



TOWN BOARD JOINT WORK SESSION WITH PLANNING COMMISSION

September 25, 2023 - 5:30 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

To view Town Board meeting broadcasts, visit

www.windsorgov.com/MeetingsOnDemand.

AGENDA

GOAL of this Work Session is to have the Town Board receive information on topics of Town business from the Town Manager, Town Attorney and Town staff in order to exchange ideas and opinions regarding these topics.

Members of the Public in attendance are asked to be recognized by the Mayor before participating in any discussions of the Town Board

WORK SESSION AGENDA ITEMS

1. Meet the Board - New Employees
2. Downtown Parking Study - Summer 2023 Update - D. Eisenbraun, Senior Planner
3. Short Term Rental Ordinance discussion - D. Money, Town Attorney; S. Ballstadt, Director of Planning
4. Future Meetings Agenda

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.



MEMORANDUM

Date: September 25, 2023
To: Mayor and Town Board
From: Kevin Cornelison, HR Manager
Re: Meet the Board - New Employees
Item #: 1.

Background / Discussion:

Employee	DOH	Dept. Head
Charlyn Reck - Admin Assistant - Customer Service	8/21/2023	Jess Humphries
Katrina Haley - Admin Analyst - Community Development	8/21/2023	John Thornhill
Bryan Penry - Police Officer	8/28/2023	Aaron Lopez
Anson Bennett - Police Officer	8/28/2023	Aaron Lopez

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:



MEMORANDUM

Date: September 25, 2023
To: Mayor and Town Board
From: David Eisenbraun, Senior Planner
Re: Downtown Parking Study - Summer 2023 Update - D. Eisenbraun, Senior Planner
Item #: 2.

Background / Discussion:

This update is to further outline details surrounding the previous June work session discussion. Specifically, this work session will include the following topics:

- Downtown Parking Management Plan
- Update zoning code parking requirements
- Initial business owner responses
- Residential Parking Permit Program Details

The outstanding downtown parking items are:

- Public downtown survey to understand time restrictions, paid options, BID creation and RP3's (DDA and Town efforts in Oct. 2023).
- Future staff allocations to support a parking management plan

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:

1. Item -Staff Powerpoint - Downtown Parking Next Steps Sept 25, 2023



Downtown Parking Update & Next Steps

Information Only

*David Eisenbraun, Senior Planner
Town Board – September 25, 2023*



Follow-up Discussion Items

Today's Topics

- ✓ Downtown Parking Management Plan
- ✓ Update zoning code parking requirements
- ✓ Initial business owner responses
- ✓ Residential Parking Permit Program Details

Future Steps:

- ☐ Public downtown survey to understand time restrictions, paid options, BID creation and RP3's (DDA and Town efforts in Oct. 2023).
- ☐ Future staff allocations to support a parking management plan



Parking Management Plan

- **2020 Parking Study:**
 - Data driven – supply and demand
 - Turn over rates and occupancy averages
 - Public outreach and perception polls
- **Management Plan:**
 - Enforcement strategies and details
 - Employee and RP3 parking implementation
 - Code updates and development regulations
 - Parking pricing, technology and capital infrastructure plans



Parking Management Plan

- **General Topics Included:**
 - Partnerships with agencies and employers
 - Geographic boundaries (commercial and residential)
 - Time limit enforcements
 - On-street parking pricing
 - Employee off-street incentives
 - Technologies and infrastructure
- **Plan \$150k**
 - 9-12 months to complete study
 - 2-5+ years to implement



Neighboring Communities

Land Use	Fort Collins	Loveland	Greeley	Town of Windsor
Multifamily Residential	1.5 spaces (1 bedrooms) 1.75 spaces (2 bedrooms) 2 spaces (3 bedrooms)	1.5 spaces (one bedroom) 2 spaces (two bedrooms)	1.5 spaces (1 bedrooms) 1.75 spaces (2 bedrooms) 2 spaces (3 bedrooms)	1 space (one bedroom) 2 spaces (two bedrooms)
Retail	2 min – 4 max spaces per 1,000 SF	3 spaces per 1,000 SF	4 spaces per 1,000 SF	2 spaces per 1,000 SF <20,000 SF
Restaurant	7 min - 15 max spaces per 1,000 SF	5 spaces per 1,000 SF	10 spaces per 1,000 SF	2 spaces per 1,000 SF
Office	1 min – 3 max spaces per 1,000 SF	3 spaces per 1,000 SF	3 spaces per 1,000 SF	2 spaces per 1,000 SF < 20, 000 SF



