



TOWN BOARD WORK SESSION

December 7, 2020 - 6:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550 ZOOM:
<https://windsorgov.zoom.us/j/98425705334> OR join by telephone at (888)
788-0099 or (877) 853-5247 - Webinar ID:984 2570 5334

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. Meet The Board - New Employees - B. Sorenson, Human Resources Manager
2. Affordable Housing Discussion - C. Malone / S. Mezzetti
3. 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: December 7, 2020
To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: Brad Sorenson, Human Resources Manager
Re: Meet The Board - New Employees
Item #: 1.

Background / Discussion:

Last Name	First Name	Title	DOH	Supervisor
Schwindler	Paul	Deputy Director of Public Works	11/09/2020	Eric Lucas



MEMORANDUM

Date: December 7, 2020
To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: Carlin Malone, Chief Planner / Sandra Mezzetti, Planner I
Re: Affordable Housing Discussion
Item #: 2.

Background / Discussion:

Please refer to attached memorandum and exhibits.

ATTACHMENTS:

- ▢ Memo Affordable Housing Discussion
- ▢ Workforce Housing Policy
- ▢ Workforce Housing Policy Analysis
- ▢ Accessory Dwelling Unit (ADU) Summary
- ▢ Colorado Communities - Housing Programs



MEMORANDUM

Background / Discussion

This item includes information to assist the Town Board with their discussion on housing. This memorandum and accompanying exhibits highlight the following:

- An overview of affordable housing versus attainable housing;
- Existing Policies and Code Updates;
- 2015 Demographics and Housing Opportunity Study;
- Background from the Town's 2016 Comprehensive Plan goals and objectives;
- The Town's current demographics;
- Existing programs and income-qualified housing inventory in Windsor; and
- A summary of programs used by Northern Colorado and a couple mountain communities

Affordable vs. Attainable Housing

In general, communities and housing programs refer to "affordable housing" as income-qualified housing, while the term "attainable housing" is used in a broad manner, including every type of housing from below market-rate to market-rate. Attainable housing includes housing diversity within a community, offering housing for varying demographics, income levels and needs, not necessarily below market-rate housing.

Existing Town Policies

2004 Workforce Housing Policy

Adopted in 2004, the Town of Windsor Primary Work Force Housing Policy was established to provide economic incentives for the purpose of encouraging the development and construction of primary work force housing. The intent of the policy was to provide incentives toward developments that would provide affordable housing for those working in Windsor. Since adoption of the policy in 2004 (Resolution No. 2004-39), the Windsor Housing Authority (WHA) has been the only entity to take advantage of the policy, constructing two phases of an affordable housing development known as Windsor Meadows Apartments I and II. There are a variety of reasons why this policy has not been further utilized (see Workforce Housing Policy and Analysis exhibits).

2014 Code Update - Accessory Dwelling Units (ADUs)

In 2014, the Town of Windsor adopted the accessory dwelling unit process and standards for the purpose of providing another housing opportunity, adding to the diversity of the Town's housing inventory. There are three different types of ADUs allowed. An ADU provides a homeowner with the opportunity to provide housing for a family member or members, or rent a detached ADU to unrelated persons (up to three persons). An ADU is available for any single-family residential lot that is compliant with the Town's standards (see attached ADU exhibit).

2015 Demographics and Housing Opportunity Study

The Windsor Demographics and Housing Opportunity Study (2015), prepared by Economic & Planning Systems (EPS), Inc., provided findings and recommendations regarding housing opportunities within the Town, including recommendations regarding the economic incentives offered in the Town's Workforce Housing Policy. Those recommendations were summarized as action items. The 2016 Comprehensive Plan studied those action items and reinforced particular action items, as listed below.

2016 Comprehensive Plan

The 2016 Comprehensive Plan addresses affordable housing and housing affordability in Chapter 5c, Residential Areas Framework Plan, and in the Implementation Actions for Residential Areas:

Chapter 5c: Residential Areas Framework Plan

Goal: Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Objective 3: Increase the number of affordable housing units that provide opportunities for working families and seniors.

