

Board of Trustees

# Pre-Retreat Workshop

*45 minutes to shape the May 27–29 Board Retreat*

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## Outcome

**4–6 prioritized retreat agenda blocks, sorted Discuss / Decide / Defer.**

# Why we're here today

*One job, three columns, four-to-six blocks.*

# 45

minutes

## DISCUSS

Open direction-setting topics the Board wants to explore at the retreat.

## DECIDE

Items the Board needs to land on by end of May 27–29 so staff can act.

## DEFER

Topics that don't need full Board time at the retreat — staff or 1:1 follow-up.

*Source: Five-Year Strategic Plan 2026–2031 (Town Manager Steve Kudron, April 2026)*

# The 45 minutes

*Five segments. Tight on the openers, generous on the discussions.*

<b>00 – 05</b>	<b>5 min</b>	<b>Welcome &amp; Frame</b>	Anchor the 45 minutes to May 27–29. State the outcome.
<b>05 – 12</b>	<b>7 min</b>	<b>Plan Orientation</b>	60-second walk through pillars + 30 seconds per initiative.
<b>12 – 30</b>	<b>18 min</b>	<b>Round 1 — Topics</b>	Where does the Board need to lean in at the retreat?
<b>30 – 40</b>	<b>10 min</b>	<b>Round 2 — Sorting</b>	Discuss / Decide / Brief / Public Input — and onto a 3-day arc.
<b>40 – 45</b>	<b>5 min</b>	<b>Capture &amp; Confirm</b>	Read back the prioritized blocks. Confirm pre-reads and assignments.

# Welcome & Frame

LEAD PROMPT

*"We have 45 minutes today to do one thing — agree on what the Board wants to spend three days on at the end of May. The plan is the menu. You are the chefs."*

# Plan Orientation

LEAD PROMPT

*"Five pillars. Six special initiatives. One Stanley Property. The plan in 7 minutes — questions held until Round 1."*

# Five Strategic Pillars

*Headline 5-year outcomes from the Town Manager's plan.*

## 1 Economic Diversification

Off-season visitor spend +25% by 2031. 50+ remote-working residents/registrations by 2029. Year-round employment +15%.

## 2 Water Quality & Environment

Lake clarity improvement by 2028. State/federal cooperation on diversion remediation by 2027. Sustainability Plan adopted 2026.

## 3 Housing & Workforce Vitality

20+ net new attainable units by 2031. Population stabilized by 2028. Housing Needs Assessment by Dec 2026.

## 4 Infrastructure Modernization

100 Mbps broadband townwide by 2028. Infrastructure Assessment by 2027. \$2.5M+ external grants. 30%+ aging systems replaced.

## 5 Community Identity & Governance

80%+ resident satisfaction by 2028. Annual Town Report from 2026. Comp Plan updated by 2027. +20% civic participation.

## ★ Cuts across all pillars

Six Special Initiatives — Stanley Property, Space to Create, Granby–Grand Lake Transit, CEO IMPACT (\$2.135M), Stormwater Plan, MMOF Grant.

# Six Special Initiatives

*These cut across pillars and dominate the 2026–2027 calendar.*



## Stanley Property

21 acres, fully annexed 2024. 2026 = master planning. Manager's principles: housing first, mixed-use, infra-led, environmental, community-driven.



## Space to Create

Nine live/work units + 3,000 sq ft Grand Spirit Makerspace. Grand opening targeted summer 2026. First Artspace modular build in the country.



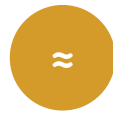
## Granby–Grand Lake Transit

Year-round route via Lift. Connects to Bustang, Amtrak, Colorado Mountain Rail (Nov 2026). Funded by SB24-230 + lodging tax 1A.



## CEO IMPACT Accelerator

\$2.135M — largest grant in Town history. Phase 1: Complete Streets, TDM, parking reform, ADU by-right. Phase 2: Mobility Hub, ADA, wayfinding.



