



TOWN BOARD REGULAR MEETING

March 23, 2026 - 7:00 PM

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

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

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance
3. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration
4. Proclamations
 - a. Honoring State Champion Windsor High School Wrestler Robert Kendall
 - b. Colorectal Cancer Awareness Month
 - c. Endometriosis Awareness Month
5. Outside Agency Report
 - a. Windsor Severance Fire Rescue Impact Fee Presentation - Chris Angermuller, Fire Chief - Windsor Severance Fire Rescue
6. Public Invited to be Heard

Individuals wishing to participate in Public Invited to be Heard (non-agenda item) are requested to sign up on the form provided in the foyer of the Town Board Chambers. When you are recognized, step to the podium, state your name and address then speak to the Town Board.

Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting.

The Town Board will not respond to any questions or comments made by the public during this section of the meeting, though it will take all input under advisement. If requesting a response from the Town, please leave your contact information with the Town Clerk. The Town Manager or other appropriate staff member will reach out after the meeting to address specific questions or concerns when appropriate.

B. CONSENT CALENDAR

1. Approval of the March 9, 2026 Town Board Regular Meeting Minutes - K. Frawley, Town Clerk
2. Resolution No. 2026-15 - A Resolution Accepting a Permanent Drainage and Utility Easement Agreement Between GWIP, LLC and the Town of Windsor within the Great Western Industrial Park Subdivision, 13th Filing - D. Blair, Civil Engineer III

3. Resolution No. 2026-16 - A Resolution Accepting a Permanent Drainage Easement Agreement, a Deed Of Dedication for Right of Way, and Two (2) Temporary Construction Easements Between Raindance Development, LLC and the Town of Windsor Concerning the Colorado Boulevard and Crossroads Boulevard Roundabout Project - Scott Pearson, Transportation Engineer
4. Resolution No. 2026-17 - A Resolution Approving and Accepting the Statement of Grant Award for the Internet Crimes Against Children Task Force Program - K. Clow, Police Commander

C. BOARD ACTION

1. Public Hearing - Resolution 2026-13 - Approving the Windsor Industrial Park Final Major Subdivision Plat (King Soopers Marketplace) - Dillon Companies LLC, owner; Nathan Abbott, Galloway & Company LLC, applicant
 - Quasi-judicial action
 - Staff presentation: Carlin Malone, Planning Manager
2. Resolution 2026-13 - Approving the Windsor Industrial Park Final Major Subdivision Plat (King Soopers Marketplace) - Dillon Companies LLC, owner; Nathan Abbott, Galloway & Company LLC, applicant
 - Quasi-judicial action
 - Staff presentation: Carlin Malone, Planning Manager
3. Public Hearing - Resolution 2026-18 - Approving the Overland 368 Subdivision Final Major Subdivision - Overland 368 LLC, Zada Steidle, owner; Chad Ellington, applicant, Peak Development Group; Shelley LaMastra, applicant's representative, RVi Planning + Landscaping
 - Quasi-judicial action
 - Staff presentation: Sandra Mezzetti, Senior Planner
4. Resolution No. 2026-18 - A Resolution Approving a Final Major Subdivision, Overland 368 Subdivision; Overland 368 LLC, Zada Steidl, owner; Chad Ellington, applicant, Peak Development Group; Shelley LaMastra, applicant's representative, RVi Planning + Landscape
 - Quasi-judicial action
 - Staff presentation: Sandra Mezzetti, Senior Planner
5. Ordinance No. 2026-1743 - An Ordinance Approving the First Amendment to the Consolidated Service Plan for Overland Metropolitan District Nos. 1-6 and the First Amendment to the Intergovernmental Agreement Between the Town of Windsor, Colorado and Overland Metropolitan District Nos. 1-6
 - First Reading
 - Legislative action
 - Staff presentation: Dan Money, Town Attorney
6. Resolution No. 2026-19 - A Resolution Authorizing the Use of Special Improvement Districts by Overland Metropolitan District Nos. 1-6
 - Legislative action
 - Staff presentation: Dan Money, Town Attorney

7. Ordinance No. 2026-1744 Adopting the 2025 Colorado Wildfire Resiliency Code and Corresponding Map and Revising the Windsor Municipal Code Accordingly

- First Reading
- Legislative action
- Staff presentation: Scott Ballstadt, Director of Planning

D. COMMUNICATIONS

1. Communications from Town Attorney
2. Communications from Town Staff
 - a. Major Site Plan- Greenspire Subdivision 8th Filing Lot 1 - Murphy USA - K. Lutsch, Senior Planner
 - b. Police Statistical Report - Feb 2026
3. Communications from Town Manager
4. Communications from Town Board

E. EXECUTIVE SESSION

1. An Executive Session Pursuant to Colorado Revised Statutes § 24-6-402(4)(b) and (e)(I) for a Conference with an Attorney for the Town Board to Receive Legal Advice on Specific Legal Questions and for the Purpose of Determining Positions Relative to Matters that may be Subject to Negotiations; Developing Strategy for Negotiations; and Instructing Negotiators Concerning Water.

F. 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.