Objective 4: Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

Objective 5: Support high density residential development near Downtown, commercial centers, and mixed-use nodes.

Implementation Actions – Residential Areas

Objective 3, Action 1: Continue to allow Accessory Dwelling Units (ADUs) and track construction of new ADUs.

Objective 4, Action 1: Amend the zoning ordinance to include a housing type diversity requirement.

Action 2: Permit infill development of older neighborhoods to include single family attached homes that mimic the existing character of the neighborhoods.

Objective 5, Action 1: Amend the zoning map to increase the areas available for higher density development near commercial areas.

Attainable and Affordable Housing – Action Items

The 2016 Comprehensive Plan recommended reinforcing the below action items within the 2015 Demographics and Housing Opportunities Study:

1. Revise the Economic Incentives Resolution 2004-39 by decreasing the set-aside requirement from 20 to 10% to be better aligned with available incentives and promote more construction.
2. Increase the housing unit density bonus to serve as an economically valuable tool for housing growth.
3. Strengthen the revised Economic Incentives Resolution 2004-39 by codifying it within the Town's zoning code.
4. Revise existing zoning to reduce the minimum lot area size to allow for greater density within central areas of Town and provide additional density bonuses in key mixed-use areas, such as Downtown and near the I-25 interchange.

5. Consider reducing the minimum lot area per dwelling unit and open space requirements for the single-family residential districts in exchange for affordable housing unit construction as part of these master planned subdivisions.
6. Promote the construction of accessory dwelling units (ADU) that increase housing diversity and allow seniors to age in place with smaller, more affordable housing types (Windsor Town Charter and Municipal Code ARTICLE XXXIII - Accessory Dwelling Units).

The progress and status of these above items are summarized as follows:

- **2018-2019 Workforce Housing Policy Analysis and Housing Authority Analysis**
The existing workforce housing policy incentives, items 1-3 above, were analyzed further by Town staff and the Town Board between 2017 and 2018. A table illustrating the analysis is attached with this memorandum. Also in 2018, the Town Board held a work session with representatives from the City of Greeley/Greeley Urban Renewal Authority (GURA) and the Loveland Housing Authority to learn about the housing programs these agencies had in place and discuss if the Town should consider an internal housing department. The Town Board determined that the existing contract with the Loveland Housing Authority was the best scenario. In 2019, the Windsor Town Board decided to study the feasibility of a joint Windsor-Severance Housing Authority. This was not pursued because of differing municipality interests and lack of funding commitment from the Town of Severance.
- **2020 Code Updates**
The modifications proposed to zone districts are largely focused on creating more options and flexibility in development. The draft code creates a menu of options, rather than a single standard for all situations. Proposed changes include:
 - o Smaller residential lot sizes within the SF-2 Zone District: Proposed lot sizes range from 2,500 sf. to 6,000 sf. depending on the type of vehicular access provided. The smaller lot sizes proposed will allow for increased density. The minimum lot size for the SF-2 Zone District in the current code is 4,500 sf. per dwelling unit.
 - o Creates RMU-2 Zone – allows for smaller lot sizes when additional open space and enhanced design features such as detached sidewalks, recessed garages, etc., are provided.
- **Promotion of Accessory Dwelling Units (ADUs)**
After the code modification of the ADU process in 2014, staff produced a guide/brochure, application, planning checklist and building permit checklist to assist customers with applying for ADUs. This has helped promote the ADU housing option for single-family residential properties. Staff has also participated in regional and local housing/realtor meetings, presenting the Town's ADU policy. In the last two years, eleven ADU applications have been reviewed.
- **Housing Diversity/Options**
Since the adoption of the 2016 Comprehensive Plan, the Town has added to its housing diversity. In the past three years (2017-2020), 1,177 multifamily residential units have been added to the Town's housing inventory. This includes townhomes, condominiums, and apartments. During this same period, 2,541 single-family residential dwelling units were added (this includes duplexes). This equates to 46% of the overall inventory in the past three years consisting of multifamily residential units, not including ADUs.

