BOARD OF TRUSTEES
May 20, 2025
6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

Work Session Agenda

The Zoom information below is for online viewing and listening only.

Please click the link below to join the webinar:
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US: +17207072699,,84871162393# or +17193594580,84871162393#
Webinar ID: 848 7116 2393

A. ITEMS

1. Strategic Plan Update
2. Board of Trustees 2026 Budget Priority Discussion

The Town of Wellington will make reasonable accommodations for access to Town services, programs, and activities and special communication arrangements Individuals needing special accommodation may request assistance by contacting at Town Hall or at 970-568-3380 ext. 110 at least 24 hours in advance.

Board of Trustees Meeting

Date: May 20, 2025
Subject: Strategic Plan Update

BACKGROUND / DISCUSSION

The attached Strategic Plan Update provides a comprehensive overview of the Town's progress on the 2025–2029 Strategic Plan. This update reflects our continued commitment to transparency, accountability, and alignment with the Board's adopted priorities.

<u>Highlights</u>

Grow Responsibly:

- The Cleveland Avenue Construction Project has reached 60% design, with work underway toward 90% design.
- The Water Treatment Plant was completed on time and under budget in October 2024.
- The Housing Needs & Affordability Assessment is complete and will inform future planning and policy decisions.
- The Land Use Code was updated through Ordinance No. 08-2025 to provide flexibility for a broader range of housing types.

Ensure Strong Town Operations:

- Wilson Wellhouse improvements and ADA lift at the municipal services building are in progress.
- Air Conditioner Recharge System is completed and now in-house equipment operational for fleet maintenance.
- Vehicle purchased for the Parks & Recreation department.

Cultivate Community Spaces:

- The Parks, Recreation, Open Space, and Trails Masterplan & Community Center Feasibility Study is underway with consultant Berry Dunn.
- Trail replacements and development of a Multi-Golf Facility are moving forward.
- Completed work session held April 15, 2025, regarding prospective revenue & resource analysis featuring a presentation by Troy Bernberg of Northland Public Finance.

Foster Economic Vibrancy:

- A Shop Local marketing campaign will kick off soon.
- The Town has hosted two joint work sessions with the Chamber of Commerce and Wellington Main Street Program.
- Sanitary sewer infrastructure is under review to support future growth and housing affordability.

STAFF RECOMMENDATION

Staff will continue to track milestones, pursue funding opportunities, and provide future updates. Please feel free to reach out with any questions or if further detail is needed on a specific initiative.

ATTACHMENTS

1. Strategic Plan Update_May 2025_v2

2025-2029 Town of Wellington Strategic Plan Progress

Grow Responsibly Project Status Summary

Benchmark Goal	Project/ Operation	Status	Project Update Details
Proactively maintain and improve utilities, streets, and built environment.	Cleveland Ave. Construction Project	In Progress	60% design complete. Working through 90% design.
Proactively maintain and improve utilities, streets, and built environment.	Storm Drain & Pan Replacement.	Not started	On-going program to re-construct failed storm drainage pans.
Proactively maintain and improve utilities, streets, and built environment.	ADA Community Improvements	In Progress	All ADA improvements have been completed. Only the landscape need to be finalized
Proactively maintain and improve utilities, streets, and built environment.	Pavement Preventive Maintenance	Not started	Ongoing preventative maintenance for town streets, including crack seal, overlays, chipseal, and other.
Proactively maintain and improve utilities, streets, and built environment.	Pavement Condition Assessment	Not started	Evaluate Wellington streets and provide long-range planning information to prioritize, schedule and budget on-going street maintenance.
Proactively maintain and improve utilities, streets, and built environment.	Viewpoint Lift Station	In Progress	Improvements needed at the lift station to increase capacity, operational efficiency, and reliability. Project partially funded by a grant
Proactively maintain and improve utilities, streets, and built environment.	Complete water treatment plant on time and under budget	Completed	Final completion October 2024
Proactively maintain and improve utilities, streets, and built environment.	Complete wastewater treatment plant on time and on budget	In Progress	Project on track to meet goal.
Improve housing diversity.	Conduct Housing Needs Assessment	Completed	Housing Needs & Affordability Assessment is complete.
Improve housing diversity.	Land Use Code Amendments for addressing housing opportunities	Completed	Ord. No. 08-2025 adopted for Land Use Code amendments to allow flexibility for a variety of housing types.

Advance cohesive and holistic new developments.	Development Review	In Progress	Ongoing consideration of new developments requiring a mix of residential housing types and densities as well as new commercial
Reinforce and align plans for corridors and jurisdiction boundaries.	Partner with Larimer County for an Intergovernmental Agreement (IGA) for Growth Management Areas (GMA)	In Progress	Working with Larimer County Planning Dept. to align GMA boundaries, coordinating infrastructure standards and preparing for public engagement activities.
Explore financing options for development.	Utilities Rate and Fee Update	In Progress	Contract awarded to Raftelis.
Explore financing options for development.	Seek grant funding for the design of SH1/I-25 Interchange	Completed	Applied for the Reconnecting Communities Program through the U.S. Department of Transportation.
Explore financing options for development.	Construct Veterans Garden at WCP	In Progress	Construction Planning and Searching for Funding. Volunteer rendering of site plan is complete. PROST is working on helping secure Architectural plans and cost for project. Applying for T-Mobile
Proactively maintain and improve utilities, streets, and built environment.	Transportation and Mobility Master Plan	In Progress	Preparing RFP for release and consultant selection in Q2.
Proactively maintain and improve utilities, streets, and built environment.	Install Shade Structure	In Progress	Structure approved and awaiting installation
Improve housing diversity.	Resource/ Accessibility	In Progress	Purchased/Purchasing Supplemental Resources for informed community

