, Colorado 80435
jjpainting18@outlook.com

RECIPIENT:

Rio Blue LLC

60 Calle De Plata
Breckenridge, Colorado 80424

Invoice #35

Issued	May 05, 2026
Due	May 20, 2026
Paid	May 28, 2026
Total	\$20,787.43

Interior Painitng

Product/Service	Description	Qty.	Unit Price	Total
May 05, 2026				
Living room plus kitchen walls and ceiling	<p>Scope of Work</p> <p>Repair and patch all holes, cracks, and surface imperfections on ceilings and walls to create a smooth, even finish.</p> <p>Apply caulking around all windows, baseboards, and trim to ensure a proper seal and clean appearance.</p> <p>Prepare all surfaces for painting, including protecting furniture, windows, and flooring to maintain a clean and safe work environment.</p> <p>Apply one coat of primer followed by two coats of paint. Additional coverage is required due to the existing dark color to ensure a consistent, high-quality final finish.</p> <p>Goal: Deliver a clean, smooth, and professionally finished space with durable and visually appealing results.</p>	1	\$20,815.00	\$20,815.00
Kitchen Cabinetes	<p>Kitchen cabinets will be lightly sanded to ensure proper adhesion of the primer, which will enhance the longevity of the paint. We will prepare the cabinets by removing hardware and applying one coat of primer followed by two coats of paint.</p>	1	\$0.00	\$0.00

JJ Home Solutions LLC

43 Blanca Peak Circle | Dillon, Colorado 80435
jjpainting18@outlook.com

Product/Service	Description	Qty.	Unit Price	Total
First bathroom on the main level	<p>Repair and patch all holes, cracks, and surface imperfections on ceilings and walls to create a smooth, even finish.</p> <p>Apply caulking around all windows, baseboards, and trim to ensure a proper seal and clean appearance.</p> <p>Prepare all surfaces for painting, including protecting windows, and flooring to maintain a clean and safe work environment.</p> <p>Apply one coat of primer followed by two coats of paint. Additional coverage is required due to the existing dark color to ensure a consistent, high-quality final finish.</p> <p>cabinets will be lightly sanded to ensure proper adhesion of the primer, which will enhance the longevity of the paint. We will prepare the cabinets by removing hardware and applying one coat of primer followed by two coats of paint.</p>	1	\$0.00	\$0.00
First bedroom	<p>We will repair and patch all holes, cracks, and surface imperfections on ceilings and walls to achieve a smooth, even finish.</p> <p>Our team will apply caulking around all windows, baseboards, and trim to ensure a proper seal and a polished appearance.</p> <p>We will prepare all surfaces for painting, including the protection of furniture, windows, and flooring, to maintain a clean and safe work environment.</p> <p>The process includes the application of one coat of primer followed by two coats of paint. Due to the existing dark color, additional coverage will be necessary to ensure a consistent, high-quality final finish.</p> <p>Please note that closets will also be included in the painting process.</p>	1	\$0.00	\$0.00

JJ Home Solutions LLC

43 Blanca Peak Circle | Dillon, Colorado 80435
jjpainting18@outlook.com

Product/Service	Description	Qty.	Unit Price	Total
Second bedroom	<p>We will repair and patch all holes, cracks, and surface imperfections on ceilings and walls to achieve a smooth, even finish.</p> <p>Our team will apply caulking around all windows, baseboards, and trim to ensure a proper seal and a polished appearance.</p> <p>We will prepare all surfaces for painting, including the protection of furniture, windows, and flooring, to maintain a clean and safe work environment.</p> <p>The process includes the application of one coat of primer followed by two coats of paint. Due to the existing dark color, additional coverage will be necessary to ensure a consistent, high-quality final finish.</p> <p>Please note that closets will also be included in the painting process.</p>	1	\$0.00	\$0.00
Master bedroom	<p>Repair and patch all holes, cracks, and surface imperfections on ceilings and walls to create a smooth, even finish.</p> <p>Apply caulking around all windows, baseboards, and trim to ensure a proper seal and clean appearance. Prepare all surfaces for painting, including protecting windows, and flooring to maintain a clean and safe work environment.</p> <p>Apply one coat of primer followed by two coats of paint. Additional coverage is required due to the existing dark color to ensure a consistent, high-quality final finish.</p> <p>cabinets will be lightly sanded to ensure proper adhesion of the primer, which will enhance the longevity of the paint. We will prepare the cabinets by removing hardware and applying one coat of primer followed by two coats of paint.</p>	1	\$0.00	\$0.00

JJ Home Solutions LLC

43 Blanca Peak Circle | Dillon, Colorado 80435
jjpainting18@outlook.com

Product/Service	Description	Qty.	Unit Price	Total
Master bathroom	<p>Repair and patch all holes, cracks, and surface imperfections on ceilings and walls to create a smooth, even finish.</p> <p>Apply caulking around all windows, baseboards, and trim to ensure a proper seal and clean appearance.</p> <p>Prepare all surfaces for painting, including protecting windows, and flooring to maintain a clean and safe work environment.</p> <p>Apply one coat of primer followed by two coats of paint. Additional coverage is required due to the existing dark color to ensure a consistent, high-quality final finish.</p> <p>cabinets will be lightly sanded to ensure proper adhesion of the primer, which will enhance the longevity of the paint. We will prepare the cabinets by removing hardware and applying one coat of primer followed by two coats of paint.</p>	1	\$0.00	\$0.00
Second floor bedroom	<p>Repair and patch all holes, cracks, and surface imperfections on ceilings and walls to create a smooth, even finish.</p> <p>Apply caulking around all windows, baseboards, and trim to ensure a proper seal and clean appearance.</p> <p>Prepare all surfaces for painting, including protecting windows, and flooring to maintain a clean and safe work environment.</p> <p>Apply one coat of primer followed by two coats of paint. Additional coverage is required due to the existing dark color to ensure a consistent, high-quality final finish.</p> <p>cabinets will be lightly sanded to ensure proper adhesion of the primer, which will enhance the longevity of the paint. We will prepare the cabinets by removing hardware and applying one coat of primer followed by two coats of paint. This also includes walk in closet will be painted as well</p>	1	\$0.00	\$0.00
Small living room area on second floor, hallway and stairs to the second floor	<p>Apply caulking around all baseboards, and trim to ensure a proper seal and clean appearance.</p> <p>Prepare all surfaces for painting, including protecting windows, and flooring to maintain a clean and safe work environment.</p> <p>Apply one coat of primer followed by two coats of paint. Additional coverage is required due to the existing dark color to ensure a consistent, high-quality final finish.</p> <p>This area has 4 small sections where they will be painted as well.</p>	1	\$0.00	\$0.00

JJ Home Solutions LLC

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Product/Service	Description	Qty.	Unit Price	Total
Bathroom on the second level	<p>Apply caulking around all windows, baseboards, and trim to ensure a proper seal and clean appearance. Prepare all surfaces for painting, including protecting windows, and flooring to maintain a clean and safe work environment.</p> <p>Apply one coat of primer followed by two coats of paint. Additional coverage is required due to the existing dark color to ensure a consistent, high-quality final finish.</p> <p>cabinets will be lightly sanded to ensure proper adhesion of the primer, which will enhance the longevity of the paint. We will prepare the cabinets by removing hardware and applying one coat of primer followed by two coats of paint.</p>	1	\$0.00	\$0.00
Base board on the main level	<p>The baseboard in the kitchen area will be touched up and a clear coat will be applied to ensure a seamless blend. The same process will be implemented in the three bathrooms.</p> <p>The windows on the second floor will also be addressed; please note that this service is complimentary. Additionally, we will secure any loose trim or baseboards with nails, and these repairs will be conducted at no additional cost.</p>	1	\$0.00	\$0.00
Mud Room	<p>Please be advised that only the walls will be painted; no wood surfaces will be addressed as they are not necessary. We will cover all furniture and items to ensure a clean finish. We will prime and apply two coats of paint to all walls.</p>	1	\$0.00	\$0.00
Color name	<p>The colors selected for the project are as follows:</p> <ul style="list-style-type: none">- **Sage Green (#74A882)**: This color will be utilized for cabinets and accent walls.- **Off White (#F9F5F0)**: This shade will be applied to the walls.	1	\$0.00	\$0.00

JJ Home Solutions LLC

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Product/Service	Description	Qty.	Unit Price	Total
Second bedroom upstairs	<p>We will repair and patch all holes, cracks, and surface imperfections on ceilings and walls to achieve a smooth, even finish.</p> <p>Our team will apply caulking around all windows, baseboards, and trim to ensure a proper seal and a polished appearance.</p> <p>We will prepare all surfaces for painting, including the protection of furniture, windows, and flooring, to maintain a clean and safe work environment.</p> <p>The process includes the application of one coat of primer followed by two coats of paint. Due to the existing dark color, additional coverage will be necessary to ensure a consistent, high-quality final finish.</p> <p>Please note that closets will also be included in the painting process.</p>	1	\$0.00	\$0.00
Bathroom 2nd floor	The surface will be prepared and will receive one coat of primer followed by two coats of paint.	1	\$1,200.00	\$1,200.00
Hallway on the main leve	Walls will be primed and painted with two coats	1	\$0.00	\$0.00
May 18, 2026				
Laundry area cabnites	paint the cabinets sage green additional from the original quote. Also microwave area piece was added.	1	\$1,000.00	\$1,000.00
Add one accent walls one in the master bedroom downstairs with the private bathroom	And another accent wall in the room next to the master bedroom	1	\$300.00	\$300.00
Credit card fee	Total for the 2.99% was \$616.21 minus the -\$437.83 the new total is \$178.38 that is missing thank you	1	\$178.38	\$178.38

JJ Home Solutions LLC

43 Blanca Peak Circle | Dillon, Colorado 80435
jjpainting18@outlook.com

Thank you for your business. Please contact us with any questions regarding this invoice.
for Credit car transactions there will be a 2.9% extra charge for processing

Subtotal	\$23,493.38
Discount	- \$2,705.95
Total	\$20,787.43
Paid	- \$20,787.43
Invoice balance	\$0.00

PAID

JJ Home Solutions LLC

43 Blanca Peak Circle | Dillon, Colorado 80435
jjpainting18@outlook.com

RECIPIENT:

Rio Blue LLC

60 Calle De Plata
Breckenridge, Colorado 80424

Invoice #38

Issued	May 20, 2026
Due	Jun 19, 2026
Paid	May 30, 2026
Total	\$2,985.68

For Services Rendered Curtains

Product/Service	Description	Qty.	Unit Price	Total
Curtains	Option One this is just for the curtains it self and the curtain rods	1	\$1,574.35	\$1,574.35
Labor		1	\$1,325.00	\$1,325.00
Credit Card fee	For Credit Card transactions there is an additional 2.99% additional cost	1	\$86.33	\$86.33

PAID

We kindly request a deposit in the amount of \$1,574.35 for the curtains.
The labor costs until the project is completed. .
Thank you for your understanding.