Zoning Code Updates

- **Greeley:**
 - Has no new parking requirements in Downtown (GID) <10k SF
 - 10 spaces / 1,000 SF outside of downtown
 - Parking Credits
 - On-street, bike, public parking, transit and shared parking
 - i.e. All on-street parking within 300 feet of any lot frontage shall count towards the parking requirement at a rate of 0.25 spaces for every on-street space not on the lot boundary and 0.75 spaces for every space on the lot boundary.
 - Any site within 1,320 feet of a public parking area may reduce the required vehicle parking at a rate of one space for every two parking spaces



Zoning Code Updates

- **Fort Collins:**

- Has no new parking requirements in Old Town (BID)
- 7-15 spaces / 1,000 SF outside of downtown
- Parking Range
 - Allows for projects to meet the parking requirement if they provide parking within that range. The idea there is they don't want projects over or under parked.
 - Parking Services (3 full time patrol officers plus a parking manager) does audit parking space use to determine block face need, since a restaurant may likely desire more short-term parking stalls than another business type.



Zoning Code Updates

- **Loveland:**
 - Has no new parking requirements in Old Town (GID)
 - 5 spaces / 1,000 SF outside of downtown
 - Changes of use outside of downtown
 - All changes outside the GID must comply with the parking standards
 - If space is inadequate, developers can provide three alternatives:
 - Private parking study
 - Shared parking
 - On-street credits



Business Owner Questions

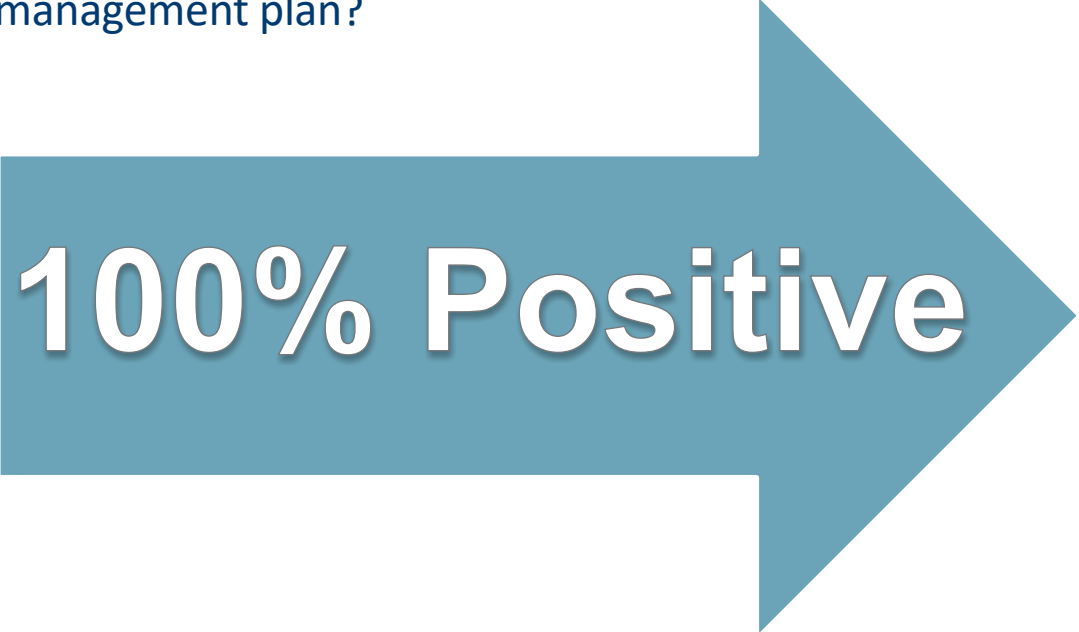
1. Are downtown business owners interested in a parking management plan?
2. Are they interested in restricting the times, i.e. 2 hour parking limit?
3. For new builds/changes of use, would you prefer they find new spaces or have a cash-in- lieu option into a downtown district?
4. Would they be interested in paid parking the hot spot areas?