Ensure Strong Town Operations Project Summary

Benchmark Goal	Project/ Operation	Status	Project Update Details
Communicate strategically to community audiences.	Launch Town Podcast in 2025.	Completed	First and second podcast are now live.
Invest in, retain, & hire skilled staff.	Parks vehicle replacement	Completed	New vehicle to be used by Parks/Rec Ops. Supervisor as well as Parks and Recreation Staff
Cultivate effective staff & trustee interactions.	Invite Otowi to meet with the BOT and Leadership to review, refresh and recommit to the Strategic Plan	In Progress	Staff has met with Otowi and will schedule a date for a meeting
Ensure safety & security, such as emergency response.	Source Water Intake Facility Fencing	Not started	The Town needs to secure the property purchased from NPIC around the Source Water Intake Station. This project will include an improved
Ensure safety & security, such as emergency response.	B-Dam Improvements	In Progress	Regional partnership to address deficiencies and required improvements for the "B-Dams" system of existing flood control improvements. Wellington's on-going cost share for the flood early warning system, emergency response plan,
Improve physical spaces & systems for staff efficiency & collaboration.	Wilson Wellhouse Improvements	In Progress	Variety of infrastructure improvements to address the well system, safety concerns, access hatches, fencing etc.
Improve physical spaces & systems for staff efficiency & collaboration.	Water Treatment Plant Admin and Lab Expansion Design Alternatives	Not started	Planning and preliminary design of Plant Administration building and lab expansion. The design has been moved up to 2025.
Improve physical spaces & systems for staff efficiency & collaboration.	Nano Plant Expansion	In Progress	Continued improvements to safety, process, and automation
Improve physical spaces & systems for staff efficiency & collaboration.	Fluoride / Caustic Injection Automation	In Progress	Current pH control and fluoride injection are manual operations. This project will upgrade both systems to be flow controlled and SCADA

Improve physical spaces & systems for staff efficiency & collaboration.	Air Conditioner Recharge System	Completed	New fleet shop equipment to create cost savings by bringing this maintenance function in house.
Improve physical spaces & systems for staff efficiency & collaboration.	Street Striping Equipment	Not started	New truck mounted pavement striping equipment to replace existing striper and enable more efficient production.
Improve physical spaces & systems for staff efficiency & collaboration.	ADA Lift at Municipal Services Building	In Progress	Contract awarded and equipment on order.
Ensure safety & security, such as emergency response.	Evaluate 2024 International Building Codes	In Progress	Building Dept. meeting weekly with Northern Colorado building officials and fire officials to evaluate the 2024 Building Codes. Region seeks to ensure consistency across jurisdictions and to maximize
Leverage & expand external relationships.	Regional Trail Connectivity - Regional Active Transportation Corridor #8	In Progress	Coordination with Larimer County and Fort Collins to include an extension of trail alignment in the North Front Range Metropolitan Planning Organization (NFR MPO) Active Transportation Plan. A trail is proposed parallel to the historical Burlington Northern Santa Fe (BNSF) railway that runs through Fort Collins, Loveland, Larimer County, and Berthoud. The recent change is to add a future extension of this proposed
Communicate strategically to community audiences	Expanding strategic messaging to reach broader audience	In Progress	Expanding messaging outreach to surrounding localities/radio spots/etc.
Leverage & expand external relationships.	Established partnership with LC Health/Human Services	In Progress	Directly coordinating with Mental Health Services providing programming/events

Cultivate Community Spaces Project Status Summary

Benchmark Goal	Project/ Operation	Status	Project Update Details
Align needs & vision for community spaces.	Parks Masterplan & Community Center Feasibility Study	In Progress	The firm Berry Dunn was selected to assist the town with the masterplan.
Explore creating a community center.	Parks Masterplan & Community Center Feasibility Study	In Progress	Firm hired and kickoff underway.
Retain, revitalize & invest in meeting and gathering spaces.	Replace disc golf course with Multi-Golf Facility	In Progress	Parts and materials have been delivered. Construction to begin with contractor, Town Staff, and volunteers in late summer.
Retain, revitalize & invest in meeting and gathering spaces.	Replace soft trails	In Progress	Included in 2025 Budget.
Increase revenues for town facilities.	Prospective Revenue & Resource Analysis Work Session	Completed	Work session April 15, 2025 with presentation by Troy Bernberg, Managing Director, Public Finance at Northland Public Finance

Foster Economic Vibrancy Project Status Summary

Benchmark Goal	Project/ Operation	Status	Project Update Details
Retain and expand current local businesses	Launch Shop Local Marketing Campaign with Main Street	In Progress	Main Street has approved the branding. The BOT & Chamber will see the results at the joint work session in May 2025.
Align and develop visions related to economic development	Hosting joint work session with Chamber and Main Street in January 2025	Completed	Hosted joint meeting in January 2025.
Align and develop visions related to economic development	Hosting joint work session with Chamber and Main Street in May 2025	In Progress	Meeting scheduled.
Align and develop visions related to economic development	Fill position for Business Development Manager	In Progress	Preparing job description and recruitment for vacant position in Planning & Building Department
Identify funding opportunities for economic development	Sanitary sewer infrastructure capacity analysis	In Progress	Evaluating available capacity of existing sanitary sewer infrastructure between the water reclamation facility and future development corridors that support housing affordability and economic development. Contractor selected.
Retain and expand current local businesses	SRP/KRFC collaboration in Centennial Park	In Progress	Developing program with KRFC and performers for SRP bringing population to Cleveland Ave/Centennial Park increasing local business patronage

Board of Trustees Meeting

Date: May 20, 2025
Subject: Board of Trustees 2026 Budget Priority Discussion

BACKGROUND / DISCUSSION

As we begin planning for the 2026 fiscal year, I look forward to a thoughtful discussion with the Board on budget priorities that align with the Town's strategic goals. Please take time to review the Town of Wellington's 2022–2024 Strategic Plan and the 2025–2029 Capital Improvement Plan (CIP), which provide valuable context for our long-term direction and anticipated investments.

