BLUE RIVER BOARD OF TRUSTEES MEETING

Tuesday, August 18, 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 July 21, 2026
    b. Special Meeting of July 27, 2026
    c. Subcommittee Meeting of July 31, 2026
    d. Special Meeting of August 12, 2026

2. Approval of Financial Report
    a. Period Ending July 31, 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. A Discussion by the Board of Trustees regarding a Bylaw Policy for Agenda Setting

New Business

1. Resolution No. 2026-10

a. Approval of Resolution No. 2026-10 – a Resolution Repealing Resolution No. 13-05, A Resolution Adopting Rules and Regulations for the Use of Boat Docks Licensed at the Tarn

2. Resolution No. 2026-11
    a. Approval of Resolution No. 2026-11 – a Resolution of the Board of Trustees of the Town of Blue River, Colorado, Authorizing the Town Manager to Make Transfers to and from Town Accounts at the Colorado Local Government Liquid Asset Trust (COLOTRUST)

3. 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, Amending the Transition Zone District (TD) to set a Minimum Lot Size, Minimum Lot Width, and Amending Setbacks

4. Ordinance No. 2026-07
    a. Public Hearing
    b. Approval of Ordinance No. 2026-07 – an Ordinance of the Board of Trustees of Blue River, Colorado, Repealing Section 17-1-30.1 of the Blue River Land Development Code Effective October 1, 2026, Subject to Condition that Ordinance No. 26-06 is in Full Force and Effect on October 1, 2026

Old Business

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. An executive session pursuant to CRS Section 24-6-402(4)(b) to receive legal advice and answers to specific questions concerning potential changes in federal and state government decision-making processes for use of highway rights of way.

2. An executive session pursuant to CRS Section 24-6-402(4)(b) and (e) to receive legal advice on means and methods to create trails within the Town and to devise negotiation strategy and instruct negotiators on the use of different means and methods for trail creation.

3. An executive session pursuant to CRS Section 24-6-402(4)(b) and (e) to receive legal advice on questions concerning interpretation of contract terms and to devise negotiation strategy and instruct negotiators concerning a services agreement.

Adjourn

BLUE RIVER BOARD OF TRUSTEES

REGULAR MEETING

July 21, 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: Mayor Pro Tem 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 June 16, 2026
   b. Special Session of June 30, 2026

2. Approval of Financial Report
   a. Period Ending June 30, 2026

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

Communications to the Board of Trustees

Written comments were received from Chris Daly, Karen Atkinson, Helen Lemay, Dan Farber, William Corbett, Kenny Buck, Sandy Peif, Jonathan and Mary Ann Winborne, Cindy Pilling, Gordon Manin, Bill Varney, Paul and Martie Semmer, Scot and Julie Babcock, Chris Fillingham, and Jeff Burnett.

In-person public comments were made by Chris Fillingham, Nancy Wile, Travis Wardlaw, Scott Babcock, Jeff Burnett, George DiCarlo, Christopher O'Bannon, Larry Nelson, Laura Wardlaw, and Cindi Pilling.

Commenters generally focused on the Town's short-term rental moratorium, short-term rental enforcement, renewal and application issues, possible exceptions or appeal pathways, and the impacts of short-term rentals on neighborhood character and quality of life. Several comments addressed circumstances involving recent property purchases, prior short-term rental licenses, attempted renewals, missed or delayed documentation, medical or family circumstances, and requests for a defined pathway for owners who believe they acted in good faith.

Public comment also included discussion of whether the Town should prioritize enforcement of existing ordinances before adopting additional restrictions and whether guest conduct should be addressed directly through citations or other accountability measures. Other comments raised concerns about noise, parking, trash, hot-tub use, trespass, revolving occupancy, investor-owned properties, and the effect of short-term rentals on residential areas. Additional comments addressed software implementation timing, licensing caps, traffic enforcement, governance and conflict-of-interest concerns, and the need for transparent and consistent application of Town rules. Commenters also noted potential benefits of responsibly managed short-term rentals, including property maintenance, tax revenue, owner oversight, and support for families offsetting ownership costs.

Public comment closed at approximately 5:43 PM.

Work Session

1. Board Discussion of a Draft Policy on Agenda Item Placement

    a. The Board reviewed an initial draft policy concerning the placement of items on future Board agendas. The discussion focused on establishing a clearer process for how items may be added to an agenda, the criteria or threshold for placing items before the Board, the ability to challenge or request agenda items, and the need to balance accessibility with efficient meeting management.

    The draft policy was presented as a preliminary version intended to reflect practices used in other communities while adapting those practices to the Town's needs. The Board discussed the importance of creating a method that allows matters of Board interest to be brought forward without overloading agendas or allowing items to be placed solely at the request of one individual without broader Board interest. The Board was encouraged to review the draft and provide comments to staff and the Town Attorney for further refinement before future consideration.

New Business

1. Ordinance No. 2026-05 – an Ordinance of the Board of Trustees of Blue River, Colorado, Approving a Plat Amendment to Consolidate Lots 138 and 165, Blue River Estates, Mountain View Subdivision, into a New Lot 138R (Addressed as 0166 Mountain View)
    a. Public Hearing

        Public comment was made by Peter Van Wirt.

        The public hearing concerned a proposed plat amendment to consolidate two lots into a single new lot known as Lot 138R. The applicant explained that the property configuration involved an existing residence and an owned adjoining lot, and that consolidation would preserve privacy, reduce the likelihood of future construction close to the existing home, and simplify future ownership or sale of the property.

        Board discussion addressed the nature of the consolidation request, the river easement associated with the property, the possible existence of a pedestrian easement, survey and title considerations, and the relationship between the proposed consolidation and the Town's subdivision regulations. Discussion noted that lot consolidations have generally been viewed favorably by prior Boards because they help preserve additional open area within the community. The Board also discussed whether the consolidated parcel could later be re-subdivided and the lot-size standards that would apply if such a request were made in the future.

    b. Approval of Ordinance No. 2026-05 – an Ordinance of the Board of Trustees of Blue River, Colorado, Approving a Plat Amendment to Consolidate Lots 138 and 165, Blue River Estates, Mountain View Subdivision, into a New Lot 138R (Addressed as 0166 Mountain View)

        Trustee Ted Slaughter moved to adopt Ordinance Number 2026-05, an Ordinance of the Board of Trustees of the Town of Blue River, Colorado, approving the plat amendment to consolidate Lots 138 and 165, Blue River Estates, Mountain View Subdivision, into a new Lot 138R, addressed as 0166 Mountain View. Trustee Barrie Stimson seconded the motion. All ayes – motion passed.

Old Business

None

Reports

1. Mayor & Trustee Reports

Reports included notice that a wildfire-related meeting had been canceled and that a transit board meeting was upcoming. The Board also discussed recurring concerns raised through the Planning and Zoning process regarding application review before matters are presented for Planning and Zoning Commission consideration. There was consensus that the matter should be placed on the next public agenda for further discussion.

2. Town Attorney Report

   None

3. Staff Reports
   a. Town Manager

      The Town Manager provided a brief update on the Town's financial status through June and noted that Summit County and the Town were under Stage 2 fire restrictions and extreme fire conditions. The report stated that the Town was operating in alignment with County restrictions and related enforcement measures.

      The Town Manager also reported on the status of the Town's short-term rental compliance software contract, noting that contract terms had been substantially negotiated and were undergoing final internal review. Discussion addressed the expected implementation process, including a first operational version of the system and a later payment-platform integration. The Board discussed that software would be a useful compliance and administrative tool, but that short-term rental policy work and enforcement planning should continue even if software implementation was not complete before upcoming licensing or renewal deadlines.

      The report included a reminder regarding Goose Pasture Tarn access requirements, including hang tags and boat permits. Discussion addressed whether the Town should revisit the boat-permit requirement before the next season, with attention to administrative burden, revenue significance, and whether a vehicle hang tag is sufficient to verify authorized use.

      The Town Manager also provided updates on broadband planning and NeoConnect's work on the planning of cost-effective broadband options being funded with American Rescue Plan Act funds. Discussion addressed broadband feasibility, potential antenna or wireless options, cellular coverage needs along the Highway 9 corridor, and whether broadband expansion and antenna-based service would be redundant or complementary.

      Summer road maintenance updates included continued basic road upkeep, testing of Durablend on limited road segments as an alternative to the standard magnesium chloride blend, and upcoming drainage and culvert projects. Projects discussed included culvert cleanout between 97 Circle and Aspen Meadows, culvert cleanout near Crown Drive and Highway 9, investigation of a possible old culvert on Coronet Drive, and proposed driveway culvert installations on Royal Drive and Regal Circle.

      The Town also has begun early work on the 2027 budget and invited Board input regarding potential budget items and whether a budget retreat should be considered later in the year.

The Town Manager further noted that the transition district and subdivision moratorium items were not included on the July agenda due to publication timing following the special session and that those matters were expected to return on the August agenda with appropriate notice.

b. Chief of Police

The Police Chief reported that the Goose Pasture Tarn hang-tag system has been helpful for education and field verification of authorized use. The report noted that signage remains insufficient and that the access point continues to attract unauthorized visitors. Discussion addressed additional signage intended to notify drivers that a permit is required before entering the area.

Discussion also addressed the physical condition and safety of the Goose Pasture Tarn entrance and exit, including rutting, limited width, competing vehicle movements, approach speeds from Highway 9, and the potential need to improve the apron or consider traffic-flow changes. The Board discussed the Town's ability to maintain the access area and the importance of making the entry and exit safer for residents and authorized users.

Other Matters to be Brought Before the Board of Trustees

1. A Follow up Discussion on the June 30th Short-Term Rental Special Meeting

   The Board discussed scheduling an additional special meeting to continue discussion of short-term rental policy, enforcement, and program administration. The meeting was set for Monday, July 27, 2026, at 5:00 PM.

   Topics identified for possible inclusion in the special meeting included potential license caps, existing enforcement tools, possible additional enforcement mechanisms, the application and renewal process, backup or paper processes if technology fails, implementation of short-term rental compliance software, whether a dedicated code enforcement or short-term rental administrative position is needed, proper complaint documentation, and the respective roles of staff and law enforcement in addressing short-term rental-related issues. The Board discussed the need for agenda guideposts to keep the discussion organized while allowing for a broad review of policy and enforcement options.

Executive Session

Trustee Stimson moved to approve the following executive sessions:

1. An executive session pursuant to C.R.S. Section 24-6-402 (4) (b) to receive legal advice concerning the Town's authority to grant permits that allow for the access across and occupation of private property to exercise rights held by the Town.

2. An executive session pursuant to C.R.S. Section 24-6-402 (4) (b) to receive legal advice concerning the Town's obligations under the Fair Labor Standards Act and other labor laws.

Trustee Slaughter seconded the motion to enter and close of the Regular Meeting. All ayes – motion passed. The executive session was entered at 6:27 PM.

Adjourn

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

Meeting adjourned at 7:10 PM.

Chad Hull
Town Manager

BLUE RIVER BOARD OF TRUSTEES

SPECIAL MEETING

July 27, 2026

5:00 PM

0110 Whispering Pines Circle, Blue River, CO

Minutes

Call to Order – Roll Call

Mayor Pro Tem Willey called the special session to order at 5:00 PM.

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

ABSENT: Mayor Nick Decicco

Also present: Town Manager Chad Hull, Deputy Town Clerk John DeBee, Police Chief David Close (arrived at 5:07pm), and Town Attorney Robert Widner.

Public Comment

In-person public comments were made by Cindi Pilling, Beth Soby, and Eric Vadla.

Commenters generally addressed short-term rental impacts, neighborhood safety, property-boundary issues, owner and property-manager responsibilities, and the need for clearer expectations for short-term rental guests. Comments included concerns about guests entering neighboring properties, potential liability issues, and the challenges created when renters turn over frequently.

Public comment also included discussion of responsible short-term rental ownership, the importance of owner responsiveness, the role of property managers, reasonable rental practices, and the need to strike a balance between allowing properly managed short-term rentals and protecting the residential character and quality of life of Blue River neighborhoods. Comments also raised questions regarding how complaints or police responses are communicated to property owners and property managers.

Trustee Willey closed public comment.

Work Session

1. A work session to discuss short-term rental (STR) policy as a basis for focusing the Board's ongoing work concerning potential amendments to the Town's Short-Term Rental Program and Ordinance.

a. Brief Discussion of Policy Session #1

Town Attorney Widner briefly reviewed the purpose and outcomes of the prior short-term rental policy work session. The first session focused on the evolution of the Town's short-term rental program and the assumptions underlying the original ordinance. It was noted that the existing ordinance was developed during a period when short-term rentals were generally associated with second-home owners who occasionally rented their properties and did not contemplate year-round commercial operations, corporate ownership structures, or the current frequency of guest turnover.

The Town Attorney discussed how previous amendments to the ordinance largely focused on addressing impacts such as noise, parking, occupancy, and neighborhood complaints rather than broader policy questions concerning the future role of short-term rentals within the community. The discussion emphasized the distinction between regulating impacts and determining the long-term policy direction of the Town's short-term rental program.

b. Intended Scope of Policy Session #2

Town Attorney Widner also briefed the Board on the intended scope of the second policy session and identified several policy areas for consideration. Discussion included whether the Town should consider caps on short-term rentals, whether there was any interest in prohibiting short-term rentals entirely, whether maximum annual rental activity should be established, and how the Town should address the frequent turnover associated with some short-term rental operations.

The Board also discussed the importance of enforcement but agreed that the primary focus of the current session should remain on policy direction rather than enforcement mechanics. It was noted that enforcement tools, staffing needs, penalties, and compliance procedures could be addressed after policy objectives are more clearly defined.

c. Presentation of Data and Information

The Board reviewed information provided in the agenda packet concerning the number and distribution of licensed short-term rentals within Town limits. The materials included neighborhood-level data, the percentage of licensed short-term rentals relative to total and improved lots, and comparative information from other Summit County jurisdictions.

Discussion noted that Blue River differs from neighboring communities because it lacks a commercial core and consists primarily of residential neighborhoods. The Board discussed the challenges of comparing Blue River directly to other communities that utilize a combination of commercial, mixed-use, resort, and residential zoning districts.

d. Confirmation of Lack of Interest in Prohibition of Short-Term Rentals

The Board discussed whether the Town should consider eliminating short-term rentals entirely. Discussion included the distinction between short-term rentals of fewer than thirty days and longer-term rentals that do not require a short-term rental license.

The Board generally agreed that there was no interest in prohibiting short-term rentals outright. Discussion instead focused on identifying an appropriate balance between preserving neighborhood character and allowing short-term rental activity to continue within the community.

e. Caps on New Short-Term Rentals

The Board engaged in extensive discussion regarding the potential use of caps on short-term rental licenses. Discussion focused on the purpose of caps, neighborhood impacts, community character, fairness, and whether caps should be applied townwide, by neighborhood, or through a broader zoning approach.

The Board discussed concerns regarding the concentration of short-term rentals within certain neighborhoods and whether a townwide cap alone would adequately address localized impacts. Additional discussion focused on the potential creation of winners and losers among property owners, the practical implications of license scarcity, and the relationship between caps and compliance.

The Board also considered the unique characteristics of Blue River neighborhoods, including lot sizes, road access, density, proximity to Highway 9, and varying levels of impact associated with different areas of Town. Discussion reflected a desire to preserve the residential character of neighborhoods while recognizing the continued presence of short-term rentals within the community.

f. Discussion of Zoning Concepts and Geographic Distribution

The Board discussed whether geographic zones may provide a more practical framework than subdivision-specific caps. Discussion focused on creating zones that reflect the Town's physical layout, road network, housing density, and existing concentrations of licensed short-term rentals.

The Board considered the possibility of establishing geographic zones with individual cap percentages while also evaluating whether a townwide cap should remain part of the overall framework. Discussion included the need to avoid creating overly small administrative areas that could become difficult to manage and enforce. The Board expressed interest in reviewing visual mapping and spatial analysis before making policy decisions regarding zones or cap percentages.

g. Grandfathering and Future License Allocation

The Board discussed how existing licensed short-term rentals might be treated if caps are adopted in the future. Concepts discussed included grandfathering in existing license holders, utilizing the non-transferable nature of licenses to reduce numbers through attrition, and avoiding the immediate removal of licenses from current operators.

Discussion also addressed possible approaches for issuing new licenses when capacity becomes available, including waitlists, application procedures, and other allocation methods. No formal direction was provided regarding a specific allocation or grandfathering process.

h. Maximums and Minimums for Annual Rental Activity

The Board discussed whether limits should be established on the number of annual rental nights, bookings, or other measures of rental activity. Discussion included whether limiting bookings or rental nights could help distinguish occasional second-home rentals from more intensive commercial operations.

The Board also discussed minimum rental requirements intended to prevent license hoarding and considered how future software and compliance systems might assist in tracking rental activity. No consensus was reached regarding specific limits.

i. Neighborhood Impacts and Community Character

The Board discussed neighborhood concerns related to short-term rentals, including guest turnover, noise, parking, occupancy, and the burden placed on residents who repeatedly report violations. Discussion reflected concerns about maintaining neighborhood identity, preserving residential character, and ensuring that residents can enjoy their properties without ongoing disruption.

The Board also discussed broader questions regarding the future character of Blue River, including what the community should look like over the next five to fifteen years and how short-term rentals fit within that vision.

j. Future Policy Work Sessions and Direction to Staff

The Board discussed future policy work sessions and identified several issues requiring additional analysis. Discussion included the development of geographic zones, evaluation of cap percentages, treatment of existing license holders, application procedures for future licenses, maximum and minimum rental standards, and future enforcement considerations.

There was general direction for staff to prepare a large-scale map identifying licensed short-term rentals and potential geographic zones for future discussion. The Board discussed using a subcommittee to evaluate cap scenarios, neighborhood concentrations, and potential zoning concepts, as well as scheduling an additional special work session after the mapping and zone analysis are completed.

New Business

1. None

Adjourn

Trustee Ted Slaughter moved to adjourn the meeting. Trustee Jonathon Heckman seconded the motion. All ayes – motion passed.

Meeting adjourned at 7:17 PM.

