



## TOWN BOARD REGULAR MEETING

September 14, 2020 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550 Zoom Meeting, Click on the link  
<https://windsorgov.zoom.us/j/95591745602> OR join by telephone at (888) 788-0099 or (877) 853-5247 - Webinar ID:955  
9174 5602

### MINUTES

#### A. CALL TO ORDER

Mayor Rennemeyer called the meeting to order at 7:09 p.m.

##### 1. Roll call

Mayor Paul Rennemeyer  
Mayor Pro Tem Ken Bennett  
Scott Charpentier  
Barry Wilson  
Julie Cline  
Victor Tallon  
David Sislowksi

Also Present:

Shane Hale, Town Manager  
Ian McCargar, Town Attorney  
Jessica Humphries, Admin Services Director  
Dean Moyer, Director of Finance  
Eric Lucas, Director of Public Services  
Wade Willis, Open Spaces and Trails Manager  
Rick Klimek, Chief of Police  
Stacey Miller, Economic Development Director  
Scott Ballstadt, Director of Planning  
Paul Hornbeck, Senior Planner  
Laura Browarny, Culture Supervisor  
David Eisenbraun, Senior Planner  
McKenzie Payne, Visual Media Coordinator  
Karen Frawley, Town Clerk

##### 2. Pledge of Allegiance

Mayor Rennemeyer asked that all rise for 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 Tallon moved to approve the agenda as presented, Town Board Member Sislowksi seconded the motion. Roll call on the vote resulted as follows; Yeas - Bennett, Charpentier, Cline, Rennemeyer, Sislowski, Tallon, Wilson; Motion Passed.**

##### 4. Board Liaison Reports

- Town Board Member Charpentier - Chamber of Commerce, Clearview Library Board  
Town Board Member Charpentier reported that the Chamber is continuing to collect on all of the delinquent accounts.  
  
Town Board Member Charpentier reported that the Library has been meeting on their strategic plan which was presented to the Board, as well as the remodeling of their existing building.
- Town Board Member Wilson - Planning Commission, Larimer County Behavioral Health Policy Council

Town Board Member Wilson reported that there is no update on the Planning Commission as the last two meetings have been cancelled due to lack of agenda items.

Town Board Member Wilson reported that the Larimer County Behavioral Health Policy Council met for the monthly meeting and will be moving forward with their new facility and scheduling a groundbreaking on December 16th. Town Board Member Wilson provided an update on the 2020 Impact Fund awards recommendations.

- Mayor Pro Tem Bennett - Water and Sewer Board, 34, 74 and I-25 Coalition's

Mayor Pro Tem Bennett reported that the Water and Sewer Board met last Wednesday and celebrated that Larimer County approved the 1041 permit for the NISP project.

Mayor Pro Tem Bennett report that the 34 Coalition won't meeting again until October and will discuss the interchanges at 35th Avenue and 47th Avenue in Greeley at US 34 design.
- Town Board Member Cline – Tree Board, Poudre River Trail Corridor Authority, Historic Preservation Commission

Town Board Member Cline reported that the Tree Board completed the audit of the trees at Chimney Park the end of August. The Tree Board will be having their meeting coming up in the next few weeks.

Town Board Member Cline reported that the Historic Preservation Commission met last week and has prepared some items that are on the agenda this evening.

Town Board Member Cline reported that the Poudre River Trail Corridor Authority had a half day retreat where they discussed the future of the corridor and decided to begin meeting every other week as opposed to monthly. Three subcommittees were established to focus on finding the strategy for the Poudre Trail.
- Town Board Member Tallon - Parks, Recreation and Culture Advisory Board, Great Western Trail Authority

Town Board Member Tallon reported that Park, Recreation, and Culture had a meeting at the first of the month and was unable to attend.

Town Board Member Tallon reported that the Great Western Trail provided financial updates. Construction is still underway and will have the ability to start seeing the trail, and the bridge has been completed.
- Town Board Member Sislowksi - Windsor Housing Authority, Windsor Severance Fire District

Town Board Member Sislowksi reported that the Windsor Severance Fire District had its meeting on September 10th and had a presentation regarding fire impact fees. There is a slight delay in property tax collections due to COVID but still in decent financial condition. There was a presentation on the consideration of forming a dive rescue team. There was a review of an informative material for the upcoming 2020 election to allowing them to degallagherize.
- Mayor Rennemeyer - Downtown Development Authority, North Front Range MPO

Mayor Rennemeyer reported that the Downtown Development Authority met for an informal work session where an alleyway design on the backlots project was discussed.

Mayor Rennemeyer reported that the North Front Range MPO, in addition to the ordinary business, had a CDOT representative named Jamie Grimm provide an update on the status of the CDOT boundary guidebook. Based upon the history and the study of the guidebook, it's a seven-step process described in the State statutes to change TPR boundaries as well as the federal boundaries requirements that pertain to MPOs. Weld County has three MPO's and the County Commissioners would like to look at consolidating to two MPO's by the end of the year.

