



TOWN BOARD WORK SESSION

January 10, 2022 - 5:30 PM

1st Floor Conference Room, 301 Walnut Street, Windsor, CO 80550

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

AGENDA

1. Town Board/Manager/Attorney Monthly Meeting
2. The Ranch Master Plan Update - S. Hale, Town Manager
3. Amendments to the International Residential Code Modifying Fire Protection of Floors - S. Ballstadt, Planning Director
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: January 10, 2022
To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: Shane Hale, Town Manager
Re: The Ranch Master Plan Update
Item #: 2.

ATTACHMENTS:

- ▢ Ranch Update

LARIMER COUNTY



THE RANCH – STATUS UPDATE

JANUARY 6, 2022



BACKGROUND

County-Owned and Operated Facility

- 210 Acres, 5 buildings plus Embassy Suites, MULTI-purpose
- Supported by event proceeds and dedicated county-wide 0.15% cent sales tax (\$0.15 on \$100)
- Sales tax extended in 2017 to implement Revised Master Plan
 - Relocate Arena Circle to outside of parking fields
 - Significantly enhance equestrian facilities with new barns and arenas (indoor and outdoor)
 - Refresh BEC and/or build larger sports arena
 - Build youth sports center with 3 sheets ice + pool(s)
 - Add 2nd Hotel
 - Build new exhibition hall with higher ceilings
 - Convert FNBO to 4-H/youth facility; move admin. offices

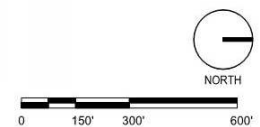
THE RANCH – STATUS UPDATE



EXISTING FACILITY



1. McKee 4-H Building
2. First National Bank Exhibition Building
3. BEC Arena
4. Livestock Arena & Stall Pavilions
5. Maintenance



MASTER PLAN CONCEPT



IMPLEMENTATION WORK

Facility Located within Loveland City Limits

- Rezoned to flexible PUD
- Designed supporting infrastructure: public and private
- Negotiated IGA in the style of a development agreement

Formed Comprehensive Team of Experts

- County staff
- William T Welch Company for overall program management
- Populous to develop Design Guidelines
- Kutak Rock to advise on public/private project delivery
- CSL to run modeling of operational costs and revenues
- Ernst and Young to create overall fiscal model

RESULTS OF ANALYSIS

There's not enough money to do it all.

- Quality
 - Time
 - Cost
- Pick 2

Commissioners Faced with Decision Point

- Continue with 3P model and deliver some Master Plan components faster – but at much higher cost
- Shift to model emphasizing County-sponsored projects – but realize project delivery will be slowed dependent on sales tax performance
- Do a combination of the two
- Involve the multiple stakeholder groups in the decision

CURRENT STATUS

Request for Proposals for 3P Partner for Hotel

- County's contribution will be limited to ground lease
- Private partner will build and operate facility
- Release of RFP is eminent

County Work Underway

- Relocate Arena Circle
- Build [Andalusian](#) Road (public street on north boundary)
- Improve Ranch frontage of Fairgrounds Blvd
- Build new 4-H and Youth livestock arena
- Build additional equestrian facilities
- Begin planning for modern Exhibition Hall
- Explore funding options for Youth Sports Facility
- Explore ways to reduce costs and increase revenues

THANK YOU FOR ASKING!!



Linda Hoffmann
County Manager
hoffmalc@co.larimer.co.us
(970) 498-7004

The Ranch logo, featuring a stylized orange "TR" monogram.

The Ranch
Larimer County's Event Complex



MEMORANDUM

Date: January 10, 2022
To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: Scott Ballstadt, Director of Planning
Re: Proposed Amendments to Certain Portions of Article II, Chapter 18 of the Municipal Code
Item #: 3.

Background / Discussion:

The Town adopted the 2018 International Codes with amendments on October 1, 2019. In these amendments were modifications to the International Residential Code (IRC), section R302.13 Fire Protection of floors to align with the same amendments that Larimer County, City of Loveland and City of Fort Collins adopted. The intention was to have a consistent standard for the builders/contractors to make the transition from jurisdiction to jurisdiction simple, with minimal amendment changes.

Since that time, the amendments have proven to be problematic and the City of Fort Collins and the City of Loveland have removed those amendments (Exceptions 5, 6 and 7) and enforce the provisions as written in the body of the IRC.

Detailed code language is outlined in the attached SAFEbuilt memo.

Recommendation:

To remain consistent with neighboring jurisdictions and remove the challenges we are having with builders adapting to these amendments, an ordinance proposing that exceptions 5, 6 and 7 be rescinded from the current adoption of the 2018 International Residential Code has been included on Town Board's regular meeting agenda for consideration under board action.

ATTACHMENTS:

- ▢ SAFEbuilt memo regarding Under Floor Protection Amendment

SUMMARY

The Town of Windsor adopted the 2018 International Codes with amendments on October 1, 2019. In these amendments were modifications to the International Residential Code (IRC), section R302.13 Fire Protection of floors to align with the same amendments that Larimer County, City of Loveland and City of Fort Collins adopted. The intention was to have a consistent standard for the builders/contractors to make the transition from jurisdiction to jurisdiction simple, with minimal amendment changes. Since that time the City of Fort Collins and the City of Loveland have removed those amendments (Exceptions 5, 6 and 7) and enforce the provisions as written in the body of the IRC.

