



BOARD OF TRUSTEES

June 8, 2021

6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

Regular Meeting Agenda

Individuals that attend the meeting in person and have not been fully vaccinated will be required to wear a face covering while in attendance.

Individuals wishing to make public comments must attend the meeting in person or may submit comments by sending an email to euckerkk@wellingtoncolorado.gov. The email must be received by 4:00 p.m. Tuesday June 8, 2021. The comments will be provided to the Trustees and added as an addendum to the packet. Emailed comments will not be read during the meeting.

The Zoom details below are for online viewing and listening only.

<https://zoom.us/j/94106665119?pwd=SS9YQ2Q0U0NBMLZsV2pVbnl1ZlEzd09>

Passcode: 246436

Webinar ID: 941 0666 5119

Or One tap mobile :

US: +12532158782,,94106665119# or +13462487799,,94106665119#

Or Telephone:

US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Amendments to Agenda
4. Conflict of Interest

B. COMMUNITY PARTICIPATION

1. Public Comment
2. Presentation
 - a. Sanitary Sewer Collection System Master Plan

C. CONSENT AGENDA

1. Minutes of the May 11, 2021 and May 25, 2021 Board of Trustees meetings

D. ACTION ITEMS

1. Review of Emergency Declaration - Resolution 13-2020
 - Staff presentation: Patti Garcia, Town Administrator

E. REPORTS

1. Town Attorney
2. Town Administrator
3. Staff Communications
 - a. Report of Bills - May 2021
4. Board

F. ADJOURN

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: June 8, 2021
Submitted By: Dave Myer, Engineer
Subject: Sanitary Sewer Collection System Master Plan

EXECUTIVE SUMMARY

Jacobs Engineering Group will present the findings of the Collection System Master Plan.

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

ATTACHMENTS

1. 2021.06.08_CollectionSystem_BoardWorkshopPresentation

Collection System Master Plan Update

Town of Wellington

June 8, 2021

Introductions – JACOBS Team

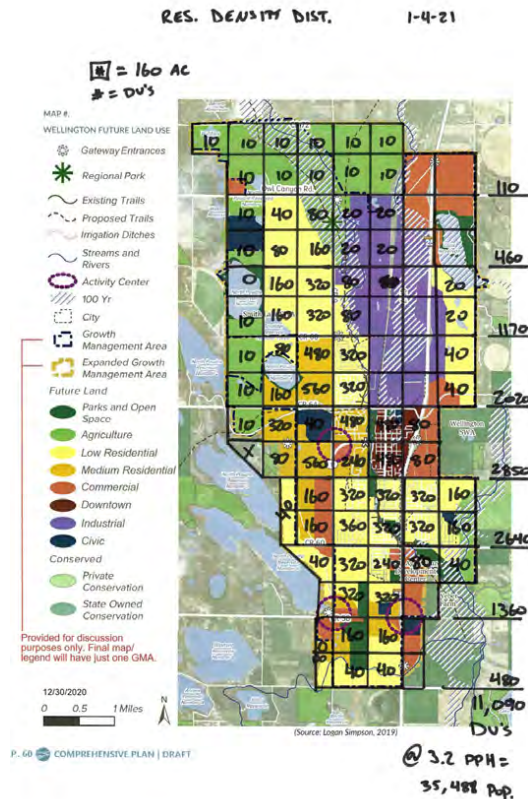
- **Richard Saxton – Project Manager**

Agenda

- **Collection System Master Plan Update**
 - Hydraulic Model
 - Existing System
 - Buildout
 - Year 2040

Collection System Master Plan Goals

- Use growth pattern and population projections from draft Comprehensive Plan
- Identify significant Existing capacity constraints
- Determine capacities and approximate locations for future interceptors to convey Buildout flows (population ~35,500)
- In light of Buildout infrastructure needs, how much growth could be accommodated by ~Year 2040 (population ~25,000) while:
 - minimizing impacts on existing collection system &
 - minimizing investments in new infrastructure?



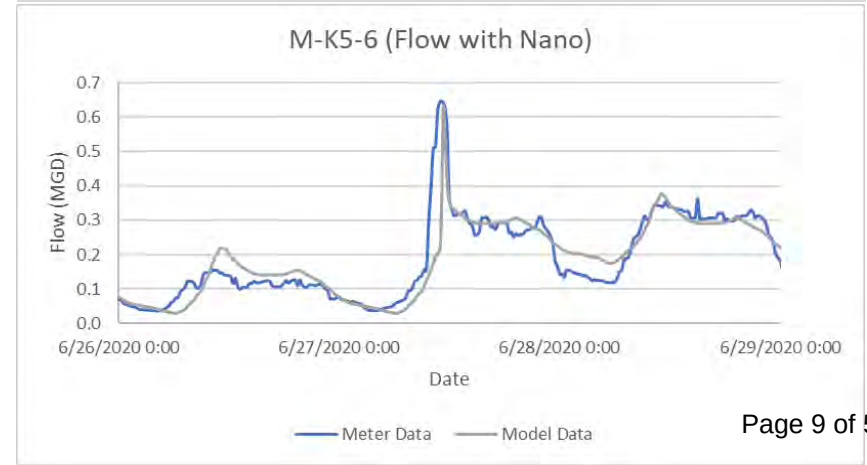
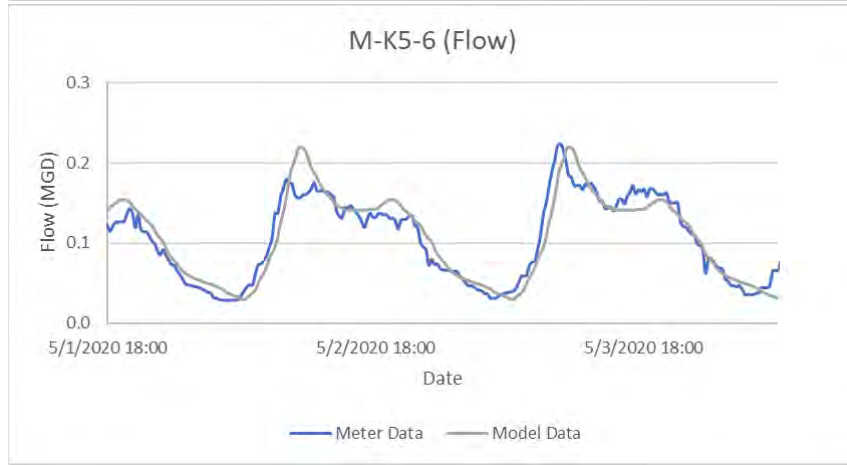
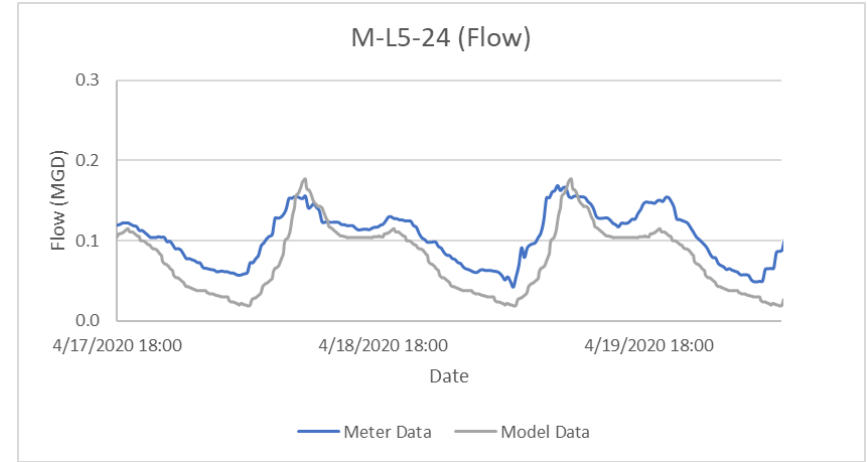
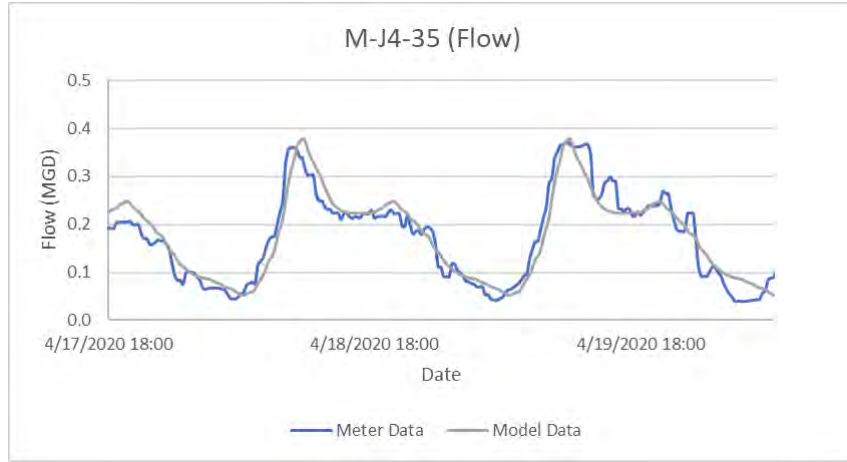
Hydraulic Model

Hydraulic Model

- Focused on interceptors
 - 8-inch to 30-inch pipe diameters
 - approximately 300 pipes & manholes
- Sewer and manhole data from GIS
- Flow metering by Hach
 - 2020 data, 7 locations (map to right)
- Includes existing View Pointe Lift Station
- Uses InfoSWMM software
- Future flows are based on worst-case conditions:
 - Peak hour flows on worst day of week
 - Clean-in-place wash of Nanofiltration Plant included



Model Was Validated Using Flow Meter Data

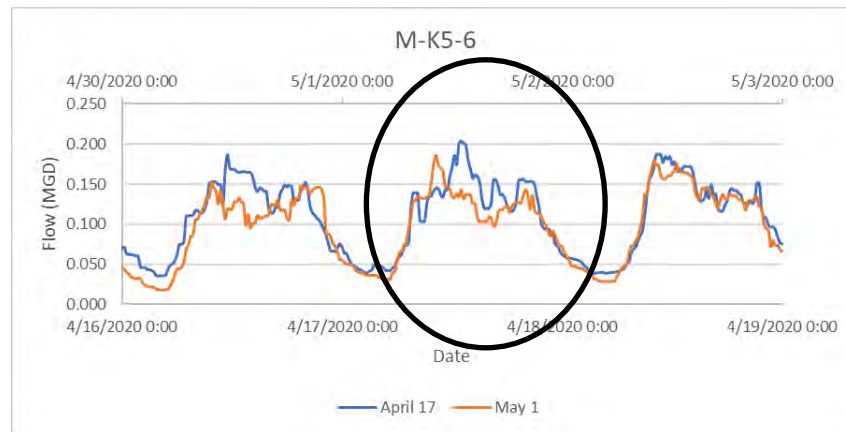
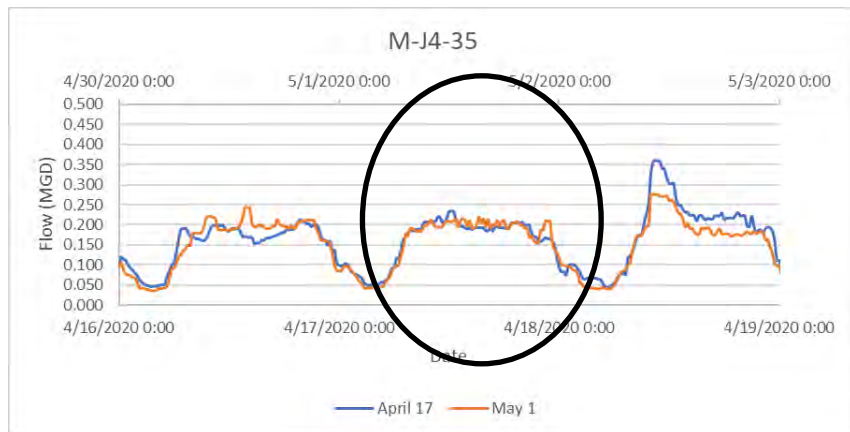


Existing System

Existing Collection System

- No current capacity concerns in the existing interceptors based on depth of flow
- View Pointe Lift Station
 - Unsafe conditions
 - Needs improvements within the next few years
 - Not practical to eliminate lift station

Meter Data Show Very Little Infiltration/Inflow



3 days of meter data graphed for each period:

Wet Day (April 17) vs Dry Day (May 1)