Chad Hull

Town Manager

BLUE RIVER BOARD OF TRUSTEES

SUBCOMMITTEE MEETING

July 31, 2026

10:00 AM

0110 Whispering Pines Circle, Blue River, CO

Minutes

This subcommittee meeting was comprised of a minority of Board members held as a public meeting noticed on the Town website and at Town Hall. The meeting was limited to a discussion of short-term rental policy related to a potential zoning and cap system. No decisions were made nor formal action taken at this subcommittee meeting.

Call to Order – Roll Call

Trustee Barrie Stimson called the special session to order at 10:00 AM.

PRESENT: Trustee Heather Democvic
Trustee Ted Slaughter
Trustee Barrie Stimson

ABSENT: None

Also present: Town Manager Chad Hull, Deputy Town Clerk John DeBee

Work Session

1. A work session to discuss short-term rental (STR) zoning and cap policy as a basis for focusing the Board's ongoing work concerning potential amendments to the Town's Short-Term Rental Program and Ordinance.

   The subcommittee discussed multiple proposed zoning maps as presented by the Town staff, analyzing possible solutions against a Town-wide map of all lots and the licensed short-term rentals within. Items noted for recommendation to the Board include consideration of different housing types in constructing a map, whether neighborhoods should be a considered item in developing STR maps for enforcement, and the competing desire to have geographical consistency while focusing on equitable measures in assessing possible zone sizes.

The subcommittee also conversed at length regarding the possible use of a statistical cap in Town limits. Multiple percentages were considered as well as usage of either a Town-wide cap or zone/neighborhood specific caps, or a combination of both items.

The subcommittee crafted recommendations for the Board to consider at the next meeting of the full Board of Trustees specifically in relation to possible STR maps and capping metrics. No decisions were made by the Board and no action was taken as the result of the subcommittee meeting.

New Business

1. None

Adjourn

Trustee Slaughter moved to adjourn the meeting. Trustee Stimson seconded the motion. All ayes – motion passed.

Meeting adjourned at 12:05 PM.

Chad Hull

Town Manager

BLUE RIVER BOARD OF TRUSTEES

SPECIAL MEETING

August 12, 2026

5:00 PM

0110 Whispering Pines Circle, Blue River, CO

Minutes

Call to Order – Roll Call

Mayor Pro Tem Willey called the special session to order at 5: PM.

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

ABSENT: Mayor Nick Decicco
Trustee Jonathon Heckman

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

Public Comment

In-person public comments were made by Cindi Pilling, Chris Fillingham, and David Bauer.

The public commenters addressed the Board regarding ongoing short-term rental policy discussions. Commenters encouraged the Board to consider the Town's mission statement, neighborhood character, and resident quality of life when making policy decisions. Public comments included concerns regarding the number of short-term rentals operating within Town limits, future cap percentages, enforcement funding, treatment of unlicensed operators, and the potential impacts of future regulations on property owners. Commenters also emphasized the importance of transparency, communication, compliance procedures, and adequate enforcement resources. Additional concerns were raised regarding licensing processes and ensuring that property owners receive clear and timely information regarding compliance requirements and enforcement actions.

Trustee Willey closed public comment.

Work Session

1. A work session to discuss short-term rental (STR) policy as a basis for focusing the Board's ongoing work concerning potential amendments to the Town's Short-Term Rental Program and Ordinance.

   a. Subcommittee Report and Zone Development

   Town Manager Hull presented a summary of the Short-Term Rental Subcommittee meeting held on July 31, 2026. The subcommittee reviewed multiple approaches for administering future short-term rental caps and considered how geographic zones could be used to promote equitable licensed STR capacity throughout the community.

   Staff prepared several map alternatives consisting of five-zone and six-zone configurations. The proposed maps were designed to retain neighborhoods within a single zone. Discussion focused on balancing administrative simplicity, neighborhood identity, geographic continuity, and equitable treatment of property owners across town. Additional refinements were made to the data since previous Board discussions. Buildable lots were used as the primary metric for determining saturation rates, rather than simply counting properties current built out or under construction. Staff explained that buildable lots include developed properties, properties currently under construction, and vacant parcels that could be reasonably developed in the future.

   The subcommittee also recommended removing Spruce Valley Ranch and associated mining claims from cap calculations because short-term rentals are prohibited within that development. It was noted that the area could be incorporated into future policy discussions if restrictions were ever amended. The DOT Condominiums were identified as functionally distinct from other residential neighborhoods because of their multifamily character.

   Trustees discussed the relative merits of each map option. Discussion focused on whether zones should prioritize equitable distribution of buildable lots or geographic similarities between neighborhoods. Trustees also discussed maintaining fairness for residents while creating a system that could be practically administered by Town staff.

   b. Law Enforcement and Public Safety Considerations

   Police Chief Close presented information regarding code enforcement complaints, public safety concerns, and the operational impacts that short-term rentals have on law enforcement resources.

   Chief Close explained that the Police Department does not specifically track all calls by short-term rental status; however, staff reviewed complaint records and compared them with licensed STR locations. Based on that review, a significant percentage of code-related complaints involved licensed short-term rental properties. Chief Close discussed complaints involving noise, trash, parking, lighting, unauthorized use of community amenities, animal complaints, and repeated calls to specific properties. He explained that some locations generated multiple complaints over time, requiring repeated responses from law enforcement and Town staff.

In addition to code-related complaints, Chief Close discussed other operational impacts associated with visitor activity, including alarm responses, winter driving incidents involving visitors unfamiliar with mountain conditions, vehicles becoming stuck on residential roads, congestion at access points, traffic safety concerns along Highway 9, and demands placed on emergency response services. Chief Close also highlighted concerns regarding emergency evacuation and public notification capabilities. Discussion focused on Blue River's limited staffing resources, the large number of visitors who may be unfamiliar with the area, and challenges associated with communicating evacuation orders during emergencies.

Board discussion focused on whether current staffing levels are sufficient to manage complaint volume and enforcement needs, the degree to which STR activity contributes to calls for service, and the potential impacts of future enforcement and compliance efforts.

c. Discussion of Existing Saturation Levels and Community Character

The Board reviewed current short-term rental concentrations throughout Town limits and discussed whether existing saturation levels are consistent with the Town's mission statement and long-term vision.

Discussion focused on preserving the residential character of Blue River neighborhoods while recognizing the existence of short-term rentals. Trustees discussed concerns regarding guest turnover, impacts on neighboring properties, increasing demands on Town staff, and changing community dynamics. Several concerns were raised regarding traffic volume, transient occupancy patterns, quality-of-life impacts, and the cumulative effects of visitor activity throughout Town neighborhoods. The Board discussed the distinction between isolated incidents and recurring impacts experienced by residents living near highly active short-term rental properties.

Discussion also included the role of enforcement, whether current impacts are primarily the result of noncompliance rather than the number of licenses, and whether stronger compliance measures could reduce neighborhood impacts without additional restrictions.

d. Discussion of Cap Percentages

The Board discussed various approaches to establishing future STR caps and reviewed information regarding current saturation levels.

Discussion included a range of potential cap percentages, including 10%, 15%, 20%, and 25%. Trustees discussed whether the Town had already reached a saturation point and whether a lower cap would allow the Town to gradually reduce STR concentrations through attrition over time. The Board considered examples from neighboring communities, the residential nature of Blue River, the lack of a commercial core within Town limits, and the practical ability of staff to administer and enforce future regulations.

The Town Attorney and Town Manager highlighted the concept of attrition-based implementation, whereby existing licenses could continue to operate while future opportunities for new licenses would gradually decrease as licenses expire, are surrendered, or are revoked. Discussion emphasized that cap percentages would not necessarily result in an immediate reduction in existing licenses but would instead establish a long-term policy direction for the community.

The Board also discussed the possibility of limiting annual rental nights in the future. Trustees noted that reducing the number of allowable rental nights could potentially reduce neighborhood impacts while allowing short-term rental activity to continue. Staff advised that implementation of rental-night limits would require careful consideration of enforcement capabilities and administrative workload.

e. Consensus Regarding Zones

Following discussion, Trustees generally agreed that a six-zone configuration provided the most workable framework for future policy development.

The preferred option created six zones throughout Town limits, established the DOT Condominiums as a stand-alone zone, and maintained neighborhood integrity while achieving a relatively balanced distribution of buildable lots in each zone. Trustees indicated that the proposed zoning framework appeared equitable and provided a reasonable basis for future cap implementation.

Staff was directed to utilize the six-zone configuration as the framework for future ordinance drafting and policy development.

f. Short-Term Rental Cap

The Board continued discussion regarding the relationship between cap percentages, enforcement capabilities, neighborhood impacts, and future policy flexibility.

Trustees discussed establishing a cap percentage that could be adjusted in future years as additional data becomes available and compliance efforts mature. The Board noted that future enforcement initiatives and software implementation may provide better information regarding the effectiveness of current regulations before additional policy layers are considered.

Trustee Slaughter moved to establish a 15% short-term rental cap within all zones. Trustee Willey seconded the motion. All ayes – motion passed.

g. New License Eligibility During the Moratorium

The Board discussed how to address property owners who purchased homes shortly before the adoption of the moratorium and may have reasonably anticipated applying for a new short-term rental license.

Discussion focused on fairness, administrative practicality, and the distinction between new property owners and existing operators who had previously held licenses. Trustees discussed various date ranges that could be used to identify affected property owners and considered how broad or narrow any eligibility exception should be. The Board also discussed concerns regarding individuals who had chosen not to comply with licensing requirements, applicants with incomplete documentation, and persons who may seek to obtain a license now solely because of possible future scarcity.

After discussion, the Board determined that a limited exception for recent home purchases would be appropriate while avoiding broader exemptions that could undermine future cap objectives.

Trustee Slaughter moved that property owners who purchased and closed on a home between March 15, 2026, and May 19, 2026, and who had never previously held a short-term rental license for that property, be eligible to seek a first-time short-term rental license. Trustee Stuckey seconded the motion. All ayes – motion passed.

h. Future Policy Direction

The Board discussed several remaining policy items requiring future review before ordinance amendments could be finalized.

Discussion included the treatment of incomplete applications, categories of noncompliance encountered by Town staff during and after the last renewal period, possible waitlist procedures, annual rental-night limitations, attrition mechanisms, future license allocation procedures, and enforcement considerations.

Staff was directed to compile information identifying categories of outstanding applications and various noncompliance scenarios for future Board discussion. The Board indicated that understanding the different categories of applicants would be important before making final decisions regarding grandfathering, waiting lists, or eligibility exceptions. The Board further directed staff to provide notice to future applicants that limitations on annual rental nights are being considered and may be implemented through future ordinance amendments.

Trustees emphasized that enforcement remains a critical component of the overall STR program and indicated that future policy discussions should be accompanied by implementation and compliance recommendations.

i. Consideration of an Upcoming Special Meeting

The Board agreed that additional discussion is necessary regarding enforcement procedures and remaining policy items before final ordinance amendments are prepared.

The Board scheduled a special work session for Tuesday, August 25, 2026, at 5:00 p.m. to continue discussion of remaining policy considerations as well as begin a dialogue on short-term rental enforcement goals.

New Business

1. None

Executive Session

Trustee Willey moved to approve the following executive session and close of the regular meeting:

1. An executive session pursuant to CRS Section 24-6-402(4)(b) to receive legal advice and answers to specific questions concerning potential changes in federal and state government decision-making processes for use of highway rights of way.

Trustee Slaughter seconded the motion to enter and close of the Regular Meeting. All ayes – motion passed. The executive session was entered at 7:35 PM.

The public was advised that no public business would occur following the executive session.

Adjourn

Trustee Slaughter moved to exit executive session and adjourn the meeting. Trustee Willey seconded the motion. All ayes – motion passed.

Meeting adjourned at 8:16 PM.

Chad Hull

Town Manager

Financial Report

Town of Blue River
For the period ended July 31, 2026

Prepared by
Marchetti & Weaver, LLC

Prepared on
August 17, 2026

No assurance provided; substantially all disclosures required by GAAP omitted.

Table of Contents

TOWN OF BLUE RIVER
Statement of Financial Position

Preliminary - Subject to Change

	Combined Funds 12/31/2024	Combined Funds 12/31/2025	Combined Funds 7/31/2026
Assets:			
Operating - Alpine Bank	1,017,599	602,848	1,577,386
Petty Cash	250	250	250
American Rescue Plan Funds 3090	185,716	63,786	65,084
Credit Card - Alpine	-	-	-
Reserve1 - Alpine Bank	256,348	266,868	272,296
Reserve2 - Alpine Bank	1,222,126	1,271,780	1,297,651
CD's - Citywide Banks	-	-	-
Alpine Bank CTF 4100 CTF	161,618	178,390	187,216
FirstBank - Reserves	-	-	-
ColoTrust - Capital	3,180,264	2,622,880	2,680,975
ColoTrust Broadband	214,588	326,786	334,025
ColoTrust General		996,989	1,019,072
CSAFE	133	125	127
Illiquid Trust Funds	1,187	-	-
Cash with the County Treasurer	-	-	-
Total Cash in Bank	6,239,829	6,330,703	7,434,082
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	53,347
Prepaid expenses CEBT	-	-	-
Prepaid Expenses	11,960	-	-
QuickBooks Tax Holding Account		5,774	-
Total Assets	**7,316,010**	**7,473,118**	**7,487,429**
Liabilities			
Accounts Payable	9,776	35,306	162,331
Payroll Liabilities	857	857	857
Payroll Liabilities:CEBT	-	-	(15,272)
Payroll Liabilities:CO Income Tax	7,702	5,774	(4,245)
Payroll Liabilities:CRA 457	2,298	-	-
Payroll Liabilities:Federal Tax	15,322	-	-
Wages Payable	19,574	22,486	22,486
Total Liabilities	**55,529**	**64,422**	**166,157**
Deferred Inflows			
Deferred Revenue - Property Tax	870,812	930,583	53,347
Deferred Revenue - ARP	40,800	200,335	-
Total Deferred Inflows	**911,612**	**1,130,918**	**53,347**
Equity:			
Fund Balance - Capital	2,363,025	1,509,458	1,567,553
Fund Balance - Amendment 1	-	-	-
Fund Balance - Conservation Trs	161,619	173,634	182,459
General Fund Balance	3,424,021	4,325,652	5,333,380
Reserves-Land Acquisition	-	-	-
Reserves-Road Improvements	-	-	-
Reserves-Town Hall Renovations	-	-	-
Fund Balance Broadband	214,588	215,738	184,534
Fund Balance American Rescue	185,616	53,296	(0)
Ending Fund Balance	**6,348,869**	**6,277,778**	**7,267,926**
Total Liabilities, Deferred Inflows & Fund Balance	**7,316,009**	**7,473,118**	**7,487,430**
	=	=	=

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 — MODIFIED ACCRUAL BASIS — Preliminary - Subject to Change
ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED — Printed: 8/17/2026

	2022 Cal Yr Actual	2023 Cal Yr Actual	2024 Cal Yr Actual	2025 Cal Yr Preliminary	2026 Annual: 2026 Adopted Budget	2026 Annual: Projected Variances Fav(Unfav)	2026 Annual: 2026 Current Forecast	2026 PRELIMINARY YTD: 7 Months Ended 7/31/2026 Actual	2026 PRELIMINARY YTD: 7 Months Ended 7/31/2026 Budget	2026 PRELIMINARY YTD: Variance Favorable (Unfavor)	Preliminary Current Month: 7/31/2026 Actual	Preliminary Current Month: 7/31/2026 Budget	Preliminary Current Month: Variance Favorable (Unfavor)
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	691,557	677,351	853,782	869,833	930,583	-	930,583	877,236	895,224	(17,989)	229,801	239,756	(9,955)
Delinquent Taxes	-	10	(55)	328		-		-	-	-	-	-	-
Lodging Tax	380,938	372,100	466,481	460,205	350,000	-	350,000	234,349	182,447	51,901	40,145	28,190	11,954
Specific Ownership Tax	33,207	34,022	33,145	36,576	26,000	-	26,000	16,357	13,000	3,357	2,947	2,167	781
Exempt Personal Property	5,778	5,692	16,293	5,067	8,000	-	8,000	4,582	8,000	(3,418)	-	-	-
Motor Vehicle License Fees	9,784	12,368	15,616	19,931	13,000	-	13,000	8,752	7,583	1,169	845	1,083	(239)
Sales Tax (Booked in Arrears)	1,002,256	1,099,846	1,166,748	1,065,919	1,000,000	-	1,000,000	604,822	500,000	104,822	59,802	83,333	(23,532)
Cigarette Tax	1,184	1,670	1,329	1,269	1,050	-	1,050	534	613	(79)	68	88	(20)
Highway User's Tax	48,777	48,136	55,181	55,602	55,630	-	55,630	26,608	32,451	(5,843)	4,563	4,636	(72)
Road & Bridge	23,025	22,876	15,606	27,188	20,000	5,500	25,500	25,269	11,667	13,603	13,673	1,667	12,006
	2,196,507	**2,274,071**	**2,624,126**	**2,541,918**	**2,404,263**	**5,500**	**2,409,763**	**1,798,509**	**1,650,985**	**147,524**	**351,843**	**360,920**	**(9,077)**
Building Department													
Building Inspection Dept	95,061	130,348	109,295	115,430	85,000	42,000	127,000	126,904	49,583	77,320	5,657	7,083	(1,426)
Architectural Review Fees	1,000	100	-	50		-		-	-	-	-	-	-
Development Fees	-	-	-	-		-		-	-	-	-	-	-
	96,061	**130,448**	**109,295**	**115,480**	**85,000**	**42,000**	**127,000**	**126,904**	**49,583**	**77,320**	**5,657**	**7,083**	**(1,426)**
Municipal Court Revenue													
Municipal Court Fines	13,956	21,968	34,528	25,890	35,000	-	35,000	13,344	20,417	(7,073)	1,999	2,917	(918)
Code Enforcement Surcharge	3,095	3,151	1,145	1,619	1,200	1,300	2,500	2,494	700	1,794	566	100	466
Marshal Office Revenue	251	299	1,721	115	100	-	100	60	58	2	-	8	(8)
	17,302	**25,418**	**37,394**	**27,624**	**36,300**	**1,300**	**37,600**	**15,898**	**21,175**	**(5,277)**	**2,565**	**3,025**	**(460)**
Tarn Revenue													
Boat Permits	-	20	7,903	4,860	5,000	1,200	6,200	6,060	2,917	3,143	2,520	417	2,103
	-	**20**	**7,903**	**4,860**	**5,000**	**1,200**	**6,200**	**6,060**	**2,917**	**3,143**	**2,520**	**417**	**2,103**
Grants													
Defensible Space Grants	84,790	65,126	45,348	18,495	25,000	-	25,000	-	14,583	(14,583)	-	2,083	(2,083)
CO State Forest Service Grants		-	-	-	-	-	-	-	-	-	-	-	-
Police Department Grants	15,707	8,594	4,075	9,468	10,000	-	10,000	8,568	5,833	2,735	1,624	833	791
	100,497	**73,720**	**49,423**	**27,963**	**35,000**	**-**	**35,000**	**8,568**	**20,417**	**(11,848)**	**1,624**	**2,917**	**(1,292)**
Other Income													
Interest on Investments	15,168	65,633	85,934	67,681	58,000	-	58,000	53,385	33,833	19,552	8,065	4,833	3,232
Interest on Taxes	1,151	1,086	1,393	2,354	1,000	-	1,000	356	583	(228)	228	83	145
Natural Gas Franchise	71,711	88,102	80,244	88,851	85,000	-	85,000	65,451	49,583	15,868	14,983	7,083	7,900
1041 Process Payments			-	-	-		-	-	-	-	-	-	-
DOLA Grant - Admin Salary	-	-	-	-		-		-	-	-	-	-	-
DOLA Town Hall Expansion	-	-	-	-		-		-	-	-	-	-	-
Credit Card Fees	585	965	809	302	-	350	350	331	-	331	90	-	90
Lodging Tax Registration	34,856	70,700	70,277	56,845	133,000	140,000	273,000	259,673	77,583	182,090	(1,400)	11,083	(12,483)
Business Licenses	11,700	12,105	10,506	10,888	10,000	-	10,000	6,075	5,833	242	1,225	833	392
Admin Miscellaneous Income	129,156	8,780	172,349	1,408	10,000	-	10,000	420	5,833	(5,413)	270	833	(563)
Lease Proceeds	16,011		-	-				-			-		
	280,339	**247,371**	**421,512**	**228,329**	**297,000**	**140,350**	**437,350**	**385,691**	**173,250**	**212,441**	**23,462**	**24,750**	**(1,288)**
General Fund Contribution						-			-	-		-	-
Total Revenues	**2,690,706**	**2,751,048**	**3,249,654**	**2,946,175**	**2,862,563**	**190,350**	**3,052,913**	**2,341,631**	**1,918,327**	**423,304**	**387,671**	**399,111**	**(11,440)**

