BOARD OF TRUSTEES
January 9, 2024
6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

Regular Meeting Agenda

Individuals wishing to make public comments must attend the meeting in person or may submit comments by sending an email to muhse@wellingtoncolorado.gov. The email must be received by 4:00 p.m. on the day of the meeting. 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 information below is for online viewing and listening only.

Please click the link below to join the webinar:
https://us06web.zoom.us/j/84871162393?pwd=UkVaaDE4RmhJaERnallEK1hvNHJ5Zz09
Passcode: 726078
Or One tap mobile :
US: +17207072699,,84871162393# or +17193594580,,84871162393#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 720 707 2699 or +1 719 359 4580 or +1 669 444 9171 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 558 8656 or +1 646 931 3860 or +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623
Webinar ID: 848 7116 2393

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. Proclamation
    a. Proclamation: Martin Luther King Day

C. CONSENT AGENDA

1. December 12, 2023 Regular Meeting Minutes

    - Presentation: Ethan Muhs, Town Clerk

2. Resolution No. 01-2024: Posting Public Notice

    - Presentation: Ethan Muhs, Town Clerk

3. Resolution No. 02-2024: Approving a Three-mile Plan for Municipal Annexations

    - Presentation: Cody Bird, Director of Planning

4. Resolution No. 03-2024 - A Resolution Approving an Amendment to the Baker Tilly US, LLP Engagement Letter to Provide Financial Management Services to the Town of Wellington

    - Presentation: Patti Garcia, Town Administrator

D. ACTION ITEMS

1. Public Hearing: Saddleback Subdivision First Replat

    - Presentation: Cody Bird, Director of Planning

2. Ordinance No. 01-2024: Approving a Final Subdivision Plat for Saddleback Subdivision First Replat and Approving Amendments to the Development Agreement

    - Presentation: Cody Bird, Director of Planning

3. Resolution 04-2024: A Resolution Levying General Property Taxes for the Taxable Year 2023 to Defray Costs of Government for the Town of Wellington, Colorado, for the Calendar Year Beginning January 1, 2024 and ending January 31, 2024

    - Presentation: Patti Garcia, Town Administrator

4. Resolution No. 05-2024: A Resolution Amending the Town Administrator Contract

    - Presentation: Stephanie Anderson, Human Resources Director

E. REPORTS

1. Town Attorney
2. Town Administrator
3. Staff Communications
    a. Monthly Utility Report through November 2023
    b. CORA Report (Quarter 4, 2023)
    c. LCSO Report (November)
    d. Report of Bills (November)
    e. 4th Quarter 2023 Residential Building Permit and Lot Inventory Report
4. Board Reports

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: **January 9, 2024**
Subject: **Proclamation: Martin Luther King Day**

BACKGROUND / DISCUSSION

January 15, 2024 is recognized nationally as Martin Luther King Jr. Day.

STAFF RECOMMENDATION

Proclaim January 15, 2024 as Martin Luther King Jr. Day.

ATTACHMENTS

1. Martin Luther King Day

PROCLAMATION

***WHEREAS**, on a late summer day in 1963, Reverend Dr. Martin Luther King, Jr., stood in the National Mall in Washington D.C. before thousands of demonstrators who had gathered to march for freedom, justice, and equality. On that day, Dr. King shared a dream that has continued to inspire a nation: To bring justice where there is injustice, freedom where there is oppression, peace where there is violence, and opportunity where there is poverty. Today, people of all backgrounds continue that march – raising their voices to confront abuses of power, challenge hate and discrimination, protect the rights to vote and to access quality jobs, healthcare, housing, and education, and;*

***WHEREAS**, in recognition of Dr. King's actions and example in serving all people in our great Nation, the Town of Wellington will join with its state and federal government counterparts to celebrate and memorialize Dr. King.*

***NOW, THEREFORE**, I Calar Chaussee, Mayor of the Town of Wellington, Colorado, do hereby proclaim Monday, January 15, 2024, as:*

Martin Luther King, Jr. Day

and urge all our citizens to join in the celebration of Dr. King and the values that he and his memory represents in our community.

***IN WITNESS WHEREOF**, I have hereunto set my hand and caused the seal of the Town of Wellington to be affixed this 9th day of January 2024.*

_____

***Calar Chaussee**, Mayor*

Board of Trustees Meeting

Date: **January 9, 2024**
Subject: **December 12, 2023 Regular Meeting Minutes**

- **Presentation: Ethan Muhs, Town Clerk**

BACKGROUND / DISCUSSION

Minutes for the 12.12.2023 Board of Trustees Regular Meeting. A link to the video of this meeting was available as of 12.28.2023.

STAFF RECOMMENDATION

Staff have identified the following for Board consideration:
1. Approve the 12.12.23 Minutes with the Consent Agenda.
2. Remove the 12.12.23 Minutes from the Consent Agenda and further consider as an Action Item.

ATTACHMENTS

1. 12.12.23 Board of Trustees Regular Meeting Minutes

BOARD OF TRUSTEES
December 12, 2023
6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

Regular Meeting Minutes

A. CALL TO ORDER

Mayor Chaussee called the meeting to order at 6:32 p.m.

1. Pledge of Allegiance
   Mayor Chaussee asked all to rise for the pledge of allegiance.

2. Roll Call
   The Clerk noted a quorum with the following:
   Mayor Chaussee – present
   Mayor Pro Tem Macdonald – present
   Trustee Gaiter – present
   Trustee Dailey – virtual attendance
   Trustee Mason – present
   Trustee Tietz - present
   Trustee Wiegand - present

3. Amendments to Agenda
   Mayor Chaussee asked if there were any amendments to the agenda; there were none.

4. Conflict of Interest
   Mayor Chaussee asked if there were any conflicts of interest; there were none.

B. COMMUNITY PARTICIPATION

1. Public Comment
   Mayor Chaussee opened the meeting to public comment. Lisa Chollet provided public comment.

C. PRESENTATION

1. Review of Baker Tilly US, LLP Consulting Services Contract Amendment
   Mayor Chaussee invited Ms. Patti Garcia, the Town Administrator, to conduct a presentation on this item. Ms. Garcia presented this item and then further discussed it with the Board.

2. Finance Director/Treasurer - Separation of Duties
   Mayor Chaussee invited Ms. Patti Garcia, the Town Administrator, to conduct a presentation on this item. Ms. Garcia presented this item and then further discussed it with the Board.

D. CONSENT AGENDA

1. November 28, 2023 Regular Meeting Minutes

2. Resolution No. 49-2023: A Resolution of the Town of Wellington Board of Trustees Authorizing an Application for WaterSMART Grant Funding through the Bureau of Reclamation

3. Resolution No. 50-2023: Wellington Community Housing Bylaws Amendment

Mayor Chaussee called for a motion on the Consent Agenda.

Trustee Tietz moved to approve the Consent Agenda. Trustee Mason seconded.

Yeas: Tietz, Mason, Dailey, Gaiter, Wiegand, Macdonald, Chaussee
Nays: N/A

The motion carried unanimously, and the Consent Agenda was approved.

E. ACTION ITEMS

1. Continued - Ordinance No. 13-2023: Annexing Sage Farms Annexation and Village at Sage Farms Annexation and Annexation Agreements Including Establishment of Vested Development Rights
Mayor Chaussee invited Mr. Cody Bird, Director of Planning, to present this item. Mr. Bird presented this item, and then he and the project developer further discussed it with the Board.

Mayor Chaussee called for a motion on this item.

Trustee Gaiter moved to table this item to the January 23, 2024, Regular Meeting. Trustee Tietz seconded.

Yeas: Gaiter, Tietz, Mason, Wiegand, Macdonald, Chaussee
Nays: N/A

The motion carried unanimously, and consideration of this item was tabled to the January 23, 2024 Regular Meeting.

2. Resolution No. 51-2023: A Resolution Adopting the Budget for the Town of Wellington, Colorado for the Calendar Year Beginning the 1st Day of January 2024 and Ending the Last Day of December, 2024, Estimating the Amount of Money Necessary to be Raised by the Tax Levy Based on the Said Budget so Adopted, Estimating the Amount of Money to be Derived From Other Revenue Sources, Setting Forth Estimated Expenditures for Each
Mayor Chaussee invited Ms. Garcia and Mr. Don Rhoads, Town Treasurer & Finance Director, to present this item. They presented this item and then further discussed it with the Board.

Mayor Chaussee invited public comment on this item. Lisa Chollet and Dawn Peacock provided public comment.

Mayor Chaussee called for a motion on this item.

Mayor Pro Tem Macdonald moved to approve Resolution No. 51-2023. Trustee Mason seconded.

Trustee Gaiter moved to amend the budget established in Resolution No. 51-2023 to remove the requested 3.5 FTE positions and to schedule them for further review at a regular meeting

on a date certain. Trustee Wiegand seconded.

The Board further discussed Trustee Gaiter's amendment to the motion with Ms. Garcia and Mr. Rhoads before Mayor Chaussee asked for a roll call.

Regarding the motion to amend from Trustee Gaiter and seconded by Trustee Wiegand:
Yeas: Gaiter, Wiegand, Tietz
Nays: Dailey, Mason, Macdonald, Chaussee

With a vote of 4 against and 3 in favor, the motion to amend failed and the amendment was lost.

Trustee Tietz moved to amend the budget to add an additional $100,000 to the budget to contract for an additional employee regarding economic development. Trustee Wiegand seconded.

The Board further discussed Trustee Tietz's amendment to the motion before Mayor Chaussee asked for a roll call.

Regarding the motion to amend from Trustee Tietz and seconded by Trustee Wiegand:
Yeas: Tietz, Wiegand, Macdonald
Nays: Dailey, Mason, Gaiter, Chaussee

With a vote of 4 against and 3 in favor, the motion to amend failed and the amendment was lost.

The Board further discussed the original motion to approve Resolution No. 51-2023 from Mayor Pro Tem Macdonald and seconded by Trustee Mason.

Regarding the original motion to approve Resolution No. 51-2023 from Mayor Pro Tem Macdonald and seconded by Trustee Mason:
Yeas: Macdonald, Mason, Dailey, Chaussee
Nays: Gaiter, Tietz, Wiegand

With a vote of 4 in favor and 3 against, the motion carried, and Resolution No. 51-2023 was approved.

Mayor Chaussee recessed the meeting at 9:03 p.m.

Mayor Chaussee called the meeting back to order at 9:10 p.m.

Trustee Gaiter moved to amend the Agenda to consider Item E.5 – Resolution No. 53-2023: A Resolution Considering the 2024 Statement of Work and Budget Agreement By and Between the County of Larimer and the Town of Wellington – to be the 3rd item considered on the Meeting's Action Items. Trustee Tietz seconded.

Regarding the motion from Trustee Gaiter to amend the Agenda; seconded by Trustee Tietz.
Yeas: Gaiter, Tietz, Mason, Wiegand, Macdonald, Chaussee
Nays: N/A

The motion carried unanimously with the exception of Trustee Dailey, who, as of 9:11 p.m., was neither seen nor heard for the duration of the Meeting, and the Agenda was amended.

3. Resolution No. 53-2023: A Resolution Considering the 2024 Statement of Work and Budget Agreement By and Between the County of Larimer and the Town of Wellington
Mayor Chaussee invited the Larimer County Sheriff, John Feyen, to present this item. Sheriff Feyen presented this item and discussed it further with the Board.

Mayor Chaussee invited public comment on this item; there was none.

Mayor Chaussee called for a motion on this item.

Trustee Gaiter moved to approve Resolution No. 53-2023. Mayor Pro Tem Macdonald seconded.

The Board further discussed this motion and the item with Sheriff Feyen.

Regarding the motion to approve Resolution No. 53-2023 from Trustee Gaiter and seconded by Mayor Pro Tem Macdonald:
Yeas: Gaiter, Macdonald, Tietz, Mason, Wiegand, Chaussee
Nays: N/A

The motion carried unanimously, and Resolution No. 53-2023 was approved.

4. Resolution No. 52-2023: A Resolution Levying General Property Taxes for the Taxable Year 2023 to Defray Costs of Government for the Town of Wellington, Colorado, for the Calendar year Beginning January 1, 2024, and Ending December 31, 2024
Mayor Chaussee invited Mr. Rhoads to present this item. Mr. Rhoads presented this item and discussed it further with the Board.

Mayor Chaussee invited public comment on this item; there was none.

Mayor Chaussee called for a motion on this item.

Mayor Pro Tem Macdonald moved to approve Resolution No. 52-2023. Trustee Mason seconded.

Regarding the motion to approve Resolution No. 52-2023 from Mayor Pro Tem Macdonald and seconded by Trustee Mason:
Yeas: Macdonald, Mason, Gaiter, Tietz, Wiegand, Chaussee
Nays; N/A

The motion carried unanimously, and Resolution No. 52-2023 was approved.

5. Ordinance No. 12-2023: An Emergency Ordinance Appropriating Sums of Money to Defray Expenses and Liabilities of the Town of Wellington, Colorado for the Fiscal Year Beginning January 1, 2024 and Ending December 31, 2024
Mayor Chaussee invited Mr. Rhoads to present this item. Mr. Rhoads presented this item and discussed it further with the Board.

Mayor Chaussee invited public comment on this item; there was none.

Mayor Chaussee called for a motion on this item.

Trustee Gaiter moved to approve Ordinance No. 12-2023 with the amendment that the loan authorized therein will be repaid beginning in 2026. Mayor Pro Tem Macdonald seconded.

Regarding the motion to approve an amended Ordinance No. 12-2023 from Trustee Gaiter and seconded by Mayor Pro Tem Macdonald:
Yeas; Gaiter, Macdonald, Wiegand, Mason, Tietz, Chaussee
Nays: N/A

The motion carried unanimously, and the amended Ordinance No. 12-2023 was approved.

6. Resolution No. 54-2023: A Resolution of the Town of Wellington, Colorado, Approving a Professional Services Agreement with Hinkle & Company, P.C. to Provide Independent Professional Auditing Services to the Town

Mayor Chaussee invited Mr. Rhoads to present this item. Mr. Rhoads presented this item and discussed it further with the Board.

Mayor Chaussee invited public comment on this item; there was none.

Mayor Chaussee called for a motion on this item.

Trustee Mason moved to approve Resolution No. 54-2023. Mayor Pro Tem Macdonald seconded.

Regarding the motion to approve Resolution No. 54-2023 from Trustee Mason and seconded by Mayor Pro Tem Macdonald:
Yeas: Mason, Macdonald, Tietz, Wiegand, Gaiter, Chaussee

The motion carried unanimously and Resolution No. 54-2023 was approved.

7. Resolution No. 55-2023: A Resolution Approving a Contract with Poudre Legal Advisors, LLC for Legal Services

Mayor Chaussee invited Ms. Garcia and Mr. Dan Sapienza to present this item. They presented this item and further discussed it with the Board.

Mayor Chaussee invited public comment on this item; there was none.

Mayor Chaussee called for a motion on this item.

Trustee Gaiter moved to approve Resolution No. 55-2023. Trustee Wiegand seconded.

Regarding the motion to approve Resolution No. 55-2023 from Trustee Gaiter and seconded by Trustee Wiegand:
Yeas: Gaiter, Wiegand, Mason, Tietz, Macdonald, Chaussee
Nays: N/A

The motion carried unanimously, and Resolution No. 55-2023 was approved.

F. REPORTS

1. Town Attorney
   No report.

2. Town Administrator
   Ms. Garcia reported on a recent staff event celebrating the holiday season,

3. Staff Communications
   Mayor Chaussee invited questions regarding staff communications; there were none.

   a. October 2023 Treasurer's Report

   b. October 2023 Report of Bills

   c. Board of Trustees Planning Calendar

4. Board Reports
   Mayor Chaussee invited Board Reports:
   Gaiter – discussed respect among members of the Board.
   Tietz – reported on attendance at a recent luncheon at the Larimer County Sheriff's Office, a recent discussion with Larimer County Commissioner Kefalas, and a discussion regarding the Cleveland Avenue project.
   Wiegand – reported on a recent meeting with Larimer County.
   Mason – reported on an imminent meeting with the Opioid Abatement Council.
   Macdonald – thanked Ms. Garcia for her report.
   Chaussee – reported on recent attendance at the Regional Colorado Department of Transportation meeting.

G. ADJOURN

Mayor Chaussee adjourned the meeting at 10:07 p.m.

_____
Ethan Muhs, Town Clerk

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: **January 9, 2024**
Subject: **Resolution No. 01-2024: Posting Public Notice**

- **Presentation: Ethan Muhs, Town Clerk**

BACKGROUND / DISCUSSION

In accordance with the Colorado Open Meetings Act, the Town is required to publicly notice the conduct of meetings for the Town's Boards and Commissions. This Resolution establishes the locations permissible for posting such notices for the duration of 2024.

STAFF RECOMMENDATION

Staff have identified the following options for Board consideration:
1. Approve Resolution No. 01-2024 with the Consent Agenda
2. Remove the Resolution No. 01-2024 from the Consent Agenda and consider further as an Action Item

ATTACHMENTS

1. Reso 01-2024 - Posting Public Notice

TOWN OF WELLINGTON

RESOLUTION NO. 01-2024

A RESOLUTION DESIGNATING A PUBLIC PLACE FOR THE POSTING OF NOTICES CONCERNING PUBLIC MEETINGS

WHEREAS, in compliance with the Colorado Open Meetings Law (C.R.S. 24-6-402) and amendments thereto, the Board of Trustees desires to designated a public place for the posting of notices concerning public meetings.

NOW, THEREFORE, be it resolved by the Board of Trustees for the Town of Wellington, Colorado, as follows:

1. Notice of meetings of any board or commission of the Town of Wellington shall be posted no less than twenty-four hours prior to a meeting on the Town website at www.wellingtoncolorado.gov in accordance with the Colorado Open Meetings Law.

2. The Wellington Municipal Services Building located at 8225 3rd Street, Wellington, Colorado shall be designated as the public place at which the Town may post a notice no less than twenty-four hours prior to a meeting if the Town is unable to post a notice online in exigent or emergency circumstances.

3. The designation of a public place for this Resolution shall not be deemed to preclude the Town from providing other or different notice of public meetings, so long as such notice is full and timely and otherwise in compliance with the Colorado Open Meetings Law and subsequent amendments thereto.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 9th day of January 2024.

TOWN OF WELLINGTON, COLORADO

By:_____
Calar Chaussee, Mayor

ATTEST:

_____
Ethan Muhs, Town Clerk

Board of Trustees Meeting

Date: **January 9, 2024**
Subject: **Resolution No. 02-2024: Approving a Three-mile Plan for Municipal Annexations**

- **Presentation: Cody Bird, Director of Planning**

BACKGROUND / DISCUSSION

C.R.S. 31-12-105(1)(e)(I) requires the Town to have a plan in place for the area 3 miles extended from the municipal boundary prior to annexing any property within that 3-mile area. The Town has identified a Growth Management Area (GMA) in the Wellington Comprehensive Plan 2021 that is the contemplated area of town growth over the next 20 years. The adopted GMA boundary is less than 3 miles from the Town's current municipal boundaries. Designation of the Town's Comprehensive Plan includes the adopted GMA and is sufficient to meet the state law requirements.

The 3-mile plan is required to be adopted annually. A draft resolution is prepared and attached with this report. The draft resolution references the Wellington Comprehensive Plan 2021, including the Growth Management Area (GMA) for the Town.

Adoption of the 3-Mile Plan has no financial impact to the Town. Any financial impacts of municipal annexations are considered at the time annexations are proposed.

STAFF RECOMMENDATION

Staff have identified the following options for Board consideration:
1. Approve Resolution No. 02-2024 with the Consent Agenda
2. Remove Resolution No. 02-2024 from the Consent Agenda and consider further as an Action Item

ATTACHMENTS

1. Resolution No. 02-2024

TOWN OF WELLINGTON

RESOLUTION NO. 02-2024

A RESOLUTION BY THE BOARD OF TRUSTEES OF THE TOWN OF WELLINGTON, COLORADO ADOPTING AN UPATED THREE-MILE PLAN FOR MUNICIPAL ANNEXATIONS

WHEREAS, the Colorado Municipal Annexation Act of 1965, § 31-12-105(1)(e)(I) C.R.S. (the "Act"), requires the Town to adopt and update annually a plan to serve as a general guideline for future annexations to the Town; and

WHEREAS, the Town has designated its Comprehensive Master Plan as the Three-Mile Plan and desires to reconfirm such designation for the purpose of the Act.

NOW, THEREFORE, be it resolved by the Board of Trustees for the Town of Wellington, Colorado, as follows:

1. The current Wellington Comprehensive Plan 2021 for the Town of Wellington, Colorado, adopted by Resolution No. PC-01-2021 by the Planning Commission and ratified by Resolution No. 26-2021 by the Board of Trustees is hereby designated as the Three-Mile Plan for annexations to the Town of Wellington, Colorado.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 9th day of January, 2024.

TOWN OF WELLINGTON, COLORADO

By:_____
Calar Chaussee, Mayor

ATTEST:

_____
Ethan Muhs, Town Clerk

Board of Trustees Meeting

Date: **January 9, 2024**

Subject: **Resolution No. 03-2024 - A Resolution Approving an Amendment to the Baker Tilly US, LLP Engagement Letter to Provide Financial Management Services to the Town of Wellington**

- **Presentation: Patti Garcia, Town Administrator**

BACKGROUND / DISCUSSION

The Board of Trustees approved a Letter of Engagement with Baker Tilly US LLP through Resolution No. 24-2023 on July 18, 2023 for financial management services. Mr. Don Rhoads was contracted to work for the Town of Wellington through December 31, 2023 with an amount not to exceed $120,000; staff anticipates the full amount to be expended in 2023. The work that Mr. Rhoads has completed for Wellington has been extensive and will culminate with the consideration of the 2024 draft budget. Staff anticipates opening up recruitment for a Finance Director after the first of the year and would like to retain Mr. Rhoads until the recruitment is completed and allow him to assist the new Director in the transition to Wellington.

An extension for Mr. Rhoads services has been requested and Baker Tilly has offered the attached amendment with an hourly rate of $175; this is the same rate as the 2023 Letter of Engagement. The proposed 2024 Town of Wellington Budget has included $90,000 for Professional Services in the Finance Department. With the approval of the amendment, staff anticipates utilizing Mr. Rhoads services January 1, 2024 - June 1, 2024 for approximately 20 hours per week; responsibilities would include continued oversight of financials and financial reporting for 2024, review and creation of financial policies, financial planning and assisting with the Finance Director recruitment.

STAFF RECOMMENDATION

Staff has identified the following options for Trustee consideration:
1. Approve Resolution No. 03-2024 - A Resolution Approving an Amendment to the Baker Tilly US, LLP Engagement Letter to Provide Financial Management Services to the Town of Wellington
2. Approve Resolution No. 03-2024 with amendments as the Board of Trustees deems appropriate
3. Postpone consideration of Resolution No. 03-2024 to a specific date and time and provide staff direction regarding additional information or amendments
4. Vote to deny Resolution No. 03-2024

ATTACHMENTS

1. Resolution 03-2024 - Baker Tilly Engagement Amendment
2. Wellington CO Financial Mgt Services Amendment_Jan 2024
3. Wellington CO Financial Mgt Services_July 2023

TOWN OF WELLINGTON

RESOLUTION NO 03-2024

A RESOLUTION APPROVING THE BAKER TILLY US, LLP AMENDED ENGAGEMENT LETTER TO PROVIDE FINANCIAL MANAGEMENT SERVICES TO THE TOWN OF WELLINGTON

WHEREAS, the Town of Wellington issued a Request for Qualifications for Financial Management Services and interviewed respondents to the RFQ; and

WHEREAS, the firm of Baker Tilly US, LLP ("Baker Tilly") was selected by the panel of Town staff and Trustees as the best capable of meeting the needs of the Town in providing financial management services; and

WHEREAS, Baker Tilly prepared a plan of work (the "Engagement Letter") to provide services to the Town for six months; and

WHEREAS, on July 18, 2023 the Board of Trustees approved Resolution No. 24-2023 – A Resolution Approving the Baker Tilly US, LLP Engagement Letter to Provide Financial Management Services to the Town;

WHEREAS, the Town has requested an extension of the services provided by Baker Tilly outlined in the Engagement Letter for an additional six months to continue support of the Finance Department and assist in the transition of a new Finance Director when hired.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO:

The Board of Trustees hereby approves the Baker Tilly Amended Engagement Letter dated December 7, 2023 and authorizes the mayor to execute such agreements and documents necessary to so engage the services of Baker Tilly.

Upon a motion duly made, seconded and carried, the foregoing Resolution was adopted this 9th day of January, 2024.

TOWN OF WELLINGTON, COLORADO

By:_____
Calar Chaussee, Mayor

ATTEST:

_____
Ethan Muhs, Town Clerk

Baker Tilly US, LLP
267 E. Campbell Ave., Ste 200
Campbell, California 95008
+1 (408) 385-3400
bakertilly.com

To: Ms. Patti Garcia, Town Administrator

From: Carol Jacobs, Managing Director

Subject: Financial Consulting Services – Amendment 1

Date: December 7, 2023

On July 17, 2023, the Town of Wellington signed an agreement with Baker to provide financial consulting assistance by Don Rhoads. These funds will be exhausted as of December 31, 2023, and for Mr. Rhoads to continue to assist with the transition of a new finance director when they are hired, an amendment is necessary. I would like to propose a change order to the contract and add $80,000 for approximately 20 hours/week plus expenses. Mr. Rhoads will continue to be billed at $175/hour which is a discounted rate in recognition of the anticipated length of the engagement.

During this engagement, if other consultants are needed, the Town will be billed at our regular hourly rates as stated in the table below.

