



Town Board Regular Meeting

March 24, 2025 - 7:00 PM

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

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MINUTES

A. CALL TO ORDER

Mayor Cline called the meeting to order at 7:00 p.m.

1. Roll Call

Present:

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

Also Present:

Shane Hale, Town Manager
Dan Money, Town Attorney
Eric Lucas, Deputy Town Manager
Scott Ballstadt, Planning Director
Dean Moyer, Finance Director
Carlin Malone, Chief Planner
Sandra Mezzetti, Senior Planner
Stephen Garrison, Police Chief
Evan Wendlandt, Economic Development Director
Richard Zeigler, Police Commander
Richard Cook, Police Sergeant
Kyra McKinley, Visual Media Coordinator
Karen Frawley, Town Clerk

2. Pledge of Allegiance

Mayor Cline asked Town Board Member Hallett 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

Town Board Member Hallett moved to approve the agenda as written, 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.

4. Outside Funding Request

a. Military 250 Celebration, June 14th - Carlene Irion

A request was made to fund the Military 250th Celebration in the amount of \$2,000.00, which was approved by all Board Members.

5. Public Invited to be Heard

Mayor Cline opened the meeting up for public comment.

Petra Drouin, Cordelia Stone, Jill Steele, Rebecca Gibbs, Tom Drouin, and Cora Thorsen all addressed the board regarding the proposed ordinance called Sammy's Law.

Stephanie Furrow, Cooper Furrow, Beau Furrow, Jason Weber, Kipton Furrow, and Kim Masden all addressed the board regarding the zoning in the estates district and the potential to allow 4-H animals within these districts.

B. CONSENT CALENDAR

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

Approve the meeting minutes. Town Board Member Hallett reported that the minutes need to be amended on the board report, the WDA report needs to be updated from stating "back logs" to back lots.

Town Board Member Hallett moved to approve the consent calendar as amended, 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. Public Hearing - Request to Continue Public Hearing - Applicant request to amend the Town Comprehensive Plan Land Use Map land use designation from General Commercial to Mixed Residential for an area within Village East Subdivision 8th, 12th and 13th Filings - Larry Buckendorf, owner representative for Village East Commercial Holdings, LLC; and Morgan Kidder, applicant representative, Journey Homes, LLC

At their regular meeting on March 5, 2025, the Planning Commission considered a request from the applicant to continue the public hearing for this item. There was no discussion of this item. The applicant, staff, and the Planning Commission set a date-certain time to continue the public hearing. The Planning Commission unanimously approved the request to continue the public hearing at the regular Planning Commission meeting on April 16, 2025. Therefore, no recommendation was forwarded to the Town Board from Planning Commission for this item.

The Town Board public hearing for this request was noticed for March 24, 2025. Therefore, staff requests that the Town Board continue its public hearing on this item to May 12, 2025.

Mayor Cline opened the public hearing. Mr. Buckendorf requested that the public hearing item be continued to a date certain of May 12th.

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

Mayor Cline closed the public hearing.

2. Request to Continue - Applicant request to amend the Town Comprehensive Plan Land Use Map land use designation from General Commercial to Mixed Residential for an area within Village East Subdivision 8th, 12th and 13th Filings - Larry Buckendorf, owner representative for Village East Commercial Holdings, LLC; and Morgan Kidder, applicant representative, Journey Homes, LLC

At their regular meeting on March 5, 2025, the Planning Commission considered a request from the applicant to continue the Town Board recommendation from the Planning Commission for this item. There was no discussion on this item. The applicant, staff, and the Planning Commission derived a date-certain time to continue this action item. The Planning Commission unanimously approved the request to continue the recommendation to the Town Board on the land use amendment (LUMA) request to the regular Planning Commission meeting on April 16, 2025. Therefore, no recommendation was forwarded from the Planning Commission for this item.

The Town Board public hearing associated with this item was noticed for March 24, 2025. Therefore, staff requests that the Town Board continue this item to the same date as the public hearing, to May 12, 2025.

Town Board Member Hallett moved to continue the request to amend the Town Comprehensive Plan Land Use Map land use designation to a date certain of May 12th, 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.

3. Public Hearing - Applicant request to amend the Town Comprehensive Plan Land Use Map land use designation from Commercial Mixed-Use to Medium Density Residential for an area within the Trautman Subdivision 4th Filing, Lot 1 - John Mehl, owner representative, Timberline Church; Larry Buckendorf, applicant Ravina Investments LLC.; Morgan Kidder, applicant representative, Journey Homes, LLC.

Executive Summary

The applicant's representative, Mr. Morgan Kidder of Journey Homes has submitted an application on behalf of the property owner, Timberline Church, for a Town of Windsor 2024 Comprehensive Plan Land Use Map Amendment (LUMA) within a portion of the Trautman Subdivision 4th Filing, located south of Crossroads Boulevard and east of Weld County Road (WCR) 17, in the Town of Windsor.