Thank you for your business. Please contact us with any questions regarding this invoice.
Credit Card transactions are an additional 2.99% from the total.

Total	\$2,985.68
Paid	- \$2,985.68
Invoice balance	\$0.00

JJ Home Solutions LLC

43 Blanca Peak Circle | Dillon, Colorado 80435
jjpainting18@outlook.com

RECIPIENT:

Rio Blue LLC

60 Calle De Plata
Breckenridge, Colorado 80424

Invoice #40

Issued May 23, 2026

Due Jun 22, 2026

Total \$47,066.43

Account Balance \$28,239.86

Exterior Painting

Product/Service	Description	Qty.	Unit Price	Total
May 23, 2026				
Option 1	<p>**Preparation Process**</p> <p>1. Sandblasting 2. Grinding 3. Sanding</p> <p>The preparation work for the exterior painting, which includes two coats of a natural-based oil, will involve covering windows, deck furniture, and any rocks or surfaces that will not be painted to ensure proper protection. The fascia , soffit and trim,will be painted green, as depicted in the inspiration pictures.</p> <p>This process is expected to take three weeks up to three weeks: two weeks will be dedicated to sandblasting, grinding, and sanding, followed by one week for the staining.</p> <p>Permits are required by the blue river but this will be cover by us we are a register vendor with them.</p> <p>The garage area not included</p>	1	\$36,125.00	\$36,125.00
Garage	<p>We will power wash the garage, add caulking on areas where is needed Our preparation process will ensure that all windows, furniture, rocks, and any surrounding areas of your home are adequately covered to protect them during the painting process any additional areas that might need to get cover will be protected. This will receive one coat of primer and two coats of paint on body color Fascia,sofit and trim are different color than from the body all this will receive two coats</p>	1	\$3,875.00	\$3,875.00
Windows for the house	<p>This will receive one coat of primer and two coats of special paint for this type of windows. They will all be green.</p>	1	\$4,750.00	\$4,750.00

JJ Home Solutions LLC

43 Blanca Peak Circle | Dillon, Colorado 80435
jjpainting18@outlook.com

Product/Service	Description	Qty.	Unit Price	Total
Windows on the garage	This will receive one coat of primer and two coats of special paint for this type of windows. They will all be green.	1	\$950.00	\$950.00
House Skirt	The house skirt will be painted green this is complimentary	1	\$0.00	\$0.00
Credit Card fee	Additional cost for credit card transactions is 2.99% additional	1	\$1,366.43	\$1,366.43

Thank you for your business. Please contact us with any questions regarding this invoice.
Credit card transactions have a 2.99% additional cost

Total	\$47,066.43
Paid	– \$18,826.57
Invoice balance	\$28,239.86
Account balance	\$28,239.86

Pay Now

JJ Home Solutions LLC

43 Blanca Peak Circle | Dillon, Colorado 80435
jjpainting18@outlook.com

RECIPIENT:

Rio Blue LLC

60 Calle De Plata
Breckenridge, Colorado 80424

Invoice #39

Issued	May 20, 2026
Due	May 27, 2026
Paid	May 28, 2026
Total	\$4,367.80

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Installation labor and material	<p>Installation</p> <ul style="list-style-type: none">• Pick up the store floor and take it to the workplace.• Move the furniture in the rooms and put it back before and after the installation of the floor .• Installation of 480 SqFt of Trafford Oak in the 3 Rooms and hallway.(The Floor needs to be acclimatized from 48 hrs to 72 hrs before installation).\$3200•Trash Disposal <p>General Notes</p> <ul style="list-style-type: none">• If there is plywood under the carpet and it is in poor condition, it is recommended to be replaced and therefore there would be an extra cost. <p>1 \$3,200.00</p> <p>Material</p> <p>Trafford Oak Laminated COST OF MATERIALS</p> <ul style="list-style-type: none">•Trafford Oak 8-mm (water resistant ,resistant to scratches and wear ;Has 30-year limited warranty) Price \$ 991.44 <p>\$1,041.00</p>	1	\$4,241.00	\$4,241.00
Credit Card transaction fee	For Credit card transactions there is a 2.99% additional cost .	1	\$126.80	\$126.80

JJ Home Solutions LLC

43 Blanca Peak Circle | Dillon, Colorado 80435
jjpainting18@outlook.com

Thank you for your business. Please contact us with any questions regarding this invoice.
There is an additional 2.99% for credit cards

Total	\$4,367.80
<hr/>	
Paid	- \$4,367.80
<hr/>	
Invoice balance	\$0.00

PAID

JJ Home Solutions LLC

43 Blanca Peak Circle | Dillon, Colorado 80435
jjpainting18@outlook.com

RECIPIENT:

Rio Blue LLC

60 Calle De Plata
Breckenridge, Colorado 80424

Invoice #43

Issued	May 26, 2026
Due	May 26, 2026
Paid	May 28, 2026
Total	\$1,338.87

Elevate11 Solutions Installation Laminated Flooring

Product/Service	Description	Qty.	Unit Price	Total
May 25, 2026				
Demo flooring luis	<ul style="list-style-type: none">Remove the carpet, remove the glue and remove the tack strips; (Adjust the floor for installation). \$500Remove the baseboard from the rooms, put it back after the installation of the floor (Note: It is likely that some piece of baseboard will break because of how old it is, it will be replaced by something like or like the baseboard).-It is likely that the rooms will require paint touch-ups, similar to the caulking application on the baseboards. \$300	1	\$1,300.00	\$1,300.00
Credit Card Fee	Credit Card transaction have a 2.99% additional cost	1	\$38.87	\$38.87

Thank you for your business. Please contact us with any questions regarding this invoice.

Total	\$1,338.87
Paid	- \$1,338.87
Invoice balance	\$0.00

JJ Home Solutions LLC

43 Blanca Peak Circle | Dillon, Colorado 80435
jjpainting18@outlook.com

RECIPIENT:

Rio Blue LLC

60 Calle De Plata
Breckenridge, Colorado 80424

Invoice #37

Issued	May 14, 2026
Due	May 21, 2026
Paid	May 28, 2026
Total	\$7,930.00

Interior Work

Product/Service	Description	Qty.	Unit Price	Total
May 14, 2026				
Title in kitchen	Remove and dispose of existing tile in the designated area. Prepare the surface for new installation by cleaning, leveling, and making any necessary minor repairs to ensure proper adhesion and a smooth finish. Furnish and install new marble tile according to the approved layout and design. Install all necessary setting materials, grout, and trim pieces as required. Complete all finishing work, including grout cleanup, polishing, and sealing of marble surfaces where applicable, to ensure a clean and professional appearance. Remove all job-related debris and leave the work area broom clean upon completion. All labor, materials, tools, and installation supplies necessary to complete the work are included.	1	\$2,500.00	\$2,500.00
Bathroom wood installation and Ceiling walls in leaving room	Bathroom wood installation and living room ceiling/wall finish work: In the second bedroom bathroom, near the walk-in closet, decorative wood will be installed around the toilet area up to 4 feet high. The design will match the style in the reference picture. The living room ceiling on the second level will be finished with tongue-and-groove pine wood to create a warm appearance. All wood surfaces will be professionally stained with a cedar oil-based stain, sealed with one coat of sealer, and finished with two coats of matte clear coat for long-lasting protection and a natural wood look. Labor and material will be included	1	\$4,600.00	\$4,600.00
Additional wood and labor for the ceiling		1	\$400.00	\$400.00

JJ Home Solutions LLC

43 Blanca Peak Circle | Dillon, Colorado 80435
jjpainting18@outlook.com

Product/Service	Description	Qty.	Unit Price	Total
Delivery	The materials had to be picked up an hour and a half from here. Unfortunately, the store did not have it in stock. This charge is only for the gas used to pick up the tile.	1	\$200.00	\$200.00
Credit Card fee	Credit Card fee For Credit Card transactions there is an additional 2.99% additional cost	1	\$230.00	\$230.00

PAID

Thank you for your business. Please contact us with any questions regarding this invoice.
credit card transactions are 2.99% additional

Total	\$7,930.00
Paid	- \$7,930.00
Invoice balance	\$0.00



888 Brannan Street
San Francisco, CA 94103
Airbnb tax ID number: 26-3051428

Host name: Matthew Wynia
User ID: 21503685
Report generated: March 11, 2026

January 1, 2026 – January 31, 2026

Earnings report

Summary	Gross earnings	Adjustments ¹	Service fees ²	Tax withheld ³	Total (USD)
Earnings	\$10,324.55	-\$3,395.35	-\$309.73	\$0.00	\$6,619.47

Airbnb remitted taxes: \$916.30 was collected from your guests and remitted to tax authorities.

Performance stats

Nights booked

15

Avg night stay

3.8

Homes

Home	Gross earnings	Adjustments ¹	Service fees ²	Tax withheld ³	Total (USD)
BLUERIVER	\$10,324.55	-\$3,395.35	-\$309.73	\$0.00	\$6,619.47

Taxes

Home	Tax withheld ³	Pass through tax ⁴	Host remitted tax ⁵	Airbnb remitted tax ⁶
BLUERIVER	\$0.00	\$0.00	\$0.00	\$916.30

Earnings types

Types	Total (USD)
Homes	\$10,014.82
Host revenue share adjustment	-\$3,145.35

Resolutions⁷

-\$250.00

Payout methods

Payout method	Total
Matthew Wynia, Checking 0524 (USD)	\$6,619.47

Performance stats

Home	Nights booked	Avg night stay
BLUERIVER	15	3.8

1 Adjustments can be reservation changes, cancellations, and more.

2 Airbnb service fees may vary based on your reservation types and fee structure. VAT may also be included where applicable. [Learn more](#)

3 Income taxes withheld.

4 Set by host, then collected and sent to host.

5 Set by Airbnb, then collected and sent to the host. Applies to certain hosts in India, Mexico, and New Zealand.

6 Automatically collected and paid on host's behalf in certain jurisdictions. Includes VAT/GST and occupancy tax on supply.