Downtown Parking Questions

Downtown
Parking
Study

1. Are downtown business owners interested in a parking management plan?

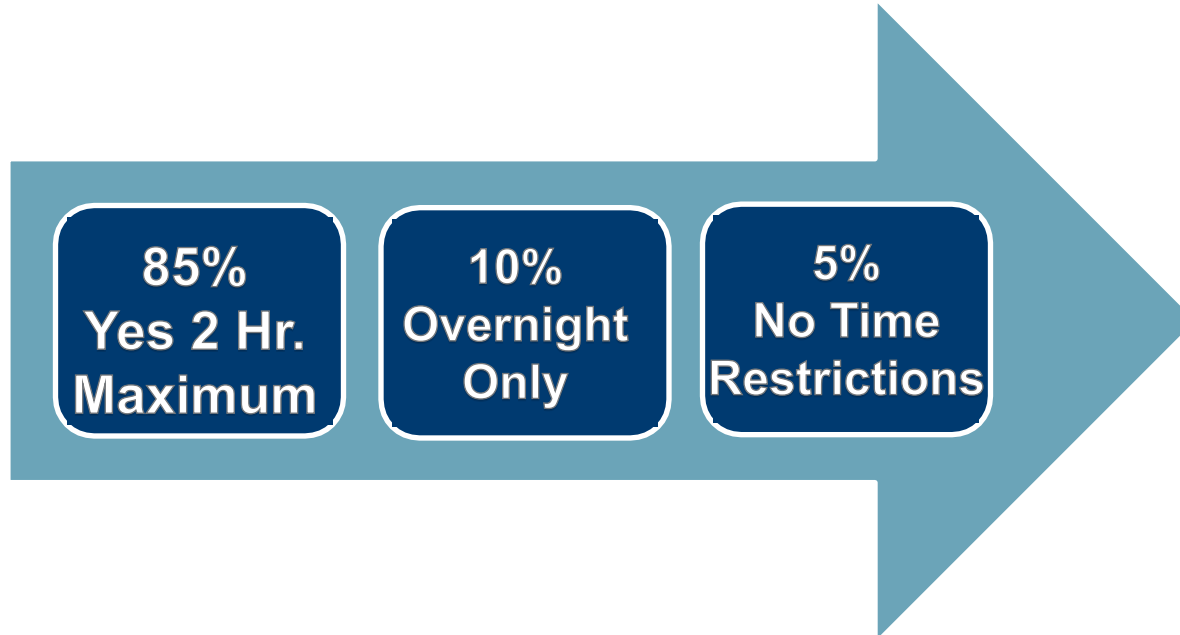


100% Positive



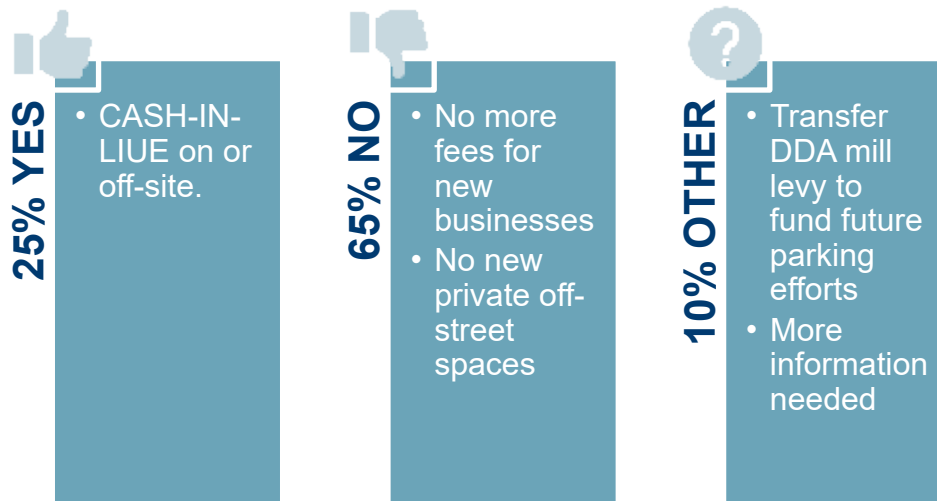
Downtown Parking Questions

2. Are they interested in restricting the times, i.e. 2 hour parking limit?



Downtown Parking Questions

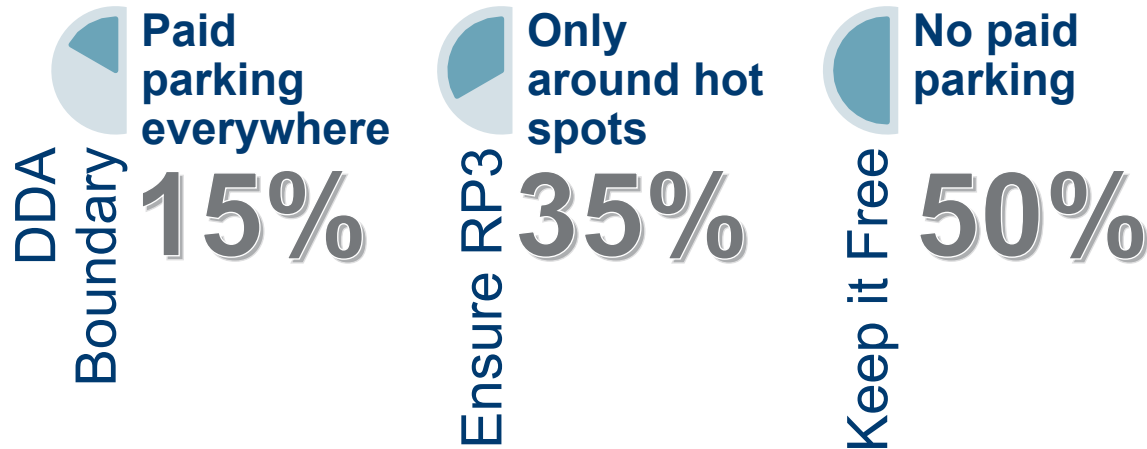
3. For new builds/changes of use, would you prefer they find new spaces or have a cash-in- lieu option into a downtown district?





Downtown Parking Questions

4. Would they be interested in paid parking the hot spot areas?





Business Consensus Strategies

- **Establish Parking Benefits District (Town Function)**
 - Direct new parking revenue to fund public improvements, shuttles, parking landscaping/lighting/amenities
 - Fort Collins, Loveland and Greeley all have a district
- **Establish Parking Management Plan**
 - Educate, enforce and provide better accountability along Main Street
 - Have long term options for employees/residents
 - Create safe and convenient connections for parking options



Residential Parking Permit Program (RP3).

Downtown
Parking
Study

- Who has them?
 - Fort Collins and Greeley (Loveland pending 2024 adoption)
 - 2-3 full time staff patrolling
 - 1 parking manager
 - Within the public works divisions
- Implementation Methods?
 - Hanger tags (inexpensive, but easily abused / issues during weather events)
 - LPR – license plate readers (similar to what police use)
 - Large initial capital lift, then regular annual expenses



Residential Parking Permit Program (RP3).