Title	Billing Rate
Managing Director	295.00
Director	235.00
Special Advisor	225.00
Senior Manager, Consulting	225.00
Manager, Consulting	200.00
Management Analyst, Consulting	180.00

Accepted by:

_____
Town of Wellington, CO

_____
Date

June 12, 2023

Baker Tilly US, LLP
2570 West Camino Real, Suite 640
Mountain View, CA 94040
+1 (650) 857-1655
bakertilly.com

Patti Garcia
Town Administrator
Town of Wellington
8225 3rd Street
Wellington, CO 80549

Delivered electronically - REVISED

Dear Ms. Garcia,

Thank you for the opportunity to submit this proposal for financial consulting services for the Town of Wellington (Town). Baker Tilly US, LLP (Baker Tilly) has prepared this proposal to provide the Town with financial consulting services in the areas identified in the proposed plan of work below.

Firm's Experience

Submittals shall include a detailed description of the firm's overall capabilities and experience in providing the scope of services described herein.

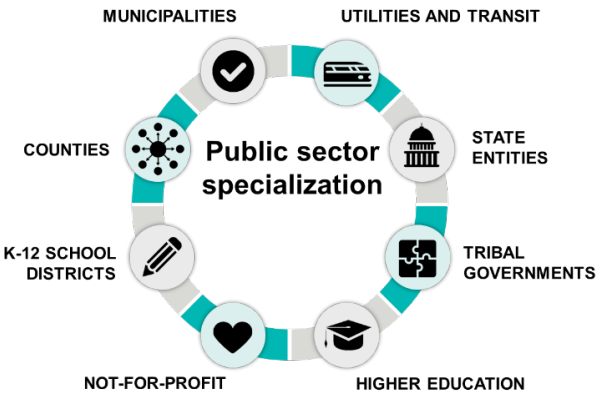
Meeting your needs with our resources

Based on our extensive experience with similar engagements for many towns and cities, we are well positioned to provide the Town with the guidance and support needed throughout this engagement.

Below are some key facts about our firm:

Delivering specialized expertise to our public-sector clients

The Town will be served by our highly qualified team of professionals who understand the specific challenges you face and who will provide innovative solutions to help you overcome them.



State and local government is a complex, unique environment shaped by fiscal, regulatory, and operational considerations not found in other industries. We recognize this complexity, and we are eager to serve as a truly valued advisor to the public sector. Nationwide, our state and local government practice serves more than 4,200 state and local governmental entities, including municipalities, counties, public utilities, and transit.

The Town of Wellington
June 12, 2023

Celebrating our combination with Management Partners

In October 2022, Management Partners combined with Baker Tilly US, LLP (Baker Tilly) to create a premier public sector consulting practice. This combination adds a unique and significant layer of experience to Baker Tilly's robust public sector practice. Our project team members are former local government leaders and managers stemming from all operational facets.

The Town will be served by a team that blends our government-focused professionals with experienced specialists. We have a specific mission to help local government leaders improve their service to the public. We have worked with cities, counties, towns, and special districts of all sizes across the United States to help them work more effectively and run more efficiently.

Our services include:

- Management Services
- Executive Recruitment
- Executive Coaching
- Executive Performance Assessment
- Organization Assessments
- Organization Development
- Performance Management
- Process Improvement
- Planning and Economic Development
- Strategic and Business Planning
- Service Sharing and Service Consolidation
- Financial Planning, Budgeting and Analysis

Proposed plan of work

Don Rhoads, Special Advisor**,** will serve as Finance Director/ Town Treasurer (CFO) while the Town conducts a recruitment for the position.

We understand that you are interested in Baker Tilly's assistance with the following work outlined below. The work will be prioritized in consultation with you to fit within the budget capacity of the contract. Our consultant will meet with you to determine the timing and sequencing of the priority projects that include:

- Manage accounts payable and receivable
- Review Town's financial policies and procedures and update as necessary
- Prepare proposed budget and present for adoption
- Oversee financial reporting
- Work with audit firm
- Calculate sales/use tax revenues, impact fees, utility rates, overhead rates, and restricted funds
- Develop capital improvement plans
- Serve as liaison to Town's Finance Committee
- Serve as Town Treasurer and present reports to the Board of Trustees

We anticipate that most of our work will be conducted remotely. In-person meetings will be scheduled in advance, and the Town will be billed for all travel and out-of-town costs associated with meetings at Town facilities. Baker Tilly will provide periodic project status memoranda throughout the engagement.

Aligning key engagement team members with your goals

The team of professionals detailed below bring a collaborative focus supported by the breadth and depth of our firm's national resources. Engagement team members will be supported by our firm's analyst team.

ENGAGEMENT TEAM FOR THE TOWN OF WELLINGTON



Carol Jacobs – Managing Director

Role: Project Director

- Serves as Managing Director for local government engagements.
- Ms. Jacobs has held a wide range of roles across local government and consulting, including multiple stints as a city manager, and served most recently as assistant city manager of the City of Newport Beach, California. In that role she had responsibility for functions as varied as fire, library, harbor, information technology, utilities and homelessness, with service as interim finance director and harbormaster.
- She also served as city manager for the Southern California cities of Eastvale and Stanton; as interim city manager for the City of Grand Terrace, California; and a series of roles with increasing responsibility for the City of Costa Mesa, California.
- Ms. Jacobs' consulting experience includes managing a financial solutions practice area that served local governments, with responsibility for managing client needs, preparing financial studies, and conducting management and organizational reviews.



Don Rhoads, CPA – Subject Matter Specialist

Role: Lead Consultant

- More than 29 years of public sector experience including serving as Finance Director for the City of Monterey and CFO for the City of Beverly Hills.
- Experienced in operational and capital budgeting, strategic financial planning, accounting and financial reporting, capital improvement planning, analysis and strategies related to unfunded liabilities, as well as staff development and teambuilding.
- Consulted on financial projects with Management Partners in Arroyo Grande, Garden Grove, Palo Alto, Manteca and Perris, California; Mercer Island and Newcastle, Washington; Brighton, Colorado; and Dallas, Texas. Served as interim chief financial officer for Silicon Valley Clean Energy.

ENGAGEMENT TEAM FOR THE TOWN OF WELLINGTON	
[redacted]	• Prepared the budget for Silicon Valley Clean Energy in collaboration with staff. Guided the budget process for Arroyo Grande and mentored staff in budgeting. • Provided advisory services for the Office of the City Auditor in Palo Alto, CA. • Well regarded by city councils, managers, and community members as a person who takes complex financial information and presents it in a way that is understandable and relevant. • Led the Mayor's Financing Task Force in Beverly Hills to successfully develop a financing plan for major upcoming capital projects and established an innovative Conference Center Financing District in Monterey to provide funding for the renovation and expansion of the Monterey Conference Center.

References

Provide at least three (3) references for projects of similar scope, including at least two references for governmental projects completed during the past two years. Include the name of the organization, a brief summary of the work, and the name and telephone number of a responsible contact person.

Demonstrating successful relationships with similar clients

The following engagements were completed by Management Partners before its acquisition by Baker Tilly. We encourage you to connect with the clients below to learn more about the value of their relationship with us.

CITY OF PLEASANTON, CA			
Name	Mahin Shah	**Title**	Project Manager
Phone	925-931-5409	**Email**	mshah@cityofpleasantonca.gov
Scope	For this engagement, we provided financial management consulting services to the City. We provided expert advice on the City's mid-term budget and capital improvement budget. We provided advice to City management and Finance Department staff on financial practices and policies. We also coached and mentored Finance Department managers, some of whom were new to their roles.		

CITY OF ARROYO GRANDE, CA			
Name	Nicole Valentine	**Title**	Director of Administrative Services
Phone	805-473-5432	**Email**	nvalentine@arroyogrande.org
Scope	The City engaged or form to provide financial management consulting services. We assisted with various policy issues concerning the budget including identifying options for accelerating reduction of the City's $17.9 million pension unfunded actuarial liability. We also assisted the city in developing options for spending excess reserve funds and alternatives for allocating American Rescue Plan Act funds. We worked with staff to develop recommendations for the City Council that addressed these policy options. To support the staff's participation in the City Council meeting, we assisted them with preparing a staff report and presentation. We also participated in the City Council meeting. The City Council adopted the staff's recommendations. In addition to these advisory services and assistance, we mentored an interim finance director and advised the City regarding year-end financial statements.		

SCOTTS VALLEY, CA			
Name	Selina Andrews	**Title**	Finance Manager
Phone	831-440-5614	**Email**	sandrews@scottsvalley.gov
Scope	In cooperation with the City, Management Partners (Baker Tilly) developed a professional framework for the City's finance and budget functions. We prepared a five-year forecast model for operating and capital improvement project costs. We developed new budgeting approaches that engage department managers in the budget development process. We also developed budget policies consistent with Council direction and long-range financial forecast needs. Currently, we are assisting with the development of a financial sustainability plan.		

Cost for Services

Each proposal should include a firm's fixed fee for service. Please include a schedule for reimbursable expenses and any additional related expenses, if applicable, to provide the specified services and obtain a successful placement

We expect the engagement to begin as soon as possible after the contract and last approximately six months. Should the Town wish an extension of time we will discuss a an extension including a review of hours and remote versus on-site services. The engagement will require approximately 25 to 35 hours per week of interim and advisory services for an estimated eight weeks and reducing to approximately 25 hours per week through completion of the engagement.

Interim Services	Fixed fee
25 hours per week	$4,375
Travel on site – 2 days per week	$1,153
Total per week	$5,075

During this engagement, the actual consultant hours will be at a rate of $175 per hour plus travel expenses for our lead consultant, Don Rhoads. This is a discounted rate in recognition of the anticipated length of the engagement. Travel may include mileage, travel time, and hotel rooms that will be billed at actual cost. The above fixed fee per week is based on a 25 hour work week, with Don Rhoads on site two days a week.

We are happy to discuss other hourly and travel arrangements to best meet your needs.

During this engagement, if other consultants are needed, the Town will be billed at our regular hourly rates ranging from $180 to $295 as shown in the table below. We will also charge reasonable travel expenses.

Consultant	Hourly Rate
Managing	$295
Director	$235
Special Advisor	$225
Senior Consultant	$180

Assumptions

- All work performed on behalf of the Town will be provided by Baker Tilly as a firm. At all times, Baker Tilly shall have the right to assign and substitute team members with equivalent skills and abilities, at its sole discretion and without prior approval of the Town.
- Our consultants are part of our overall team and are available for assignments on other engagements, consistent with our responsibility to the Town, at the discretion of Baker Tilly. Baker Tilly and our consultants will determine the method and manner of carrying out the work and achieving the desired result. We will also determine the schedule of our consultants, including onsite or off-site hours.
- Matters pertaining to personnel, such as discipline, hiring or evaluations, are not part of the scope of work, nor are execution of contracts or other written documents obligating the Town. All such matters will be the responsibility of the Town.

- Baker Tilly shall not execute contracts or other written documents on behalf of the Town, nor shall our associates obligate the Town through written or oral instructions or other means to enter into any contract, expend Town funds, or take any specific actions. At all times, Town staff shall be responsible for determining the appropriateness and legality of any contracts executed for services desired by the Town, and Town staff shall be responsible for execution of such contracts.
- Baker Tilly provides all insurance (including workers' compensation, liability and professional errors and omissions), training and administrative support (including equipment such as phones and computers) on behalf of its consultants, as necessary during the assignment.
- Our consultants will use their Baker Tilly business cards and email addresses and will, at all times, be consultants with our firm and identify themselves as consultants with our firm. The Town will not assign any Town position titles to Baker Tilly's consultants and will not refer to Baker Tilly's consultants by any Town position titles, including interim titles. Our consultants will only use Town information systems and equipment if required to access data and information essential for our consulting engagement. Such instances will be authorized by Baker Tilly.
- The Town may provide conference room or office space if needed when our consultants are onsite.

Conclusion

The Town of Wellington will be a valued client of Baker Tilly. We look forward to making tangible contributions to your success. Our team is excited to work with you and we look forward to discussing your questions and feedback. If you have any questions about this proposal, please do not hesitate to contact me.

Sincerely,



Carol Jacobs, Managing Director
Baker Tilly US, LLP
+1 (714) 287-1547 | carol.jacobs@bakertilly.com

The information provided here is of a general nature and is not intended to address the specific circumstances of any individual or entity. In specific circumstances, the services of a professional should be sought. © 2023 Baker Tilly US, LLP.

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Board of Trustees Meeting

Date: **January 9, 2024**
Subject: **Public Hearing: Saddleback Subdivision First Replat**

- **Presentation: Cody Bird, Director of Planning**

BACKGROUND / DISCUSSION

- The owner/developer of Saddleback Subdivision located north of GW Bush Ave. (CR 60) and east of The Meadows subdivision (location map attached) has submitted a request for final plat approval of the Saddleback Subdivision First Replat.
    - A request to rezone the Saddleback Subdivision (excluding outlots) to R-3 – Residential Medium Density was approved (Planning Commission recommended approval June 12, 2023 and Board of Trustees adopted Ordinance No. 07-2023 approving the rezone).
    - A request for preliminary plat approval of the property for single-family detached residential was submitted and was approved (Planning Commission recommended approval June 12, 2023 and Board of Trustees approved July 11, 2023).
- At the July 11, 2023 Board of Trustees hearing, the Board identified desired changes to minimum lot sizes. The Developer has addressed the Board's comments, resulting in slight changes from the preliminary plat (explained in more detail below).
- The Developer has provided a general development information report (attached) that further describes the existing and proposed development conditions and the Developer's request for final plat approval.
- The request for final plat was advertised for the public hearing for the September 11, 2023 Planning Commission meeting. An additional advertisement for public hearing was provided for the January 9, 2024 public hearing before the Board of Trustees.
- No written or verbal public comments have been received at the date of this report.
- The Board of Trustees will need to consider any testimony presented during the public hearing.

Final Plat Process and Findings for Approval:

- A final plat request is submitted to Town staff for review in accordance with Section 15-2-170 of the Land Use Code. Town staff reviews the final plat, grading and drainage, utility plans, landscape and open space plans, traffic impact studies, draft covenants and design guidelines, mineral/oil/gas rights, and soils reports.
- Town staff reviews the final plat and supporting documentation and presents the final plat and findings to the Planning Commission. The Planning Commission makes a recommendation to the Board of Trustees for consideration.
- The Board of Trustees makes the final decision on a subdivision plat by adoption of an ordinance, and also approves a Development Agreement (or amendment to an existing Development Agreement).
- In reviewing a final plat, the Board of Trustees considers the Findings for Approval, Subsection 15-2-170(g), below:

(g) Findings for Approval

1. The final plat conforms with the approved preliminary plat and incorporates recommended changes, modifications and conditions attached to the approval of the preliminary plat unless otherwise approved by the Town Board.
2. The development will substantially comply with the Design and Development Standards as set forth in Article 5 of this Code.
3. All applicable technical standards have been met.

- In consideration of a final plat request, the Board of Trustees may take one of the following actions:
    1. Approve the final plat;
    2. Approve the final plat with conditions;
    3. Deny the final plat application;
    4. Continue the public hearing.

Staff Comments:
The Findings for Approval for a final plat are listed below along with Staff's recommendation for each finding.

Findings for Approval (Land Use Code Subsection 15-2-170(g))

A. **The final plat conforms with the approved preliminary plat and incorporates recommended changes, modification and conditions attached to the approval of the preliminary plat unless otherwise approved by the Town Board.**
    - The proposed final plat of Saddleback Subdivision First Replat conforms with the approved preliminary plat.
    - The Board of Trustees at its July 11, 2023 hearing on the preliminary plat commented that the lot size was desired to be more consistent with the minimum lot size of the R-2 zoning district (6,600 sq. ft.). The final plat has been adjusted to increase the average width of lots from 54 ft. to 56 ft. to address the lot size comments. Some of the lots around the perimeter have also been increased in depth slightly to address the lot size comments.
    - All proposed lots meet or exceed 6,600 sq. ft.
    - The adjustments resulted in an overall reduction in the number of lots on the plat – Final Plat includes 205 residential lots – Preliminary Plat included 211 residential lots.

B. **The development will substantially comply with the Design and Development Standards as set forth in Article 5 of this Code.**

- The final plat of Saddleback Subdivision First Replat substantially complies with applicable Design and Development Standards of Article 5 of the Land Use Code.
    - 15-5-20 Exterior Lighting. Not Applicable (street lighting is exempt)
    - 15-5-30 Fences. Not Applicable (fences will be reviewed for individual lots when the lot owner submits for a fence permit)
    - 15-5-40 Landscaping and Screening.
        - A landscaping plan is attached. The landscape plan for the subdivision complies with the standards of 15-5-40.
        - Parks and open spaces comply with the Town's adopted Landscape and Irrigation Design Manual – open spaces are designed to be xeric and native grasses. Open space areas are designed to have no irrigation on the native grass areas and only drip irrigation on the

trees and shrub areas. The HOA park area is designed to have irrigation for turf for active recreation.
    - Tables showing water use demand for irrigation is included on the landscape plan and is the basis for raw water dedication requirement for the common areas and open spaces.
    - The Developer will use private restrictive covenants through the Homeowner's Association to landscape front yards in accordance with the Town's adopted Landscape and Irrigation Design Manual. Front yards are required to be installed by the builders prior to issuance of a Certificate of Occupancy for each house.
  - 15-5-50 Off-street Parking and Loading. Not Applicable for the final plat – Each house is required to meet the minimum parking design standards.
  - 15-5-60 Parks and Open Space. A pocket park, open space and trails are provided to substantially comply with the parks and open space standards. The PROST Board reviewed and recommended approval of the park and trail proposals.
  - 15-5-70 Refuse/Trash Removal. Not Applicable
  - 15-5-80 Signs. Not Applicable
  - 15-5-90 Site and Building Design. Not Applicable – no buildings are proposed at this time. Park shelters and playground equipment should be considered by the Developer or HOA at the time of installation.
  - 15-5-100 Stormwater and Sewer. Public Improvement plans have been reviewed by Town Engineering staff. Final plans are being generated to address Engineering review comments and will be submitted for final Town acceptance.
  - 15-5-110 Transportation and Connectivity. Streets and trails are laid out and designed to meet the intent of the subdivision standards.

C. **All applicable technical standards have been met.**
  - Applicable technical standards for the final plat have been satisfied.
  - Town engineering staff has reviewed the final public improvement plans, drainage report and soils report. Final plans are being generated to address Engineering comments and will be submitted for final Town acceptance.
  - A final street lighting plan is being prepared by the electrical provider to address minor changes to coordinate light pole locations to align with shared property lines between lots and street tree considerations. Final field locations for light poles and street trees may be adjusted based on field conditions at the time of installation.

- The action for this agenda item is to conduct a public hearing to receive information describing the request for replat, hear from the applicant and Town staff, receive the recommendation of the Planning Commission, and hear public testimony.
- Following the close of the public hearing, the Board of Trustees has a separate item on the agenda to take action on the final plat and amendment to the development agreement.

STAFF RECOMMENDATION

Conduct a public hearing to consider the request to approve a final plat for Saddleback Subdivision First Replat.

ATTACHMENTS

1. Public Hearing Procedures

2. Location Map
3. Final Plat
4. General Development Information Report
5. Landscape Plan
6. Irrigation Plan
7. Landscape Design and Water Conservation Notice
8. HOA Declaration (Landscape Provisions)
9. Planning Commission Minutes - September 11, 2023

Public Hearing Procedures

Conflicts of Interest

Disclosure of *Ex Parte* Communications

Staff Introduction

Applicant Presentation (If any)

General Questions from Board/Commission

Open Public Hearing

Three Minutes per Person (additional time may be granted upon request)

Close Public Hearing

Applicant Rebuttal (if any)

Staff Closing Comments

Deliberation by the Board/Commission

Motion and Vote

LOCATION MAP

Saddleback Subdivision



FINAL PLAT OF
SADDLEBACK SUBDIVISION FIRST REPLAT

BEING A REPLAT OF LOTS 1-31, BLOCK 1; LOTS 1-35, BLOCK 2; LOTS 1-31, BLOCK 3; LOTS 1-26, BLOCK 4; LOTS 1-30, BLOCK 5; AND TRACTS A AND B, SADDLEBACK SUBDIVISION, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION:

Tracts of land located in the West Half of the Southeast Quarter of Section 3, Township 8 North, Range 68 West of the 6th Principal Meridian, Town of Wellington, County of Larimer, State of Colorado, described as follows:

Lots 1-31, Block 1
Lots 1-35, Block 2
Lots 1-31, Block 3
Lots 1-26, Block 4
Lots 1-30, Block 5
Tracts A and B
Saddleback Subdivision, recorded 6/8/2018 at Reception No. 20180034683, Larimer County Clerk and Recorder;

The above described land contains 2,471,198 square feet or 56.731 acres more or less and is subject to all easements and rights-of-way now on record or existing.

DEDICATION OF PUBLIC PROPERTY

The owner of the real property described in this Plat has caused the real property to be surveyed, laid out and subdivided under the name and style of **SADDLEBACK SUBDIVISION FIRST REPLAT**, and does hereby sell, grant, dedicate and convey to the Town of Wellington in fee simple, free and clear of all liens and encumbrances, and set apart all of the streets, roads, alleys, easements and other public ways and places as shown on the accompanying plat to the use of the public forever. The owner shall be responsible for construction and maintenance of all improvements of said streets, alleys, easements, public ways and places, until acceptance of maintenance therefor by the Town as provided in the Wellington Municipal Code.

CERTIFICATE OF OWNERSHIP

I certify that SH Holding of Colorado, LLC, is the owner of the property and hereby consents to this plat and joins in the conveyance and dedication of all streets, roads, alleys, easements, public ways, and places shown hereon.

OWNER: SH Holding of Colorado, LLC
By: _____
Daren L. Roberson, Manager

NOTARIAL CERTIFICATE:

STATE OF COLORADO)ss.

COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 30th day of January, 20 24 by Daren L. Roberson as Manager of SH Holding of Colorado, LLC.

Witness my hand and official seal.

My commission expires: 05-26-2025

Connie L Evans
Notary Public

CONNIE L EVANS
Notary Public
State of Colorado
Notary ID # 20214020482
My Commission Expires 05-26-2025

SURVEYOR'S CERTIFICATE

I, Robert C. Tessely, a duly registered professional land surveyor in the State of Colorado, do hereby certify that this final plat of **SADDLEBACK SUBDIVISION FIRST REPLAT** was performed by me or under my direct supervision, and that this plat has been prepared in compliance with all applicable laws of the state of Colorado at the time of this survey and within my control and is accurate to the best of my knowledge, information and belief.

COLORADO LICENSED
ROBERT C. TESSELY
38470
1-3-24
PROFESSIONAL LAND SURVEYOR

Robert C. Tessely
Colorado Registered Land Surveyor No. 38470
For and on Behalf of Northern Engineering Services, Inc.

PLANNING COMMISSION CERTIFICATE

Approved this _____ day of _____, 20____, by the Town Planning and Zoning Commission, Wellington, Colorado.

_____
Chairman

BOARD OF TRUSTEES CERTIFICATE

Approved this _____ day of _____, 20____, by the Board of Trustees, Wellington, Colorado. This approval is conditioned upon all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutters, street lights, street signs and sidewalks shall be financed by other and not the towns.

_____
Mayor

ATTORNEY'S CERTIFICATION

I, Jeffrey J. Johnson, an attorney licensed to practice law in the State of Colorado, certify to the Town of Wellington, Colorado, that I have examined the title to the property being subdivided and being dedicated to the Town of Wellington, Colorado, and that all owners and proprietors as defined by CRS 31-23-111 have signed this plat.

Attorney: Jeffrey J. Johnson
Jeffrey J. Johnson

Address: Johnson Muffly & Dauster PC
323 South College Avenue, Suite 1
Fort Collins, CO 80524

Registration No.: 19821

NOTES:

1. Basis of Bearing is the West line of the Southeast Quarter of Section 3, Township 8 North, Range 68 West of the 6th P.M. as bearing South 00°30'16" West (assumed bearing), with the Center Quarter corner of Section 3 being a 3-1/4" aluminum cap, stamped LS 22098 and the South Quarter corner of Section 3 being a 2-1/2" aluminum cap, stamped LS 7839.

2. All information regarding easements, rights-of-way or Title of Record, Northern Engineering relied upon Property Information Binder Order No. FCIF25205245, prepared by Land Title Guarantee Company, dated April 14, 2023 .

3. The lineal unit of measurement for this plat is U. S. Survey Feet.

4. Existing Zoning: R-3 Residential Medium Density Zoning per Ord. No. 07-2023, approved July 11, 2023. Zoning descriptions are for reference purposes only.

5. Per CRS 38-51-105 (3)(a), (3)(b), (4)(b), (4)(c), & 5, the Developer/Owner of the subdivision plat has the requirement of providing monumentation of the interior corners created by this platting procedure within one year of the effective date of a sales contract. The Surveyor of record of said subdivision plat has only the required responsibility of providing for the on the ground monumentation of the external boundary of the subdivision plat.

6. The word "state", "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730-1).

7. A copy of the title commitment and the documents contained therein were provided to the owner, client and attorney listed hereon for their use and review.

8. Not all documents listed in the title commitment are plottable or definable by their terms. All easements that are definable by their descriptions are shown hereon with sufficient data to establish their position. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.

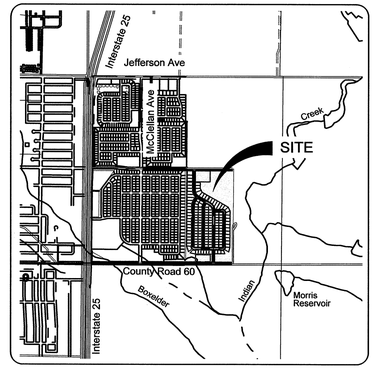
9. Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed heron assumes no responsibility for the mineral rights upon the subject property.