7 Reimbursements, adjustments, and extra fees.



888 Brannan Street
San Francisco, CA 94103
Airbnb tax ID number: 26-3051428

Host name: Matthew Wynia
User ID: 21503685
Report generated: March 11, 2026

February 1, 2026 – February 28, 2026

Earnings report

Summary	Gross earnings	Adjustments ¹	Service fees ²	Tax withheld ³	Total (USD)
Earnings	\$14,333.57	-\$4,269.54	-\$413.78	\$0.00	\$9,650.25

Airbnb remitted taxes: \$1,224.18 was collected from your guests and remitted to tax authorities.

Performance stats

Nights booked
24

Avg night stay
3.4

Homes

Home	Gross earnings	Adjustments ¹	Service fees ²	Tax withheld ³	Total (USD)
BLUERIVER	\$14,333.57	-\$4,269.54	-\$413.78	\$0.00	\$9,650.25

Taxes

Home	Tax withheld ³	Pass through tax ⁴	Host remitted tax ⁵	Airbnb remitted tax ⁶
BLUERIVER	\$0.00	\$0.00	\$0.00	\$1,224.18

Earnings types

Types	Total (USD)
Homes	\$13,379.79
Host revenue share adjustment	-\$4,269.54

Resolutions⁷

\$540.00

Payout methods

Payout method	Total
Matthew Wynia, Checking 0524 (USD)	\$9,650.25

Performance stats

Home	Nights booked	Avg night stay
BLUERIVER	24	3.4

1 Adjustments can be reservation changes, cancellations, and more.

2 Airbnb service fees may vary based on your reservation types and fee structure. VAT may also be included where applicable. [Learn more](#)

3 Income taxes withheld.

4 Set by host, then collected and sent to host.

5 Set by Airbnb, then collected and sent to the host. Applies to certain hosts in India, Mexico, and New Zealand.

6 Automatically collected and paid on host's behalf in certain jurisdictions. Includes VAT/GST and occupancy tax on supply.

7 Reimbursements, adjustments, and extra fees.



888 Brannan Street
San Francisco, CA 94103
Airbnb tax ID number: 26-3051428

Host name: Matthew Wynia
User ID: 21503685
Report generated: March 11, 2026

2025

Earnings report

Summary	Gross earnings	Adjustments ¹	Service fees ²	Tax withheld ³	Total (USD)
Earnings	\$104,093.69	-\$36,135.88	-\$3,089.40	\$0.00	\$64,868.41

Airbnb remitted taxes: \$9,139.44 was collected from your guests and remitted to tax authorities.

Performance stats

Nights booked
205

Avg night stay
2.9

Homes

Home	Gross earnings	Adjustments ¹	Service fees ²	Tax withheld ³	Total (USD)
BLUERIVER	\$104,093.69	-\$36,135.88	-\$3,089.40	\$0.00	\$64,868.41

Taxes

Home	Tax withheld ³	Pass through tax ⁴	Host remitted tax ⁵	Airbnb remitted tax ⁶
BLUERIVER	\$0.00	\$0.00	\$0.00	\$9,139.44

Earnings types

Types	Total (USD)
Homes	\$99,890.22
Host revenue share adjustment	-\$35,190.88

Resolutions ⁷	\$169.07
--------------------------	----------

Monthly earnings

Month	Gross earnings	Total (USD)
January	\$9,832.36	\$5,765.50
February	\$11,273.63	\$7,755.48
March	\$19,815.98	\$13,916.40
April	\$1,166.99	\$464.79
May	\$5,299.31	\$2,752.25
June	\$7,875.09	\$4,535.85
July	\$8,554.29	\$5,290.11
August	\$8,288.74	\$5,103.26
September	\$6,058.80	\$3,265.04
October	\$5,524.84	\$2,938.49
November	\$6,776.65	\$3,867.47
December	\$13,627.01	\$9,213.77

Payout methods

Payout method	Total
Matthew Wynia, Checking 0524 (USD)	\$64,868.41

Performance stats

Home	Nights booked	Avg night stay
BLUERIVER	205	2.9

1 Adjustments can be reservation changes, cancellations, and more.

2 Airbnb service fees may vary based on your reservation types and fee structure. VAT may also be included where applicable. [Learn more](#)

3 Income taxes withheld.

4 Set by host, then collected and sent to host.

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6 Automatically collected and paid on host's behalf in certain jurisdictions. Includes VAT/GST and occupancy tax on supply.

7 Reimbursements, adjustments, and extra fees.



Today

Calendar

Listings

Messages



Insights

Reviews

Views

Opportunities

Superhost



Cute & Comfy Williamsburg Refuge

2 listings



★ 4.95 overall rating

Check-in

★ 4.97

Cleanliness

★ 4.99

Accuracy

★ 4.97

Communication

★ 4.98

Location

★ 4.85

Value

★ 4.9

261 reviews



Suzanne
Rome, GA

★★★★★ March 7, 2020 at 12:48 PM



The accommodations were just as described. Very comfortable and clean, within a couple blocks of subway, local laundry, coffee shops, etc. Josh and Chris were both warm and welcoming



Chrissy
Nashville, TN

★★★★★ March 3, 2020 at 2:23 PM



Josh and Chris have really designed this adorable Brooklyn Airbnb stay for guests! Every inch of their place is not only adorable (so much so I want to hire them to redesign my apt) but so thoughtfully put...



Francois
Montreal, Canada

★★★★★ February 23, 2020 at 2:11 PM



Comfortable and well located apartment. Josh and Chris are nice and helpful hosts.



Sophie
Düsseldorf, Germany

★★★★★ February 19, 2020 at 2:43 PM



I really enjoyed my time at Josh & Chris' apartment. They are great hosts and everything was as described. I would definitely stay here again. Thanks for the great stay! :)



Colin
Berlin, Germany

★★★★★ February 15, 2020 at 12:18 PM



Josh & Chris were perfect hosts. The communication before and while our stay was fast and they provided us with some insider knowledge about the neighbourhood. The room and the flat in whole wa...



Chungjoh
Seoul, South Korea

★★★★★ February 5, 2020 at 11:53 AM



This house is near by subway station (5 minutes by foot). It was really good for me. The room is so clean and cozy, and I can use variety of amenities that I need. I strongly recommend to stay here :)



Kate
Newington, CT

★★★★★ January 26, 2020 at 2:04 PM



This space is truly a gem! The apartment is stylish and immaculate and the room is tastefully furnished with thoughtful touches. The bed is also beyond comfortable! There is so much to see and do within...



Hannah
Leeds, United Kingdom

★★★★★ January 23, 2020 at 12:23 PM



We had a fabulous stay at Josh & Chris's. The location was great, within walking distance to the subway & in the hub of Williamsburg. The apartment was sparkling clean with all the amenities you would need. W...



Alise
Salt Lake City, UT

★★★★★ January 14, 2020 at 1:10 PM



Clean, clear, easy, and cozy. A lovely place to stay!

Abby
Eagan, MN

★★★★★ January 13, 2020 at 12:18 PM



Josh and Chris were the most amazing hosts!! They were so helpful with everything we needed and gave us lots of local tips. They were more than happy to answer all of our questions. They went above and...

Abigail
Jackson, NJ

★★★★★ January 8, 2020 at 11:32 AM



Josh & Chris have a lovely home in Williamsburg. The bed is very comfy, there was plenty of natural light in the room (and also blackout shades if you prefer that!), and a drawer full of little necessities that you...

Leo

Burlington, VT

★★★★★ January 7, 2020 at 1:41 PM



Josh and Chris are extremely nice and hospitable. It's a stylish apartment with an incredibly comfortable bed. Fantastic location in the heart of Williamsburg.

Show more reviews

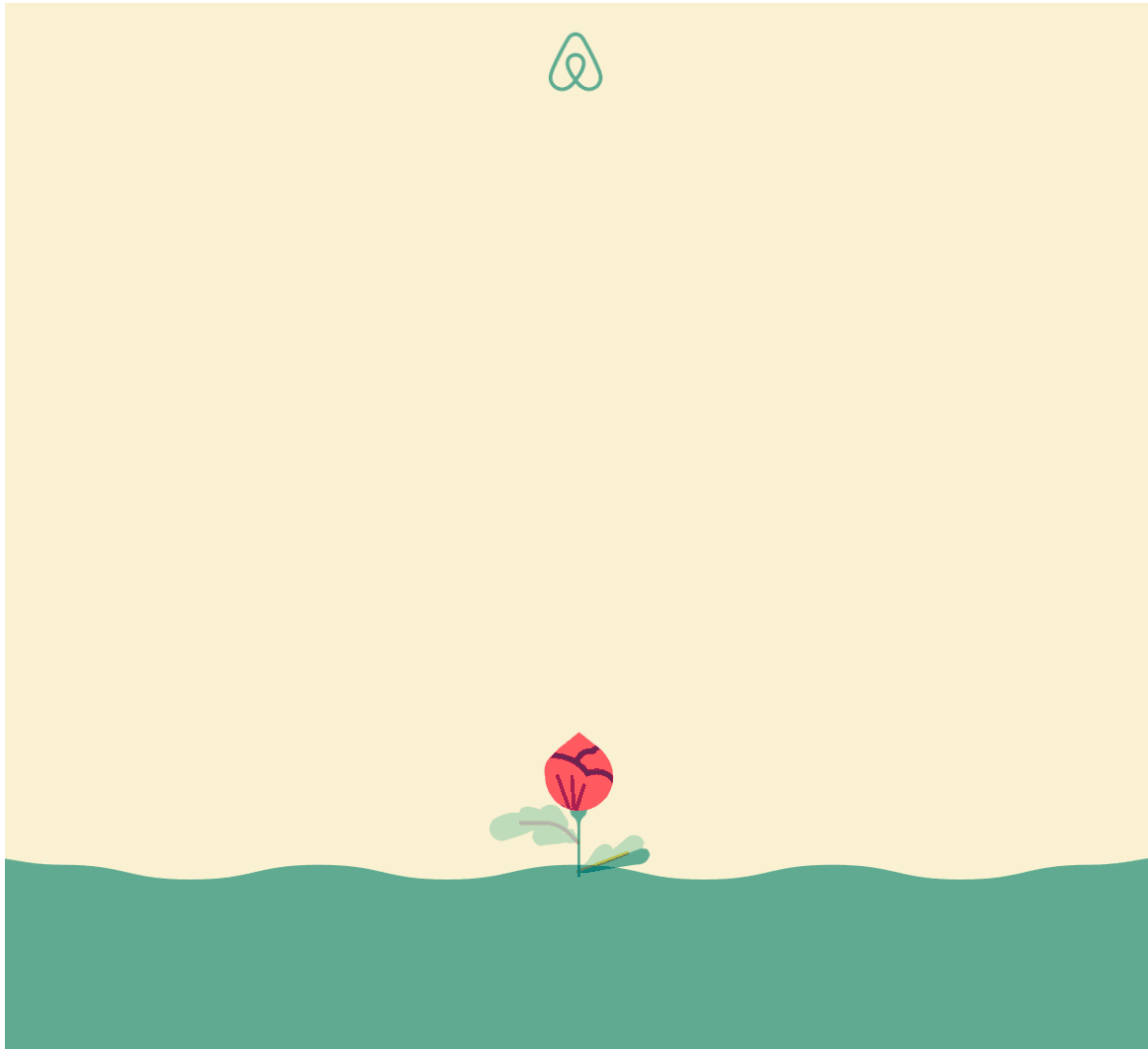


Josh Cogdill <364hooper2r@gmail.com>

You earned Superhost again!