The Strategic Plan outlines four core focus areas:

- Ensure Strong Town Operations
- Grow Responsibly
- Cultivate and Nurture Community Spaces
- Foster Economic Vibrancy

The CIP identifies financial resources that are used to acquire and/or construct major general capital assets and helps guide decisions about capital allocations in the coming years. The 2025-2029 CIP has been included in the packet for your use.

During the discussion, the goal is for the Board to identify key projects, policy goals, and service improvements that should be prioritized in the 2026 budget. Your feedback will help shape a balanced and sustainable budget that supports the Town's vision and addresses the evolving needs of our growing community.

Staff will be present at the meeting to provide input and clarify the feasibility of proposed budget ideas if needed.

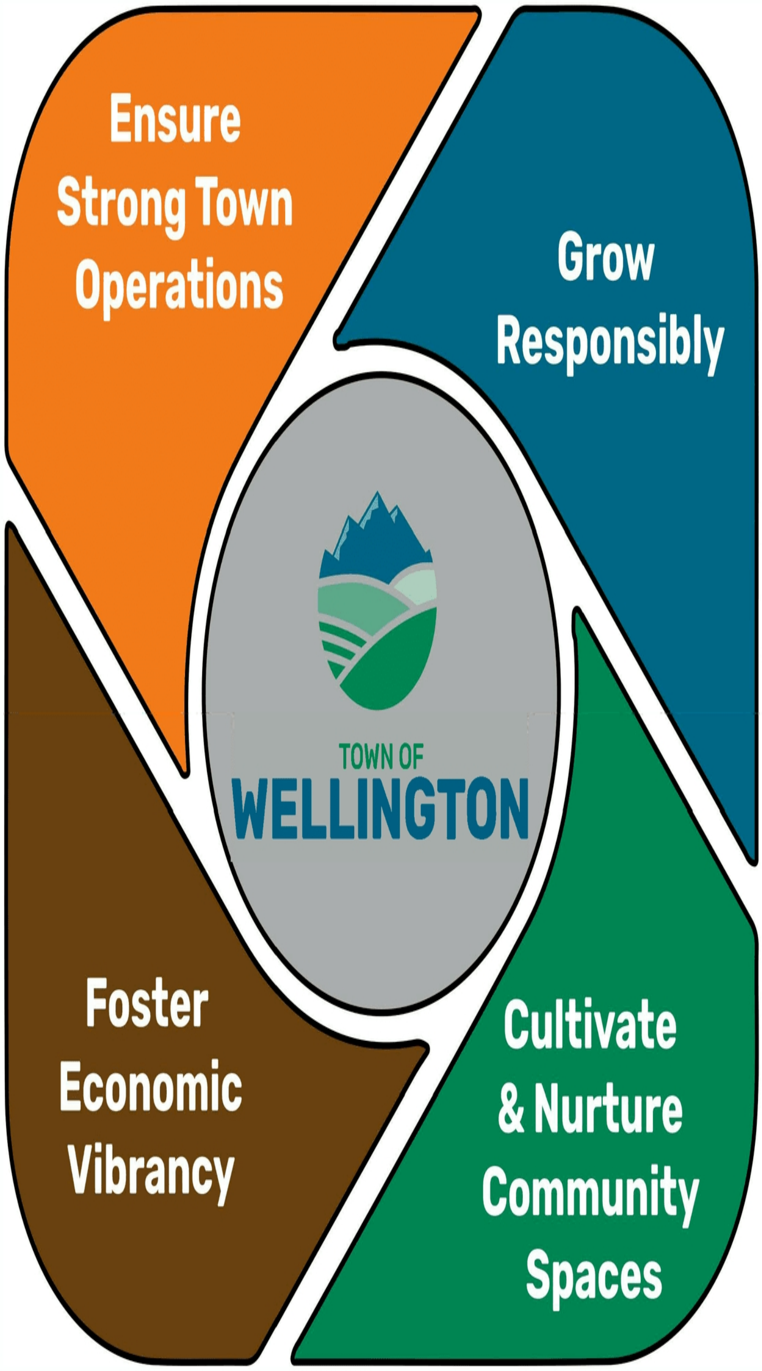
STAFF RECOMMENDATION

This is the first of several budget discussions with the Board of Trustees. The current 2026 budget calendar is attached for reference.

ATTACHMENTS

1. 2025-2029 SP Summary
2. CIP 2025-2029
3. 2026 Budget Calendar - BOT

Strategic Plan Summary 2025-'29



- Proactively maintain & improve utilities, streets, and built environment.
- Improve housing diversity.
- Advance cohesive & holistic new developments.
- Reinforce & align plans for corridors and jurisdiction boundaries.
- Explore financing options for development.

- Align needs & vision for community spaces.
- Explore creating a community center.
- Retain, revitalize & invest in meeting & gathering spaces.
- Increase revenues for town facilities.

- Retain & expand current local businesses.
- Recruit new businesses.
- Identify funding opportunities for economic development.
- Align & develop visions related to economic development.

Vision Statement

Welcome to Wellington, where deep-rooted values and a rich heritage unite to forge paths that honor our past, ignite a legacy of unity, and create a welcoming community for all.

Mission Statement

Our mission is to provide outstanding municipal services for our community of today and tomorrow.

- Communicate strategically to community audiences.
- Invest in, retain & hire skilled staff.
- Cultivate effective staff & trustee interactions.
- Ensure safety & security, such as emergency response.
- Improve physical spaces & systems for staff efficiency & collaboration.
- Leverage & expand external relationships.