10. For easements created by separate document and shown hereon refer to record document for specific terms.

11. The Federal Emergency Management Agency (FEMA) is currently, at the time of this plat recordation, in the process of updating the Flood Insurance Study (FIS) and the Flood Insurance Rate Map (FIRM) for this area, which may impact development within the Special Flood Hazard Area (SFHA) as currently and subsequently defined. All development, earthmoving, and building activities within the SFHA shall be performed in compliance with all Colorado Water Conservancy Board (CWCB) rules and regulations for floodplains in Colorado (including 2 CCR408-1), all National Flood Insurance Program Management (NFIP) regulations (including Title 44 CFR Part 59 and 60), Town Code, and Town Standards. Parties are instructed to review the Second Amendment to Memorandum of Agreement for Public Improvements, Saddleback Subdivision, recorded contemporaneously with this plat, as may be amended from time to time, for updated information related to these matters as they may impact this subdivision.

12. Adjacent property owner information per the Larimer County Land Information Locator at time of survey.

13. It is unlawful under Colorado Revised Statutes Title 18. Criminal Code § 18-4-508 to knowingly disturb, deface, remove, or destroy a land survey monument or accessory.



NORTH VICINITY MAP
1"=2000'

APPLICANT
Daren L. Roberson
SH Holding of Colorado, LLC
395 Delozier Drive, Unit 10
Fort Collins, CO 80524

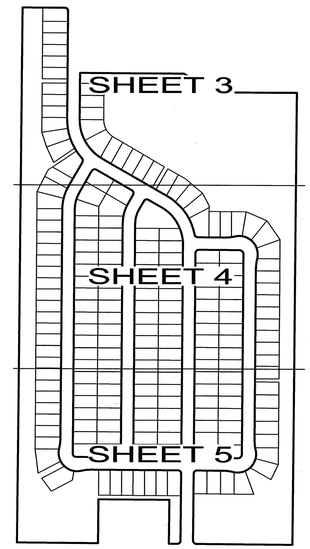
DEVELOPER
SH Holding of Colorado, LLC
395 Delozier Drive, Unit 10
Fort Collins, CO 80524

SITE ENGINEER
Northern Engineering Services, Inc.
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

SURVEYOR
Northern Engineering Services, Inc.
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

SHEET INDEX

NORTH



NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 3
TOWNSHIP: 8N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

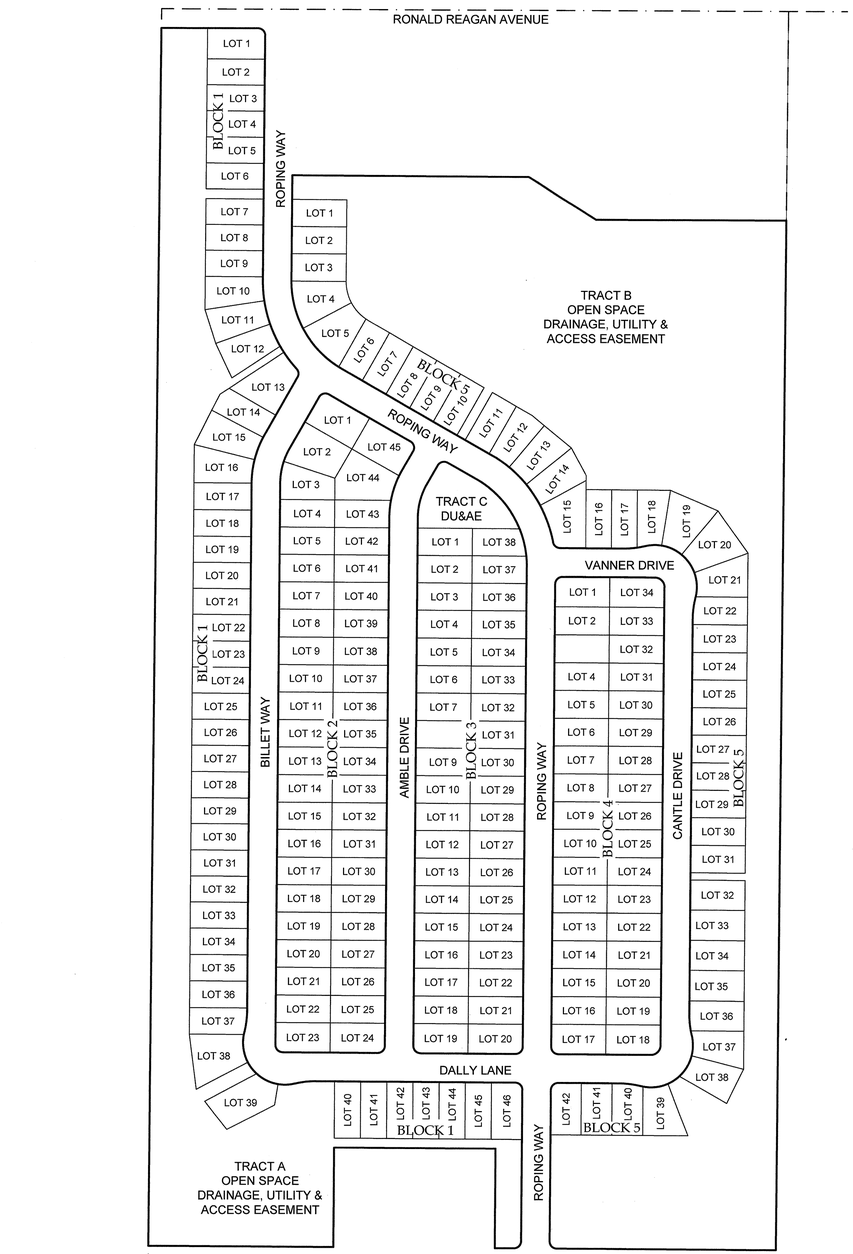
DATE: 1/31/24
SCALE: As shown
REVIEWED BY: R. Tessely
PROJECT: 992-003
CLIENT: SH of Colorado
DRAWN BY: L. Smith

SADDLEBACK SUBDIVISION FIRST REPLAT
TOWN OF WELLINGTON
LARIMER COUNTY, COLORADO

Sheet 1 Of 5 Sheets

FINAL PLAT OF
SADDLEBACK SUBDIVISION FIRST REPLAT

BEING A REPLAT OF LOTS 1-31, BLOCK 1; LOTS 1-35, BLOCK 2; LOTS 1-31, BLOCK 3; LOTS 1-26, BLOCK 4; LOTS 1-30, BLOCK 5; AND TRACTS A AND B, SADDLEBACK SUBDIVISION, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



NORTH

150 0 150 300 450 Feet

(U.S. SURVEY FEET)
1 inch = 150 ft.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°15'40"	15.00'	23.63'	N44°45'06"W	21.26'
C2	42°59'55"	270.00'	202.63'	N21°07'14"W	197.90'
C3	72°25'04"	15.00'	18.96'	N06°24'39"W	17.72'
C4	29°25'09"	210.00'	107.83'	N15°05'18"E	106.65'
C5	13°48'13"	189.00'	45.53'	N07°16'51"E	45.42'
C6	117°39'08"	88.00'	180.70'	N44°38'37"W	150.59'
C7	13°46'38"	189.00'	45.45'	S83°25'08"W	45.34'
C8	90°02'42"	15.00'	23.57'	N44°38'37"W	21.22'
C9	89°57'44"	15.00'	23.55'	N45°21'40"E	21.21'
C10	60°34'51"	210.00'	222.04'	N29°54'42"W	211.84'
C11	46°49'26"	271.00'	221.47'	N34°12'55"W	215.36'
C12	78°53'02"	15.00'	20.65'	N50°13'27"W	19.05'
C13	13°48'13"	189.00'	45.53'	S83°25'56"W	45.42'
C14	117°39'08"	88.00'	180.70'	N44°38'37"W	150.59'
C15	13°48'13"	189.00'	45.53'	N07°16'51"E	45.42'
C16	13°48'13"	189.00'	45.53'	N06°31'23"W	45.42'
C17	117°33'44"	88.00'	180.56'	N45°21'23"E	150.51'
C18	13°48'13"	189.00'	45.53'	S82°45'51"E	45.42'
C19	89°57'18"	15.00'	23.55'	N45°21'23"E	21.20'
C20	90°02'16"	15.03'	23.62'	N44°45'59"W	21.27'
C21	90°00'00"	15.00'	23.56'	S74°47'53"W	21.21'
C22	90°00'00"	15.00'	23.56'	N15°12'07"W	21.21'
C23	29°25'09"	200.00'	102.69'	N15°05'18"E	101.57'
C24	89°57'18"	15.00'	23.55'	N45°21'23"E	21.20'
C25	90°02'42"	15.00'	23.57'	S44°38'37"E	21.22'
C26	29°25'09"	150.00'	77.02'	S15°05'18"W	76.18'
C27	90°00'00"	15.00'	23.56'	N74°47'53"E	21.21'
C28	60°34'51"	210.00'	222.04'	S29°54'42"E	211.84'
C29	89°57'18"	15.00'	23.55'	S45°21'23"W	21.20'
C30	90°02'42"	15.00'	23.57'	N44°38'37"W	21.22'
C31	29°25'09"	140.00'	71.88'	N15°05'18"E	71.10'
C32	89°57'18"	15.00'	23.55'	S45°21'23"W	21.20'
C33	90°02'42"	20.00'	31.43'	N44°38'37"W	28.30'
C34	89°57'18"	20.00'	31.40'	N45°21'23"E	28.27'
C35	90°02'42"	15.00'	23.57'	S44°38'37"E	21.22'
C36	4°13'32"	95.00'	7.01'	S58°05'21"E	7.00'
C37	9°04'30"	270.00'	42.77'	S04°09'31"E	42.72'
C38	10°44'06"	270.00'	50.59'	S14°03'49"E	50.51'
C39	10°43'49"	270.00'	50.57'	S24°47'47"E	50.49'
C40	3°09'33"	270.00'	14.89'	S31°44'28"E	14.88'
C41	9°17'57"	270.00'	43.82'	S37°58'13"E	43.77'
C42	2°04'36"	210.00'	7.61'	S28°45'34"W	7.61'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C43	13°47'03"	210.00'	50.52'	S20°49'44"W	50.40'
C44	13°33'29"	210.00'	49.69'	S07°09'28"W	49.58'
C45	3°16'58"	88.00'	5.04'	S12°32'28"W	5.04'
C46	38°32'03"	88.00'	59.18'	S08°22'02"E	58.08'
C47	19°55'56"	88.00'	30.61'	S37°36'02"E	30.46'
C48	33°00'33"	88.00'	50.70'	S64°04'16"E	50.00'
C49	22°53'39"	88.00'	35.16'	N87°58'38"E	34.93'
C50	3°41'32"	200.00'	12.89'	S27°57'06"W	12.89'
C51	15°32'10"	200.00'	54.23'	S18°20'15"W	54.07'
C52	10°11'26"	200.00'	35.57'	S05°28'27"W	35.53'
C53	17°48'12"	150.00'	46.61'	N09°16'50"E	46.42'
C54	11°36'57"	150.00'	30.41'	N23°59'24"E	30.36'
C55	38°05'59"	210.00'	139.64'	S41°09'08"E	137.08'
C56	16°13'04"	210.00'	59.44'	S13°59'36"E	59.24'
C57	6°15'48"	210.00'	22.96'	S02°45'10"E	22.95'
C58	60°34'51"	95.00'	100.45'	S29°54'42"E	95.83'
C59	3°13'45"	88.00'	4.95'	S77°28'37"E	4.96'
C60	34°58'40"	88.00'	53.72'	N83°25'10"E	52.89'
C61	18°39'09"	88.00'	28.65'	N56°36'15"E	28.52'
C62	33°03'52"	88.00'	50.78'	N30°44'45"E	50.08'
C63	27°38'18"	88.00'	42.45'	N00°23'40"E	42.04'
C64	3°06'13"	189.00'	10.24'	N11°52'23"W	10.24'
C65	10°42'00"	189.00'	35.30'	N04°58'16"W	35.24'
C66	1°10'46"	88.00'	1.81'	N13°35'34"E	1.81'
C67	33°07'23"	88.00'	50.87'	N03°33'30"W	50.17'
C68	30°23'37"	88.00'	46.68'	N35°19'01"W	46.14'
C69	30°23'37"	88.00'	46.68'	N65°42'38"W	46.14'
C70	22°33'45"	88.00'	34.65'	S87°48'41"W	34.43'
C71	5°21'11"	189.00'	17.66'	S79°12'24"W	17.65'
C72	8°27'02"	189.00'	27.88'	S86°06'31"W	27.85'
C73	17°26'04"	271.00'	82.38'	N19°30'44"W	82.07'
C74	11°06'53"	271.00'	52.57'	N33°46'42"W	52.49'
C75	10°50'13"	271.00'	51.26'	N44°45'15"W	51.18'
C76	7°27'16"	271.00'	35.26'	N53°54'00"W	35.23'
C77	28°00'00"	95.00'	46.43'	S13°58'35"E	45.97'
C78	30°18'56"	210.00'	111.11'	N43°08'03"W	109.82'
C79	28°11'40"	210.00'	103.34'	N13°52'45"W	102.30'
C80	0°09'38"	210.00'	0.59'	N00°17'55"E	0.59'
C81	28°00'00"	95.00'	46.43'	S41°58'35"E	45.97'
C82	0°21'19"	95.00'	0.59'	S00°12'05"W	0.59'
C83	1°54'37"	210.00'	7.00'	N59°14'49"W	7.00'

LAND USE TABLE					
PARCEL	AREA		PERCENT	USE	OWNED & MAINTAINED BY
TRACT A	350,493 S.F.	8.05 AC.	14.18%	Open Space - Drainage, Utility & Access Easement	Homeowners Association
TRACT B	690,403 S.F.	15.85 AC.	27.94%	Open Space - Drainage, Utility & Access Easement	Homeowners Association
TRACT C	19,734 S.F.	0.45 AC.	0.80%	Open Space - Drainage, Utility & Access Easement	Homeowners Association
LOTS (205)	1,410,568 S.F.	32.38 AC.	55.65%	Single-Family Residential	Property Owner
TOTAL	2,471,198 S.F.	56.73 AC.	100.00%		

COLORADO LICENSED
ROBERT C. TESSELY
38470
1-3-24
PROFESSIONAL LAND SURVEYOR

Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of Northern Engineering Services, Inc.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

SECTION: 3
TOWNSHIP: 8N
RANGE: 68 W of the 6th PM

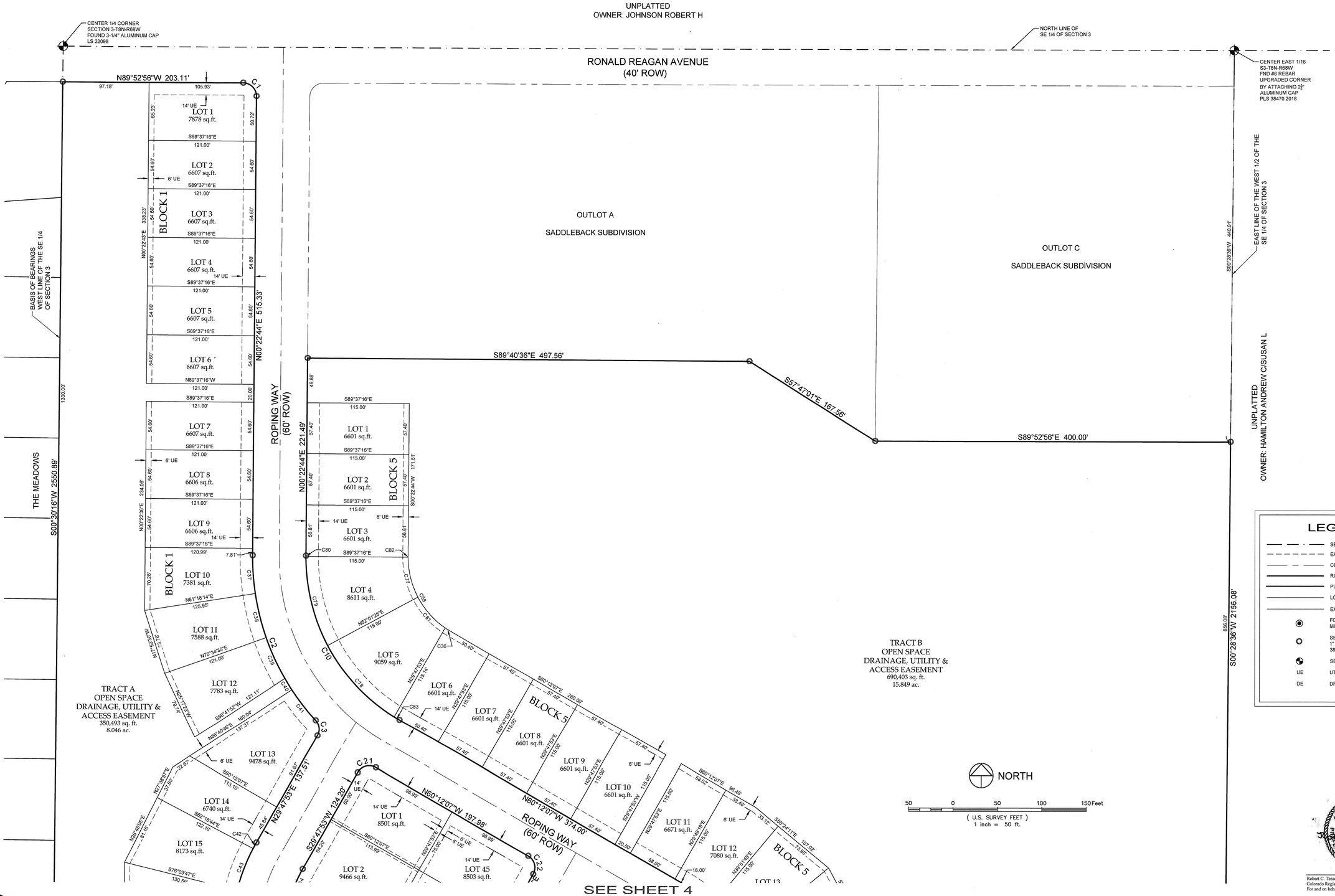
DATE: 1/3/24
SCALE: 1"=150'
REVIEWED BY: R. Tessely
PROJECT: 992-003
CLIENT: SH of Colorado
DRAWN BY: L. Smith

SADDLEBACK SUBDIVISION FIRST REPLAT
TOWN OF WELLINGTON
LARIMER COUNTY, COLORADO

Sheet
2
Of 5 Sheets

FINAL PLAT OF
SADDLEBACK SUBDIVISION FIRST REPLAT

BEING A REPLAT OF LOTS 1-31, BLOCK 1; LOTS 1-35, BLOCK 2; LOTS 1-31, BLOCK 3; LOTS 1-26, BLOCK 4; LOTS 1-30, BLOCK 5; AND TRACTS A AND B, SADDLEBACK SUBDIVISION, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



SEE SHEET 4

COLORADO LICENSED
ROBERT C. TESSELY
38470
1-3-24
PROFESSIONAL LAND SURVEYOR

Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of Northern Engineering Services, Inc.

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SECTION: 3
TOWNSHIP: 8N
RANGE: 68 W of the 6th PM

PROJECT: 992-003
DATE: 1/5/24
CLIENT: SH of Colorado
SCALE: 1"=50'
DRAWN BY: L. Smith
REVIEWED BY: R. Tessely

SADDLEBACK SUBDIVISION FIRST REPLAT
TOWN OF WELLINGTON
LARIMER COUNTY, COLORADO

Sheet
3
Of 5 Sheets

FINAL PLAT OF

SADDLEBACK SUBDIVISION FIRST REPLAT

BEING A REPLAT OF LOTS 1-31, BLOCK 1; LOTS 1-35, BLOCK 2; LOTS 1-31, BLOCK 3; LOTS 1-26, BLOCK 4; LOTS 1-30, BLOCK 5; AND TRACTS A AND B, SADDLEBACK SUBDIVISION, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



LEGEND

- SECTION LINE
- EASEMENT LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- FOUND PROPERTY CORNER MONUMENT AS DESCRIBED
- SET #4 REBAR 18" LONG W/ 1" BLUE PLASTIC CAP, PLS 38470
- SECTION CORNER MONUMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT

NORTH

50 0 50 100 150 Feet

(U.S. SURVEY FEET)
1 Inch = 50 ft.

COLORADO LICENSED
ROBERT C. TESSELY
38470
1-3-24
PROFESSIONAL LAND SURVEYOR

Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
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SECTION: 3
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TORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

PROJECT: 992-003
DATE: 1/3/24
CLIENT: SH of Colorado
SCALE: 1"=50'
DRAWN BY: L. Smith
REVIEWED BY: R. Tessely

SADDLEBACK SUBDIVISION FIRST REPLAT

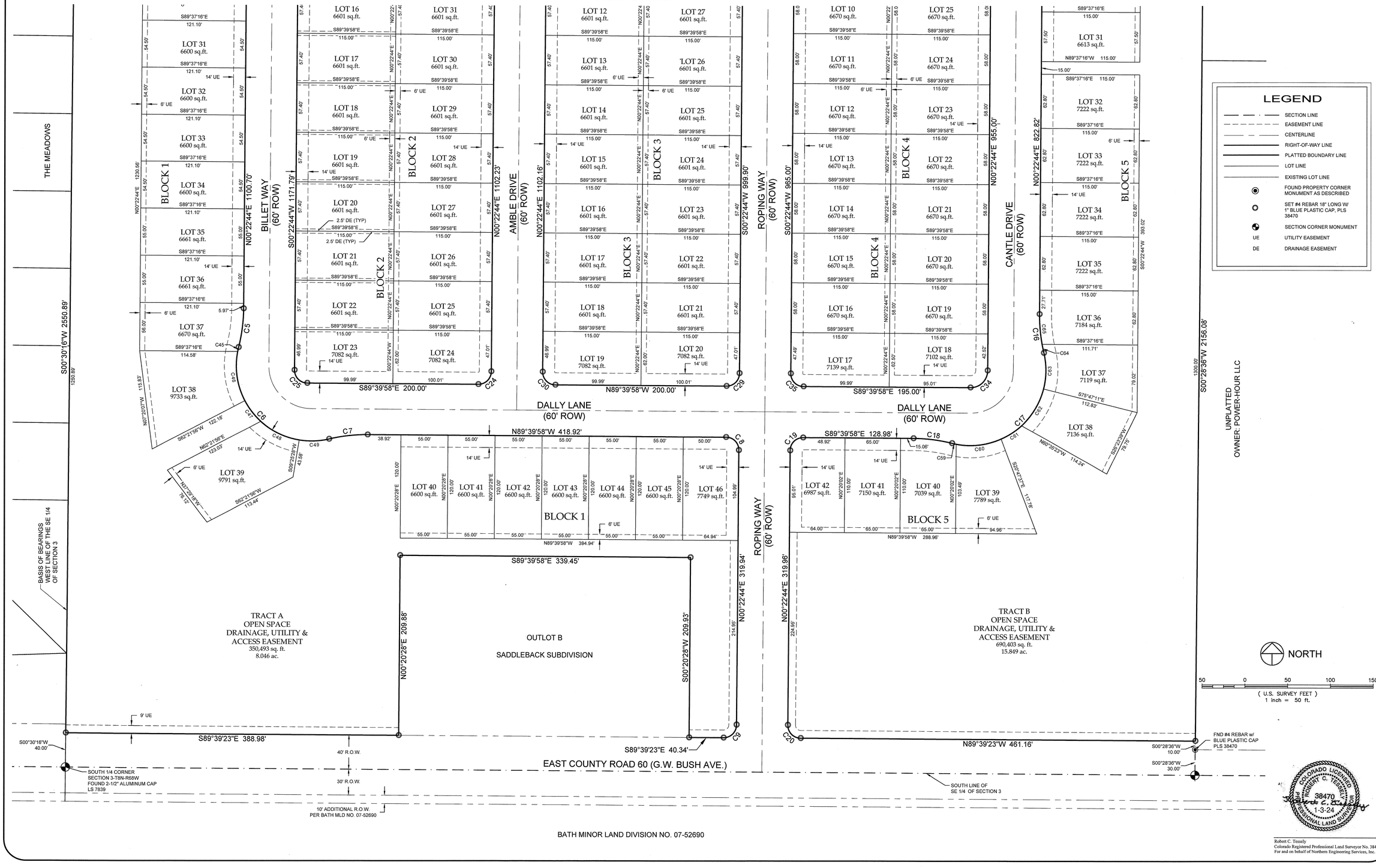
TOWN OF WELLINGTON
LARIMER COUNTY, COLORADO

Sheet 4
Of 5 Sheets

FINAL PLAT OF
SADDLEBACK SUBDIVISION FIRST REPLAT

BEING A REPLAT OF LOTS 1-31, BLOCK 1; LOTS 1-35, BLOCK 2; LOTS 1-31, BLOCK 3; LOTS 1-26, BLOCK 4; LOTS 1-30, BLOCK 5; AND TRACTS A AND B, SADDLEBACK SUBDIVISION, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 4



BATH MINOR LAND DIVISION NO. 07-52690

LEGEND

- SECTION LINE
- EASEMENT LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- FOUND PROPERTY CORNER MONUMENT AS DESCRIBED
- SET #4 REBAR 18" LONG W/ 1" BLUE PLASTIC CAP, PLS 38470
- SECTION CORNER MONUMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT

Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
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NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

SECTION: 3 | TOWNSHIP: 8N | RANGE: 68 W of the 6th PM

PROJECT: 992-003 | DATE: 1/3/24 | SCALE: 1"=50' | REVIEWED BY: R. Tessely
CLIENT: SH of Colorado | DRAWN BY: L. Smith

SADDLEBACK SUBDIVISION FIRST REPLAT
TOWN OF WELLINGTON
LARIMER COUNTY, COLORADO

Sheet 5
Of 5 Sheets

Town of Wellington,
County of Larimer, Colorado

General Development Information

Saddleback Subdivision First Replat
Final Plat

August 23, 2023

Saddleback Subdivision First Replat

In 2018 the Board of Trustees approved the Saddleback subdivision plat allowing 153 single family lots that ranged in size from 8,500 square feet to over 18,500 square feet and approximately 20.5 acres of open space. The property does not have a nonpotable water source for irrigation, so all required landscape irrigation was planned to be from Wellington's treated water system. On June 12, 2023, the Planning Commission recommended to the Board the approval of the Preliminary Plat and Rezoning of the site to R-3 with 211 single-family lots. At the July 11, 2023, the Town Board approved the rezoning request to R-3 and the Preliminary Plat of 211 residential lots.

