



## BLUE RIVER BOARD OF TRUSTEES MAY 2024

May 09, 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.**

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

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

Swearing of Trustee Heckman

Town Manager/Clerk Eddy conducted the oath of office for Trustee Heckman.

Board of Trustees Training

Attorney Widner reviewed key items for the Board of Trustees to note in their roles and the responsibilities as a member of the Board of Trustees. He noted the Board are the policy makers on a high level. This includes contracts, laws and decide what they want the Town to be and policies to achieve those goals. He asked the Trustees to have a discussion on what it is they want the future to be and come to a consensus to help direct staff on what to work on and develop.

What do you see for the future of the Town?

**Trustee Stimson:** First priority is roads. Looking at first what can be done internally before engaging engineers and finding common sense solutions. Second, looking at how much area is allowed to be built on and applying a density formula to limit the size of structures. Third, improve conduit for citizens to provide feedback with a general contact button that emails all Trustees. Fourth, oversight of the budget.

**Trustee Heckman:** Priorities include plowing. Review the current contract and how plowing occurs. Road maintenance in general. Building regulations and the building department contract. Limiting size of structures on lots. Short-term rentals and enforcement regulations.

**Trustee Willey:** Priorities include roads and contracts involved. Bylaws and codes understanding and working through conflicts. Short-term rental review and regulations. Providing more structure. How did some laws and codes come about.

Attorney Widner provided some history and background.

**Trustee Hopkins:** Priorities include refer to Town's guiding documents of the Comprehensive Plan and Capital Plans. Roads are a priority. Listening to the community and addressing needs as they emerge.

**Trustee Slaughter:** Priorities include listening to the citizens and roads. Continue Trustee Talks and open houses for active engagement. Use and refer to Town plans and documents.

**Trustee Pilling:** Agreed with other comments and reviewing roads. Finding "homegrown" solutions to address roads. Being mindful of not being bureaucratic and too structured for the size of the Town. Address the concerns of short-term rentals and neighborhood issues. Identifying priorities with roads at the top as a Board but also reviewing what the citizens desire to address. He recommended to wait on setting priorities report from the Citizen Advisory Committee's survey.

**Mayor Decicco:** Noted roads as a priority and evaluating options. Evaluating short-term rentals as they pertain to septic systems. Encouraging participation with Town events as a Board and bringing back a Town celebration.

Attorney Widner noted there was a consistency of what is identified as priorities: roads, short-term rentals, citizen communication, smart structure of rules and regulations. He noted there will need to be education on the history of the roads and the challenges the Town faces in order address issues.

He noted when it comes to short-term rentals, it's important to understand what it is believed to be the issue. He noted a need to provide background on how regulations were developed and how Blue River is actually in a good position.

He remarked there will need to be education on CDOT and Hwy 9.

He noted that communication was noted as a priority. He stated that communication from the Board as a group is key with each other. Communication with citizens is a different as the Board was seated to addressing what the citizens want but not individually but as a group to the community as whole. It's important to understand the limitations of what can be done and make decisions accordingly.

Attorney Widner noted the budget is prepared by the Town Manager but adopted and approved by the Board of Trustees. He noted the challenges will be limited funding as a small town. Additionally, limited staff presents unique challenges to achieve certain goals. Addressing issues that were set in the past and coming into current standards and practices. He noted issues with drafting laws with no enforceability. If regulations are drafted, they must be enforceable.

Discussion of how to address enforcing rules that have changed over time. Attorney Widner recommended setting up training sessions to educate everyone on the different aspects. It was asked to have the Town Manager develop information on the Comprehensive Plan and the Capital Plan to present to the Trustees in June. It was asked to have the June work session to be a training module versus the short-term rental discussion.

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

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

Mayor Decicco called the regular meeting of the Board of Trustees to order at 6:08 p.m.

PRESENT

Trustee Barrie Stimson

Mayor Nick Decicco

Trustee Jonathon Heckman

Trustee Jodie Willey

Trustee Ted Pilling

Trustee Noah Hopkins

Trustee Ted Slaughter

Also present: Town Manager Michelle Eddy; Town Attorney Bob Widner

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

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

A. Minutes for April 25, 2024

B. Approval of Bills-\$41,018.75

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

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

There were no written communications to the Trustees received.

No comments were received.

#### **IV. PUBLIC HEARING**

##### **C. Variance Request 0034 Rustic Terrace**

Mayor Decicco opened the public hearing for a variance request at 0034 Rustic Terrace at 6:12 p.m.

Manager Eddy reviewed the staff memo included in the packet. She noted there were three resident communications received concerning the variance request and none objected to the request. Attorney Widner provided additional information on variances and reasoning for the application.

Applicant Thomas Fitzgerald presented additional information on the request and reason for the ask. He noted a variance would be required to do any type of an addition. The reason for the addition is to provide more space for his family.

Mayor Decicco closed the public hearing at 6:18 p.m.

Trustee Pilling remarked that resident Dan Cleary remarked at the Planning Commission meeting and had no objection.

Trustee Stimson asked about snow storage and parking. Mr. Fitzgerald noted there will be parking with the garage and there is current snow storage that will be improved. He also noted he will be required to connect to the sewer and there will be an agreement with the neighbor for a lift station. Trustee Stimson asked about drainage. It was noted there shouldn't be any drainage issues.

Motion made by Trustee Heckman, Seconded by Trustee Slaughter to approve the variance request at 0034 Rustic Terrace. Voting Yea: Trustee Stimson, Mayor Decicco, Trustee Heckman, Trustee Willey, Trustee Pilling, Trustee Hopkins, Trustee Slaughter. Motion passed unanimously.