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Expenditures													
Personnel													
Salaries - Elected Officials	15,500	13,800	14,383	16,322	14,400	-	14,400	11,550	8,400	(3,150)	2,250	1,200	(1,050)
Salary - Town Manager	110,462	128,975	142,555	234,357	126,071	-	126,071	48,462	73,541	25,080	8,077	10,506	2,429
Personnel Misc Expenses							1,986	1,986	-	(1,986)	-	-	-
Salary - Town Clerk	63,855	69,696	75,029	80,239	70,606	-	70,606	50,556	41,187	(9,370)	6,580	5,884	(696)
Payroll Taxes - All Employees	42,509	43,367	46,676	54,876	45,000	-	45,000	27,904	26,250	(1,654)	4,030	3,750	(280)
Payroll Service Fees	1,578	3,144	3,714	5,864	6,500	-	6,500	4,304	3,792	(512)	465	542	77
Workman's Comp Insurance	6,849	8,280	8,298	9,558	9,000	-	9,000	5,343	5,250	(93)	730	750	20
Unemployment Payments	-	-	-	-		-		(2)	-	2	-	-	-
Health Insurance	52,731	84,665	78,827	119,966	146,004	-	146,004	65,955	85,169	19,214	8,667	12,167	3,500
Empower Retirement 457	-	-	737	-		-		-	-	-	-	-	-
Retirement-Town Match	8,127	8,333	10,462	10,457	12,000	-	12,000	8,872	7,000	(1,872)	1,216	1,000	(216)
Town Attorney	37,661	35,355	41,491	97,847	75,000	-	75,000	61,825	43,750	(18,075)	12,623	6,250	(6,373)
Accountant	13,522	10,959	19,924	41,982	20,000	40,000	60,000	46,669	11,667	(35,003)	6,081	1,667	(4,415)
Auditor	9,200	9,750	10,250	10,650	12,000	-	12,000	-	-	-	-	-	-
Other Business Expenses	-	50	-	-	-	-	-	-	-	-	-	-	-
	361,994	**416,375**	**452,347**	**682,117**	**536,581**	**40,000**	**578,567**	**333,423**	**306,006**	**(27,417)**	**50,719**	**43,715**	**(7,003)**
Administration													
Miscellaneous	(1,527)	-	-	1,188	50	-	50	-	29	29	-	4	4
Office Supplies	3,112	2,841	3,597	3,017	4,000	-	4,000	163	2,333	2,170	-	333	333
Uniforms	-	1,688	1,922	-	5,000	-	5,000	-	2,917	2,917	-	417	417
Telephone	8,592	5,227	5,640	7,027	7,500	-	7,500	3,715	4,375	660	531	625	94
Postage and Delivery	-	-	-	-	50	28	78	78	29	(49)	-	4	4
Printing & Publishing	4,738	6,372	3,174	2,504	3,000	-	3,000	1,068	1,750	682	377	250	(127)
Meetings and Events	13,105	9,108	7,542	9,385	10,000	-	10,000	656	5,833	5,177	8	833	825
Training & Travel	2,124	4,491	1,977	1,937	6,000	-	6,000	2,138	3,500	1,363	-	500	500
Sales & Lodging Tax Admin	2,703	7,452	10,372	2,460	-	7,500	7,500	7,172	-	(7,172)	800	-	(800)
Professional Services	3,402	3,724	4,970	34,577	12,000	4,000	16,000	15,493	7,000	(8,493)	2,286	1,000	(1,286)
Equipment Repairs & Lease	5,397	5,590	5,422	5,032	5,500	-	5,500	3,182	3,208	27	460	458	(2)
Technology	54,170	102,312	92,110	83,369	95,000	-	95,000	60,645	55,417	(5,228)	22,349	7,917	(14,433)
Community Engagement/Marketing	2,980	659	439	555	500	-	500	-	292	292	-	42	42
Community Fund	7,550	14,549	23,919	42,419	50,000	-	50,000	10,750	29,167	18,417	150	4,167	4,017
Scholarships	3,000	1,500	5,000	4,500	5,000	-	5,000	-	2,917	2,917	-	417	417
Insurance	29,871	31,654	68,262	8,900	42,080	-	42,080	26,520	24,547	(1,973)	8,557	3,507	(5,050)
Codifying	1,169	1,996	-	1,050	3,000	-	3,000	-	1,750	1,750	-	250	250
Elections	13,799	1,124	16,190	1,212	18,000	-	18,000	4,107	10,500	6,393	-	1,500	1,500
Cnty Treasurer's Fees	15,056	13,569	16,314	17,577	20,000	-	20,000	17,550	11,667	(5,883)	4,600	1,667	(2,933)
NWC of Govt	1,243	1,330	-	1,541	1,541	-	1,541	-	899	899	-	128	128
CML	1,246	1,284	1,348	1,415	1,388	1,412	2,800	2,638	810	(1,828)	1,113	116	(997)
CAST	630	630	1,584	1,859	1,859	841	2,700	2,700	1,084	(1,616)	-	155	155
Credit Card Charges	542	861	611	284	500	-	500	295	292	(3)	88	42	(46)
Charitable Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-
	172,904	**217,961**	**270,393**	**231,809**	**291,968**	**13,781**	**305,749**	**158,869**	**170,315**	**11,445**	**41,319**	**24,331**	**(16,989)**
Town Hall Expense													
Utilities	11,115	13,212	12,551	13,397	14,000	-	14,000	9,691	8,167	(1,525)	1,135	1,167	32
Trash	2,780	3,380	2,995	3,748	4,000	-	4,000	2,850	2,333	(517)	404	333	(70)
Supplies	1,472	718	-	585	750	-	750	256	438	182	51	63	11
Grounds & Snow Removal	29	-	-	935		-		-	-	-	-	-	-
Cleaning	-	36	-	-		-		-	-	-	-	-	-
Repairs & Maintenance	531	15,124	3,513	491	1,000	-	1,000	300	583	283	-	83	83
Employee Housing HOA	3,899	4,705	4,349	5,023	4,848	-	4,848	3,037	2,828	(209)	446	404	(42)
Employee Housing Utilities	4,617	4,970	4,996	7,657	6,000	-	6,000	4,814	3,500	(1,314)	726	500	(226)
Employee Housing Supplies	1,011	94	-	39	100	-	100	28	58	30	28	8	(20)
Tarn Utilities			-	-	-	-	-	-	-	-	-	-	-
	25,455	**42,239**	**28,404**	**31,875**	**30,698**	**-**	**30,698**	**20,977**	**17,907**	**(3,070)**	**2,791**	**2,558**	**(232)**

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Planning & Zoning													
P&Z Commission Salaries	8,300	8,400	8,400	7,146	8,400	-	8,400	4,500	4,900	400	600	700	100
Comprehensive Plan	-	-	-	-		-		-	-	-	-	-	-
P&Z Professional Fees	-	806	-	-		-		-	-	-	-	-	-
	8,300	**9,206**	**8,400**	**7,146**	**8,400**	**-**	**8,400**	**4,500**	**4,900**	**400**	**600**	**700**	**100**
Municipal Court													
Municipal Judge	6,500	6,500	6,500	6,541	6,500	-	6,500	3,792	3,792	(0)	542	542	(0)
Prosecutor	9,600	9,600	9,600	9,661	9,600	-	9,600	5,600	5,600	-	800	800	-
Clerk - Municipal Court	5	-	-	-		-		-	-	-	-	-	-
Court Administration	430	287	459	1,008	1,000	-	1,000	28	583	555	10	83	73
	16,536	**16,387**	**16,559**	**17,210**	**17,100**	**-**	**17,100**	**9,420**	**9,975**	**555**	**1,352**	**1,425**	**73**
Public Safety													
Salary - Police Department	297,133	211,104	313,614	382,321	388,545	-	388,545	234,103	226,651	(7,451)	32,615	32,379	(236)
Fuel Benefit-Mileage Reimbursement	2,538	10,985	10,405	8,059		9,000	9,000	5,178	-	(5,178)	690	-	(690)
Office/General Administrative Expenditures	5,496	-	-	442		1,000	1,000	889	-	(889)	-	-	-
MERT	-	-	-	-		-		-	-	-	-	-	-
Fuel	6,838	5,792	4,907	7,162	7,000	-	7,000	4,695	4,083	(612)	649	583	(66)
Supplies - Police	10,751	9,101	11,173	6,271	15,000	-	15,000	10,924	8,750	(2,174)	4,502	1,250	(3,252)
Auto Repair & Maintenance	3,267	18,611	9,950	9,741	61,000	-	61,000	(21,256)	35,583	56,839	(66,721)	5,083	71,804
Animal Shelter	2,625	1,575	2,179	2,380	2,426	-	2,426	1,764	1,415	(349)	606	202	(404)
Communication	27,582	28,839	45,607	103,284	86,269	-	86,269	64,702	50,324	(14,378)	21,567	7,189	(14,378)
Survivor Support	-	-	-	1,000		-		-	-	-	-	-	-
HASMAT	2,183	2,292	2,407	2,527	2,600	54	2,654	2,654	1,517	(1,137)	-	217	217
Radar Recertification	40	40	-	-	100	-	100	-	58	58	-	8	8
Training	1,906	2,738	1,264	356	5,000	-	5,000	(76)	2,917	2,993	-	417	417
Professional Services	3,103	3,163	7,453	4,962	5,000	-	5,000	862	2,917	2,054	350	417	67
CDOT/Extra Work	-	-	-	-		-		-	-	-	-	-	-
	363,460	**294,240**	**408,959**	**528,505**	**572,940**	**10,054**	**582,994**	**304,439**	**334,215**	**29,776**	**(5,741)**	**47,745**	**53,486**
Public Works													
Building Inspector	-	-	-			68,000	68,000	66,064	-	(66,064)	27,829	-	(27,829)
Building Contract	71,100	87,639	76,204	75,170	63,750	-	63,750	23,797	37,188	13,390	-	5,313	5,313
Building Dept Fuel	-	165	-			-			-	-		-	-
Building Dept Auto Repair	757	105	-			-			-	-		-	-
Street Lights Utilities	1,821	1,886	2,362	1,989	1,500	-	1,500	1,222	875	(347)	173	125	(48)
Snow Removal	225,054	263,360	212,311	307,420	304,242	-	304,242	207,428	243,394	35,966	-	-	-
Street Maintenance	101,280	205,833	294,053	347,152	365,000	-	365,000	200,610	121,667	(78,943)	106,937	121,667	14,730
Engineering	-	13,649	12,291	-	8,000	-	8,000	-	4,667	4,667	-	667	667
1041 Process Expenses	3,153	468	4,801	2,598	-	-	-	-	-	-	-	-	-
Road Signs	12,760	12,073	17,986	6,393	8,000	-	8,000	1,723	4,667	2,944	43	667	623
Wildfire Grant Expenses	83,390	55,358	48,716	77,215	50,000	-	50,000	-	29,167	29,167	-	4,167	4,167
High Country Conservation Grant	-	-	-	-	-	-	-		-	-		-	-
Town Park Maintenance	-	230	1,600	242	500	-	500	-	292	292	-	42	42
Blue River Recreation Ambasadors			8,680	33,894	62,400	-	62,400	1,175	36,400	35,225	-	5,200	5,200
Tarn Improvements			-		-	-	-		-	-		-	-
Tarn/Park Trash & Facilities			-		-	-	-		-	-		-	-
Other Miscellaneous Service Cost	-	-	-	1,575		-		-	-	-	-	-	-
Auto Repari/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	1,091	2,700	6,910	-		-	-	-	-	-	-	-	-
Open Space/Trails Town Park	177	-	-	-		-		-	-	-	-	-	-
Tarn Maintenance Improvements			5,263	-	1,000	-	1,000	168	583	416	-	83	83
Tarn/Park Trash & Facilities				713		-	-	-	-	-	-	-	-
Admin Vehicle			-		-	-	-		-	-		-	-
	500,761	**644,443**	**691,555**	**854,360**	**864,392**	**68,089**	**932,481**	**502,275**	**478,898**	**(23,378)**	**134,982**	**137,929**	**2,947**

	2022 Cal Yr Actual	2023 Cal Yr Actual	2024 Cal Yr Actual	2025 Cal Yr Preliminary	2026 Annual: 2026 Adopted Budget	2026 Annual: Projected Variances Fav(Unfav)	2026 Annual: 2026 Current Forecast	2026 PRELIMINARY YTD: 7 Months Ended 7/31/2026 Actual	2026 PRELIMINARY YTD: 7 Months Ended 7/31/2026 Budget	2026 PRELIMINARY YTD: Variance Favorable (Unfavor)	Preliminary Current Month: 7/31/2026 Actual	Preliminary Current Month: 7/31/2026 Budget	Preliminary Current Month: Variance Favorable (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/Projects		2,100,000	100,000	-	100,000	-	100,000	-	-	-	-	-	-
Funding for Broadband		100,000	-	-	50,000		50,000	-	-	-	-	-	-
	-	**2,200,000**	**100,000**	-	**150,000**	-	**150,000**	-	-	-	-	-	-
Payroll Expenses													
Company Contributions	-	-	-	-		-		-	-	-	-	-	-
Company Contributions:Health Insurance	-	-	-	-		-		-	-	-	-	-	-
Company Contributions:Retirement	-	-	-	-		-		-	-	-	-	-	-
Wages	36,669	112,897	52,891	-		-		-	-	-	-	-	-
	36,669	**112,897**	**52,891**	-	-	-	-	-	-	-	-	-	-
Total Operating Expenditures	**1,486,079**	**3,953,748**	**2,029,508**	**2,353,022**	**2,472,079**	131,924	**2,605,989**	**1,333,904**	**1,322,215**	**(11,689)**	**226,022**	**258,403**	**32,381**
Operating Surplus (deficit)	**1,204,627**	**(1,202,700)**	**1,220,146**	**593,153**	**390,484**	322,274	**446,924**	**1,007,727**	**596,112**	**411,615**	**161,649**	**140,708**	**20,941**
					=								
Beginning Fund Balance - General	**2,201,984**	**3,406,611**	**2,203,875**	**3,732,499**	**3,712,338**	613,314	**4,325,652**	**4,325,652**	**3,712,338**	613,314	**5,171,731**	**4,167,742**	**1,003,989**
Prior Period Adjustment		-											
Ending Fund Balance - General	**3,406,611**	**2,203,911**	**3,424,021**	**4,325,652**	**4,102,822**	935,588	**4,772,577**	**5,333,380**	**4,308,450**	**1,024,930**	**5,333,380**	**4,308,450**	**1,024,930**
			(35.73)	308,477.78	=				=	=		=	=
Capital Subfund of General Fund													
Revenue and Other Financing Sources													
Contribution from General Fund	400,000	2,100,000	100,000	0	100,000	0	100,000	0	-	-	-	-	-
Interest Income	8,305	76,628	179,049	122,985		62,400	62,400	58,095	-	58,095	8,560	-	8,560
Total Revenues	**408,305**	**2,176,628**	279,049	122,985	**100,000**	62,400	**162,400**	58,095	**0**	**58,095**	8,560	**0**	**8,560**
Capital and Other projects													
Engineering	29,153	62,720	76,433	18,330		-		-	-	-	-	-	-
Road Project Engineering				65,022				-	-	-	-	-	-
Road Infrastructure Construction				566,710	250,000	-	250,000	-	125,000	125,000	-	41,667	41,667
Legal						-			-	-		-	-
Easements		1,600		-		-		-	-	-	-	-	-
Surveys	20,123					-		-	-	-	-	-	-
Capital Town Hall:Town Hall Remodel	-	-	10,711	-		-		-	-	-	-	-	-
Equipment				47,442		-		-	-	-	-	-	-
Land Acquisition													
Land Acquisition			859,408	-		-		-	-	-	-	-	-
Legal						-			-	-		-	-
Total Capital and Non-Routine Exp	49,276	64,320	946,551	697,503	**250,000**	-	**250,000**	-	**125,000**	**125,000**	-	41,667	**41,667**
Surplus after other sources / uses	**359,030**	**2,112,308**	**(667,502.32)**	**(574,518)**	**(150,000)**	**62,400**	**(87,600)**	**58,095**	**(125,000)**	**183,095**	**8,560**	**(41,667)**	**50,227**
Fund balance - beginning Capital	835,230	**918,219**	**3,030,527**	**2,083,976**	1,913,631	(404,173)	1,509,458	**1,509,458**	**1,913,631**	(404,173)	**1,558,992**	**1,830,298**	**(271,305)**
Prior Period Adjustment													
Fund balance - ending Capital	**1,194,259**	**3,030,527**	**2,363,025**	**1,509,458**	**1,763,631**	**(341,773)**	**1,421,858**	**1,567,553**	**1,788,631**	**(221,078)**	**1,567,553**	**1,788,631**	**(221,078)**
Actual Per Bank Account		3,030,527	3,180,264	2,622,880	=			=	=	=		=	=