Current Demographics

Noting that this information has been based on projections from 2017 from the State Demography Office and does not account for changes that may have occurred due to events over the past year, Windsor demographics illustrate that a small percentage (4.3%) of the overall population live below the poverty level and the average household income is \$114,950 annually. The following page illustrates a “snap shot” of the Town’s demographics.



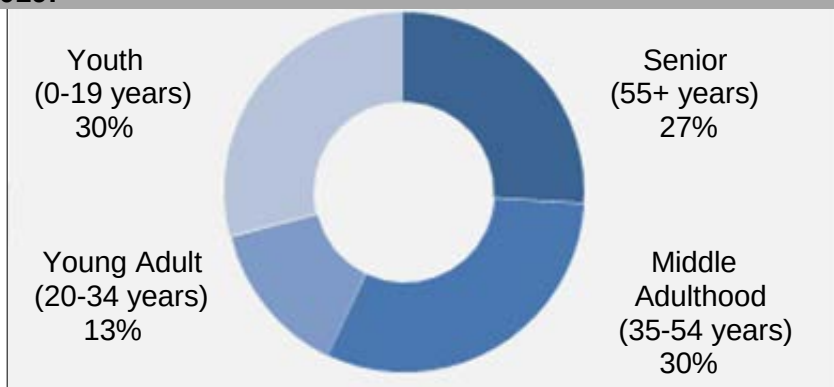
2020 COMMUNITY SNAPSHOT

DEMOGRAPHICS AT A GLANCE

Population

- Total Population: *34,143
- Male: 17,413 (51%)
- Female: 16,730 (49%)
- Median Age: 38.8 (Weld County is 34.3 and Larimer County is 35.9)

Age Distribution 2019:



Income:

- Median Household Income: \$96,710 (Weld County is \$70,908 and Larimer County is \$67,664)
- Average Household Income: \$114,950
- Percentage of Population with incomes lower than the poverty Line: 4.3% (Weld County - 10.6% and Larimer County-10.9%)
- Population In The Labor Force: 24,037 (70.4%)

Housing:

- Total Housing Units: 12,067
- Owner Occupied: 10,004
- Vacant Housing: approximately 338 units or 2.8%
- Renter Occupied: 2,063

Sources: 2017 State Demography Office (SDO) Estimates; 2018 ACS 5-year estimates; Town of Windsor Building Permit Reports; *2019 building permits issued multiplied by the average persons per household, 2.75 (Colorado Department of Local Affairs (DOLA)), added to last year's population estimate of 31,719 All data is current as of January 2020

Affordable/Income-Qualifying Housing Inventory

The following developments in Windsor offer income-qualifying housing:

- Century III Apartments: 1027 Walnut Street
 - o 72 Units, provides housing for Seniors 62+ and disabled
 - o Administered by the Windsor Housing Authority
 - o Income eligibility requirements base on USDA (US Department of Agriculture) Rural Development guidelines
 - o Existing waitlist
- Windsor Meadows Apartments: 1500 Tipton Drive
 - o 80 Units, provides housing for individuals and families who work and/or live in Windsor.
 - o Administered by the Windsor Housing Authority
 - o Income eligibility requirements based on HUD (US Department of Housing and Urban Development) income guidelines. Rents are set at 30, 40, 50 and 60 percent AMI (Area Median Income). Annual recertification required.
 - o Existing waitlist
- Cottonwood Townhomes: 10E Garden Drive
 - o 37 Units, provides housing for working families
 - o Administered by Care Housing
 - o Income eligibility requirements, maximum income 50 percent AMI as set by CHFA (Colorado Housing and Finance Authority) for Weld County
 - o Existing wait list

Programs in Northern Colorado and Mountain Communities

Both affordable housing programs and attainable housing policies in other communities vary depending need, available resources, and funding sources. Larger local communities offer a variety of programs offered from a local housing authority or city-operated services, public/private partnerships, to independently operated housing and housing service programs. Please refer attached exhibit illustrating programs offered in surrounding Northern Colorado communities, as well as two mountain communities.