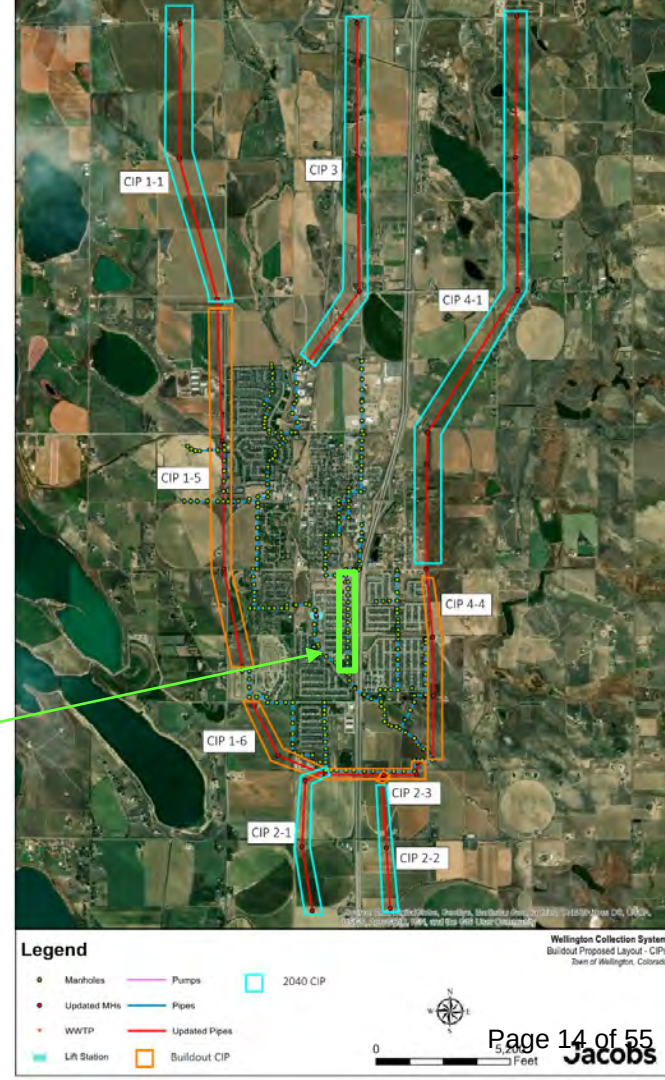
Sewer system is pretty tight!

Buildout

Buildout Recommendations

Project
West Interceptor (CIP 1-1, 1-5, 1-6)
South Interceptor, West (CIP 2-1)
South Interceptor, East (CIP 2-2, 2-3)
North Interceptor (CIP 3)
East Interceptor (CIP 4-1, 4-4)
South Interceptor Lift Station(s)
Potential Existing System Upgrades

Capacity criterion: depth to diameter (d/D) ratio
 ≤ 0.8 (existing pipes) and ≤ 0.65 (new pipes)



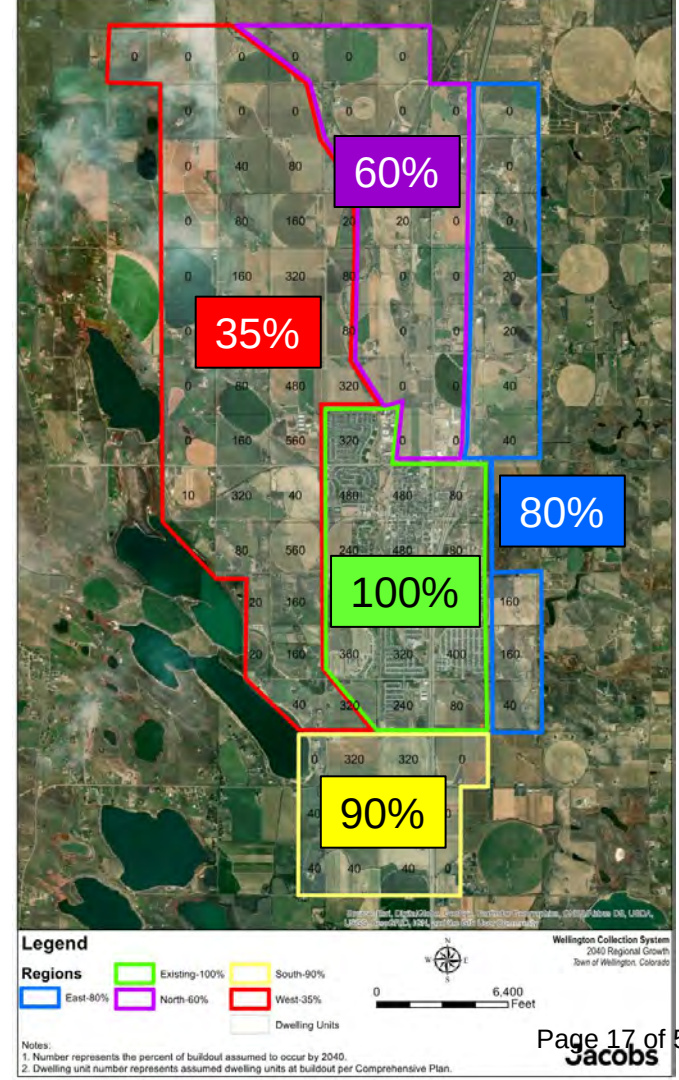
Buildout Recommendations

- Oversizing policy –
- Sage Meadows – existing 30-inch pipe appears to be sufficient for Buildout flows for West Interceptor
- New PSD high school – existing 10-inch pipe is not sufficient for Buildout flows, will require parallel pipe or upsizing
- Existing pipe just west of I-25 along 5th St, south of Jefferson Ave: may need to be upsized from 12-inch to 15-inch as population approaches 25,000 (by approximately 2040)
 - Avoid running Nanofiltration Plant at peak flows to reduce potential problems
 - Monitor periodically to assess flow depths

Year 2040

2040 Growth Distribution

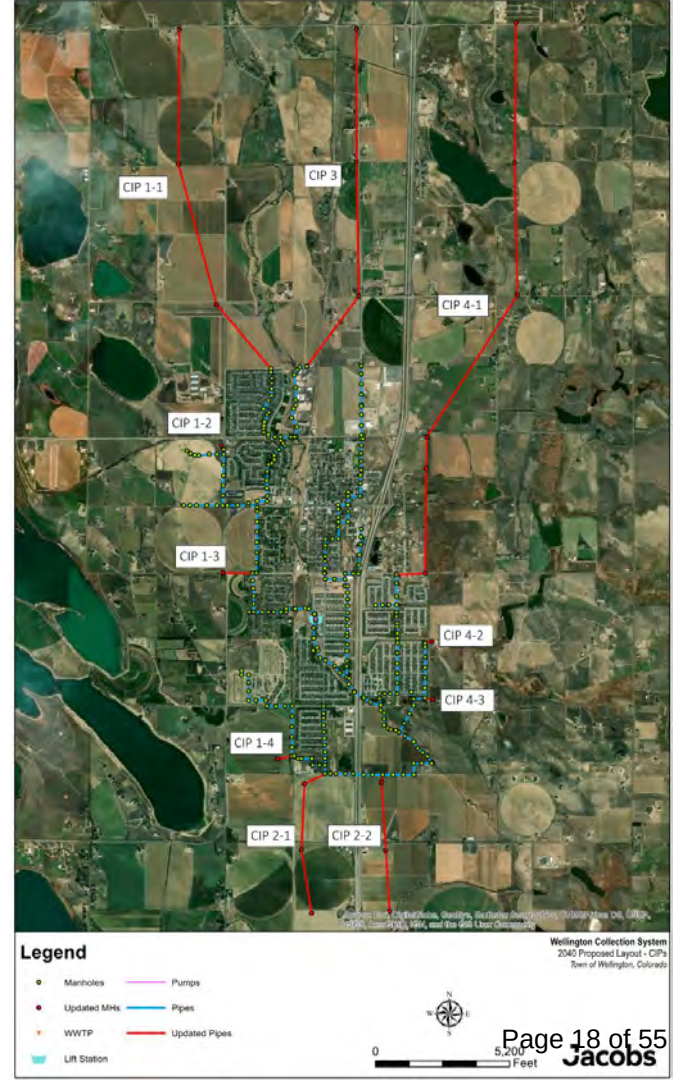
- Minimizes improvements needed prior to 2040 aside from connecting new developments to existing system
- Avoids railroad and highway crossings
- Existing System – 100% of buildout flows by 2040
- South – 90% of buildout flows by 2040
- East – 80% of buildout flows by 2040
- North – 60% of buildout flows by 2040
- West – 35% of buildout flows by 2040



2040 Recommendations

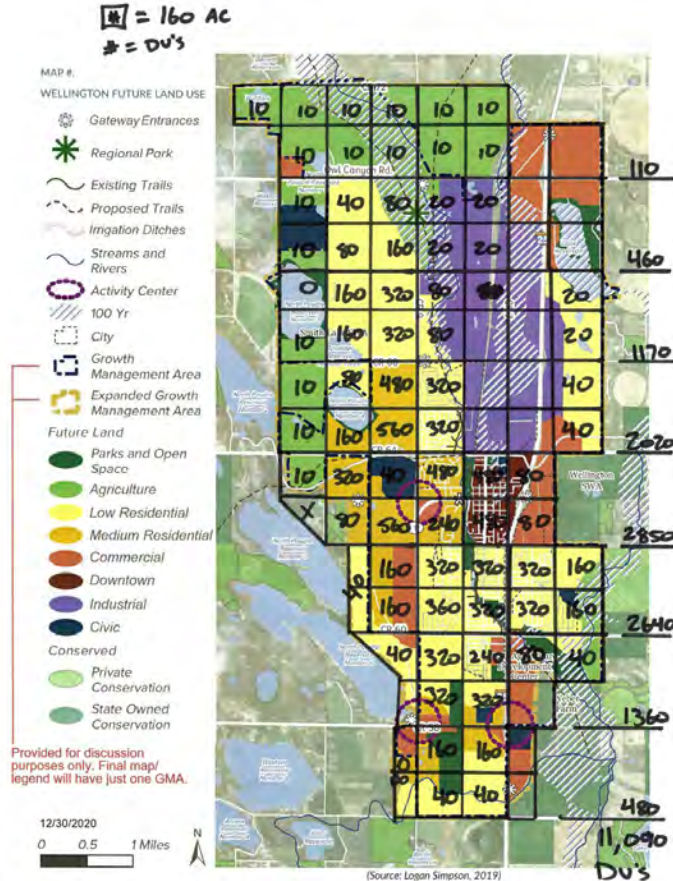
- Main collection system backbone can accommodate growth through approximately 2040
- View Pointe Lift Station will need improvements sooner
- Build new interceptors to serve new areas as development occurs
- Some temporary connections to the existing system will be needed
- Will need to augment existing system by about 2040 with new interceptors to WWTP
- Avoid running Nanofiltration Plant during peak flows to reduce impact to existing pipes south of downtown

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Questions / Ideas?

Draft Comprehensive Plan





Board of Trustees Meeting

Date: June 8, 2021

Submitted By:

Subject: Minutes of the May 11, 2021 and May 25, 2021 Board of Trustees meetings

EXECUTIVE SUMMARY

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

ATTACHMENTS

1. 05.11.21 BOT Draft Minutes
2. 05.25.21 BOT Draft Minutes



BOARD OF TRUSTEES

May 11, 2021

6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

MINUTES

A. CALL TO ORDER

Mayor Hamman called the meeting to order at 6:30 p.m.

1. Pledge of Allegiance

Mayor Hamman asked that all rise for the pledge of allegiance.

2. Roll Call

Mayor Troy Hamman

Mayor Pro Tem Wyatt Knutson

Trustee Jon Gaiter

Trustee John Jerome

Trustee Rebekka Kinney

Trustee Ashley Macdonald

Trustee Tim Whitehouse

Also Present:

Patti Garcia, Town Administrator

Kelly Houghteling, Deputy Town Administrator

Dan Sapienza, March & Olive, LLC, Town Attorney

Judi Tippetts, Finance Director

Cody Bird, Director of Planning

Hallie Sheldon, Management Analyst

Bob Gowing, Director of Public Works

Dave Myer, Engineer

Dean Campos, Parks and Recreation Manager

Ross LaGenese, Library Manager

Mahalia Henschel, Communications Specialist

Krystal Eucker, Town Clerk

3. Amendments to Agenda

Mayor Hamman asked if there were any amendments to the agenda this evening to which there was none.

4. Conflict of Interest

Mayor Hamman asked if there were any conflicts of interest on tonight's agenda to which there was none.

B. COMMUNITY PARTICIPATION

1. Public Comment

Mayor Hamman opened the meeting up for public comment.

Phyllis Mortensen, 3705 McKinley Avenue, Wellington, CO commented that she used to live in a large city where drugs were a major problem. It has been said that allowing marijuana will bring money to the Town but is that more important than the safety and well-being of our residents. Ms. Mortensen also requests all elections in Wellington are fair.