5. Public Invited to be Heard

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

B. EXECUTIVE SECTION

1. An Executive Session Pursuant to C.R.S. §24-6-40(4)(b) to Confer with the Town Attorney for the Purposes of Receiving Legal Advice on Specific Legal Questions Concerning Sewer Capacity Issues (Ian McCargar, Town Attorney)

**Town Board Member Tallon moved to enter into an Executive Session pursuant to Colorado Revised**

**Statutes 24-6-402(4)(b) to confer with the Town Attorney for the purpose of receiving legal advice on specific legal questions concerning sewer capacity issues., Mayor Pro Tem Bennett seconded the motion. Roll call on the vote resulted as follows; Yeas - Bennett, Charpentier, Cline, Rennemeyer, Sislowski, Tallon, Wilson; Motion Passed.**

Upon a motion duly made, the Town Board entered into an Executive Session at 7:31 p.m.

Upon a motion duly made, the Town Board returned to the Regular Meeting at 8:01 p.m.

The Executive Session was closed and the Town Board returned to the Regular Meeting.

Upon returning to the Regular Meeting, Mayor Rennemeyer 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 8:01 p.m.

#### C. CONSENT CALENDAR

2. Board and Commissions Appointments - K. Frawley, Town Clerk  
On September 8 Mayor Rennemeyer and Mayor Pro Tem Bennett conducted various Board and Commissions appointments for vacant seats. The following individuals are being recommended for appointment.

Board of Adjustment/Appeals  
James Penfold - Term expiring  
September 2024 Stacey Shea - Term  
expiring September 2024

Historic Preservation Commission  
Cheryl Cordova - Term expiring March  
2024 Melanie Starck - Term expiring  
March 2023

Parks, Recreation, and Culture - Terms expiring  
September 2024 Lainie Peltz  
Heidi Hammer

Tree Board  
Jason King - Term expiring September 2024

Water and Sewer Board  
Carlos Medina - Term expiring March 2025

Windsor Housing Authority  
Jake Martin - Term expiring March  
2025 Diana Frick - Term expiring  
March 2021

3. Minutes of the July 27, August 10, and August 24, 2020 Regular Town Board Meeting - K. Frawley, Town Clerk
4. Report of Bills August 2020

**Board Member Cline moved to approve the consent calendar as presented, Mayor Pro Tem Bennett seconded the motion. Roll call on the vote resulted as follows; Yeas - Bennett, Charpentier, Cline, Rennemeyer, Sislowski, Tallon, Wilson; Motion Passed.**

#### D. BOARD ACTION

1. Resolution No. 2020-70 - A Resolution Appointing John D. Root of Lind, Ottenhoff & Root to Serve as Special Litigation Counsel Pursuant to Section 9.1.G of the Windsor Home Rule Charter

The Home Rule Charter authorizes the appointment of Special Counsel upon the recommendation of the Town Attorney or Town Manager. This Resolution appoints John D. Root of Lind, Ottenhoff & Root, LLP, to serve as special litigation counsel with respect to a dispute that has arisen regarding sanitary sewer lift station capacity units.

Mr. Root's qualifications are set forth in his Resume attached.

Appointment of counsel does not compel litigation, but is a sensible step to assure the Town's interests are represented in that arena, should it occur. I am recommending Mr. Root's appointment.

The attached Resolution approves the terms of representation set forth in Mr. Root's

engagement letter dated September 9, 2020.

Per Mr. McCargar, the Home Rule Charter allows the Town Board to appoint special council with recommendation of the Town Manager or the Town Attorney. It is recommended that the Board appoint John Root of Lind, Ottenhoff, & Root to serve as special litigation council in a matter involving sanitary sewer lift station credits.

**Town Board Member Wilson moved to approve Resolution No. 2020-70., Town Board Member Tallon seconded the motion. Roll call on the vote resulted as follows; Yeas - Bennett, Charpentier, Cline, Rennemeyer, Sislowski, Tallon, Wilson; Motion Passed.**

2. Resolution No. 2020-72 - A Resolution Approving and Adopting the Town of Windsor Strategic Plan 2020-2025

In August, staff launched a community engagement campaign to garner input on the 2020-2025 Town Strategic plan, drafted by the Town Board and leadership team. Various opportunities were made available to residents to provide their input and comments. This included the launch of a new online platform, Project Connect, for virtual participation and two in-person sessions in early August.

Participants were asked how the plan could be improved, what was missing, and to indicate their top priority in each Focus Area. Total participation was approximately 100 people. Attached you will find the complete set of raw data and comments from both the virtual and in-person participation.

Overall, participants appreciate what is in the plan and for the most part, agree it is the direction in which the Town should be going. The top priority for a Vibrant Economy is to attract balanced commercial development that will sustain the future of Windsor. For Strategic Growth, the top priority, by a large margin, is to establish community separators and preserve open space. Two top priorities prevailed in Sustainable Infrastructure—adequately maintain and ensure that existing infrastructure keeps up with growth; and establish alternate truck routes to diminish truck traffic on Main Street.