Airbnb <express@airbnb.com>
To: 364Hooper2R@gmail.com

Fri, Jan 10, 2020 at 7:49 AM



YOU'RE A SUPERHOST!

You've earned Superhost again! Your hard work and amazing hosting skills keep shining through.

Tell everyone why you're excited to be a #Superhost!



In the past year, you've accomplished a lot to get to this moment:

83

Stays

0.0%

Cancellation rate

5.0 ★

Overall rating

100%

Response rate

Now, it's time to celebrate! Your new Superhost rewards include:



Profile badge

A trusted symbol for hospitality featured to guests across the site



Search filter

A dedicated search filter lets guests narrow their search results to Superhosts



Priority support

Faster response times when you call Airbnb



Extra perks

Access to exclusive services, events, [and more](#)

Custom link

A custom link that you can personalize to be as unique as your Airbnb listing.

The next Superhost evaluation is in April 2020. Keep an eye on your [Progress](#) to track how you're doing and keep up the great work!

When can I get another bonus?

You'll get another special bonus the next time you're a Superhost for one full year.



The Airbnb team

Sent with ♥ from Airbnb

Airbnb, Inc., [888 Brannan St, San Francisco, CA 94103](#)

June 5, 2026

Town Clerk, Town of Blue River 0110 Whispering Pines Circle Blue River, CO 80424

Re: Written Public Comment for the June 16, 2026 Regular Meeting of the Board of Trustees — Possible Revisions to the Town's Short-Term Rental Ordinance

Dear Town Clerk, Mayor Decicco, and Members of the Board of Trustees:

Thank you for the opportunity to submit written public comment for the June 16 regular meeting. I am the new owner of the home at 6871 State Highway 9 — I closed on the property on May 13, 2026, and write as a brand-new member of the Blue River community. I purchased this home to renovate it and operate it as a licensed short-term rental in good standing with the Town.

I appreciate the Board's responsibility to ensure that short-term rentals in Blue River operate consistently with the Town's rules and the community's character. As an owner-operator of short-term rentals in several other markets, I have seen what happens when a few non-compliant operators damage the reputation of an entire town's program. I want to be part of the solution to that problem, not part of it.

My situation

I bought 6871 Highway 9 because the listing indicated that short-term rentals were allowed. I made my decision in good faith based on the regulations in effect at the time. A substantial renovation is now underway, with permits issued, contractors actively at work, and a target completion of early September 2026 so that we can apply for a short-term rental license and begin operating before Fall. The acquisition was funded in part through a Section 1031 like-kind exchange, which imposes strict statutory timing rules under federal tax law.

The financial viability of this project is closely tied to being able to operate the property as a licensed short-term rental during the 2026–2027 winter season. I do not raise this as a complaint. I raise it because it is the practical reality of my circumstances, and because I believe a workable path forward exists.

My respectful request for the revised ordinance

I respectfully ask the Board, as it drafts the revised Short-Term Rental Ordinance, to consider including a defined transition provision for owners who took title to property within the Town prior to the moratorium's effective date of May 19, 2026 and who can demonstrate documented good-faith intent to operate as a short-term rental.

A narrowly drawn provision might require any such applicant to:

1. Have taken title to the property before May 19, 2026;

2. Provide objective documentation of pre-moratorium intent — such as the listing or MLS description as marketed at the time of contract, the purchase contract, building permits filed during the transition period, or other contemporaneous documentation;
3. Submit a complete license application within a defined window — for example, 90 days — following completion of construction, sewer connection (where applicable), and final inspections; and
4. Be subject to all substantive requirements of the revised ordinance and to enhanced compliance verification during the first license year as a condition of issuance.

On duration

At the May 19 meeting, I understood Trustee Stimson to express a preference for completing the regulatory work in three months rather than seven, so that good-faith owners and operators would not be left in extended limbo. I respectfully suggest that principle should inform any transition provision: the duration of uncertainty should not exceed what is necessary for the Town to complete the rewrite.

Offer to serve

I also want to repeat here, on the record, the offer I made earlier this month directly to the Town Manager and Mayor Decicco: I would welcome the opportunity to contribute my time and operational experience to whatever process the Town designs for this review — whether that is a working group, an advisory committee, or another format. If the Town's preferred process is traditional public meetings only, I am committed to participating respectfully through that channel, and I plan to be at the June 16, July 21, and August 18 regular meetings.

Thank you for your time and for your service to the Town.

Respectfully,

Christopher Fillingham

Owner, 6871 State Highway 9, Blue River, CO 80424

fillinghamchris@gmail.com

314-825-9700

Town Manager

From: Sarah Thorsteinson, RCE <sarah@altituderealtors.com>
Sent: Friday, June 5, 2026 11:57 AM
To: Nick Decicco; jheckman@townofbluerriver.org; Noah Hopkins; Barrie Stimson; Ben Stuckey; jwiley@townofblueriver.org; Ted Slaughter
Cc: Town Manager; Niffy Bube; Dana Cottrell
Subject: Altitude REALTORS Association request for a public meeting and more information re: Emergency Moratorium on Short-term rentals
Attachments: BR STR Moratorium-Altitude REALTORS Association.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon, Mayor, Trustees, and Chad,

Attached is a letter from the Board of Directors of the Altitude REALTORS® Association which serves REALTORS®, Affiliates, and property owners in Summit County, regarding the emergency moratorium on short-term rentals. I am also a full-time, ten-year Blue River Resident.

We request that you hold a public meeting to further discuss the moratorium and reasoning for an emergency moratorium. There are significant implications with the moratorium and real estate transactions that are under contract. It is our understanding from our members that contracts in Blue River are falling apart due to the uncertainty of the moratorium. In other local jurisdictions, there was a time frame for properties to go under contract that would allow permits to be obtained. Implementing this policy in your moratorium would help alleviate some of the economic impacts that the moratorium did not contemplate.

Thank you.

It's a great day in the mountains,
Sarah



Sarah Thorsteinson, RCE
Chief Executive Officer
Altitude REALTORS® Association & Altitude MLS, Inc.

PHONE
MAIN 970.468.8700
DIRECT 970.368.4315
WEB www.AltitudeREALTORS.com

OFFICE HOURS
Mon – Thu 9:00 am – 4:00 pm
Friday 9:00 am – 2:00 pm

OFFICES

75 W. 4th St, Suite W126, Silverthorne, CO 80498 [New](#)

625 S. Lincoln Ave, Suite 202, Steamboat Springs, CO 80487

Mailing: PO Box 2397, Dillon, CO 80435

Serving REALTORS® & Affiliates in Breckenridge · Steamboat Springs · Fairplay · Leadville · Walden & surrounding areas

Have a question? Try [Altitude Answers](#), our AI chatbot at altitudeREALTORS.com

This email, together with any attachments, is intended solely for the named recipient(s). It may contain confidential information and is prohibited from disclosure. If you received this in error, please notify the sender and delete this message and any attachments.



Altitude REALTORS® Main Office:
75 W. 4th Street, Suite W126
Silverthorne, CO 80498
970-468-8700

Steamboat Location:
625 South Lincoln Ave,
Ste 202,
Steamboat Springs, CO 80487
970-879-4663

www.altituderealtors.com

June 5, 2026

Mayor and Town Trustees
Town of Blue River
Blue River, Colorado

Re: Request for Public Meeting and Clarification Regarding Emergency Moratorium on Short-Term Rentals

Dear Mayor and Town Trustees:

On behalf of the Board of Directors of Altitude REALTORS® Association, we respectfully request that the Town hold a public meeting prior to the June 16 Board of Trustees meeting to review the recently adopted emergency moratorium on short-term rentals and to provide additional clarity regarding its intent and implementation. Given the broad impact of this issue, the community would benefit from a transparent public process and a meaningful opportunity for stakeholder input before further action is taken.

Short-term rental policy is a complex issue with significant implications for homeowners, renters, buyers, sellers, and the broader community. We are concerned that an emergency ordinance was adopted without sufficient time to fully evaluate those impacts or allow for broader public discussion. We would appreciate additional information regarding the purpose of the ordinance and how the Town intends to administer it fairly and consistently. While REALTORS® facilitate real estate transactions, they also serve as a conduit to the communities in which they live and work, and they are held to a high professional and ethical standard to help clients make informed decisions. REALTORS® must be knowledgeable in all components of a real estate transaction, including how legislative policy impacts these decisions. Our association has received numerous calls from REALTORS® because their clients are calling them for the answers that we don't have. For that reason, clear information regarding the ordinance and a transparent public process are important next steps.

We also respectfully request clarification regarding pending and recently completed real estate transactions involving properties intended for short-term rental use. Specifically, will contracts currently under contract be honored, and will purchasers be permitted to obtain licenses during any transition period? How does the Town intend to address properties that have recently closed and may have existing bookings that owners are obligated to honor? Clear guidance on these issues is essential to avoid unnecessary disruption, confusion, and financial harm.