	2022 Cal Yr Actual	2023 Cal Yr Actual	2024 Cal Yr Actual	2025 Cal Yr Preliminary	2026 Annual: 2026 Adopted Budget	2026 Annual: Projected Variances Fav(Unfav)	2026 Annual: 2026 Current Forecast	2026 PRELIMINARY YTD: 7 Months Ended 7/31/2026 Actual	2026 PRELIMINARY YTD: 7 Months Ended 7/31/2026 Budget	2026 PRELIMINARY YTD: Variance Favorable (Unfavor)	Preliminary Current Month: 7/31/2026 Actual	Preliminary Current Month: 7/31/2026 Budget	Preliminary Current Month: Variance Favorable (Unfavor)
Broadband Subfund of General Fund		-											
Revenue and Other Financing Sources													
Contribution from General Fund	100,000	100,000	-	0		0		0	-	-	-	-	-
Grants						0			-	-	-	-	-
Interest Income	8,305	3,558	11,049	12,198		9,600	9,600	7,238	-	7,238	1,067	-	1,067
Total Revenues	**108,305**	**103,558**	11,049	12,198	**0**	9,600	**9,600**	7,238	**0**	**7,238**	1,067	**0**	**1,067**
Expenditures													
Engineering		0			32,000	-	32,000	38,442	18,667	(19,775)	-	2,667	2,667
Grant						-			-	-	-	-	-
Total Capital and Non-Routine Exp	-	-	-	-	**32,000**	-	**32,000**	38,442	**18,667**	**(19,775)**	-	2,667	**2,667**
Surplus after other sources / uses	**108,305**	**103,558.29**	**11,048.58**	**12,198**	**(32,000)**		**(22,400)**	**(31,204)**	**(18,667)**	**(12,537)**	**1,067**	**(2,667)**	**3,733**
Fund balance - beginning Broadband	0	99,981	**203,540**	**203,540**	301,588	(85,850)	215,738	**215,738**	**301,588**	(85,850)	**183,468**	**285,588**	**(102,120)**
Prior Period Adjustment booked into beginning FB													
Fund balance - ending Broadband	**108,305**	**203,540**	**214,588**	**215,738**	**269,588**	**(85,850)**	**193,338**	**184,534**	**282,921**	**(98,387)**	**184,534**	**282,921**	**(98,387)**
Actual Per Bank Account		203,540	214,588	326,786	=			=	=	=		=	=
American Rescue Plan Subfund of General Fund		-	-										
Revenue and Other Financing Sources													
Contributions	115,747					0			-	-		-	-
Grants									-	-		-	-
Interest Income	13	10,439	10,000	6,071		1,267	1,267	1,298	-	1,298	199	-	199
Total Revenues	**115,759**	**10,439**	10,000	6,071	**0**	1,267	**1,267**	1,298	**0**	**1,298**	199	-	**199**
Expenditures													
Planning		65,278	13,065	390		0		-	-	-	-	-	-
Broadband				128,001		(54,563)	54,563	54,594	-	(54,594)	48,366	-	(48,366)
Total Capital and Non-Routine Exp	-	65,278	13,065	128,391	**0**	(54,563)	**54,563**	54,594	**0**	**(54,594)**	48,366	-	**(48,366)**
Surplus after other sources / uses	**115,759**	**(54,839.22)**	**(3,064.37)**	**(122,320)**	**0**		**(53,296)**	**(53,297)**	**-**	**(53,297)**	**(48,167)**	**-**	**(48,167)**
Fund balance - beginning Am Rescue Plan	115,747	243,519	**188,680**	**175,616**	63,296	(10,000)	**53,296**	**53,296**	**63,296**	(10,000)	**48,167**	**63,296**	**(15,130)**
Prior Period Adjustment													
Fund balance - ending Am Rescue Plan	**231,506**	**188,680**	**185,616**	**53,296**	**63,296**	**(10,000)**	**0**	**(0)**	**63,296**	**(63,297)**	**(0)**	**63,296**	**(63,297)**
Actual per Bank Account		188,680	185,716	63,786				=	=	=		=	=
Conservation Trust Fund		-	100										
Revenue and Other Financing Sources													
Conservation Trust Fund	11,191	12,135	10,418	10,043	10,000	-	10,000	5,144	5,833	(689)	-	833	(833)
Interest Income	15	6,051	7,863	6,728	5,000	-	5,000	3,682	2,917	765	574	417	157
Total Revenues	**11,206**	**18,185**	18,281.33	16,772	**15,000**	-	**15,000**	8,826	**8,750**	**76**	574	**1,250**	**(676)**
Expenditures													
Trail Easements	-	-	-	4,757	3,000	-	3,000	-	1,750	1,750	-	250	250
Trails Legal	-	-	-	-	500	-	500	-	292	292	-	42	42
Trails Survey	-	-	-	-	5,000	-	5,000	-	2,917	2,917	-	417	417
Signage				-	10,000	0	10,000	-	5,833	5,833	-	833	833
Town Park	0			-	2,000	0	2,000	-	1,167	1,167	-	167	167
Total	-	-	-	4,757	**20,500**	-	**20,500**	-	**11,958**	**11,958**	-	1,708	**1,708**
Surplus after other sources / uses	**11,206**	**18,185**	**18,281**	**12,015**	**(5,500)**	**-**	**(5,500)**	**8,826**	**(3,208)**	**12,034**	**574**	**(458)**	**1,032**
Fund balance - beginning Cons Trust Fnd	113,946	125,152	**143,337**	**161,619**	165,034	8,600	173,634	**173,634**	**165,034**	8,600	**181,886**	**162,284**	**19,602**
Fund balance - ending Cons Trust Fnd	**125,152**	**143,337**	**161,619**	**173,634**	**159,534**	**8,600**	**168,134**	**182,459**	**161,826**	**20,634**	**182,459**	**161,826**	**20,634**
				178,390	=			=	=	=		=	=

Town of Blue River

A/P Aging Summary Report
As of Jul 31, 2026

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	Total
ACI	1,915.00					1,915.00
All Copy Products Inc*	2,475.76					2,475.76
CEBT					0.00	0.00
Charles Abbott Associates		27,210.64				27,210.64
Colorado Building Supply	43.24					43.24
Colorado Interactive, LLC					3,291.30	3,291.30
Column Software PBC	44.83					44.83
G&G Services	69,555.00					69,555.00
LaserGraphics	314.00					314.00
Magellan Data and Mapping Strategies	2,285.71					2,285.71
Marchetti & Weaver, LLC	6,081.50					6,081.50
NEO Fiber	12,337.22					12,337.22
Noise Meters Inc	2,587.00					2,587.00
Summit County 911 Center	21,567.25					21,567.25
Town of Blue River					0.00	0.00
Widner Juran LLP	12,622.59					12,622.59
TOTAL	**131,829.10**	**27,210.64**			**3,291.30**	**$162,331.04**

July 8, 2026

Town Manager and Board of Trustees
Town of Blue River

Re: Completion of Review of Pending 2026 Short-Term Rental License Application: License No. LR 18-000070 (6041 State Highway 9)

Dear Town Manager and Board of Trustees,

I am writing regarding Short-Term Rental License No. LR 18-000070 for the property at 6041 State Highway 9. I respectfully request that the Town complete its review of the 2026 license application, which was accepted and actively under review before the May 19, 2026 moratorium took effect, and issue the 2026 license. As explained below, the deed documentation I provided on May 20, 2026 was not a new application. It supplied the Town with documentation of an ownership correction that had already been completed, as part of the Town's ongoing review of an application that was already pending.

My name is George DiCarlo. The property at 6041 State Highway 9 has operated as a licensed short-term rental for years, including under the name "DiCarlo Rental," and prior licensing records, including the 2019 license, establish its longstanding licensed status. The property was jointly owned by my mother, Marta DiCarlo, and me. My mother passed away in November 2024. I remained an owner of the property before and after her death, and I have continued to operate and manage the same short-term rental without interruption throughout.

After my mother's death, the Town advised that the deed and the licensing information no longer matched, because the deed continued to reflect my mother's ownership interest. To correct that discrepancy, I was required to retain an attorney and complete title and entity-related work to bring the ownership records into alignment. This was not a sale to an unrelated third party, the introduction of a new operator, or the creation of a new short-term rental. It arose solely from the death of an existing co-owner, and I remained responsible for the same property and the same rental operation throughout.

The Town had already accepted and was actively reviewing the 2026 application months before the moratorium. On March 11, 2026, Deputy Clerk John DeBee wrote regarding the application, stating: *"To continue the review of your STR license application, please address the following…"* The email then identified the outstanding 2025 Q2, Q3, and Q4 lodging tax reports and the deed documentation. That correspondence confirms that the application was already pending and under review, and that the Town was treating the matter as an application with outstanding documentation rather than as a new or unlicensed rental. The same day, Mona Feeley advised the Town in writing that the deed was working its way through the attorney's office.

The outstanding 2025 lodging tax reports and payments were completed by March 24, 2026. That resolved the lodging tax items the Town had identified, leaving the deed documentation as the remaining item under review. I do not suggest that the tax filings alone establish compliance with every possible requirement; I note only that the reports and payments were completed and that the deed documentation was the outstanding issue the Town had identified.

The title correction was underway well before the moratorium. On February 10, 2026, a Statement of Authority was recorded as part of the legal and entity work associated with Blue River Getaway, LLC, showing that the corrective process was already in progress. The quitclaim deed transferring title to Blue River Getaway, LLC was then recorded on May 1, 2026 which was eighteen days before the May 19, 2026 moratorium. The Summit County Assessor record reflects Blue River Getaway, LLC as the primary owner, by quitclaim deed recorded May 1, 2026, under Reception No. 1374268.

The updated ownership documentation was available on May 18, 2026, and I submitted it to the Town on May 20, 2026 - <u>one business day after the moratorium began</u>. The important distinction is between the date the ownership transfer actually occurred and the date the documentation was submitted to the Town. The May 20, 2026 submission did not create or complete a post-moratorium ownership transfer. It supplied the Town with documentation of the May , 2026 transfer as part of the Town's ongoing review of the pending 2026 STR application.

<u>Timeline of Correspondence and Ownership Correction</u>

- **2019–2025:** The property operated under STR License No. LR 18-000070 in the name of DiCarlo Rental, owned by Marta DiCarlo and George DiCarlo. During this period, rental management transitioned from a third-party manager to self-management by George DiCarlo.
- **November 2024:** Marta DiCarlo passed away. George DiCarlo remained an owner and continued operating and managing the same short-term rental.
- **December 11, 2025:** John DeBee emailed to continue review of the STR license application and requested supporting documents (operating agreement for Blue River Getaway, LLC; deed; insurance policy; parking illustration), noting the deed and licensing records needed to be brought into alignment.
- **December 15, 2025:** Correspondence with John DeBee and Mona Feeley. The insurance policy, parking documentation, and Airbnb listing were provided; the operating agreement was not yet finalized by the attorney.
- **December 18, 2025:** George DiCarlo requested the full insurance policy from the broker and kept John DeBee informed by email.
- **January 15, 2026:** Further correspondence with John DeBee. The final, signed operating agreement for Blue River Getaway, LLC and the full insurance policy were submitted. Lodging reports and the deed documentation remained outstanding, and we explained that we were still securing attorney representation.
- **February 9, 2026:** An attorney agreed to take the case after an extended search for representation.
- **February 10, 2026:** A Statement of Authority was recorded as part of the legal and entity work associated with Blue River Getaway, LLC, reflecting that the corrective process was underway.
- **March 11, 2026:** John DeBee emailed regarding the application, stating, “To continue the review of your STR license application, please address the following…,” and identifying the outstanding 2025 Q2, Q3, and Q4 lodging tax reports and the deed documentation. The same day, Mona Feeley advised the Town in writing that the deed was working its way through the attorney's office.
- **March 24, 2026:** The outstanding 2025 Q2–Q4 lodging tax reports and payments were completed.
- **April 15, 2026:** The Q1 2026 lodging report and payment were submitted.
- **May 1, 2026:** The quitclaim deed transferring title to Blue River Getaway, LLC was recorded (Summit County Assessor, Reception No. 1374268) which was <u>eighteen days before the moratorium</u>.
- **May 18, 2026:** The updated ownership documentation reflecting Blue River Getaway, LLC as owner was available.
- **May 19, 2026:** The moratorium took effect.
- **May 20, 2026:** The deed documentation was submitted to the Town, one business day after the moratorium's effective date, documenting the transfer that had already occurred on May 1.

The strongest point here is not that the documentation was submitted one day after the moratorium. It is that the 2026 application was already accepted and under active review; that the Town had requested specific supplemental documents; that the lodging tax reports and payments were completed in March; that the title correction was underway well before the moratorium; that the actual ownership transfer was completed on May 1, before the moratorium; and that the May 20 submission merely documented a transfer that had already occurred.

For these reasons, I respectfully request that the Town determine that:

- the 2026 application was accepted and pending before May 19, 2026;
- the May 20, 2026 deed submission supplemented that existing, pending application;
- the May 20 submission did not constitute a new application;
- the ownership correction arose from the death of an existing co-owner;
- there was no unrelated purchaser and no new operator, and I remained an owner responsible for the same property and rental operation before and after my mother's death; and
- the Town may complete its review and issue the 2026 license.

In the alternative, if the Town concludes that any specific action is required to permit completion of this pre-moratorium application, I respectfully ask the Board to take whatever narrow action is necessary, including, if appropriate, under its discretionary authority in Section 6-1-220(e), to allow the review to be completed and the 2026 license to issue.

I respectfully request that this matter be placed on the earliest available Board agenda, or addressed through the appropriate administrative process. I am happy to provide any additional information or documentation the Town may need.

Thank you for your time and consideration.

Sincerely,
George DiCarlo
6041 State Highway 9
720-917-9110 C
Olygold@msn.com

Exhibits:

1. March 11, 2026 email from John DeBee
2. December 2025 through May 2026 correspondence with the Town
3. Original ownership records showing George DiCarlo and Marta DiCarlo
4. Marta DiCarlo's death certificate or relevant estate documentation
5. February 10, 2026 Statement of Authority
6. May 1, 2026 quitclaim deed to Blue River Getaway, LLC
7. Summit County Assessor record (Reception No. 1374268)
8. Proof of the May 20, 2026 submission to the Town
9. Blue River Getaway, LLC operating agreement showing George DiCarlo's ownership or authority

Dear Board of Trustee,

My name is Nancy Wile and we own 374 Wilderness Dr and 395 Wilderness Drive and have been owners since 2008. Thank you for allowing me the opportunity to express thoughts regarding short-term rental permit issuance. **Please distribute this letter to the members that are attending tonight's special meeting.**

I attended last Tuesday's board meeting and was encouraged by the mostly positive and "in favor of" public comments. **It seems that the problem is not the lack of ordinances, nor rules and regulation but the enforcement of those items.**

I learned that the funding for the enforcement of the STR ordinances is challenging due to the inaccuracies in the STR platforms separating the town of Blue River's separate lodging tax revenues and that those revenues are going to the Town of Breckenridge instead. **I understand that the "software" that is being implemented will help to remedy that unfortunate situation, so I am confirming my full support of that software**. That would be a huge step to correct this shortfall in funding for the enforcement of the ordinances presently in place.

I would also like to emphasize that I am in **full favor of short term rental properties in my neighborhood and here's why:**

1. Short term rental properties must maintain high ratings so that they can maintain a high percentage of bookings vs vacancies. If properties are not maintained, then they don't book.
2. Short term rentals are visited frequently by owners or management so there's a lower chance of neglect, keeping them maintained more often than long term.
3. Short term rental properties offer flexibility for the owner's use.
4. In the event that there is a "bad guest or resident", the guests will only be staying for a short term, as opposed to a long term "bad tenant" that may take months or longer to remedy problems to the neighboring properties. Our present state legislation makes it challenging for owners to remove "bad tenants" for long term leases.
5. Short term rental guests can often be friendly and grateful to be staying in such a nice place. Most interaction can be pleasant in our friendly Blue River environment.

Please consider removing the present moratorium on short term rental permit issuance. Thank you.
Respectfully, Nancy Wile

DRAFT OUTLINE FOR DISCUSSION ONLY

FOR BYLAW POLICY FOR AGENDA SETTING

Definitions:

Agenda means the published agenda setting forth the proposed business and administrative matters to be addressed in a meeting by the Board of Trustees.

Agenda Item means a specific matter that will appear on an Agenda by subject or title as a Work Session, New or Old Business, Report, Executive Session, or as a special matter.

Business Item means a matter set on an Agenda by the Town Manager that is necessary or advised for the proper management and operation of the Town. Business items may appear on the Agenda as part of a consent agenda, new business, old business, discussion, work session, or reports.

Discussion Item means a matter set on an Agenda requiring the Board of Trustees' consideration and possible direction, approval, or other decision.

Writing includes electronic mail (email).