In regards to what was missing or needing improvement, it was mentioned multiple times the need to address affordable housing as well as diversity and inclusion. Staff has composed and added a guiding principle on inclusion and diversity in the Strategic Plan for consideration. Staff is looking for direction on how, if so decided, the Town Board would like to add a goal on affordable housing.

Per Mr. Hale, overall looking at the comments, the public seemed to overwhelmingly think the plan for the most part was the direction the Town should be going and agreed with the priorities. In regards to what is missing or needing improvement, two categories were identified. They were addressing affordable housing and diversity and inclusion. Staff created a statement to address inclusion that would fall under the guiding principles section of the strategic plan. That statement reads, "Windsor promotes a community that is diverse, respectful, and welcoming. We encourage dialogue and provide opportunities for all residents' voices to be heard. We operate programs and services that are fair and equitable. We strive to make our services and community resources accessible and to connect residents with each other and their government in a way that makes them feel valued." Per Mr. Hale, affordable housing was not addressed since the Board has not talked about that issue and didn't want to add goals without the Board's input.

Mayor Rennemeyer stated that he would support affordable housing being in the strategic plan and would support the Board having a work session prior to approving the budget for next year. Mayor Rennemeyer stated that he has had conversations with Mayor Pro Tem Bennett about some alternative, outside of the box methods by which the Town could support affordable housing in this community a little bit different than what we have supported in the past.

Town Board Member Sislowski asked if it was being suggested to use taxpayer dollars to support affordable housing or would it be just organizational support. Mayor Rennemeyer responded that he believes there are alternatives that support affordable housing that do not need taxpayer funds.

Mayor Pro Tem Bennett stated that he thinks it would be healthy to have some brainstorming surrounding some creative ways to support affordable housing. While not in favor of government subsidies, he has looked at what is happening in other communities and is interested to see if we may be able to partner with another community. Mayor Pro Tem Bennett would like a work session to talk about and explore other alternatives.

Town Board Member Wilson stated that this subject has been talked about a lot but the effort has been kind of half-hearted, so we need to either do it or not. If we have a conversation, the Board can make a better determination which direction to go instead of having it listed as something we would like to do.

Town Board Member Bennett stated that he thinks there is an issue but we do not have much data as to the extent affordable housing is in fact an issue in Windsor. Mayor Pro Tem Bennett stated that he thinks that identifying the situation, and look at brainstorming options

should all be part of the work session. One of the items included in that would be improving our transportation network.

Mayor Rennemeyer stated that the topic he brought up was suggested by Mr. Lind as an alternative form of affordable housing, which is not under the normal umbrella of traditional. Since this is a comment that was brought up by the public, it is worth the Board's time to at least have a work session where all options can be fully addressed.

Town Board Member Charpentier asked for clarification on what affordable housing criteria is as he is still stumped. He can't think of any affordable housing that can happen without subsidized homes and can't see how to work it.

Town Board Member Charpentier also asked if anyone knew how to qualify for affordable housing. Mr. Hale stated that he believes that everybody defines affordable housing differently and Town Board Member Charpentier is correct in that if you want to be affordable, it is hard to imagine an affordable housing product that wasn't subsidized somehow. Mr. Hale stated that if the Board decided on an option, the board would set the criteria for qualification based on what the Board wants to achieve.

Mayor Pro Tem Bennett stated that a better term to use could be housing affordability because when you use affordable housing, people think of Federal programs where a certain criterion is determined such as a percent of the AMI. Mayor Pro Tem Bennett stated that he was looking at a much broader context and housing affordability would be for a middle-class work force that probably wouldn't even qualify for some of the federal housing programs. A work session would really clarify what it is being talked about, what are some ideas and options. Town Board Member Charpentier stated that it has been mentioned about a down payment assistance and asked if that was for the purchase of a home, and asked if affordable housing typically means apartments or rentals. Town Board Member Charpentier also inquired whether the Board comes up with some sort of affordable housing support, or would the Board come up with some sort of rent or price control so it doesn't go up between owners. Mayor Pro Tem Bennett stated that he has seen that and he has learned that there are all kinds of programs available. Mr. Hale stated that he thinks there are a lot of goals that would not necessarily cost the town a lot of money but in the end the Board gets to make the decision. Mayor Rennemeyer stated that since the community brought this up as a priority of the Town, he is advocating for a work session to discuss it.

Town Board Member Charpentier asked where affordable housing ranked on the plan. Mr. Hale stated that since it was not a category listed on the plan it didn't rank, but was listed as something the plan was missing when the comments came back.