We respectfully request that the Town provide the community with an opportunity to participate in a public meeting before June 16 and ensure a transparent process that allows for meaningful stakeholder input. We appreciate your consideration of these questions and look forward to a constructive dialogue regarding the ordinance and its effect on the Blue River community.

Altitude REALTORS® Association serves more than 1,400 REALTORS® and affiliate members across Summit, Park, Lake, Routt, and Jackson Counties and represents the interests of property owners throughout our jurisdiction.

Sincerely,

Niffy Bube
2026 President

Dana Cottrell
2026 President-elect

Sarah Thorsteinson
CEO & Blue River Resident



Town Manager

From: Jason M. Buszta <jbuszta@buszta.com>
Sent: Tuesday, June 9, 2026 6:42 AM
To: Nick Decicco; Heather Demovic; Town Manager; Jodie Willey; Ben Stuckey; Barrie Stimson; slaughter@townofblueriver.org
Subject: Supporting the Altitude REALTORS® Request — Please Meet Before June 16

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Members of the Board of Trustees,

I'm writing in support of the Altitude REALTORS® Association's June 5 letter, and to ask the Board to hold a public meeting before June 16.

My concern is with the folks who do the work, including our friends, our family, our neighbors.

The May 19 emergency moratorium quietly takes a paycheck away from a lot of local working families. Every operating rental in Blue River feeds a chain of local jobs: housekeepers and turnover crews, linen and laundry services, hot-tub and HVAC techs, snow plows and landscapers, electricians, plumbers, handymen, locksmiths, and the supply runners who restock between guests. These aren't abstractions — they're small businesses and hourly workers whose income rises and falls with the number of active, licensed units and the turnovers those units generate. Shrink the licensed inventory and you shrink their work, heading straight into the peak summer and ski seasons they count on most.

We don't have to guess at the damage—the evidence is five minutes up Highway 9. When Breckenridge moved to cap short-term rentals, the town's own consultants acknowledged that rental guests sustain exactly these service jobs—retail, food and beverage, recreation, and the housekeepers, managers, and maintenance crews who service the homes. **Local STR operators have since reported softening demand flowing straight through to services and worker wages, including layoffs.** Blue River would be importing a problem its neighbor is still working to manage.

Most urgently, the ordinance appears to overlook homes already under contract. When Breckenridge and the County acted, they built in cutoff dates and honored deals already under contract. Blue River can do the same.

Please honor pending contracts, let compliant licenses survive an administrative lapse, and give the community the public meeting the Altitude REALTORS® have asked for before June 16. I'd be glad to take part.

Respectfully,

Jason Buszta

Town Manager

From: Julia Koster <julia@coloradostra.org>
Sent: Tuesday, June 9, 2026 4:08 PM
To: Nick Decicco; Jonathon Heckman; Heather Demovic; Ted Slaughter; Barrie Stimson; Ben Stuckey; Jodie Willey; Town Manager
Cc: Toby Babich; Mary Waldman; Ashley Kubiszyn; Abbey Browne; mike@peakproperty.com; Dana Lubner; CJ Willey
Subject: Re: Collaborative Strategies to Address Short-Term Rental Compliance and Enforcement Concerns

Follow Up Flag: Follow up
Flag Status: Flagged

June 2026

Blue River Board of Trustees and Town Staff
Town of Blue River
Blue River, Colorado

Dear Mayor DeCicco, Members of the Board of Trustees, and Town Staff,

On behalf of the Summit Alliance of Vacation Rental Managers (SAVRM), a local chapter of the Colorado Short-Term Rental Association (COSTRA), we appreciate the opportunity to share our perspective regarding Ordinance No. 2026-03 and the concerns identified by the Town as grounds for the recently adopted short-term rental moratorium.

While we disagree with the decision to implement an emergency moratorium and remain concerned about the limited opportunity for public engagement prior to its adoption, we recognize that the Town's stated objectives—improving compliance, addressing unlicensed activity, strengthening enforcement, and mitigating neighborhood impacts—are legitimate policy goals that deserve thoughtful consideration.

Our members have long supported responsible short-term rental operations, effective regulations, and accountability for property owners who fail to comply with local requirements. We believe there is significant opportunity for the Town to achieve its stated objectives through collaboration and targeted enforcement strategies that avoid the unintended consequences associated with a broad licensing moratorium.

Utilize Colorado's Mandatory Take-Down Authority

One of the most effective tools available to the Town is the authority granted through Colorado legislation enacted in 2024 requiring online travel agencies and booking platforms to remove listings that are operating in violation of local licensing requirements when notified by a local government.

Rather than focusing resources primarily on restricting future licenses, we encourage the Town to develop a formal compliance and enforcement program that leverages this authority. By working directly with major online travel agencies—including Airbnb, Vrbo, Expedia, Booking.com, and similar platforms—the Town can identify and remove unlicensed listings from the marketplace.

This approach directly addresses one of the concerns identified in the ordinance: the operation of short-term rentals without licenses. Importantly, it focuses enforcement efforts on noncompliant operators rather than creating uncertainty for compliant homeowners and licensed businesses.

Partner with Industry Professionals to Improve Compliance

Professional property managers are often the first and best resource for educating homeowners about regulatory requirements. Many compliance issues arise not from intentional misconduct but from a lack of awareness, misunderstanding of local requirements, or changes in ownership and management.

SAVRM would welcome the opportunity to partner with Town staff and assist in outreach efforts to homeowners operating short-term rentals within Blue River. Through our network of professional property managers, we can help:

- Communicate licensing requirements and deadlines.
- Educate homeowners regarding local rules and operational standards.
- Encourage voluntary compliance before enforcement actions become necessary.
- Connect property owners with resources to address deficiencies.
- Identify practical challenges homeowners may face in meeting compliance obligations.

A collaborative compliance program can often achieve better outcomes at a lower cost than enforcement alone.

Focus Enforcement on Problem Properties

The ordinance cites concerns regarding neighborhood impacts and inconsistent compliance. We believe the most effective regulatory framework is one that focuses resources on documented problem properties rather than imposing restrictions that affect all operators equally.

Targeted enforcement strategies may include:

- Graduated penalties for repeat violations.
- Enhanced enforcement against nuisance properties.
- Revocation procedures for chronic noncompliance.
- Improved complaint tracking and response systems.
- Clear performance standards for operators and local contacts.

These approaches address specific issues while preserving opportunities for responsible homeowners to continue operating in compliance with local regulations.

Establish a Stakeholder Working Group

As the Town evaluates potential amendments to its short-term rental ordinance, we encourage the formation of a stakeholder advisory group that includes:

- Blue River residents.
- Homeowners.
- Professional property managers.

- Local businesses.
- Town staff.
- Members of the Board of Trustees.

Such a group could provide valuable feedback, identify unintended consequences, and help develop practical solutions that balance neighborhood concerns, property rights, tourism, and economic vitality.

A Shared Goal

Although we may disagree on the necessity of a moratorium, we believe the Town and the vacation rental community share many of the same objectives: safe neighborhoods, responsible operations, effective enforcement, and a fair regulatory environment that supports both residents and the local economy.


The Summit Alliance of Vacation Rental Managers stands ready to assist the Town in developing practical, enforceable, and collaborative solutions. We would welcome the opportunity to meet with Town staff and elected officials to discuss how our members can support compliance efforts, homeowner education, and implementation of the enforcement tools already available under Colorado law.

Thank you for your consideration and your service to the Blue River community. We look forward to working together toward solutions that address concerns while preserving the economic and property-owner benefits that responsible short-term rentals provide.

Respectfully on behalf of the board members the local membership of Summit Alliance of Vacation Rental Managers (SAVRM),



JULIA KOST
Executive Director

 (970) 333-1847

 julia@colorados

 www.colorados

[Book a meeting with me](#)

Town Manager

From: Erik Roesh <eroesh@gmail.com>
Sent: Tuesday, June 9, 2026 5:34 PM
To: info
Subject: 6/16/26 Board Question

Blue River Board of Directors,

I am commenting regarding the recent decision to suspend new short-term rental licenses and possibly renewals. Blue River's sales tax revenue is overwhelmingly dependent on its short-term rental economy, as there is zero traditional retail in town that I've seen in 15 years of renting and living part time in the town.

If the town loses a significant portion of the approximately \$1.48 million currently generated through STR taxes and registration fees, there will be a substantial budget shortfall compared to the roughly \$930,000 in projected property tax revenue.

Core town operations already carry significant fixed costs, including the Town Manager, Town Clerk, police department, and associated benefits. Without a clear plan to replace this revenue, difficult decisions around staffing levels and service reductions appear inevitable.

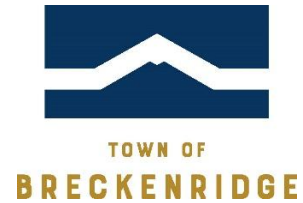
I respectfully ask the Board to address the following:

- What analysis was done regarding the fiscal impact of this policy on the town's budget?
- What options are being considered to address a potential revenue shortfall (for example, increases in property taxes, service reductions, or other revenue sources)?
- How does the Board plan to maintain essential services such as public safety and snow removal if STR-related revenue declines significantly or is eliminated?
- Has the Board evaluated longer-term structural options, such as shared services with Summit County or merging with Breckenridge?

I appreciate the Board's attention to these important questions and would welcome a transparent discussion about how the town intends to remain financially sustainable under this policy.

Thank you,

Erik Roesh



Memo

To: Town of Blue River Board of Trustees
From: James Phelps, Director of Public Works
Date: 6/10/2026 (for 6/16/2026 meeting)
Subject: Gary Roberts Water Treatment Plant Rehabilitation

Summary and Background

The Town of Breckenridge's Gary Roberts Water Treatment Plant (WTP) is located on the north side of the Goose Pasture Tarn Reservoir in the Town of Blue River at 271 Lakeshore Loop, Blue River, CO 80424. The Goose Pasture Tarn Reservoir and Blue River provide the primary source water for the water treatment system for the Town of Breckenridge water service area. This WTP was constructed over 54 years ago, has met the end of its design life, and must be rehabilitated in order to reliably meet the current demand. The current cost estimate for the rehabilitation project is \$54M dollars.

The Town of Breckenridge is working with SGM, Inc who is leading the design of the rehabilitation project. Design is now nearing 50% completion and we are currently soliciting bids for a contractor for the project construction. Construction is anticipated to begin in 2028, but the final design and schedule will be developed with the selected contractor. The Town will perform extensive public outreach to neighboring residents, similar to the efforts during the Goose Pasture Tarn Dam rehabilitation (2021-2023), after the construction schedule is further developed.