This submittal is the request of the applicant/developer, SH Holding of Colorado, LLC for the Final Plat to replat the property known as the **Saddleback Subdivision** from the existing 153 single family lots under the Town of Wellington's Land Use Code to reconfigure lots to allow 205 single family lots and also to reduce the size of the existing platted lots as a way to reduce the outdoor demand for treated water. Also, while the Town of Wellington has worked through design and construction of major improvements to its water treatment plant and wastewater reclamation facility, it was understandable that the Town had to limit the number of residential building permits to stay within the treatment capacity of the plants during years leading up to the completion of those projects. During that time the developer actively worked with the Town to manage the number or residential building permits being issued including postponing development of this property. Since the time this project was originally approved there have been considerable changes in the housing market and the price of materials. The Town has also updated its Land Use Code and created new standards for best practices for Landscape and Irrigation Design. The rezone and replat would allow changes in the development plans to reflect the changes in the housing market, reduce the demand for outdoor irrigation water, address updated Town standards, and reflect the current material costs while spreading shared costs across more lots to keep housing prices competitive.

At the July 11th Town Board meeting, the trustees expressed a concern of the reduced lot size of approximately 6,250 sf on the original Preliminary Plat, so the Developer has listened to the Board's concerns and in good faith has reduced the total number of lots to 205 and increased the size of 200 of the 205 lots to a minimum of 6,600 sf. (the minimum lot size allowed in the R-2 zoning district).

The site is approximately 57 acres in size and is located about 1.5 miles east of Interstate 25 on the east side of the existing Meadows neighborhood and the north side of CR 60 (GW Bush Ave.) The site is located in the West ½ Southeast Quarter (SE ¼) of Section Three (3), Township Eight North (T.8.N.), Range 68 West (R.68.W.), of the 6th Principal Meridian (6th P.M.) Larimer County, Colorado. It is bounded to the north, east and south by undeveloped farmland zoned O-Open District in unincorporated Larimer County; and to the west by The Meadows Subdivision of single family residential homes in the Town of Wellington zoned R-2 Residential Low Density.

Although this replat would increase the total number of lots by 52, it would also decrease the total potable outdoor irrigation water demand by 25-30% based on the currently approved plat of 153 lots. The property will also have recorded private covenants that require all builders to install front yard landscaping in accordance with current Town of Wellington Landscape and Irrigation Design Standards. Builders will be required to install the front yard landscaping in accordance with the covenants to achieve the reduced outdoor irrigation water demand. Builders will also

promote xeriscaping principles for back yard landscaping. This reduction in potable water use follows several of the Goals and Strategies of the Comprehensive Plan including:

- CP. 2.3. encourage new housing developments to include water-wise material and practices while insuring homes are both affordable and cost comparable
- TE. 2.1 update development impact fees (ie: raw water costs and/or dedications) that align with community needs and regional best practices to enhance amenities and appropriately cover infrastructure costs
- F&P. 1.2 ensure the expansion and upgrades of utilities, infrastructure, and amenities are consistent with Town Plans (e.g. water efficiency)

Property Owners/Applicant/Consultants

Property Owner/Applicant/ Developer
SH Holding of Colorado, LLC
c/o Mr. Daren Roberson
395 Delozier Drive, Suite 110
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Mr. Tom Dugan
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Civil Engineer
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Mr. Shane Ritchie
301 N. Howes Street, Suite 100
Fort Collins, CO 80521
(970)573-6417
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Surveyor
Northern Engineering Services, Inc.
Mr. Aaron Lund
301 N. Howes Street, Suite 100
Fort Collins, CO 8052
(970) 488-1115
aaronl@northernengineering.com

Landscape Architect
Centennial Design LLC
Mr. John Gettman
601 S. 9th Street
Berthoud, CO 80513
(970) 567-1912
centennialdesign@hotmail.com

Legal Description

Please see the Property Description, attached as Exhibit "A".

Existing and Proposed Infrastructure
The majority of the Town's current infrastructures (i.e. water and sewer lines) are located within the existing Town limits in the Meadows neighborhood to the east.

It is proposed that the developer would extend all required utilities per the Town Code to the property as required. All roads and streets within the property would again be extended and constructed per the Town's Subdivision Regulations with modifications to the street standards for

Ronald Reagan Blvd. and GW Bush Ave. per the original approved Utility Plans and Development Agreement. Improvements to Larimer County Road 60 (GW Bush Ave.) would include widening and paving the north side with improvements to the south side to be completed in the future if and when the property to the south develops. The right of way dedication and cost for the south side improvements of Larimer County Road 60 shall be by the developer/landowner to the south as that property develops. Ronald Reagan Blvd. would be extended east and be improved to the north entrance to the property at Roping Way.

Zoning
Zoning – R-3 Residential Medium Density District with a maximum density of 12 units per acre.

Existing Conditions and Proposed Development
The property is currently vacant and being used for dryland farming and agricultural uses. The site slopes to the east and south with the lowest point along the southern portion of the property.

The proposed Land Uses include detached single family residential homes of various sizes as well as public and private parks and open space. A total of 205 single-family units are proposed on approximately 57 acres for a maximum gross density of 3.61 units/acre. Also proposed is approximately 24.4 acres of land to be used for park land and open space. A small pocket park is also proposed and this will be owned and maintained by the Homeowners Association.

Financing of Municipal Service Expansion
The Town of Wellington will require that the Developer bear the cost of any required expansions to the Town's utilities and roads. The developer has entered into a cost sharing (reimbursement) agreement with the Town that allows the Developer to be reimbursed for certain identified improvements that benefit other properties that will connect into the improvements in the future. Additional costs for portions of the extensions of Ronald Reagan Ave. and GW Bush Ave. are part of the existing Development Agreement for the original Saddleback Subdivision. The developer desires to renegotiate with the Town on these reimbursements as part of the final platting process and updated development agreement.

The Developer will most likely finance any required improvements and expansions through private funds and construction loans secured by the property.

Natural and Man-Made Site Features
The site is approximately 57 acres in size and is located about 1.5 miles east of Interstate 25 on the east side of the existing Meadows neighborhood and the north side of CR 60 (GW Bush Ave.) The site is located in the West ½ Southeast Quarter (SE ¼) of Section Three (3), Township Eight North (T.8.N.), Range 68 West (R.68.W.), of the 6th Principal Meridian (6th P.M.) Larimer County, Colorado. It is bounded to the north, east and south by undeveloped farmland zoned O-Open District in unincorporated Larimer County; and to the west by The Meadows Subdivision, an existing and built-out development of single-family residential homes in the Town of Wellington zoned R-2 Residential Low Density.

Proposed Land Use Summary

Land Use	Acreage	Gross Density	Maximum Number of Units
Single Family Residential	32.38 acres	3.61 du/ac.	205 units
Open Space/Parks	24.35 acres	N/A	N/A
TOTAL	56.73 acres	3.61 du/ac.	205 units

Public Use Dedication

The proposed development is required to dedicate 20% of the total land area to be platted for parks and/or open space as per the Town's Land Use Code for a total required land dedication of approximately 11.35 acres. The Developer is proposing to dedicate 24.35 acres of land as park land and/or open space (approximately 43%). This open space will be owned and maintained by a Homeowners Association.

Vehicular, Bike, and Pedestrian Circulation

Vehicular access to the site shall be from GW Bush Avenue (CR 60) on the south and Ronald Reagan Ave. to the northwest. Internal circulation shall be by public roads within the subdivision. All roads shall be dedicated to the Town of Wellington. Bike and pedestrian circulation shall use the public roads/sidewalks throughout the project. An off-street sidewalk connection through the open space will further promote pedestrian and bicycle connectivity through the neighborhood.

Development Phasing and Schedule

It is anticipated that the project will be developed in three or four phases and that construction is expected to begin in the winter of 2023-2024. Projected build out is 4-6 years.

Wellington Comprehensive Plan and Land Use Code

The Town of Wellington has adopted a Comprehensive Plan and the Wellington Land Use Code of which both describe and require future development within the Town to meet standards that will provide the same level of service to new areas as it is currently providing within the existing town. These documents, we believe, allow the Town to achieve controlled, orderly and efficient growth. To accomplish orderly, controlled growth, Wellington will rely on the Town's Land Use Code and Comprehensive Plan to provide the basic guidelines for development and construction of new areas around the Town.

Statement of Conformance with the Wellington Comprehensive Master Plan

The Town of Wellington has recently updated the Town's Comprehensive Plan (2021) and the Community Vision Statement states "Our friendly and supportive community welcomes you with a smile. Together, we take pride in celebrating and protecting our town character and values while welcoming productive ideas that enhance our quality of life. Our dreams take root and blossom in Wellington."

The citizens of Wellington choose to deal with the issue of growth proactively in order to maintain the quality of life in the community. Over the past fifteen years, the Town has witnessed a significant amount of residential growth. Wellington residents want to continue to investigate the development of innovative land uses that provide a sound tax base, preserve the quality of life, and balance residential and commercial development. Citizens want to ensure that new

development does not overburden existing infrastructure and services and does not detract from the community's existing character."

In following the Town's Community Vision and Themes outlined in the Comprehensive Plan, the proposed development ensures the logical extension of the Town boundaries in a fiscally sound manner providing predictability in the rate, location and character of the growth within the Town's Growth Management Area while not creating a net negative fiscal burden on the Town.

The applicant believes that this replat meets the intent of the Town's Comprehensive Plans Goals and Strategies. By allowing the replat to proceed as proposed, the applicant has met the following goals and themes as stated in the 2021 Comprehensive Plan.

Community Cohesion (CC) Goals & Strategies

CP.2.3 Identify incentives to encourage new housing developments and retrofits to include energy-efficient and water-wise materials and practices while ensuring homes are both affordable and cost comparable.

CP.2.5 Ensure adequate park, trail, and open spaces are added to land use mix as the population grows.

Reliable & Resilient Public Services Facilities & Programs (F & P) Goals and Strategies

F&P.1.2 Ensure the expansion and upgrades of utilities, infrastructure and amenities are consistent with Town Plans (e.g. Water Efficiency, Stormwater Management, Emergency Preparedness, Infrastructure Plan, and the Comprehensive Plan)

F&P.2.2 Require new utilities and existing overhead utilities to be underground for major development projects.

F&P.2.3 Require new development to demonstrate how they will connect to and improve the existing networks for active transportation, vehicular traffic, open space and parks and essential infrastructure for water, wastewater, and stormwater.

Statement of Conformance with the Wellington Land Use Code

It is the intent of the proposed Saddleback Subdivision Preliminary First Replat and Rezoning to comply with the Town's Land Use Code as it was revised and adopted in 2022. The applicant believes that the project as proposed is in compliance with the general intent of the Zoning and Subdivision Regulations of the Land Use Code including:

ZONING

3.01 Purpose and Organization

3.01.1 Purpose.

A. Encourage the most appropriate use of land throughout the Town and ensure logical growth of the various physical elements of the Town,

B. Regulate the size of building lots, yards and other open spaces.

D. Prevent the overcrowding of land, poor quality in development, waste and inefficiency in land use, danger and congestion in travel and transportation and any other use or development that might be detrimental to the stability and livability of the Town.

3.01.2 Uniformity of regulations.

B. No building or other structure shall be erected or altered to:

1. Exceed the height limitations

2. Occupy a greater percentage of the area; or
3. Have narrower or smaller rear yards, front yards, side yards or other open spaces

3.02.4 Residential Medium Density

A. Intent. The Residential Medium Density District is intended for a mix of small lot single-family detached dwellings.

3.02.07 Table of Dimensional Standards for Residential Zones

4.01 Purpose and Organization

4.02-1 Table of Allowable Uses (for the R-3 Zoning District)

5.01 Purpose and Organization

5.01.1 Purpose. This article establishes uniform standards for the development and improvement of property throughout the Town of Wellington to ensure quality development that is consistent with the Town's Comprehensive Plan.

5.04 Landscaping and Screening

5.04.8 Park and Open Space Landscape Standards

A. Purpose and intent: Landscaping in park and open space areas that are commonly used by the public for passive and active recreation shall be appropriate to the use and function of the area, respectful of water conservation practices, and include trees, shrubs, ground cover, and site furnishings appropriate to use.

B. Applicability: The following requirements shall apply to all new development of public parks, pocket parks, detention ponds, trail connections and common open space areas for both public and HOA use.

C. General Design Standards

1. All parks shall be landscaped and programmed to create a balance of plant material with no more than fifty percent (50%) of the total landscaped area comprised of high water plant species.
5. Park periphery and detention pond areas shall consist of low water or native plant material and grass seed mix.
6. Common open spaces and trail connections shall be landscaped with a balance of low water or native plant material and grass seed mix to reduce the need for supplemental irrigation in hard to reach areas.
9. Development shall provide a mechanism such as a homeowners association and covenants for long-term maintenance of parks, detention ponds, and common open spaces, in order to ensure the continued upkeep of the property.

5.04.9 Standard Lot Detached and Attached Single-Family Residential Development Landscape Standards

A. Purpose and intent: To ensure that single-family residences contain consistently landscaped front yards and are designed with water conservation in mind.

B. Applicability: In addition to landscaping the right-of-way tree lawn, detached and attached single-family parcels developed as part of an overall subdivision, shall meet the following standards.

C. General design standards:

1. Landscaping of a single-family lot under one half (1/2) acre in size shall include no more than fifty percent (50%) of the total landscaped area comprised of high water use plant material such as turf grass.
2. There shall be a minimum of seventy-five percent (75%) live materials between the front of the single-family residential structure and the curb, excluding the paved driveway areas.
3. Each single-family residential owner shall maintain the owner's yard and landscaping within the adjacent road right-of-way.

5.05 Off-Street Parking

5.05.7 Off-Street Parking Requirement. Off-street parking shall be provided in accordance with the minimum ratios specified in Table 5.05.7-1

5.10 Stormwater and Sewer

5.10.1 Purpose. The intent of this section s to ensure that the stormwater drainage system addresses the broader goals of drainage and flood control problem alleviation, environmental preservation enhancement that consider quality, water way stability and natural habitat and resource protection, and long-term maintenance of the Town's drainage systems.

5.10.4 Sanitary sewer

A. All residential uses shall have a sanitary sewer facilities designed by a registered professional engineer in accordance with the regulations and standards of the Colorado Department of Public Health and Environment.

B. The sanitary sewer system shall be connected to an existing public sanitary sewer system and consist of a closed system of sanitary sewer mains and lateral branch connections to each structure or lot upon which a structure is to be built.

C. Sanitary sewer lines are to be of sufficient size and design to collect all sewage from all proposed pr portable structures within the subdivision or development and designed per the Town of Wellington Standard Design Criteria and Standard Construction Requirements.

5.10.5 Potable Water

B. All water utilities shall be designed per the Town of Wellington Standard Design Criteria and Standard Construction Requirements.

5.11 Transportation and Connectivity

5.11.1 Purpose.

A. Establish a safe, efficient, attractive transportation system that promotes all modes of transportation and is sensitive to the environment.

5.11.3 Streets. The local street system of any proposed development is designed to be safe, efficient, convenient, and attractive and consider the use by all modes of transportation that will use the system.

A. Street Layout

1. All streets are aligned to join with planned or existing streets consistent with the approved Street Master Plan and Comprehensive Master Plan.
2. The street layout forms an interconnected system of streets primarily in a grid or modified pattern adapted to the topography, unique natural features, environmental constraints, and peripheral open space areas.
4. The use of cul-de-sacs and other roadways with a single point of access are minimized.

F. Access. Access to all subdivisions shall come from a public street.

I. Street Names. Names of new streets comply with the IGA with Larimer County and the Municipalities of Larimer County concerning standardization of street names.

5.11.4 Sidewalks, Pathways, and Trails

B. Sidewalks Required

1. In all zoning districts, except for the R-1, LI and I Districts, sidewalks are required along both sides of a street.

SUBDIVISION REGULATIONS

6.01 Purpose and Organization

B. Intent. This Article promotes the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the Town by:

2. Promoting compact, well-defined neighborhoods that enhance the Town's character.
3. Create livable neighborhoods that foster a sense of community.
8. Providing open spaces for adequate stormwater management.

6.01 Design and Improvement Standards

A. Applicability. All applications shall comply with the density, dimension, design and zoning standards contained in herein.

C. Community Design Principles. The design, layout, and orientation of subdivisions, lots, buildings and infrastructure shall be consistent with the Comprehensive Plan.

3.g Water conservation.

4. Compact urban growth. The Comprehensive Master Plan includes a compact urban growth policy that encourages and directs development to take place within areas contiguous to existing development in the community.

6.02 Dedications

A. Streets. All street rights-of-way shall be dedicated to the Town.

B. Sidewalks, walkways, and multi-use trails

1. All walkways, sidewalks, and multi-use paths located within the right-of-way shall be dedicated to the Town.
2. All walkways, sidewalks, and multi-use paths that are not located with the right-of-way shall be dedicated to a duly formed owners' association.

C. Utilities

1. Utility easement width. Utility easement widths and locations shall comply with the design standards.
2. Multiple installations within easement. Easements shall be designed to provide efficient installation of utilities. Public utility installations shall be located to permit multiple installations within easements.
3. Underground utilities.
   a. Telephone lines, electric lines, cable television lines and other utility services shall be placed underground.

Exhibit "A"
Property Description
Saddleback Subdivision First Replat – Preliminary Plat and Rezoning
Town of Wellington, Colorado

Tracts of land located in the West Half of the Southeast Quarter of Section 3, Township 8 North, Range 68 West of the 6th Principal Meridian, Town of Wellington, County of Larimer, State of Colorado, described as follows:

Lots 1-31, Block 1

Lots 1-35, Block 2

Lots 1-31, Block 3

Lots 1-26, Block 4

Lots 1-30, Block 5

Tracts A and B

Saddleback Subdivision, recorded 6/8/2018 at Reception No. 20180034683, Larimer County Clerk and Recorder

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
CS	10	Catalpa speciosa Western Catalpa	2" B&B
CO	13	Celtis occidentalis Common Hackberry	2" B&B
GT	16	Gleditsia triacanthos `Shademaster` TM Shademaster Locust	2" B&B
GD	17	Gymnocladus dioica `Espresso` Kentucky Coffeetree	2" B&B
QR	15	Quercus robur English Oak	2" B&B
TR	12	Tilia americana `Redmond` Redmond American Linden	2" B&B
EVERGREEN TREES			
PC	46	Picea pungens glauca Colorado Blue Spruce	6` B&B
PN	29	Pinus nigra Austrian Black Pine	6` B&B
ORNAMENTAL TREES			
AG	6	Acer ginnala `Flame` `Flame` Amur Maple	8`-10` Clump B&B
AA	6	Amelanchier x grandiflora `Autumn Brilliance` `Autumn Brilliance` Serviceberry	1-3/4" B&B
CA	10	Crataegus ambigua Russian Hawthorn	8`-10` Clump B&B
CV	13	Crataegus crusgalli var. inermis TM Thornless Cockspur Hawthorn	1-3/4" B&B
CW	3	Crataegus viridis `Winter King` `Winter King` Hawthorn	1-1/2" B&B
MT	15	Malus x `Thunderchild` Thunderchild Crab Apple	1-3/4" B&B
PV	10	Prunus virginiana `Shubert` Canada Red Cherry	1-3/4" B&B
DECIDUOUS SHRUBS			
	11	Physocarpus opulifolius `Diablo` Diablo Ninebark	#5 CNT.
	27	Spiraea x bumalda `Anthony Waterer` Anthony Waterer Spiraea	#5 CNT
EVERGREEN SHRUBS			
	30	Juniperus sabina `Broadmoor` Broadmoor Juniper	#5 CNT
PERENNIALS			
	66	Hemerocallis x `Happy Returns` Happy Returns Daylily	#1 CNT
SEED			
	822,522 sf	Dryland / Native Seed Low Grow Mix	Seed
	17,845 sf	Irrigated Turf Turf-Type Tall Fecue Bluegrass Mix	Seed

DESIGN INTENT:

THE LANDSCAPE IS DESIGNED TO EMULATE THE GRASSLAND AREAS OF THE PLAINS AND FOOTHILLS OF NORTHERN COLORADO. PLANTS WILL BE SELECTED TO MINIMIZE THE NEED FOR SUPPLEMENTAL WATERING. USE OF MANICURED TURF AREAS WILL BE HELD TO A MINIMUM, WITH ONLY THE ACTIVE RECREATION AREA IN THE POCKET PARK RECEIVING PERMANENTLY IRRIGATED TURF. OPEN SPACE AREAS WILL BE SEEDED WITH A DRYLAND GRASS THAT WILL LIVE ON NATURAL PRECIPITATION. CLUSTERED PLANTINGS OF LOW WATER, DECIDUOUS, EVERGREEN AND TREES WILL BE PLANTED THROUGHOUT THE OPEN SPACE AREAS FOR SEASONAL INTEREST. LOW WATER SHRUBS AND PERENNIALS WILL BE FEATURED AROUND A MONUMENT SIGN AND BOULDER OUTCROPPINGS AT THE SOUTH ENTRANCE TO THE DEVELOPMENT.

GENERAL NOTES:

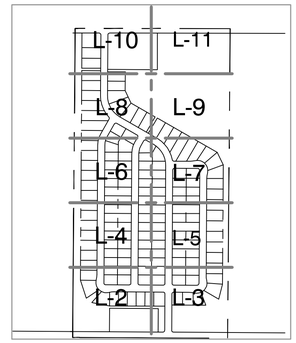
1. FINAL GRADE SHALL MAINTAIN SMOOTH FLOWING LAND FORMS, FREE OF VEGETATION, SURFACE DEBRIS, BUMPS, AND/OR DEPRESSIONS.
2. ALL PARK AMENITIES TO BE IN ACCORDANCE WITH THE TOWN OF WELLINGTON.
3. SOIL PREPARATION: PRIOR TO THE INSTALLATION OF PLANT MATERIALS, SOIL THAT HAS BEEN COMPACTED, STRIPPED OF TOPSOIL OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED. DAIRY COMPOST SHALL BE THOROUGHLY INCORPORATED AT A RATE OF 3 CU. YDS. / 1000 SQ. FT. INTO ALL LANDSCAPE AREAS. AREAS NOTED AS "NON-IRRIGATED" OR "DRYLAND" WILL NOT RECEIVE SOIL AMENDMENTS. HOWEVER, THE SOIL SHALL BE THOROUGHLY LOOSENED BY TILLING AND RIPPING, CLEARED OF ALL WEEDS AND DEBRIS AND FINISH GRADED PRIOR TO SEEDING.
4. SOIL BACKFILL FOR ALL PLANTINGS SHALL BE AMENDED WITH DAIRY COMPOST (OR APPROVED EQUAL) AT A RATE OF 1/3 COMPOST TO 2/3 SOIL EXCAVATED FROM THE PLANTING PIT.
5. MULCH TO BE A 3" DEPTH OF 1-1/2" GLACIER GRANITE OVER WEED BARRIER FABRIC.
6. A 3" DEPTH SHREDDED CEDAR MULCH RING TO BE PLACED OVER THE ROOTBALL OF ALL TREES PLANTED IN DRYLAND GRASS AREAS.
7. ALL PLANT MATERIAL SHALL MEET AAN STANDARDS FOR NUMBER ONE GRADE AND SHALL BE SIZED AS SPECIFIED IN THE PLANT SCHEDULE ON THIS PLAN.
8. MINOR CHANGES IN PLANT SPECIES AND LOCATION MAY BE MADE DURING CONSTRUCTION, AS REQUIRED BY SITE CONDITIONS AND PLANT AVAILABILITY. OVERALL QUALITY AND QUANTITY OF PLANT MATERIAL SHALL BE CONSISTENT WITH THE APPROVED LANDSCAPE PLAN. IN THE EVENT OF CONFLICT BETWEEN PLANT QUANTITIES IN THE PLANT SCHEDULE AND SPECIES ILLUSTRATED, THE SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED.
9. CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO, AT LEAST (3) BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO EXCAVATION / DIGGING.
10. MAINTENANCE. IN ORDER TO PROVIDE FOR THE ONGOING HEALTH AND APPEARANCE OF REQUIRED AND APPROVED LANDSCAPE IMPROVEMENTS, ALL LANDSCAPING SHALL BE MAINTAINED IN GOOD HEALTH AND REPLACED BY THE LANDOWNER OR OCCUPANT AS NECESSARY. ALL PROPERTY OWNERS OR OCCUPANTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING WITHIN THE PORTION OF THE PUBLIC RIGHT-OF-WAY BETWEEN THE BACK OF THE CURB OR STREET PAVEMENT AND THE ADJACENT PROPERTY.

