



Town Board Special Meeting

March 18, 2024 - 5:30 PM

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

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www.windsorgov.com/MeetingsOnDemand.

MINUTES

A. CALL TO ORDER

Mayor Rennemeyer called the meeting to order at 5:38 p.m.

1. Roll Call

Present:

Mayor Paul Rennemeyer
Mayor Pro Tem Barry Wilson
Ron Steinbach
Ken Bennett
Julie Cline
Victor Tallon
Jason Hallett

Also Present:

Shane Hale, Town Manager
Dan Money, Town Attorney
John Thornhill, Community Development Director
Scott Ballstadt, Planning Director
Leif Lesoing, Water Resource Administrator
Kim Lambrecht, Senior Planner
Kim Emil, Deputy Town Attorney
Aaron Lopez, Acting Police Chief
Mark Price, Planner II
Sandra Mezzetti, Senior Planner
Kiyra McKinley, Visual Media Coordinator
Ben Bodiker, Visual Media Supervisor
Karen Frawley, Town Clerk

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

Town Board Member Hallett moved to approve the agenda as written, Town Board Member Tallon seconded the motion. Roll call on the vote resulted as follows; Yeas - Paul Rennemeyer, Barry Wilson, Ken Bennett, Julie Cline, Victor Tallon, Jason Hallett, Ron Steinbach; Nays - None; Motion Passed.

B. BOARD DISCUSSION

1. Amended and Restated Water Service Agreement Town of Windsor and North Weld County Water District

The Town of Windsor and North Weld County Water District ("District") have negotiated an amended Water Service Agreement. The agreement supersedes the original agreement as well as the previous amended agreements of 2001, 2004, and 2009. The District will annually treat 502 million gallons of water. The Town owns the water rights that are being

treated by the district. The agreement has already been approved by the District and the Town will pay \$3.07 million to the District for the additional treatment capacity.

2. Consideration of a Contract Extension for Ally Utility Consulting, LLC and Operation of Cobb Lake Regional Water Treatment Authority - D. Money, Town Attorney

3. Establishing the Annual Salary for the Mayor, Mayor Pro Tem, and the Town Board Members of the Town of Windsor, Colorado - D. Money, Town Attorney

Section 3.6 of the Town's Home Rule Charter states that the compensation of Town Board Members and the Mayor shall be set by ordinance. The current compensation for the Town Board Member and Mayor were previously established in May 2015, by Ordinance No. 2015-1497. The Town Board wishes to increase the Mayor, Mayor Pro Tem and Board Member pay of future Mayor, Mayor Pro Tem and Board Members. The set pay for members starting on May 1, 2026 are \$18,000 for Mayor, \$15,000 for Mayor Pro Tem, and \$12,000 for all other Board Members. The provisions of the Ordinance will not affect the compensation being paid to current electeds in these positions.

Discussion ensued between Town Board who came to a consensus that the salary amounts should be \$18,000 for Mayor, \$12,000 for Mayor Pro Tem, and \$10,000 for all other Board Members. Staff stated that the new amounts would be reflected in the ordinance for consideration.

4. Severance High School After Prom Donation - P. Rennemeyer, Mayor

5. Future Meetings Agenda

The meeting was recessed at 6:24 p.m. The meeting resumed at 7:00 p.m.

C. BOARD ACTION

1. Public Hearing - An Ordinance Amending Portions of Windsor Municipal Code, Chapter 14, Article II, Concerning Comprehensive Plan Adoption Procedures

Town Board Member Hallett moved to open the public hearing, Town Board Member Tallon seconded the motion. Roll call on the vote resulted as follows; Yeas - Paul Rennemeyer, Barry Wilson, Ken Bennett, Julie Cline, Victor Tallon, Jason Hallett, Ron Steinbach; Nays - None; Motion Passed.

"Mayor Rennemeyer, for the record, I would like to point out that in my capacity as Town Board liaison to the Planning Commission, I was present at the Planning Commission meeting during which this matter was previously presented. I wish to state that my participation in the Planning Commission proceeding has in no way influenced me in my capacity as a Town Board member this evening. I will make my decision and cast my vote this evening based solely on the evidence presented during this public hearing."

Mayor Rennemeyer opened the hearing up for public comment, to which there was none.

Town Board Member Hallett moved to close the public hearing, Town Board Member Tallon seconded the motion. Roll call on the voter resulted as follows; Yeas - Paul Rennemeyer, Barry Wilson, Ken Bennett, Julie Cline, Victor Tallon, Jaosn Hallett, Ron

Steinbach; Nays - None; Motion Passed.

2. Ordinance 2024-1696 - An Ordinance Amending Portions of Windsor Municipal Code, Chapter 14, Article II, Concerning Comprehensive Plan Adoption Procedures

Please refer to public hearing item materials.