Agenda Setting Generally

The Town Manager shall be primarily responsible for setting the Agenda for all regular and special meetings of the Board of Trustees. The agenda shall include Business Items that, in the opinion of the Town Manager, must be addressed by the Board of Trustees during a public meeting to ensure the proper and timely management and operation of the Town.

Unless otherwise directed by the Board of Trustees, the Town Manager may exercise discretion in setting Agenda Items given considerations of the relative importance of all matters appearing on an Agenda, the number of Agenda Items appearing on an Agenda and the available meeting time, and the ability to prepare data or information necessary for consideration of the Agenda Item prior to the meeting.

The Town Manager and Town Staff will work diligently to create and post a full Agenda by the end of the day on the second Wednesday preceding the regularly scheduled Board meeting, held on the third Tuesday of each month. As such, requested Agenda items shall be submitted for inclusion on or before the second Tuesday of each month. This timeframe shall likewise apply to any Special Meetings, so that requested Agenda items are provided at least one week in advance.

Additions to the Agenda

In addition to the Business Items set on the Agenda by the Town Manager, additional Discussion Items may be added to an Agenda by the following:

1. Mayor or Trustee Written Request.

The Mayor or a Trustee may request <u>in writing</u> that the Town Manager add a Discussion Item to a future Agenda. The Trustee <u>must</u> identify three (3) or more other Trustees that have been personally contacted by the requesting Trustee and confirm that the other Trustees each agreed to the addition of the requested Agenda Item. The requesting Trustee shall provide as much detail as possible concerning the request to enable the Town Manager to: (i) determine the date of the meeting at which the requested discussion item can be heard; (ii) determine the place on the Agenda for the requested agenda item (Work Session, Business, Report, or executive session) and (ii) determine if additional data or information must be researched or collected for the item's consideration.

2. <u>Public Meeting Request by a Trustee</u>.

   A Trustee may request the addition of a Discussion Item to a future agenda during a public meeting at a time reserved on the meeting Agenda for "Other Matters to be Brought Before the Board of Trustees" or during a Trustee's Report to the Board. A matter raised by a Trustee will be added to a future Agenda unless a Trustee objects to the addition, in which case the addition to an Agenda may be made only by formal motion and with a majority vote of a quorum present.

3. <u>Town Attorney Request</u>.

   The Town Attorney, in consultation with the Town Manager, may add a Discussion Item to a future Agenda when deemed necessary by the Town Attorney to inform the Board of Trustees of a pending legal matter or for direction concerning a pending legal issue.

4. <u>Discretionary Additions to Agendas</u>.

   Nothing shall preclude a majority of the Board of Trustees from directing that a matter which arises at other times during a public meeting be considered as an addition to a future Agenda. An item may also be considered for addition to an agenda after the submittal deadline <u>if</u> the item is of an urgent, time-sensitive, or emergency manner <u>and</u> a majority of Trustees contact the Town Manager regarding the item's addition.

<u>Citizen Access to the Agenda</u>

Citizens are not authorized to directly request that the Town Manager add a Discussion Item to an Agenda. Instead, citizens are encouraged to attend a public meeting of the Board and, during any open citizen public comment period, to request a future agenda item. Citizens may also contact one of more Board members to enlist their aid in requesting an addition of a Discussion Item to an Agenda as permitted by this policy.

<u>Authority to Challenge Agenda Item</u>

During any meeting and any time *prior to* an Agenda Item being opened by the Mayor for consideration, a Trustee may challenge the Agenda Item and the manner in which the item was set on the Agenda. Where it is determined by a majority vote of a quorum of the Board that the item was not properly set on the Agenda in accordance with this policy, the item shall be pulled from the Agenda and not considered at that meeting.

TOWN OF BLUE RIVER, COLORADO

STAFF REPORT

TO: Mayor & Members of the Board of Trustees

THROUGH: Chad Hull, Town Manager

FROM: Bob Widner, Town Attorney

DATE: August 11, 2026

For BOT Regular Meeting: **August 18, 2026**

SUBJECT: Repeal of Resolution 13-05 Pertaining to Boat Docks

Attachments:

Resolution No. 13-05 (2013)
Resolution No. 26-10

In 2013, the Board of Trustees adopted Resolution No. 13-05 (attached). That Resolution authorizes the Town to approve licenses for the construction of *private* boat docks on the Goose Pasture Tarn ("Tarn").

Resolution No. 13-05 does not regulate:

- The size, shape, or height of boat docks;
- The construction standards or requirements for a boat dock;
- The total number of boat docks that can gain licenses;
- The total number of private boat docks that can be owned by one person; and
- Whether the owner of the private boat dock must be a resident of the Town.

Moreover, Resolution No. 13-05 includes vague, ambiguous, and curious language. For example, while any contractor within Summit County or elsewhere may construct a private boat dock, "no outside contractor or service organizations or individuals will be permitted to undertake any work on boats at the Tarn." I cannot determine what the harm to the public might be by allowing a boat repairperson from Frisco or elsewhere to repair a private boat moored to a private dock in the Town of Blue River.

As you are aware, the Tarn is a significant amenity for the residents of the Town of Blue River. The residents have a legal right to use the Tarn, but no legal right to access the Tarn from the private property that encircles or surrounds the Tarn. The Theobald Family Partnership ("Theobald Partnership") owns the private property that encircles the Tarn which private property is often called the "doughnut."

However, residents are able to gain access to the Tarn from the western edge only. This access is provided by an agreement entered into between the Town and the Theobald Partnership. The Theobald Partnership has been very supportive of the Town's residents gaining access over their private property "doughnut" surrounding the Tarn.

Importantly, four (4) issues are raised by the Town's potential issuance of licenses for private boat docks at the Tarn:

1. The Town has no authority to grant a license for a private boat dock on any area of the Tarn *other than* the western side of the Tarn. For all but the western side of the Tarn, owners of private boat docks would have no legal right to access the private dock unless they enter into an agreement with the Theobald Partnership. Issuing a license for a boat dock for which the owner has no legal right to access would be unwise and create conflict with the Theobald Partnership.

2. As to the western side of the Tarn where we have an agreement with the Theobald Partnership for residents' access, the Town's agreement with the Partnership does not authorize the Town to issue licenses for boat docks and the agreement prohibits the Town from building any structures. If the Board of Trustees desires to issue private boat dock licenses on the west side of the Tarn, I advise that we seek the Theobald Partnership's consent to amend the existing agreement with the Partnership.

3. Approving private boat docks on the west side of the Tarn may prove problematic. With each private boat dock license, residents will have fewer locations along the western side of the Tarn to gain access to the water body. This is because the residents will have no legal right to access the Tarn from the *private* boat dock and the private boat dock essentially "takes up space" for access along the western side of the Tarn. If, by way of example only, the Town issued 5 to 10 private boat dock licenses, much of the western side of the Tarn would be made inaccessible to the Town's residents due to the size of the docks and the private boats moored at the docks.

4. I believe that the past and current Board of Trustees have been very protective of the Tarn and its natural beauty. The Tarn is, in my personal opinion only, one of the best examples of what the Town of Blue River "is all about." Allowing private boat docks to be constructed along the western side of the Tarn (or anywhere around the Tarn for that matter), may diminish the natural beauty of the Tarn and, potentially, create what may appear to be a private marina visible from State Highway 9 and from residences surrounding the Tarn. *However, and very importantly*, it is entirely within the power and prerogative of the Board to decide what is best for the Town and that includes the use of the Tarn for private boat docks (with agreement of the Theobald Partnership).

Resolution No. 26-10 is attached and provided to the Board of Trustees solely for the Board's consideration **IF** the Board desires to repeal Resolution No. 13-05.

Please note that the repeal of Resolution No. 13-05 will only be a first step in removing the opportunity for individuals (whether residents or non-residents) to gain a license for a private boat dock. An ordinance will also be necessary to remove language in the Municipal Code that references the granting of private boat docks by a license agreement. Should the Board repeal Resolution No. 13-05, a draft ordinance will be needed on an upcoming agenda for the Board's consideration to amend the Municipal Code.

As always, if you have any questions, please contact either me or Chad Hull at any time.

TOWN OF BLUE RIVER, COLORADO

RESOLUTION 2026-10

A RESOLUTION REPEALING RESOLUTION 13-05 PERTAINING TO RULES FOR THE USE OF BOAT DOCKS LICENSED AT THE GOOSE PASTURE TARN

WHEREAS, Resolution No. 13-05 permits the issuance of a license for a private boat dock to any person requesting a private dock on the Goose Pasture Tarn ("Tarn"), including nonresidents of the Town of Blue River; and

WHEREAS, Town residents may access the Tarn only on the western side pursuant to an agreement with the owner of the property that encircles the Tarn; and

WHEREAS, the Town cannot authorize or license a boat dock that would be accessed in any location other than the western side of the Tarn; and

WHEREAS, the Board of Trustees recognizes that issuing licenses for private boat docks along the western side of the Tarn, in potentially unlimited numbers, would effectively disrupt and interfere with Town residents' use of the Tarn, in terms of accessing the Tarn for fishing, launching watercraft, and general aesthetics and character of the Tarn; and

WHEREAS, the Board recognizes that authorizing private boat docks along the western side of the Tarn will create conflicts between the private dock owners and the other users of the Tarn who would likely use the private dock without the permission of the private owner; and

WHEREAS, the Board of Trustees does not support the installation of private boat docks within any part or portion of the Tarn.

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

1. The Board of Trustees repeals Resolution No. 13-05.

2. This Resolution shall be effective immediately upon approval by the Board of Trustees.

ADOPTED at a regular meeting of the Board of Trustees on the 18th day of August, 2026.

ATTEST: ______________________________

Mayor or Mayor Pro Tem

____

Town Clerk or Deputy

RESOLUTION NO. 13-05

A RESOLUTION ADOPTING RULES AND REGULATIONS FOR THE USE OF BOAT DOCKS LICENSED AT THE TARN

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, COLORADO:

GOOSE PASTURE TARN RULES AND REGULATIONS FOR USE OF DOCKS

1. Docks are permitted to be constructed at the Tarn pursuant to a Licensing Agreement incorporating these Rules and Regulations.

2. The plans for any dock shall first be approved by the Town of Blue River Planning and Zoning Commission pursuant to the Town of Blue River Municipal Code.

3. The Licensee agrees to exercise due care in the use of the premises licensed and to exercise due care in the use of the Tarn.

4. Any boat moored at a dock shall have an identification decal affixed to it and shall at all times present a clean, well maintained appearance and shall be used only in accordance with Section 11-3-30, Town of Blue River Municipal Code. Personal Flotation Devices shall be available for use by children and other persons desiring them.

5. Boats, when not in use, shall be secured to a dock in a manner acceptable to the Town Code Enforcement Officer, or the Town Code Enforcement Officer may properly secure the boat, without liability, and charge the Licensee therefor.

6. The Town assumes no responsibility for protection of boats and docks from damage from adverse weather, and Licensees release the Town from any liability therefor.

7. Licensees may perform work on their boats provided that:

   a. The work is actually performed by the Licensee or by persons working without pay.

   b. The boat is moved to a designated work area.

   c. No paints, thinners, solvents, oils or similar materials or any sawdust, sanding residue, paint scrapings or the like shall be spilled, dumped or discharged into the waters of the Tarn, and Licensees shall hold the Town harmless from any accidental violation hereof.

   d. Unattended open containers of paints and other maintenance supplies are not permitted on the docks.

8. No "outside" contractor or service organizations or individuals will be permitted to undertake any work on boats at the Tarn.

9. Advertising or soliciting shall not be conducted at the Tarn.

10. The laws of the State of Colorado and the federal Clean Water Act prohibit the discharge or deposit of any rubbish, waste material or refuse material of any kind or description into the waters of any river, stream, lake, pond or tidal waters. The Town of Blue River supports these regulations and will provide every assistance to the enforcement agencies to assure compliance at the Tarn.

11. Licensees shall conduct themselves and see that their families and guests for whom they are responsible also conduct themselves so as to create no annoyance, hazard or nuisance, including without limitation the following:

a. No charcoal or open fires will be allowed at the Tarn.

b. Dog owners are expected to clean up after their pets promptly.

c. Children shall not be unsupervised at any time at the Tarn.

d. Boats shall not be operated under the influence of alcohol, marijuana or drugs.

e. Consumption of alcohol, marijuana or drugs is not permitted at the Tarn.

12. Overnight camping is not permitted.

13. Leaving a camper, trailer, pitched tent or motor vehicle unattended for more than 24 hours is prohibited.

ADOPTED the 16th day of July, 2013.

Lindsay Backas
Mayor

ATTEST:

Kathleen Neel
Town Clerk

TOWN OF BLUE RIVER, COLORADO

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, COLORADO, AUTHORIZING THE TOWN MANAGER TO MAKE TRANSFERS TO AND FROM TOWN ACCOUNTS AT THE COLORADO LOCAL GOVERNMENT LIQUID ASSET TRUST (COLOTRUST)

WHEREAS, the Town is a member participant in the Colorado Local Government Liquid Asset Trust (commonly known as COLOTRUST); and

WHEREAS, COLOTRUST is a statutory trust formed under the laws of the state of Colorado in accordance with the provisions of Parts 6 and 7, Article 24 and Articles 10.5 and 47 of Title 11 of the Colorado Revised Statutes regarding the investing, pooling for investment, and protection of public funds; and

WHEREAS, pursuant to Part 7, Article 24 (C.R.S.), it is lawful for any local government to pool any moneys in its treasury with COLOTRUST, when such moneys are not immediately required to be disbursed or are not previously committed for specific governmental purposes, in order to take advantage of short-term investments and maximize net interest earnings; and

WHEREAS, it is inefficient for the Town Manager to request the Board of Trustee's formal consent for each transfer of Town funds to and from COLOTRUST and the delays associated with awaiting consent will not best maximize net interest earnings on Town funds.

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

Section l. The Board of Trustees authorizes the Town Manager to make transfers to and from the Town's account(s) with COLOTRUST without first securing formal approval from the Board of Trustees or requiring later approval or ratification of any transfer.

Section 2. The undersigned hereby certifies that this Resolution has been properly executed and this Resolution is a true and correct copy of the original which is in the possession of the Town Clerk for the Town of Blue River.

Section 3. The Board of Trustees authorizes the Town Manager, in consultation with the Town Attorney, to make any amendments to this Resolution required by COLOTRUST to effectively implement the intent of this Resolution and, further, authorizes the Mayor or Mayor Pro Tem to execute the revised Resolution upon the request of the Town Manager. The Manager is authorized to cause the amended and executed Resolution to be substituted for the original Resolution in the records of the Town Clerk.

Section 4. Effective Date. This Resolution shall become effective immediately upon adoption.

ADOPTED at a regular meeting of the Board of Trustees on the ____ day of __________, 2026.

____
Mayor or Mayor Pro Tem

ATTEST:

____
Town Clerk or Deputy

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COLOTRUST TERM SERIES II INDICATIVE RATES AS OF 08/10/2026

Every Dollar Matters. Make Every Dollar Count.

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Term Series II Rates

Months	Days	Date*	Net Indicative Rate (365 Basis)
2	60	10/10/2026	3.79%
3	90	11/9/2026	3.82%
4	120	12/9/2026	3.85%
5	150	1/8/2027	3.93%
6	180	2/7/2027	4.01%
7	210	3/9/2027	4.02%
8	240	4/8/2027	4.06%
9	270	5/7/2027	4.09%
10	300	6/7/2027	4.12%
11	330	7/7/2027	4.15%
12	365	8/11/2027	4.22%

A range of additional terms is available for each month, which maturities that can be tailored to meet your specific needs. Rates for maturities longer than 270 days are provided for indicative purposes only. Please contact a member of the team for customized offerings.

Term Series II (TS II) investments are funded through the existing COLOTRUST subaccount of your choosing, giving you additional visibility into your investment reporting.

- Rated AAAf by Fitch Ratings
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Investment Option	COLOTRUST PRIME	COLOTRUST PLUS+	COLOTRUST EDGE	Term Series II
Portfolio Type	Government-Style	Prime-Style	Enhanced Cash	Target Maturity Fund
Purpose	Short-term liquidity	Short-term liquidity	Intermediate liquidity	Strategic Reserves
Rating	AAAm	AAAm	AAAf/S1	AAAf
Liquidity Offered	Daily	Daily	Next-Day	Held to Maturity
Minimum Investment	None	None	None	$500,000
Withdrawals	Unlimited	Unlimited	As Needed	Planned Redemption Date
Investment Horizon	Day-to-Day	Day-to-Day	12-18 Months	60 to 365 Days
Dividends	Applied Daily	Applied Daily	Accrue Daily, Paid Monthly	Accrue Daily, Paid at Maturity
WAM	≤60 days	≤60 days	>60 days	N/A
Net Asset Value (NAV)	Stable $1.00 per share	Stable $1.00 per share	Fluctuating	Principal at Maturity

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COLOTRUST PLUS+, COLOTRUST PRIME, and COLOTRUST EDGE provide daily and next-day liquidity with no minimum investment requirement!

	COLOTRUST PRIME		COLOTRUST PLUS+		COLOTRUST EDGE
Daily Yield[1]	7-Day Yield[2]	Daily Yield[1]	7-Day Yield[2]	Daily Yield[1]	7-Day Yield[2]
3.56%	3.56%	3.81%	3.81%	3.91%	3.91%

Yield information referenced above are as of August 7, 2026. [1]The Daily Yield refers to income generated over the previous one-day period; the income is then annualized. [2]The 7-Day Yield refers to income generated over the previous seven-day period; the income is then annualized. Data unaudited. Charts and/or values presented may not add up precisely to absolute figures due to rounding. Performance results are shown net of all fees and expenses and reflect the reinvestment of dividends and other earnings. Many factors affect performance including changes in market conditions and interest rates and in response to other economic, political, or financial developments. Investment involves risk including the possible loss of principal. No assurance can be given that the performance objectives of a given strategy will be achieved. COLOTRUST is not a bank. An investment in COLOTRUST is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Although the COLOTRUST stable NAV fund(s) seek to preserve the value of your investment at $1.00 per share, this is not guaranteed. Please review the applicable Information Statement(s) before investing. **Past performance is no guarantee of future results. Any financial and/or investment decision may incur losses.**

The COLOTRUST PRIME and COLOTRUST PLUS+ portfolios are rated 'AAAm' by S&P Global Ratings. A 'AAAm' rating by S&P Global Ratings is obtained after S&P evaluates a number of factors including credit quality, market price exposure, and management. For a full description on rating methodology, please visit www.spglobal.com. COLOTRUST EDGE is rated 'AAAf/S1' by FitchRatings. COLOTRUST Term Series II is rated 'AAAf by FitchRatings. The 'AAAf' rating is Fitch's opinion on the overall credit profile within a fixed-income fund/portfolio and indicates the highest underlying credit quality of the pool's investments. The 'S1' volatility rating is Fitch's opinion on the relative sensitivity of a portfolio's total return and/or net asset value to assumed changes in credit spreads and interest rates. The 'S1' volatility rating indicates that the fund possesses a low sensitivity to market risks. For a full description on rating methodology, please visit www.fitchratings.com. Ratings are subject to change and do not remove credit risk.