#### **V. NEW BUSINESS**

##### **D. Appointment of Mayor Pro Tem**

Mayor Decicco nominated Trustee Jodie Willey to serve as Mayor Pro Tem. There was a discussion on the role and reasons for the nomination.

Motion made by Trustee Willey, Seconded by Trustee Slaughter to approve Trustee Willey as Mayor Pro Tem.

Voting Yea: Trustee Stimson, Mayor Decicco, Trustee Heckman, Trustee Willey, Trustee Pilling, Trustee Hopkins, Trustee Slaughter. Motion passed unanimously.

#### E. Committee Assignments

Finance Committee

Planning & Zoning Commission Liaison

Citizen Advisory Committee Liaison

Wildfire Council

Transit Authority

Mayor Decicco recommended the following committee appointments. It was noted that the Finance Committee will also serve as the signatories for the Town at Alpine Bank and Colorado Trust.

**Finance Committee**-Mayor Decicco; Trustee Willey; Trustee Pilling.

Trustee Heckman moved and Trustee Hopkins seconded to appoint Mayor Nick Decicco, Trustee Jodie Willey, Trustee Ted Pilling and Town Manager Eddy to the Finance Committee and as signatories for bank accounts. Motion passed unanimously.

#### **Planning & Zoning Commission Liaison**

Trustee Stimson moved and Trustee Hopkins seconded to appoint Trustee Heckman as Board Liaison to Planning & Zoning Commission.

#### **Citizen Advisory Committee Liaison**

Trustee Stimson stated a desire to improve the conduit of communication with citizens and remove the need of the Citizen Advisory Committee.

Trustee Willey noted there is a need for the Citizen Advisory Committee.

Discussion of how communications are handled. Discussion of possibly revamping the committee to fit the needs of the new Board. Discussion to conduct more surveys for citizens especially on big topics before decisions are made. Discussion to continue this at a future meeting.

Trustee Heckman moved and Trustee Slaughter seconded to appoint Trustee Hopkins to the Board Liaison to Citizen Advisory Committee. Motion passed unanimously.

#### **Wildfire Council**

Trustee Heckman moved and Trustee Willey seconded to appoint Trustee Slaughter to the Wildfire Council. Motion passed unanimously.

### **Transit Authority**

Trustee Stimson moved and Trustee Heckman seconded to appoint Trustee Pilling to the Transit Authority. Motion passed unanimously.

Trustee Pilling noted that if the Open Space and Trails Advisory Committee is brought back, there will be a need to assign a Board Liaison.

## **VI. RESOLUTIONS**

Manager Eddy noted that all resolutions may be passed as one motion.

Motion made by Mayor Decicco, Seconded by Trustee Slaughter to approve Resolutions 2024-02 to 2024-05 Resolutions of Thanks to Trustees Dixon, Finley, Fosset and former Mayor Babich. Voting Yea: Trustee Stimson, Mayor Decicco, Trustee Heckman, Trustee Willey, Trustee Pilling, Trustee Hopkins, Trustee Slaughter. Motion passed unanimously.

F. Resolution 2024-02 Resolution of Thanks Finley

G. Resolution 2024-03 Resolution of Thanks Fossett

H. Resolution 2024-04 Resolution of Thanks Dixon

I. Resolution 2024-05 Resolution of Thanks Babich

## **VII. OTHER BUSINESS**

J. Meeting Dates Discussion

The Trustees held a discussion on potential meeting dates and time changes. It was noted, the current date was changed starting January 2024. An ordinance would be required to be passed in June if a date and time were changed. Any changes would take effect in July.

Trustee Pilling proposed meeting twice a month as the new Board receives training. He recommended moving the meetings back to the third Tuesday of the month and adding an additional meeting of the month for a work session/training.

Discussion to move the meeting back to the third Tuesday of the month. An ordinance will be brought back in June to take effect in July. Discussion to include a temporary work session day on the first Tuesday of the month at 5:00 p.m.

## **VIII. REPORTS**

K. Mayor

No report.

L. Trustee Reports

Trustee Hopkins reported on the Planning & Zoning approving a new construction at 0345 Coronet. He noted a need for additional education for the Planning & Zoning Commission on what can be approved and when there is a need for a variance request. He noted there was a discussion on size of structures that should be allowed and perhaps limiting buildings based on a percentage of lot based on size. They will be discussing this further next month.

Trustee Slaughter noted the Wildfire Council will meet next month. He noted the Blue River East project is moving forward and will be conducted in 2025.

Trustee Willey noted Citizen Advisory will meet Thursday, May 16th.

Trustee Pilling had no update from the Transit Authority. He noted the Blue River schedule has not changed but there have been issues with the app and the Authority is changing companies.

**M. Attorney**

No report.

**N. Staff Reports**

No additional report was given.

**O. Short-term Rental Review Discussion-June 2024 Work Session**

It was noted the work session will be Board training and not a discussion on short-term rentals. The next work session will be continued training.

**IX. EXECUTIVE SESSION**

P. Pursuant to CRS 24-6-402(4)(b) and (e) to receive legal advice and to instruct negotiators concerning a potential land acquisition.

Mayor Decicco moved, and Trustee Stimson seconded to adjourn into executive session pursuant to CRS 24-6-402(4)(b) and (e) to receive legal advice and to instruct negotiators concerning a potential land acquisition at 7:42 p.m. Motion passed unanimously.

Trustee Hopkins moved and Trustee Pilling seconded to adjourn executive session at 9:17 p.m. with no action taken. Motion passed unanimously.

**X. ADJOURN**

Trustee Willey moved and Trustee Hopkins seconded to adjourn the meeting at 9:18 p.m. Motion passed unanimously.

**NEXT MEETING -**

June 13, 2024

*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.*

Respectfully Submitted:

Michelle Eddy, MMC

Town Clerk