SEEDING NOTES:

1. PREPARE SOIL AS NECESSARY AND APPROPRIATE FOR SEED MIX SPECIES THROUGH LOOSENING, THEN SEED IN TWO DIRECTIONS TO DISTRIBUTE SEED EVENLY OVER ENTIRE AREA. DRILL SEED ALL INDICATED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS
2. APPROPRIATE NATIVE / DRYLAND SEEDING EQUIPMENT WILL BY USED.
3. DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN ½ INCH DEPTH. FOR BROADCAST SEEDING INSTEAD OF DRILL SEEDING METHOD DOUBLE SPECIFIED APPLICATION RATE.
4. TREAT NATIVE SEED MIX AREA PRIOR TO INSTALLATION OF SEED WITH APPROPRIATE HERBICIDE TO PROACTIVELY MITIGATE HERBACEOUS WEED SPECIES GROWTH DURING ESTABLISHMENT PERIOD THEN AFTER APPROPRIATE TIME PERIOD APPLY NATIVE SEED AS CALLED FOR ON APPROVED PLANS.
5. AFTER SEEDING THE AREA SHALL BE COVERED WITH CRIMPED STRAW OR OTHER APPROPRIATE METHODS. AN EROSION CONTROL BLANKET MAY BE USED AS AN ALTERNATE TO CRIMPED STRAW AREAS THAT ARE INACCESSIBLE TO EQUIPMENT. THE EROSION CONTROL BLANKET SHALL BE, WESTERN EXCELSIOR CORPORATION, EXCEL CS-3, OR EQUAL.
6. CONTRACTOR SHALL MONITOR SEEDED AREA FOR PROPER IRRIGATION, EROSION CONTROL, GERMINATION AND RE-SEEDING AS NEEDED TO ESTABLISH COVER.
7. THE APPROVED SEED MIX AREA IS INTENDED TO BE MAINTAINED IN A NATURAL LIKE LANDSCAPE AESTHETIC. IF AND WHEN MOWING OCCURS IN NATIVE GRASS SEED MIX AREAS DO NOT MOW LOWER THAN 6 TO 8 INCHES IN HEIGHT TO AVOID INHIBITING NATIVE PLANT GROWTH.
8. NATIVE SEED AREA WILL BE CONSIDERED ESTABLISHED WHEN SEVENTY PERCENT TOTAL COVER IS REACHED WITH LESS THAN TEN PERCENT CONSISTING OF NOXIOUS WEEDS AND NO LARGER THAN ONE FOOT SQUARE BARE SPOTS.
9. SEEDING OPERATIONS TO TAKE PLACE IN SPRING TO TAKE ADVANTAGE OF NATURAL PRECIPITATION. PROVIDE SUPPLEMENTAL WATERING OF SEEDED AREAS IF NEEDED TO MEET THE ESTABLISHMENT REQUIREMENTS. SUPPLEMENTAL IRRIGATION TO BE APPLIED BY PORTABLE SPRINKLER OR TEMPORARY ABOVE GROUND IRRIGATION SYSTEM.
10. SEED MIXES TO INCLUDE A MINIMUM OF 10% ANNUAL RYEGRASS OR OATS TO SERVE AS A COVER CROP.
11. IRRIGATED TURF:
    DURA-TURF PLUS SEED MIX - SHARP BROS. SEED CO. - SEED RATE: 6 LBS / 1,000 SF
    80% TALL FESCUE, ELITE VARIETIES
    10% KENTUCKY BLUEGRASS, APPALACHIAN
    10% PREMIUM RYEGRASS, PREMIUM
12. NATIVE / DRYLAND SEED MIX:
    LOW GROW MIX - ARKANSAS VALLEY SEED, INC. - SEED RATE: 5 LBS / 1,000 SF
    30% EPHRAIM CRESTED WHEATGRASS
    25% SHEEP FESCUE BUNCHGRASS
    20% PERENNIAL RYE BUNCHGRASS
    15% CHEWINGS FESCUE BUNCHGRASS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Privacy Fencing - Six Foot Solid Wood Fence.
10	Pro-Steel edging
SYMBOL	DESCRIPTION
	Brownstone Boulder outcroppings
	8` Park Bench
	20` x 20` Picnic Shelter
	8` Picnic Table
SYMBOL	DESCRIPTION
	Playground
	Mulch



KEYMAP
NTS

IRRIGATION NOTES:

1. PERMANENT, UNDERGROUND, AUTOMATED IRRIGATION WILL BE PROVIDED FOR THE IRRIGATED TURF IN THE POCKET PARK, TREES IN DRYLAND AREAS AND ALL PLANTINGS WITHIN MULCHED BEDS.
2. IRRIGATED TURF AREAS TO RECEIVE POP-UP SPRAY OR ROTARY SPRINKLERS. PLANTING BEDS TO RECEIVE LOW VOLUME DRIP IRRIGATION. ALL TREES DRYLAND / NATIVE GRASS AREAS TO RECEIVE DRIP IRRIGATION.
3. THE DRYLAND / NATIVE GRASS SEED AREAS WILL BE NON-IRRIGATED.
4. QUICK COUPLING VALVES WILL BE PROVIDED FOR TREE PLANTING OPERATIONS AND IF NEEDED TO SUPPLEMENT AREAS OF THE DRYLAND / NATIVE SEED AREAS FOR ESTABLISHMENT PURPOSES.

WATER USE ESTIMATE:

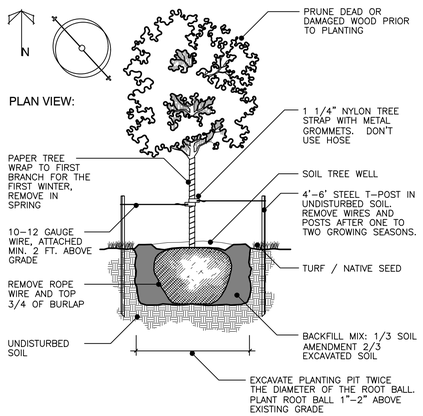
1. IRRIGATED AREAS EXCLUDE AREAS OF EXISTING UNDISTURBED VEGETATION, CONCRETE TRAILS, DRAIN PANS, AND OUTLOT(S) A, B & C.
2. MODERATE WATER USE INCLUDES SHRUB BED AREAS @ 2,500 SF, AND DRYLAND TREES @198 TREES X 15 SF / TREE = 2,970 SF.
3. TWO TABLES ARE SHOWN TABLE #1 - ESTIMATED WATER USE DURING ESTABLISHMENT OF THE LANDSCAPE AND TABLE #2 ESTIMATED WATER USE FOR PERMANENT IRRIGATION ONLY (EXLUDES DRYLAND / NATIVE SEED).
4. THE DRYLAND / NATIVE GRASS SEED AREAS WILL BE NON-IRRIGATED.
5. GAL / SF / YEAR WATER REQUIREMENTS PER THE TOWN OF WELLINGTON LANDSCAPE AND IRRIGATION DESIGN MANUAL.
6. THE IRRIGATED TURF SPECIFIED FOR THE POCKET PARK IS MODERATE WATER USE TURF. BECAUSE THIS IS AN ACTIVE RECREATION SPACE THE WATER USE IS ESTIMATED AS HIGH.

TABLE #1: ESTIMATED WATER USE FOR ESTABLISHMENT IRRIGATION NEEDS

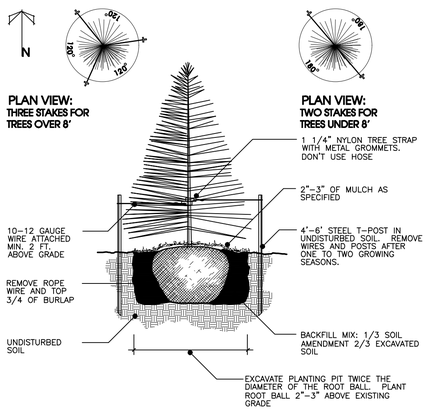
Landscape Type	Irrigated Area (sq. ft.)	Acres	Average Water Use (gal/sf/yr)	Water Budget (gallons)	Acre Feet
High Water Use	17,845	0.41	12.50	223,063	0.68
Moderate Water Use	5,695	0.13	10.20	58,089	0.18
Low Water Use	0	0.00	6.20	0	0.00
Xeric Water Use	822,522	18.88	2.20	1,809,548	5.55
TOTAL	846,062	19.42		2,090,700	6.42

TABLE #2: ESTIMATED WATER USE FOR PERMANENT NEEDS

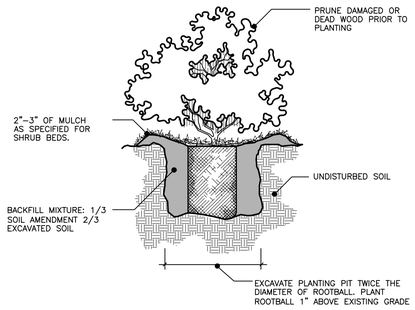
Landscape Type	Irrigated Area (sq. ft.)	Acres	Average Water Use (gal/sf/yr)	Water Budget (gallons)	Acre Feet
High Water Use	17,845	0.41	12.50	223,063	0.68
Moderate Water Use	5,695	0.13	10.20	58,089	0.18
Low Water Use	0	0.00	6.20	0	0.00
Xeric Water Use	0	0.00	2.20	0	0.00
TOTAL	23,540	0.54		281,152	0.86



1 DECIDUOUS TREE PLANTING
NTS 329343.39-04



2 CONIFEROUS TREE PLANTING
NTS 329343.39-02



3 SHRUB PLANTING
NTS 329333.13-04

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REVIEW SET
DRAWINGS ARE SUBJECT TO CHANGE

DATE:

NO. REVISIONS:

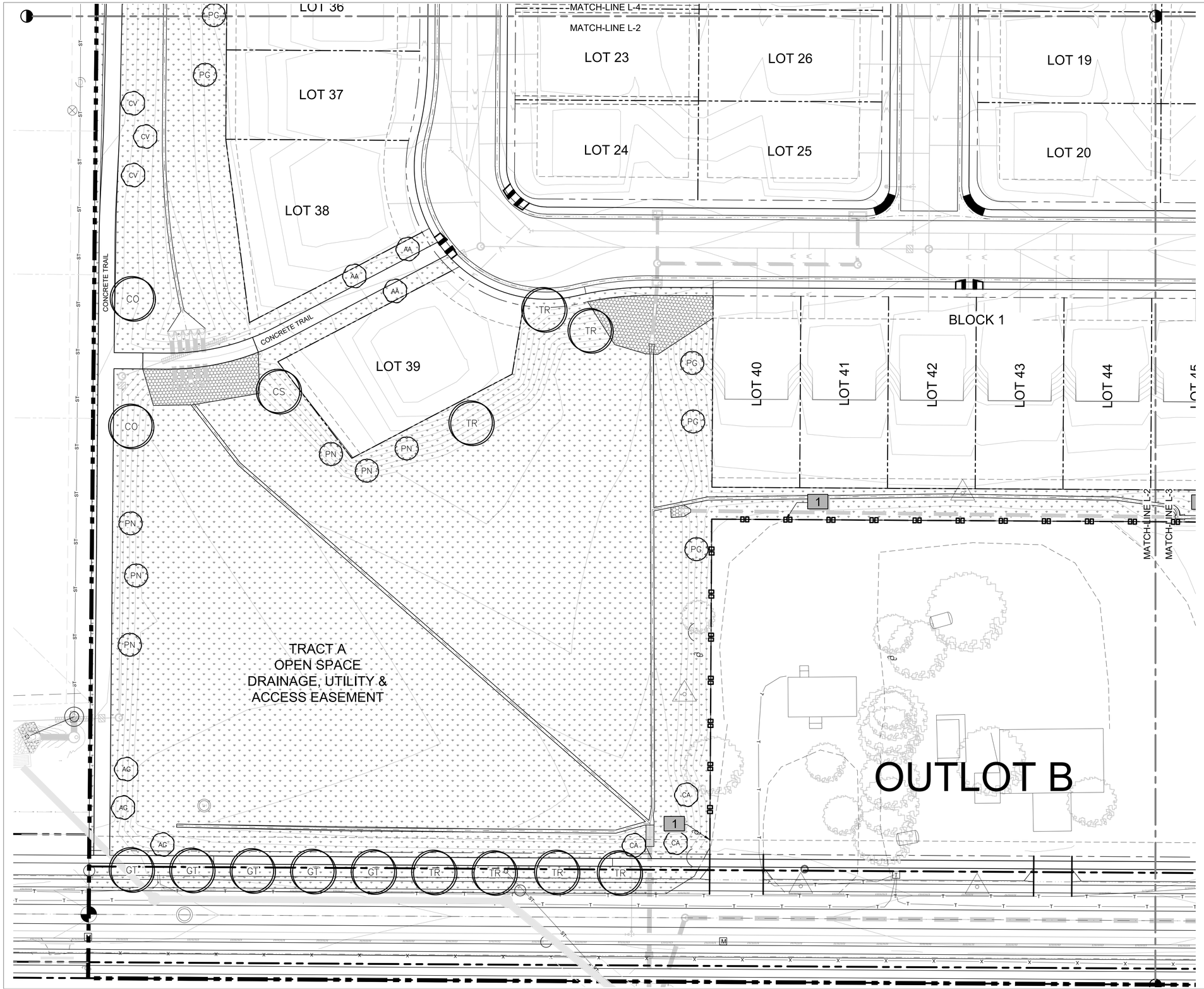
PROJECT NUMBER: C270
DATE: 01-03-24

PREPARED FOR:
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385 Dolozier Drive, Suite 110
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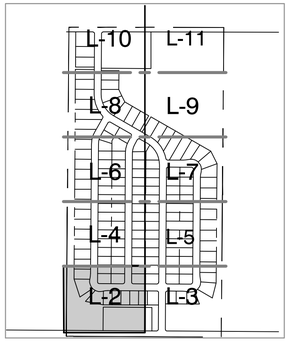
Saddleback Subdivision
Wellington, Colorado

Landscape Cover Sheet

SHEET:
L-1







KEYMAP
NTS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Privacy Fencing - Six Foot Solid Wood Fence.
10	Pro-Steel edging

SYMBOL	DESCRIPTION
	Brownstone Boulder outcroppings
	8` Park Bench
	20` x 20` Picnic Shelter
	8` Picnic Table

SYMBOL	DESCRIPTION
	Playground
	Mulch

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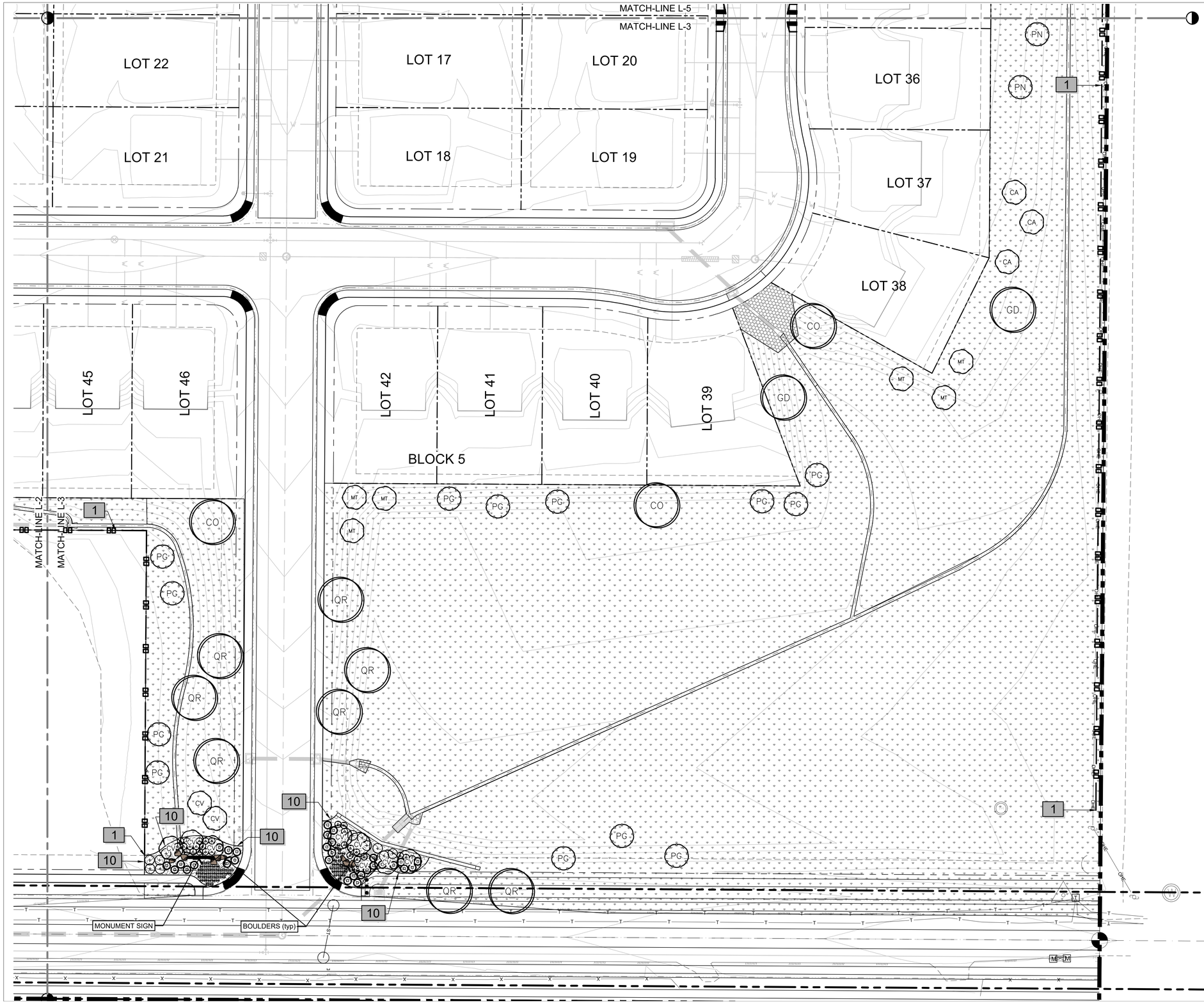
PROJECT NUMBER: C270
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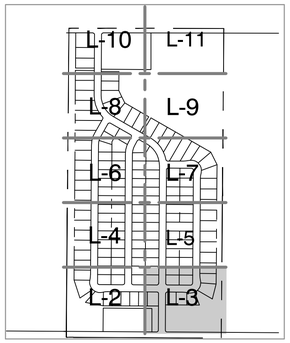
Saddleback Subdivision
Wellington, Colorado

Landscape Plan

SHEET:
L-2







KEYMAP
NTS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Privacy Fencing - Six Foot Solid Wood Fence.
10	Pro-Steel edging

SYMBOL	DESCRIPTION
	Brownstone Boulder outcroppings
	8` Park Bench
	20` x 20` Picnic Shelter
	8` Picnic Table

SYMBOL	DESCRIPTION
	Playground
	Mulch

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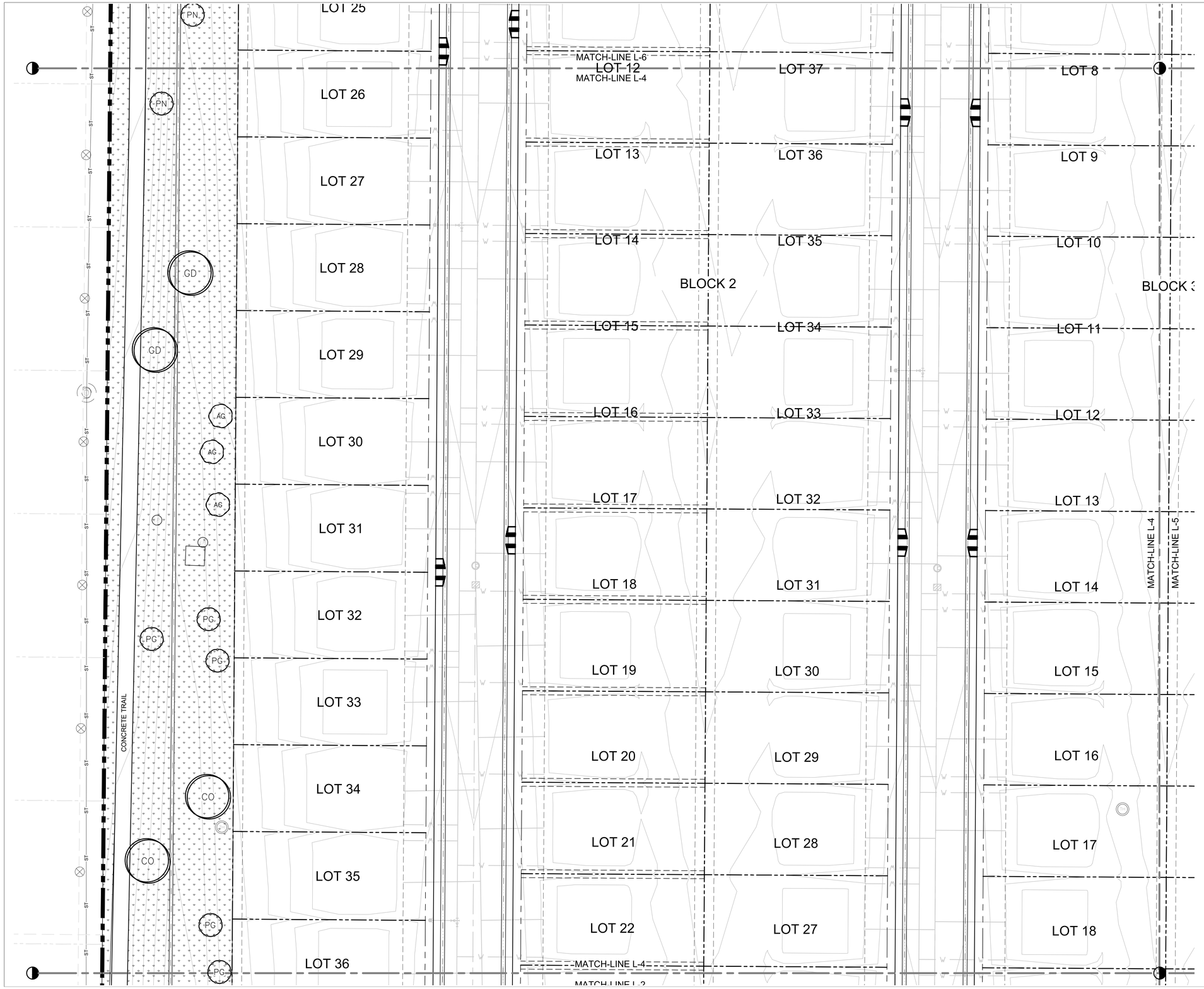
PROJECT NUMBER: C270
DATE: 01-03-24

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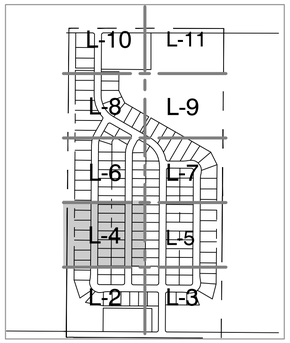
Saddleback Subdivision
Wellington, Colorado

Landscape Plan

SHEET:
L-3







REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Privacy Fencing - Six Foot Solid Wood Fence.
10	Pro-Steel edging

SYMBOL	DESCRIPTION
	Brownstone Boulder outcroppings
	8` Park Bench
	20` x 20` Picnic Shelter
	8` Picnic Table

SYMBOL	DESCRIPTION
	Playground
	Mulch

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DATE:

NO. REVISIONS:

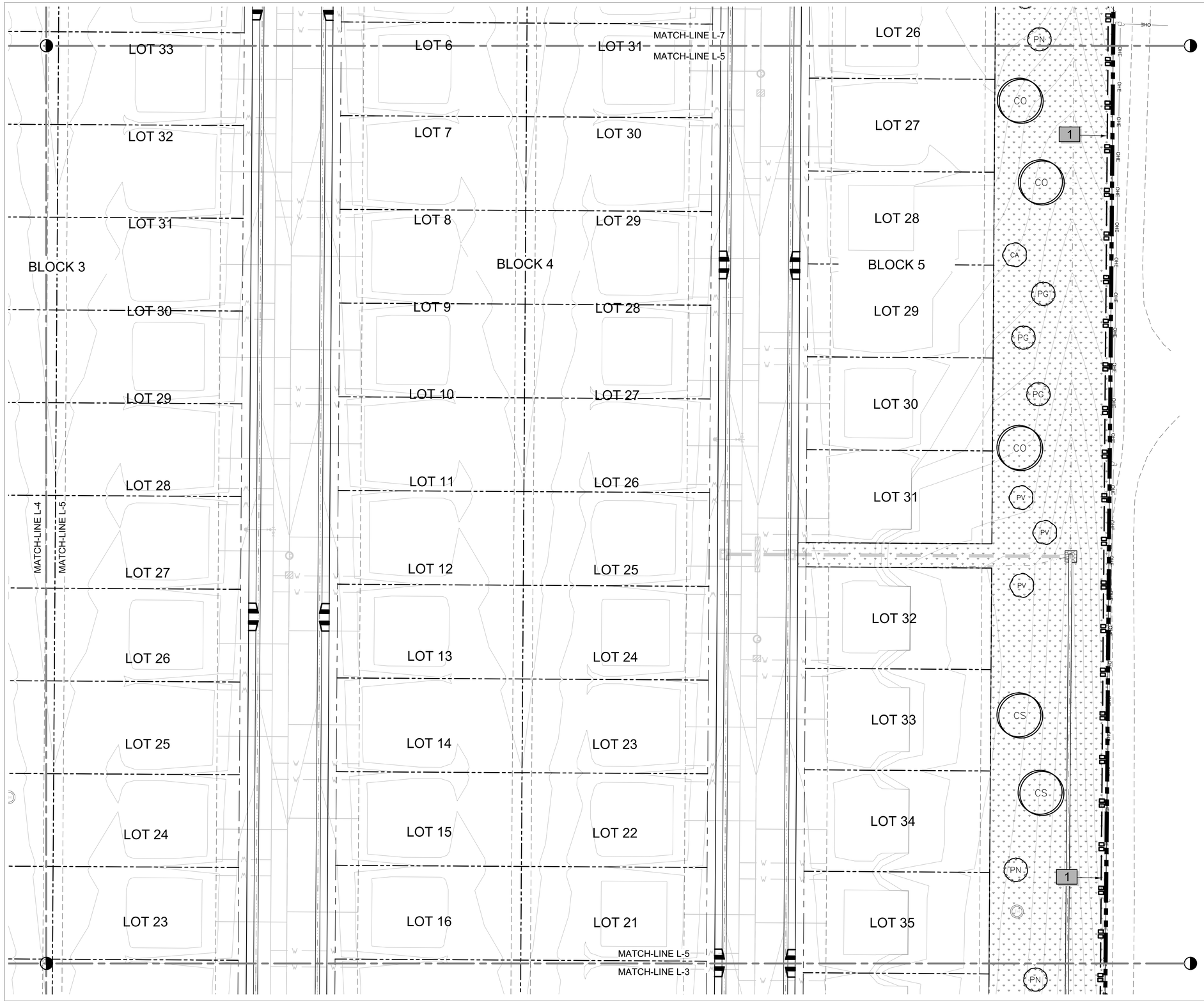
PROJECT NUMBER: C270
DATE: 01-03-24

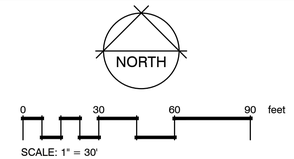
PREPARED FOR:
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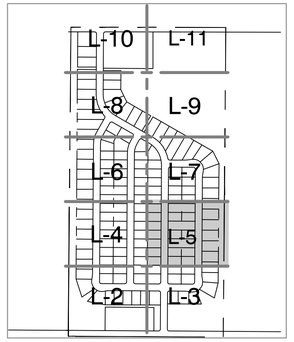
Saddleback Subdivision
Wellington, Colorado