Town Board Member Cline asked what does affordable housing had to do with what is on the floor right now with the resolution and asked for clarification if the resolution was not going to be adopted or will be adopted with this inclusion. Mayor Rennemeyer clarified that this was what Mr. Hale was asking, if we should be amending the strategic plan to include the two items that he said were a majority of the feedback that was received. Mr. Hale stated that the statement for inclusion has been added as a guiding principle and is included in the plan. Mr. Hale stated that the Board's options are to adopt the resolution as is and to agree to have a future work session to talk about affordable housing which could be added to the strategic plan later as an amendment, if decided, or the resolution could be tabled and have a work session first before adopting.

Mayor Pro Tem Bennett stated that he suggests the Board adopt the strategic plan as written with the understanding that there will be a work session to discuss affordable housing. Town Board Member Cline stated that she agrees with Mayor Pro Tem on adopting the strategic plan as written and have a future work session.

Town Board Member Charpentier stated that he believes that there are many people who would not want to see that word put into the strategic plan because they relate subsidized housing as affordable housing which would be low rent housing. Town Board Member Charpentier asked for clarification on putting affordable housing in the strategic plan now and then have a work session. Mr. Hale responded that there are two things themes that came up that the public stated the Town missed the mark on. One was anything to do with inclusion. There were no goals for inclusion, but it did seem to fit nicely with the guided principles, so staff added a draft statement in the strategic plan about inclusion. The other is affordable housing, but because of the board not having a unified voice on the subject, staff did not want to take a stab at any kind of goal. Mr. Hale stated that there is nothing in the adopted plan about affordable housing. Mayor Rennemeyer stated that the plan that is on the floor as per resolution 2020-72, does not have any mention of affordable housing.

**Town Board Member Tallon moved to approve Resolution No. 2020-72 as presented., Town Board Member Sislowksi seconded the motion. Roll call on the vote resulted as follows; Yeas-Bennett, Charpentier, Cline, Rennemeyer, Sislowski, Tallon, Wilson; Motion Passed.**

3. Public Hearing Regarding Designation of the Halfway Homestead as a Local Historic Landmark- Jacoby Farm Subdivision 2nd Filing Tract G - Laura Browarny, Town of Windsor, Applicant

**Town Board Member Sislowski moved to open the public hearing, Mayor Pro Tem Bennett seconded the**

**motion. Roll call on the vote resulted as follows; Yeas - Bennett, Charpentier , Cline, Rennemeyer, Sislowski, Tallon, Wilson; Motion Passed.**

Ms. Laura Browarny, Culture Supervisor with the Parks, Recreation, and Culture Department, has submitted a nomination on behalf of the Town of Windsor to designate the Halfway Homestead Site as a historic landmark. Located at 33327 Weld County Road 15, the site contains the Halfway House (built 1873) and Dickey Farmhouse (built 1907) farmhouse and has significance for its connection to the Overland Trail. The trail passed very near or may have run directly through the site and the site was used by pioneers traveling across the country, stage coaches carrying US mail stopped at the site, and the area later become part of one of the most prominent farms in the Windsor area.

For additional background information and history please refer to enclosed materials.

Criteria for Designation:

Proposed Landmarks must be at least fifty (50) years old and meet one (1) or more of the criteria for architectural, social, or geographical/environmental significance hereinafter described. A landmark could be exempt from the age standard if it is found to be exceptionally important in other significant criteria.

### ***Architectural***

**a. Exemplifies specific elements of an architectural style or period.**

Staff Comment: N/A

**b. Example of the work of an architect or builder who is recognized for expertise nationally statewide, regionally or locally.**

Staff Comment: N/A

**c. Demonstrates superior craftsmanship or high artistic value.**

Staff Comment: N/A

**d. Represents an innovation in construction, materials or design.**

Staff Comment: N/A

**e. Pattern or grouping of elements representing at least one (1) of the above criteria.**

Staff Comment: N/A

**f. Significant historic remodel.**

Staff Comment: N/A

### ***Social***

**a. Site of historical event that had an effect upon society.**

Staff Comment: The site is linked to the Overland Trail and settlement of the west by European-Americans.

**b. Exemplifies cultural, political, economic or social heritage of the community.**

Staff Comment: The site exemplifies Windsor's cultural, economic and social heritage for its role serving travelers on the Overland Trail and westward expansion and its role as one of the earliest and largest area farms, reflecting Windsor's and agricultural heritage.

**c. An association with a notable person or the work of a notable person.**

Staff Comment: n/a

### ***Geographic/Environmental***

**a. Enhances sense of identity of the community.**

Staff Comment: The homestead enhances sense of identity in the community due to its ties to early pioneers, early agricultural development of Windsor, and the prominent families who resided there.

**b. An established and familiar natural setting or visual feature of the community.**

Staff Comment: N/A

The physical integrity of the proposed landmarks will also be evaluated using the following criteria (a property need not meet all of the following criteria):

**a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, State or nation.**

Staff Comment: The site is associated with development and heritage of the Windsor community and western United States as outlined in sections above.

