



TOWN BOARD SPECIAL MEETING

April 18, 2022 - 5:30 PM

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

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration

B. EXECUTIVE SESSION

1. An Executive Session Pursuant to Colorado Revised Statutes § 24-6-402 (4)(a) concerning the purchase, acquisition, lease, transfer, or sale of any real, personal or other property interest, and no members of the Town Board have any personal interests in such purchase, acquisition, lease transfer, or sale; potentially available property (Ian D. McCargar, Town Attorney; Shane Hale, Town Manager)

C. BOARD DISCUSSION

1. Shur View Property Update - E. Lucas, Public Services Director
2. Future Meetings Agenda

D. ADJOURN

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: April 18, 2022
To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: Ian McCargar, Town Attorney
Re: Executive Session
Item #: B.1.



MEMORANDUM

Date: April 18, 2022
To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: Eric Lucas, Public Services Director
Re: Shur View Property Update
Item #: C.1.

Background / Discussion:

On October 25, 2021, in a work session, staff from the City of Greeley, a representative from Trust for Public Lands (TPL), and Windsor staff presented to the Town Board about the pending purchase of the ShurView property which is 978 acres located north of US Highway 34 Business and bisected by State Highway 257. This property is the last large tract of land that separates Windsor and Greeley. Not only does this property have the potential to serve as a community separator but a regional park amenity.

During that presentation, the Town Board heard that TPL had negotiated a purchase price of \$8.5 million and would buy and hold the property, then lease it back to Greeley while Greeley made payments toward the purchase. Greeley, with the help of TPL and Windsor has already obtained grants for the purchase and design of the property from Great Outdoors Colorado (GOCO), and the Land Water Conservation Fund (LWCF), in the amount of \$2.5 million. Additionally, Greeley paid \$3million up front toward the purchase and has committed an additional \$2 million over 2022-2024. This results in a funding shortfall of \$1million, of which Greeley is seeking from Windsor as a partnership.

Windsor staff at the time recommended the Board not make a decision and expressed concern over the \$1 million dollar request. While we agreed Windsor should be a partner in this acquisition the requested amount was concerning given all our other needs and the lack of dedicated funding for open space.

TPL recently closed (March 31, 2022), on the purchase and Greeley has reached out to Windsor staff to request we revisit their request of \$1million toward the purchase of ShurView. At the upcoming Board Work Session, Windsor staff will present a recap of the project, a summary of our current and future needs which include acquisition, capital and ongoing maintenance costs related to our own recently adopted Open Space & Trails Strategic Plan, along with several other properties that Windsor currently has had ongoing conversations with landowners regarding potential acquisition.

We will be sharing this to demonstrate that Windsor has some significant upcoming and ongoing costs related to development of our own open space plan. In total these are estimated to be \$24.5 million in acquisition, \$6.4million in capital and \$280,000 in annual maintenance and personnel expenses. While knowing that we currently have no funding available for this much needed effort.

Relationship to Strategic Plan:

Strategic Growth:

- Establish community separators and preserve open space that ensure Windsor maintains its identity and quality of life

Recommendation:

Staff agrees that Windsor should partner with Greeley on this fantastic regional collaborative opportunity, we will be recommending an amount of \$250,000 rather than their \$1,000,000 request, and a wait and see approach to future capital requests given our estimated needs in Windsor regarding open space.

CC:

Tara Fotsch; Deputy Director Parks, Recreation & Culture
Wade Willis; Open Space & Trails Manager



MEMORANDUM

Date: April 18, 2022
To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: Karen Frawley, Town Clerk
Re: Future Meeting Agenda
Item #: C.2.

ATTACHMENTS:

- ▢ Future Meetings Agenda



FUTURE TOWN BOARD MEETINGS

April 25, 2022 5:00 p.m.	Town Board Work Session Arbor Day Poster recognition (5:00 – 5:30 p.m.) Main Park Shelter Meet the Board Water Supply Update Traffic and Code Surcharge Fees
April 25, 2022 7:00 p.m.	Town Board Regular Meeting
May 2, 2022 5:30 p.m.	Town Board Work Session Town Board Orientation with Sam Light Town Board Technology Orientation
May 9, 2022 5:30 p.m.	Town Board Work Session Water Lawyer Update Regional Transportation Discussion
May 9, 2022 7:00 p.m.	Town Board Regular Meeting
May 16, 2022 5:30 p.m.	Town Board Work Session Follow-up to Metro District Policy Review
May 23, 2022 5:30 p.m.	Town Board Work Session
May 23, 2022 7:00 p.m.	Town Board Regular Meeting
May 30, 2022	Canceled – Memorial Day Holiday
June 6, 2022 5:30 p.m.	Town Board Work Session
June 13, 2022 5:30 p.m.	Town Board Work Session
June 13, 2022 7:00 p.m.	Town Board Regular Meeting
June 20, 2022 5:30 p.m.	Town Board Work Session
June 27, 2022 5:30 p.m.	Town Board Work Session

June 27, 2022
7:00 p.m.

Town Board Regular Meeting

Future Work Session Topics

- DDA Entertainment District
- Telecom Code (Pending FCC Rules)
- Regional Water Treatment Plant Site
- FAMI Opt-Out (June)
- Economic development/retail needs based on population levels (following retail assessment)
- Land Use Code Update
- Discuss Wells Used For Geologic Sequestration of Carbon Dioxide draft ordinance