PMA Financial Network, LLC, PMA Securities, LLC, PMA Asset Management, LLC, and Public Trust Advisors, LLC, (collectively "PTMA") are under common ownership. Public Trust Advisors, LLC and PMA Asset Management, LLC, are both SEC registered investment advisers. PMA Securities is a broker-dealer and municipal advisor registered with the SEC and MSRB and is a member of FINRA and SIPC. Registration with the SEC does not imply a certain level of skill or training. Marketing, securities, institutional brokerage services and municipal advisory services are offered through PMA Securities, LLC. Public Trust Advisors and PMA Asset Management provide investment advisory services primarily to local government investment pools ("Funds") and separate accounts. All other products are provided by PMA Financial Network, LLC. For more information, please visit us at http://www.ptma.com/.

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TOWN OF BLUE RIVER, COLORADO

STAFF REPORT

TO:	Mayor & Members of the Board of Trustees
THROUGH:	Chad Hull, Town Manager
FROM:	Bob Widner, Town Attorney
DATE:	August 12, 2026
	For BOT Regular Meeting: **August 18, 2026**
SUBJECT:	TD Zone District Ordinance

Attachments:

Proposed Ordinance No. 26-06
Blank Table for TD Standard for BOT Discussion

The attached documents will enable the Board of Trustees to debate the various standards for use in the proposed TD Zone District Ordinance.

The BOT should start with the Blank Table in its discussion. Because a variety of different standards have been discussed without a definitive determination on all the standards, the blank table allows the BOT to debate, decide, and enter the approve measurement for each of the following items:

Minimum Lot Size:	Current 4 Acres. This standard seemed to have the greatest support among BOT members
Minimum Lot Width:	Last discussed was 250 feet although no definitive standard was agreed upon as some suggested 100 feet.
Minimum Front Setback:	Last discussed was 75 feet.
Minimum Rear Setback:	Last discussed was 75 feet
Minimum Side Setback:	Last discussed was 50 feet although there was no definitive standard set.
Maximum Building Height:	35 feet. This standard seemed to have the greatest support among BOT members and is consistent with other residential zone districts.

As always, if you have any questions, please contact either me or Chad Hull at any time.

TOWN OF BLUE RIVER, COLORADO

ORDINANCE NO. 2026-06

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 Statues § 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 Statues § 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 Statues § 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 35 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 18th day of August, 2026.

____
Mayor or Mayor Pro Tem

ATTEST:

____
Town Clerk

Published in the Summit County Journal _______________ 2026.

Transition Zone

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

Minimum Lot Size	4 Acres (174,240 Square Feet) Note: R-1 Zone District is **80,000** sf [2 acres = 87,120 sf
Minimum Lot Width	**___ Feet** Options Discussed: 250 100 Note: R-1 Zone District is **100** for 80,000 sf Lot
Front Yard Setback	**Minimum ___ Feet** Options Discussed: 250 100 25 Note: R-1 Zone District is **25** for 80,000 sf Lot
Rear Yard Setback	**Minimum ___ Feet** Options Discussed: 75 50 25 Note: R-1 Zone District is **25** for 80,000 sf Lot
Side Yard Setback	**Minimum ___ Feet** Options Discussed: 75 50 25 Note: R-1 Zone District is **15** for 80,000 sf Lot
Building Height	Maximum 35 Feet Note: R-1 Zone District is **35**

TOWN OF BLUE RIVER, COLORADO

ORDINANCE NO. 2026-07

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 EFFECTIVE OCTOBER 1, 2026, SUBJECT TO CONDITION THAT ORDINANCE NO. 26-06 IS IN FULL FORCE AND EFFECT ON OCTOBER 1, 2026

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 Statues § 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 Statues § 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 October 1, 2026 subject to Condition that Ordinance No. 26-06 is Effective and In Force on October 1, 2026**. Notwithstanding the date of adoption or publication by title of this Ordinance, this Ordinance shall be effective on October 1, 2026, provided that Ordinance No. 26-06 is effective and in full force and effect as of October 1, 2026. Ordinance No. 26-06 was adopted by the Board of Trustees on August 18, 2026, and Ordinance No. 26-06 amended provisions of the Transitional Zone District (TD). In the event Ordinance No. 26-06 is not in full force and effective for any reason as of October 1, 2026, this Ordinance No. 26-07 shall be deemed automatically repealed and of no effect.

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 **18th day of August, 2026.**

____
Mayor or Mayor Pro Tem

ATTEST:

____
Town Clerk

Published in the Summit County Journal _______________ 2026.

Manager's Report – August 18, 2026 Board of Trustees Meeting

1. July Financial Report
    a. Provided in the updated Agenda Packet
    b. Revenue:
        i. General Fund
            1. Total Revenues trending above projection through the end of June
            2. Sales Tax is the biggest adjustment which causes the trend above projection, as this was below budget in prior months
            3. Lodging Tax and Lodging Registration above projections, as there was no viable way to accurately judge these lines with changes in policy in 2025
            4. Trending slightly over budget in Total Expenditures – primarily due to overruns in Personnel, Building Inspector, and Street Maintenance
                a. Several of these items will be addressed by budgetary adjustments as the 2027 Budget is developed
            5. The Capital Subfund is healthy and trending favorably
            6. The Broadband Subfund is healthy and trending favorably
            7. The American Rescue Plan Subfund is healthy, but must be spent out or returned to the federal government via deobligation on 12/31/2026
            8. The Conservation Trust Fund is healthy and trending favorably
2. Update on Fire Restrictions in Summit County
    a. Town of Blue River is in Stage 2 Fire Restrictions
    b. Current fire danger set at "High" by Red, White, and Blue Fire District

c. Important to remember wildfire season is here. 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.
d. Begin to collect fall fuels to reduce late season fire danger
e. Intermittent rain events do not make a substantial dent in the fire conditions and come with the risk of lightning strikes.

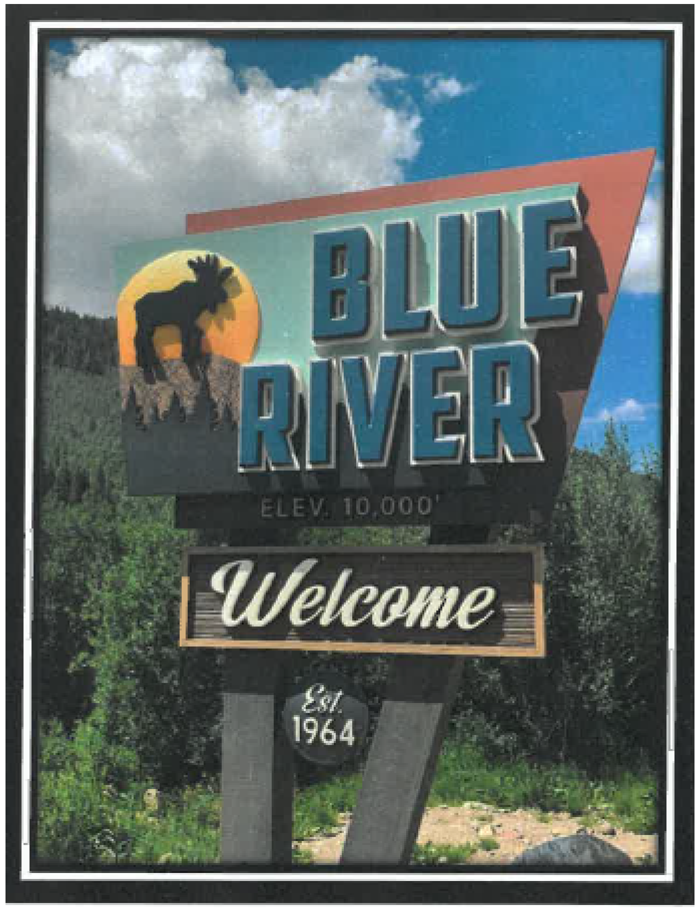
3. Goose Pasture Tarn – Access and Boat Permits Applications Live on CitizenServe
   a. Tarn Access and Boat Permits now one combined application
   b. Must provide vehicle license plate information in application
   c. If requesting boat permits, please choose the proper number and type
   d. Select whether you wish to have the hangtags mailed or if you prefer to pick them up at Town Hall during operating hours
   e. Hangtags must be visible on rear view mirror or dashboard at all times during Tarn usage
   f. 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
   g. 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. Town Road Summer Maintenance
   a. Basic road upkeep is ongoing with most roads being completed at this time
   b. The Town is testing the use of Durablend to a small subsection of roads instead of the standard magnesium chloride blend. This product is cost-comparable and contains less magnesium chloride. The Town will evaluate is efficacy following the winter season to determine usage in future years.
   c. Completed Projects include:
      i. Drainage and stabilization efforts across Town
      ii. Effort to catalogue existing culverts across Town
      iii. Ditch cleanouts on Crown Drive, Highway 9, 97 Circle, and Blue River Road
      iv. A new cross-culvert on 97 Circle
      v. A new cross-culvert on Crown Drive
      vi. Culvert cleanout of a non-functional culvert on Crown Drive and Highway 9
   d. Upcoming Planned Projects Include:

        i. Coronet Drive – investigation of the presence of old culverts that have been obstructed. If such a culvert exists, the culvert will be cleaned out to restore functionality.
        ii. Royal Drive and Regal Circle – proposed installation of driveway culverts at six individual properties. This project will improve drainage, reduce standing water, and improve property access. The construction dates are still to be determined.

5. 2027 Budget Development
    a. The preliminary documents to create first draft of the 2027 Budget are being developed
    b. Please provide any thoughts or recommendations on a possible budget retreat. These may be related to timing, positive or negative items from past budget retreats, or any other helpful items to incorporate in the budget process.
6. Quikrete Conditional Use Permit
    a. Quikrete has requested a letter of support from the Town related to the renewal of Quikrete's Conditional Use Permit
    b. Frisco has lent their support to the renewal of the Conditional Use Permit with a note that they support any conditions which "mitigate potential environmental impacts associates with the operation."
    c. Breckenridge has also provided a letter of support which notes the same environmental conditions
    d. A fact sheet has been provided by Quikrete which is placed in the agenda packet
    e. If recommended by the Board, the Town will draft a letter of support to provide to Quikrete.
7. Removal of Executive Session regarding Town Manager work plan and compensation structure
    a. The Town Manager employment agreement, effective January 20th, set a six (6) month Trial Period commencing on February 4th
    b. The agreement stipulated that a performance evaluation is required at the completion of the Trial Period, with a subsequent eligibility for a wage increase at the discretion of the Board
    c. Due to the congestion of the August 18th session, this executive session has been removed from the agenda and will be held at a later date
8. Preliminary Results for 2025 Audit
    a. McMahan and Associates have completed the preliminary audit for the Town's 2025 financial statements

b. The preliminary Independent Auditor's Report notes that "the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Town of Blue River, as of December 31, 2025, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP")"
c. The final audit document set will be included for review at a later date as it becomes available to the Town
d. Please review the Board Communication Letter from the Auditor which is included in this packet
e. Recommendations from the Auditor:
    i. Board should continue to monitor the accounting system through monthly financial statements (reports) and other accounting measures. Recommend that the Town document the procedure for reviewing bank reconciliation information for Trustees.
    ii. Ensure that sales tax is not paid by the Town on credit card purchases. This would require vendor acknowledgment of sales-tax exemption, which is not always feasible.
    iii. The Town Manager should review employee leave balances at least annually. The Town is currently handling issues in which accrued leave balances exceed approved limits.
    iv. Town should retain all timesheets submitted for each pay period in accordance with records retention policy.
    v. Town should document all formal approvals of employee pay-rate changes and retain such files. This practice was conducted at the end of 2025 and the Town will continue to do so going forward.

PRELIMINARY DRAFT



Town of Blue River, Colorado

Financial Statements

December 31, 2025

Town of Blue River
Financial Statements
December 31, 2025

Table of Contents

INDEPENDENT AUDITOR'S REPORT

To the Board of Trustees
Town of Blue River
Breckenridge, Colorado

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Town of Blue River (the "Town"), as of and for the year ended December 31, 2025, which collectively comprise the Town's basic financial statements as listed in the Table of Contents, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Town of Blue River, as of December 31, 2025, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP").

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("U.S. GAAS"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of Town of Blue River and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Town of Blue River's management is responsible for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with U.S. GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with U.S. GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

U.S. GAAP require that the Management's Discussion and Analysis in Section B be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with U.S. GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Required Supplementary Information (continued)

The budgetary comparison information in Section E is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. The budgetary comparison information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statement or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's financial statements as a whole. The budgetary comparison information and the *Local Highway Finance Report* in Section F are presented for purposes of additional analysis and are not a required part of the financial statements.

The budgetary comparison information and the *Local Highway Finance Report* are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

McMahan and Associates, L.L.C.
Avon, Colorado

PRELIMINARY DRAFT

MANAGEMENT DISCUSSION AND ANALYSIS

GOVERNMENT-WIDE FINANCIAL STATEMENTS

Town of Blue River
Statement of Net Position
December 31, 2025

Assets:	
Cash and investments	6,330,702
Accounts receivable, taxes and fees, net	211,834
Property tax receivable	930,583
Capital assets, net	4,812,347
Total Assets	12,285,466
Liabilities:	
Accounts payable and accrued liabilities	64,426
Accrued interest	1,751
Deferred revenue, other	200,335
Accrued compensated absences:	
Due within one year	52,435
Long-term liabilities:	
Due within one year	39,356
Due in more than one year	127,689
Total Liabilities	485,992
Deferred Inflow of Resources:	
Unavailable property tax revenue	930,583
Total Deferred Inflow of Resources	930,583
Net Position:	
Net investment in capital assets	4,643,551
Restricted for emergencies	90,000
Restricted for conservation trust fund	1,683,090
Restricted for capital projects	1,509,458
Unrestricted	2,942,792
Total Net Position	10,868,891

The accompanying notes are an integral part of these financial statements.

PRELIMINARY DRAFT

Town of Blue River
Statement of Activities
For the Year Ended December 31, 2025

		Program Revenues			Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Total Governmental Activities
Functions/Programs					
Governmental Activities:					
General government	981,032	72,593	-	-	(908,439)
Judicial	17,210	27,624	9,468	-	19,882
Planning and zoning	7,146	115,480	-	-	108,334
Public safety	566,312	-	-	-	(566,312)
Public works	918,942	18,495	-	-	(900,447)
Interest on long-term debt	17,393	-	-	-	(17,393)
Total Governmental Activities	2,508,035	234,192	9,468	-	(2,264,375)

General revenues:	
Property and specific ownership tax	914,158
Sales, lodging and other taxes	1,616,244
Intergovernmental revenues	112,764
Investment income	147,983
Other revenue	69,391
Total General Revenues	2,860,540
Change in Net Position	596,165
Net Position - Beginning	10,272,726
Net Position - Ending	10,868,891

The accompanying notes are an integral part of these financial statements.

FUND FINANCIAL STATEMENTS

Town of Blue River
Balance Sheet
Governmental Funds
December 31, 2025

	General	Capital Improvements	Conservation Trust	Broadband	American Rescue Plan	Total Governmental Funds
Assets:						
Cash and investments	4,378,578	1,509,458	173,632	215,737	53,297	6,330,702
Accounts receivable, taxes and fees	211,834	-	-	-	-	211,834
Property tax receivable	930,583	-	-	-	-	930,583
Total Assets	5,520,995	1,509,458	173,632	215,737	53,297	7,473,119
Liabilities:						
Accounts payable and accrued liabilities	64,426	-	-	-	-	64,426
Deferred revenue, other	200,335	-	-	-	-	200,335
Total Liabilities	264,761	-	-	-	-	264,761
Deferred Inflow of Resources:						
Unavailable property tax revenue	930,583	-	-	-	-	930,583
Total Deferred Inflow of Resources	930,583	-	-	-	-	930,583
Fund Balances:						
Spendable						
Restricted	90,000	1,509,458	173,632	-	-	1,773,090
Committed	-	-	-	215,737	53,297	269,034
Unassigned	4,235,651	-	-	-	-	4,235,651
Total Fund Balances	4,325,651	1,509,458	173,632	215,737	53,297	6,277,775
Total Deferred Inflow of Resources Liabilities, and Fund Balances	5,520,995	1,509,458	173,632	215,737	53,297	

Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the funds.	4,812,347
Long-term liabilities are not due and payable in the current period, and therefore, are not reported on the funds.	(221,231)
Net Position of Governmental Activities	10,868,891

The accompanying notes are an integral part of these financial statements.