TOWN OF WINDSOR

RESOLUTION NO. 2004- 39

BEING A RESOLUTION PROVIDING ECONOMIC INCENTIVES FOR THE PURPOSE OF ENCOURAGING THE DEVELOPMENT AND CONSTRUCTION OF PRIMARY WORK FORCE HOUSING IN THE TOWN OF WINDSOR, COLORADO.

WHEREAS, the Town Board has received the report of the Windsor Work Force Housing Task Force; and

WHEREAS, the Town Board finds that the comprehensive efforts of the Windsor Work Force Housing Task Force, as set forth in its report, conclusively establishes the need for primary work force housing in the Town; and

WHEREAS, upon the recommendation of the Windsor Planning Commission, the Town Board further finds that providing primary work force housing that is integrated within market-priced housing and comparable architecturally and structurally therewith, to the fullest extent possible, will benefit all citizens of the Town by promoting a sense of community while providing local residences for the Town's primary work force; and

WHEREAS, by the provisions of this Resolution, the Town Board desires to establish certain criteria for the development and construction of primary work force housing and to provide economic incentives to promote such development and construction;

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

1. **Primary Work Force Housing Policy.** That the following Primary Work Force Housing Policy is hereby adopted:

The Town of Windsor recognizes that a healthy and viable Town requires the development of a broad spectrum of housing for all segments of the community. The Town further recognizes that the provision of safe, decent and affordable housing for Windsor households with low income is a complex challenge that should be addressed by the entire community. The Town of Windsor recognizes the need for primary work force housing and is committed to pursuing methods and systems that will result in the provision of additional affordable housing in Windsor.

2. **Definitions.** That as to primary work force housing, the following words and terms shall have the following meanings:

- a. *Primary work force rental housing units* are dwelling units available for rent on terms that would set rent plus utilities at no more than 30% of the monthly income of households that earn up to 80% of the average household income in the Town of Windsor, as established by the Town on an annual basis.
- b. *Primary work force housing units for sale* are dwelling units designed for home ownership that are available for purchase on terms that would set principal and interest mortgage payments, insurance payments, tax payments and utilities expenses at a total amount equaling no more than 35% of the monthly income of households that earn up to 80% of the average household income in the Town of Windsor, as established by the Town on an annual basis.
- c. *Primary work force housing developments or projects* are:
 - (1) A single-family housing development or project within which at least 20% of the proposed units are affordable to households earning up to 80% of the average household income in the Town of Windsor, as established by the Town on an annual basis.
 - (2) A multi-family housing development or project within which at least 20% of the proposed units are affordable to households earning up to 80% of the average household income in the Town of Windsor, as established by the Town on an annual basis.

3. **Primary Work Force Housing Building/Development Committee.** That there is hereby created the Town of Windsor Primary Work Force Housing Building/Development Committee, hereinafter referred to as “the Committee.”

- a. **Composition.** The Committee shall consist of nine (9) members drawn from the following constituencies and appointed by the Town Board:
 - One member of the Windsor Planning Commission
 - One member of the Windsor Town Board
 - One member of the Town Planning Staff

- Two (2) representatives from the homebuilders associations of Larimer and Weld Counties
- Two (2) residential developers
- Two (2) at-large community members

- b. Functions. The Committee shall meet quarterly to discuss the progress of providing primary work force housing in the Town and thereafter to make recommendations to the Director of Planning for modification of the policies and procedures set forth in this Resolution.

4. **Economic Incentives for Qualified Projects.** That upon presentation to the Town of a primary work force housing development or project, as defined in this Resolution, the proponent thereof shall be entitled to economic incentives with regard thereto, including:

- a. Bonus densities. Primary work force housing developments or projects shall be entitled to include an additional number of units equal to 10% of the number of primary work force housing units proposed for the development or project.
- b. “Fast-tracked” development process. Primary work force housing developments or projects shall be reviewed by the Planning Department on an accelerated basis. This shall specifically include the combination of the preliminary and final review processes, and such other accelerated processes, as the Planning Department deems appropriate.
- c. Deferral of fees. Payment of the Town’s development fees and charges for residential development shall be deferred for the primary work force units of any primary work force housing development or project. Such charges and fees shall be paid for each primary work force unit prior to the issuance of any certificate of occupancy for said unit.