Michael Clark, Sage Meadows Subdivision, Wellington, CO commented that he is seeing critical race theory pop up in schools, local, national, and state government and that people should be educated on it and understand it before it shows up. Basically, critical race theory teaches that white people are oppressors and that any minority, whether it be gender, sexuality or race is an oppressed group.

Christine Gaiter, 8132 4th Street, Wellington, CO commented on the base water rate which is essentially a tax. The rate is the same amount for all citizens, and it could be causing a strain on low-income residents. Ms. Gaiter proposed going to a tier rate or using a multiplier to come up with a base rate so bills are proportional and fair because it's not currently proportional to resident's budgets. It is not fair that the rates were raised in December, but the business rates have not and neither have the developers.

Dawn Burkhart, 6974 Lee Street, Wellington, CO commented that she is a single mom with three kids and her water bill was \$259.00 this month so she has implemented measures in her home to reduce water usage. There is no assistance for water bills like there is for heating.

Clayton Graves, 3255 Thundering Herd Way, Wellington, CO commented that if the Town is needing money, tax the medical marijuana that is coming in and take some of the burden off the residents.

Ken McKenzie, 3733 McKinley Avenue, Wellington, CO inquired about the Town Hall that was mentioned and when that will be.

Trustee Gaiter stated the Town Hall is scheduled for May 26, 2021, from 6:00-8:00 p.m. and the sewer rates will be discussed that night.

Margaret McKenzie, 3733 McKinley Avenue, Wellington, CO commented that the Leeper Center does not hold many people; has the Town looked into holding the Town Hall in a different location.

Tara Kough, 3271 Mammoth Circle, Wellington, CO commented that she supports everything that has been said this evening and wanted to address the \$90,000 that has not been collected since the rate increase did not go into effect for developers. The residents rate increase went into effect immediately. Residents cannot afford the rate increase.

Lori Wiedeman, 3923 Grand Avenue, Wellington, CO inquired about where she could find rules and regulations on how meetings are done and how the Town conducts business.

Trustee Kinney commented that there is a myriad of information on the Town's website including the municipal code.

Dave Wiegand, 7000 Pettigrew Street, Wellington, CO inquired if there will be a moratorium on construction if the Town does not have the water. The water rates will keep going higher and higher if the Town does not have good management. People move to Wellington because it has been a

reasonable place to live but it is not going to be reasonable anymore.

Mayor Hamman commented that the Town has slowed growth and it is down to 2%.

Trustee Macdonald commented that there does need to be a small amount of growth to be able to pay for some of the growth. Some of the things coming in today were planned years ago and this Board is trying to set the community up for the future.

Mario Quinonez, 4101 Crittenton Lane, Wellington, CO commented that meetings like this offer paradigm shift to solve big problems in the community. There may be a big problem but there may not be a big solution. People are not problems to be solved, they are often the solution to the problem. Unite to do right as more change can be achieved together.

Gary Green, 8130 3rd Street, Wellington, CO commented that Teddy Roosevelt stated, “we need to pay attention to the man in the arena” and this Board is the man in the arena. It takes a lot of courage to run for office and to address the greater good of the community. Mr. Green thanked the Board for being the men and women in the arena.

Jesy Andreen, 3814 Hackberry Street, Wellington, CO commented that she appreciates the Board and all that they do. Ms. Andreen also commented that there are a lot of residents that do not know that the Town has meetings or that there is a Comprehensive Plan being worked on so helpfully information can be communicated in different ways like postcards or banners. Ms. Andreen started a cleanup and asked if the Town could help with that effort by providing staff time or trucks to haul.

Trustee Gaiter inquired if this is something that the Community Activities Commission is willing to do.

Trustee Macdonald commented that the Town has a scheduled cleanup day every year.

Trustee Jerome commented that would be a good thing for the Community Activities Commission to partner up with.

Melanie Murphy commented that Kallie Cooper with Main Streets plans and is the contact for the Town wide cleanup.

Dave Wiegand, 7000 Pettigrew Street, Wellington, CO commented that with the legalization of marijuana and the extreme use of drugs, Fort Collins is disgusting right now. Wellington is a beautiful town, and we want to keep it that way.

Jeff Scofield, 7335 Kit Fox Drive, Wellington, CO commented that opening up Kit Fox has turned into being dangerous for kids riding bikes. There are vehicles that speed through the neighborhood. Mr. Scofield suggested putting up speed limit signs at the south end of Kit Fox and stop signs on Kit Fox between Jefferson and the south end.

2. Presentation

a. Parks and Recreation Quarterly Update

Mr. Campos provided a brief quarterly update regarding the Parks and Recreation Department including:

- Parks Maintenance Technician II & III - Assessed/Evaluated - Efficiency.
- Certifying Park Maintenance Technician III and Recreation Coordinator - Play Structure Inspector - Positive Financial Impact.
- Developing Preventive Maintenance Schedule - Parks System.
- Negotiating user fees with ActiveNet (Registration Software) for better rates.
- Standard Operating Procedures and Staff Training being documented.
- Recreation Forum Feedback being implemented - Cheer Program (Cheer Spirit

Colorado) & Tennis (Contractor US Tennis Association)

- Virtual Recreation Page
- Developing new communication strategy for participants in Youth and Adult Sports to better meet the needs of the community.
- Collaborated with Kelly to develop better department structure to sustain program growth and save the Town resources.
- Cost-Recovery - Inputting all financial data into analytical software. Service Categories Developed. Beneficiary of Service workshop scheduled.
- Partnerships being developed - Boys and Girls Club (facility usage), Colorado Youth Outdoors (Innovative programming), Poudre School District (facility usage), Wellington Soccer Club (Funneling participants into our program).
- Colorado Parks and Recreation Association - Developing talent pipeline in Northern Colorado with other agencies to increase Town of Wellington visibility for professional development.

b. Wellington Public Library Quarterly Update

Mr. LaGenese provided a brief quarterly update regarding the Wellington Library including:

- Successful and community supported re-opening for indoor public patronage
 - Simple and unique signage (slides)
 - Continued access to curb side use
 - Consistent and easily readable section signage and re-organization promoting exploration and self-sufficiency
 - Change in hours reflecting resident needs, working families, and students
 - Redesigned and user-friendly website interface. Optimized for mobile use
 - Local Matters section in alignment with Strategic Plan/Local issues
 - Increase in new patrons, circulation, inclusive and expansive media
- Major focus on collaboration with the community, local businesses, school programs/clubs, and Town of Wellington departments
- Development of ongoing partnership between Wellington Public Library (WPL), Liberty Common High School (LCHS), and Colorado State University (CSU) Engineering Department for an Engineering and Robotics program for all ages and pathways.
 - Directly supports and tactilely develops Science, Technology, Engineering and Mathematics (STEM) programs for residents and youth.
 - Robotic demonstrations/challenges/events by state and national award-winning robotic teams. Student developed and managed with oversight lead by WPL and instructor.
 - Participation and development with CSU Engineering Department and University Recruiting Department. Demonstration of full pathway from young children to university opportunity and engagement.
- In compliment to developing programs and events, WPL has secured a Prusa 3D printer thanks to the Wellington Friends of the Library. Printer is in shipping process currently and will be accessible to all patrons for a myriad of uses and supplements. CSU Engineering has offered to assist in set-up, calibration, and promotion.
- Summer Reading Program
 - Extreme increase/partnership in local business patronage and donations

- o Early registration has launched
 - o Coordination with local elementary and middle schools
 - o Partnership with Wellington Boys & Girls Club
 - o Expansion and inclusion with adult readers as modeling for literacy
 - o Events secured with contingencies in place
 - o Joint event planned with TOW Parks and Recreation Department
- Quarterly budget figures/lines are in accordance and fiscally within parameters.

Trustee Gaiter inquired as to when the robotics events will begin.

Mr. Lagenese stated the team won state and are now competing nationally. The students are also completing their finals so it will most likely be summertime; likely it will be Sundays in the parking lot.

3. Proclamation

- a. Police Week Proclamation
Mayor Hamman read the National Police Week Proclamation.

C. **CONSENT AGENDA**

1. Minutes of the April 27, 2021 Board of Trustees Meeting
Mayor Pro Tem Knutson moved to approve the consent agenda; Trustee Kinney seconded the motion. Roll call on the vote resulted as follows:
Yeas – Gaiter, Jerome, Kinney, Macdonald, Whitehouse, Knutson, Hamman
Nays – None
Motion carried.

D. **ACTION ITEMS**

1. Resolution 10-2021 - A Resolution Referring to the Voters the Question of Whether Sales of Medical and Retail Marijuana Should be allowed in the Town of Wellington
Mr. Sapienza informed the Board that there was a petition drive last summer to place a special sales tax ordinance for marijuana sales on the ballot and to overturn the ban on marijuana sales in Wellington. Those petitions were submitted on July 30, 2020, with 669 signatures and on August 20, 2020, 464 of those signatures were verified which was more than the required 351 signatures to refer both ordinances to the ballot.

The Board of Trustees approved Resolution 38-2020 which refers the sales tax question to the ballot which will be on the November 2, 2021 ballot. Due to TABOR regulations, the sales tax question is required to be on a general election ballot so it was clear when that could be referred.

The sales of marijuana ordinance received a sufficient number of signatures although there was a protest filed on September 8, 2020 which led to a hearing on September 16, 2020. The hearing officer determined that the petition to put the sales of marijuana on the ballot was insufficient due to the language of the ordinance being administrative rather than legislative in nature and the other reason is that there was a failure to comply with a State Statute requiring to disclose how much was paid to petition gatherers.

The determination of the insufficient petition resulted in litigation. There are two lawsuits filed against the Town of Wellington; Prosperous Wellington versus Wellington and the other is Morgan

versus Wellington. These lawsuits have been ongoing since September and October of 2020. Possible outcomes of those litigations include:

- If the Court determines the outcome of the hearing officer's determination is incorrect, the Town will be required to administer a special election at the Town's cost. Followed by general election on November 2, 2021 to place the sales tax question on the ballot.
- If the hearing officer's determination is upheld, the proponents would circulate the petitions again.

At the April 27, 2021 Board of Trustees Meeting, Mr. March asked for authorization to enter into a stipulation with the other parties in both cases. The motion that was before the Board was to approve the Town Attorney signing the stipulation to settle the lawsuits. That stipulation was included in the packet material and it has been filed with the Court. That stipulation stated that if the Board of Trustees adopts Resolution 10-2021, both cases will be dismissed immediately.

Resolution 10-2021 will submit a question to the ballot of whether sales of medical and retail marijuana should be allowed in the Town of Wellington and also creates a regulatory structure for how those applications will be submitted, approved and how those businesses will be regulated.

There are some major differences between this ordinance and what was originally petitioned for by the proponents. The original ordinance had some significant flaws. The original ordinance referenced State Statute that has been obsolete for years so that would have tied the Town of Wellington's regulation of marijuana to specific statutory provisions that did not exist. The original ordinance also had some conflicting language regarding the authority of various entities so it was unclear whether the local licensing authority would have had the authority to regulate businesses or if the state held that authority. As part of the stipulation that was entered into on April 20, 2021, the proponents have agreed to this revised language in the ordinance which fixes those deficiencies. The ordinance would repeal the two provisions within the Town Code that prohibit the sale of retail and medical marijuana. The ordinance will allow the sale of medical and retail marijuana to consumers in marijuana stores in C3 zoning districts and applications for those stores can begin to be submitted on February 1, 2022. If this ordinance is approved by the voters on November 2, 2021, that will give a few months to get regulations in place before those applications are processed. In addition to the C3 zoning district, stores cannot be within 2,000 feet of schools, cannot be within 500 feet of public zones and other marijuana stores and cannot be within 200 feet of R1 and R2 zoning districts. The reason for the zoning district and distances is that those were the exact distances and zoning district that was proposed by the proponents.

The ordinance cannot be modified by the Board of Trustees until April 1, 2023.

Trustee Gaiter commented that regardless of his personal feelings related to marijuana, he is a proponent of the voters having the opportunity to vote on the matter.

Trustee Whitehouse commented that this is far too important of a decision to be decided by the seven members of the Board of Trustees.

Trustee Kinney commented that this is an important topic and needs to be weighed in on by the residents of the community.

Christine Gaiter, 8132 4th Street, Wellington, CO inquired if the sales tax from marijuana will go into the general fund and the general fund cannot fund the water treatment plant.

Mayor Hamman stated discussions are yet to be had regarding where the sales tax from

marijuana will go.

Melanie Murphy, 3584 Polk Circle East, Wellington, CO thanked the Board for addressing this matter to allow the residents to vote.

Trustee Whitehouse commented that it has been discussed on social media that the protest was filed to take away the citizens rights to vote on this and that is factually incorrect. The protest was filed due to the original ordinance laid out administrative duties and took away regulatory duties that were granted to the Town Board.