Town of Blue River
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended December 31, 2025

	General	Capital Improvements	Conservation Trust	Broadband	American Rescue Plan	Total Governmental Funds
Revenues:						
Taxes	2,530,402	-	-	-	-	2,530,402
Intergovernmental	102,721	-	10,043	-	-	112,764
Licenses and permits	188,023	-	-	-	-	188,023
Charges for services	18,495	-	-	-	-	18,495
Fines and fees	27,674	-	-	-	-	27,674
Miscellaneous revenues	78,859	122,985	6,729	12,198	6,071	226,842
Total Revenues	2,946,174	122,985	16,772	12,198	6,071	3,104,200
Expenditures:						
General government	940,770	-	-	-	-	940,770
Judicial	17,210	-	-	-	-	17,210
Planning and zoning	7,146	-	-	-	-	7,146
Public safety	528,504	-	-	-	-	528,504
Public works	854,360	-	4,758	-	389	859,507
Capital outlay	-	843,955	-	-	128,001	971,956
Debt service:						
Principal	3,197	33,636	-	-	-	36,833
Interest	1,835	13,806	-	-	-	15,641
Total Expenditures	2,353,022	891,397	4,758	-	128,390	3,377,567
Excess of Revenues Over Expenditures	593,152	(768,412)	12,014	12,198	(122,319)	(273,367)
Other Financing Sources (Uses):						
Lease proceeds	-	193,892	-	-	-	193,892
Total Other Financing Sources (Uses)	-	193,892	-	-	-	193,892
Net Change in Fund Balance	593,152	(574,520)	12,014	12,198	(122,319)	(79,475)
Fund Balances - Beginning	3,732,499	2,083,978	161,618	203,539	175,616	6,357,250
Fund Balances - Ending	4,325,651	1,509,458	173,632	215,737	53,297	6,277,775

The accompanying notes are an integral part of these financial statements.

Town of Blue River
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds To the Statement of Activities
For the Year Ended December 31, 2025

Net Change in Fund Balances of Governmental Funds		(79,475)
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the difference between capital outlay and depreciation:		
	Capital outlay	971,956
	Depreciation	(148,758)
		823,198
The issuance of long-term debt (e.g. bonds, notes and leases) provides current financial resources to governmental funds, however this transaction has no effect on net position.		
Debt proceeds		(193,892)
Principal repayments on leases		36,833
		(157,059)
Interest on long term liabilities is based upon when it is due in the Statement of Activities as compared to when paid in the Governmental Fund financial statements.		(1,751)
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported in the funds.		
	Change in compensated absences	11,252
		11,252
Change in Net Position of Governmental Activities		596,165

The accompanying notes are an integral part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS

I. Summary of Significant Accounting Policies

The Town of Blue River, Colorado (the "Town") was incorporated in 1964 as a statutory town under the laws of the State of Colorado. An elected Mayor and Town Board of Trustees are responsible for setting policy, appointing administrative personnel and adopting an annual budget in accordance with state statutes. The Town's major operations include maintenance of streets and park areas, fire mitigation, building inspection and permits, judicial services (municipal court), public safety (police), and general administrative services. The Town is located in Summit County, Colorado.

The Town's financial statements are prepared in accordance with generally accepted accounting principles ("GAAP"). The Governmental Accounting Standards Board ("GASB") is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). The more significant accounting policies established by GAAP used by the Town are discussed below.

A. Reporting Entity

The reporting entity consists of (a) the primary government; i.e., the Town, and (b) organizations for which the Town is financially accountable. The Town is considered financially accountable for legally separate organizations if it is able to appoint a voting majority of an organization's governing body and is either able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the Town. Consideration is also given to other organizations which are fiscally dependent; i.e., unable to adopt a budget, levy taxes, or issue debt without approval by the Town. Organizations for which the nature and significance of their relationship with the Town are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

Based on the criteria above, the Town is not financially accountable for any other entity nor is the Town a component unit of any other government.

B. Government-wide Financial Statements

The Town's basic financial statements include both government-wide (reporting the Town as a whole) and fund financial statements (reporting the Town's individual funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business-type. The Town's governmental functions include general government (administration), planning and zoning (building department), public safety (police department), judicial (municipal court), and public works (street maintenance). The Town does not have any business-type activities. As a general rule, the effect of the interfund activity has been eliminated from the government-wide financial statements.

In the government-wide Statement of Net Position, the governmental activities columns are (a) presented on a consolidated basis by column, and (b) reported on a full accrual, economic resources basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. The Town's net position is reported in three parts: net investment in capital assets, net of related debt; restricted net position; and unrestricted net position.

The government-wide statement of activities reports both the gross and net cost of each of the Town's functions (public safety, public works, etc.). The Statement of Activities reduces gross expenses (including depreciation) by related program revenues, operating and capital grants. Program revenues must be directly associated with the function (public safety, public works, etc.).

I. Summary of Significant Accounting Policies (continued)

B. Government-wide Financial Statements (continued)

Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflects capital-specific grants. The net costs (by function) are mostly supported by general revenues (property and sales taxes, interest income, etc.).

The government-wide focus is on the sustainability of the Town as an entity and the change in the Town's net position resulting from the current year's activities.

C. Fund Financial Statements

The financial transactions of the Town are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, reserves, fund equity, revenues and expenditures/expenses. The fund focus is on current available resources and budget compliance.

The Town reports the following governmental funds:

The *General Fund* is the Town's primary operating fund. It accounts for all financial resources of the Town, except those required to be accounted for in another fund.

The *Capital Improvements Fund* accounts for resources assessed to be used to acquire capital assets and for the construction of major capital projects.

The *Conservation Trust Fund* accounts for funds received from the state lottery program to fund recreational capital projects.

The *Broadband Fund* accounts for the activities related to the purchase and operation of the Town installed and owned fiber optic based network, which, when completed, will provide internet services to residents and commercial entities in the Town.

The *American Rescue Plan Fund* was established to give enhanced detail of the carrying balance and expenditures associated with the American Rescue Plan Act funding received from the 2021 federal government stimulus bill.

D. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Measurement focus refers to whether financial statements measure changes in current resources only (current financial focus) or changes in both current and long-term resources (long-term economic focus). Basis of accounting refers to the point at which revenues, expenditures, or expenses are recognized in the accounts and reported in the financial statements. Financial statement presentation refers to classification of revenues by source and expenses by function.

1. Long-term Economic Focus and Accrual Basis

The government-wide financial statements use the long-term economic focus and are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of the related cash flows.

I. Summary of Significant Accounting Policies (continued)

D. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)

2. Current Financial Focus and Modified Accrual Basis

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. “Available” means collectible within the current period or soon enough thereafter (60 days) to be used to pay liabilities of the current period. Expenditures are generally recognized when the related liability is incurred. The exception to this general rule is that principal and interest on general long-term debt, if any, is recognized when due.

3. Financial Statement Presentation

Amounts reported as program revenues include 1) charges to customers and applicants for goods, services or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

E. Financial Statement Accounts

1. Cash and Cash Equivalents

Cash and cash equivalents include amounts in demand deposits as well as short-term investments with a maturity date within 3 months of the date acquired by the Town.

The Town follows Colorado Revised Statutes which permit investments in the following type of obligations:

- U.S. Treasury Obligations (maximum maturity of 60 months)
- Federal Instrumentality Securities (maximum maturity of 60 months)
- FDIC-insured Certificates of Deposit (maximum maturity of 60 months)
- Corporate Bonds (maximum maturity of 60 months)
- Prime Commercial Paper (maximum maturity of 60 months)
- Eligible Bankers Acceptances
- Repurchase Agreements
- General Obligations and Revenue Obligations
- Local Government Investment Pools
- Money Market Mutual Funds

Investments are stated at fair value, net asset value or amortized cost depending on the investment (see Note IV.A). The change in fair value of investments is recognized as an increase or decrease to investment assets and investment income.

2. Receivables

Receivables are reported net of an allowance for uncollectible accounts. The Town uses the allowance method for recognizing the potential uncollectibility of delinquent accounts receivable. No allowance is recorded at December 31, 2025, as all accounts are considered to be collectible.

I. Summary of Significant Accounting Policies (continued)

E. Financial Statement Accounts (continued)

3. Property Taxes

Property taxes are assessed in one year as a lien on the property, but not collected by the governmental unit until the subsequent year. In accordance with generally accepted accounting principles, the assessed but uncollected property taxes have been recorded as a receivable and deferred inflow of resources.

4. Capital Assets

Capital assets, which include land, infrastructure, buildings and improvements, park improvements, equipment, furniture, and vehicles, are reported in the government-wide financial statements. Capital assets are defined by the Town as assets with an estimated useful life in excess of two years with an initial cost of $5,000 or more. Purchased assets are recorded at historical cost. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable. Infrastructure, buildings and improvements, park improvements, equipment, furniture and vehicles are depreciated using the straight-line method over the following estimated useful lives:

Capital Assets	Years
Infrastructure	40-59
Building and improvements	40
Park improvements	20
Equipment, furniture and vehicles	5-7

5. Compensated Absences

For governmental funds, vested and accumulated vacation leave that is expected to be liquidated with expendable available financial resources, is reported as expenditures and a fund liability of the governmental fund that will pay it. Vested and accumulated vacation leave not expected to be liquidated with expendable available financial resources are not reported in the governmental fund financial statements. However, these amounts are reported in the government-wide financial statements in accordance with the provisions of GASB Statement No. 16, *Accounting for Compensated Absences*.

6. Long-term Obligations and Leases

Long-term debt is recognized as a liability of a governmental fund when due, or when resources have been accumulated for payment early in the following year. For other long-term obligations, only that portion expected to be financed from expendable available financial resources is reported as a fund liability of the governmental fund. The remaining portion of such obligations is reported in the governmental activities column of the government-wide financial statements.

I. Summary of Significant Accounting Policies (continued)

E. Financial Statement Accounts (continued)

6. Long-term Obligations and Leases (continued)

The Town follows provisions of GASB 87, Leases with regards to leased assets and leased liabilities. This standard requires recognition of certain leased assets and liabilities for leases previously classified as operating leases and deferred inflows or outflows of resources recognized based on the payment provision of the contract. It established a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this standard, a lessee is required to recognized a lease liability and an intangible right to use lease asset, and a lessor is required to recognize a lease receivable and deferred inflow of resources.

7. Deferred Outflows and Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The Town does not have any items that qualify for reporting in this category at December 31, 2025.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Town has two types of items that qualify for reporting in this category. Accordingly, the items, unearned revenues, are deferred and recognized as an inflow of resources in the period that the amounts become available and earned.

8. Fund Balances

The Town classifies governmental fund balances as follows:

Non-spendable – includes fund balance amounts inherently non-spendable since they represent inventories, prepaid items, etc.

Restricted – includes fund balance amounts that are constrained for specific purposes which are externally imposed by providers, such as creditors or amounts constrained due to constitutional provisions or enabling legislation.

Committed – includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision making authority, which is the Town Board of Trustees. Fiscal year spending excludes bonded debt service and enterprise spending.

Assigned – includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted or committed. Fund Balance may be assigned by the Town Board of Trustees or its management designees. The Capital Improvement Fund's entire balance was restricted for future capital projects and equipment acquisition.

I. Summary of Significant Accounting Policies (continued)

E. Financial Statement Accounts (continued)

8. Fund Balances (continued)

Unassigned – includes residual positive fund balance within the General Fund, which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

The Town uses restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal documents or contracts that prohibit this, such as grant agreements that require dollar for dollar spending. Additionally, the Town would first use committed, then assigned, and lastly unassigned amounts when expenditures are made.

9. Net Position

In the government wide financial statements, net position represents the difference between assets and liabilities. Net investment in capital assets, consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Town or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. All other net position is reported as unrestricted.

F. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires the Town's management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amount of revenues and expenditures or expenses during the reporting period. Actual results could differ from those estimates.

II. Reconciliation of Government-wide and Fund Financial Statements

A. Explanation of certain differences between the governmental fund Balance Sheet and the government-wide Statement of Net Position

These financial statements include a reconciliation between the total fund balances of all governmental funds as presented on the Governmental Funds Balance Sheet and the net position of governmental activities as reported in the government-wide Statement of Net Position.

B. Explanation of certain differences between the governmental fund Statement of Revenues and Expenditures and the government-wide Statement of Activities

Additionally, these financial statements include a reconciliation between the total net change in fund balances of all governmental funds as presented on the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances and the change in net position of governmental activities as reported in the government-wide Statement of Activities.

III. Stewardship, Compliance, and Accountability

A. Budgetary Information

Budgets are adopted on a basis consistent with generally accepted accounting principles. Annual appropriations are adopted for all funds. Expenditures may not legally exceed appropriations at the fund level. All appropriations lapse at year end.

The Town followed the required timetable noted on the following page in preparing, approving, and enacting its budget for 2025.

1. For the 2025 budget year, prior to August 25, 2024, the County Assessor sent to the Town an assessed valuation of all taxable property within the Town's boundaries. The County Assessor may change the assessed valuation on or before December 15, 2024, only once by a single notification to the Town.

2. The Mayor, or other qualified person appointed by the Council, submitted to the Council, on or before October 15, 2024, a recommended budget which detailed the necessary property taxes needed along with other available revenues to meet the Town's operating requirements.

3. Prior to December 15, 2024, a public hearing was held for the budget, the Council certified to the County Commissioners a levy rate that derived the necessary property taxes as computed in the proposed budget, and the Council adopted the proposed budget and an appropriating resolution that legally appropriated expenditures for the upcoming year.

4. After a required publication of "Notice of Proposed Budget", the Town adopted the proposed budget and a resolution that legally appropriated expenditures for the upcoming year

5. After adoption of the budget resolution, the Town may make the following changes: a) it may transfer appropriated money between funds; b) it may approve supplemental appropriations to the extent of revenues in excess of estimated revenues in the budget; c) it may approve emergency appropriations, and d) it may reduce appropriations for which originally estimated revenues are insufficient.

Taxes levied in one year are collected in the succeeding year. Thus, taxes certified in 2024 were collected in 2025 and taxes certified in 2025 will be collected in 2026. Taxes are due on January 1st in the year of collection; however, they may be paid in either one installment (no later than April 30th) or two equal installments (not later than February 28th and June 15th) without interest or penalty. Taxes that are not paid within the prescribed time bear interest at the rate of one percent (1%) per month until paid. Unpaid amounts and the accrued interest thereon become delinquent on June 16th.

A. Budgetary Information (continued)

For the year ended December 31, 2025, the Town's General Fund exceeded appropriations by $226,493, which may be a violation of State Statutes.

III. Stewardship, Compliance, and Accountability (continued)

B. TABOR Amendment

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20; commonly known as the Taxpayer's Bill of Rights (“TABOR”). TABOR contains revenue, spending, tax and debt limitations that apply to the State of Colorado and local governments. TABOR requires, with certain exceptions, advance voter approval for any new tax, tax rate increase, mill levy above that for the prior year, extension of any expiring tax, or tax policy change directly causing a net tax revenue gain to any local government. Any revenues earned in excess of the fiscal year spending limit must be refunded in the next fiscal year unless voters approve retention of such excess revenue.

Except for refinancing bonded debt at a lower interest rate or adding new employees to existing pension plans, TABOR requires advance voter approval for the creation of any multiple-fiscal year debt or other financial obligation unless adequate present cash reserves are pledged irrevocably and held for payments in all future fiscal years.

TABOR also requires local governments to establish an emergency reserve to be used for declared emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. The reserve is calculated at 3% of fiscal year spending. Fiscal year spending excludes bonded debt service and enterprise spending. The Town has reserved $90,000 for TABOR, which is the approximate required reserve at December 31, 2025.

On November 7, 1995, a majority of the Town’s electors passed a ballot question, which authorized the Town to “collect and increase fiscal year spending such that the full revenue generated during 1994 and each subsequent year thereafter by its existing mill levy, without any increase in general property taxes, may be expended without any limitation under Article X, Section 20 of the Colorado Constitution for (a) snow removal; (b) road maintenance; (c) police protection; (d) other municipal services; and without limiting any year the amount of other revenues that may be collected and spent by the Town of Blue River, Colorado under Article X, Section 20 to the Colorado Constitution or any other law provided there shall be no increase in the Town’s present mill levy, unless approved by a majority of voters voting on any such increase.”

The Town's management believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions, including the interpretation of how to calculate fiscal year spending limits, will require judicial interpretation.

IV. Detailed Notes on All Funds

A. Deposits and Investments

The Town's deposits are entirely covered by the Federal Deposit Insurance Corporation ("FDIC") or by collateral held under Colorado's Public Deposit Protection Act ("PDPA"). The FDIC insures the first $250,000 of the Town's deposits at each financial institution. Deposit balances over $250,000 are collateralized as required by PDPA. The carrying amount of the Town's cash was $3,497,344 at year end. The Town had the following cash and investments with the following maturities at December 31, 2025:

Fair Value of Investments

The Town measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- *Level 1:* Quoted prices for identical investments in active markets;
- *Level 2:* Observable inputs other than quoted market prices; and,
- *Level 3:* Unobservable inputs.

At December 31, 2025, the Town had the following recurring fair value measurements:

Investments Measured at Net Asset Value	
Colotrust	2,833,233
Investments Measured at Amortized Cost	
Csafe	125

Debt and equity securities classified in Level 1 are valued using prices quoted in active markets for those securities. Debt and equity securities classified in Level 2 are valued using the following approaches:

- U.S. Treasuries, U.S. Agencies, and Commercial Paper: quoted prices for identical securities in markets that are not active;
- Repurchase Agreements, Negotiable Certificates of Deposit, and Collateralized Debt Obligations: matrix pricing based on the securities' relationship to benchmark quoted prices;
- Money Market, Bond, and Equity Mutual Funds: published fair value per share (unit) for each fund.

Debt securities, namely mortgage backed securities classified in Level 3 are valued using an appraisal service.

The Investment Pool represents investments in COLOTRUST and C-SAFE. The value of the pool is determined by the pool's share price.

IV. Detailed Notes on All Funds (continued)

A. Deposits and Investments (continued)

The Town had the following cash and investments with the following maturities:

	Standard & Poors rating	Carrying amounts	Maturities Less than one year	Maturities More than one year
Deposits:				
Petty cash	Not rated	250	250	-
Checking	Not rated	1,958,446	1,958,446	-
Savings	Not rated	1,538,648	1,538,648	-
Total deposits		3,497,344	3,497,344	-
Investments:				
Certificates of deposit	Not rated	-	-	-
Investment pools	AAAm	2,833,358	2,833,358	-
Total investments		2,833,358	2,833,358	-
Total cash and investments		6,330,702	6,330,702	-
Financial Statement Captions:				
Cash and investments		6,330,702		

Interest Rate Risk - As a means of limiting its exposure to interest rate risk, the Town coordinates its investment maturities closely to match cash flow needs and restricts the maximum investment term to less than five years from the purchase date.

Credit Risk - Colorado statutes specify instruments in which local governments may invest. The Town's general investment policy is to apply the prudent-person rule; Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and, in general, avoid speculative investments.