- What is it?
 - The Residential Parking Permit Program (RP3) is designed to make Downtown Windsor neighborhoods safe and pleasant places to live, work and attend school by **managing/reducing on-street parking** congestion.
 - The program helps to provide close and convenient on-street parking for residents by reducing the volume and impact of non-resident vehicles in neighborhoods.
 - It protects residential streets by using a system that limits parking in a neighborhood to only those residents and their guests with permits during the posted time limits and allows 2 hours of parking once a day for non-residents.



Residential Parking Permit Program (RP3).

- How they can be formed (suggested)
 - The Residential Parking Permit Program (RP3) is **voluntary** and is only established in neighborhoods where residents request the program and there is a measurable parking problem. RP3's may be created in neighborhoods where at least 70% of the total spaces are occupied.



Residential Parking Permit Program (RP3).

Downtown
Parking
Study

- The following steps suggested before a RP3 can be implemented:
 - Submit petition: A petition endorsed by ten (10) of the affected households must be submitted to Planning / Parking Services.
 - Conduct parking occupancy study: Town verifies that a parking problem exists. Town defines boundaries and other characteristics of the program for the neighborhood.
 - Hold public meeting: The Town sets up a public meeting for all owners, residents and businesses in the area in order to discuss program details and to solicit feedback.



Residential Parking Permit Program (RP3).