Trustee Macdonld commented that this Board does feel that the decision should be made by the voters. The process that has taken place is to ensure the language presented to the voters is in the best interest all involved.

Dave Wiegand, 7000 Pettigrew Street, Wellington, CO commented that he hopes the Town has done their due diligence to see how the sales of marijuana has affected other communities. Some people say marijuana is a gateway drug.

Trustee Macdonald asked if the staff could put together a formal communication plan to include the facts about the ordinances to address the needs and concerns of the residents.

Mayor Hamman stated that is something that can be done.

Trustee Jerome moved to approve Resolution 10-2021; Trustee Kinney seconded the motion. Roll call on the vote resulted as follows:

Yeas – Gaiter, Jerome, Kinney, Macdonald, Whitehouse, Knutson, Hamman

Nays – None

Motion carried.

2. Resolution No. 11-2021 - A Resolution Approving Mandatory Watering Restrictions

Mr. Sapienza informed the Board that the Resolution before them this evening is related to watering restrictions. It is very similar to the Resolution that was passed in 2020. There have been voluntary and mandatory watering restrictions in the Town since 2013. The idea is to restrict watering to two days a week depending on if their homes are odd or even and that would also restrict the times of days that watering can occur. Other municipalities in the area were researched and Fort Collins is on voluntary restrictions but restricting the times that they can water. Denver and Colorado Springs are currently restricting the times that watering can occur. Residents could be fined if compliance officers decide to issue a summons.

Mr. Gowing addressed the Board and informed them that some of the subdivisions in Wellington do have a non-potable system although there are many others that do not. The use of treated water in the summer dramatically increases due to irrigation. The plant expansion project is currently underway at the 30% design phase which will roughly double the plant's capacity; that facility is expected to come online in 2024. When that does come online, there will be plenty of water for irrigation although for the next three summers, the Town will be sorely taxed to provide treated water during the summer months. The repercussions for not being able to meet peak demand at any time during the summer are pretty severe. The equipment is running near capacity to meet the peak demand. The equipment is old, so the plant does take a lot of repair and maintenance to keep running. Exceeding compliance requirements relative to meeting those peak demands can be severe with violations from the State. There could also be a loss of service to customers if equipment breaks due to being run close to capacity.

The amount of water that the Town provides during irrigation months more than doubles and more

importantly it is the peak rates more than double. Infrastructure is designed for the maximum day and hour situation. Everything that the Town designs is designed around that maximum instant during the year.

The watering restrictions in 2020 did allow the Town to prepare for water usage on watering days.

The Town has also been providing information regarding water conservation as conservation is needed due to the water treatment plant being at its capacity.

Trustee Whitehouse inquired as to what the effectiveness between voluntary and mandatory watering restrictions.

Mr. Gowing stated he could not really answer that as 2020 was the first year for mandatory watering restrictions but there seemed to be an effect when the mandatory restrictions went into place.

Mayor Hamman inquired if this would go into effect immediately and if that is necessary right now.

Mr. Gowing stated the Town is preparing as the Town cannot predict the weather nor what the water demand will be.

Trustee Macdonald inquired if Mayor Hamman was referencing the Resolution that was provided in the packet or the modified Resolution provided by Trustee Gaiter.

Mayor Hamman stated he was referencing the Resolution that was provided in the packet.

Trustee Kinney commented that it seemed that the watering restrictions in 2020 were abrupt and it was already peak watering season when the restrictions went into effect. It did not seem like there was enough time to inform residents. Approaching this issue earlier will allow for a communication plan as the watering season approaches.

Mayor Pro Tem Knutson commented that it took some time for residents to begin to follow those restrictions in 2020. Implementing those restrictions earlier will allow residents to get used to the restrictions.

Trustee Gaiter is proposing that the Board start with voluntary restrictions and communicate the items that the Town is asking the residents to do. If the numbers are not where they need to be in May and June with voluntary restrictions, then the Board could implement mandatory restrictions. Trustee Gaiter would prefer to invite the community to help solve the problem instead of treating it like the community is the problem by saying the Town is restricting your usage. The Resolution that Trustee Gaiter provided to the Board was changing the wording from mandatory to voluntary and adding a third day to be able to water; odd street number would be Tuesday, Thursday, and Saturday and even number street numbers would be Monday, Wednesday, and Sunday. One other change to the proposed Resolution is in the portion that allows the Town Administrator and Engineer to limit watering when levels fall too low; that was changed to the Town Board as Trustee Gaiter feels that should be a decision of the Board.

Trustee Whitehouse commented that the proposed Resolution was provided to the Board from Trustee Gaiter prior to the start of the meeting this evening. This proposed Resolution was not part of the packet, so the public has not had the opportunity to review the document. Trustee Whitehouse has concerns about the timing and procedural aspects of this document and inquired as to why this was presented to the Board right before the meeting.

Trustee Gaiter stated as a Trustee he did not have the right or ability to change an item on the

agenda but did the work on the document for the Trustees to see what it was. A Trustee can bring a recommended change to a Resolution to the Board as the Board does not have to adopt what is given to us.

Trustee Macdonald inquired if Trustee Gaiter had a conversation with the Mayor in regards to including the purposed changes in the packet so that could be vetted by the Town Attorney.

Trustee Gaiter stated he did have a conversation with the Mayor but did not ask that the proposed changes be added to the packet.

Trustee Kinney commented on water conservation and that is the community's responsibility to conserve water. Also, new developments are using non-potable systems for outdoor irrigation and that is a significant benefit to the community so treated water is not being used for outdoor irrigation. Trustee Kinney commented that the Town has amazing and capable staff so when it comes to emergency situations, she would hate to put the community at risk by waiting to schedule a special meeting of the Board of Trustees. Trustee Kinney commented that is important to her to leave that power with the staff to address emergency situations with water. Also, there are two potential warnings before residents are cited in the water restrictions resolution and last year there was not a citation issued so that shows that the education of the mandatory restrictions was successful. Trustee Kinney commented that she is in favor of the mandatory watering restrictions.

Mayor Hamman commented that there was a lot of questions when the mandatory watering restrictions first came out and those were addressed; residents can water their trees and flowers. The community has done a great job with the restrictions. A landscaper has informed the Mayor that two days of watering a week is all a yard will need. Mayor Hamman commented that he is inclined to go with staff's recommendation.

Mayor Hamman opened the meeting for public comment.

Christine Gaiter, 8132 4th Street, Wellington, CO commented that with the mandatory watering restrictions it comes across that the Town is in trouble and the Board is against the residents. With the water rates going up, it would be a good extension of the hard to do voluntary restrictions. Ms. Gaiter also commented that maybe the businesses should be restricted before the residents. Ms. Gaiter is in favor of the third watering day.

Denver Hernandez, 8409 Three Silos Drive, Wellington, CO commented that he believes the Town is building too much if there are discussions about water problems and conservation. The growth needs to slow down. Mr. Hernandez commented that clarity on when things are coming from the Town would be helpful as he received a text message from his neighbor that this was an important meeting.

Trustee Kinney commented that one of the strategic plan goals from the Board was to improve communication. Staff has been putting out a monthly newsletter and residents can subscribe to get that newsletter.

Dave Wiegand, 7000 Pettigrew Street, Wellington, CO inquired if there was an option to table this item as we are in the middle of a wet season.

Michael Baratta, 3736 McKinley Avenue, Wellington, CO inquired as to how non-potable is defined other than it not being drinkable.

Trustee Macdonald stated non-potable water is untreated water and normally non-potable

systems come from a well and is not linked to the water treatment plant.

Trustee Jerome commented non-potable water is typically run in some of the newer neighborhoods. There was water rights and wells on those properties when the developer purchased the land, so they have the right to use that water. The Town has no jurisdiction over the non-potable systems.

Trustee Macdonald commented that non-potable water can not be tied into the Town's water treatment system. The Town owns enough physical water to drink although the capacity at the water treatment plant can not treat all that water to meets the community at a high capacity on a regular basis; the issues is the ability to treat water.

Mayor Hamman commented that the expansion of the water treatment plant will double the capacity to serve roughly 22,000 residents.

Trustee Whitehouse commented that water law in Colorado is very complicated but often that water, by deed cannot be taken and used off that original parcel. It is historically deeded to farmland that is now a subdivision, that water is still tied to that land so it cannot be pumped into the water treatment plant because the laws will not allow it.

Trustee Kinney commented that the Town, for the most part does use non-potable water for irrigation and the Town will ensure we are a good example to the community by following similar watering times.

Ken McKenzie, 3733 McKinely, Wellington, CO commented that he would like the restrictions voluntary right now with the expectation that the community will abide by those and then issue mandatory restrictions when they become necessary.

Jesy Andreen, 3814 Hackberry Street, Wellington, CO commented that she is unsure about the mandatory restrictions and should start off with voluntary restrictions to see how residents will comply on their own. Ms. Andreen inquired as to what the source was for the water information.

Mr. Gowing stated the water information came from CSU.

Ms. Garcia stated she was speaking with Mr. Gowing to see what compromises could be made as the Resolution that was included in the packet was what had been adopted in the past. Staff is comfortable starting with the voluntary restrictions and a three-day watering schedule with specific days for watering. The one piece that staff does not feel comfortable compromising on is not allowing staff to make the decision to put mandatory restrictions into effect. If there is a piece of equipment that goes down or any other issues that arise, and then gathering the Board of Trustees to rule on the mandatory restrictions could jeopardize the community. If that decision needs to be made, the Board of Trustees will be notified immediately, and communication would go out to the public.

Trustee Gaiter commented that this is an opportunity to work with the residents but then if the voluntary restrictions do not work, the Town could go to mandatory restrictions.

Trustee Kinney commented that the word mandatory carries significance that it is serious and important. Making decisions that protect the Town's water is a top priority. It is really important that the decisions the Board makes that effect the residents are consistent. It is important to be consistent with investing in the treatment facilities, but it is also important to conserve water as well. The standard communication surrounding water is always consistent and is ready to accept the resolution as written as the staff recommendations is the best option.

Mayor Hamman commented that he is okay to go with voluntary or mandatory restrictions.

Trustee Whitehouse inquired if tabling this item for two weeks would cause any issues.

Mr. Gowing stated the problem is the unpredictability as no one can predict what weather will do or if it will rain. There was a big spike in June of 2020 and that was the spike that got staff's attention. Last May was similar to how this year has been; it has been wet and rainy but then the end of May last year, it did start to dry out. Water usage spikes can happen within days.

Trustee Macdonald inquired as to the current maintenance at the water treatment plant.

Mr. Gowing stated that staff are pretty much camped out there this year when the filters got clogged up because they had to backwash every two hours and that is a manual process; it should be automatic. The raw water pump station pumps are old. It is a matter of continually watching the old, outdated equipment so staff are ready to address issues that come up.

Trustee Macdonald commented that what she is hearing is the resolution that was presented is preventative in nature with the aging system the Town is working with. Staff are trying to be proactive instead of reactive to a situation.

Mr. Gowing stated that is correct.

Trustee Whitehouse would agree with the mandatory as written.

Trustee Gaiter moved to amend Resolution 11-2021, a Resolution Approving Mandatory Watering Restrictions to read Voluntary Watering Restrictions and to change the days of watering to Tuesday, Thursday and Saturday for odd street numbers and Monday, Wednesday, and Sunday for even street numbers.

Motion not considered due to lack of a second.

Trustee Kinney moved to approve Resolution 11-2021 as presented by staff; Trustee Whitehouse seconded the motion. Roll call on the vote resulted as follows:

Yeas – Kinney, Macdonald, Whitehouse, Knutson, Hamman

Nays – Gaiter, Jerome

Motion carried.

3. Resolution 12-2021 - A Resolution Appointing Mayor Troy Hamman to the Wellington Housing Authority

Ms. Garcia informed the Board that Trustee Macdonald has been the Town appointment for the Housing Authority. Trustee Macdonald has asked to step down from the Housing Authority to focus on some water issues. Mayor Hamman has offered to take over Trustee Macdonald's seat through the rest of his term and if his term ends before the expiration on the Housing Authority, another Trustee would be appointed.

Trustee Gaiter inquired if Trustee Macdonald still had an interest in serving on the Housing Authority.

Trustee Macdonald commented she does have a background in housing authorities and would like to continue serving on the Housing Authority but does not feel like she has given them the time they deserve.

Mayor opened the meeting for public comment.

Michael Baratta, 3736 McKinley Avenue, Wellington, CO inquired as to how the Comprehensive

Plan will affect the Housing Authority housing.

Trustee Macdonald stated the Housing Authority can purchase any home in the community to add to their housing portfolio. The Comprehensive Plan will not affect those houses.