Concentration of Credit Risk. The Town diversifies its investments by security type and institution. Financial institutions holding Town funds must provide the Town a copy of the certificate from the Banking Authority that states that the institution is an eligible public depository.

B. Receivables

Receivables as of year end for the Town's funds, including applicable allowances for uncollectible accounts, are as follows:

Receivables:	
Property tax	930,583
Accounts	211,834
Gross receivables	1,142,417
Less: allowance for uncollectibles	-
Net receivables	1,142,417

IV. Detailed Notes on All Funds (continued)

C. Capital Assets

Capital asset activity for the year ended December 31, 2025 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Capital assets, not being depreciated:				
Land	1,090,543	-	-	1,090,543
Construction in progress	-	128,003	-	128,003
Total capital assets, not being depreciated	1,090,543	128,003	-	1,218,546
Capital assets, being depreciated and amortized:				
Infrastructure	2,508,709	650,061	-	3,158,770
Buildings and improvements	1,200,048	-	-	1,200,048
Park improvements	44,882	-	-	44,882
Furniture, vehicles and equipment	279,548	-	-	279,548
Right-to-use leased asset	16,011	193,892	-	209,903
Total capital assets, being depreciated and amortized	4,049,198	843,953	-	4,893,151
Less accumulated depreciation and amortization for:				
Infrastructure	(579,911)	(59,436)	-	(639,347)
Buildings and improvements	(305,883)	(30,001)	-	(335,884)
Park improvements	(30,296)	(2,244)	-	(32,540)
Furniture, vehicles and equipment	(226,496)	(14,761)	-	(241,257)
Right-to-use leased asset	(8,006)	(42,316)	-	(50,322)
Total accumulated depreciation and amortization	(1,150,592)	(148,758)	-	(1,299,350)
Total capital assets, being depreciated and amortized, net	2,898,606	695,195	-	3,593,801
Governmental activities capital assets, net	3,989,149	823,198	-	4,812,347

IV. Detailed Notes on All Funds (continued)

C. Capital Assets (continued)

The Town had capital outlay expenditures and depreciation expense for 2025 as follows:

	Depreciation & Amortization Expense	Capital Outlay
Governmental activities:		
General government	45,719	-
Public safety	43,603	193,892
Public works	59,436	778,064
Total	148,758	971,956

D. Long-term Liabilities

1. Lease Liability

In 2022, the Town entered into a five-year lease agreement for a copier in the amount of $16,011, with the interest being at 4%. Lease payments of $295 are due monthly beginning January 2023. The copier has a five-year estimated useful life.

In 2025, the Town entered into a five-year lease agreement for three new police vehicles for a total amount of $193,892. Annual payments of $47,442 will occur annually beginning on November 5, 2025 and the interest rate for the lease payments is 7.12%. The police vehicles have a five year estimated useful life.

Future lease payments for the Town are as follows:

	Lease Payable		
	Principal	Interest	Total
2026	39,357	11,623	50,980
2027	42,058	8,922	50,980
2028	41,344	6,098	47,442
2029	44,286	3,155	47,441
Total	167,045	29,798	196,843

Interest expense incurred by the leases, as functionally allocated, for the year ended December 31, 2025 are:

	Interest Expense
Governmental activities:	
General government	1,835
Public safety	15,558
Total	17,393

IV. Detailed Notes on All Funds (continued)

D. Long-term Liabilities (continued)

1. Lease Liability (continued)

The net book value of the assets acquired through a lease is computed as follows at December 31, 2025:

Copier	16,011
Police Vehicles	193,892
Less: accumulated depreciation	(50,322)
	159,581

2. Accrued Compensated Absences

Town employees accumulate paid time off ("PTO") based upon their length of employment. All employees are encouraged to use their PTO within the year it is earned. Unused accumulated PTO is payable to employees upon termination, subject to certain maximum limits. Therefore, a liability for unused paid time off is shown on the Town's government-wide financial statements. The Town also estimates how much sick leave is more likely than not to be used as paid leave and recognizes that portion as a liability for compensated absences.

3. Changes in Long-term Liabilities

Long-term liability activity for the year ended December 31, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities:					
Accrued compensated absences	63,687	-	(11,252)	52,435	52,435
Leased copier	9,986	-	(3,198)	6,788	3,326
Police vehicles lease	-	193,892	(33,635)	160,257	36,030
Accrued interest payable	-	1,751	-	1,751	1,751
Total governmental activities long-term liabilities	73,673	195,643	(48,085)	221,231	93,542

These liabilities are generally liquidated by the General Fund.

V. Other Information

A. Retirement Plan – Deferred Compensation Plan – 457(b)

The Town participates in the CRA retirement plan created in accordance with Internal Revenue Code Section 457(b) (the "457(b) Plan"), which is a deferred compensation plan. The plan permits employees to defer a portion of their salary until future years. All contributions to the 457(b) Plan and all income attributable to those amounts are to be held in a trust for the exclusive benefit of the plan participants and their beneficiaries. Plan investment purchases are determined by the plan participant and therefore, the plan's investment concentration varies between participants. The Town has no liability for losses under the plan but does have the duty of due care that would be required of an ordinary prudent investor. The Town is neither the trustee nor the administrator for the plan. The seven-member governing board of the CRA makes all necessary rules and is responsible for the administration of the funds in the 457(b) Plan. Benefits payable at retirement, death, termination, or other unforeseen circumstances are based on the accumulated account balance of each employee.

During the year ended December 31, 2025, there was $9,558 in benefits deferred at the request of the plan participants and remitted to the trustee on their behalf.

B. Risk Management

1. Colorado Intergovernmental Risk Sharing Agency

The Town is exposed to various risks of loss related to workers compensation, general liability, unemployment, torts, theft of, damage to, and destruction of assets, and errors and omissions. To address such risks, the Town is a participant in a public entity risk pool administered by the Colorado Intergovernmental Risk Sharing Agency (CIRSA).

CIRSA's operations are funded by contributions from member governments. Coverage is provided in the amount of $500,000 per claim or occurrence for property, $100,000 per claim/annual aggregate public relations and security breach, $1,000,000 per claim or occurrence for liability, $1,000,000 for public officials' liability, $500,000 each claim/annual aggregate security and privacy liability, and $150,000 per claim or occurrence for crime. CIRSA has also acquired additional excess coverage from outside sources.

While the Town may be liable for any losses in excess of this coverage, the Town does not anticipate such losses at December 31, 2025. The deductible amount paid by the Town for each incident in 2025 was $1,000. All settlements for the year ended December 31, 2025 were under the maximum coverage allowed.

Surpluses or deficits realized by CIRSA for any given year are subject to change for such reasons as interest earnings on invested amounts for those years and funds, re-estimation of losses for those years and funds, and credits or distributions from surplus for those years and funds.

V. Other Information (continued)

B. Risk Management (continued)

1. Colorado Intergovernmental Risk Sharing Agency

CIRSA's combined financial information for the year ended December 31, 2025, is summarized as follows:

Assets:	
Cash and investments	56,536,205
Other assets	72,798,797
Total Assets	129,335,002
Total liabilities	72,659,266
Net position	56,675,736
Total Revenues	64,322,044
Total Expenses	(45,456,929)
Change in Net Position	18,865,115

A copy of CIRSA's audit report can be obtained by writing to CIRSA, 3665 Cherry Creek North Drive, Denver, CO 80209, or by calling (800)-228-7136.

2. Workers' Compensation

The Town is exposed to various risks of loss related to workers' compensation. The Town has acquired commercial coverage for this risk and any settled claims are not expected to exceed the commercial insurance coverage. There is no change in coverage from past years, and settlements have not exceeded coverage for each of the past three fiscal years.

C. Commitments and Contingencies

During the normal course of business, the Town may incur claims and other assertions against it from various agencies and individuals. Management of the Town and their legal representatives are not aware of any claims or assertions that would affect the fairness of the presentation of the financial statements at December 31, 2025.

VI. Reclassification

Certain items have been reclassified out of the general fund into capital projects, American rescue, and broadband funds with no change to total fund balance.

REQUIRED SUPPLEMENTARY INFORMATION

Town of Blue River
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
For the Year Ended December 31, 2025

	Original Budget	Original and Final Budget	Actual	Final Budget Variance Positive (Negative)
Revenues:				
Taxes:				
General property taxes	892,812	892,812	875,228	(17,584)
Specific ownership taxes	26,000	26,000	36,576	10,576
General sales taxes	1,000,000	1,000,000	1,065,919	65,919
Selective use taxes:				
Lodging taxes	350,000	350,000	460,205	110,205
Cigarette taxes	1,200	1,200	1,269	69
Franchise taxes	85,000	85,000	88,851	3,851
Interest on delinquent taxes	1,000	1,000	2,354	1,354
Total - Taxes	2,356,012	2,356,012	2,530,402	174,390
Intergovernmental:				
Road and bridge mill levy	20,000	20,000	27,188	7,188
Motor vehicle license fees	13,000	13,000	19,931	6,931
Highway users taxes	45,050	45,050	55,602	10,552
Grants, other	-	-	-	-
Total - Intergovernmental	78,050	78,050	102,721	24,671
Licenses and permits:				
Building permits	85,000	85,000	115,430	30,430
Boat permits	8,000	8,000	4,860	(3,140)
Business and lodging tax licenses	82,100	82,100	67,733	(14,367)
Total - Licenses and permits	175,100	175,100	188,023	12,923
Charges for services:				
Defensible space income from homeowners	50,000	50,000	18,495	(31,505)
Total - charges for services	50,000	50,000	18,495	(31,505)
Fines and fees:				
Building department fees	-	-	50	50
Municipal court fees and fines	38,000	38,000	27,624	(10,376)
Total - Fines and fees	38,000	38,000	27,674	(10,326)
Miscellaneous revenues:				
Interest	220,000	220,000	67,681	(152,319)
Other	116,100	116,100	11,178	(104,922)
Total - Miscellaneous revenues	336,100	336,100	78,859	(257,241)
Total Revenues	3,033,262	3,033,262	2,946,174	(87,088)

PRELIMINARY DRAFT

Town of Blue River
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
For the Year Ended December 31, 2025
(continued)

	Original Budget	Original and Final Budget	Actual	Final Budget Variance Positive (Negative)
Expenditures:				
General government:				
Personnel expenses	384,075	384,075	525,775	(141,700)
Professional services	109,500	109,500	185,611	(76,111)
Technology	85,000	85,000	83,369	1,631
Utilities	28,500	28,500	31,829	(3,329)
Supplies, postage and printing	8,550	8,550	6,106	2,444
Insurance	40,000	40,000	8,900	31,100
Treasurer's fees	20,000	20,000	17,577	2,423
Charitable contributions and scholarships	55,000	55,000	46,919	8,081
Meetings, trainings and travel	16,000	16,000	11,322	4,678
Repairs & maintenance	1,000	1,000	1,426	(426)
Elections	-	-	1,212	(1,212)
Miscellaneous expense	29,782	29,782	20,724	9,058
Total - General government	777,407	777,407	940,770	(163,363)
Judicial:				
Personnel expenses	16,100	16,100	16,202	(102)
Miscellaneous expense	500	500	1,008	(508)
Total - Judicial	16,600	16,600	17,210	(610)
Planning and zoning:				
Personnel expenses	8,400	8,400	7,146	1,254
Total - Planning and zoning	8,400	8,400	7,146	1,254
Public safety:				
Personnel expenses	321,572	321,572	390,380	(68,808)
Supplies and fuel	21,000	21,000	13,432	7,568
Repairs & maintenance	61,000	61,000	9,741	51,259
Communication	58,000	58,000	103,284	(45,284)
Miscellaneous expense	14,100	14,100	11,225	2,875
General administrative expense	-	-	442	(442)
Total - Public safety	475,672	475,672	528,504	(52,832)
Public works:				
Utilities	1,200	1,200	2,702	(1,502)
Snow removal	252,350	252,350	307,420	(55,070)
Street maintenance	368,000	368,000	353,544	14,456
Miscellaneous expense	13,000	13,000	4,173	8,827
Defensible space expense	80,000	80,000	77,215	2,785
Professional services	122,400	122,400	109,064	13,336
Repairs & maintenance	6,000	6,000	-	6,000
Park maintenance	-	-	242	(242)
Total - Public works	842,950	842,950	854,360	(11,410)
Debt service:				
Principal	5,500	5,500	3,197	2,303
Interest	-	-	1,835	(1,835)
Total - Debt Service	5,500	5,500	5,032	468
Total Expenditures	2,126,529	2,126,529	2,353,022	(226,493)
Excess (Deficiency) of Revenues Over Expenditures	906,733	906,733	593,152	(313,581)
Other Financing Sources (Uses):				
Transfers in	200,000	-	-	-
Total Other Financing Sources (Uses)	200,000	-	-	-
Net Change in Fund Balance	1,106,733	906,733	593,152	(313,581)
Fund Balance - Beginning	7,943,672	7,943,672	3,732,499	(4,211,173)
Fund Balance - Ending	9,050,405	8,850,405	4,325,651	(4,524,754)

SUPPLEMENTARY INFORMATION

Town of Blue River
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - Capital Improvements Fund
For the Year Ended December 31, 2025
(continued)

	Original Budget	Original and Final Budget	Actual	Final Budget Variance Positive (Negative)
Revenues:				
Interest	100,000	100,000	122,985	22,985
Total Revenues	100,000	100,000	122,985	22,985
Expenditures:				
Capital outlay:				
Capital outlay	1,116,000	1,116,000	843,955	272,045
Total - Capital outlay	1,116,000	1,116,000	843,955	272,045
Debt service:				
Principal	-	-	33,636	(33,636)
Interest	-	-	13,806	(13,806)
Total - Debt service	-	-	47,442	(47,442)
Total Expenditures	1,116,000	1,116,000	891,397	224,603
Excess (Deficiency) of Revenues Over Expenditures	(1,016,000)	(1,016,000)	(768,412)	247,588
Other Financing Sources (Uses):				
Lease proceeds	-	-	193,892	193,892
Transfers in	100,000	100,000	-	(100,000)
Total Other Financing Sources (Uses)	100,000	100,000	193,892	93,892
Net Change in Fund Balance	(916,000)	(916,000)	(574,520)	341,480
Fund Balance - Beginning	2,943,779	2,943,779	2,083,978	(859,801)
Fund Balance - Ending	2,027,779	2,027,779	1,509,458	(518,321)

Town of Blue River
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - Conservation Trust Fund
For the Year Ended December 31, 2025

	Original Budget	Original and Final Budget	Actual	Final Budget Variance Positive (Negative)
Revenues:				
Intergovernmental: State lottery revenue	8,500	8,500	10,043	1,543
Interest	5,000	5,000	6,729	1,729
Total Revenues	13,500	13,500	16,772	3,272
Expenditures:				
Public Works:				
Professional services	20,000	20,000	4,758	15,242
Total - Public works	20,000	20,000	4,758	15,242
Total Expenditures	20,000	20,000	4,758	15,242
Excess (Deficiency) of Revenues Over Expenditures	(6,500)	(6,500)	12,014	18,514
Net Change in Fund Balance	(6,500)	(6,500)	12,014	18,514
Fund Balance - Beginning	131,020	131,020	161,618	30,598
Fund Balance - Ending	124,520	124,520	173,632	49,112

Town of Blue River
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - Broadband Fund
For the Year Ended December 31, 2025

	Original Budget	Original and Final Budget	Actual	Final Budget Variance Positive (Negative)
Revenues:				
Interest	5,000	5,000	12,198	7,198
Total Revenues	5,000	5,000	12,198	7,198
Expenditures:				
Capital outlay:				
Capital outlay	200,000	200,000	-	200,000
Total - Capital outlay	200,000	200,000	-	200,000
Total Expenditures	200,000	200,000	-	200,000
Excess (Deficiency) of Revenues Over Expenditures	(195,000)	(195,000)	12,198	207,198
Other Financing Sources (Uses):				
Transfers in	100,000	100,000	-	(100,000)
Total Other Financing Sources (Uses)	100,000	100,000	-	(100,000)
Net Change in Fund Balance	(95,000)	(95,000)	12,198	107,198
Fund Balance - Beginning	307,529	307,529	203,539	(103,990)
Fund Balance - Ending	212,529	212,529	215,737	3,208

Town of Blue River
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - American Rescue Plan Fund
For the Year Ended December 31, 2025

	Original Budget	Original and Final Budget	Actual	Final Budget Variance Positive (Negative)
Revenues:				
Interest	6,000	6,000	6,071	71
Total Revenues	6,000	6,000	6,071	71
Expenditures:				
Public Works:				
Professional services	-	-	389	(389)
Total - Public works	-	-	389	(389)
Capital Outlay:				
Capital outlay	179,000	191,616	128,001	63,615
Total - Capital Outlay	179,000	191,616	128,001	63,615
Total Expenditures	179,000	191,616	128,390	63,226
Excess (Deficiency) of Revenues Over Expenditures	(173,000)	(185,616)	(122,319)	63,297
Fund Balance - Beginning	173,326	173,326	175,616	2,290
Fund Balance - Ending	326	(12,290)	53,297	65,587

End of Month Report: July 2026

Calls for Service

Total number of a calls: 377
Top 10 calls as follows:

Traffic Stops	138
Code Enforcement	123
Motorist Assists	17
Parking Violations	13
Road Hazard	9
Other Agency Backup	9
Illegal Campfire	8
Reckless Drivers	7
Animal Complaint	5
Trespass	5

Summary:. July's calls for service continued the trend of increased volume of calls with an increase over last month with an additional 126 calls. Code enforcement, specifically at the Tarn has significantly increased. Traffic related incidents continue to make up majority of the calls with complaints of fires, animals and trespass rounding out the stats.

Arrests: 3 = 2-misdemeanor and 1-felony
Motor Vehicle Crash: 3 = town roads
DUI: 2

Citations Issued = 32
Municipal = 30
County = 2

Current Administrative Focus

- Tarn – New entrance "gates" have been built and installed and are awaiting new signage.
- Special Thanks - Breckenridge Distillery donated three barrels to be used as signage bases at the Tarn. These barrels will add to the aesthetics of our signage by embracing the history of the area.

Report prepared by:
Chief, David Close