**b. Retains original design features, materials and/or character.**

Staff Comment: n/a

**c. Original location or same historic context after having being moved.**

Staff Comment: n/a

**d. Has been accurately reconstructed or restored based on documentation.**

Staff Comment: n/a

### **Notifications**

Notifications for this public hearing and the Historic Preservation Commission public hearing were as follows:

- August 28, 2020 – public notice published on Town website
- June 30, 2020 – sign posted on site
- August 28, 2020 – display ad published in the newspaper
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Town Board Cline noted for the record that in her capacity as the Town Board Liaison to the Historic Preservation Commission, that her participation in the Historic Preservation Commission proceedings have no way influenced her or her capacity as a Town Board Member on any topic presented this evening. She will make her decision and cast her vote based solely on the evidence presented at this hearing.

Per Mr. Hornbeck, the Homestead property that contains the halfway house was built in 1873 as well as the Dickey Farmhouse built in 1907. The site is significant due to being the site of a historical event that had an effect upon society and linked to the Overland Trail and the settlement of the West by European Americans. The property does retain its physical integrity to warrant landmark designation. There was a public hearing notification sent out for this hearing as well as the Historic Preservation hearing. At their September 9th meeting, the Historic Preservation Commission forwarded a recommendation of approval to the Town Board of the Halfway Homestead as a local historic landmark.

Town Board Member Sislowski asked if the local designation is approved, would the Town also want to pursue State recognition or National Landmark designation. Per Ms. Browarny, it is a goal but have to go in the order starting with Local approval and work the way up. This property has been preliminarily declared eligible for national status, but in order to start receiving funding from the State Historic Preservation, they must start at the local level.

**Town Board Member Tallon moved to close the public hearing, Board Member Cline seconded the motion. Roll call on the vote resulted as follows; Yeas - Bennett, Charpentier, Cline, Rennemeyer, Sislowski, Tallon, Wilson; Motion Passed.**

4. Ordinance No. 2020-1615 - An Ordinance Designating the Halfway Homestead as a Local Historic Landmark- Jacoby Farm Subdivision 2nd Filing Tract G - Laura Browarny, Town of Windsor, Applicant

Please refer to agenda item D.3 for discussion and recommendation.

**Town Board Member Wilson moved to approve Ordinance No. 2020-1615 as presented., Town Board Member Sislowski seconded the motion. Roll call on the vote resulted as follows; Yeas - Bennett, Charpentier, Cline, Rennemeyer, Sislowski, Tallon, Wilson; Motion Passed.**

5. Public Hearing Regarding Designation of the Dickey Farmhouse as a Local Historic Landmark- Jacoby Farm Subdivision 2nd Filing Tract G - Laura Browarny, Town of Windsor, Applicant

**Board Member Cline moved to open the public hearing., Town Board Member Sislowski seconded the**

**motion. Roll call on the vote resulted as follows; Yeas - Bennett, Charpentier, Cline, Rennemeyer, Sislawski, Tallon, Wilson; Motion Passed.**

Ms. Laura Browarny, Culture Supervisor with the Parks, Recreation, and Culture Department, has submitted a nomination on behalf of the Town of Windsor to designate the Dickey Farmhouse as a historic landmark. Located at 33327 Weld County Road 15, the farmhouse was originally built in 1907 by Robert S. Dickey. For additional background information and history please refer to enclosed materials.

**Criteria for Designation:**

Proposed Landmarks must be at least fifty (50) years old and meet one (1) or more of the criteria for architectural, social, or geographical/environmental significance hereinafter described. A landmark could be exempt from the age standard if it is found to be exceptionally important in other significant criteria.

**Architectural**

a. Exemplifies specific elements of an architectural style or period.

Staff Comment: The Farmhouse is unique to Windsor in that it combines elements from many of the popular styles of the time. The house incorporates elements from the common German-Russian four-square house seen in Windsor's early days, Victorian design motifs, and elements of ranch/bungalow styles. The house itself is a one and a half stories, given more prominence to the building but adding little usable space.

b. Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally or locally.

Staff Comment: N/A

c. Demonstrates superior craftsmanship or high artistic value.

Staff Comment: The farmhouse demonstrates superior craftsmanship in its combination of styles outlined above. Newspaper articles from the time describe the building as "fine", "pretty", and "modern", indicating superior craftsmanship. The house includes embellished forms of Victorian motifs, with a gingerbread dormer and ornate front porch.

d. Represents an innovation in construction, materials or design.

Staff Comment: N/A

e. Pattern or grouping of elements representing at least one (1) of the above criteria.

Staff Comment: N/A

f. Significant historic remodel. Staff

Comment: N/A

**Social**

a. Site of historical event that had an effect upon society.