Capital Projects | General Fund
Five Year Summary

GL	Project Name	Unexpended 2024 CIP	2025	2026	2027	2028	2029
211-80-4000	Downtown Masterplan			25,000	60,000		
211-80-5050	Elevator in Municipal Building	85,000					
211-80-5051	Housing Needs Assessment and Strategy Development	10,000					
210-80-4054	Tract F	75,000					
211-80-5052	ADA Community Improvements		10,000	10,000	20,000	20,000	20,000
	ADA Self-Evaluation & Transition Plan: Facilities/Parks/Programming/Events			80,000			
	ADA Self-Evaluation & Transition Plan: Right-of-way				95,000		
	6th Street Undergrounding/Lights Bonfire Subdivision DA			75,000			
	Cemetery Mapping				20,000		
	Library Outdoor Event Space Shade Structure		27,500				
	Parks and Public Works Admin Facility at Wellington Community Park			780,000			
	Community Facility Development and Property Acquisition Fund				880,000		
	TOTAL:	$ 170,000	$ 37,500	**$ 970,000**	**$ 1,075,000**	**$ 20,000**	**$ 20,000**
			$ 207,500				

2025 Capital Projects Details | General Fund

Project Title:	Elevator in Municipal Building
Duration:	2024-2025
Strategic Plan:	Grow Responsibly: Proactively maintain & improve utilities, streets, and built environment.
Description:	Installation of elevator/lift in Municipal Services Building required to meet ADA and building code requirements.
Ongoing Operating Impacts:	Annual inspection & maintenance.

Project Title:	Housing Needs Assessment and Strategy Development
Duration:	2024-2025
Strategic Plan:	Grow Responsibly: Improve Housing Diversity
Description:	Detailed analysis that identifies and evaluates the current and future housing demands, trends, and challenges. The effort includes developing code or policy strategies to increase opportunities for affordable housing.
Ongoing Operating Impacts:	This study will not have ongoing operations impacts.

Project Title:	Tract F
Duration:	2024-2025
Strategic Plan:	Ensure Strong Town Operations
Description:	Stormwater retention pond improvements on 12.5 parcel along I-25 frontage road.
Ongoing Operating Impacts:	With final acceptance of the pond, the Town will be respoisible for general maintenance.

Project Title:	ADA Community Improvements
Duration:	Ongoing
Strategic Plan:	Grow Responsibly: Proactively maintain improve utilities, streets, and built environment.
Description:	As needed funding source to make ADA infrastructure improvements.
Ongoing Operating Impacts:	This project does not have ongoing operations impacts.

Project Title:	Library Outdoor Event Space Shade Structure
Duration:	2025
Strategic Plan:	Cultivate and nurture community spaces: Retain, revitalize, and invest in meeting and gathering spaces.
Description:	Replacement for shade formerly provided by large tree in Library Park that was removed during 2022 due to disease and safety concerns. This is a community space for outdoor events organized by the Library for all residents of Wellington. Grant funds provided by AARP for seating purchased in 2023, including ADA compliant tables with benches. ADA accessible concrete stage pad poured in 2024. The Friends of the Library would like to provide funding for this project.
Ongoing Operating Impacts:	This project does not have ongoing operations impacts, but future maintenace and repair will be budgeted in the Minor Park Improvement Fund.

2026-2029 Capital Projects Overview | General Fund

Project Title:	Downtown Masterplan
Duration:	2026-2027
Description:	Strategy that outlines vision/guidelines for development and revitalization in downtown.

Project Title:	ADA Self-Evaluation & Transition Plan: Facilities/Parks/Programming/Events
Duration:	2026
Description:	The self-evaluation reviews the town's public facilities, programs, services, activities and events to determine compliance with the ADA and identify any barriers to accessibility. The Transition Plan is a rolling fluid document that prioritizes the identified barriers and how they will be corrected.

Project Title:	ADA Self-Evaluation & Transition Plan: Right-of-way
Duration:	2027
Description:	The self-evaluation reviews the town's public facilities, programs, services, activities and events to determine compliance with the ADA and identify any barriers to accessibility. The Transition Plan is a rolling fluid document that prioritizes the identified barriers and how they will be corrected.

Project Title:	6th Street Undergrounding/Lights Bonfire Subdivision DA
Duration:	2026
Description:	Reimbursement outlined in the development agreement (DA).

Project Title:	Cemetery Mapping
Duration:	2027
Description:	Cemetery mapping refers to the act of understanding the layout of grave sites and other elements within a cemetery and documenting

Project Title:	Parks and Public Works Admin Facility at Wellington Community Park
Duration:	2026
Description:	Design and construction of new Parks and Public Works Admin facilities on the far north portion of Wellington Community Park. This project enlarges the existing water booster station site.

Project Title:	Community Facility Development and Property Acquisition Fund
Duration:	As needed only
Description:	This proactive approach allows the town to shape its future by securing land for strategic projects that align with the Board's vision.

Capital Projects | Street Fund
Five Year Summary

GL	Project Name	Unexpended 2024 CIP	2025	2026	2027	2028	2029
211-80-4007	Pavement Preventive Maintenance	12,456	137,544	157,500	165,375	173,644	182,326
211-80-4009	Pavement Condition Assessment	65,000					
211-80-5022	Cleveland Ave Improvements - Design Phase Services		268,914	100,000			
211-80-5023	Street/Sidewalk Safety Improvements - Construction		324,086				
211-80-5024	Transportation Masterplan	160,000					
Future	Street Rehabilitation			1,500,000	1,575,000	1,653,750	1,736,438
Future	Road Off-site Improvement/Saddleback			12,000	60,000	86,400	87,600
New CIP	Old Town Sidewalk Pedestrian Improvements				500,000	525,000	551,250
211-80-5046	Vehicle Replacement			64,000		68,000	
New Equip.	Street Striping Equipment		60,000				
New Equip.	Air Conditioner Recharge System		16,000				
	Cleveland Avenue Improvements - Construction		4,000,000	1,322,000			
	Transportation Grants Matching Funds		400,000				
	Main Street Alley North Paving		65,000				
	TOTAL:	$ 237,456	$ 5,271,544	**$ 3,155,500**	**$ 2,300,375**	**$ 2,506,794**	**$ 2,557,613**
			$ 5,509,000				

2025 Capital Projects Details | Street Fund

Project Title:	Pavement Preventive Maintenance
Duration:	Ongoing
Strategic Plan:	Grow responsibly: Proactively maintain and improve utilities, streets, and built environment.
Description:	On-going preventive maintenance for town streets, including crack seal, overlays, chipseal, and other measures to lengthen lifespan of existing pavements.
Ongoing Operating Impacts:	This project is part of the Town's ongoing costs to ongoing road maintenance.