Town Board Member Hallett moved to approve Ordinance No. 2024-1696, Town Board Member Tallon seconded the motion. Roll call on the vote resulted as follows; Yeas - Paul Rennemeyer, Barry Wilson, Ken Bennett, Julie Cline, Victor Tallon, Jason Hallett, Ron Steinbach; Nays - None; Motion Passed.

3. Public Hearing - Conditional Use Permit to allow a temporary office trailer - Great Western Industrial Park Subdivision 10th Filing, Block 1, Lot 2 (31880 Great Western Drive) - Intersand America, property owner; Joel Laroche, Intersand America, applicant

The applicant, Intersand America, represented by Mr. Joel Laroche, is requesting a Conditional Use Permit (CUP) to allow one temporary office trailer in the Heavy Industrial (HI) zone district for one (1) year with the ability to extend one (1) additional year.

A conditional use permit is required because the proposed temporary use is not specifically included as a use-by-right in any zoning district per Section 14-2-130(a) of the Town's Municipal Code, Conditional Use Permit Applicability. The applicant is requesting allowance for a temporary office trailer while the company implements new Enterprise Resources Planning software. The implementation process requires an additional 8-9 people and the current office is not large enough to accommodate the additional people.

Town Board Member Hallett moved to open the public hearing, Town Board Member Tallon seconded the motion. Roll call on the vote resulted as follows; Yeas - Paul Rennemeyer, Barry Wilson, Ken Bennett, Julie Cline, Victor Tallon, Jason Hallett, Ron Steinbach; Nays - None; Motion Passed.

Mayor Rennemeyer opened the hearing up for public comment, to which there was none.

Town Board Member Hallett moved to close the public hearing, Town Board Member Tallon seconded the motion. Roll call on the vote resulted as follows; Yeas - Paul Rennemeyer, Barry Wilson, Ken Bennett, Julie Cline, Victor Tallon, Jason Hallett, Ron Steinbach; Nays - None; Motion Passed.

4. Approval of a Conditional Use Permit to allow a temporary office trailer - Great Western Industrial Park Subdivision 10th Filing, Block 1, Lot 2 (31880 Great Western Drive) - Intersand America, property owner; Joel Laroche, Intersand America, applicant

Please see the public hearing item for information.

Town Board Member Hallett moved to approve the conditional use permit to allow a temporary office trailer, Town Board Member Tallon seconded the motion. Roll call on the vote resulted as follows; Yeas - Paul Rennemeyer, Barry Wilson, Ken Bennett, Julie Cline, Victor Tallon, Jason Hallett, Ron Steinbach; Nays - None; Motion Passed.

5. Public Hearing - Ordinance No. 2024-1697 Amending a Portion of Town of Windsor Municipal Code, Chapter 16, Article III, Concerning Regulation of Short-Term Rentals

Short-Term Rentals (STRs) have become a popular housing option for vacationers, business travelers, and people seeking a weekend get-a-way. 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, particularly if a lodging tax were implemented, they can also have a negative impact on the affordable housing supply. The challenge is to strike 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.

Town Board Member Hallett moved to open the public hearing, Town Board Member Tallon seconded the motion. Roll call on the vote resulted as follows; Yeas - Paul Rennemeyer, Barry Wilson, Ken Bennett, Julie Cline, Victor Tallon, Jason Hallett, Ron Steinbach; Nays - None; Motion Passed.

Mayor Rennemeyer opened the hearing up for public comment, to which there was none.

Town Board Member Hallett moved to close the public hearing, Town Board Member Tallon seconded the motion. Roll call on the vote resulted as follows; Yeas - Paul Rennemeyer, Barry Wilson, Ken Bennett, Julie Cline, Victor Tallon, Jason Hallett, Ron Steinbach; Nays - None; Motion Passed.

6. Ordinance No. 2024-1697 - An Ordinance Amending a Portion of Town of Windsor Municipal Code, Chapter 16, Article III, Concerning Regulation of Short-Term Rentals

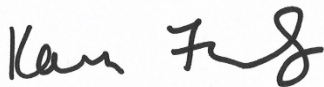
Please refer to the previous Public Hearing item for background information.

Town Board Member Hallett moved to approve Ordinance No. 2024-1697, Town Board Member Tallon seconded the motion. Roll call on the vote resulted as follows; Yeas - Paul Rennemeyer, Barry Wilson, Ken Bennett, Julie Cline, Victor Tallon, Jason Hallett, Ron Steinbach; Nays - None; Motion Passed.

D. ADJOURN

Town Board Member Hallett moved to adjourn, Town Board Member Tallon seconded the motion. Roll call on the vote resulted as follows; Yeas – Pual Rennemeyer, Barry Wilson, Ken Bennett, Julie Cline, Victor Tallon, Jason Hallett, Ron Steinbach; Nays - None; Motion Passed.

Upon a motion duly made, the meeting was adjourned at 7:45 p.m.



Karen Frawley, Town Clerk