Staff Comment: N/A

b. Exemplifies cultural, political, economic or social heritage of the community. Staff Comment:

The Farmhouse exemplifies Windsor's cultural, economic and social heritage as an agricultural community. The Farmhouse was part of one of the earliest and largest farms in Windsor, known as the Home Farm and was an important gathering place in the community. The farmhouse hosted Chautauqua meetings, held meetings of prominent area businessman, and served as a place for community gatherings and parties.

c. An association with a notable person or the work of a notable person. Staff Comment:

Robert S. Dickey was a prominent member of the Windsor Community. He operated one of the early stores in Windsor, the Weller-Cobbs Merchandise Company, served as president of the Farmers State Bank, director of a church choir, was a farmer operating over 400 acres of land, one of the first teachers in Windsor and later became the Superintendent of Schools.

Jacob Henry Jacoby, Sr. immigrated to Windsor in 1910 with his family. He worked for a time at the Great Western Sugar Company mill in Windsor, as did many other Volga Germans, and the Jacoby family was one of the immigrant families that the Dickey family hired to help them farm their land. Germans from Russia, or Volga Germans, originally came from Germany. During the eighteenth century, Catherine the Great and her grandson, Alexander I, invited Germans to settle rich farm lands along Russia's Volga River. Political turmoil in

Russia at the end of the nineteenth century motivated thousands of Volga Germans to immigrate to the United States, where they settled on the plains of Kansas, Colorado, and the Dakotas.

**Geographic/Environmental**



a. Enhances sense of identity of the community.

Staff Comment: The Farmhouse enhances sense of identity in the community due to its ties to the early agricultural development of Windsor and the prominent families who resided there.

b. An established and familiar natural setting or visual feature of the community. Staff Comment: N/A

### Physical Integrity

The physical integrity of the proposed landmarks will also be evaluated using the following criteria (a property need not meet all of the following criteria):

a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, State or nation.

Staff Comment: The Farmhouse is directly associated with development and heritage of the Windsor community, as outlined in sections above.

b. Retains original design features, materials and/or character.

Staff Comment: The structure has retained many original design features and materials. Some original materials have been covered; however, removal of non-contributing materials will reveal the original character of the building.

c. Original location or same historic context after having being moved. Staff Comment: The Farmhouse is in its original location.

d. Has been accurately reconstructed or restored based on documentation.

Staff Comment: This section is not applicable at present. Work may be needed to restore the structure and will need to be done following the Secretary of Interiors Standards.

### Notifications

Notifications for this public hearing and the Historic Preservation Commission public hearing were as follows:

- August 28, 2020 – public notice published on Town website
- June 30, 2020 – sign posted on site
- August 28, 2020 – display ad published in the newspaper

Per Mr. Hornbeck, this is for the Dickey Farmhouse which is located on the Halfway Homestead site. The Dickey Farmhouse was built in 1907 by Robert S. Dickey. The house incorporates elements from the common German- Russian foursquare house seen in Windsor's early days. The farmhouse was an important gathering place in the community hosting meetings of prominent businessmen as well as a meeting place for gatherings and parties in Windsor's early days. Robert S. Dickey was one of the prominent members of the community, operating one of the first stores in Windsor, President of the Farmer's State Bank, one of the first teachers, and superintendent of the schools in Windsor. There were public hearing notifications for this hearing as required by the code. At their September 9th meeting, the Historic Preservation Commission forwarded a recommendation of approval to the Town Board for the designation of the Dickey Farmhouse as a local historic landmark.

**Mayor Pro Tem Bennett moved to close the public hearing., Town Board Member Tallon seconded the motion. Roll call on the vote resulted as follows; Yeas - Bennett, Charpentier, Cline, Rennemeyer, Sislowksi, Tallon, Wilson; Motion Passed.**

6. Ordinance No. 2020-1616 - An Ordinance Designating the Dickey Farmhouse as a Local Historic Landmark- Jacoby Farm Subdivision 2nd Filing Tract G - Laura Browarny, Town of Windsor, Applicant

Please refer to item D.6 for discussion and recommendation.

**Town Board Member Tallon moved to approve Ordinance No. 2020-1616 as presented., Town Board Member Wilson seconded the motion. Roll call on the vote resulted as follows; Yeas - Bennett, Charpentier, Cline, Rennemeyer, Sislowksi, Tallon, Wilson; Motion Passed.**

7. Ordinance No. 2020-1614 - An Ordinance Designating the Halfway House as a Local Historic Landmark- Jacoby Farm Subdivision 2nd Filing Tract G - Laura Browarny, Town of Windsor, Applicant

Ms. Laura Browarny, Culture Supervisor with the Parks, Recreation, and Culture Department, has submitted a nomination on behalf of the Town of Windsor to designate the Halfway House as a historic landmark. Located at 33327 Weld County Road 15 on what's now known as the Jacoby Farm, the Halfway House was originally built in 1873 by Leonard John Hilton. It's believed to be Windsor's oldest building, built nine years before the town was established. Called the Halfway House due to its location approximately halfway between Greeley and Laporte on the Overland Trail; the Halfway House served as an inn, saloon, and post office in its early years.