Project Title:	Pavement Condition Assessment
Duration:	2024-2025
Strategic Plan:	Grow responsibly: Proactively maintain and improve utilities, streets, and built environment.
Description:	The Pavement Condition Assessment will evaluate Wellington streets and provide conceptual long-range planning information to prioritize, schedule and budget on-going street maintenance and repair.
Ongoing Operating Impacts:	This project has no new impacts on ongoing operations.

Project Title:	Cleveland Ave Improvements - Design Phase Services
Duration:	2025-2026
Strategic Plan:	Cultivate and nurture community spaces: Retain, revitalize, and invest in meeting and gathering spaces.
Description:	Design and construction phase services for street improvements including curb/gutter, storm drainage, paving, sidewalks, ADA accessibility, lighting and landscaping along Cleveland Ave.
Ongoing Operating Impacts:	This project has no new impacts on ongoing operations.

Project Title:	Street/Sidewalk Safety Improvements - Construction
Duration:	2025
Strategic Plan:	Grow responsibly: Proactively maintain and improve utilities, streets, and built environment.
Description:	Construction of various sidewalk and accessibility improvements as funded with the HSIP grant.
Ongoing Operating Impacts:	This project is part of the Town's ongoing costs to ongoing road maintenance.

Project Title:	Transportation Masterplan
Duration:	2024-2025
Strategic Plan:	Cultivate and nurture community spaces.
Description:	Strategic document that outlines goals, policies, and projects aimed at improving the town's transportation system and infrastructure.
Ongoing Operating Impacts:	This plan will inform future improvements needed for the community.

Project Title:	Street Striping Equipment
Duration:	2025
Strategic Plan:	Ensure strong town operations: Ensure safety and security, including emergency response.
Description:	New truck mounted pavement striping equipment to replace existing striper and enable more efficient production.
Ongoing Operating Impacts:	Routine maintenance is required with any piece of town equipment.

Project Title:	Air Conditioner Recharge System
Duration:	2025
Strategic Plan:	Ensure strong town operations: Ensure safety and security, including emergency response.
Description:	New fleet shop equipment to create costing saving by bringing this maintenance function in house.
Ongoing Operating Impacts:	This item has no new impacts on ongoing operations.

Project Title:	Cleveland Avenue Improvements - Construction
Duration:	2025-2026
Strategic Plan:	Grow responsibly: Proactively maintain and improve utilities, streets, and built environment.
Description:	Estimated preliminary construction cost for street and drainage improvements including paving, hardscape, ADA accessibility, safety lighting, and drainage along Cleveland Ave. Total cost, from the 30% cost estimate, is $7,000,000. Additional funding of $1,300,000 is included in the $1,300,000 located in the Drainage Fund. Total grant funding for the project is $4.44 million.
Ongoing Operating Impacts:	This project will have ongoing maintenance and repairs. There will also be operational costs for lighting, street cleaning, and snow removal.

Project Title:	Transportation Grants Matching Funds
Duration:	2025
Strategic Plan:	Grow responsibly: Explore financing options for development.
Description:	Estimated grant matching funds for a maximum grant award of $2,000,000 through the Reconnecting Communities Program, for planning and preliminary design of the overpass at I-25 and Cleveland Avenue.
Ongoing Operating Impacts:	This project has no new impacts on ongoing operations.

Project Title:	Main Street Alley North Paving
Duration:	2025
Strategic Plan:	Grow responsibly: Proactively maintain and improve utilities, streets, and built environment.
Description:	New paving for the alley between Cleveland and Harrison, between 2nd and 3rd.
Ongoing Operating Impacts:	Ongoing pavement repairs in the future to be expected.

2026-2029 Capital Projects Overview | Street Fund

Project Title:	Street Rehabilitation
Duration:	2026-2029
Description:	Multi-year rehabilitation plan for streets throughout town, as informed by the Paving Condition Assessment.

Project Title:	Road Off-site Improvement/Saddleback
Duration:	2026-2029
Description:	Reimbursements as required by the Development Agreement for the Saddleback Subdivision as amended in 2024, totaling no more than $246,000.

Project Title:	Old Town Sidewalk Pedestrian Improvements
Duration:	2027-2029
Description:	Ongoing program to install missing sidewalk throughout the old town area.

Project Title:	Vehicle Replacement
Duration:	2026, 2028
Description:	The goal of the vehicle replacement plan is to remove older vehicles in poor condition from the Town's fleet and replace those with more reliable new vehicles. These are anticipated to cost approximately $60,000 in 2024 with price increases in future years.

Capital Projects | Water Fund
Five Year Summary

GL	Project Name	Unexpended 2024 CIP	2025	2026	2027	2028	2029
211-80-4014	Wilson Wellhouses Improvements	30,000					
211-80-4019	Distribution System Masterplan		125,000				
211-80-4020	Buffalo Creek Booster Station				75,000		
211-80-4079	Reservoir Management Project			100,000			
211-80-5013	Automated Metering Infrastructure		990,000				
211-80-5032	Source Water Intake Facility Fencing		50,000				
Future	Water Treatment Plant Covered Equipment Storage				70,000		
Future	Water Treatment Plant Admin and Lab Expansion Design Alternatives		200,000				
Future	Water Treatment Plant Admin Building and Lab Expansion Construction			1,800,000			
Future	Water Oversizing Reimbursement Saddleback Subdivision			19,500	97,500	140,400	142,350
211-80-4022	Nano Plant Expansion	20,000					
New Equip.	Skid Steer			120,000			
	Utilities Rate and Fee Update - Water		35,000				
	Source Water Redundancy - Engineering			200,000			
	Source Water Redundancy - Construction				2,500,000		
	Source Water Pump Station Automatic Transfer Switch			250,000			
	Electrical Equipment Replacement			100,000			
	Fluoride / Caustic Injection Automation		120,000				
	Legacy Valve Replacement			30,000			
	Distribution System Rehabilitation and Upgrades					500,000	600,000
	New Potable Water Tank						2,500,000
	TOTAL:	$ 50,000	$ 1,520,000	**$ 2,619,500**	**$ 2,742,500**	**$ 640,400**	**$ 3,242,350**
			$ 1,570,000				

2025 Capital Projects Details | Water Fund

Project Title:	Wilson Wellhouses Improvements
Duration:	2024-2025
Strategic Plan:	Grow Responsibly
Description:	Variety of infrastructure improvements to address the well system, safety concerns, access hatches, fencing etc.
Ongoing Operating Impacts:	This project has no new impacts on ongoing operations.