Downtown
Parking
Study

- Steps suggested before a RP3 can be implemented (continued):
 - Voting on program: Only owners of property within the proposed boundary are eligible to vote. Each owner will receive one (1) vote, regardless of the number of housing units owned.
 - Program information is sent to all residents and owners within the proposed permit boundary. The owner mailing will include a ballot for voting in favor or against the program.

Program enactment: A minimum of 50% of eligible voters/owners must participate for the vote to be valid. If more than 50% are in favor of the program, then the implementation process will begin. The Town will begin setting up the program including installing signs and processing requests for parking permits.



(RP3) Pros.

- Pros:
 - Vehicles with permits are able to park on neighborhood streets past any posted time limits
 - Convenient parking for residents
 - The program preserves livability in neighborhoods by reducing congestion and improving air quality
 - Residents can accommodate guests and visitors through available 2 hour parking, guest permits, and worker permits.



(RP3) Cons.

- Cons:
 - Fees associated with permits beyond the first free permit. The fee is necessary to support the ongoing management of the program.
 - Inconvenience of obtaining permit once a year and registering guest vehicles. However, online renewals and guest permits can be made readily available via the Town website
 - More sign clutter. Permit parking signs are placed around the neighborhood. While signs at the entrance to neighborhoods and on every block face at regular intervals is necessary for enforcement, Town staff would try to locate signs in less obtrusive locations where possible.
 - High cost of staffing and enforcement.



Questions or Comments?



MEMORANDUM

Date: September 25, 2023
To: Mayor and Town Board
From: Scott Ballstadt, Planning Director
Re: Short Term Rental Ordinance discussion - D. Money, Town Attorney; S. Ballstadt, Director of Planning
Item #: 3.

Background / Discussion:

The topic of Short Term Rentals was recently raised by Town Board and was subsequently discussed at the August 21, 2023 work session. Staff was directed to bring back a draft ordinance for Town Board and Planning Commission consideration at this work session prior to scheduling for formal action.

Short-term rentals (STR) have become a popular housing option for vacationers, business travelers and people seeking a weekend gateway. Unfortunately, STRs can also have impacts on neighborhoods, community character and the availability of affordable housing. While STRs may have a positive impact on the local economy, they can also have a negative impact on affordable housing supply. The challenge is with striking a balance between reasonable regulations to preserve local housing markets, limit neighborhood impacts, boost tourism economies, and provide opportunities for homeowners to supplement their income.

Potential Short Term Rental Impacts to Consider

Some constituents want less STR regulation to benefit STR operators and listing owners, tourism, and the resulting STR-generated tax dollars (both sales tax and lodging tax in those jurisdictions with such a tax). Others want more regulation to limit STRs based on the potential negative impact STRs may have on the character of existing neighborhoods that are not designed for tourists. For example, residential neighborhoods that were designed for single-family parking demands may not accommodate parking for bookings of large groups. Other potential negative impacts include noise, trash and neighborhood safety (fire extinguishers, CO2 detectors, emergency egress, etc.).

In areas where STRs supplant standard month-to-month rental opportunities, they can also negatively impact affordable housing. The push for increased regulation is driven in part by studies indicating the negative effects of STRs. For example, according to several studies, the conversion of leases for periods over 30 days into STRs has exacerbated the housing crisis, which may have created worker shortages as workforce housing evaporates in some communities. A study in Boston concluded that home sharing is increasing rents by decreasing the supply of units available to potential residents. This study also concluded that an increase in Airbnb listings relative to total housing units is correlated with a decrease in the number of non-STR units offered for rent. Thus, the increase in municipal tax proceeds resulting from spending by STR renters, versus the negative impacts STRs have on communities where they're located, continues to be a policy and legal struggle for local governments, police departments, and other regulators.

Draft Ordinance

The purpose of this work session is for Town Board and Planning Commission to review and provide staff direction regarding the enclosed draft ordinance. In addition to the regulations in the enclosed ordinance, following is a list of areas that other jurisdictions regulate for consideration:

1. Parking Limits / Number of Required Parking Stalls - Parking is often a source of neighbor complaints and can be tied to occupancy limits or bedrooms. Particularly problematic in cul-de-

sac and limited street frontage properties.