Trustee Jerome moved to approve Resolution 12-2021; Trustee Gaiter seconded the motion.

Roll call on the vote resulted as follows:

Yeas – Gaiter, Jerome, Kinney, Macdonald, Whitehouse, Knutson, Hamman

Nays – None

Motion carried.

4. Resolution 13-2021 - A Resolution Establishing Fees to be Charged for Residential 3/4-inch Water Tap Permits

Ms. Garcia stated the resolution before the Board this evening is to increase the water tap fees for the ¾ inch residential water meters from \$5,500 to \$7,500. At the April 20th meeting, it was reported that the Town was losing revenues as the water tap fee that was included in the 2021 budget had not been adopted by resolution. It is unfortunate that we are here, but we are working to correct this. Ms. Garcia stated at that time that the item would be brought to the next meeting not knowing there were some outlying issues that needed to be addressed. One of those items was a potential requirement to have a study completed prior to the adoption of these impact fees. A study was not budgeted in 2021 and the time for completion for something of that nature would be approximately six months. Research found a study was helpful but not required and staff moved forward to put the item on the agenda for consideration this evening. Any revenues that have not been collected to date related to the tap increase will be collected through fund balance review and future taps; this will not get passed on to the residents.

The staff memo provided two alternatives this evening. One is to adopt what is currently being presented and the second option is to table the item and discuss options to increase the tap fees to \$7,750 at the May 18th work session and then brought to the Trustees for consideration at the May 25th meeting.

Trustee Kinney inquired if there will be any monies collected for tap fees in the next couple weeks. Mr. Bird stated it is reasonable to expect that the Town would issue a number of permits during that time under normal circumstances.

Trustee Gaiter commented that the Board should take action on this and then it can be discussed to move the fees from \$7,500 to \$7,750 at the work session and then another adjustment can be made at the May 25th meeting; the increase needs to be put in place right away.

Trustee Jerome inquired as to how many permits have been issued as of today; there were 45 permits issued as of two weeks ago.

Mr. Bird stated the Town has issued 57 permits for single family residential. There was one permit issued since the last report for a townhome that had six units, so those townhomes bump that number up a little faster. As of today, 46 of the total permits issued have been for single-family detached dwellings and 11 of those permits were for attached units or townhomes.

Trustee Jerome inquired about the 100 permits per year and if those included both single-family detached and multifamily or just single family detached.

Mr. Bird stated the total number of permits that the Town expected to be able to issue in a calendar year contemplated detached units as well as attached units for single family so that

would include townhomes. There are currently no multifamily projects approved.

Mayor Hamman opened the meeting for public comment.

Ken McKenzie, 3733 McKinley, Wellington, CO, commented that he had inquired about a water tap and was told that he would need a building permit as well as numerous other expenses. Mr. McKenzie stated he may not necessarily use the tap but would have it and all the expenses came up to \$80,000-\$90,000 and not the \$5,500.

Mr. Bird stated if Mr. McKenzie would like to set up a meeting, they can discuss that. In general, building permit fees would include all the impact fees, building fees and the use taxes which would be pretty close to the \$80,000-\$90,000 on a vacant lot. The Town does not issued water taps individually without knowing what the intended use will be.

Christine Gaiter, 8132 4th Street, Wellington, CO commented that if the Board does wait two weeks to increase the tap fees, there could be a run on the permits.

Charlotte, 3748 Boxelder Court, Wellington, CO inquired if the builders are purchasing the water shares as well.

Mayor Hamman stated that is not part of this resolution but that has also been addressed. Trustee Gaiter commented that when developers are building, they can either bring water shares or cash in lieu of those shares which goes to purchase raw water. The tap fees go directly into infrastructure.

Trustee Macdonald commented that early last fall, during discussions surrounding water that the impact fees would be looked at holistically and approve them at one time. Is the second scenario that staff is proposing the option to look at fees holistically.

Ms. Garcia stated that is correct with option two.

Kathy Wydallis, 3405 Revere Court, Wellington, CO inquired if it is possible to see what current residents will be paying for the water treatment plant and how much the new homes are paying for it. Also, how many homes are in Wellington and how many more can be built before the treatment plant is overrun.

Trustee Macdonald stated that seems like a complex question and asked to get back in touch with Ms. Wydallis.

Trustee Kinney stated there is a specific section on the website that talks about water rates and indicates a certain percentage of the bill and where that is allocated to according to infrastructure and operations. There are a lot of other details regarding the Town's water situation on the Town's website.

Trustee Gaiter moved to approve Resolution 13-2021; Mayor Pro Tem Knutson seconded the motion. Roll call on the vote resulted as follows:

Yeas – Gaiter, Jerome, Kinney, Macdonald, Whitehouse, Knutson, Hamman

Nays – None

Motion carried.

E. REPORTS

1. Town Attorney
None.
2. Town Administrator

Ms. Garcia stated the Town is trying to change up the outreach to the residents. The Town has been pushing the social media side and providing information through the website and Facebook, but we will be looking at some print material and creating some banners.

3. Staff Communications

a. Report of Bills - April 2021

4. Board Reports

Trustee Gaiter stated the Community Activities Commission is working on the 4th of July event. Trustee Gaiter asked that all Town water be placed on the same schedule, potable and non-potable as what is being placed on residents.

Ms. Garcia stated the Parks and Recreation Manager is working to make sure all the systems are working correctly and there are times that maintenance needs to be done so those would happen on off times. When those times do occur, signs will be up so residents will know there they are working on the irrigation system.

F. ADJOURN

Upon a motion duly made, the meeting was adjourned at 9:22 p.m.

Krystal Eucker, Town Clerk



BOARD OF TRUSTEES

May 25, 2021

6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

MINUTES

A. CALL TO ORDER

Mayor Hamman called the meeting to order at 6:30 p.m.

1. Pledge of Allegiance

Mayor Hamman asked that all rise for the pledge of allegiance.

2. Roll Call

Mayor Troy Hamman

Mayor Pro Tem Wyatt Knutson (arrived at 6:38)

Trustee Jon Gaiter

Trustee John Jerome

Trustee Rebekka Kinney

Trustee Ashley Macdonald

Trustee Tim Whitehouse

Also Present:

Patti Garcia, Town Administrator

Kelly Houghteling, Deputy Town Administrator

Dan Sapienza, March & Olive, LLC, Town Attorney

Judi Tippetts, Finance Director

Tyler Sexton, Assistant Finance Director

Cody Bird, Director of Planning

Hallie Sheldon, Management Analyst

Bob Gowing, Director of Public Works

Mahalia Henschel, Communications Specialist

Krystal Eucker, Town Clerk

3. Amendments to Agenda

Mayor Hamman asked if there were any amendments to the agenda this evening to which there was none.

4. Conflict of Interest

Mayor Hamman asked if there were any conflicts of interest on tonight's agenda to which there was none.

B. COMMUNITY PARTICIPATION

1. Public Comment

Mayor Hamman opened the meeting up for public comment.

Christine Gaiter, 8132 4th Street, Wellington, CO commented on the Comprehensive Plan and the Land Use Code and requested the Trustees review the final draft at a work session to make sure it is specific to Wellington.

Kallie Cooper, Executive Director of the Wellington Main Streets Program thanked the Board of Trustees, Town staff, Parks and Recreation and the Public Works Department for the support of the Wellington Main Streets Program summer projects and events. Many of the events and projects would not be possible without the support from the Town. Wellington Main Streets has made the Town of Wellington the official sponsor of the Well-O-Rama Music Festival.

Laurie Wiedeman, 3923 Grant Avenue, Wellington, CO commented that she is concerned about the water fees and inquired if there has been any outreach to State leaders to assist the Town with water instead of placing the fees on the residents. Ms. Wiedeman commented that based on the Excel presentation from last week's work session, she is predicting her water bill will be \$500-\$600 per month in two years. Ms. Wiedeman is also concerned about families being able to afford their water, addressing delinquent accounts and taking too long to pay off the expansion loan.

Mayor Hamman commented that Ms. Wiedeman may want to talk with staff about the water bill predictions as that is not the intention to raise the water bills that much. Town staff has been researching options to assist with the fiscal impacts of the expansion.

Ms. Wiedeman commented that she will contact staff on questions that she has.

Trustee Kinney commented that if residents are struggling with paying utility bills and reach out to town staff; please be courteous with staff as they do not set the rates and they do want to help residents. There are a couple programs through the County that can provide assistance.

C. ACTION ITEMS

1. Resolution No 14-2021 - A Resolution Authorizing the Temporary Closure of Roads for 4th of July Event

Ms. Sheldon informed the Board that Resolution 14-2021 is for road closures for the 4th of July event. The Community Activities Commission has been working with the Wellington Fire Protection District to ensure the road closures will comply with emergency road access.

Trustee Gaiter inquired if there were any concerns from the Fire District on the road closures.

Per Chief Green, no, the Fire District reviews the closures with staff and if there were any concerns, those were mitigated.

Christine Gaiter, 8132 4th Street, Wellington, CO inquired as to where parking will be for the Buffalo Creek events.

Ms. Sheldon stated the intention was parking would be in the surrounding neighborhood as well as the east side of Wellington Community Park.

Trustee Gaiter moved to approve Resolution 14-2021; Trustee Jerome seconded the motion.

Roll call on the vote resulted as follows:

Yeas – Gaiter, Jerome, Kinney, Macdonald, Whitehouse, Knutson, Hamman

Nays – None

Motion carried.

2. Resolution No 15-2021 - A Resolution Authorizing the Temporary Closure of Roads for the Wellington Brewfest event

Ms. Eucker informed the Board that Wellington Main Streets is hosting the Wellington Brewfest event on June 5, 2021 and they are requesting to use the southern portion of Harrison Avenue between 3rd and 4th Street for food truck parking. There will be access on the north portion of Harrison Avenue and there will also be areas for Uber and Lyft pickups. Wellington Main Streets is also working with the Town and the Fire District to ensure the event is safe for attendees.

Ms. Cooper commented that the closure will be the parking lanes on Harrison Avenue. There will be a designated area for Uber and Lyft for attendees to get home safe.

Trustee Gaiter inquired if anyone has reached out to the residents that live on Harrison.

Ms. Cooper stated the idea is to only take up the parking area on the park side so that will leave the lane open for emergency vehicles and parking in front of their homes.

Trustee Macdonald requested a map be included in future packets for road closures.

Mayor Hamman inquired as to how many people will attend the event.

Ms. Cooper stated a maximum of 400 attendees.

Trustee Kinney moved to approve Resolution 15-2021; Mayor Pro Tem Knutson seconded the motion. Roll call on the vote resulted as follows:

Yeas – Gaiter, Jerome, Kinney, Macdonald, Whitehouse, Knutson, Hamman

Nays – None

Motion carried.

3. Ordinance No 06-2021 - An Ordinance Establishing Fees and Charges related to Water Taps, Sewer Taps and Raw Water Cash-in-lieu of Dedication

Mr. Bird informed the Board that this Ordinance is a proposal to update the Town's fees and charges for water taps, sewer taps and cash-in-lieu dedication requirements. The Board of Trustees and the Town have been evaluating water rates and now sewer rates as part of a wastewater treatment plant expansion and upgrade. There have been a number of scenarios that have been reviewed before making a recommendation to the Board for user utility user charges as well as the tap fees. The tap fees are a one-time fee that is collected at the time of permit issuance and the user charges are the monthly charges for residents and businesses.

The Town's water usage rates were updated in December of 2020. At the time the usage rates were updated, it was also contemplated that the water tap fees would need to be increased. The water tap fees were estimated at that time to see an increase of approximately \$2,000 for a 3/4-inch water tap (\$5,500 to \$7,500 was originally anticipated). The Town Board recently adopted resolution establishing the water tap fee for 3/4-inch residential water taps at \$7,500. Further evaluation of the water tap fees using a financial model resulted in a recommendation to increase the water tap fee to \$7,750 for 3/4-inch water taps.

Impact fees for water taps of other sizes were last updated in April of 2017. Fees for larger tap sizes are proportionate to the volume of water that can pass through the meter. Therefore, the impact fees for the larger water taps are proposed to be increased proportionately based on the 3/4-inch impact fee. Tap sizes larger than 2-inch are proposed to be calculated based upon use. Meter charges are also proposed to be assessed at the time a water tap is issued. Meter charges are a direct cost to the Town to obtain the appropriate sized meter and will be passed on to the user.

The Town updated the raw water dedication and cash-in-lieu rates in August 2020 to reflect dramatic increases in the cost of acquiring water shares. At the time, the raw water cash-in-lieu rates were updated, the Board of Trustees requested that the raw water rates be reviewed periodically for any necessary updates. The acre foot dedication requirements for raw water are not proposed to change for residential uses. The acre foot dedication and cash-in-lieu rates for non-residential uses are proposed to be calculated based upon expected demand for the proposed use. Updates to the cash-in-lieu amount is proposed to decrease to reflect changes in market share prices. While share prices were increasing exponentially over the last several years, the current share price has begun to somewhat stabilize.

