



Town Board Regular Meeting

February 24, 2025 - 7:00 PM

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

To view Town Board meeting broadcasts, visit
www.windsorgov.com/MeetingsOnDemand.

MINUTES

A. CALL TO ORDER

Mayor Cline called the meeting to order at 7:02 p.m.

1. Roll Call

Present:

Mayor Julie Cline
Mayor Pro Tem Ron Steinbach
Brian Jones
Lainie Peltz
Ken Symsack - Virtual
Rick Klimek - Virtual
Jason Hallett

Also Present:

Shane Hale, Town Manager
Dan Money, Town Attorney
Eric Lucas, Deputy Town Manager
John Thornhill, Community Development Director
Leif Lesoing, Water Resources Manager
Wade Willis, Open Space and Trails Manager
Sandra Mezzetti, Senior Planner
Tara Fotsch, Director of PRC
Kyra McKinley, Visual Media Coordinator
Karen Frawley, Town Clerk

2. Pledge of Allegiance

Mayor Cline asked Town Board Member Peltz to lead the Pledge of Allegiance.

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

Due to a technological error, Town Board Member Klimek was not able to provide a vote.

Town Board Member Hallett moved to approve the agenda as presented, Town Board Member Jones seconded the motion. Roll call on the vote resulted as follows; Yeas - Julie Cline, Ron Steinbach, Brian Jones, Lainie Peltz, Ken Symsack, Jason Hallett; Nays - None; Motion Passed.

4. Presentations

a. Severance High School After Prom Funding Request

Staff will present a request for \$1500 from the Severance After Prom Committee.

5. Public Invited to be Heard

Mayor Cline opened the meeting up for public comment, to which there was none.

B. CONSENT CALENDAR

1. Approval of the February 10, 2025 Town Board Regular Meeting Minutes. - K. Frawley, Town Clerk

Approval of the meeting minutes.

2. Board and Commission Appointments - K. Frawley, Town Clerk

During the week of February 11th, Mayor Cline and Town Board Member Hallett conducted Board and Commission interviews for vacant seats on the Parks, Recreation and Culture Advisory Board, Water and Sewer Board, Board of Adjustment/Appeals, Tree Board, Planning Commission, Historic Preservation Commission, and Windsor Arts Commission. During the week of February 11th, Mayor Cline and Mayor Pro Tem Steinbach conducted a Board and Commission interview for the Windsor Housing Authority. The following individuals are being recommended for appointment:

Parks, Recreation and Culture Advisory Board:

James Giffin - regular member term expiring September 2028

Planning Commission:

Timothy Reddick - regular member term expiring March 2029

Board of Adjustment/Appeals:

Glen Thurston - alternate member term expiring September 2026

Historic Preservation Commission:

Dave Herzer - regular member term expiring March 2029

ToniRae Andres - regular member term expiring March 2029

Windsor Housing Authority:

Joshua Fulenwider - regular member term expiring March 2030

Water and Sewer Board:

Greg Bielawski - regular member term expiring March 2029

Alan MacGregor - regular member term expiring March 2029

Tree Board:

Georgene Sackerson - regular member term expiring September 2028

Windsor Arts Commission:

Tiffany Elliott - regular member term expiring September 2027

3. Resolution No. 2025-11 A Resolution Accepting a Temporary Construction Easement and the Permanent Poudre River Trail Easement Agreement From Carestream Healthcare Inc, to the

Town of Windsor within the Carestream Healthcare Campus - W. Willis, Open Space and Trails Manager

Staff has successfully negotiated a Permanent and Temporary Easement for continued access across the Carestream Health Inc. Property (Formerly Kodak Colorado) and construction of the Poudre Trail which will re-align the trail away from the Poudre River in an area that is currently at risk of river bank failure. This is a part of a Transportation Alternatives (TA) federal grant funded project to protect and maintain the Poudre River Regional Trail. The existing Poudre River Trail through this area was and is a part of the original Lease for the Poudre Trail and the lease is nearing its expiration. CDOT, who is administering the TA grant required dedication of a permanent easement in order to utilize the TA grant funding.

Town Board Member Hallett moved to approve the consent calendar as written, Town Board Member Jones seconded the motion. Roll call on the vote resulted as follows; Yeas - Julie Cline, Ron Steinbach, Brian Jones, Lainie Peltz, Ken Symsack, Rick Klimek, Jason Hallett; Nays - None; Motion Passed.

C. BOARD ACTION

1. Ordinance No. 2025-1715 - An Ordinance Approving a Rezone Removing the Planned Unit Development (PUD) Overlay from the Residential Mixed Use Two (RMU-2) Zoning within the Overland 368 Annexation Property - Chad Ellington, applicant, Peak Development Group; Shelley LaMastra, applicant's representative, RVi Planning + Landscaping

Executive Summary

The applicant's representative, Ms. Shelley LaMastra of RVi Planning + Landscaping, has submitted an application on behalf of Peak Development Group, represented by Mr. Chad Ellington, to rezone approximately 173 acres known as Overland 368 annexation. The subject property is located west of State Highway 257, east of 15th Street, and north of the Great Western Railway in the Town of Windsor. In addition, the applicant's representative has submitted an application for a master plan amendment, which will be processed concurrently with the rezoning application.