Due to the age and the continued deterioration of the WTP, this is a high priority and critical project for the Town of Breckenridge to get completed. The project was put on hold when the dam was identified to need emergency repairs, which were completed in 2023. The photos below show the current WTP building and illustrate the current corrosion of the tanks and other plant components. The rehabilitation will also help improve the sustainability and efficiency of the WTP by producing less waste and a higher yield of finished drinking water.



Photos showing the exterior of the WTP



Photos of the steel water treatment plant tanks showing the pitting, corrosion, and leaks in the tanks

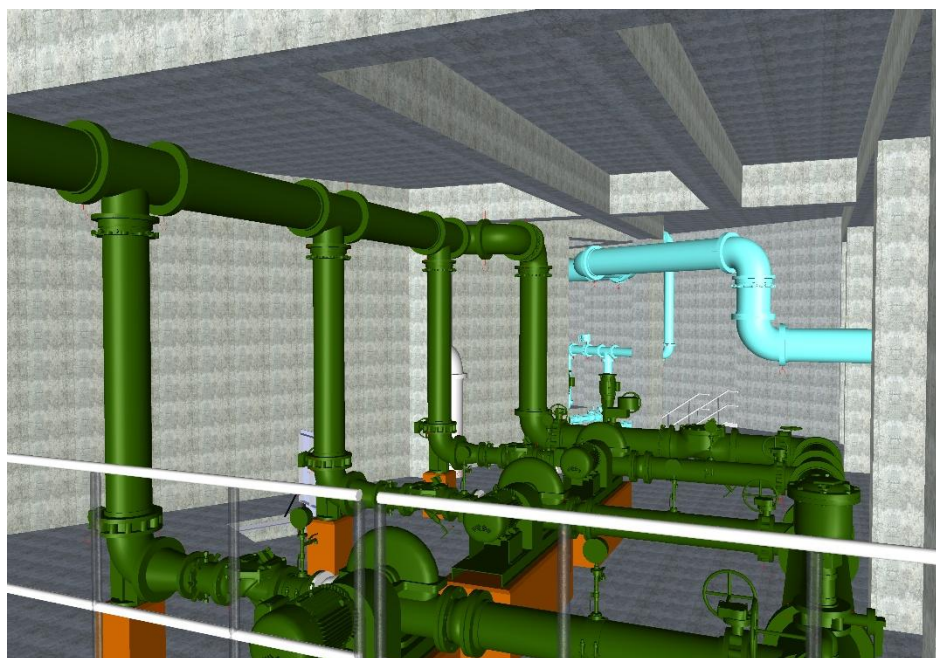
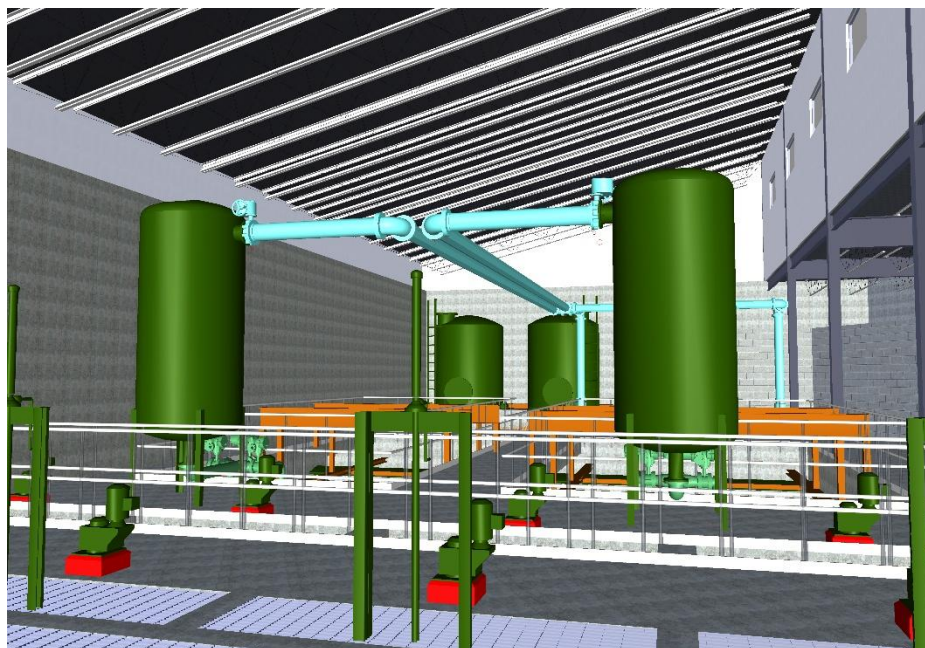


Photos showing overall view of plant components and water treatment tanks

Building Addition

SGM, Inc. has conducted an extensive alternatives analysis to determine the best option for rehabilitation of the WTP. In order to meet the increased production demands and ensure long term sustainability of the Town of Breckenridge’s water system, it was determined a complete replacement of the existing pre-treatment processes and filtration system were required. The existing filtration system, which is deteriorated and past the design life of 50 years, will be replaced with new multimedia filtration basins and be constructed inside the existing WTP building. The new pre-treatment process that was selected to be the best option is dissolved air flotation (DAF), but this system will require an addition to the existing building to house the DAF equipment, provide chemical storage, and laboratory space. However, this process requires a smaller building footprint than other pre-treatment options considered in the alternatives analysis. Below are renderings of the proposed building addition and the equipment that will be housed in the building addition.





Town of Breckenridge staff and a design team representative will be present at the meeting to answer any questions and receive comments and feedback about the water treatment plant rehabilitation project. We appreciate the time provided by the Town of Blue River to introduce this critical infrastructure project.

2026 Drainage & Culvert Capital Improvement Recommendations

Prepared by G&G Services

Drainage Asset Management & Annual Maintenance Program

In addition to the projects outlined below, the Town's annual road maintenance program will continue to include routine road grading, road stabilization, dust control, drainage maintenance, ditch cleaning, culvert cleaning, and road resurfacing activities throughout the roadway network.

As part of this year's efforts, G&G Services will also implement a culvert inventory and mapping initiative. Known culvert inlets and outlets will be physically marked in the field with blue delineator posts, where practical, and documented digitally to improve long-term asset management, maintenance planning, troubleshooting, and future project development. This inventory will continue to expand as additional drainage infrastructure is identified throughout the Town.

The projects identified in this document represent capital improvements and drainage system enhancements that are above and beyond the Town's typical annual maintenance and road resurfacing activities.

Capital Improvement Project Priorities & Planning-Level Cost Estimates

Project	Recommended Priority	Estimated Cost
Golden Crown Lane & Crown Drive Culvert Installation	High	\$8,000 - \$12,000
97 Circle & 97 Circle Culvert Installation	High	\$10,000 - \$15,000
Blue River Road & Mariposa Place Dry Well Installation	High	\$10,000 - \$20,000
97 Circle & Aspen Meadows Drive Culvert Rehabilitation / Potential Replacement	High	\$3,000 - \$10,000
Royal Drive / Regal Circle Drainage Improvement Project	Medium-High	\$65,000 - \$90,000
Crown Drive & Highway 9 Culvert Investigation / Rehabilitation / Potential Replacement	Medium	\$3,000 - \$15,000
Coronet Drive Drainage Investigation / Culvert Restoration / Dry Well Installation	Medium	\$3,000 - \$20,000
63 Hinterland Trail Culvert Rehabilitation	Medium	\$1,000 - \$8,000

Estimated Program Cost

- **High-Priority Projects:** \$31,000 - \$57,000
- **Medium-Priority Projects:** \$72,000 - \$133,000
- **Total Potential Capital Program:** \$103,000 - \$190,000

These estimates are intended for planning and budgeting purposes only. Actual costs will vary based on final design, utility conflicts, culvert sizes, site conditions, traffic control requirements, and material pricing.

2026 Drainage & Culvert Capital Improvement Recommendations

Prepared by G&G Services

Project Summaries

Golden Crown Lane & Crown Drive Intersection

Recommended Priority: High

Estimated Cost: \$8,000 - \$12,000

Install a new culvert to convey runoff from Golden Crown Lane to the roadside ditch on the east side of Crown Drive. Runoff currently creates a trench across the intersection each year, resulting in recurring roadway damage and increased maintenance requirements.

A gas line has historically been difficult to locate in this area. Utility locates and hydrovac excavation may be required prior to installation.

97 Circle & 97 Circle Intersection

Recommended Priority: High

Estimated Cost: \$10,000 - \$15,000

Install a culvert crossing, construct a drainage ditch along the south side of 97 Circle, and install a driveway culvert serving 402 97 Circle to eliminate ponding and improve roadway drainage. Depending on available grade and drainage fall, a swale may provide a suitable alternative to the driveway culvert at 402 97 Circle.

97 Circle & Aspen Meadows Drive

Recommended Priority: High

Estimated Cost: \$3,000 - \$10,000

The culvert inlet is completely buried, and only the top of the outlet pipe is currently visible.

Expose and clean the inlet, restore positive drainage flow, clean the downstream ditch, and clean the downstream driveway culvert. If the culvert is found to be damaged, collapsed, or otherwise compromised, replacement may be necessary.

Blue River Road & Mariposa Place

Recommended Priority: High

Estimated Cost: \$10,000 - \$20,000

Install a dry well on the south side of Blue River Road near Mariposa Place. Water regularly ponds in this location, resulting in roadway deterioration and ongoing maintenance concerns. Due to limited outfall opportunities, a dry well appears to be the most practical near-term solution.

2026 Drainage & Culvert Capital Improvement Recommendations

Prepared by G&G Services

Royal Drive / Regal Circle Drainage Improvement Project

Recommended Priority: Medium

Estimated Cost: \$65,000 - \$90,000

A roadside drainage ditch currently exists between Town Park and Blue River Road; however, many sections have become ineffective because driveway culverts have not been installed and portions of the ditch have been filled to provide driveway access.

Proposed improvements include:

- Re-establishing and defining the roadside ditch.
- Installing approximately 10–14 driveway culverts.
- Retaining existing culverts where compatible with the proposed drainage system.
- Installing roadway cross culverts at:
 - Royal Drive & Regal Circle
 - Royal Drive & Royal Drive
 - Royal Drive & Blue River Road

This project would significantly improve roadway drainage, reduce roadway deterioration, and establish a defined drainage corridor to the identified outfall on Blue River Road.

