BLUE RIVER BOARD OF TRUSTEES

REGULAR MEETING

June 16, 2026

5:00 PM

0110 Whispering Pines Circle, Blue River, CO

Minutes

Call to Order – Roll Call

Mayor Pro Tem Jodie Willey called the meeting to order at 5:01 PM.

PRESENT: Trustee Jodie Willey
Trustee Jonathon Heckman
Trustee Barrie Stimson
Trustee Ben Stuckey
Trustee Heather Democvic
Trustee Ted Slaughter

Absent: Mayor Nick Decicco

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

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

Trustee Slaughter moved to approve the Consent Agenda and Financial Report. Trustee Stuckey provided a second. All ayes – motion passed.

Communications to the Board of Trustees

Public comments were made by Dan Cleary, Paul Semmer, Larry Nelson, Martie Semmer, Christopher O'Bannon, Doug O'Brien, Lindsay Backas, and Chris Fillingham. Commenters generally focused on the Town's short-term rental moratorium and related enforcement issues. Several speakers supported the Board's effort to revisit short-term rental policy and emphasized preservation of Blue River's natural residential character, the mission statement, and the need to address neighborhood impacts such as noise, parking, trespass, occupancy, water use, and fire risk. Other speakers questioned whether an emergency moratorium was justified, requested clearer data regarding complaints, citations, fee revenue, and actual administrative costs, and argued that enforcement of existing rules should occur before broader restrictions are imposed. Public comment also included requests for fee accounting, stronger public reporting on complaint and citation activity, clearer guest education about property boundaries and legal access routes, and consideration of the effect of the moratorium on recent purchasers. Several commenters supported more targeted enforcement tools and better communication rather than a blanket approach, while others urged the Board to stay focused on preserving neighborhood character and quality of life for full-time residents.

Work Session

1. Presentation from the Town of Breckenridge regarding current designs for an addition to the Gary Roberts Water Treatment Plant
    a. Town of Breckenridge Public Works Director James Phelps and other Town of Breckenridge representatives presented current design concepts for rehabilitation and expansion of the Gary Roberts Water Treatment Plant. The presentation explained that the original plant dates to the early 1970s, serves a broad area extending beyond Breckenridge proper to Summit High School, and remains tied to a longer sequence of capital work associated with dam and spillway improvements. Representatives stated that the current concept keeps construction on Breckenridge-owned property and anticipates a multi-year construction window beginning around 2028. Discussion noted that estimated cost has increased substantially from earlier assumptions and that the addition is intended to modernize the facility while accommodating future needs. Board questions focused on building-permit review, site configuration, whether solar or other energy-efficiency measures could be incorporated, and whether at least one variance request may be necessary because of the site and building layout.

2. Presentation from Kacey Grosskreuz of G&G Services regarding summer road maintenance and proposed capital projects
    a. Kacey Grosskreuz of G&G Services reviewed summer road maintenance priorities and proposed capital work for the season. Discussion focused on installation of a dry well on Mariposa to address recurring standing water and annual road damage, drainage and culvert work on Royal and Regal Circle, possible culvert rehabilitation or replacement near 97 Circle and Aspen Meadows, drainage improvements near Coronet, and continued use of BaseBind X on a to-be-determined heavily traveled road segment. Additional discussion touched on the need to clear culverts and confirm culvert alignments, and the value of pairing near-term maintenance with capital work that would improve runoff control and help preserve road surfaces.

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

a. The Board conducted an extended work session regarding Ordinance No. 2026-03 and the Town's short-term rental moratorium. Discussion included whether the moratorium was the appropriate response to compliance concerns, whether the emergency process was warranted, and how much of the Town's current difficulty stems from policy questions versus staffing and enforcement limitations. Trustees, staff, and the Town Attorney discussed the Town's existing short-term rental Ordinance 2025-09, the fact that licenses are treated as a privilege rather than a vested right, the strain created by manual monitoring and renewals, and the need for a software platform capable of identifying online listings and matching them to licensing and tax records. The Board also discussed whether restrictions imposed by surrounding jurisdictions are increasing the pressure to accommodate short-term rentals in Blue River, whether additional code enforcement staffing is needed, how pending or recently purchased properties should be viewed, and the importance of moving quickly toward a clearer long-term policy and operational system rather than allowing the issue to drift through the remainder of the moratorium period.