5. **Deed Restrictions.** That the conveyance or rental of any housing units of a primary work force housing development or project shall be restricted in a manner sufficient to assure the continued effectiveness of the Primary Work Force Housing Policy as set forth in this Resolution, and shall include, but shall not be limited to, the following:

- a. Upon the initial conveyance of primary work force housing units for sale, such units shall be conveyed only to households qualified under the provisions of this Resolution. Subsequent conveyances shall not be so limited but shall contain restrictions as are more fully set forth in this Section 5.

- b. Upon the initial conveyance as aforesaid, buyers of primary work force housing units shall agree to the encumbrance of the property by evidence of indebtedness, including a deed of trust in favor of the Town of Windsor, in an amount equal to the difference between the actual purchase price of the property and the appraised market value of the property at the time of conveyance. Such deed of trust shall likewise require that the owner exclusively occupy the property. The property shall remain so encumbered until the property is sold or upon the expiration of a ten (10)-year period, whichever event shall first occur. In the event the property is sold within the first two (2) years, the full amount of the indebtedness as reflected in the deed of trust shall be due and payable to the Town. In the event the property is sold during the remaining eight years, payment to the Town shall be reduced proportionately. By way of example, if the property were sold at the end of the fourth of the eight years, the Town would be entitled to recover fifty percent (50%) of the indebtedness. Upon the expiration of the ten-year period, the indebtedness will be considered extinguished.
- c. All funds paid to the Town under the indebtedness provisions of this Resolution as set forth above shall be segregated from the general funds of the Town and shall be used exclusively for promoting primary work force housing in the Town.
- d. The rental of primary work force housing rental housing units shall be restricted to households qualifying under the provisions of this Resolution. This restriction shall be contained on the recorded deed to the property upon sale and shall run with the property for a ten-year period. The qualifying household shall occupy all rental units. Violation of any provision of this restriction shall entitle the Town to seek an appropriate order voiding the lease agreement and to seek such other remedies as may be appropriate to enforce the spirit and intent of this restriction.
- e. The Town Attorney shall establish procedures and create such documents as may be necessary to fully implement the restrictions set forth in this section and to carry out to the fullest extent possible the Primary Work Force Housing Policy set forth in this Resolution

6. **Planned Unit Development (PUD).** That in the discretion of the Planning Department, primary work force housing developments or projects may be required to follow the regulations set forth in the Windsor Municipal Code with regard to Planned Unit Developments. The use of the PUD process may enable maximum flexibility in the implementation of the intent and purposes of this Resolution.

7. **Planning Department Regulations.** That the Planning Department is hereby authorized to adopt such regulations and to make such modifications to the Town's Planning Procedures Manual as may be necessary to implement the intent and purposes of this Resolution.

8. **Additional Ordinances and/or Resolutions.** That the Town Attorney is hereby authorized to prepare and propose for adoption such additional ordinances and resolutions as may be necessary to implement the provisions of this Resolution.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 24th day of May, 2004.

TOWN OF WINDSOR, COLORADO

By Edmund M. Stuebs



ATTEST:

Ann McKinstry
Town Clerk

Town of Windsor - Primary Workforce Housing Policy Analysis

Current Policy	Gap	Comments
General- policy Unutilized	Incentives are vague, lack strength, unknowns for developer.	Only Windsor Housing Authority has utilized since 2004
For workforce living in Windsor	Only addresses affordable housing for workforce living in Windsor	No policy for seniors or disabled
		First priority for those living and working in Windsor; applicants have been limited, especially those who work in Windsor; seniors have filled available units
Workforce Housing Incentives:		
- 10% density bonus	No expressed interest from development community.	Has not been utilized
- Fast-track review	Time-frame not specified.	Has not been utilized. Windsor Demographics & Housing Study findings state that fast-track review not as beneficial to developer as compared with predictability.
- Fees deferred until certificate of occupancy		Has been used by WHA/LHA with Windsor Meadows Apts. Demographics & Housing Study state that this element may not provide much incentive to development community.
- Regular fee/dedication standards		Only allowed by Town Board fee waiver. WHA/LHA have received for Golden Meadows Senior Complex.