Landscape Plan

SHEET:
L-4







REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Privacy Fencing - Six Foot Solid Wood Fence.
10	Pro-Steel edging
SYMBOL	DESCRIPTION
	Brownstone Boulder outcroppings
	8` Park Bench
	20` x 20` Picnic Shelter
	8` Picnic Table
SYMBOL	DESCRIPTION
	Playground
	Mulch

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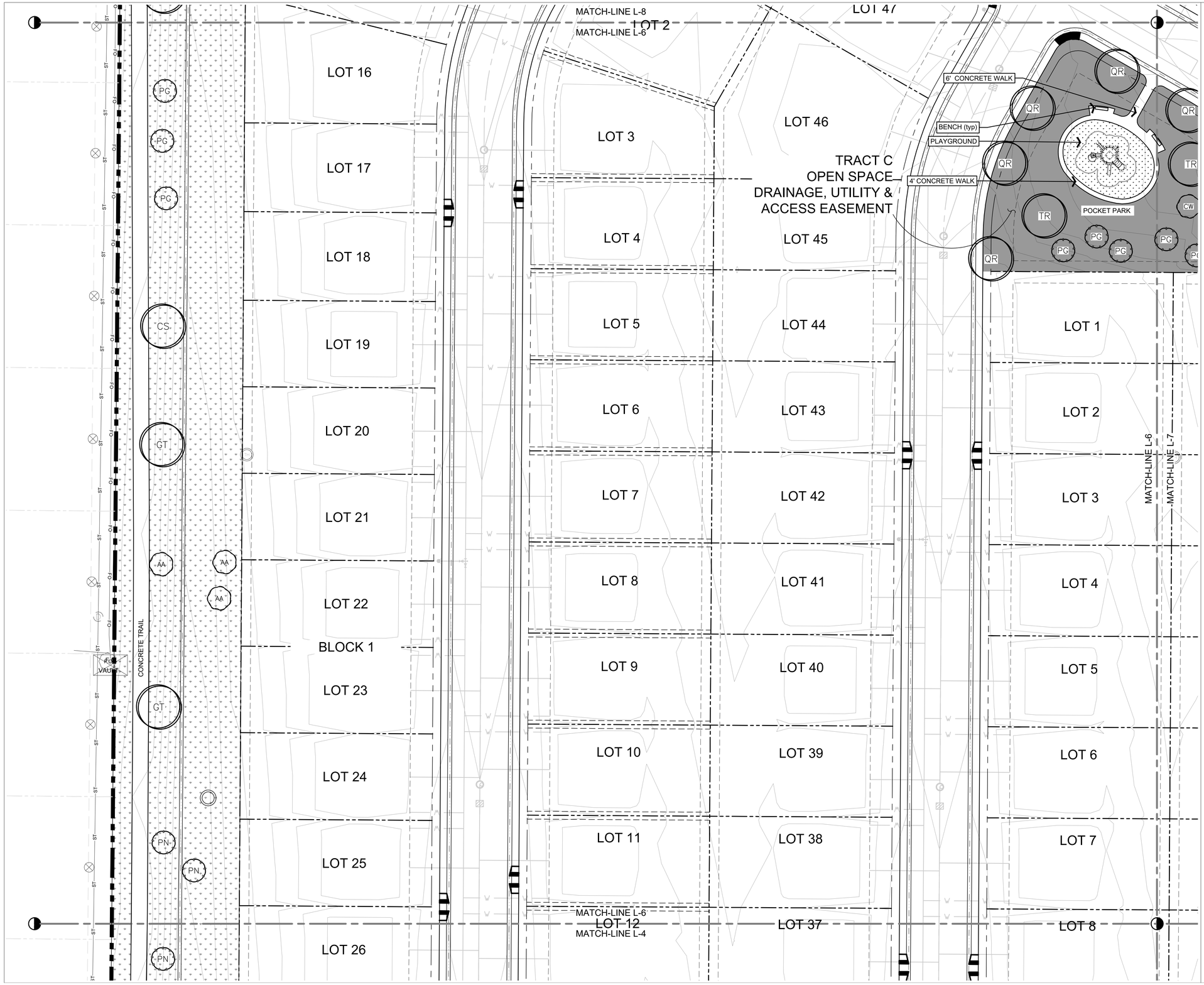
PROJECT NUMBER: C270
DATE: 01-03-24

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Saddleback Subdivision
Wellington, Colorado

Landscape Plan

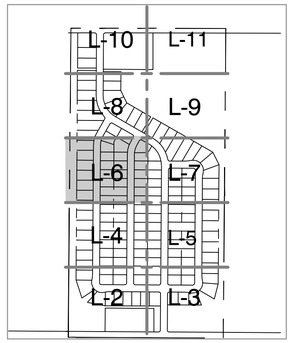
SHEET:
L-5



NORTH

0 30 60 90 feet

SCALE: 1" = 30'



KEYMAP

NTS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Privacy Fencing - Six Foot Solid Wood Fence.
10	Pro-Steel edging

SYMBOL	DESCRIPTION
	Brownstone Boulder outcroppings
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	20` x 20` Picnic Shelter
	8` Picnic Table

SYMBOL	DESCRIPTION
	Playground
	Mulch

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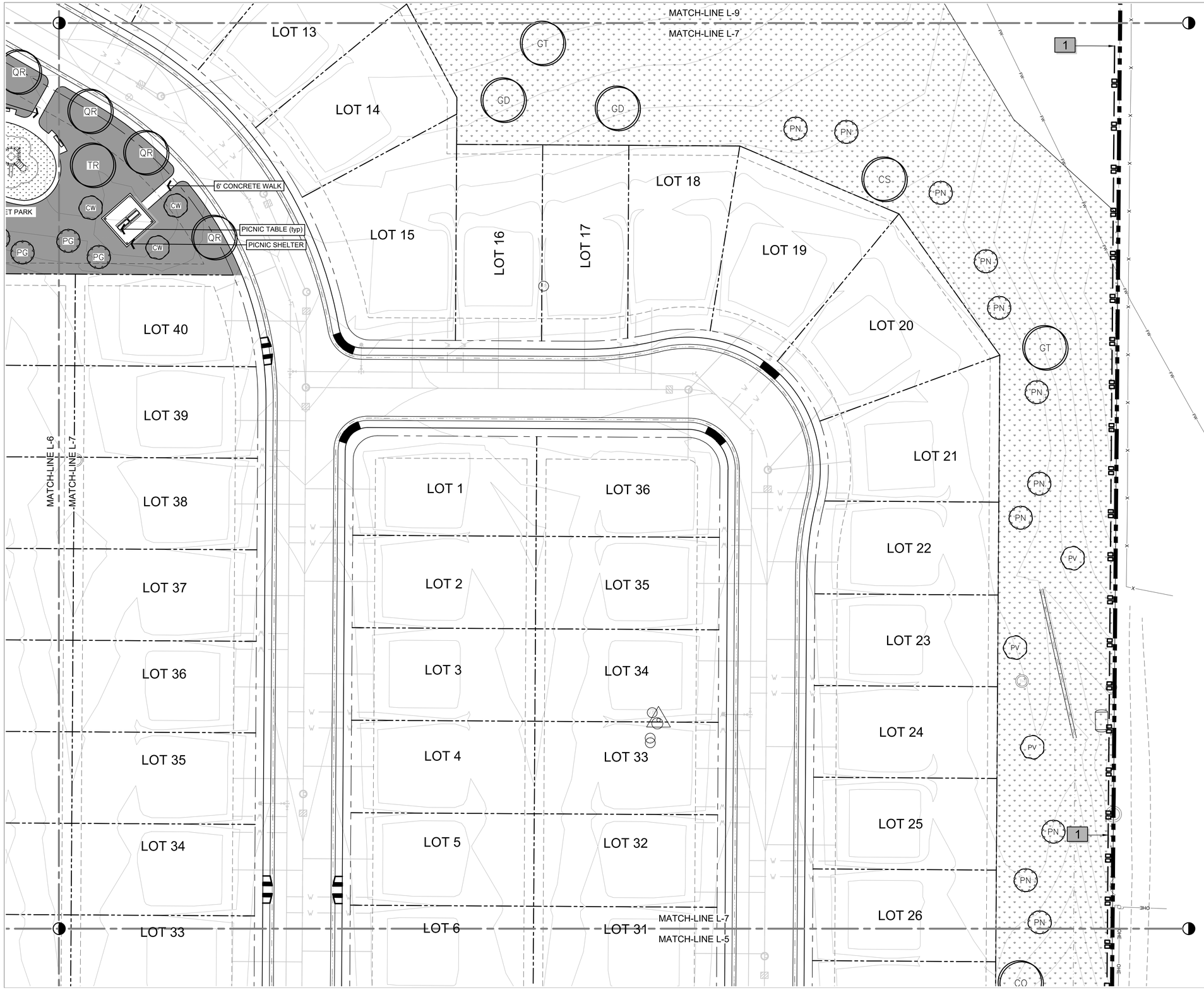
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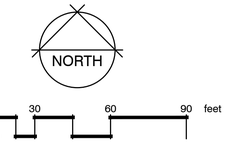
PREPARED FOR:
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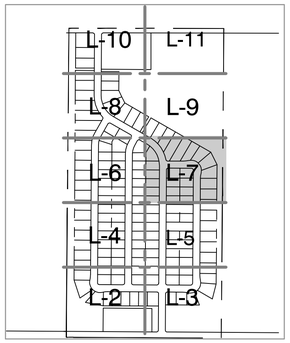
Saddleback Subdivision
Wellington, Colorado

Landscape Plan

SHEET:
L-6







REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Privacy Fencing - Six Foot Solid Wood Fence.
10	Pro-Steel edging

SYMBOL	DESCRIPTION
	Brownstone Boulder outcroppings
	8` Park Bench
	20` x 20` Picnic Shelter
	8` Picnic Table

SYMBOL	DESCRIPTION
	Playground
	Mulch

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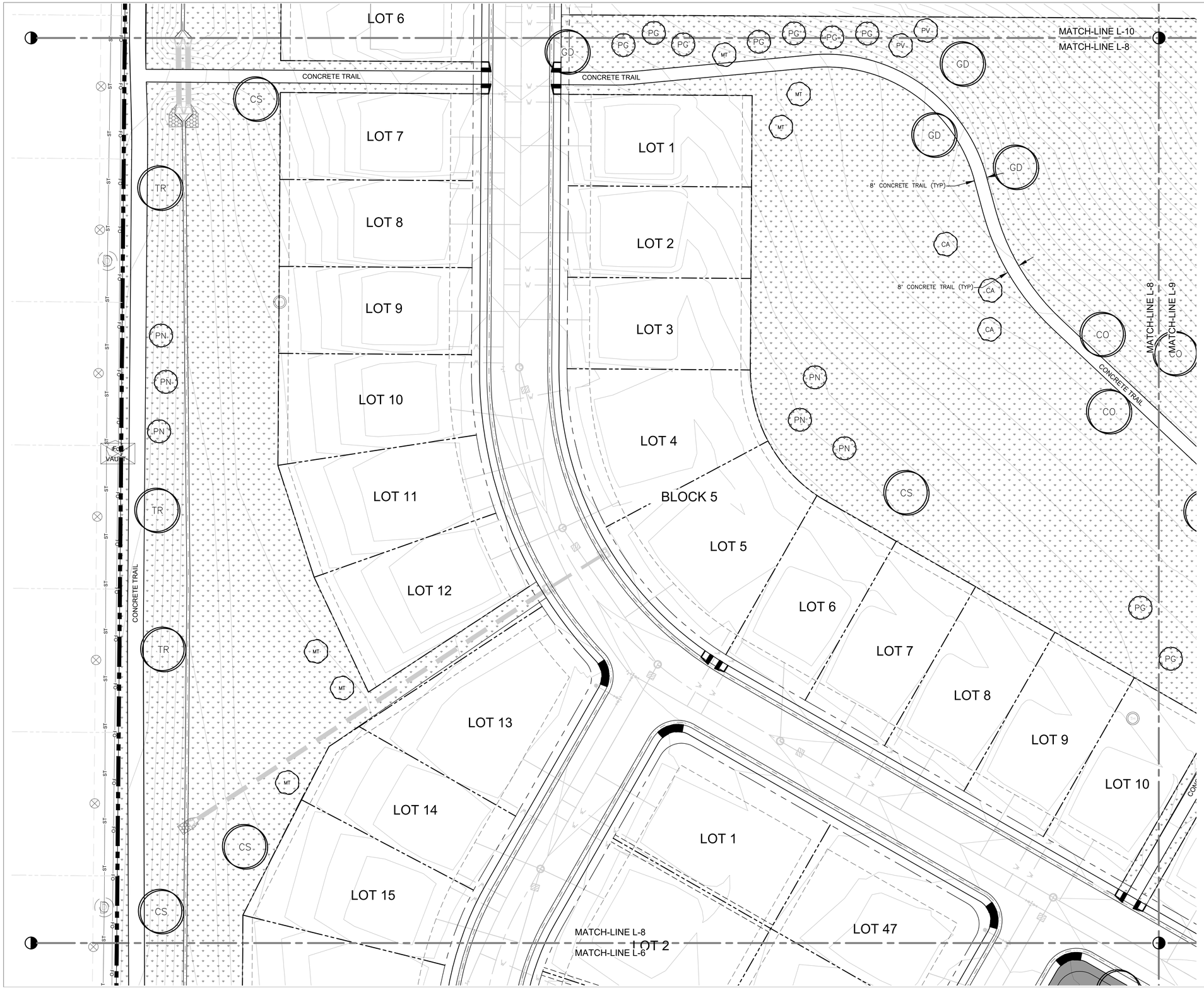
PROJECT NUMBER: C270
DATE: 01-03-24

PREPARED FOR:
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Saddleback Subdivision
Wellington, Colorado

Landscape Plan

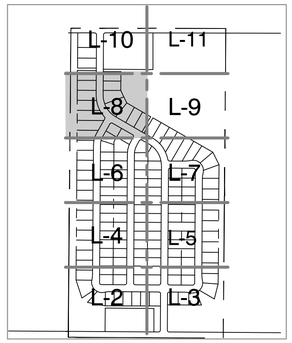
SHEET:
L-7



NORTH

0 30 60 90 feet

SCALE: 1" = 30'



KEYMAP NTS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
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10	Pro-Steel edging

SYMBOL	DESCRIPTION
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SYMBOL	DESCRIPTION
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	Mulch

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PREPARED FOR:
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Saddleback Subdivision
Wellington, Colorado

Landscape Plan

SHEET:
L-8

MATCH-LINE L-11

MATCH-LINE L-9

EXISTING LANDSCAPE TO REMAIN UNDISTURBED

EXISTING LANDSCAPE TO REMAIN UNDISTURBED

TRACT B
OPEN SPACE
DRAINAGE, UTILITY &
ACCESS EASEMENT

MATCH-LINE L-8

MATCH-LINE L-9

CONCRETE TRAIL

LOT 11

LOT 12

LOT 13

EXISTING LANDSCAPE TO REMAIN UNDISTURBED

MATCH-LINE L-9

MATCH-LINE L-7

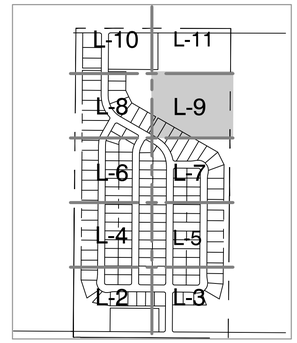
GT PG MT FW

1

NORTH

0 30 60 90 feet

SCALE: 1" = 30'



KEYMAP
NTS

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10	Pro-Steel edging

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SYMBOL	DESCRIPTION
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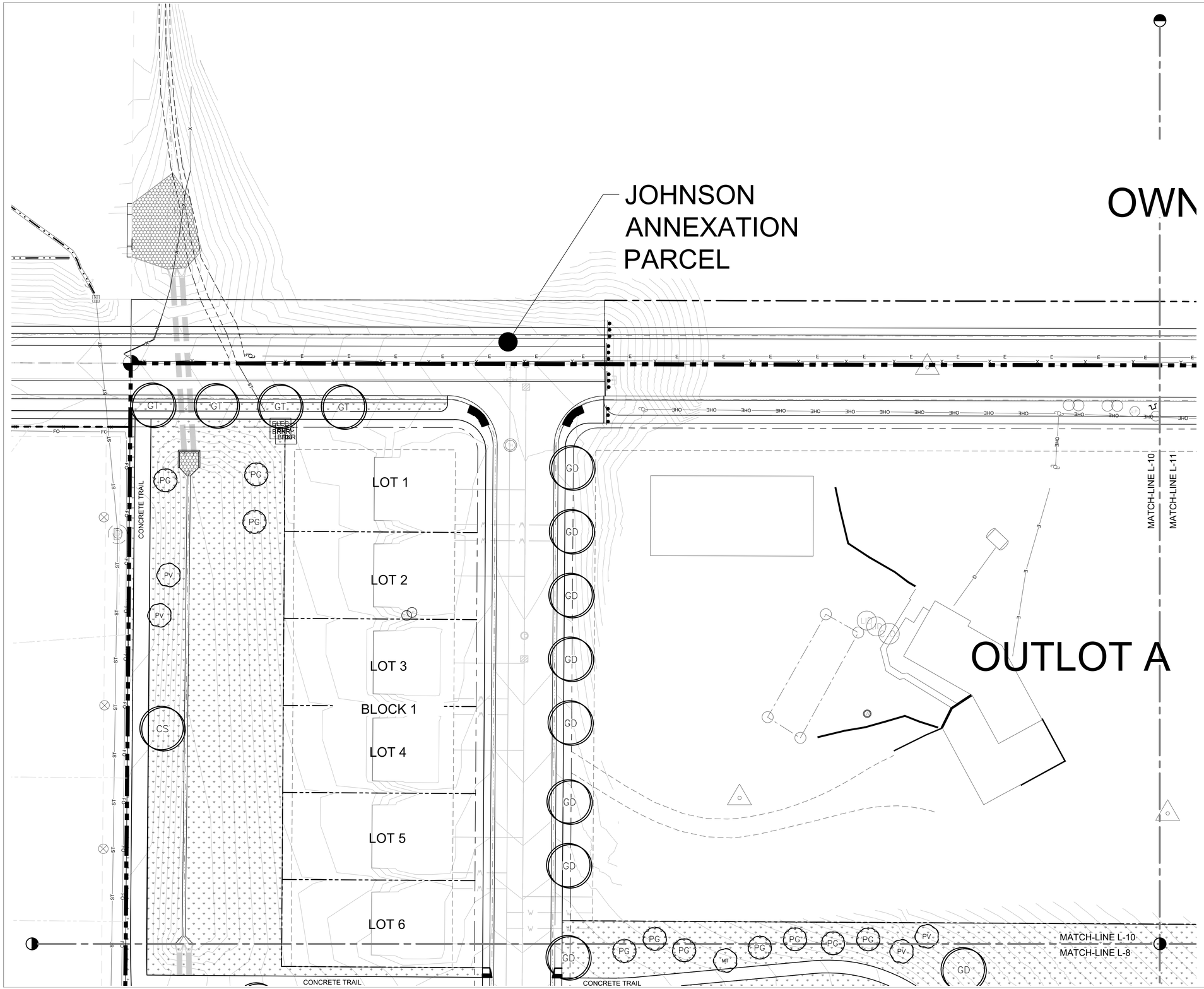
PROJECT NUMBER: C270
DATE: 01-03-24

PREPARED FOR:
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Saddleback Subdivision
Wellington, Colorado

Landscape Plan

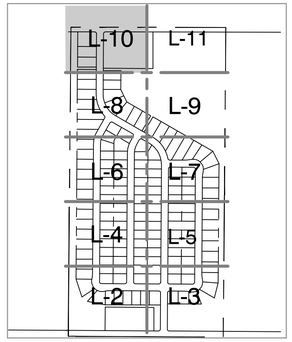
SHEET:
L-9



NORTH

0 30 60 90 feet

SCALE: 1" = 30'



KEYMAP
NTS

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	8` Picnic Table

SYMBOL	DESCRIPTION
	Playground
	Mulch

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DATE: 01-03-24

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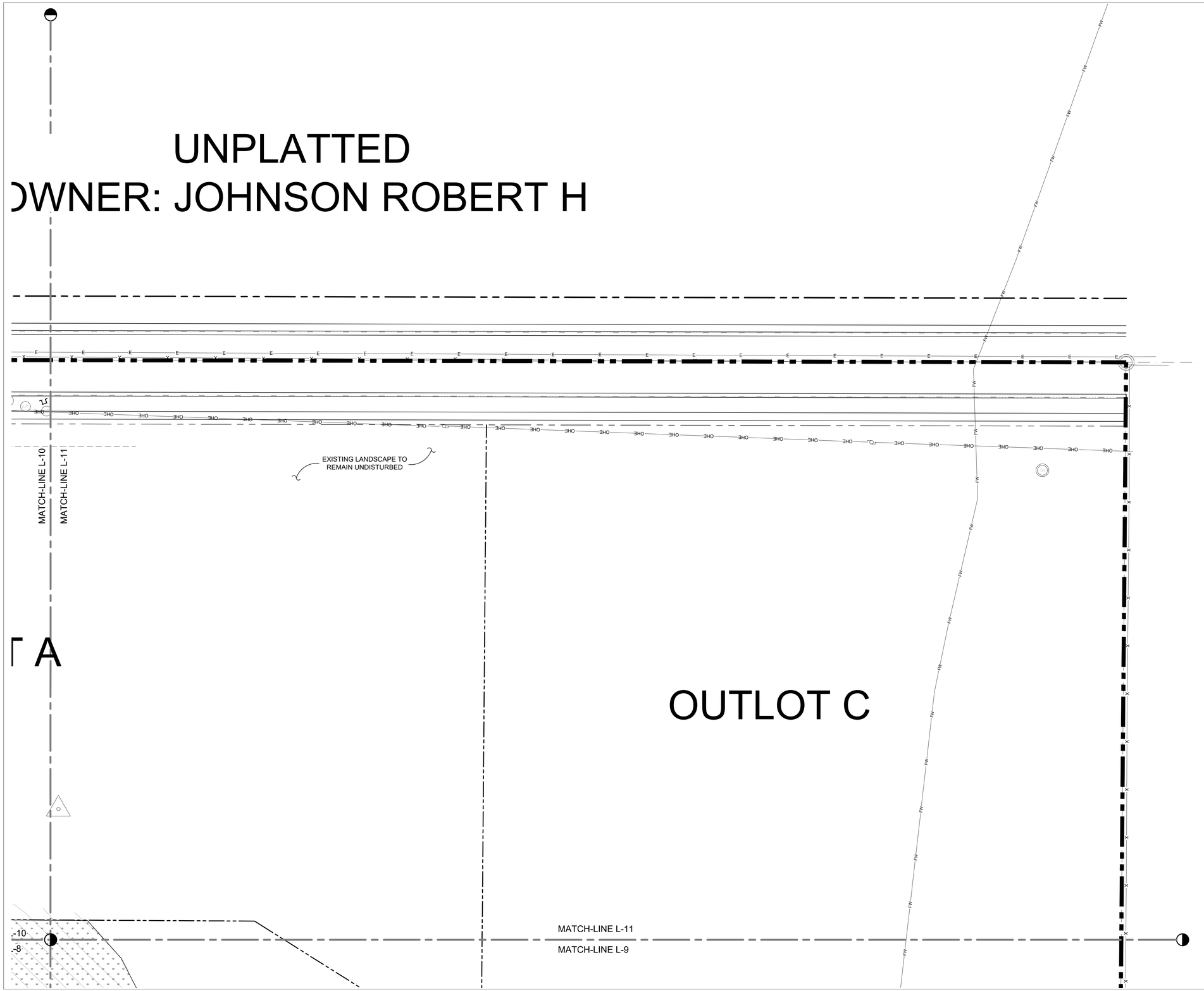
Saddleback Subdivision
Wellington, Colorado

Landscape Plan

SHEET:
L-10

UNPLATTED

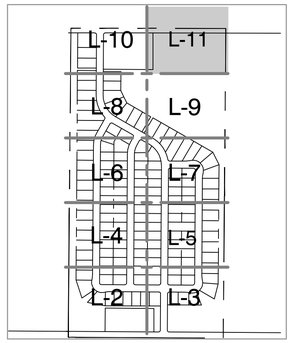
OWNER: JOHNSON ROBERT H



NORTH

0 30 60 90 feet

SCALE: 1" = 30'



KEYMAP

NTS

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Saddleback Subdivision

Wellington, Colorado

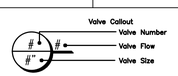
Landscape Plan

SHEET:

L-11

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	ARC	PSI	GPM	RADIUS	DETAIL
G	Hunter MP2000 PRS5-06-PRS40-CV G	210-270	40		19'	1/IR-5
K	Hunter MP2000 PRS5-06-PRS40-CV K	90-210	40		19'	1/IR-5
R	Hunter MP2000 PRS5-06-PRS40-CV R	360	40	1.48	19'	1/IR-5
A	Hunter MP3000 PRS5-06-PRS40-CV A	360	40	3.64	30'	1/IR-5
B	Hunter MP3000 PRS5-06-PRS40-CV B	90-210	40		30'	1/IR-5
Y	Hunter MP3000 PRS5-06-PRS40-CV Y	210-270	40		30'	1/IR-5
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		PSI			DETAIL
	Rain Bird XCZ-100-IVMQ Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm					3/IR-5
EP	End Cap					6/IR-5
	Netafim TLCV-04-12 Drip Ring		30			5/IR-5
	Area to Receive Drip Emitters 3/4" Drip Tubing w/ Netafim SPCV Emitters Single Outlet Pressure Compensating Drip Emitter, 1.5psi Internal Check Valve, with Self-Piercing Barb. Blue= 0.5gph, Black= 1.0gph, Red= 2.0gph.		30			4/IR-5
	Emitter Notes: 1.0 GPH emitters (1 assigned to each #1 CNT plant)					
	1.0 GPH emitters (2 assigned to each #5 CNT plant)					
	1.0 GPH emitters (2 assigned to each #5 CNT. plant)					
	1.0 GPH emitters (4 assigned to each 1-1/2" B&B plant)					
	1.0 GPH emitters (4 assigned to each 1-3/4" B&B plant)					
	1.0 GPH emitters (4 assigned to each 2" B&B plant)					
	1.0 GPH emitters (4 assigned to each 6` B&B plant)					
	1.0 GPH emitters (4 assigned to each 8`-10` Clump B&B plant)					
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION					DETAIL
	Hunter ICV-G 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.					2/IR-5
	Rain Bird 5-RC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 1-Piece Body.					7/IR-5
	Curb Stop Valve Shut-off valve and upstream winterization port					8/IR-5
	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4in. - 3in.					6/IR-6
BF	Febco 825YA 1" Reduced Pressure Backflow Preventer with enclosure					1/IR-6
BF2	Febco 825YA 1" Reduced Pressure Backflow Preventer with enclosure					1/IR-6
A	Hunter P2C-400 with (02) PCM-300 Light Commercial & Residential Controller, 10-station expanded module controller, 120 VAC, Outdoor/Indoor model					2/IR-6
B	Hunter P2C-400 with (02) PCM-300 Light Commercial & Residential Controller, 10-station expanded module controller, 120 VAC, Outdoor/Indoor model					2/IR-6
R	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.					3/IR-6
M1	Water Meter 1" 1" irrigation tap and meter					
M2	Water Meter 1" 1" irrigation tap and meter					
	Irrigation Lateral Line: PVC Class 200 SDR 21					4/IR-6
	Irrigation Mainline: PVC Class 200 SDR 21					4/IR-6
	Pipe Sleeve: PVC Class 200 SDR 21					5/IR-6



GENERAL DESCRIPTION:

A FULLY AUTOMATED SPRINKLER / DRIP IRRIGATION SYSTEM WILL IRRIGATE ALL LANDSCAPE AREAS. TURF AREAS IN THE POCKET PARK WILL RECEIVE POP-UP ROTARY OR SPRINKLERS. TREES IN NON-IRRIGATED GRASS AREAS WILL RECEIVE DRIP IRRIGATION. ALL PLANTINGS IN SHRUB BED AREAS WILL RECEIVE DRIP IRRIGATION.

