



## **BLUE RIVER BOARD OF TRUSTEES REGULAR MEETING OCTOBER 2024**

**October 15, 2024 at 5:00 PM  
0110 Whispering Pines Circle, Blue River, CO**

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### **MINUTES**

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**The public is welcome to attend the meeting either in person or via Zoom.**

**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.**

#### **I. CALL TO ORDER, ROLL CALL**

Mayor Decicco called the meeting to order at 5:00 p.m.

PRESENT

Trustee Barrie Stimson

Mayor Nick Decicco

Trustee Jonathon Heckman

Trustee Jodie Willey

Trustee Noah Hopkins

Trustee Ted Slaughter

Also present: Town Manager Michelle Eddy; Town Attorney Bob Widner via Zoom; Chief David Close; Deputy Clerk John DeBee

Planning & Zoning Commission: Travis Beck; Mike Costello; Tim Johnson; Ben Stuckey

Charles Abbott LLC: Michael Theisen; Kyle Parag; Whit Smith

WORK SESSION-

Joint meeting with Planning & Zoning Commission to discuss building processes, rules, regulations and the building contract.

The Board of Trustees and Planning and Zoning Commission held a joint discussion concerning the building department process and operations.

Discussion to review code, roles and processes. Building Official Parag reviewed what is conducted under the building contract.

Tim Johnson from PZ spoke about concerns of structures being upgraded from "sheds" to garages over 200 square feet. He noted the concern of sheds not coming through PZ.

Discussion of a feeling that things have been built that shouldn't have been approved. Clarification as to what the processes are in place and what is being conducted. Discussion of enforcement and who is responsible and what is needed to conduct enforcement.

Discussion of discrepancies between platted roads versus what exists and how to address with planning. Attorney Widner noted that measurements should be measured off of the existing road.

Manager Eddy explain the process of how an application works through the system. She also explained the recommendation for a large, shed permit that is less than 400 square feet.

Discussion of how to address setback differences and suggestions for changes. Building Official Parag explained the ILC process. Discussion of a need to conduct a road survey, however it is potentially very costly. Staff was requested to obtain a bid to have a road survey conducted throughout town.

Discussion to write it into code to require the measurement for the buildable area based off of the edge of the road or require the builder to stake out the easement area. Discussion of possibly requiring the existing road to be platted on the survey.

Trustee Heckman asked to have a fee schedule for fines and reinspection. Building Official Parag explained the process for when fees are assessed. Discussion of policy of education versus heavy handed fines.

Discussion to develop standards for measuring roads and setbacks and have an ordinance developed for November's meeting.

## **II. APPROVAL OF CONSENT AGENDA**

Motion made by Mayor Decicco, Seconded by Trustee Stimson to approve the consent agenda. Voting Yea: Trustee Stimson, Mayor Decicco, Trustee Heckman, Trustee Willey, Trustee Hopkins, Trustee Slaughter. Motion passed unanimously.

A. Minutes for September 17, 2024

B. Approval of Bills September 2024-\$17,487.60

### **III. COMMUNICATIONS TO TRUSTEES**

**Citizen Comments (Non-Agenda Items Only- 3-minute limit please). Any written communications are included in the packet.**

Paul Semmer-Blue Grouse Trail commented on the budget and asked for an ad hoc committee for any work on trails. He commented on the land purchases and fire mitigation and potential issues and challenges. He also commented on the stakeholder meeting with the Camp Hale National Monument project.

### **IV. PUBLIC HEARING**

#### **C. Lot Line Vacation Lot 418-419 Coronet**

Mayor Decicco opened the public hearing at 6:13 p.m.

Manager Eddy presented the application for a lot line vacation at 418-419 Coronet, noting all requirements were met for the application. She noted six residents inquired about the project and voiced no objection. She also noted the Planning and Zoning Commission voted to approve.

Paul Semmer-Blue Grouse commented on the pedestrian easement on the south end of the lot.

Mayor Decicco closed the public hearing at 6:16 p.m.

Motion made by Mayor Decicco, Seconded by Trustee Stimson to approve the lot vacation of Lot 418-419. Voting Yea: Trustee Stimson, Mayor Decicco, Trustee Heckman, Trustee Willey, Trustee Hopkins, Trustee Slaughter. Motion passed unanimously.

### **V. ORDINANCE CONSIDERATION FOR APPROVAL**

#### **D. Ordinance 2024-04 Board Conduct with Staff**

Attorney Widner reviewed the memo included in the packet and reasoning for the ordinance.

Motion made by Trustee Willey, Seconded by Trustee Hopkins to approve ordinance 2024-04 Board Conduct with Staff. Voting Yea: Trustee Stimson, Mayor Decicco, Trustee Heckman, Trustee Willey, Trustee Hopkins, Trustee Slaughter. Motion passed unanimously.

### **VI. NEW BUSINESS**

#### **E. Summit School District**

Summit School District Superintendent Tony Byrd presented information from the School District concerning the ballot question 4A. A flyer with information on the bond initiative. He reviewed what would happen if the bond were approved.

#### **F. Agendas**

Manager Eddy reviewed the memo provided and requested by the Mayor concerning how items are placed on the agenda.

Trustee Stimson inquired why the Mayor has the final say in what is on the agenda. It was noted that the Mayor determines if there is time and is ultimately responsible for the meeting facilitation.

Attorney Widner noted the practice is needed for efficiency and relevancy. He noted that an individual Trustee may ask the entire Board to have something placed on a future agenda and the rest of the Trustees decide if it moves forward.

#### G. Introduction 2025 Budget

Manager Eddy noted, the proposed budget did not vary greatly from what has been reviewed by the Finance Committee and from the September discussion. In all, the Town is budgeting a two percent increase in revenues and twelve percent increase in expenses primarily around adding a position, increasing benefits and replacing police vehicles. There were increases in the roads contract and 911 Communications Center.

Discussion of possibly putting waiving the 5.5% tax limit on a future election.

Discussion of approval of the draft budget as presented.

Trustee Hopkins thanked the staff and Finance Committee for their work.

### **VII. REPORTS**

#### H. Mayor & Trustee Reports

Mayor Decicco reported on the meeting with CDOT.

Discussion to add the road easement ordinance and land use density on individual lots at the November meeting.

#### I. Attorney Report

Attorney Widner did not have a report.

#### J. Staff Reports

Manager Eddy noted there are ongoing interviews for the Code Ambassador position.

### **VIII. OTHER BUSINESS**

Trustee Stimson noted a desire to potentially reimplement a trails committee. Trustee Hopkins noted there may not be a need for a committee but as we move forward things can be evaluated.

### **IX. ADJOURN**

Motion made by Mayor Decicco, Seconded by Trustee Heckman to adjourn the meeting at 7:35 p.m. Voting Yea: Trustee Stimson, Mayor Decicco, Trustee Heckman, Trustee Willey, Trustee Hopkins, Trustee Slaughter. Motion passed unanimously.

**NEXT MEETING - November 19, 2024**

November 19, 2024

Respectfully Submitted:

Michelle Eddy, MMC

Town Clerk

*Reports from the Town Manager, Mayor and Trustees; Scheduled Meetings and other matters are topics listed on the Regular Trustees Agenda. If time permits at the work session, the Mayor and Trustees may discuss these items. The Board of Trustees may make a Final Decision on any item listed on the agenda, regardless of whether it is listed as an action item.*