Accessory Dwelling Units (ADUs)

- Consistent with direction of Demographics & Housing Study, Comprehensive Plan
- Provides attainable housing options
 - Aging population
 - Declining household size
 - Adds housing diversity
 - Income potential for elderly or young homeowners
- Promotes efficient infill development
- Available option for any single-family residential lot (not based on zone district)

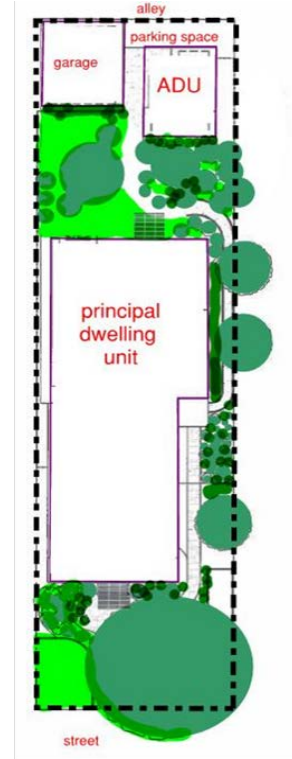


Ordinance & Implementation

Before mid-2014	Change	Benefits
- Not permitted in residential districts - Only allowed in commercial / industrial - Limited affordable housing options - Limited opportunities for infill and/or redevelopment - One water & sewer tap per single-family unit	- Allowed in any residential district with an approved ADU application - Use of same water and sewer line for ADU - New opportunities for infill and/or redevelopment	• Opportunities for attainable housing • Opportunities for aging population • Increase housing options • Infill – efficient use of existing infrastructure • Increased density in proximity to mixed-use areas / community amenities • Income opportunities

General Criteria

- ADU owner is the same as property owner
- Located on same lot as principal dwelling unit.
- Accessory to principal dwelling unit
- Same water & sewer tap
- 950 sf or less
- Compatible with design of principal dwelling unit
- One off-street parking space
- Max. of three persons
- Meets lot coverage, setbacks, open space requirements



Colorado Communities - Housing Programs

Municipality	Housing Authority	Local Agencies	Other Affordable Housing Programs	Notes
Windsor	yes*	Windsor Housing Authority (WHA) *managed by Loveland Housing Authority	CARE Housing (Cottonwood Townhomes) - rent subsidized; County Housing Authorities	See Windsor Affordable/Attainable Housing Summary
Loveland	yes	Loveland Housing Authority	*Neighbor-to-Neighbor; **Catholic Charities, *Habitat for Humanity	*Independent housing programs; **Independent, providing housing and services for vulnerable populations; elderly
Greeley	shared & yes	Greeley-Weld Housing Authority; Greeley Urban Renewal Authority (GURA)	G-HOPE program; **Catholic Charities; *Habitat for Humanity	**Independent, providing housing and services for vulnerable populations; elderly; *Independent housing programs
Fort Collins	yes	Fort Collins Housing Authority; Affordable Housing Board advisory board to FC City Council)	City: Land Bank, deed-restricted, development incentives; *Neighbor-to-Neighbor; **Catholic Charities; *Humanity for Humanity; ***Housing Catalyst	*Independent housing programs; **Independent, providing housing and services for vulnerable populations; elderly; ***Independent - private real estate developer/builder/serves mixed-income housing communities
Milliken	*yes	*Milliken Housing Authority (MHA) partners with LHA	*Habitat for Humanity	MHA role and function is similar to WHA; *Independent housing programs
Estes Park	yes	Estes Park Housing Authority (EPHA) is its own independent entity + currently receives 30K funding from Town of Estes Park. Self-sustaining now (started with more support from LHA). LHA now is contracted for admin work only.	*Habitat for Humanity also does some work with a few footprints and a few planned for next year. *private developers doing workforce housing projects	*Independent housing programs
Johnstown	yes	JHA (Johnstown Housing Authority/Senior Housing Authority)	Larimer County; Greeley-Weld County Housing Authorities	Oversees Columbine Complex, 24-unit apartments
Berthoud	no	Town incentives; partners with Habitat for Humanity	Town incentives: Reduction in water fees for houses on lots under 3,500 sf, and under 1,200 sf home. 40% reduction in water and impact fees; Larimer County Housing Authority	Town has explored starting a housing authority (would have partnered with LHA).
Severance	no	NA	Greeley-Weld County Housing Authority	
Wellington	yes	Contract with HUD & facilities are managed by Housing Catalyst		
Frederick	no	Town-operated urban renewal authority	Greeley-Weld County Housing Authority	Created an URA in 2013 to oversee TIF districts with tax credits for blighted areas. A couple residential areas, but not affordable components. Frederick's Comprehensive Plan and Strategic Plan include a goal of creating a housing policy for providing affordable housing incentives, but not a housing authority or other program.
Firestone	no	NA	Greeley-Weld County Housing Authority	
Eaton	yes	Eaton Housing Authority (Town-operated)	Independent housing programs	One HUD subsidized section 8 development for seniors with 2+ yrs wait; 4-plex 60 units 1 bedroom built in the 80's.
Evans	no	NA	Fed/State programs; Greeley-Weld Housing Authority	Riverside Park redevelopment (110 low-income rental units) - a HUD CDBG in response to flood damage
Aspen	shared	Aspen-Pitkin Housing Authority	County workforce housing program	Workforce housing: Must live and work in community at least 9-mos/year and FT employment
Vail	yes	Town Housing Department	Deed-restrictive housing; public-private partnerships with employers for workforce housing	Workforce housing: Occupancy requirements.