New Business

1. Resolution No. 2026-08 - a Resolution Approving an Information Technology and Platform Modification Contract between the Town and Verticomm Technologies
   a. Board Discussion
   Town Manager Hull presented the proposed agreement as a migration from the Town's existing secondary desktop environment to a cloud-based platform. He explained that the change is intended to reduce recurring functionality and access problems, eliminate a redundant second-server workflow, improve document access for staff, and align the Town's system with a more stable model of operations. Board discussion addressed whether the move would increase dependence on internet connectivity, the difference between the current hosted environment and a direct cloud platform, and the estimated migration cost, which was described as approximately $11,500.

   b. Motion to Approve
   Trustee Heckman moved to approve Resolution No. 2026-08. Trustee Democvic seconded the motion. All ayes – motion passed.

2. Motion to Authorize Manager's Action - Approving the Manager's Purchase of a Replacement Police Vehicle
   a. Board Discussion
   Town Manager Hull and Police Chief Close presented the proposed purchase of a replacement police vehicle following the loss of a prior vehicle. Discussion focused on acquiring a vehicle compatible with recovered police equipment so that radar and related components could be transferred into the replacement unit. Staff explained that the preferred option would allow the Town to return a third patrol vehicle to service more quickly while reducing total cost. Discussion referenced an approximate vehicle cost in the lower $40,000 range, largely due to reuse of existing equipment and resulting in an estimated savings of roughly $17,000 to $25,000 compared with the higher-cost alternative. Board discussion

also noted that insurance reimbursement remains a parallel process while the claim is finalized for the totaled police vehicle.

b. Motion to Approve
Trustee Heckman moved to approve the Manager's purchase of a replacement police vehicle. Trustee Stimson seconded the motion. All ayes – motion passed.

3. Resolution No. 2026-09 - a Resolution Approving a Short-Term Rental Compliance and Enforcement Software Contract
   a. Town Manager Hull presented the proposed Neumo software platform and described it as a tool to centralize renewals, monitor online listings across multiple platforms, flag missing or inconsistent license information, support compliance review, improve lodging-tax visibility, and reduce staff time spent on manual reminders and cross-checking. He explained that one option was a more limited platform-only approach and another was a fuller service model that would include implementation, templates, hotline and enforcement-support functions. Discussion focused on estimated listing counts, duplicate listings across platforms, the relationship between software monitoring and field enforcement, expected staffing implications, the implementation timeline, and whether the Town should approve the expenditure before final pricing and scope details were fully refined. Staff advised that the broader package under review was approximately $105,000 and that implementation was estimated at about three months once authorized. Trustees expressed concern about approving the contract before all cost details were fully settled. After discussion, the Board voted to postpone consideration of Resolution No. 2026-09 to the next available agenda after additional pricing and implementation details were assembled.

   b. Motion to Postpone Consideration
   Trustee Stimson moved to postpone consideration of Resolution No. 2026-09 until the next available agenda. Trustee Stuckey provided a second. All ayes – motion passed.

4. 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
   a. Public Hearing
   Planning and Zoning Commissioner Dan Cleary served as the Commission representative for the public hearing. Board discussion before and during the hearing addressed Planning and Zoning Commission recommendations, the proposed four-acre lot size framework, lot width and minimum 250-foot frontage, front and side setback distances of 75 and 50 feet, respectively, visual scales on large parcels, and whether larger setbacks better support the Town's open-space and low-density character. Trustees also discussed the practical impact of wetlands on actual buildable areas, whether setback changes alone could unintentionally push development pressure toward constrained land, and whether additional visual examples or parcel-specific illustrations were needed before making a final decision.