DOMESTIC WATER SOURCE(S) WILL BE USED FOR IRRIGATION.

QUICK COUPLING VALVES WILL BE PROVIDED FOR INCIDENTAL WATERING. ISOLATION GATE VALVES WILL BE PROVIDED TO SHUT DOWN PORTIONS OF THE IRRIGATION SYSTEM FOR MAINTENANCE.

THE IRRIGATION SYSTEM WILL BE WINTERIZED AT THE END OF EACH GROWING SEASON BY EVACUATING WATER FROM THE SYSTEM WITH COMPRESSED AIR.

THE WINTERIZATION ASSEMBLY WILL BE LOCATED IMMEDIATELY DOWN STREAM OF THE BACK FLOW PREVENTOR ASSEMBLY.

GENERAL NOTES:

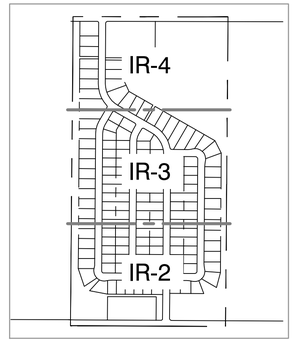
1. REFER TO THE CRITICAL ANYLSIS FOR SYSTEM PRESSURE AND FLOW REQUIREMENTS. THE IRRIGATION CONTRACTOR SHALL VERIFY PRESSURE AND FLOW AT THE SITE PRIOR TO CONSTRUCTION OF THE IRRIGATION SYSTEM.
2. THE IRRIGATION CONTRACTOR WILL CONTACT THE UTILITY NOTIFICATION CENTER OF NORTHERN COLORADO (UNCC) AT LEAST 3 BUSINESS DAYS PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE LOCATED PRIOR TO DIGGING / EXCAVATION.
3. ALL MATERIALS TO BE AS SPECIFIED ON THIS PLAN, OR APPROVED EQUAL. IF COMPONENTS ARE UNSPECIFIED THEN USE MATERIALS THAT MEET ASTM AND/OR AWWA SPECIFICATIONS. ALL MATERIALS SHALL BE NEW, WITHOUT FLAWS OR DEFECTS, AND OF COMMERCIAL GRADE.
4. THE IRRIGATION CONTRACTOR WILL NOT INSTALL THE SPRINKLER SYSTEM WHEN IT IS OBVIOUS THAT SITE CONDITIONS EXIST THAT MAY NOT HAVE BEEN CONSIDERED IN THE IRRIGATION DESIGN, SUCH AS OBSTRUCTIONS IN THE FIELD OR DISCREPANCIES IN ANY CONSTRUCTION DOCUMENT. REPORT SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE IRRIGATION SYSTEM DESIGNER.
5. THE IRRIGATION DRAWINGS ARE DIAGRAMMATIC, AND MAY SHOW SOME IRRIGATION COMPONENTS OUTSIDE OF PLANTING AREAS FOR CLARITY. THE IRRIGATION CONTRACTOR WILL AVOID ALL CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANT MATERIALS, AND ARCHITECTURAL FEATURES. ALL IRRIGATION PIPE AND WIRING WILL BE INSTALLED INSIDE LANDSCAPE AREAS WHENEVER POSSIBLE.
6. HORIZONTAL BORING AND INSTALLATION OF SLEEVING SHALL BE REQUIRED WHENEVER PIPE AND/OR WIRE MUST PASS BENEATH HARDSCAPE AREAS WHERE SLEEVING DOES NOT EXIST. (REFER TO THE SPRINKLER LEGEND SLEEVING MATERIALS.)
7. THE OWNER SHALL SUPPLY A 110V ELECTRICAL POWER SOURCE WITHIN 10 LINEAR FEET OF EACH IRRIGATION CONTROLLER. CONTRACTOR TO COORDINATE WITH A QUALIFIED ELECTRICIAN FOR THE FINAL POWER CONNECTION TO THE IRRIGATION CONTROLLER. ALL ELECTRICAL WORK WILL BE IN ACCORDANCE WITH LOCAL UTILITY CODES.
8. THE IRRIGATION CONTRACTOR WILL BECOME FAMILIAR WITH ALL SPECIFICATIONS FOR THIS AND RELATED WORK.
9. THE IRRIGATION CONTRACTOR WILL PROVIDE THE OWNER WITH IRRIGATION RECORD DRAWINGS AFTER THE COMPLETION OF THE PROJECT.

CRITICAL ANALYSIS

Generated:	2024-01-03 09:07
P.O.C. NUMBER: 01	
Water Source Information:	1" irrigation tap and meter
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	18.2 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	80 PSI
Elevation Change:	5.00 ft
Service Line Size:	1"
Length of Service Line:	50 ft
Pressure Available:	73 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	18 GPM
Flow Available at POC:	18.2 GPM
Residual Flow Available:	0.2 GPM
Design Pressure:	Unknown
Friction Loss:	Unknown
Fittings Loss:	Unknown
Elevation Loss:	0 PSI
Loss through Valve:	Unknown
Pressure Req. at Critical Station:	40.0 PSI
Loss for Fittings:	0.82 PSI
Loss for Main Line:	8.23 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	11.0 PSI
Loss for Water Meter:	1.8 PSI
Critical Station Pressure at POC:	61.8 PSI
Pressure Available:	73 PSI
Residual Pressure Available:	11.2 PSI

P.O.C. NUMBER: 02

Water Source Information:	1" irrigation tap and meter
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	18.2 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	80 PSI
Elevation Change:	5.00 ft
Service Line Size:	1"
Length of Service Line:	50 ft
Pressure Available:	73 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	18 GPM
Flow Available at POC:	18.2 GPM
Residual Flow Available:	0.2 GPM
Design Pressure:	Unknown
Friction Loss:	Unknown
Fittings Loss:	Unknown
Elevation Loss:	0 PSI
Loss through Valve:	Unknown
Pressure Req. at Critical Station:	40.0 PSI
Loss for Fittings:	1.7 PSI
Loss for Main Line:	17.0 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	11.0 PSI
Loss for Water Meter:	1.8 PSI
Critical Station Pressure at POC:	71.5 PSI
Pressure Available:	73 PSI
Residual Pressure Available:	1.48 PSI



SHEET KEY
NTS

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DATE:

NO. REVISIONS:

PROJECT NUMBER: C270

DATE: 01-03-24

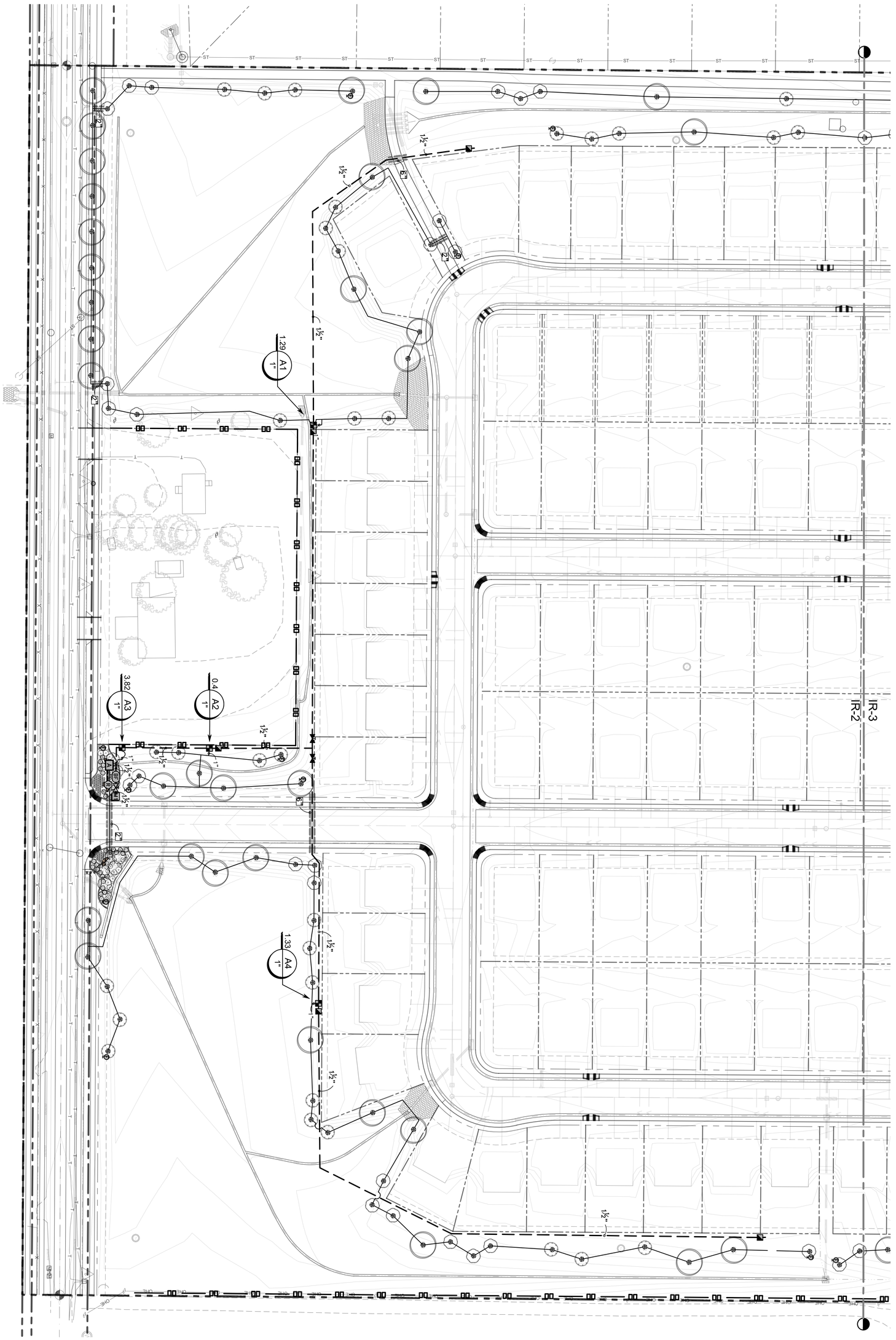
PREPARED FOR:
Mr. Daren Roberson
SH Development Company LLC
395 Detroit Drive, Suite 110
Fort Collins, CO 80542

Saddleback Subdivision
Wellington, Colorado

Irrigation Legend and Notes

SHEET:

IR-1



SHEET:
IR-2

Saddleback Subdivision

Wellington, Colorado

Irrigation Plan

PREPARED FOR:

Mr. Daren Roberson
SH Development Company LLC
395 Delozier Drive, Suite 110
Fort Collins, CO 80542

PROJECT NUMBER: C270

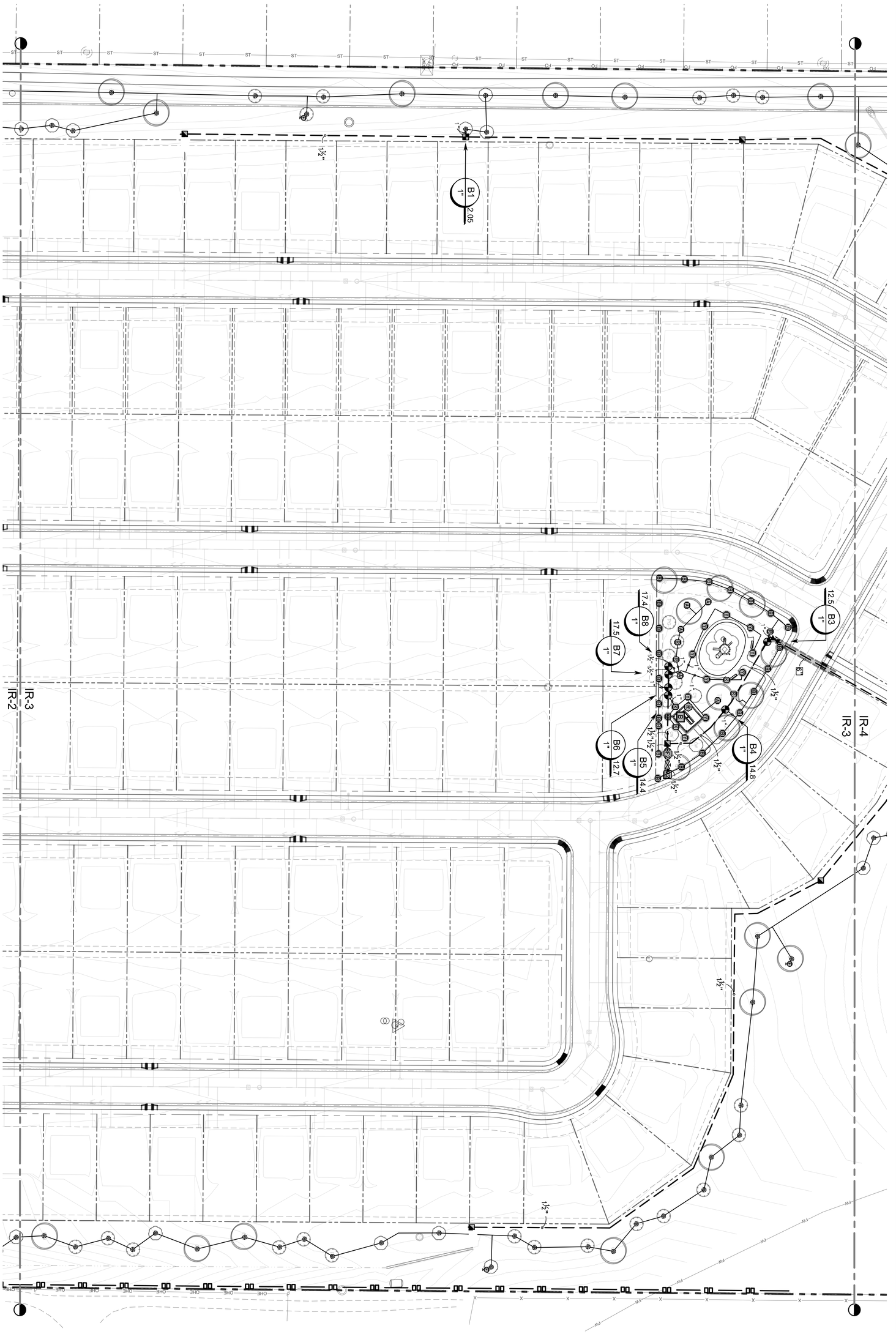
DATE: 01-03-24

NO. REVISIONS: DATE:

NOT FOR CONSTRUCTION
REVIEW SET
DRAWINGS ARE SUBJECT TO CHANGE

All drawings and written material appearing herein constitute the original unpublished work of the Landscape Architect / Irrigation Designer and may not be duplicated, used or disclosed without the written consent of the Landscape Architect.

Centennial Design, LLC
irrigation • landscape
601 S. 9th St.
Berthoud, Colorado 80513
970.217.4955
centennialdesign@hotmail.com





SHEET: **IR-3**

Saddleback Subdivision

Wellington, Colorado

Irrigation Plan

PREPARED FOR:

Mr. Daren Roberson
SH Development Company LLC
395 Delozier Drive, Suite 110
Fort Collins, CO 80542

PROJECT NUMBER: C270

DATE: 01-03-24

NO. REVISIONS: DATE:

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DATE:

NO. REVISIONS:

PROJECT NUMBER: C270

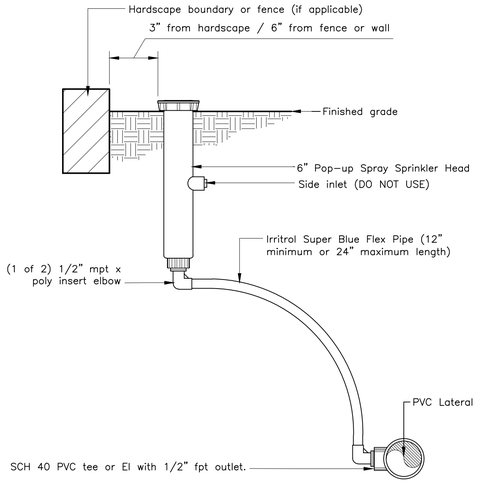
DATE: 01-03-24

PREPARED FOR:
Mr. Daren Roberson
SH Development Company LLC
350 Denizen Drive, Suite 110
Fort Collins, CO 80542

Saddleback Subdivision
Wellington, Colorado

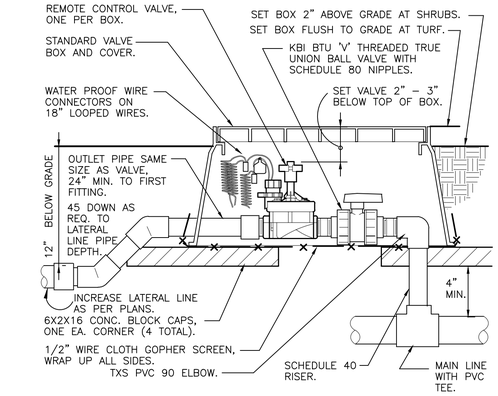
Irrigation Plan

SHEET:
IR-4



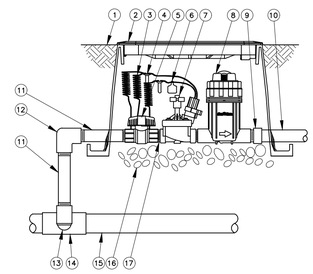
1 6" TURF SPRAY HEAD ASSEMBLY

NTS 328403.13–06



2 RCV WITH UNION S.O.V.

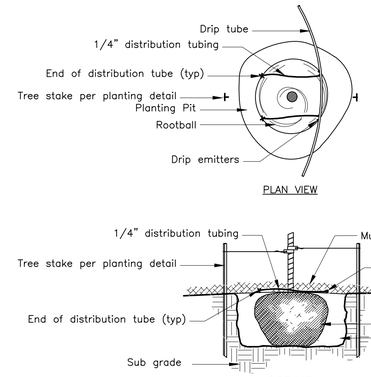
NTS 328406.13–16



1. FINISH GRADE/TOP OF MULCH
2. STANDARD VALVE BOX WITH COVER:
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

3 DRIP VALVE ASSEMBLY

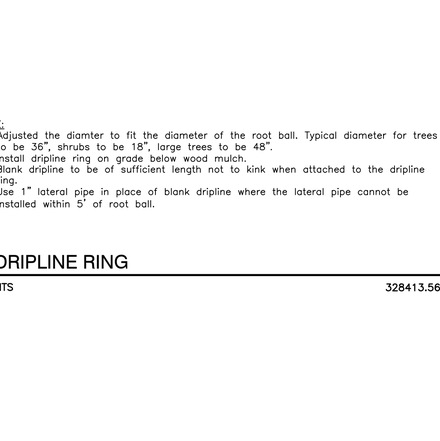
NTS 328413.76–24



NOTES:
1. Locate emitters on the uphill side of the root ball.
2. 1/4" distribution tubing to be Rain Bird DT-025 or approved equal. Length as required for proper placement on root ball but not to exceed 3 L.F.

4 DRIP TUBE AND EMITTER PLACEMENT FOR SHRUB BEDS

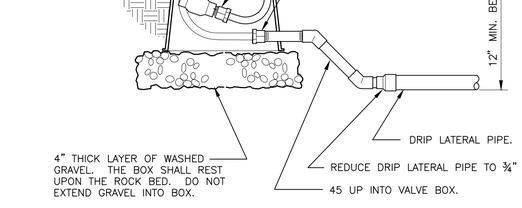
NTS 328413.43–02



NOTE:
1. Adjusted the diamter to fit the diameter of the root ball. Typical diameter for trees to be 36", shrubs to be 18", large trees to be 48".
2. Install dripline ring on grade below wood mulch.
3. Blank dripline to be of sufficient length not to kink when attached to the dripline ring.
4. Use 1" lateral pipe in place of blank dripline where the lateral pipe cannot be installed within 5' of root ball.

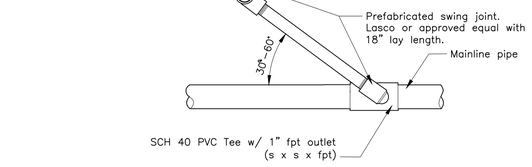
5 DRIPLINE RING

NTS 328413.56–31



6 HARD PIPE TO FLUSH VALVE

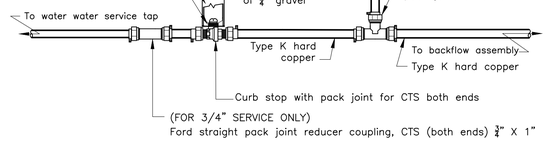
1 1/2" = 1'–0" 328413.49–13



NOTE:
1. Use Brown lid when installed in mulch or rock areas.

7 QUICK COUPLING VALVE ASSEMBLY

NTS 328406.43–08



NOTES:
1. Unless noted otherwise, all pipe and fitting sizes to match the size of the backflow prevention device as specified on the irrigation plan.
2. Ball valve curb stop, Minneapolis pattern, Ford model B44 or equal.
3. Use Brown lid when installed in mulch or rock areas,

8 CURB STOP AND UPSTREAM WINTERIZATION ASSEMBLY

NTS 328406.33–09

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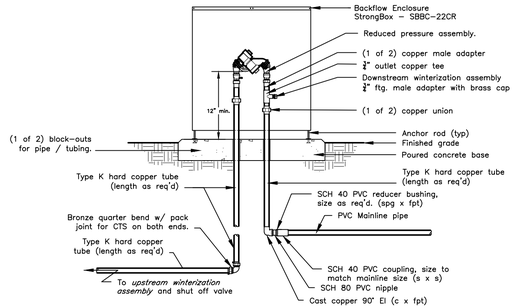
DATE:
NO. REVISIONS:
PROJECT NUMBER: C270
DATE: 01-03-24

PREPARED FOR:
Mr. Daren Roberson
SH Development Company, LLC
350 Dolores Drive, Suite 110
Fort Collins, CO 80542

Saddleback Subdivision
Wellington, Colorado

Irrigation Details

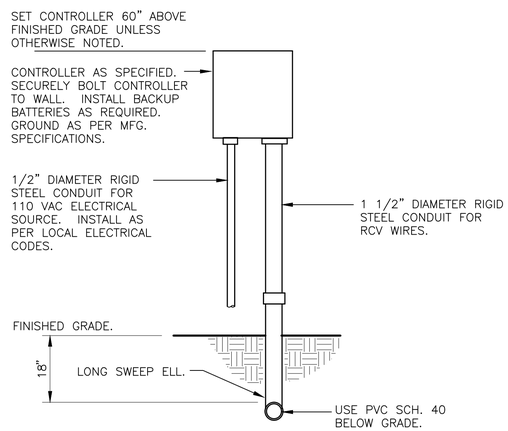
SHEET:
IR-5



NOTES:
1. 4" thick pour in place concrete base. Base to extend 4" beyond outside dimensions of enclosure.
2. Block–outs to be 1" larger than pipe passing through the base.