Mayor Cline opened the meeting up for public comment, to which there was none.

Town Board Member Hallett moved to approve Ordinance No. 2025-1715, Town Board member Peltz seconded the motion. Roll call on the vote resulted as follows; Yeas - Julie Cline, Ron Steinbach, Brian Jones, Lainie Peltz, Ken Symsack, Rick Klimek, Jason Hallett; Nays - None; Motion Passed.

2. Ordinance No. 2025-1716 - An Ordinance Approving a Rezone from Single Family Residential (SF-1) to Estate Residential (ER) within the Raindance Subdivision 21st Filing, Tract A - Garrett Scallon, The Water Valley Company, property owner representative; Martin Lind, Raindance Aquatic Investments LLC, owner

Executive Summary

The applicant's representative, Mr. Garrett Scallon, of The Water Valley Company, has submitted an application on behalf of Martin Lind, Raindance Aquatic Investments LLC, property owner, to rezone 1.06 acres from SF-1 (Single Family Residential) to ER (Estate Residential) within a 5.71-acre parcel of land known as Raindance Subdivision 21st Filing, Tract A. The subject property is located at 31013 County Road 64, approximately

a ½ mile north of New Liberty Road and approximately a ½ mile west of 7th Street, near the northeast corner of Raindance National Golf Course. The parcel is currently split-zoned SF-1 and ER, and the proposed rezone will rectify the condition with ER zone district for the entire parcel. The existing use is a golf course maintenance building, and golf course is a permitted use in the ER zone district.

Mayor Cline opened the meeting up for public comment, to which there was none.

Town Board Member Hallett moved to approve Ordinance No. 2025-1716, Town Board Member Jones seconded the motion. Roll call on the vote resulted as follows; Yeas - Julie Cline, Ron Steinbach, Brian Jones, Lainie Peltz, Ken Symsack, Rick Klimek, Jason Hallett; Nays - None; Motion Passed.

D. COMMUNICATIONS

1. Communications from Town Attorney

2. Communications from Town Staff

a. Windsor Police January 2025 Statistics

3. Communications from Town Manager

Per Mr. Hale, thank you to the election judges and the Charter Ad Hoc Committee for all their work on this election.

4. Communications from Town Board

E. EXECUTIVE SESSION

1. An Executive Session Pursuant to Colorado Revised Statutes §24-6-402(4)(e)(I) for the Purposes of Determining Positions Relative to Matters that may be Subject to Negotiations; Developing Strategy for Negotiations; and Instructing Negotiators with Respect to Water Lease Contracts (John Thornhill, Community Development Director; Leif Lesong, Water Resources Manager)

2. 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 Regarding Open Space Acquisition (Eric Lucas, Deputy Town Manager)

3. An Executive Session Pursuant to Colorado Revised Statutes § 24-6-402 (4)(e)(I) for the Purposes of Determining Positions Relative to Matters that may be Subject to Negotiations; Developing Strategy for Negotiations; and Instructing Negotiators Concerning Economic Development Opportunities and Incentives

Town Board Member Hallett moved to enter into an executive session pursuant to Colorado Revised Statutes Section 24-6-402 (4)(e)(I) for the purposes of determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators with respect to water lease contracts; to enter 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 regarding open space acquisition; and to enter an executive session pursuant to Colorado revised statutes §24-6-402 (4)(e)(I) for the purposes of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators concerning economic development opportunities and incentives, Town Board member Steinbach seconded the motion. Roll call on the vote resulted as follows; Yeas - Julie Cline, Ron Steinbach, Brian Jones, Lainie Peltz, Ken Symsack, Rick Klimek, Jason Hallett; Nays - None; Motion Passed.

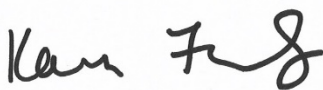
The Town Board entered into an executive session at 7:29 p.m.

Upon a motion duly made, the executive session was closed and the Town Board returned to the regular meeting at 8:39 p.m.

Upon returning to the regular meeting, Mayor Cline advised that if any participants in the executive session believed the session contained any substantial discussion of any matters not included in the motion to convene the executive session, or believed any improper action occurred during the session in violation of the open meetings law; such concerns should now be stated. Hearing none, the regular meeting resumed at 8:40 p.m.

F. ADJOURN

Town Board Member Hallett moved to adjourn, Town Board Member Jones seconded the motion. Roll call on the vote resulted as follows; Yeas - Julie Cline, Ron Steinbach, Brian Jones, Lainie Peltz, Ken Symsack, Rick Klimek, Jason Hallett; Nays - None; Motion Passed.



Karen Frawley, Town Clerk