The Town is considering funding options for funding an expansion and upgrades to the wastewater treatment plant. Cost of the expansion and upgrades will be paid partially by user charges and partially by new development impact fees. Town staff prepared a financial modeling tool to evaluate various options for funding the wastewater treatment plant. The current staff recommended option contemplates a sewer tap fee of \$9,700 for a typical 4-inch sewer connection, an increase from \$7,500. A 6-inch sewer tap fee is also proposed. Uses that may be proposed that require larger than a 6-inch connection are proposed to be calculated based upon the use. It is anticipated that additional charges for specialized treatment requirements for non-residential uses may be considered in the future, and these are identified on the attached schedule for further analysis at a later date.

Based on the proposed fees, the overall impact fee and raw water charges for a new single-family home is expected to be very similar to the current charges. The proposed increase in the water tap and sewer tap fees is partially offset by the reduction in the raw water cash-in-lieu rates. Current residential subdivisions under construction have non-potable irrigation systems. For existing development agreements, the non-potable irrigation systems were typically afforded a 50% reduction to the combined raw water contribution requirement (indoor use + irrigation use).

Trustee Gaiter inquired as to the cash-in-lieu change and what did that decrease to.



Mr. Bird commented that the 40% that was calculated was based on the inflation factor that was seen over a three-year period. When that was recalculated, the 2017 average share price was dropped off and recalculated and the new percentage is 25%.

Trustee Gaiter inquired if the change in tap fees will push the permit fees for a new home high than the surrounding communities.

Mr. Bird stated it is starting to increase Wellington's per lot permit costs compared to other Front Range communities. It is hard to compare as every community evaluates their fees and rates based on their needs.

Mayor Pro Tem Knutson commented that the indoor and irrigation is down \$3,300 over what it was last year, and the indoor use only went up \$243.

Mr. Bird commented that many of the subdivisions have subdivision agreements in place and the language used in those development agreements accounted for a 50% reduction in total water costs, so to come up with that number, the combined indoor use plus the irrigation use was divided in half to come up with that 50% number. For most of the new subdivisions that are pulling building permits, they have non-potable irrigation systems. The total fee change on the impact fee is an increase in the water and sewer taps and an overall reduction in the raw water so the average increase in new permits is roughly \$500.

Mayor Hamman opened the meeting for public comment.

Daren Roberson, Sage Homes provided a cost estimate for new single family building permits for Wellington, Timnath and Berthoud for a comparison. Everyone is aware that homes are going up and there are many that believe developers do not pay their fair share and believe it is time they do so with increased fees. Developers will pass the fees along to the homeowner. Many buyers want to move to Wellington for the amenities like the schools, work and/or location. The average cost to build a home, excluding permit fees and the lot cost is typically the same. If Wellington makes the permit costs on average \$15,000-\$30,000 more than other communities, this will make people less likely to move to Wellington. It will not be the developer or contractor absorbing the increases, it will be the homeowner. If builders know they can build a home for less in other communities, they are less likely to buy lots from developers in Wellington. Some may be excited that these increases will slow growth but when there is no growth, there is not revenue coming to the Town either. Wellington is at a crossroads with fees higher than any other cities along the Front Range. There are other builders and developers worried about risking millions of dollars to develop land hoping a builder will be willing to pay more to live in Wellington. Additionally, there are increasing costs due to the current market in the development industry, while being limited to the number of permits that can be issued is a major drawback for Wellington.

It typically takes 12-18 months to develop a site once it has been platted and have developable lots is three to four years; Sage Meadows started in 2014. If nothing more is annexed past what is now, it may take three to four years before anything can be buildable again. If fees are not affordable, developers are not going to risk developing more lots. The fees are ultimately passed onto the homeowner.

Residents wishing to slow growth or have no growth at all will also have to deal with no money coming to the Town for infrastructure improvements.

Sage Homes has 138 lots that will soon be permit ready in Mountain View Ranch and roughly 28 lots left in Sage Meadows Phase Three. Harvest Farms has roughly 30 lots left to permit, that is only 193 buildable lots that will be available now for permits and revenue coming into the Town. Sage Homes along with other builders are working with the Town to help slow down the growth to only pull 380 permits until the spring of 2024; Sage Home has not pulled a permit in a few months to help with the situation. Town staff has been great in their communication with the developers and builders. Mr. Roberson is not developing the last phase of Sage Meadows or Saddleback in the next couple years because the risk is too great. Mr. Roberson predicts there will be a major drop in 2023 and 2024 and beyond if developers are not willing to take the risk which means less revenue for Wellington.

Mayor Hamman inquired if Mr. Roberson has been able to talk with staff regarding his concerns.

Mr. Roberson stated Mr. Bird and Mr. Gowing have been great in communicating although developers will contemplate building in other jurisdictions if they can do it for less.

Trustee Macdonald inquired about commercial development and if the increasing fees will prevent small businesses from coming to Wellington.

Mr. Roberson stated he believed it would and they also will not have the rooftops to support the businesses. The Town wants to have good growth, good development and good commercial development but it is slowing down.

Trustee Macdonald commented that Wellington wants to achieve intentional growth as stopping growth is not the answer, but the Town does not want to overextend either.

Mr. Roberson commented that builders are willing to work with the Town to limit building

permits, but the fees are \$20,000-\$30,000 higher to sell the same house and that is slowing the growth down. That could also scare businesses away.

Trustee Macdonald inquired as to when will the Town see the impacts of the decisions that are made today.

Mr. Roberson stated the Town will start seeing it in 2022, 2023 and 2024; there may be no growth if Sage Homes and Hartford Homes does not develop. The builders will pull out and go to other municipalities where they could build 30 homes instead of 15 homes. There needs to be a balance and maybe that is bringing in developers to talk with staff to come up with a solution.

Trustee Kinney commented that this was a great perspective and appreciates the compliments to the staff.

Mr. Roberson commented that he is open to having discussions about fees and has heard lately that developers need to pay their fair share although developers are paying more than their fair share.

Trustee Whitehouse commented that he appreciates the information and perspective and the perspective is that developers are a bottomless well of finances which is not the case.

Mayor Hamman opened the meeting for public comment.

Christine Gaiter, 8132 4th Street, Wellington, CO inquired if the increase in tap fees is not passed tonight, would that increase the citizens rates.

Mayor Hamman commented that if the fees are not collected with impact fees those would have to be collected somewhere else.

Lori Wiedeman, 3923 Grant Avenue, Wellington, CO commented that when she looks at the real estate around and listens to conversations, homes are selling for \$40,000-\$50,000 over asking price. The fees are being passed down to the home buyer anyway and they are already paying over asking price.

Trustee Whitehouse inquired if there has been any input or a meeting with builders to discuss some of this.

Mr. Bird stated there has not been a summit with all the builders in the same room, although he has communicated with all the builders that are currently building in Wellington. The builders have mentioned the one-time large increases are difficult to manage. Historically, the Town has adopted dramatic increases at one time after not making increases in a few years. Mr. Bird has pledged a promise to evaluate those fees on an annual basis and try to program those fee increases on an annual basis.

Mr. Roberson stated staff has communicated with the builders. If these increases get approved today, Sage Homes can deal with that and make it work. Developers are not going to go out, knowing what the new costs are and try to sell to new builders when Wellington is \$30,000 more than Timnath. Developers are not going to take a risk unless they know what the costs will be. At some point, the Town may have to pay builders to come back.

Trustee Gaiter inquired as to the cash-in-lieu rates and Mr. Roberson was at roughly half of what it would have been to purchase the water.

Mr. Roberson stated the Town based it on \$280,000 a share and Mr. Roberson was purchasing shares are \$160,000-\$190,000.

Trustee Gaiter confirmed that before the rates were changed, Mr. Roberson was paying the Town in cash-in-lieu was far less than the market share of North Poudre.

Mr. Roberson stated when the Town raised the cash-in-lieu that much, the Town won't make its money on water; Mr. Roberson will. It is smart that the Town is changing that.

Trustee Kinney commented that the raw water is the most significant different between Wellington and other communities. It makes sense for the Town to adjust based off market prices. As the water continues to stabilize, that inflation amount could potentially decrease in the future and may have an impact on raw water cash-in-lieu rates; there is no guarantee that would happen but it is important to be fair on our rates.

Trustee Jerome commented that this Board has tough decisions to make that were not of our making. Mr. Roberson started Sage Meadows in 2014 and the only Trustee that was on the Board at that time was Trustee Macdonald. The Town's staff did not include a Town Engineer or Town Planner. Wellington was still very small at that time. These issues have snuck up on a small town that was not equipped to handle what was going on. Wellington is now equipped with staff that know what they are doing and they are trying to figure out how to get the Town out of the mess that was created for us. We don't know if charging developers less or more will fix the problem. Charging current residents was a tough decision and this Board did not take it lightly. Trustee Jerome commented that we are all working very hard as a group, especially the town staff to come up with solutions to get out of the mess we are in; their heart and soul is in this town. As the Town moves forward in this process that is painful for everyone, please remember the decisions that are being made are not done out of spite or favoritism or any other source other than we need to figure out how the residents and the Town of Wellington are going to move forward and flourish in the years to come. This Town is all of us; Trustees, residents, and staff, even the staff that do not live here. Staff is trying to figure out solutions every day to make our lives better.

Trustee Gaiter commented that he appreciates what Trustee Jerome said and the work that staff have done on this. The previous Board sat down to look at the numbers with the water rate and the study that was conducted by a professional company. The numbers and graphs that were put together by staff regarding the wastewater plant, paint a much better picture of what is happening in Wellington and it really reflects the community. Trustee Gaiter commented that he has spent multiple hours in discussion with staff to work through his misunderstandings and he appreciates that from staff. Trustee Gaiter also appreciates Mr. Roberson sharing his concerns from the development community as there are some real concerns that if development stops, how the Town will deal with that. Regardless of how we got to where the Town is now, we are here and at a point where the water treatment plant can not handle the number of homes coming on board every year.

Mayor Hamman commented that this will be on on-going effort to enhance the Town's position moving forward with financing. None of it is really good but there needs to be a starting point. Once this is done, it will all be in place for Boards, residents and developers to come build and grow with confidence that the infrastructure is in place to support it.

**Trustee Gaiter moved to approve Ordinance 06-2021; Trustee Jerome seconded the motion.
Roll call on the vote resulted as follows:**

Yeas – Gaiter, Jerome, Kinney, Whitehouse, Knutson, Hamman

Nays – Macdonald

Motion carried.

Mayor Hamman closed the regular meeting and opened the Liquor License Authority at 7:40 p.m.

D. LIQUOR LICENSE AUTHORITY

Roll Call

Mayor Troy Hamman

Mayor Pro Tem Wyatt Knutson

Trustee Jon Gaiter

Trustee John Jerome

Trustee Rebekka Kinney

Trustee Ashley Macdonald

Trustee Tim Whitehouse

1. Wellington Main Streets Program - Special Event Liquor Application

Ms. Eucker informed the Board that Wellington Main Streets Program (WMSP) has submitted an Application for a Special Event Permit to serve fermented malt beverages on June 5, 2021 during Wellington Brewfest. WMSP has submitted all documentation for the permit including the application, premise map and permission for use of the premise, non-profit status with the Colorado Secretary of State and the special event questionnaire.

The Wellington Brewfest event will take place on June 5, 2021 from 2:00 - 5:00 p.m. and it is anticipated that a maximum of 400 individuals will attend the event. A variety of local breweries will be serving alcohol including Sparge, Soul Squared, Maxline, Verboten, Zwei, Grimm Brothers, Timnath Beerworks and Ralley King. Alcohol will be served by TIPS certified employees of the breweries. The food trucks scheduled to be onsite are Leave it to Cleaver Food Truck and Cakery. Security will be at entrances for ID checks and those over 21 will be provided a wristband.

A notice of the application was done in accordance with state statute and there were no protest to the application.

WMSP has worked through the special event permit process with the Town and Fire District to ensure the event is safe for attendees.

Trustee Gaiter inquired as to the hours of the event as the application shows from 10:00 am -8:00 pm.

Ms. Cooper stated those times include set-up and tear-down times for the event since there will be alcohol moved around prior to and after the event. Alcohol service will be from 2:00 – 5:00 p.m.

Mayor Hamman opened the meeting for public comment to which there was none.

Trustee Macdonald thanked Ms. Cooper for taking the time to put on these events that serve liquor in a safe and responsible way.