Public comments were made by Dan Cleary (as a resident rather than a Planning and Zoning representative), Paul Semmer, and Brownell Bailey. Comments addressed the originally intended temporary nature of the transition district, whether large undeveloped parcels should instead be guided through a more intentional annexation or rezoning process, how wetlands and topography constrain practical building envelopes, the historic development pattern in areas such as Spruce Valley Ranch, and the Board's stated interest in preserving open space and avoiding over-densification. Discussion also highlighted the need to distinguish between theoretical lot area and actually usable dry land, the importance of staying out of wetlands and recognizing state and federal wetland constraints, and the possibility that setback and frontage standards should be revisited together rather than as isolated numbers.

b. Motion to Postpone for Further Consideration
Following discussion of Ordinances No. 2026-05 and No. 2026-06, Trustee Heckman moved, seconded by Trustee Stuckey, to postpone both ordinances for further consideration at the July meeting and to continue related discussion at a special session. All ayes – motion passed.

5. 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
   a. Public Hearing
   Public comment was made by Dan Cleary.
   Board discussion addressed the existing subdivision moratorium, the Town's prior concern about subdivision of established neighborhood lots, the difference between large transitional parcels and older platted residential lots, and the need for better rules concerning steep slopes, wetlands, buffers, and subdivision design. Commenters noted that plat amendments, lot-line adjustments, and similar corrective subdivision tools may still need to remain available even if the Town limits broader subdivision authority. Discussion also included whether the Town should move toward a more explicit prohibition or constraint on subdivision of older R-1 neighborhood lots while preserving a clearer path for large undeveloped parcels to be considered under more deliberate land-use standards.

   b. Motion to Postpone for Further Consideration
   Following discussion of Ordinances No. 2026-05 and No. 2026-06, Trustee Heckman moved, seconded by Trustee Stuckey, to postpone both ordinances for further consideration at the July meeting and to continue related discussion at a special session. All ayes – motion passed.

Old Business

None

Reports

1. Mayor & Trustee Reports

   None

2. Town Attorney Report

   None

3. Staff Reports
   a. Town Manager
      The Town Manager noted that the May financial report was generally positive. He also updated the Board on worsening fire conditions in Summit County, noting that the County had moved into a very high fire danger level. Additional reminders were given concerning the Goose Pasture Tarn and Town hangtag visibility and use. The Town Manager also provided a broadband update, stating that he had begun discussions regarding fiber installation in tandem with trenching along Highway 9 and hoped to prepare a state application for funding. He further stated that staff would return with recommendations on agenda-setting policy, meeting structure, and how work sessions and regular meetings should be organized going forward.

   b. Chief of Police
      Police Chief Close reported that the hangtag system is helping with both education and enforcement and that the tags are proving relatively simple to verify in the field. He also discussed conditions at the Town access area at the Goose Pasture Tarn and agreed there are safety concerns related to approach speed, visibility, surface condition, and conflicting traffic movements. Later in the meeting, he clarified that Blue River Police had responded to a substantial number of code enforcement related calls since May and that, while purely administrative code matters may fall outside direct police authority, the department does respond to public safety, welfare, and criminal-code concerns tied to those complaints.

Other Matters to be Brought Before the Board of Trustees

None

Executive Session

Town Attorney Widner noted the need to include an additional executive session on the agenda and provided the motion language. The language noted was: I move to approve an executive session pursuant to C.R.S. 24-6-402 (4)(b) to receive legal advice and answers to questions concerning the application of the state location and extent statute and House Bill 1041 to property within the Town.

Trustee Willey moved to approve the following executive sessions:

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.

2. Pursuant to C.R.S. 24-6-402 (4)(b) to receive legal advice and answers to questions concerning the application of the state location and extent statute and House Bill 1041 to property within the Town.

Trustee Demovic seconded the motion to enter and close of the Regular Meeting, and the executive session was entered at 7:44 PM.

Adjourn

Trustee Slaughter motioned to adjourn meeting. Trustee Heckman seconded the motion. All ayes - motion passed.

Meeting adjourned at 9:03 PM.

Chad Hull
Town Manager