



## **BOARD OF TRUSTEES MEETING JANUARY 2024**

**January 11, 2024 at 6:00 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.**

#### **5:00 PM WORK SESSION:**

Mayor Babich called the work session to order at 5:06 p.m.

A review of the current status of short-term rentals and discussion of regulations.

A discussion was held on the current status of short-term rentals in town and whether or not changes needed to be made. A staff memo was provided.

Town Manager Eddy reviewed the current status of rentals in town. There was a discussion and review of the percentages provided. It asked to begin including the total number homes built in the monthly reports. There was a review of the revenues received by the Town from short-term rentals.

Trustee Finley stated that currently it appears the current regulations are working and showing benefits in addressing the issues that previously existed.

Trustee Fossett discussed whether or not there should ultimately be a cap and what would it look like. He noted possibly a 1/3; 1/3; 1/3 among full-time; second homeowner and STR.

Trustee Pilling noted he favored a moratorium on rental licenses until the statistical data is known.

Trustee Dixon was comfortable with Trustee Fossett's thoughts, but he wasn't sure that a "cap" discussion is needed or appropriate and doesn't want to impose that on homeowners. He noted enforcing code violations is a bigger issue than a cap.

Trustee Slaughter noted issues with rentals around his home and is not in favor of rentals.

Trustee Hopkins noted the negative impacts around code violations is more important. He suggested changing language for code violations from "may" to "will" lose their license.

Discussion on how code violations are handled and filed. It was asked to provide the Trustees information on how other communities are handling code enforcement issues. This may include requiring a responsible agent.

Mayor Babich reviewed the comments and data from the survey taken in 2022 versus 2023 and noted that overall, the Town is doing well in managing what exists. He noted a desire to resurvey residents on satisfaction and community perception.

### **6:00 PM REGULAR MEETING:**

Mayor Babich called the regular meeting to order at 6:10 p.m.

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

PRESENT

Mayor Toby Babich

Trustee Joel Dixon

Trustee Kelly Finley

Trustee Mark Fossett left meeting at 6:10 p.m.

Trustee Noah Hopkins

Trustee Ted Pilling

Trustee Ted Slaughter-attended via Zoom

Also present: Town Manager Michelle Eddy; Town Attorney Bob Widner attended via Zoom.

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

Motion made by Trustee Hopkins, Seconded by Trustee Finley to approve the consent agenda. Voting Yea: Mayor Babich, Trustee Dixon, Trustee Finley, Trustee Hopkins, Trustee Pilling, Trustee Slaughter. Motion passed unanimously.

A. Minutes for December 19, 2023

B. Approval of Bills-\$65,248.71

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

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

No written communications were received.

There were no public comments provided.

#### **IV. NEW BUSINESS**

##### **C. Muller Engineering-Spruce Creek Road Project**

Jeff Wulliman and Levi Niesen with Muller Engineering reviewed the latest proposal for improvements to Spruce Creek Road. It was noted the status of the design is preliminary. The engineers are looking for direction from the town and hopefully beginning the process with CDOT and Xcel permitting. It is hoped to have a final package ready to present to the Trustees by mid-March for construction summer in 2024.

Trustee Finley expressed a concern of how it will impact the bus stop and the potential of cars parking and walking up. It was noted this could be addressed with a sign and enforcement.

Trustee Hopkins liked the stop sign moving to allow for more sight distance but noted a concern of the pavement section and asked if the design addresses vehicles coming down hill and hitting the sign. The engineers noted the sign specifications will be for a breakaway sign.

Trustee Dixon noted a concern about it affecting snow storage at the intersection.

Trustee Pilling asked about possibly making the sign an ariel sign hanging over area versus directly at the intersection. The engineers noted it could be looked at.

Mayor Babich noted an observation of where people currently stop and that it is not currently observed where it exists.

Resident Barrie Stimson-0095 Spruce Creek Road, noted agreement with the drainage component. He noted the idea at the intersection would most likely not address the concern due to the speeds along Hwy 9 and the corner right before the intersection. He also noted a concern with vehicles heading north turning onto Spruce Creek Road. He is in agreement with the pavement plan to allow for cars to gain traction.

Discussion to leave stop sign in its current location. There was agreement of trying to level off the initial pitch but leave the intersection more open and including pavement at the bottom and however far up as the engineers feel is necessary on the bottom section. There is a desire to allow for the south bound pull off from Hwy 9 to make the turn at Spruce Creek Road.

Jeff noted there may be a way to leave the intersection as desired and still tie in the necessary drainage component. In addition to open up the intersection area. It's noted that they are waiting on the pavement analysis to determine how far up to pave.

Agreement to move forward with the modified plan.

## **V. REPORTS**

### **D. Mayor**

Mayor Babich and Town Manager reported on the productive meeting with the Theobalds on the school bus stop and the Tarn.

E. Trustee Dixon remarked on the report about the Tarn and stated any final plans should come back to the Trustees before implementation.

Trustee Finely noted the Citizen Advisory Committee will be meeting on 18th.

Trustee Hopkins had no report.

Trustee Pilling had no report.

Trustee Slaughter had no report.

### **F. Attorney**

Attorney Widner had no report.

### **G. Staff Report**

Nothing additional to report.

## **VI. EXECUTIVE SESSION**

There was no executive session held.

## **VII. ADJOURN**

at 7:16 p.m.

Motion made by Trustee Hopkins, Seconded by Trustee Finley to adjourn at 7:16 p.m. Voting

Yea: Mayor Babich, Trustee Dixon, Trustee Finley, Trustee Hopkins, Trustee Pilling, Trustee Slaughter. Motion passed unanimously.

## **NEXT MEETING -**

February 8, 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.*