Trustee Kinney moved to approve the Wellington Main Streets Program Special Event Liquor Application; Trustee Jerome seconded the motion. Roll call on the vote resulted as follows:

Yeas – Gaiter, Jerome, Kinney, Macdonald, Whitehouse, Knutson, Hamman

Nays – None

Motion carried.

2. Wellington Grill - Hotel and Restaurant Liquor License renewal

Ms. Eucker informed the Board that Donjon LLC, d/b/a Wellington Grill has submitted their annual renewal for their Hotel and Restaurant liquor license. A review of the application found the establishment is in good standing with the Colorado Secretary of State, the establishment is current with sales tax and the Larimer County Sheriff's Office reported no issues directly related to the establishment's liquor license. There were no issues or concerns during the compliance inspection of the premise on May 7, 2021.

Mayor Hamman opened the meeting for public comment to which there was none.

Trustee Kinney moved to approve the Wellington Grill Hotel and Restaurant Liquor License; Mayor Pro Tem Knutson seconded the motion. Roll call on the vote resulted as follows:

Yeas – Gaiter, Jerome, Kinney, Macdonald, Whitehouse, Knutson, Hamman

Nays – None

Motion carried.

Mayor Hamman closed the Liquor License Authority and resumed the regular meeting at 7:45 p.m.

E. REPORTS

1. Town Attorney

Mr. Sapienza informed the Board that the marijuana lawsuits have both been dismissed by the courts.

2. Town Administrator

Ms. Garcia reminded the Board of the Town Hall meeting tomorrow night, May 26, 2021 from 6:00 p.m. to 8:00 p.m.

3. Staff Communications

Ms. Sheldon informed the Board of the Town Yard Sale on June 5, 2021 from 8:00 am to 4:00 pm. Residents have been signing up to host yard sales at their homes and the Town will provide maps of those sales.

a. Larimer County Sheriff's Office Monthly Report - April 2021

4. Board Reports

Trustee Gaiter reported the 4th of July planning is going well and they are looking into a non-profit having a beer garden. The CAC does need to know what kind of ice cream the Board would like to do for the ice cream social.

Trustee Macdonald commented that the ice cream bars are an easy option, vanilla and chocolate.

Trustee Gaiter commented that he has had some positive conversations with residents recently; there are some residents that don't like what is going on, but they understand what we are trying to work with. Residents would appreciate the Town looking into any alternate options to help with rates.

Trustee Whitehouse reported the Town is getting ready to put crosswalks in as engineers found a solution that was acceptable to CDOT for the posts and bases.

Trustee Kinney commented that Rice Elementary appreciated the surface level crosswalks.

Mayor Hamman reported tomorrow evening is a big night and thanked everyone that is involved.

F. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:52 p.m.

Krystal Eucker, Town Clerk

DRAFT



Board of Trustees Meeting

Date: June 8, 2021
Submitted By: Patti Garcia, Town Administrator
Subject: Review of Emergency Declaration - Resolution 13-2020

- **Staff presentation: Patti Garcia, Town Administrator**

EXECUTIVE SUMMARY

The COVID-19 pandemic necessitated a need for public health and safety since March, 2020. At that time, emergency declarations were adopted in order to protect the community and allow for proactive measures to be taken for response to the pandemic. The emergency declaration currently in place should be reviewed for content and need as the number of COVID-19 cases in Wellington continues to decrease on an ongoing basis.

BACKGROUND / DISCUSSION

In response to the COVID-19 pandemic and the Federal and State of Colorado's declaration of emergency and state of disaster, the Town of Wellington enacted an Emergency Order on March 17, 2020 for a seven day period. The Wellington Board of Trustees adopted Resolution 9-2020 on March 24, 2020 which established the emergency declaration in conjunction with Federal and State orders and directives. This action concurred with the Larimer County declaration and provided for special meetings to be held by the Board of Trustees to address and take action as needed related to the pandemic. Not knowing how long the emergency would be in effect, the resolution had an end date of April 14, 2020. The Board of Trustees adopted an extension of the emergency declaration on April 28, 2020 which is still in effect.

In discussions with other municipalities, most are keeping their emergency declarations in place at this time in case there are funding opportunities that become available that would require the COVID-19 declaration be in place. The emergency declaration could be revoked in conjunction with the State revocation.

STAFF RECOMMENDATION

Staff is presenting two options for consideration.

- 1) Take no action, thereby continuing the current state of emergency. Staff will bring a resolution of revocation to the Board of Trustees once the State of Colorado emergency declaration is revoked.
- 2) Motion to adopt the resolution terminating the current state of emergency effective immediately.

ATTACHMENTS

1. Resolution 09-2020 - Emergency Declaration and Special Meetings
2. Resolution 13-2020 - Emergency Declaration
3. Resolution - Ending Emergency

RESOLUTION 9- 2020

RESOLUTION CONCURRING EMERGENCY DECLARATION AND DECLARING AN EMERGENCY IN THE TOWN OF WELLINGTON, CO, CONCURRING WITH COUNTY AND STATE EMERGENCY ACTIONS AND CALLING SPECIAL MEETINGS

WHEREAS, the President of the United States (Proclamation March 13, 2020), Colorado's Governor (Gov. Exec order 2020-3); , the Larimer County Commissioners and the Mayor of Wellington have issued numerous orders and directives declaring a state of emergency due to the presence of coronavirus disease 2019 (COVID-19), and,

WHEREAS, current orders and directives impact the Town of Wellington, including by limiting most mass gatherings to no more than ten (10) people (CDPHE Public Health Order 20-23)¹; suspending dine-in service at restaurants and bars for 30 days (CDPHE Public Health Order 20-22 and updated order closing bars, restaurants, theaters, gymnasiums, casinos ,nonessential personal services facilities ,and horse track and off-track betting facilities); suspending medical, dental, or veterinary voluntary or elective surgeries and procedures (Gov order (Gov. Exec order 2020-9) and suspending public and private schools (Gov. Exec order 2020-7); and,

WHEREAS, the Mayor of the Town of Wellington, CO has for all weeks that regular Town Board meetings are not otherwise called, called weekly meetings for each Tuesday through May 20, 2020, at 6:30 p.m. at the Leeper Center in Wellington, Colorado, to allow the Town Board to take such action as may be required, including action to address preparedness to address the COVID-19 virus and to allow the Board to evaluate extending the date of this emergency declaration as the Town Board determines appropriate; and,

WHEREAS, the Wellington Town Board recognizes that the citizens and employees of the Town of Wellington are at risk as a result of COVID-19; and,

WHEREAS, the Town Board of the Town of Wellington recognizes the dramatic emergency gripping the Nation, the State and the Town;

NOW THEREFORE, the Wellington Town Board resolves and declares as follows:

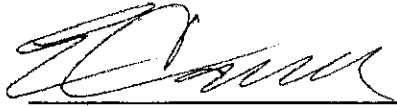
The Town Board of the Town of Wellington consents to the extension of the emergency declaration of the Mayor through April 14, 2020, and declares an emergency through the same date, including as provided for by § 24-33.5-709(1) and directs the Town staff to take all action as may be necessary to comply with all Federal, State and County COVID-19 directives and orders, including future orders, and instructs staff to keep the Board apprised of developments, and

¹ See also, Larimer County Health and Environment First Amended Public Health Order 3/17/20

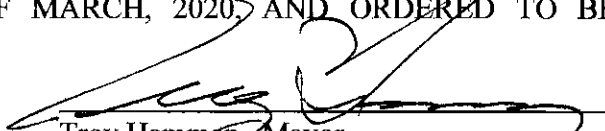
Unless cancelled by the Mayor, the Wellington Town Board shall hold special or regular meetings each Tuesday through May 19, 2020, at 6:30 p.m. at the Leeper Center in Wellington, Colorado, to allow the Town Board to take such action as may be required, including to address COVID-19 issues and to allow the Board to evaluate extending the date of this emergency declaration as the Town Board determines appropriate.

PASSED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF WELLINGTON THIS ____ DAY OF MARCH, 2020, AND ORDERED TO BECOME EFFECTIVE IMMEDIATELY.

ATTEST:



Ed Cannan, Town Administrator


Troy Hamman, Mayor

Part 7. EMERGENCY MANAGEMENT, § 24-33.5-709, C.R.S.. Local disaster emergencies

(1) A local disaster may be declared only by the principal executive officer of a political subdivision. It shall not be continued or renewed for a period in excess of seven days except by or with the consent of the governing board of the political subdivision. Any order or proclamation declaring, continuing, or terminating a local disaster emergency shall be given prompt and general publicity and shall be filed promptly with the county clerk and recorder, city clerk, or other authorized record-keeping agency and with the office of emergency management.

RESOLUTION 13, 2020**RESOLUTION EXTENDING EMERGENCY DECLARATION DECLARING LOCAL DISASTER
EMERGENCY**

WHEREAS, the Novel Coronavirus 2019 (COVID-19) pandemic has been declared to create as state of emergency/state of disaster by the President of the United States, Colorado's Governor and the Chairman of the Larimer County Commissioners; and

WHEREAS, the Mayor of Wellington as principal executive officer of the Town is authorized to declare a local disaster pursuant to §24-33.5-709, C.R.S; and

WHEREAS, an Emergency Declaration allows the Town of Wellington to be able to take proactive measures and to activate Comprehensive Emergency Management Plan(s) (CEMP) to better respond to the impacts of the COVID-19 pandemic; and

WHEREAS, the public health and safety of the Town of Wellington, Colorado requires that the impacts of COVID-19 be rapidly addressed nationally and on state and local levels including to avoid widespread health and economic impacts: and

WHEREAS, the Mayor has declared continuing emergencies; and

WHEREAS, the Wellington Town Board has approved extensions of the emergency declarations through April 28, 2020; and

WHEREAS, uncertainties remain surrounding the steps to be taken to confront the emergency situation but, over the week of April 20th Colorado's Governor, the Colorado Department of Public Health and Environment (CDPHE), the Larimer County Commissioners and the Larimer County Health Department have all continued to agree that normalcy has not returned and the safety measures, albeit at a cautiously reduced level should remain in place; and

**NOW, THEREFORE THE MAYOR HAS CONTINUED THE DECLARED COVID-19
EMERGENCY AND THE WELLINGTON TOWN BOARD CONCURS IN THE
EXTENSION OF THE EMERGENCY AND IT IS THEREFORE RESOLVED AND
DECLARED:**

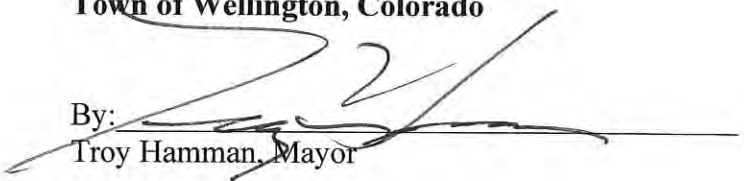
1. The Mayor and Town Board of Trustees confirms, determines, and declares as provided for by § 24-33.5-709(1).that a local state of emergency continues to exist in the Town of Wellington, Colorado including as a result of the threats of widespread or severe damage, injury or loss of life or property resulting from COVID-19.

2. The proclaimed emergency declaration shall remain in effect within the Town of Wellington until the earlier of the time that either the Mayor or Town Board of Trustees determine that the local emergency no longer exists.

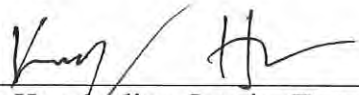
3. As required by § 24-33.5-709(1), true copies of this Resolution shall be given prompt and general publicity and shall be filed promptly with the County Clerk and Recorder, Administrator/Clerk of the Town, and other authorized record-keeping agencies as may be appropriate, including the State's office of Emergency Management.

The extension of prior emergency declarations is proclaimed and resolved by the Mayor of Wellington and the Wellington Town Board of Trustees and is dated effective the 28th day of April, 2020.

Town of Wellington, Colorado

By: 
Troy Hamman, Mayor

Attest:


Kelly Houghteling, Interim Town Administrator/Clerk

Part 7. EMERGENCY MANAGEMENT, § 24-33.5-709, C.R.S. Local disaster emergencies

(1) A local disaster may be declared only by the principal executive officer of a political subdivision. It shall not be continued or renewed for a period in excess of seven days except by or with the consent of the governing board of the political subdivision. Any order or proclamation declaring, continuing, or terminating a local disaster emergency shall be given prompt and general publicity and shall be filed promptly with the county clerk and recorder, city clerk, or other authorized record-keeping agency and with the office of emergency management.

(2) The effect of a declaration of a local disaster emergency is to activate the response and recovery aspects of any and all applicable local and interjurisdictional disaster emergency plans and to authorize the furnishing of aid and assistance under such plans.