Refer to the attached map's and KMZ file for project locations and proposed drainage improvements associated with the Royal Drive / Regal Circle Drainage Improvement Project.

Crown Drive & Highway 9

Recommended Priority: Medium

Estimated Cost: \$3,000 - \$15,000

The culvert outlet is visible, but the inlet cannot currently be located.

Investigate ownership and maintenance responsibility, as the facility may be located within CDOT right-of-way. Once identified, the inlet can be restored and drainage function re-established.

Rehabilitation or replacement may be required depending on the condition of the pipe.

Coronet Drive (Near House No. 0456)

Recommended Priority: Medium

Estimated Cost: \$3,000 - \$20,000

This area serves as a low point between two hills and experiences chronic water accumulation.

Investigate whether an existing culvert is present and restore it if possible. If no culvert is found, installation of a new culvert or dry well will be evaluated. Any solution will be designed to improve drainage while avoiding impacts to adjacent properties.

2026 Drainage & Culvert Capital Improvement Recommendations

Prepared by G&G Services

63 Hinterland Trail

Recommended Priority: Medium

Estimated Cost: \$1,000 - \$8,000

Coordinate with adjacent property owners to establish proper inflow and outflow conditions and restore drainage function through culvert cleaning and rehabilitation. Replacement may be considered if warranted by site conditions.

TOWN OF BLUE RIVER, COLORADO

RESOLUTION 2026-08

**A RESOLUTION APPROVING AN INFORMATION TECHNOLOGY AND
PLATFORM MODIFICATION CONTRACT BETWEEN THE TOWN AND
VERTICOMM TECHNOLOGIES**

WHEREAS, the Town is authorized by state law to enter into contracts; and

WHEREAS, for the requires information technology services for the proper and efficient operation of the Town.

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

1. The Board of Trustees approves the technology services contract with Verticomm for IT Managed Services, Backup Services, security Software, and Microsoft 365 Licensing.
2. This Resolution shall be effective immediately upon approval.

ADOPTED at a regular meeting of the Board of Trustees on the 16th day of June, 2026.

Mayor

ATTEST:

Town Clerk or Deputy

May 5th, 2026

L.A.W.S. Emergency Vehicle Specialists
6665 South Kenton Street
Suite 205
Centennial, CO 80111
Attn: Devin Marciano, President
Re: Dodge Durango

Mr. Marciano,

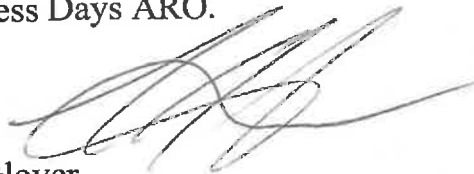
Per your request, government price quote for a **Dodge Durango Pursuit:**

1. Per State of Colorado Agreement # 200413 for the 2026 Model Year Vehicles – Body Code K8 – Medium Passenger Utility AWD Pursuit; **\$62,395.00**
2. Option # 259 (Exterior Paint Charge) Vapor Gray; **\$395.00**
3. Option #655 (Spotlight) LED - Left/Driver Side; **\$750.00**
4. OEM Option A7X9 (Cloth Front Bucket/Rear Vinyl Bench); **\$150.00**
5. Option # 758 (Delete CSP Specs); **-\$17,385.00**
6. 25MY Discount; **-\$2,100.00**
7. Delivery Charge; **\$0.00**

Total is **\$44,205.00 FOB**

Vehicle will have; 5.7L Hemi V8, 4 Fob/keys, Aluminum Rims, Carpet Flooring, Rear Doors/Windows Deactivated.

FOB is delivery to L.A.W.S. facility in Centennial CO and is 3 to 7-Business Days ARO.



Mel Glover
Fleet/Commercial Sales Manager
Larry H Miller Chrysler Dodge Jeep Ram 104th
Direct: 720-240-2025
Email: mel.glover@lhmauto.com

2 DODGE 2 DURANGO PURSUIT AWD 5

THIS VEHICLE IS MANUFACTURED TO MEET SPECIFIC UNITED STATES REQUIREMENTS. THIS VEHICLE IS NOT MANUFACTURED FOR SALE OR REGISTRATION OUTSIDE OF THE UNITED STATES.

MANUFACTURER'S SUGGESTED RETAIL PRICE OF THIS MODEL, INCLUDING DEALER PREPARATION

Base Price: **\$43,940**

DODGE DURANGO PURSUIT VEHICLE AWD
 Exterior Color: Vapor Gray Exterior Trim: Black
 Wheel: 18" x 8.0-Inch Black Steel Wheel
 Tires: 255/60R18 BSW On/Off Road Tires
 Police Package: 5.7L V8 HEMI® MDS VVT Engine
 Transmission: 8-Speed Automatic Transmission
STANDARD EQUIPMENT (VALUES REPLACED BY OPTIONAL EQUIPMENT FUNCTIONAL SAFETY FEATURES)

Blind Spot Monitoring with Trailer Detection
 Durango Pursuit Vehicle
 Instrument Panel Mounted Electronic Shifter
 Uplifter Electronic Module (USIM)
 Police ABS 4-Wheel Heavy-Duty Disc Brakes
 Engine-Tuned Suspension
 Engine Hour Meter
 Equipment Mounting Bracket
 Securo Park Package
 Police Mini-Console
 Black Vinyl Floor Coating
 Additional Key Fobs
 130-MPH Maximum Speed Calibration
 Auxiliary Switches
 Advanced Multislope Front Air Bags
 Supplemental Side-Curtain Air-Bow Air Bags
 Supplemental Front Seal-Mounted Side Air Bags
 ParkView® Rear Back-Up Camera
 ParkView® Rear Park-Assist with Stop
 Blind-Spot and Cross-Traffic Detection
 4-Wheel Traction Control
 Enhanced Accident-Response System
 Class IV Receiver-Blink
 24 6-Speed Fuel Tank
 Remote Keyless-Entry
 Push-Button Start
 220-Amp Alternator
 Spot Lamp
 Interior Features
 Uconnect® A with 8.4-Inch Touch Screen Display
 Apple CarPlay
 Google Android Auto™
 Standard with 5-Alarm Parked Side Call 800-643-2112
 Integrated Voice Command
 Steering-Wheel-Mounted Audio Controls
 8-1Way Power Driver and Manual Passenger Seats
 4-1Way Power Lumbar Adjustable Driver Seat
 A/C with 3-Zone Automatic Temperature Control
 Tilt / Telescope Steering Column
 Tire Pressure Monitoring Display

EXTERIOR FEATURES

18-inch x 8.0-inch Black Steel Wheels
 Bright Halo Cowl
 255/60R18 BSW On/Off Road Tires
 Full-Size Spare Tire with Matching Wheel
 Heated Exterior Mirrors
 Rear Window Wiper / Washer

OPTIONAL EQUIPMENT (Key Replaces Standard Equipment)

Vapor Gray Exterior Paint	\$395
Color Front Bucket Seats with Vinyl Rear Seat	\$180
Vinyl ZTR Row Seat	
Custom Preferred Package 22Z	
2-Speed On-Demand Transfer Case	\$160
Dual Rear Exhaust with Bright Tips	
Floor Carpet	
Luxury Front and Rear Floor Mats	\$145
Deschवाल Rear Doors / Windows	\$3,240
5.7L V8 HEMI® MDS VVT Engine	
2-Speed On-Demand Transfer Case	
Dual Rear Exhaust with Bright Tips	\$750
Black Left LED Spot Lamp	
Deluxe Luggage Budge	\$430
18-inch x 8.0-inch Painted Aluminum Wheels	
Destination Charge	\$1,595
TOTAL PRICE: *	\$50,815

WARRANTY COVERAGE

5-year or 60,000-mile Powertrain Limited Warranty
 3-year or 36,000-mile Basic Limited Warranty
 Add Dealer for a copy of the limited warranties or see your owner's manual for details.

**5 YEAR / 60,000 MILE
POWERTRAIN WARRANTY**



*MSRP. EXcludes destination charge, dealer prep, taxes, license, title, and other available or regionally required equipment. Dealer price may vary. ©2014 Dodge LLC. All rights reserved. Dodge, the Dodge logo, and other marks are trademarks of Chrysler Group LLC.

For more information visit: www.dodge.com
 or call 1-800-4ADODGE

FCA US LLC

EPA DOT Fuel Economy and Environment Gasoline Vehicle

Fuel Economy These estimates reflect new EPA methods beginning with 2017 models. Standard SUV AWD range from 11 to 100 MPG. The best vehicle miles 140 MPG.

16 MPG combined city/hwy
14 city
21 highway

6.2 gallons per 100 miles

You spend \$9,250 in fuel costs over 5 years compared to the average new vehicle.

Annual fuel cost \$3,750

Fuel Economy & Greenhouse Gas Rating (tailpipe only)

Smog Rating (tailpipe only)

Actual results may vary for many reasons including driving conditions, and how you drive and maintain your vehicle. For more information, visit www.fueleconomy.gov. Fuel economy estimates are based on a test cycle that simulates city and highway driving. Fuel economy estimates are a significant factor of overall vehicle performance. Fuel economy estimates are based on a test cycle that simulates city and highway driving. Fuel economy estimates are a significant factor of overall vehicle performance.

fueleconomy.gov

Calculate personalized estimates and compare vehicles.

GOVERNMENT 5-STAR SAFETY RATINGS

This vehicle has not been rated by the government for overall vehicle score, frontal crash, side crash, or rollover risk.

Source: National Highway Traffic Safety Administration (NHTSA) www.safercar.gov or 1-888-327-4236

PARTS CONTENT INFORMATION

FOR VEHICLES IN THIS COUNTRY: U.S./CANADIAN PARTS CONTENT: 73%
 MAJOR SOURCES OF FOREIGN PARTS CONTENT: MEXICO: 21%

NOTE: PARTS CONTENT DOES NOT INCLUDE FINAL ASSEMBLY, DISTRIBUTION, OR OTHER NON-PARTS COSTS.