Mayor Cline opened the public hearing.

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

Mayor Cline closed the public hearing.

4. Staff Recommendation to Town Board - Applicant request to amend the Town Comprehensive Plan Land Use Map land use designation from Commercial Mixed-Use to Medium Density Residential for an area with Trautman Subdivision 4th Filing, Lot 1 - John Mehl, owner representative, Timberline Church; Larry Buckendorf, applicant, Ravina Investments LLC.; Morgan Kidder, applicant representative, Journey Homes, LLC.

Please refer to the information provided with the public hearing item. Discussion ensued between the board, applicant, and staff.

Town Board Member Hallett moved to approve the applicant request to amend the Town comprehensive Plan Land Use Map land use designation from commercial mixed-use to medium density residential for an area within Trautman Subdivision 4th filing, lot 1, Town Board Member Klimek seconded the motion. Roll call on the vote resulted as follows; Yeas - Lainie Peltz, Rick Klimek, Jason Hallett; Nays - Julie Cline, Ron Steinbach, Brian Jones, Ken Symsack; Motion Failed.

5. Resolution No. 2025-14 - A Resolution Approving an Agreement for Project B Development Incentives between the Town of Windsor, Colorado and King Soopers

On October 28, 2024, Town Board approved an incentive agreement for King Soopers to develop a new King Soopers grocery store and fueling center on the northeast corner of Hollister Lake Road and Highway 392.

Town Board Member Hallett moved to approve Resolution No. 2025-14, 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.

6. Ordinance No. 2025-1717 - An Ordinance Opting Out Of The Requirements Set Forth In Senate Bill 24-131 Concerning Firearms In Sensitive Spaces, And Amending The Town Of Windsor Municipal Code By The Adoption Of A New Section 10-4-230 To Permit The Carrying Of Firearms In The Town Of Windsor Town Hall

SB 24-131 prohibits a person from knowingly carrying a firearm, both openly and concealed, in the following government buildings, including their adjacent parking areas:

- State legislative buildings, including buildings at which the offices of elected members are located;
- A building of a local government's governing body, including buildings at which the offices of elected members or the chief executive officer of a local government are located (local government buildings); and
- A courthouse or other building used for court proceedings.

A local government *may* enact an ordinance or resolution (opting out of this bill) regulating who can carry a firearm in government buildings and on government property. The Board discussed the attached Ordinance at the March 17th Work Session and wishes to present it tonight for consideration.

Town Board Member Hallett moved to approve Ordinance No. 2025-1717, Town Board Member Klimek seconded the motion. Roll call on the vote resulted as follows; Yeas - Julie Cline, Brian Jones, Lainie Peltz, Rick Klimek, Jason Hallett; Nays - Ron Steinbach, Ken Symsack; Motion Passed.

D. COMMUNICATIONS

1. Communications from Town Attorney

2. Communications from Town Staff

a. Windsor Police February 2025 Statistics

b. Financial Report December 2024

3. Communications from Town Manager

Per Mr. Hale, the Chamber will be holding its award luncheon on April 25th from 11 to 1. Please let Ms. Schwindler know if you would like to attend, there are five seats available to those would like them.

4. Communications from Town Board

Per Mayor Cline, closing of the open space purchase will take place on March 31st. The next coffee with the Mayor will be held on April 11th at the Rec Center at 10:00 a.m. The Polar Plunge will be held on April 12th at Windsor Lake. Last Thursday was the City Showcase where the City Allstars, including Mayor Cline, played the High School Unified basketball team. The Unified ultimately won.

E. EXECUTIVE SESSION

1. An Executive Session Pursuant to Colorado Revised Statutes §24-6-402(4)(b) for a Conference with an Attorney for the Town Board to Receive Legal Advice on Specific Legal Questions Related to a 2008 IGA with Greeley (Dan Money, Town Attorney)

Town Board Member Hallett moved to enter into an executive session pursuant to Colorado Revised Statutes §24-6-402(4)(b) for a conference with an attorney for the Town Board to receive legal advice on specific legal questions related to a 2008 IGA with Greeley, 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.

The Town Board entered into an executive session at 9:48 p.m.

Upon a motion duly made, the executive session was closed and the Town Board returned to the regular meeting at 10:36 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 not be stated. Hearing none, the regular meeting resumed at 10:37 p.m.

F. ADJOURN

Town Board Member Hallett moved to adjourn, 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.

Upon a motion duly made, the meeting was adjourned at 10:38 p.m.

A handwritten signature in black ink, appearing to read "Karen Frawley". The signature is written in a cursive style with a large, stylized "K" and "F".

Karen Frawley, Town Clerk