



**BLUE RIVER BOARD OF TRUSTEES
REGULAR MEETING**

August 18, 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 (departure at 7:54 PM)
Trustee Jonathon Heckman
Trustee Ben Stuckey (arrived 5:03 PM)
Trustee Heather Demovic
Trustee Ted Slaughter

Absent: Mayor Nick Decicco
Trustee Barrie Stimson

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 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

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

Communications to the Board of Trustees

Written comments were received from George DiCarlo and Nancy Wile.

In-person public comments were made by Jim Schwalls, Jane Hardy, Cindi Pilling, Nancy Wile, Nate Counley, and Chris Fillingham.

Commenters addressed a variety of issues affecting the Town. Comments included concerns regarding building inspection practices, drainage and sediment impacts associated with neighboring construction projects, and clarification of property access and easement matters. Residents also discussed aging septic systems and environmental concerns along Blue River Road, as well as requesting Town assistance in exploring grants, financing mechanisms, and partnerships for future sewer infrastructure improvements.

Several comments related to short-term rental regulations and enforcement. Commenters expressed support for recently adopted licensing and density cap measures while offering suggestions regarding annual rental day limits, creation of citizen advisory or enforcement support groups, enhanced good-neighbor requirements, use of private enforcement resources, and prioritization of enforcement of existing regulations before consideration of additional restrictions. Residents also discussed property values, quality-of-life impacts, investor-owned short-term rentals, and the need for transparency and community engagement as implementation of the Town's short-term rental program continues.

Additional comment included concerns regarding speeding on Indiana Creek Road and requests for consideration of traffic-calming measures.

Public comment was closed by Mayor Pro Tem Willey.

Work Session

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

- a. The Board discussed a proposed bylaw policy addressing agenda item placement and future agenda setting procedures.

Discussion focused on establishing a clear process for bringing items before the Board while maintaining efficient meeting management. The Board reviewed the draft language and supported moving the policy for future formal consideration.

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

The Town Attorney provided background regarding an existing resolution that authorized permits for private boat docks at Goose Pasture Tarn. Discussion focused on preserving public access and eliminating outdated provisions relating to dock permits through the repeal of Resolution 13-05.

Trustee Slaughter moved to adopt Resolution No. 2026-10. Trustee Stuckey seconded the motion. All ayes. Motion passed.

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)

The Town Manager presented the resolution, explaining that it would streamline transfers between Town accounts and authorized interest-bearing municipal investment accounts. The Town Attorney noted municipalities are limited under Colorado law regarding acceptable investment vehicles.

Trustee Stuckey moved to adopt Resolution No. 2026-11. Trustee Demovic seconded the motion. All ayes. Motion passed.

3. Ordinance No. 2026-06

- a. Public Hearing

Public comment was received from Nancy Wile regarding setback requirements.

The Town Attorney reviewed the proposed ordinance amending the Transition District (TD) to establish a minimum lot size, minimum lot width, setbacks, and building height standards. Discussion focused on consistency with existing R-1 zoning standards, development constraints associated with wetlands and topography, and maintaining flexibility for future development.

- 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

The Board reached consensus on a minimum lot size of four acres, a minimum lot width of 100 feet, front, rear, and side setbacks of 25 feet, and a maximum building height of 35 feet.

Trustee Slaughter moved to adopt Ordinance No. 2026-06. Trustee Stuckey seconded the motion. All ayes. Motion passed.

4. Ordinance No. 2026-07

- a. Public Hearing

Public comment was received from Nancy Wile regarding existing subdivision standards and minimum lot sizes.

The Town Attorney reviewed the history of the Town's subdivision moratorium and explained that the ordinance would repeal the moratorium following adoption of minimum lot size requirements within the Transition District.

- 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

Trustee Slaughter moved to adopt Ordinance No. 2026-07. Trustee Stuckey seconded the motion. All ayes. Motion passed.

Old Business

None

Reports

1. Mayor & Trustee Reports

Trustees discussed upcoming transportation-related meetings and continuing discussions regarding potential park-and-ride limitations in Town limits.

The Board also discussed concerns regarding building inspection services and the interaction between development review, planning functions, and building inspection activities. The Board expressed interest in discussing the matter at a future meeting.

Additional discussion occurred regarding recently adopted state wildfire-related building code requirements and associated construction costs. Board members expressed concerns regarding cost impacts and requested additional information regarding potential opportunities to communicate concerns through municipal organizations and state legislative channels.