For additional background information and history please refer to enclosed materials.

### Criteria for Designation:

Proposed Landmarks must be at least fifty (50) years old and meet one (1) or more of the criteria for architectural, social, or geographical/environmental significance hereinafter described. A landmark could be exempt from the age standard if it is found to be exceptionally

important in other significant criteria.

**Architectural**

- a. Exemplifies specific elements of an architectural style or period.

Staff Comment: N/A

- b. Example of the work of an architect or builder who is recognized for expertise nationally statewide, regionally or locally.

Staff Comment: N/A

- c. Demonstrates superior craftsmanship or high artistic value.

Staff Comment: N/A

- d. Represents an innovation in construction, materials or design.

Staff Comment: N/A

- e. Pattern or grouping of elements representing at least one (1) of the above criteria.

Staff Comment: N/A

- f. Significant historic remodel.

Staff Comment: N/A

**Social**

- a. Site of historical event that had an effect upon society.

Staff Comment: N/A

- b. Exemplifies cultural, political, economic or social heritage of the community.

Staff Comment:

*The Halfway House exemplifies the cultural, economic, and social heritage of the community. As the first permanent structure built in what is now Windsor, the building is significant in demonstrating the history of westward expansion and the founding of Windsor. It survived the advent of agriculture in Windsor and housed farmers and their families for years and now serves as a reminder of Windsor's early days.*

- c. An association with a notable person or the work of a notable person.

Staff Comment:

*The Halfway House is associated with notable families that were critical to the early development of Windsor as an agricultural community. John Hilton was a Civil War veteran who appears to have first arrived in Colorado in 1869 and raised livestock. He was elected Justice of Peace for Weld County in 1871 and built the Halfway House in 1873, seeing the economic potential of serving travelers between Fort Collins and Greeley. He successfully petitioned to open the first post office in the Windsor area at the Halfway House, serving around 30 families in the surrounding area from 1873-1875. Hilton later sold the Halfway House and became a prominent attorney in Fort Collins.*

*Julius Weller was the first legal owner of the Halfway House, having been granted homesteading rights to the surrounding 160 acres of farmland in 1875. He continued to operate the Halfway House as an inn. His son, 16-year-old Fred Weller, opened a mercantile business in 1884 that soon merged with a general store. Early customers included key historic figures Edward Hollister and Governor Benjamin Eaton. After Julius Weller's death in 1889, the Halfway House and farm was left to Fred Weller, who soon traded the farm to his business partner Robert S. Dickey. Fred went on to become a prominent businessman in Windsor and Eaton, Colorado. Fred was one of the petitioners in 1890 to incorporate Windsor as a town, served as a trustee on the first Windsor Town Board, and was the Town Clerk from 1890 to May 1896.*

*Robert S. Dickey, in addition to being partners with Fred Weller in operating one of the early stores in Windsor, the Weller-Cobbs Merchandise Company, was a farmer, one of the first teachers in Windsor and later became the Superintendent of Schools.*

*Jacob Henry Jacoby, Sr. immigrated to Windsor in 1910 with his family. He worked for a time at the Great Western Sugar Company mill in Windsor, as did many other Volga Germans, and the Jacoby family was one of the immigrant families that the Dickey family hired to help them farm their land. Germans from Russia, or Volga Germans, originally came from Germany. During the eighteenth*

century, Catherine the Great and her grandson Alexander I invited Germans to settle rich farmlands along Russia's Volga River. Political turmoil in Russia at the end of the nineteenth century motivated thousands of Volga Germans to immigrate to the United States, where they settled on the plains of Kansas, Colorado, and the Dakotas.

#### **Geographic/Environmental**

- a. Enhances sense of identity of the community.

Staff Comment: N/A

- b. An established and familiar natural setting or visual feature of the community.

Staff Comment: N/A

**The physical integrity of the proposed landmarks will also be evaluated using the following criteria (a property need not meet all of the following criteria):**

- a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, State or nation.

Staff Comment:

*The Halfway House is directly associated with development and heritage of the Windsor community and northern Colorado as outlined in sections above.*

- b. Retains original design features, materials and/or character.

Staff Comment: *The structure has retained many original design features and materials. Some original materials have been covered; however, removal of non-contributing materials will reveal the original character of the building.*

- c. Original location or same historic context after having being moved.

Staff Comment: *The Halfway House may have been moved a few hundred feet at some point in its history but it retains its historic context as halfway between Fort Collins and Greeley along the Overland Trail route.*

- d. Has been accurately reconstructed or restored based on documentation.

Staff Comment: *This section is not applicable at present. Work may be needed to restore the structure and will need to be done following the Secretary of Interiors Standards.*

#### **Notifications**

Notifications for this public hearing were as follows:

- July 28, 2020 – public notice published on Town website
- June 30, 2020 – sign posted on site
- July 31, 2020 – display ad published in the newspaper

Per Mr. Hornbeck, this is the second reading of the designation ordinance. There are no changes from the first reading of the ordinance. The Halfway House was originally built in 1873 and served travelers on the Overland Trail route between Greeley and Fort Collins as an Inn, Salon, and Post Office.