Note: Unincorporated areas qualify for county housing authority programs/assistance

LHA - Loveland Housing Authority
CDBG - Community Development Block Grants
HUD - US Dept of Housing and Urban Development
TIF - tax increment financing
URA - urban renewal authority



MEMORANDUM

Date: December 7, 2020
To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: Karen Frawley, Town Clerk
Re: Future Meeting Agenda
Item #: 3.

ATTACHMENTS:

- ▢ Future Meetings Agenda



FUTURE TOWN BOARD MEETINGS

December 14, 2020 5:30 p.m.	Town Board Work Session Overview of the Transportation Master Plan
December 14, 2020 7:00 p.m.	Town Board Regular Meeting
December 21, 2020 5:30 p.m.	Town Board Work Session Board-Manager-Attorney Social
January 4, 2021 6:00 p.m.	Town Board Work Session Review of past SH 392 Bypass Studies and Alignments
January 11, 2021 5:30 p.m.	Town Board Work Session Board-Manager-Attorney Monthly Meeting SafeBuilt Presentation of Annual Report and Audit Urban3 Follow Up
January 11, 2021 7:00 p.m.	Town Board Regular Meeting
January 18, 2021 6:00 p.m.	Town Board Work Session Impact Fees (Road Impact, Parks, Drainage, Water, etc.) Poudre River Trail Corridor Strategic Plan Update
January 25, 2021 5:30 p.m.	Town Board Work Session 7 th Street Multimodal & Walnut Street Bikeway Plans
January 25, 2021 7:00 p.m.	Town Board Regular Meeting
February 1, 2021 6:00 p.m.	Town Board Work Session Snow Plan
February 8, 2021 6:00 p.m.	Town Board Work Session Board-Manager-Attorney Monthly Meeting
February 8, 2021 7:00 p.m.	Town Board Regular Meeting
February 15, 2021 6:00 p.m.	Town Board Work Session Eastman Park Drive Corridor Plan
February 22, 2021 6:00 p.m.	Town Board Work Session

February 22, 2021
7:00 p.m.

Town Board Regular Meeting

Future Work Session Topics

- Joint Meeting with Town of Windsor, Town of Severance, Fire District and School District – Tentative for Fall of 2020
- Facility Master Plan Check in (January)
- Telecom Code (February)
- Comprehensive Plan Review
- Proportional services and amenities for planned population (February 2021)
- Economic development/retail needs based on population levels
- Code Amendments for Reimbursements