## Stormwater Plan

31-sheet bid set complete. Riprap swale on Perry, bioretention basins on Lake Ave & Marina. NPDES required. 2026 = bid, award, build.



## CDOT MMOF Grant

Funds bike/ped capital, GHG mitigation, multimodal planning that implements CEO grant policies. Submitted via Intermountain TPR.

# Round 1 — Topics

LEAD PROMPT

*"Looking across the five pillars and the six special initiatives — where does this Board most need to lean in over three days at the end of May? What feels under-discussed? What feels urgent in the next 12 months?"*

# Round 1 — Probing Prompts

*Use sparingly. Let trustees lead. Capture topics on the easel.*

<b>Stanley Property</b>	2026 is master planning year. Aligned on the manager's five guiding principles, or are there principles trustees want to add or contest?	<b>Housing</b>	Housing Needs Assessment due Dec 2026. What does the Board want the assessment to test that the state minimum will not?
<b>CEO IMPACT</b>	Grant requires Complete Streets, TDM, parking reform, and ADU by-right. Is anyone uncomfortable with any one of those four? Better to surface now.	<b>Water</b>	Beyond stormwater construction this summer — what's our posture on advocacy for C-BT diversion remediation in the 2027 legislative cycle?
<b>ED Partnership</b>	Pillar 1 commits to a formal Economic Development Partnership with the County. What shape, who's at the table?	<b>Comp Plan 2027</b>	Update due 2027. How much retreat time should be reserved to set scoping direction?
<b>Transit Launch</b>	What does a successful first season of the Granby–Grand Lake Lift look like, in the Board's eyes?	<b>Identity &amp; Engagement</b>	Annual Town Report and 80% satisfaction are committed. What new engagement habits will this Board model?

# Round 2 — Sorting

LEAD PROMPT

*"For each topic on the easel — is this a working discussion, a decision item, a briefing, or a community input session?"*

# Round 2 — Four block types

Each retreat block is one of these. Sort the easel before you arrange the day.

## DISCUSS

Open-ended direction-setting; manager-led with trustee input.

### Examples

*Comp Plan scoping · Identity & engagement model*

## DECIDE

Items where the Board needs to land on direction so staff can act.

### Examples

*Stanley master plan principles · CEO grant policy package · Transit promo campaign*

## BRIEF

Technical or grant items where information needs to land before any direction.

### Examples

*Stormwater sequencing · MMOF status · CEO Phase 2 trigger*

## PUBLIC INPUT

Blocks where residents are explicitly invited.

### Examples

*Stanley scenario presentations · Housing assessment input*

# A starting frame for the 3 days

Wednesday → Thursday → Friday. The Board can rearrange freely.

W E D M A Y 2 7

## Where We Stand

- Plan-on-a-page walkthrough
- Community Snapshot reset (demographics, age, housing pressure)
- Open priorities discussion
- Trustee 'what worries me / what excites me'

T H U M A Y 2 8

## Money & Moves

- Stanley Property direction-setting
- CEO IMPACT policy package alignment
- Housing pathway decisions
- Stormwater + MMOF + CEO sequencing

F R I M A Y 2 9

## How We Govern

- Economic Development Partnership scope
- Comp Plan update timeline
- Community engagement model for big decisions
- Trustee assignments & 90-day actions

# Capture & Confirm

LEAD PROMPT

*"Read the Capture Sheet aloud, block by block. Confirm pre-reads, confirm trustee assignments, close the loop."*

# What's next

*From this room to your inbox.*

## **This week**

Manager's draft retreat agenda — built from the Capture Sheet — sent to trustees within 5 business days.

## **Two weeks out**

Pre-read packet: Stanley parcel survey, Stormwater bid set summary, CEO grant scope, MMOF status, Comp Plan scoping memo.

## **Week of May 25**

Notice posted, agenda finalized, room set, public attendance accommodated. Trustee block leads briefed.

## **May 27–29**

Three working days. Short presentations, long conversations, real direction.

*The plan is the menu. The Board is the kitchen. — Thank you, trustees.*