FOR THIS VEHICLE: FINAL ASSEMBLY POINT: DETROIT, MICHIGAN, U.S.A.
 COUNTRY OF ORIGIN: MEXICO
 ENGINE: MEXICO
 TRANSMISSION: GERMANY

VEHICLE PROTECTION

ASK FOR ABOVE VEHICLE PROTECTION FOR YOUR VEHICLE. WE BUILT IT. WE BUILT IT.

TOWN OF BLUE RIVER, COLORADO

ORDINANCE NO. 2026-05

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, COLORADO, AMENDING THE TRANSITION ZONE DISTRICT (TD) TO SET A MINIMUM LOT SIZE, MINIMUM LOT WIDTH, AND AMENDING SETBACKS

WHEREAS, the Town of Blue River, Colorado (“Town”) is a statutory municipality incorporated and organized pursuant to the provisions of Section 31-2-101, et seq., C.R.S.; and

WHEREAS, Colorado Revised Statutes § 31–15–103 grants municipalities the power to adopt ordinances “necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the morals, order, comfort, and convenience” of the municipality and its inhabitants; and

WHEREAS, Colorado Revised Statutes § 31–23–301 grants municipalities the power to zone, regulate, and restrict the use of land within the community, and specifically including the power to restrict the size of yards and the density of population; and

WHEREAS, Colorado Revised Statutes § 31–23–214 grants municipalities the power to enact regulations that prevent “congestion of population” and that provide for “minimum area and width of lots;” and

WHEREAS, the Town’s Transition Zone District (TD) authorizes the use of property for one (1) residential dwelling unit for a lawfully recognized lot; and

WHEREAS, the TD Zone District does not require a minimum lot size or minimum lot width; and

WHEREAS, absent a minimum lot size and minimum lot width, property can be subdivided into small and oddly shaped lots which lots could be inconsistent with the character of the Town of Blue River and undermine the long-established Town goal and objective to protect the Town’s open and mountain character and its natural environment; and

WHEREAS, properties within the TD Zone District are largely undeveloped parcels located along, adjacent to, or within close proximity of the Blue River, its floodway, floodplain, wetlands, and view and wildlife corridors. Development of these properties will necessarily require larger lot configurations to avoid undevelopable areas and mitigate impacts on surrounding properties and resources. Subdividing these properties into lots smaller than 4 acres may leave many resulting lots undevelopable; and

WHEREAS, it is common if not universal that minimum lot sizes and minimum lot widths are provided in zone districts as a means of regulating density and congestion of population,

establishing and preserving community character, and protecting the health, safety, and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD FOR THE TOWN OF BLUE RIVER, COLORADO, AS FOLLOWS:

Section 1. Incorporation of Recitals. The foregoing recitals are affirmed and incorporated by this reference as legislative findings of the Board of Trustees.

Section 2. Amendment of Section 16A-3-60 of the Blue River Land Use Code. Section 16A-3-60 of the Land Use Code, a part of the Blue River Municipal Code, is hereby amended to add a minimum lot size and a minimum lot width for the Transition Zone District, to read as follows.

Sec. 16A-3-60. District Standards.

Minimum Lot Size	4 Acres (174,240 Square Feet)
Minimum Lot Width	250 Feet
Front Yard Setback	Minimum 75 Feet
Rear Yard Setback	Minimum 75 Feet
Side Yard Setback	Minimum 50 Feet
Building Height	Maximum 50 Feet

Section 3. Severability. Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, the intention being that the various sections and provisions are severable.

Section 4. Safety Clause. The Board of Trustees finds, determines, and declares that this Ordinance is promulgated pursuant to the Town's authority and under the general police power of the Town of Blue River, that it is promulgated for the health, safety, and welfare of the public,

and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Board of Trustees further determines that this Ordinance bears a rational relation to the proper legislative objective sought to be obtained.

INTRODUCED, READ, PASSED, INITIALLY ADOPTED, AND ORDERED PUBLISHED BY TITLE ONLY at a regular meeting of the Board of Trustees of the Town of Blue River, Colorado, held on the 16th day of June, 2026.

Nick Decicco, Mayor

ATTEST:

Town Clerk

Published in the Summit County Journal _____ 2026.

TOWN OF BLUE RIVER, COLORADO

ORDINANCE NO. 2026-06

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF
BLUE RIVER, COLORADO, REPEALING SECTION 17-1-30.1 OF THE
BLUE RIVER LAND DEVELOPMENT CODE**

WHEREAS, the Town of Blue River, Colorado (“Town”) is a statutory municipality incorporated and organized pursuant to the provisions of Section 31-2-101, et seq., C.R.S.; and

WHEREAS, Colorado Revised Statutes § 31–15–103 grants municipalities the power to adopt ordinances “necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the morals, order, comfort, and convenience” of the municipality and its inhabitants; and

WHEREAS, Colorado Revised Statutes § 31–23–214 grants municipalities the power to enact subdivision regulations and to restrict the division of property to advance goals and policies of the Town and to avoid “congestion of population;” and

WHEREAS, Section 17-1-30.1 advanced a policy of protecting the Town from unwanted density and congestion of population by limiting certain types of subdivisions with the ultimate goal of preserving the character of the Town of Blue River and supporting the long-established Town goal and objective to protect the open and mountain character of the Town; and

WHEREAS, with recent amendments to the Transition Zone District (TD), the Town has reasonably advanced its goals of protecting against unwanted density and congestion of population by ensuring development on larger lots will be consistent with the character of the Town of Blue River and protecting the open and mountain character of the Town; and

WHEREAS, the Board of Trustees desires to permit forms of subdivision permitted by the Blue River Land Use Code.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD FOR THE TOWN OF BLUE RIVER, COLORADO, AS FOLLOWS:

Section 1. **Repeal of Section 17-1-30.1 of the Blue River Land Use Code.** Section 17-1-30.1 of the Land Use Code, a part of the Blue River Municipal Code, titled *Temporary suspension of subdivisions that create new lots*, is hereby repealed in its entirety.

Section 2. **Repeal of Certain Other Uncodified Subdivision Ordinances.** Any ordinance previously adopted and currently effective, but not codified in the Municipal Code, which ordinance imposed a suspension, delay, or moratorium on new applications for, and approval of, subdivision of land is hereby repealed.

Section 3. **Severability.** Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such judgment shall not affect,

impair, or invalidate the remaining provisions of this Ordinance, the intention being that the various sections and provisions are severable.

Section 4. **Safety Clause.** The Board of Trustees finds, determines, and declares that this Ordinance is promulgated pursuant to the Town’s authority and under the general police power of the Town of Blue River, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Board of Trustees further determines that this Ordinance bears a rational relation to the proper legislative objective sought to be obtained.

Section 5. **Effective Date of August 1, 2026.** Notwithstanding the date of adoption or publication by title of this Ordinance, this Ordinance shall be effective on August 1, 2026.

INTRODUCED, READ, PASSED, INITIALLY ADOPTED, AND ORDERED PUBLISHED BY TITLE ONLY at a regular meeting of the Board of Trustees of the Town of Blue River, Colorado, held on the 16th day of June, 2026.

Nick Decicco, Mayor

ATTEST:

Town Clerk

Published in the Summit County Journal _____ 2026.



Manager's Report – June 26, 2026 Board of Trustees Meeting

1. May Financial Report
 - a. Not present in the provided packet as document was received after the deadline
 - b. Will provide details as available at the June 16th Board Meeting
2. Update on Fire Restrictions in Summit County
 - a. Data does not presently support fire restrictions being implemented
 - b. Current fire danger set at “High” by Red, White, and Blue Fire District
 - c. Important to remember wildfire season is approaching. Defend your home by starting at the edge of your house, create five feet of noncombustible space (no mulch) and then keep the grasses shorter than 30 inches.
3. Goose Pasture Tarn – Access and Boat Permits Applications Live on CitizenServe
 - a. Application window opened on 5/8
 - b. Tarn Access and Boat Permits now one combined application
 - c. Must provide vehicle license plate information in application
 - d. If requesting boat permits, please choose the proper number and type
 - e. Select whether you wish to have the hangtags mailed or if you prefer to pick them up at Town Hall during operating hours
 - f. Hangtags must be visible on rear view mirror or dashboard at all times during Tarn usage
 - g. Goose Pasture Tarn access is limited to Town residents, long-term renters (more than 31 consecutive days) if the permit is formally transferred, and guests of Town residents provided that the resident(s) accompanies the guest(s) during Tarn usage at all times
 - h. Access to the Tarn is strictly prohibited for Short-Term Renters, their guests, or invitees. Use of a resident permit by any short-term renters will result in permit revocation for the property owners and possible penalty
4. Broadband Update

- a. Discussions are ongoing with Upper Blue Sanitation District and possible collaborative partners in broadband installation
 - b. Considering possible avenues for grant funding
 - c. Information is minimal at this stage of planning – will hope to have concrete material to provide the Board on possible next steps later this year
5. Policy to Address Agenda Items
- a. Town staff intend to work on developing a suitable policy to determine how an item receives input and support and reaches a threshold for inclusion on a Board agenda
 - b. More information and details will be available within the next few months
6. Town Road Summer Maintenance
- a. Basic road upkeep began on June 7th and will move north to south over the next week or two
 - b. Town will make an effort to inform neighborhood residents of potential delays via Constant Contact (email newsletter platform) prior to the start of capital projects such as cross culverts, dry wells, etc.



End of Month Report: May 2026

Calls for Service

Total number of a calls: 195

Top 10 calls as follows:

Traffic Stops	106
Code Enforcement	32
Motorist Assist	11
Parking Violations	7
Other Agency Backup	5
Extra Watch Requested	4
Suspicious Veh/Person	3
Medical	2
Open Door - alarm	2
Wild Animal	2

Summary: May was the highest number of calls for service this year. An unlicensed driver was arrested for speeding 93 mph in a 45-mph zone. Ten out of the 26 citations issued included driver's license violations. May was first month without a motor vehicle crash for the year. The department was down one officer for the whole month. Code enforcement calls significantly increased due to activity at the Tarn and bears getting into residential trash.

Arrests: 6 = misdemeanor
 Motor Vehicle Crash: 0
 DUI: 0

Citations Issued = 26

Municipal = 12
 County = 14

Current Administrative Focus

- Tarn – Officers have increased patrols in the area to enforce compliance and providing education to residents on obtaining proper access.
- Patrol Vehicle Replacement – wrecked vehicle has been decommissioned and is being scheduled for salvage. All equipment suitable for re-installation in new vehicle is being stored.

Report prepared by:
 Chief, David Close