Current town of Windsor amendments to the International Residential Code Section R302.13 Fire protection of floors. (Exceptions 5, 6 and 7 are amendments) are as follows;

IRC Section R302.13 IRC Section R302.13 (Fire Protection of Floors) is amended by the addition of exceptions 5, 6, and 7 as follows:

R302.13 Fire protection of floors. Floor assemblies that are not required elsewhere in this code to be fire-resistance rated, shall be provided with a 1/2-inch (12.7 mm) gypsum wall-board membrane, 5/8-inch (16 mm) wood structural panel membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted.

Exceptions

- 1.- Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13D, or other approved equivalent sprinkler system.
- 2.- Floor assemblies located directly over a crawl space not intended for storage or for the installation of fuel-fired or electric-powered heating appliances.
- 3.- Portions of floor assemblies shall be permitted to be unprotected where complying with the following:
 - 3.1 The aggregate area of the unprotected portions does not exceed 80 square feet (7.4 m²) per story.
 - 3.2 Fireblocking in accordance with Section R302.11.1 is installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.
- 4.- Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2 inch by 10-inch (50.8 mm by 254 mm) nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.
- 5 - For floor assemblies located over a basement or crawlspace, mechanical equipment rooms not larger than 80 square feet constructed per sections R302.13 with minimum ½ inch gypsum wallboard on the enclosing walls and a self-closing weather stripped solid door.
- 6- Floor assemblies located over a basement or crawlspace, with mechanical equipment rooms not larger than 80 square feet may be constructed per Exception #4, using fire treated I joists only above furnace closet area with minimum 5/8 inch Type X gypsum wallboard on the enclosing walls and a self-closing weather-stripped solid core 20 minute rated door and frame.
- 7- For floor assemblies located over a basement or crawl space with a mechanical equipment room not larger than 80 square feet may be unprotected if a fire sprinkler head is installed in accordance with section P2904 or the International Building Code sections 903.3.1.2 or 903.3.1.3, installed within the equipment room on a domestic water loop.



Building Department Services

Actual body of the code as published - section R302.13

R302.13 Fire protection of floors. Floor assemblies that are not required elsewhere in this code to be fire-resistance rated, shall be provided with a 1/2-inch (12.7 mm) gypsum wall-board membrane, 5/8-inch (16 mm) wood structural panel membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted.

Exceptions

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13D, or other approved equivalent sprinkler system.
2. Floor assemblies located directly over a crawl space not intended for storage or for the installation of fuel-fired or electric-powered heating appliances.
3. Portions of floor assemblies shall be permitted to be unprotected where complying with the following:
 - 3.1 The aggregate area of the unprotected portions does not exceed 80 square feet (7.4 m²) per story.
 - 3.2 Fireblocking in accordance with Section R302.11.1 is installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.
4. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2 inch by 10-inch (50.8 mm by 254 mm) nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.

Building Department request

To remain consistent with adjoining jurisdictions, and remove the challenges we are having with builders adapting to these amendments, we are asking that exceptions 5, 6 and 7 be rescinded from the current adoption of the 2018 International Residential Code.

Please reach out to me with any questions.

Russ Weber
Regional Manager SAFEbuilt
rweber@safebuilt.com
970-566-4674



MEMORANDUM

Date: January 10, 2022
To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: Karen Frawley, Town Clerk
Re: Future Meeting Agenda
Item #: 4.

ATTACHMENTS:

- ▢ Future Meetings Agenda



FUTURE TOWN BOARD MEETINGS

January 17, 2022	Cancelled – MLK Holiday
January 20, 2022 5:30 p.m.	Town Board/Town Attorney/Town Manager Social Dinner
January 24, 2022 5:30 p.m.	Town Board Work Session Meet the Board O-I Glass Recycling Program
January 24, 2022 7:00 p.m.	Town Board Regular Meeting
January 31, 2022	Cancelled – 5 th Monday
February 7, 2022 5:30 p.m.	Town Board Special Meeting Tribe Update – Executive Session
February 14, 2022 5:30 p.m.	Town Board Work Session Town Board-Manager-Attorney Monthly Meeting Windsor Open Space and Trails Plan Park Ordinance
February 14, 2022 7:00 p.m.	Town Board Regular Meeting
February 21, 2022	Cancelled – President’s Day Holiday
February 28, 2022 5:30 p.m.	Town Board Work Session Drought Management Plan
February 28, 2022 7:00 p.m.	Town Board Regular Meeting
March 7, 2022 5:30 p.m.	Town Board Work Session
March 14, 2022 5:30 p.m.	Town Board Work Session
March 14, 2022 7:00 p.m.	Town Board Regular Meeting
March 21, 2022 5:30 p.m.	Town Board Work Session

March 28, 2022 Town Board Work Session
5:30 p.m.

March 28, 2022 Town Board Regular Meeting
7:00 p.m.

Future Work Session Topics

- DDA Entertainment District
- Urban3 Follow-up
- Telecom Code (Pending FCC Rules)
- Water Lawyer Update (May)
- Regional Water Treatment Plant Site
- Sustainable Energy Discussion (1st Quarter)
- Metro District Policy Review
- Presentation by Carolyn Steffl regarding SB21-262 – Special District Transparency
- Proportional services and amenities for planned population
- Colorado Opioids Settlement Use Ideas
- Economic development/retail needs based on population levels (following retail assessment)