TOWN OF WELLINGTON

RESOLUTION NO. 16-2021

A RESOLUTION TERMINATING THE PANDEMIC EMERGENCY DECLARATION

WHEREAS, the Novel Coronavirus 2019 (COVID-19) pandemic was declared to create as state of emergency/state of disaster by the President of the United States, Colorado's Governor and the Chairman of the Larimer County Commissioners; and

WHEREAS, the public health and safety of the Town of Wellington, Colorado required that the impacts of COVID-19 be rapidly addressed nationally and on state and local levels including to avoid widespread health and economic impacts: and

WHEREAS, the Wellington Town Board approved extensions of the emergency declarations though April 28, 2020 and also thereafter until terminated; and

WHEREAS, vaccines to prevent the spread of COVID-19 have been effective at reducing outbreaks and rates of infection, allowing the community to return to a more normal state.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF WELLINGTON, COLORADO, AS FOLLOWS:

1. The Mayor and Town Board of Trustees confirms, determines, and declares as provided for by § 24-33.5-709(1) that a local state of emergency due to COVID-19 has ceased to exist in the Town of Wellington, Colorado.
2. The proclaimed emergency declaration shall be terminated.
3. As required by § 24-33.5-709(1), true copies of this Resolution shall be given prompt and general publicity and shall be filed promptly with the County Clerk and Recorder, Administrator/Clerk of the Town, and other authorized record-keeping agencies as may be appropriate, including the State's office of Emergency Management.

PROCLAIMED AND RESOLVED by the Mayor and Board of Trustees of the Town of Wellington, Colorado and is dated effective this 8th day of June, 2021.

TOWN OF WELLINGTON, COLORADO

By: _____
Troy Hamman, Mayor

ATTEST:

Krystal Eucker, Town Clerk

Town of Wellington

Checks Issued

05/01/2021 - 05/31/2021

Check Issue Date	Package	Payee	Amount
5/14/2021	ALLSTATE	April Premium	\$744.15
5/14/2021	CENTURYLINK	970-568-9354 481	\$1,589.50
5/14/2021	HEALTHIEST YOU C/O TELADOC INC	May Insurance Premiums	\$546.00
5/14/2021	Jive Communications Inc	Town Phone Bill	\$860.05
5/14/2021	PINNACOL ASSURANCE	2021 5TH INSTALLMENT	\$3,400.00
5/14/2021	POUDRE VALLEY REA	Sage Meadows Street Lights	\$4,204.61
5/14/2021	RISE BROADBAND	Internet for WWTP	\$221.26
5/14/2021	TDS	GREENHOUSE INTERNET	\$149.95
5/14/2021	XCEL ENERGY	Utilities 8760 Buffalo Creek Pkwy	\$1,039.95
5/14/2021	FIRST NATIONAL BANK	Park Loan Payment	\$22,454.99
5/17/2021	Utility Management	ADAM TOWNSEND	\$36.09
5/17/2021	Utility Management	AMANDA COBURN	\$194.35
5/17/2021	Utility Management	AMANDA COWIE	\$178.93
5/17/2021	Utility Management	ANDREW & JADE CIRONE	\$265.64
5/17/2021	Utility Management	ANDREW/ MAKAYLA MEYER	\$262.13
5/17/2021	Utility Management	APEX DEVELOPMENTS LLC	\$374.34
5/17/2021	Utility Management	APEX DEVELOPMENTS LLC	\$373.41
5/17/2021	Utility Management	BARBARA MENZEL	\$195.92
5/17/2021	Utility Management	BRIANA MOLDEN	\$151.18
5/17/2021	Utility Management	CODDINGTON TRUST	\$28.93
5/17/2021	Utility Management	CORT JACKSON HUNT	\$116.63
5/17/2021	Utility Management	DEVIN RODARMEL	\$156.13
5/17/2021	Utility Management	DUANE/PATTY BARKER	\$25.44
5/17/2021	Utility Management	EQUITY LLC	\$124.65
5/17/2021	Utility Management	FRED UBELL	\$148.12
5/17/2021	Utility Management	GRANT/JENNA TUCKER	\$164.17
5/17/2021	Utility Management	HARTFORD CONSTRUCTION LLC	\$122.23
5/17/2021	Utility Management	HARTFORD CONSTRUCTION LLC	\$145.76
5/17/2021	Utility Management	HARTFORD CONSTRUCTION LLC	\$121.44
5/17/2021	Utility Management	HARTFORD CONSTRUCTION LLC	\$121.48

5/17/2021 Utility Management	HARTFORD CONSTRUCTION LLC	\$130.18
5/17/2021 Utility Management	JACLYN STIMAC	\$14.04
5/17/2021 Utility Management	JESSICA/CHRISTOPHER DULL	\$147.18
5/17/2021 Utility Management	JOHNATHEN/ABRIANNA ANTHONY	\$136.31
5/17/2021 Utility Management	JOSHUA GILBERT	\$152.50
5/17/2021 Utility Management	KIRK/JENNIFER SILOS	\$153.51
5/17/2021 Utility Management	LAURA/EZEQUIEL BADILLA	\$180.83
5/17/2021 Utility Management	LEVI/RUDOLPH GALLEGOS	\$147.36
5/17/2021 Utility Management	MARY J WATSON	\$136.62
5/17/2021 Utility Management	MAYRA/ DAN NELSON	\$173.56
5/17/2021 Utility Management	MICHAEL GURWIN	\$132.83
5/17/2021 Utility Management	ROBERT/KAYLA MOSBACHER	\$16.63
5/17/2021 Utility Management	RYEN LUNA	\$25.90
5/17/2021 Utility Management	SAGE HOMES LLC	\$171.61
5/17/2021 Utility Management	SAGE HOMES LLC	\$131.13
5/17/2021 Utility Management	SAGE HOMES LLC	\$249.13
5/17/2021 Utility Management	SAGE HOMES LLC	\$251.64
5/17/2021 Utility Management	SAGE HOMES LLC	\$128.88
5/17/2021 Utility Management	SHANNON BIEHL	\$35.12
5/17/2021 Utility Management	SOLFERMOSER FAMILY TRUST	\$32.50
5/17/2021 Utility Management	STEPHEN OWENS	\$161.28
5/17/2021 Utility Management	TERRIE LYNN WILSON/MARK RAMIREZ	\$160.58
5/17/2021 Utility Management	TIFFANY/JEREMY POND	\$306.87
5/17/2021 Utility Management	TRUDY CHILDERS	\$133.94
5/17/2021 4RIVERS EQUIPMENT	John Deere Quick Hitch Front Blade	\$1,200.00
5/17/2021 ACE ENTERTAINMENT AND EVENTS	4TH OF JULY DJ	\$180.00
5/17/2021 ALL COPY PRODUCTS, INC.	COPIER USAGE	\$1,971.10
5/17/2021 AMBIENTE H2O INC	Recirculation Pump WWTP	\$6,120.00
5/17/2021 BLACKHAWK EQUIPMENT CORPORATION	SHOP SUPPLIES	\$715.00
5/17/2021 BUFFALO CREEK SUBDIVISION AT WELLINGTON	MARCH HOA	\$397.16
5/17/2021 BUSINESS CARD FACTORY OF COLORADO	MICHELLE SOWDER CARDS/COURT CLERK	\$41.25
5/17/2021 CHEMTRADE CHEMICALS US LLC	2021 Blanket PO for WTP Chemicals	\$5,586.80
5/17/2021 CINTAS	2021 Blanket PO for WTP First Aid Restock	\$116.02
5/17/2021 COLORADO ANALYTICAL LAB	2021 WTP Testing	\$1,481.00
5/17/2021 COLORADOAN	02-2021/ 03-2021	\$55.57

5/17/2021 DANA KEPNER	FORD METER ADAPTER	\$220.30
5/17/2021 DXP ENTERPRISES, INC.	Freight for Blade Motor	\$262.00
5/17/2021 DYNAMIC IMAGE	DOOR LOGOS ON TANK	\$700.00
5/17/2021 EMERGENCY SYSTEMS COMPLIANCE SERVICE	PM Full Service with Oil, Fuel, Coolant Filters	\$2,043.63
5/17/2021 EMPLOYERS COUNCIL SERVICES, INC.	BACKGROUND CHECKS	\$186.00
5/17/2021 EVOQUA WATER TECHNOLOGIES LLC	2021 Blanket PO for WTP Chemicals	\$1,300.00
5/17/2021 GOVCONNECTION, INC.	Computer purchase for new employees	\$3,830.25
5/17/2021 HARTFORD CONSTRUCTION, LLC	LANDSCAPE COMPLETE	\$3,778.00
5/17/2021 INFOMAPTION INC.	PHASE 3	\$7,407.50
5/17/2021 INSITE INSTRUMENTATION GROUP	PORTABLE METER	\$1,873.00
5/17/2021 INTERSTATES CONSTRUCTION SRVCS	Large Generator Wiring	\$7,000.00
5/17/2021 JACOBS ENGINEERING C/O BANK OF AMERICA	WASTEWATER UTILITY PLAN	\$253,700.99
5/17/2021 JERRY TUCKER	TROUBLE SHOOT AIR TAIL GATE	\$486.00
5/17/2021 L.C. SALES TAX ADMINISTRATOR	Less 3 1/3% Vendor Fee	\$9,551.31
5/17/2021 LARIMER COUNTY SHERIFF	1ST QUARTER 2021 LAW ENFORCEMENT SERVICES	\$347,104.25
5/17/2021 LEWAN & ASSOCIATES, INC.	MIGRATION-T&M-CONTRACTED	\$2,450.00
5/17/2021 MCDONALD FARMS ENTERPRISES, INC.	2021 Blanket PO WWTP Sludge Removal	\$1,228.00
5/17/2021 MOBILE MINI INC	2021 Mobile Office Rental	\$1,354.30
5/17/2021 NORTH FORTY NEWS	2021 MARCH 22	\$218.00
5/17/2021 NORTHERN COLORADO SPORTS OFFICIALS	SCHEDULING/ADMINISTRATION	\$625.00
5/17/2021 O.J. WATSON COMPANY, INC.	SPINNER	\$1,200.17
5/17/2021 O'REILLE AUTO PARTS	REFUND FOR LANDSCAPE (CDC)	\$41,273.01
5/17/2021 POLAR GAS INC	2021 Blanket PO WTP Utilities	\$1,697.31
5/17/2021 POLYDYNE INC.	2021 Blanket PO for WWTP	\$4,347.00
5/17/2021 PROTECT YOUTH SPORTS, DEPT 2110	Youth FOOTBALL	\$777.75
5/17/2021 PRUSA RESEARCH a.s.	3D PRINTER	\$759.53
5/17/2021 RH WATER & WASTEWATER, INC	Monthly WTP Monitoring	\$700.00
5/17/2021 SAFEUILT, LLC LOCKBOX # 88135	April 2021 Permit Activity	\$22,107.77
5/17/2021 SMART DOCUMENT MANAGEMENT, LLC	Confidential Document Shredding Service	\$22.00
5/17/2021 TIMBERLINE ELECTRIC & CONTROL CORP.	Wastewater SCADA computer upgrade	\$151,533.00
5/17/2021 TREE TOP INC.	2021 Blanket PO for Tree Maintenance	\$2,720.00
5/17/2021 TROPHY CREATIVE LLC	Apparel	\$376.68
5/17/2021 UNCC	RTL TRANSMISSIONS	\$242.88
5/17/2021 UNITED MAILING	Monthly Utility Bills printed & mailed out	\$1,915.96
5/17/2021 WELLINGTON FIRE PROTECTION DIS	Less 5% Vendor Fee	\$16,872.00

5/19/2021 TDS	Internet at 4006 Hayes Ave	\$44.95
5/19/2021 FIRST NATIONAL BANK OMAHA	Pcard Purchases 04-01-21 to 04-15-21	\$10,825.53
5/19/2021 WELLINGTON CO MAIN STREET PROGRAM	MS S 2003 SCHOLARSHIP 2020-2025	\$731.57
5/20/2021 FIRST NATIONAL BANK OMAHA	PCARD UPLOAD 41521-42921	\$14,619.50
5/25/2021 BLACK HILLS ENERGY	Town Utility Bills	\$1,891.53
5/25/2021 HealthEZ	Health Insurance Premiums	\$46,338.56
5/25/2021 XCEL ENERGY	UTILITIES	\$1,944.73
5/25/2021 XCEL ENERGY	6744 E FRONTAGE ROAD	\$14,822.57
5/26/2021 XCEL ENERGY	UTILITIES	\$26,014.93
5/26/2021 BUFFALO CREEK SUBDIVISION AT WELLINGTON	MAY HOA	\$537.49
5/27/2021 TDS	3800 WILSON AVE INTERNET	\$109.90
Total		\$1,069,436.31