2. Occupancy Limits / Number of Beds - Many jurisdictions limit occupancy to the number of code-compliant bedrooms to alleviate large parties in short-term rentals.
3. Guest Registry - Requires owners to maintain a guest registry similar to hotels for on-going database and Finance Department information.
4. Cap/Separation Requirements – Some communities implement caps on the number of licenses issued or distance separation between STRs, which may necessitate some sort of lottery to fairly distribute STR licenses. Rather than a cap or separation requirement, the enclosed draft ordinance would allow for revocation of a license when habitual violations occur or if not operated in compliance with adopted code criteria.
5. Annual Rental Days Cap - Some jurisdictions cap the number of days per year a property can be used for STRs.
6. Clear Signage - Some jurisdictions require on-premises signage, floorplans and exiting information similar to the way hotels display floorplans in common areas.
7. License Display - Some require the license to be displayed in the unit being rented.
8. Other - This is just a partial list to provide examples from other jurisdictions. There are many other examples and much more extensive regulation in areas where STRs are more prevalent, such as mountain and resort communities.

Financial Impact:

Licensing fees should be adopted to cover much of the cost of administering an STR program. A lodging tax should also be considered to maximize the economic benefits of an STR program.

Relationship to Strategic Plan:

N/A

Recommendation:

N/A

CC:

Attachments:

1. Ordinance Short Term Rentals

TOWN OF WINDSOR
ORDINANCE NO. 2023-

AN ORDINANCE AMENDING CHAPTER 16 OF THE WINDSOR MUNICIPAL CODE TO
ALLOW SHORT-TERM RENTALS AS A RESIDENTIAL USE

WHEREAS, the Town of Windsor is a home rule municipality with all powers conferred under Colorado law; and

WHEREAS, the Town created and adopted the Windsor Land Use Code consisting of Chapters 14, 15, 16 and 17; and

WHEREAS, short-term rental properties are utilized by homeowners throughout the Town; and

WHEREAS, the Town has not yet adopted code requirements for the licensure and regulation of short-term rentals; and

WHEREAS, for the purposes of health of safety of the inhabitants of short-term rentals and the protection of surrounding neighboring properties, the Town seeks to license and regulate this residential use; and

WHEREAS, the Town finds that the adoption of this Ordinance is necessary for the health, safety and welfare of the residents.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, THAT:

Section 1. Article 3 of Chapter 16 of the Town Code of the Town of Windsor, Colorado, is hereby amended to add a new section allowing and regulating short term rentals in Town limits. The new section shall read as follows:

Sec. 16-3-60.-Short Term Rentals.

- (a) Intent. The intent of this article is to provide procedural requirements to seek approval for and regulate an owner who rents or advertises for a short-term rental and to fix the fees, terms, and manner for issuing and revoking an approval issued therefor. Additionally, the article ensures that short-term rentals are operated in a manner that is compliant with all applicable rules, laws and regulations, as well as to ensure it is compatible with the surrounding neighborhood and protects the overall community character.

The provisions set forth in this article shall only apply to short-term rental properties, as defined within the Land Use Code. This article shall not apply to the furnishing of lodging services in hotels, motels, resort lodge cottages, bed and breakfast establishments, timeshares/fractional ownership units within a building operating akin to that of a hotel/motel with a central check-in located within such facility, or to properties with leases of 31 days or longer.

(b) Definitions.

Condominiums and apartments mean individual unit or units, either individually owned or rented, within a building or complex where other units may be above, below, in front or behind one another units. Condominiums and apartments are separate and distinct from hotels, motels, resort lodge cottages, bed and breakfast establishments, timeshares/fractional ownership units with a building operating akin to that of a hotel/motel with a central check-in located with such facility.

Short-term rental means a residentially zoned property, with the exception of condominiums and apartments, that is rented or otherwise made available by way of a rental agreement, lease, permit, or any other means, whether oral or written, for compensation or consideration, of residential property, a dwelling unit, or a portion thereof located within the Town, for a period of less than thirty (30) consecutive days.

(c) General provisions. Town licensed short-term rentals are allowed in residentially zoned districts, subject to the following conditions:

(1) License Required. It shall be unlawful to offer, provide, or operate a short-term rental in the Town of Windsor without obtaining a short-term rental license from the Town, through the Division tasked with oversight and enforcement. A license shall only be issued to a natural person, whose name appears on the property deed or a trust whose beneficiary is a natural person.