Project Title:	Distribution System Masterplan
Duration:	2025
Strategic Plan:	Grow Responsibly
Description:	The current distribution masterplan is incomplete and was based on a modeling system that is no longer supported. The master plan includes a new distribution system model, identification of water main and/or pumping improvements, and alternative analysis.
Ongoing Operating Impacts:	This project has no new impacts on ongoing operations.

Project Title:	Automated Metering Infrastructure
Duration:	2025
Strategic Plan:	Grow Responsibly
Description:	This project will upgrade 1,300 residential meters to Smart Meters and install the required networking infrastructure and software needed to move to a fully Automated Metering Infrastructure (AMI), to include a customer facing portal.
Ongoing Operating Impacts:	With the installation of AMI, the Town can potentially reduce operational costs, as staff will no longer need to drive to collect data.

Project Title:	Source Water Intake Facility Fencing
Duration:	2025
Strategic Plan:	Ensure strong town operations
Description:	The Town needs to secure the property purchased from NPIC around the Source Water Intake Station. This project will include an improved access gate.
Ongoing Operating Impacts:	This project has no new impacts on ongoing operations.

Project Title:	Water Treatment Plant Admin and Lab Expansion Design Alternatives
Duration:	2025
Strategic Plan:	Grow Responsibly
Description:	Planning and preliminary design of Plant Administration building and lab expansion. The design has been moved up to 2025.
Ongoing Operating Impacts:	Although the design phase has no ongoing operational impacts, the building's construction will lead to additional operational effects once completed.

Project Title:	Nano Plant Expansion
Duration:	2024-2025
Strategic Plan:	Grow Responsibly
Description:	Continued improvements to safety, process, and automation
Ongoing Operating Impacts:	

Project Title:	Utilities Rate and Fee Update - Water
Duration:	2025
Strategic Plan:	Grow Responsibly
Description:	Three year update to the 2022 Utility Rate and Fee Study, funded between Water, Wastewater, and Drainage Funds.
Ongoing Operating Impacts:	This project has no new impacts on ongoing operations.

Project Title:	Fluoride / Caustic Injection Automation
Duration:	2025
Strategic Plan:	Ensure strong town operations
Description:	Current pH control and fluoride injection are manual operations. This project will upgrade both systems to be flow controlled and SCADA managed.
Ongoing Operating Impacts:	Upgrading these systems will improve operational efficiency, reduce manual labor intervention, improve precision and control, and improve safety. Overall, while there may be some added operational costs (energy and maintenance), the benefits of efficiency, safety, and compliance with regulatory standards generally outweigh these costs.

2026-2029 Capital Projects Overview | Water Fund

Project Title:	Buffalo Creek Booster Station
Duration:	2027
Description:	The Buffalo Creek Booster Station provides flow and pressure to the northwest area of town, such as Buffalo Creek and planned future developments. The station was not constructed with VFDs or adequate control systems, which impacts operation and consistent performance.

Project Title:	Reservoir Management Project
Duration:	2026
Description:	This project is the starting point for a Reservoir Management Program. With the new plant coming online in 2024, Staff is looking to operate the plant for more than a year to determine the best multi-barrier approach to treating and delivering the highest quality drinking water possible. Needs may include additional water quality testing, data collection, and/or in-situ chemical or physical treatment.

Project Title:	Water Treatment Plant Covered Equipment Storage
Duration:	2027
Description:	This storage facility will provide a secure, climate-protected place to store equipment.

Project Title:	Water Treatment Plant Admin Building and Lab Expansion Construction
Duration:	2026
Description:	Construction of Plant Administration building and lab expansion. Final cost will berefined based on alternatives analysis.

Project Title:	Water Oversizing Reimbursement Saddleback Subdivision
Duration:	2026-2029
Description:	Required by the Development Agreement for Saddleback, as amended in 2024, totaling to no more than $399,750.

Project Title:	Skid Steer
Duration:	2025
Description:	Bobcat with tracks, to be purchased on rollout system. Expense reduced and timing pushed from 2024 CIP of $225,000 for Front End Loader in 2025.

Project Title:	Source Water Redundancy - Engineering
Duration:	2026
Description:	NPIC has identified O&M needs on Reservoir 3 with planned execution winter 2027/2028. The Town needs to coordinate our own O&M needs and source water redundancy.

Project Title:	Source Water Redundancy - Construction
Duration:	2027
Description:	This number will be refined through the engineering planning and design process in 2026.

Project Title:	Source Water Pump Station Automatic Transfer Switch
Duration:	2026
Description:	Automatic Transfer Switch - Allows an automatic transition from grid power to generator power during an outage.

Project Title:	Electrical Equipment Replacement
Duration:	2026
Description:	An electrical risk assessment is planned for completion in 2024. Findings will prioritize future replacement and upgrade needs for the older portions of our treatment system.

Project Title:	Legacy Valve Replacement
Duration:	2026
Description:	Replacement of original influent and effluent tank valve for 2 MG tank. Will be done with the 23 month tank inspection process as part of the warranty for the Tank Rehab and Recoating work completed in 2024.