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

**Town Board Member Tallon moved to approve Ordinance No. 2020-1614 as presented., Town Board Member Wilson seconded the motion. Roll call on the vote resulted as follows; Yeas - Bennett, Charpentier, Cline, Rennemeyer, Sislowski, Tallon, Wilson; Motion Passed.**

#### **E. COMMUNICATIONS**

1. Communications from Town Attorney

Per Mr. McCargar, reminded the Board that when making a motion to enter into an executive session, the entirety of the executive session title needs to be read.

2. Communications from Town Staff

Per Mrs. Humphries, a conditional offer for the IT Manager has been extended and upon passing everything, they will start on the 28th. Mrs. Humphries provided an update on all the new enhancements with the TV station including a new Roku and Apple TV application to stream all of the Board Meetings as well as a livestream of all events.

Ms. Miller provided an update on the grants and programs on which the Economic Development staff are working. Staff is pushing out the Mini-marketing Grant Program round two, as well as Energize Colorado Grant, and the Weld Recovery grant program. There are currently thirty-seven applicants for the second round of the Mini-marketing grants. Of the \$25,000 invested in the Larimer County Partners Fund, there are three applicants that have taken advantage of \$60,000 in loans from the Larimer County fund. There have been a few applicants taking advantage of the Upstate Recovery fund and anticipate a weekly update from that office starting next week.

Per Mr. Moyer, in the packet is the July financial report and overall is basically good news on the revenue. The three major tax collections are clearing the six-month benchmark, the construction use tax took a sharp rise in July. The revenue hit the Town took was not quite as bad as originally thought. Mayor Rennemeyer asked when the August report would be ready, Mr. Moyer stated that it would be safe to say at the next meeting.

Mr. Lucas thanked the board for the support of the Kodak dedication.

a. Finance Report July 2020

3. Communications from Town Manager

Per Mr. Hale, with the adoption of the new strategic plan, there will be a new Envisio report beginning next meeting.

a. Monthly Envisio Report

4. Communications from Town Board

Town Board Sislowksi asked if there was anything in place for the colder weather hits for restaurants and COVID restrictions. Mr. Hale responded that the State is encouraging local governments to do what we can to facilitate outdoor seating in an effort to continue social distancing. There are plans to set a meeting with Economic Development, Planning, the Downtown Development Authority, and possibly a CDOT rep to see what can the Town do.

Mayor Rennemeyer stated that Mr. Hale and himself had a graduation for Water Literate Leaders, a nine- month class.

F. EXECUTIVE SESSION

1. An Executive Session Pursuant to C.R.S. §24-6-402 (4)(e)(I) for the Purpose of Determining Positions Relative to Matters that may be Subject to Negotiations; Developing Strategy for Negotiations; and Instructing Negotiators with Respect to Future Legends Sports Park. (Shane Hale, Town Manager; Ian McCargar, Town Attorney)

**Motion Passed.**

2. An Executive Session Pursuant to C.R.S. §24-6-402 (4)(e)(I) for the Purpose of Determining Positions Relative to Matters that may be Subject to Negotiations; Developing Strategy for Negotiations; and Instructing Negotiators with Respect to Conservation Easements. (Eric Lucas, Public Services Director; Shane Hale, Town Manager)

**Town Board Member Sislowksi moved to enter into an Executive Session pursuant to Colorado Revised Statutes 24-6-402(4)(e)(I) for the purpose of determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators with respect to Future Legends Sports Park and enter into an Executive Session pursuant to Colorado Revised Statutes 24-6-402(4)(e)(I) for the purpose of determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators with respect to conservation easements., Mayor Pro Tem Bennett seconded the motion. Roll call on the vote resulted as follows; Yeas - Bennett, Charpentier, Cline, Rennemeyer, Sislowksi, Tallon, Wilson; Motion Passed.**

Upon a motion duly made, the Town Board entered into an Executive

Session at 9:08 p.m. Upon a motion duly made, the Town Board returned

to the Regular Meeting at 10:04 p.m. The Executive Session was closed

and the Town Board returned to the Regular Meeting.

Upon returning to the Regular Meeting, Mayor Rennemeyer 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 10:04 p.m.

G. ADJOURN

**Town Board Member Sislowksi moved to Motion, Town Board Member Tallon seconded the motion. Roll call on the vote resulted as follows; Yeas - Bennett, Charpentier , Cline, Rennemeyer, Sislowski, Tallon, Wilson; Motion Passed.**

Upon a motion duly made, the meeting was adjourned at 10:04 p.m.

A handwritten signature in cursive script, appearing to read "Karen Frawley".

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Karen Frawley, Town Clerk