2. Town Attorney Report

The Town Attorney reported that he would contact the Colorado Municipal League to determine whether concerns regarding recent building code requirements were being discussed at the statewide level.

3. Staff Reports

a. Town Manager

The Town Manager presented the July financial report and noted that Town revenues remain generally stable and are trending slightly above budget projections. Lodging tax revenues were notably higher than anticipated; however, staff cautioned that monthly fluctuations continue to be influenced by changes in accounting and reporting practices, as well as periodic bulk processing of lodging tax remittances. Overall expenditures remain generally in line with budget expectations, and the Town's financial position continues to be favorable through the current reporting period.

The Town Manager reported that Stage 2 fire restrictions remain in effect throughout the area. While recent monsoonal moisture has provided some relief

from the extreme conditions experienced earlier in the summer, fire danger remains elevated. Residents were encouraged to continue wildfire mitigation efforts on their properties.

An update was provided regarding Goose Pasture Tarn operations. Boat permit applications remain available. The Town has emphasized that Tarn access is limited to eligible users, including Town residents and other authorized categories, and that short-term rental guests are not permitted to use the facility.

The Town Manager also reported on road maintenance and public works activities completed during the summer construction season. Routine grading, drainage maintenance, and road improvement projects have continued throughout Town. Staff has initiated testing of Durablend on selected roadway segments as a potential alternative to traditional applications.

Significant drainage and infrastructure improvements have also been completed during the season. Public works crews have undertaken ditch cleanouts, culvert cleanings, drainage stabilization, and the installation of new cross-culverts in several locations. In addition, staff is conducting an inventory of older culverts throughout Town that were installed before modern mapping and recordkeeping systems were established. Upcoming projects include investigation and cleaning of a potential blocked culvert on Coronet Drive and installation of driveway culverts on Royal Drive and Regal Circle. Property owners affected by those projects have been notified, and the improvements are intended to enhance drainage, reduce standing water, and improve driveway access.

The Town Manager reported that development of the 2027 budget has begun. Staff is currently assembling preliminary budget information and identifying priorities for the upcoming fiscal year. Board members were encouraged to provide feedback.

An update was also provided regarding the Town's 2025 financial audit. Preliminary results from McMahan and Associates have been received and indicate that the Town's financial statements fairly present the financial position of the Town in all material respects in accordance with generally accepted accounting principles. The preliminary audit report was included in the packet for Board review, and a final version will be presented once completed by the auditors. The Town Manager noted that several recommendations from the auditors have also been incorporated into staff planning and administrative procedures.

Finally, the Town Manager informed the Board that Quikrete has requested a letter of support from the Town regarding renewal of its conditional use permit in Summit County. Staff explained that the facility provides a local source of construction materials and that Frisco and Breckenridge have already submitted letters supporting renewal while encouraging continued environmental mitigation measures. Board members expressed support for staff preparing a letter consistent with those previously submitted by neighboring municipalities.

b. Chief of Police

The Police Chief reported increased call volumes related primarily to compliance activities, parking issues, and code enforcement matters. The Chief also provided an update regarding a sewage release associated with a Blue River Road lift station. The spill was contained, cleanup measures were completed, and applicable agencies were notified.

The Board discussed recently installed signage at Goose Pasture Tarn and ongoing efforts to improve compliance with Tarn regulations. Additional discussion occurred regarding Town-maintained culverts and drainage infrastructure responsibilities.

Other Matters to be Brought Before the Board of Trustees

Executive Session

Trustee Demovic moved to enter Executive Session. Second received from Trustee Slaughter. All ayes. Motion passed.

The Board entered executive session at 6:08 PM for the following purposes:

1. An executive session pursuant to C.R.S. 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 involving highway rights-of-way.
2. An executive session pursuant to C.R.S. 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 regarding trail creation alternatives.
3. An executive session pursuant to C.R.S. Section 24-6-402(4)(b) and (e) to receive legal advice concerning interpretation of contract terms and to devise negotiation strategy and instruct negotiators concerning a services agreement.

No action was taken following Executive Session.

Adjourn

Trustee Heckman, serving as the Chair, adjourned the executive sessions and closed the meeting.

Meeting adjourned at 8:08 PM.

Chad Hull
Town Manager