Project Title:	Distribution System Rehabilitation and Upgrades
Duration:	2028-2029
Description:	Programmed construction dollars for projects identified through the Distribution System Master Plan

Project Title:	New Potable Water Tank
Duration:	2029
Description:	Additional potable water storage to meet future demands and replace aging infrastructure

Capital Projects | Water Source Development
Five Year Summary

GL	Project Name	Unexpended 2024 CIP	2025	2026	2027	2028	2029
211-80-5036	Water Purchase	2,500,000					
	TOTAL:	$ 2,500,000	$ -	**$ -**	**$ -**	**$ -**	**$ -**
			$ 2,500,000				

2025 Capital Projects Details | Water Source Development

Project Title:	Water Purchase
Duration:	Ongoing
Strategic Plan:	Grow Responsibly
Description:	Purchase of water shares.
Ongoing Operating Impacts:	This project has no new impacts on ongoing operations.

Capital Projects | Sewer Fund
Five Year Summary

GL	Project Name	Unexpended 2024 CIP	2025	2026	2027	2028	2029
211-80-4061	Water Reclamation Facility | Engineering	164,326	90,674				
211-80-4062	Collection System Improvements				500,000	500,000	500,000
211-80-4083	Water Reclamation Facility | Construction	1,259,011	340,989				
211-80-4084	Water Reclamation Facility Risk & Resiliency Assessment and Emergency Response Plan			85,000			
211-80-4089	Viewpoint Lift Station	30,000	107,500	1,250,000			
211-80-4091	Sewer Oversizing Reimbursement | Sage Meadows 1st Development Agreement			30,520	48,130		
Future	Sewer Oversizing Reimbursement | Saddleback Development Agreement			2,400	12,000	17,280	17,520
211-80-5044	Roof Replacement for Existing Buildings	70,000	80,000	90,000			
	Utilities Rate and Fee Update - Sewer		35,000				
	TOTAL:	$ 1,523,337	$ 654,163	**$ 1,457,920**	**$ 560,130**	**$ 517,280**	**$ 517,520**
			$ 2,177,500				

2025 Capital Projects Details | Sewer Fund

Project Title:	Water Reclamation Facility | Engineering
Duration:	2022-2025
Strategic Plan:	Ensure strong town operations & grow responsibly.
Description:	Engineering cost associated with the expansion of the Water Reclamation Facility.
Ongoing Operating Impacts:	This project has no new impacts on ongoing operations.

Project Title:	Water Reclamation Facility | Construction
Duration:	2022-2025
Strategic Plan:	Ensure strong town operations & grow responsibly
Description:	Construction cost associated with the expansion of the Water Reclamation Facility.
Ongoing Operating Impacts:	Ongoing maintenance is anticipated with an expanded Water Reclamation Facility. Staff rolled out an asset tracking tool to predict and budget ongoing maintenance and replacement needs that will be budgeted in the 5-year CIP as appropriate.

Project Title:	Viewpoint Lift Station
Duration:	2024-2026
Strategic Plan:	Grow responsibly: Proactively maintain and improve utilities, streets, and built environment.
Description:	Improvements needed at the lift station to increase capacity, operational efficiency, and reliability. Project partially funded by a grant award in the amount of $608,000.
Ongoing Operating Impacts:	Improvement to the Viewpoint Lift Station will require ongoing maintenace needs.

Project Title:	Roof Replacement for Existing Buildings
Duration:	2024-2026
Strategic Plan:	Grow responsibly: Proactively maintain and improve utilities, streets, and built environment.
Description:	Address failing roof systems for the RAS/WAS, Lab, and Dewatering buildings.
Ongoing Operating Impacts:	This project has no new impacts on ongoing operations.

Project Title:	Utilities Rate and Fee Update - Sewer
Duration:	2025
Strategic Plan:	Grow responsibly
Description:	Three year update to the 2022 Utility Rate and Fee Study, funded between Water, Wastewater, and Drainage Funds.
Ongoing Operating Impacts:	This project has no new impacts on ongoing operations.

2026-2029 Capital Projects Overview | Sewer Fund

Project Title:	Collection System Improvements
Duration:	2027-2029
Description:	Programmed funding for wastewater collection system improvements as per the Collection Masterplan

Project Title:	Water Reclamation Facility Risk & Resiliency Assessment and Emergency Response Plan
Duration:	2025
Description:	Evaluate the town's wastewater system for risk and create an updated emergency response plan.

Project Title:	Sewer Oversizing Reimbursement | Sage Meadows 1st Development Agreement
Duration:	2026-2027
Description:	The Town required the developer to oversize a sanitary sewer line within the project to accommodate future development.

Project Title:	Sewer Oversizing Reimbursement | Saddleback Development Agreement
Duration:	2026-2029
Description:	Required by the Development Agreement for Saddleback, as amended in 2024, totaling no more than $49,200.

Capital Projects | Drainage Fund
Five Year Summary

GL	Project Name	Unexpended 2024 CIP	2025	2026	2027	2028	2029
211-80-4039	Storm Drain & Pan Replacement	21,933	8,067	31,500	33,075	34,729	36,465
211-80-4065	B-Dams Improvements		93,534	93,534	93,534	93,534	12,403
SDF231	Regional Drainage Improvements			450,000	2,110,000	1,570,000	1,350,000
211-80-5028	Outfall for Cleveland Ave Improvements		1,000,000	300,000			
Future	Utilities Rate and Fee Update - Drainage		35,000				
Future	Street Rehabilitation			90,000	94,500	99,225	104,186
Future	Stormwater Off-site Reimbursement - Saddleback			4,000	20,000	28,800	29,200
Future	Clark Reservoir Dredging						2,000,000
	TOTAL:	$ 21,933	$ 1,136,601	**$ 969,034**	**$ 2,351,109**	**$ 1,826,288**	**$ 3,532,254**
			$ 1,158,534				

2025 Capital Projects Details | Drainage Fund

Project Title:	Storm Drain & Pan Replacement
Duration:	Ongoing
Strategic Plan:	Grow responsibly: Proactively maintain and improve utilities, streets, and built environment.
Description:	On-going program to re-construct failed storm drainage pans.
Ongoing Operating Impacts:	This project is part of ongoing maintenance and repair to our infrastructure.