(2) Application. Before any license under this article is issued, an application shall be submitted to the Community Development Department Planning Division. All applications shall be made upon forms provided by the Department. The Department may require additional documentation associated with the application as may be necessary to enforce the requirements of this article. In addition to any other requirements, applicants shall provide the following documentation showing the official Windsor address of the short-term rental:

(a) Site plan depicting off-street parking stalls and trash facility locations.

(b) Owner and property management information for emergency contact. This owner or property manager shall have access and authority to assume management of the short-term rental and take remedial measures and to accept service on behalf of the owner. The property manager shall be available 24 hours per day, seven days per week to respond to complaints, issues of concern, and violations related to this article. The property manager must be able to affirmatively respond to complaints within an hour of notification of such complaint. Failure of a property manager to affirmatively respond to a complaint and attempt to resolve such complaint within an hour of notification shall be considered a violation of this article.

(c) Owner and property manager shall be responsible to provide the property manager's contact information to all neighbors within 500 feet of the short-term rental of the property manager's contact information. Proof of such shall be provided to the Town within ten days of planning approval and or change in information.

(3) Short-term rental fee. Before any license under this article is issued, an applicant for a short-term rental license must pay a short-term license fee which has been determined necessary by the Town to offset costs associated with short-term rental regulation. This fee may be reasonably adjusted by the Director of Finance or their designee.

(d) Requirements.

(1) Development standards. All short-term rentals must meet the applicable Town development standards, building, residential and fire codes adopted by the Town. These requirements include, but are not limited to, properly installed and functioning smoke detector(s), carbon monoxide detector(s) and fire extinguisher(s) on the properties.

(2) Inspection and reinspection. Short-term rentals shall be inspected for initial licensure and then reinspected by the Town Building Division and the Windsor Severance Fire District every two (2) years accompanying the renewal every other year to ensure continued compliance with the applicable building and fire code.

(3) Renewal application. Renewal application and fee payment is required biannually upon notification by the Town. Failure to complete and resubmit the renewal application form to the Department, shall be cause for consideration or revocation of approval.

(4) Advertising. Any advertising shall contain the Town license number.

(5) Compliance with restrictive covenants. If the parcel upon which an accessory dwelling unit is proposed falls within the jurisdiction of a homeowners' association or similar covenant-based property owners' association, the requirements of this Section shall be considered minimum requirements. Any such association shall have the right to lawfully adopt more stringent standards for accessory dwelling units, including the outright prohibition of accessory dwelling units, for any parcel within the regulatory authority of such association.

(6) Compliance with state and federal laws. All short-term rentals must comply with applicable state and federal laws.

(7) Insurance required. It shall be unlawful to operate a short-term rental without fire, hazard and liability insurance coverages, which limits are set by the Town. Proof of insurance will be required prior to issuance of the license.

(e) Neighborhood Complaints.

(1) Complaints concerning a short-term rental shall first be directed to the property manager. The property manager shall respond to the complaint, including visiting the site if necessary. Failure of a property manager to affirmatively respond to a complaint and attempt to resolve such complaint within an hour of notification shall be considered a violation of this article.

(2) The Town may investigate any complaint received, to determine if it is a substantiated complaint that represents a documented violation of any provision(s) of this article.

Violations of this article shall be subject to the enforcement provisions set forth herein. If violation(s) are not corrected or if there are repeat offenses, the Town may pursue action as provided for herein.

(3) If upon review at any time, the Town determines the owner has failed to comply with any of the requirements, performance standards, conditions or restrictions imposed by this article, the Town may take such action as is deemed necessary to remedy the non-compliance, including but not limited to, suspension or revocation of the approval as set for in section (g) below.

(f) Suspension or revocation. An approval granted pursuant to this article may be suspended or revoked by the authorized enforcement agency following a show cause determination for any violation of this article or criminal violation. The authorized enforcement agency may commence suspension or revocation proceedings if any of the following occurs:

(1) An owner has had three substantiated complaints; or

(2) An owner has violated or is currently violating this article in a manner that significantly endangers the health, safety or welfare of the public.

(g) Suspension or revocation determination.

(1) The show cause determination shall be made by the Community Development Director or their designee.