Project Title:	B-Dams Improvements
Duration:	Ongoing
Strategic Plan:	Grow responsibly: Proactively maintain and improve utilities, streets, and built environment.
Description:	Wellington's cost share of flood early warning system, emergency response plan, and ongoing maintenance for the B-Dams.
Ongoing Operating Impacts:	This project is part of the ongoing maintenance cost associated with the B-Dams which is regional watershed management collaboration effort. The B-Dams are three dams above Wellington that 17 years ago were rated as "high hazard" with potential for loss of life and property if breached — but too expensive to improve to new standards — are forcing the creation of a regional early flood warning system and emergency action plan.

Project Title:	Outfall for Cleveland Ave Improvements
Duration:	2025-2026
Strategic Plan:	Grow responsibly: Proactively maintain and improve utilities, streets, and built environment.
Description:	Funding for certain elements of the Cleveland Avenue Improvement Project, including the Cleveland and 5th Street Outfall projects, as recommended by the Stormwater Management Masterplan. See overall project line item in the Street Fund for more information.
Ongoing Operating Impacts:	The project may result in increased maintenance costs for stormwater infrastructure, such as regular cleaning of outfalls, culverts, and drains to ensure proper function.

Project Title:	Utilities Rate and Fee Update - Drainage
Duration:	2025
Strategic Plan:	Grow responsibly
Description:	Three year update to the 2022 Utility Rate and Fee Study, funded between Water, Wastewater, and Drainage Funds.
Ongoing Operating Impacts:	This study does not have ongoing operating impacts.

2026-2029 Capital Projects Overview | Drainage Fund

Project Title:	Regional Drainage Improvements
Duration:	2026-2029
Description:	Future projects as informed by the Stormwater Masterplan.

Project Title:	Street Rehabilitation
Duration:	2026-2029
Description:	Various street repair and rehabilitation projects throughout town.

Project Title:	Stormwater Off-site Reimbursement -Saddleback
Duration:	2026-2029
Description:	Reimbursements as required by the Development Agreement for the Saddleback Subdivision as amended in 2024, totaling to no more than $82,000.

Project Title:	Clark Reservoir Dredging
Duration:	2029
Description:	Project required as part of the agreements associated with the Boxelder Basin Regional Stormwater Authority. The exact timing for when this project will be required is unknown.

Capital Projects | Park Fund
Five Year Summary

GL	Project Name	Unexpended 2024 CIP	2025	2026	2027	2028	2029
211-80-4042	Parks Masterplan and Community Center Feasibility Study		175,000				
211-80-4068	Replace Soft Trails	10,000		10,000	10,000	10,000	10,000
211-80-4077	Playground at Viewpointe Park				300,000		
	Pour & Place | Viewpointe Park				80,000		
	Shade Structure Viewpointe Park				25,000		
Future	ADA Bridge across Boxelder Creek			50,000			
New Equip.	Recreation Truck				60,000		
New Equip.	Wellville Pump			80,000			
211-80-5001	Vehicle Replacement		75,000				
	TOTAL:	$ 10,000	$ 250,000	**$ 140,000**	**$ 475,000**	**$ 10,000**	**$ 10,000**
			$ 260,000				

2025 Capital Projects Details | Park Fund

Project Title:	Parks Masterplan and Community Center Feasibility Study
Duration:	2025
Strategic Plan:	Cultivate and nurture community spaces
Description:	Blueprint that guides the development and management of town's parks and recreational spaces and trails. Potential to also include Community Center Feasibility Study
Ongoing Operating Impacts:	This project has no new impacts on ongoing operations.

Project Title:	Replace Soft Trails
Duration:	2025-2029
Strategic Plan:	Cultivate and nurture community spaces
Description:	Replaces soft trails with concrete trails, move soft trail adjacent to new concrete trails where applicable.
Ongoing Operating Impacts:	This is part of the town's ongoing effort to repair and maintain town trails.

Project Title:	Vehicle Replacement
Duration:	2025
Strategic Plan:	Ensure strong town operations
Description:	New vehicle to be used by Parks/Rec Ops. Supervisor as well as Parks and Recreation Staff
Ongoing Operating Impacts:	A new vehicle will require routine maintenance which is budgeted in the parks fund.

2026-2029 Capital Projects Overview | Park Fund

Project Title:	Playground at Viewpointe Park
Duration:	2027
Description:	Replacement of playground at Viewpointe Park.

Project Title:	Pour & Place | Viewpointe Park
Duration:	2027
Description:	Add pour & place to Viewpointe Playground.

Project Title:	Shade Structure Viewpointe Park
Duration:	2027
Description:	Shade structure at Viewpointe Park

Project Title:	ADA Bridge across Boxelder Creek
Duration:	2026
Description:	ADA access for public use and disc golfers at Griffin Greens.

Project Title:	Recreation Truck
Duration:	2027
Description:	Replacement of aging recreation vehicle.

Project Title:	Wellville Pump
Duration:	2026
Description:	Replacement of irrigation well pump due to aging.

2026 Budget Calendar

May 20th	**Board of Trustees Work Session** - 2026 Budget Priorities
August 19th	**Board of Trustees Work Session** - 2026 Budget Update
September 16th	**Board of Trustees Work Session** - 2026 Personnel Discussion
September 23rd	**Board of Trustees Regular Meeting** - 2026 Fee Schedule
September 30th	**Board of Trustees Special Work Session** - Capital Improvement Projects
October 14th	**Board of Trustees Regular Meeting** - Draft 2026 Budget Presentation - Municipal Utilities Rates and Fees Presentation
October 21st	**Budget BOO-nanza**
November 12th	**Board of Trustees Regular Meeting** - 2026 Municipal Utilities Rates and Fees (scheduled adoption)
November 18th	**Board of Trustees Special Meeting** - 2026 Budget (scheduled adoption)