(2) A notice of violation shall be given to the owner or property manager setting forth the date and substance of the alleged violation(s).

(3) Within 15 days of receipt of the notice of violation, the owners and/or property manager may submit to the Community Development Director a response and present evidence disputing the allegations.

(4) The Community Development Director consider the following when determining whether to suspend or revoke the short-term rental approval:

a. The nature and seriousness of the violation.

b. Impact of the violation on the neighborhood and/or community.

c. Corrective action, if any, taken by the owner or property manager.

d. Prior violations.

e. The likelihood of reoccurrence of the violation or violations.

f. Entirety of the circumstances surrounding the violation.

- g. Willingness, or lack thereof, to rectify the violation.
- h. Length of time the owner has been approved.

(5) Following receipt of any evidence that may be provided to the Community Development Director, if it is determined that good cause exists for the imposition of a sanction against the owner, the Director may impose the following sanctions:

- a. Suspension of the license for a time period not to exceed six months; or
- b. Revocation of the approval.

(h) Appeals of license revocations. Any determination made by the Community Development Director related to the suspension or revocation of the approval may be appealed to the Board of Adjustment, under Windsor Municipal Code Sec. 14-2-180.

(i) Violation of this article. Violation of this article may cause suspension or revocation of the short-term rental license or may be subject to prosecution dependent upon the nature and extent of the act or violation.

Section 2. Severability. The provisions of this Ordinance are hereby declared to be severable. If any section, paragraph, clause, or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable by a court of competent jurisdiction, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 3. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance are hereby repealed, only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

Introduced, passed on first reading and ordered published this ____ day of _____, 2023.

TOWN OF WINDSOR, COLORADO

Paul Rennemeyer, Mayor

ATTEST:

Karen Frawley, Town Clerk

[Seal]

Introduced, passed on second reading and ordered published this ____ day of _____, 2023.

TOWN OF WINDSOR, COLORADO

Paul Rennemeyer, Mayor

ATTEST:

[Seal]

Karen Frawley, Town Clerk



MEMORANDUM

Date: September 25, 2023
To: Mayor and Town Board
From: Shane Hale, Town Manager
Re: Future Meetings Agenda
Item #: 4.

Background / Discussion:

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:

1. 2023 Future Meetings Agenda



FUTURE TOWN BOARD MEETINGS

October 2, 2023 5:30 p.m.	Town Board Work Session Biosolids Tour
October 9, 2023 5:30 p.m.	Town Board Work Session Board/Manager/Attorney Monthly Meeting FEMA Flood Insurance Rate Map Update Windsor Severance Fire Rescue IGA Discussion
October 9, 2023 7:00 p.m.	Town Board Regular Meeting
October 14, 2023 Saturday	Town Board Work Session (Public Service Campus) Operating Budget
October 16, 2023 5:30 p.m.	Town Board Work Session Non-profit Funding Discussion Utility Rates & Fees Discussion Park Ordinance
October 23, 2023 5:30 p.m.	Town Board Work Session CIP Follow-up Discussion
October 23, 2023 7:00 p.m.	Town Board Regular Meeting
October 30, 2023	Canceled – 5 th Monday
November 6, 2023 5:30 p.m.	Town Board Work Session Land Use Code Updates Severance IGA
November 13, 2023 5:30 p.m.	Town Board Work Session Board/Manager/Attorney Monthly Meeting Follow-up Budget Questions
November 13, 2023 7:00 p.m.	Town Board Regular Meeting
November 20, 2023 5:30 p.m.	Town Board Work Session
November 27, 2023 5:30 p.m.	Town Board Work Session
November 27, 2023 7:00 p.m.	Town Board Regular Meeting

December 4, 2023 5:30 p.m.	Town Board Work Session
December 11, 2023 5:30 p.m.	Town Board Work Session Board/Manager/Attorney Monthly Meeting
December 11, 2023 7:00 p.m.	Town Board Regular Meeting
December 18, 2023 5:30 p.m.	Town Board Work Session
December 25, 2023	Canceled – Christmas Holiday

Future Work Session Topics

- DDA Entertainment District
- Telecom Code (Pending FCC Rules)
- Weld RE-4 School Land Dedication/Cash in lieu of Land Update
- Smart Meter Project (Brian)