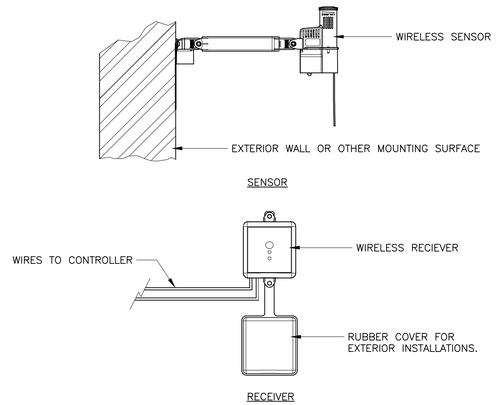
1 BACKFLOW ASSEMBLY WITH ENCLOSURE

NTS 328409.46–05



2 WALL MOUNT CONTROLLER

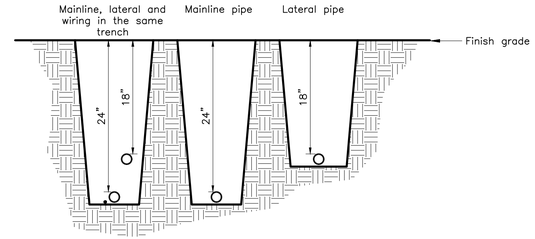
NTS 328409.13–01



NOTES:
1. Mount sensor where it will be exposed to unobstructed rainfall, but not in the path of sprinkler spray.
2. Refer to product literature for installation instructions.

3 WIRELESS RAIN SENSOR ASSEMBLY

NTS 328409.83–01



NOTES:
1. All pipe and wire below hardscape elements to be installed in sleeves.
2. Install pipe according to manufactures specifications.
3. Minimum trench width to allow for proper assembly of pipe and fittings, and settling of trenches.
4. Minimum 36" cover for all mainline pipes 6" and larger.
5. Tape wire bundle at 20 ft. intervals and provide a loop or coil in the wire bundle at all directional fittings.

4 PIPE AND WIRE TRENCHING

NTS 328409.76–21

NOTES:
1. Sleeve size to be twice the nominal pipe size passing through the sleeve.
2. Use solvent weld pipe for whenever possible.
3. Mechanically compact backfill to 95% proctor density.
4. Minimum sleeve depth for frost free lines to be 40 inches.
5. Extend sleeve a minimum of 30" beyond edge pavement or concrete

5 SLEEVING

NTS 328409.76–22

6 BRASS ISOLATION VALVE

NTS 328406.33–12

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NOT FOR CONSTRUCTION
REVIEW SET
DRAWINGS ARE SUBJECT TO CHANGE

DATE:

NO. REVISIONS:

PROJECT NUMBER: C270
DATE: 01-03-24

PREPARED FOR:
Mr. Daren Roberson
SH Development Company LLC
3697 Deltona Drive, Suite 110
Fort Collins, CO 80542

Saddleback Subdivision
Wellington, Colorado

Irrigation Details

SHEET:
IR-6

LANDSCAPE DESIGN, IRRIGATION RESTRICTIONS

AND

WATER CONSERVATION NOTICE

This is a legal notice to all parties who now have, or who may hereafter acquire, any interest in the Saddleback Subdivision located in the Town of Wellington, County of Larimer, State of Colorado, legally described on **Exhibit "A"** attached hereto and incorporated herein by reference (the "**Saddleback Subdivision**"). Parties are hereby notified that all Landscaping on Lots and Common Areas within the Saddleback Subdivision is subject to design criteria, review and approval prior to Landscaping installation, and subsequent maintenance standards including restrictions on plantings and water use.

The Saddleback of Wellington Association, Inc., a Colorado non-profit corporation, is the community association for the Saddleback Subdivision ("**Association**"). The Association has certain powers and responsibilities pursuant to the Colorado Common Interest Ownership Act, C.R.S. §38-33.3-101, et seq., ("**Act**"), including, but not limited to, approving Landscaping design and enforcing outdoor irrigation restrictions subject to and in compliance with the conditions of the Declaration, the Town of Wellington Land Development Code ("**Town Code**"), and the Act, whichever is the most restrictive, all as may be amended from time to time.

The Association has selected at least three preplanned water-wise Landscaping designs that are preapproved for installation in front yards within the Saddleback Subdivision as required by the Act. The Association may modify and replace any preplanned water-wise design from time to time provided that the Association remains in compliance with the Town Code and the Act. Landscaping shall be maintained in compliance with the Town Code and the Act including but not limited to the water-wise landscaping plans, limitations on the extent and type of ground cover and plantings on Lots within the Saddleback Subdivision, restrictions on outdoor irrigation, and tiered water rates with prices increased based on consumption (**"Landscape Requirements and Irrigation Restrictions"**).

Each Owner by accepting title to a Lot recognizes and acknowledges that the Town is responsible for providing water for indoor and outdoor uses within its municipal boundaries and that water resources in Northern Colorado are limited. Landscaping within the Saddleback Subdivision is irrigated with water treated and provided by the Town. Each Owner acknowledges and agrees that the Town is empowered, but not obligated, to enforce compliance with the Landscape Requirements and Irrigation Restrictions controlling the Saddleback Subdivision.

This Landscape Design, Irrigation Restrictions, and Water Conservation Notice, dated January __, 2024, is executed by SH Holding of Colorado, LLC, a Colorado limited liability company ("**Declarant**"). The Declarant is at this time the owner of all of the real property legally described on Exhibit "A." The Property is subject to the Final Plat of Saddleback Subdivision First Replat recorded with the Larimer County Clerk and Recorder on January _____, 2024 at Reception Number _____ ("**Plat**"), and the Declaration of Protective Covenants, Conditions and Restrictions for Saddleback Subdivision Replat recorded with the Larimer

County Clerk and Recorder on January __, 2024 at Reception Number _____ ("**Declaration**").

Dated this _____ day of January, 2024.

SH Holding of Colorado, LLC.,
a Colorado limited liability company

By: _____
Daren L. Roberson, Manager

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ___ day of January, 2024, by Daren L. Roberson as Manager of SH Holding of Colorado, LLC, a Colorado limited liability company.

(Notarial Seal)

_____
Notary Public _____
My commission expires: _____

EXHIBIT A

TO

LANDSCAPE DESIGN, IRRIGATION RESTRICTIONS

AND

WATER CONSERVATION NOTICE

Legal Description of Property

Lot 1 through Lot 46, inclusive, Block 1,
Lot 1 through Lot 47, inclusive, Block 2,
Lot 1 through Lot 40, inclusive, Block 3,
Lot 1 through Lot 36, inclusive, Block 4,
Lot 1 through Lot 42, inclusive, Block 5,
Tracts A, B and C,
Saddleback Subdivision First Replat,
Town of Wellington,
County of Larimer,
State of Colorado

SELECT PROVISIONS PERTAINING TO LANDSCAPING AND WATER CONSERVATON

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR SADDLEBACK SUBDIVISION

(A COMMON INTEREST PLANNED COMMUNITY)

THIS DECLARATION of Protective Covenants, Conditions and Restrictions for Saddleback Subdivision (this "**Declaration**") is made by SH Holding of Colorado, LLC, a Colorado limited liability company ("**Declarant**");

RECITALS:

[INTENTIONALLY OMITTED]

D. The Community has adopted water-wise conservation requirements including Landscape design requirements, drought-tolerant and xeriscape plantings, and irrigation systems designed with water conservation as a long-term objective of the Community. Owners are directed to review the Landscape Design, Irrigation Restrictions and Water Conservation Notice as recorded with the Larimer County Clerk and Recorder on _____, _____ at Reception Number _____. Common Areas include drought-tolerant and xeriscape plantings with irrigation limited after establishment of Landscaping. Residential Lots shall be improved by the initial home builder with Landscaping in compliance with the Development Agreement, including the Initial Landscaping Requirements, the Town Code, and this Declaration. Subsequent maintenance and replacement of Landscaping by each Lot Owner must comply with the landscaping and irrigation requirements of the Town Code and the Act, as amended from time to time, whichever is the most restrictive.

[INTENTIONALLY OMITTED]

1.1 **DEFINITIONS**.

1.1.7. "**Community Standard**" shall mean and refer to the standard of conduct, maintenance, or other activity generally prevailing in the Community, or the minimum standards established under the governing documents, including the Town Code, the Act, and the Landscape Design, Irrigation Restrictions and Water Conservation Notice, applicable to the Community, whichever is the higher standard. The Community Standard may contain both objective and subjective elements, and may evolve as the needs and desires within the Community change.

[INTENTIONALLY OMITTED]

1.1.12. **"Landscape Design, Irrigation Restrictions and Water Conservation Notice"** shall mean and refer to that certain Landscape Design, Irrigation Restrictions and Water

Conservation Notice as recorded with the Larimer County Clerk and Recorder on _____, _____ at Reception Number _____.

[INTENTIONALLY OMITTED]

1.1.13. "**Landscaping**" shall mean and refer to irrigated turfgrass, xeriscape, nonvegetative turfgrass, drought-tolerant vegetative landscapes, vegetable gardens (including elevated soil beds), decorative landscaping features, trellises, hedges, plantings, irrigation systems and other plantings or hardscape features (both natural or man-made products) installed on a Lot other than an Improvement, including the removal and replacement of such Landscaping features. Landscaping is designed and shall be maintained with water conservation in mind.

[INTENTIONALLY OMITTED]

1.1.18. "**Project Documents**" shall mean and refer to this Declaration, Landscape Design, Irrigation Restrictions and Water Conservation Notice, Design Control Handbook, Rules and Regulations, Articles of Incorporation and the Bylaws of the Association, and any documents now or hereafter adopted by or for the Association or the Declarant, as amended or supplemented from time to time.

[INTENTIONALLY OMITTED]

4.1.2 **Common Area Landscaping**.

The Association, through its Executive Board, is responsible for maintaining the Landscaping on Tract A, Tract B, Tract C, Outlot C, and within the public rights-of-way in the Community. Tract A is designed with Landscaping utilizing irrigated vegetative turf and irrigated landscape features for a private Community park like setting. The Town of Wellington approved Landscape plans provide that portion of Tract B and Tract C adjacent to Lots, including the entry features, are designed with Landscaping utilizing xeriscape drought-tolerant plantings that are designed and intended to receive irrigation only during plant growth establishment and before acceptance by the Town, and that the remaining portions shall remain in a natural condition and existing ground cover will remain undisturbed and unimproved by the Declarant. Outlot C is in a natural condition and existing ground cover will remain undisturbed and unimproved by the Declarant. The irrigation taps for Common Areas shall be metered and billed usage rates at the Town's then current Bulk Water rate. The Bulk Water rate shall be the billing rate for the period of Landscaping establishment, such establishment period ending upon compliance with the requirements identified in the Development Agreement. The Landscaping on Tract B and Tract C is not intended to receive irrigation after plant growth establishment except for trees, shrubs, and the entry features.

[INTENTIONALLY OMITTED]

5.3 **CALCULATION AND APPORTIONMENT OF ANNUAL ASSESSMENTS AND COMMON EXPENSES.**

The Executive Board shall prepare a budget before the closing of each fiscal year of the Association and submit the budget to the Association as required by the Act. Annual Assessments for Common Expenses shall be based upon the estimated net cash flow for the Association to cover items including, without limitation, the cost of routine maintenance, repair and operation of the Common Area; expenses of management; premiums for insurance coverage as deemed desirable or necessary by the Association; snow removal, care of grounds and common lighting within the Common Area; routine renovations within the Common Area; wages; common water and utility charges for the Common Area, including the purchase of irrigation water at Bulk Water rates from the Town during establishment of plantings; legal and accounting fees; management fees; taxes and capital improvements; expenses and liabilities incurred by the Association under or by reason of this Declaration; payment of any deficit remaining from a previous Assessment Period; periodic trash removal services for normal and customary waste generated from residential home uses ("**Trash Service**"); and the supplementing of the Association's funds for general, routine maintenance, repairs and replacement of Improvements within the Common Area on a periodic basis, as needed; the creation of reasonable contingency reserves, working capital and/or sinking funds; and any other costs, expenses and fees, which may be incurred or may reasonably be expected to be incurred by the Association for the benefit of the Owners under or by reason of this Declaration.

Each Owner shall be responsible for that Owner's share of the Common Expenses, which shall be divided equally according to Allocated Interest under this Declaration from time to time. Accordingly, at any given time, an Owner's share of Common Expenses shall be determined as a fraction, the numerator of which is the number of Lots owned by the Owner, and the denominator of which is the number of Lots then platted and incorporated in the Property.

5.4 **SPECIAL ASSESSMENTS**.

The Executive Board may also levy in any fiscal year one (1) or more Special Assessments for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, repair or replacement of a described capital improvement upon the Common Area, the purchase of new or expansion of existing water taps and raw water dedication if and when reasonably requested from the Town to serve irrigation purposes for Common Area as provided in the Development Agreement, including the necessary fixtures and personal property related thereto, or, after adopting and submitting a revised budget to the Association as may be required by the Act, to make up any shortfall in the current year's budget.

Notice of the amount and due dates for such Special Assessments must be sent to each Owner at least thirty (30) days prior to the due date.

If any of the Special Assessments levied pursuant to this Section shall be used for the construction of new facilities (as opposed to repair and reconstruction of existing facilities) in Saddleback Subdivision and if the total amount of Special Assessments levied for such construction exceeds ten percent (10%) of the gross annual budget for the Association for that year, then the use of Special Assessments for such construction shall require the approval of the Owners representing at least sixty-seven percent (67%) of the votes in each class of Association membership.

[INTENTIONALLY OMITTED]

8.4.4. **Design Review**.

The overall building design and the overall design of any Improvements constructed on a Lot, including, but not limited to, size, exterior materials, colors, solar energy systems, trim, fascia, exterior vents design and roof placement, vertical support posts, furnace and plumbing vents design and roof placement, windows, and general construction materials and building techniques are subject to the approval of the Design Review Committee, in its sole discretion, to assure harmony consistent with the Community Standard. The Design Review Committee may adopt from time to time a Design Control Handbook (the "**Design Control Handbook**"), setting forth such matters which may include the size, exterior materials, colors, systems, and design of Improvements which may be permitted on the Property. The Design Control Handbook may be changed at any time without notice, in the sole discretion of the Design Review Committee. The Design Review Committee may also adopt detailed rules and regulations governing different areas and phases of the Saddleback Subdivision to recognize the development objectives of each area and phase, which rules and regulations need not be the same for all such areas. Landscaping requirements are established under this Declaration which requires the maintenance of Landscaping, and any subsequent replacement of Landscaping, in compliance with the Town Code and the Act, whichever is most restrictive. Landscaping design, maintenance and replacement is governed by the Executive Board.

[INTENTIONALLY OMITTED]

8.10 **LANDSCAPING**.

Each Owner (including a Participating Builder) that acquires an unimproved Lot and constructs a residential dwelling shall complete installation of Landscaping in the front yard according to Landscaping plans approved by the Declarant and the Town ("Initial Landscaping Requirements"). All Landscaping will be completed within time deadlines as established and uniformly applied. The Initial Landscaping Requirements are set forth and detailed in the Approved Landscape Plans and the Development Agreement.

The Association shall select at least three (3) preplanned water-wise Landscaping designs that are preapproved for installation in front yards in the Community in compliance with the Act, or such other requirements of the Act as amended from time to time. The Association may modify and replace such preplanned water-wise Landscaping designs from time to time provided that this Declaration and Association remain in compliance with the Town Code and the Act, whichever is most restrictive. Landscaping shall be maintained in compliance with the Town Code and the Act including the use and maintenance of water-wise landscaping plans, restrictions on outdoor irrigation, tiered water rates with prices increased based on consumption, and limitations on the extent and type of ground cover and plantings on Lots within the Saddleback Subdivision.

Once installed in compliance with the Initial Landscaping Requirements, each Lot Owner will maintain the approved Landscaping consistent with the Initial Landscaping Requirements. Replacement Landscaping, at the election of an Owner or as reasonably required to maintain the Community Standard, will be installed and maintained consistent with the then current requirements and restrictions in the Town Code and the Act, as amended from time to time, whichever is the most

restrictive. Each Owner desiring to install replacement Landscaping will prepare a landscape plan, complete with a timetable for starting and completion, which plan will be submitted for written approval to the Executive Board. Landscaping design, maintenance and replacement is governed by the Executive Board.

Each Owner by accepting title to a Lot recognizes and acknowledges that the Town is responsible for providing water for both indoor and outdoor uses within its municipal boundaries and that water resources in Northern Colorado are not unlimited. Each Owner agrees that the Town is an intended third-party beneficiary of this Section 8.10 with the option, but not the obligation, to enforce compliance with the Landscaping requirements of this Declaration. Town may serve notice upon the Association to compel compliance with one (1) or more Lots or Tracts within the subdivision or for Common Areas within the subdivision.

[INTENTIONALLY OMITTED]

9.1 **DESIGN REVIEW**.

There shall be created a committee called the Design Review Committee. No building shall be erected, placed, or altered on any Lot, and no wall, fence, or other enclosure, deck, patio, porch, solar collector, play equipment or other improvement, be located thereon, until construction plans and specifications, including, without limitation, exterior colors for painted and stained surfaces, plot plan and configuration, size and square footage of improvements, have been submitted to and have been approved by the Design Review Committee, in its sole discretion, as to quality of workmanship and materials, harmony of design with surrounding structures, exterior colors, location with respect to topography and grade. No Landscaping shall be installed on any Lot without first complying with the requirements in Section 9.1.6. below.

Two (2) complete sets of plans and specifications (except Landscaping plans which shall be submitted to the Executive Board pursuant to Section 9.1.6.) with complete detail shall be furnished to the Design Review Committee.

[INTENTIONALLY OMITTED]

9.1.6. Landscaping. All Landscape designs shall comply with the requirements set forth in Section 8.10 of this Declaration. All Landscape designs shall be submitted to the Executive Board for review and approval pursuant to the terms of this Declaration following the procedure set forth in this Section 9.1

[INTENTIONALLY OMITTED]

SH Holding of Colorado, LLC.,
a Colorado limited liability company

By: _____
Daren L. Roberson, Manager

TOWN OF WELLINGTON
PLANNING COMMISSION
September 11, 2023

MINUTES
REGULAR MEETING – 6:30 PM

1. CALL REGULAR MEETING TO ORDER – 6:30 p.m.

   The Planning Commission for the Town of Wellington, Colorado, met on September 11, 2023, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:	Eric Sartor, Chairperson Lisa Chollet Bert McCaffrey Linda Knaack Tim Whitehouse
Absent:	Stephen Carman Lowrey Moyer
Town Staff Present:	Cody Bird, Planning Director Paul Whalen, Planner III Patty Lundy, Planning Analyst

3. ADDITIONS TO OR DELECTIONS FROM THE AGENDA

   None

4. PUBLIC FORUM

   None

5. CONSIDERATION OF MINUTES

   A. Meeting Minutes of August 7, 2023

   Commissioner Whitehouse moved to approve the meeting minutes of August 7, 2023. Commissioner McCaffrey seconded.

   Yeas – McCaffrey, Whitehouse, Chollet, Knaack, Sartor
   Nays – None
   Motion carried

6. NEW BUSINESS

   A. Final Plat – Saddleback Subdivision First Replat

   Cody Bird, Planning Director gave a brief introduction. He mentioned that this came before the Planning Commission back in June at the special meeting as a preliminary replat and rezone. He reminded them that they voted to recommend approval to the Board of Trustees for the rezone to R-3 and the preliminary replat. The Board of Trustees also voted to

approve an ordinance to rezone the property to R-3 and approve the preliminary plat. Bird mentioned the preliminary replat showed 211 lots, and it has now been updated to have 205 lots. This was based on the discussion at the Board of Trustees meeting. The discussion was to get the lot sizes closer to the minimum lot size of R-2 zone district which is 6,600 square feet. The applicant did this by increasing the average lot widths from 54 feet to 56 feet. The updates resulted in eliminating 6 lots from the south end of the interior blocks. By having smaller lots, it will help reduce the amount of area in yards to reduce water usage. A corresponding landscaping plan is in the packet. The landscape plan meets the requirements that were adopted in the Landscape and Irrigation Design Manual best practices. The Findings for Approval for a final plat includes 1) the final plat conforms with the approved preliminary plat with the recommended changes, modifications and conditions; 2) The development will substantially comply with the Design and Development Standards as set forth in Article 5 of the code; and 3) All the applicable technical standards have been met. There are minor revisions to public improvement plans that are being coordinated with Town Engineers, however, Engineering staff has indicated the revisions would not likely impact the plat drawing. Staff recommend approval of the final plat. If a recommendation for approval is granted, the final plat is anticipated to go before the Board of Trustees on October 24th if it is ready.

Daren Roberson, with SH Holding of Colorado said that Bird got all the information right but wanted to correct one thing. There were 2 lots that were short of reaching the desired 6,600 square feet. They are located in Block 3, Lots 37 & 38. Chairman Sartor asked if the changes were specific recommendations, or was it just a general suggestion to see bigger lots. Roberson said that he believed it to be a general suggestion. Bird agreed.
Chairman Sartor said that R-3 has a smaller square footage minimum. Bird agreed - The reason for the zoning request to R-3 was more for the lot width reduction than the lot size. R-2 width is 60 feet and R-3 is 50. So the applicant is showing a little narrower lot width but tried to keep the lot size up like the Board of Trustees asked.

Chairman Sartor opened it up for public comment.

Chairman Sartor closed the public comment section seeing no one came up to speak.

Commissioner Chollet asked about the covenants, if they would be created by the HOA or by the applicant. Roberson said that it would be created by him, the developer, and recorded with the county before any lots were sold. He also plans to have a separate sheet for the landscaping requirements for the front yard that will be put in by the builders. This will make sure they are using the landscape manual and make the lots have plans for the front yards that should use less water.

Commissioner Chollet asked if the open space will be usable or just for drainage. Roberson said it is for drainage, but that parts of it is part of the trail system with a nice walking path. He also mentioned that the Parks Board wanted to see some lighting along the trail, so he is looking into some solar lights that will not affect the housing areas but that will still light the trail.

Commissioner Chollet asked if the pocket park was reduced in size with the lot width adjustments. Roberson said he did not recall the exact numbers, but that he believed the park was reduced slightly, but by less than 5 feet.

Commissioner Chollet asked about bike lanes in the subdivision. Roberson said he would have to talk with the engineers. He had not recommended any changes to any of the road or sidewalk designs from the original plat plans. Bird said they would talk with the engineers. The subdivision roads do not have bike lanes in accordance with Town standards, but he would work with the engineers to look into the north and south roads to see if they will have bike lanes.

Commissioner Chollet asked to make sure that the items on page 11 of the agenda packet (comments on Design and Development Standards of Article 5 of the Land Use Code) would be taken care if the final plat is approved.

Commissioner Whitehouse said that he had started to talk to the applicant before the meeting and stopped but wanted to let the applicant know that his question was answered during the meeting and that it had to do with why there were 6 fewer lots than in the preliminary plat. Roberson acknowledged the comment and was glad the question was answered.

Commissioner Chollet moved to forward a recommendation to the Board of Trustees to approve the Final Plat for Saddleback Subdivision First Replat.

Motion seconded by Commissioner Whitehouse.

Yeas – McCaffrey, Whitehouse, Chollet, Knaack, Sartor
Nays – None
Motion carried

7. COMMUNICATIONS

Bird said the next meeting is scheduled for October 2, 2023. There was an item tabled from the August meeting that is the only item for the October meeting. The applicant has not currently resubmitted their plans and staff is reaching out to see where things are at to make sure Town staff has time to review the plans prior to the meeting. Chairman Sartor asked when the deadline was and Bird said it had already past, but they we are willing to work with the applicant to still try to meet the October meeting timeframe.

Bird also mentioned that Chairman Sartor and Commissioner Chollet had expressed interest in attending the Colorado Planning Conference that was mentioned at the previous meeting. He is working on getting the arrangements worked out for registration so they can attend.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 7:07 PM.

Approved this 2nd day of October, 2023

PATTY LUNDY
Recording Secretary

Board of Trustees Meeting

Date: **January 9, 2024**

Subject: **Ordinance No. 01-2024: Approving a Final Subdivision Plat for Saddleback Subdivision First Replat and Approving Amendments to the Development Agreement**

- **Presentation: Cody Bird, Director of Planning**

BACKGROUND / DISCUSSION

- This agenda item is for the official action of the Board of Trustees on the final plat for Saddleback Subdivision First Replat. Please refer to background materials, attachments and staff report included with the public hearing agenda item.
- When considering a final plat request, the Board of Trustees should adopt findings for approval as outlined in the Land Use Code.
- The following are final plat findings for approval evaluated by Town staff and the Planning Commission:
    1. The final plat conforms with the approved preliminary plat and incorporates recommended changes, modifications and conditions attached to the approval of the preliminary plat unless otherwise approved by the Town Board.
    2. The development will substantially comply with the Design and Development Standards as set forth in Article 5 of the Land Use Code.
    3. All applicable technical standards have been met.
- The Planning Commission conducted a public hearing on the requested final plat on September 11, 2023. Following the public hearing, the Planning Commission voted unanimously to forward a recommendation to the Board of Trustees to approve the Final Plat for Saddleback Subdivision First Replat.
- The Board of Trustees may choose to adopt the Planning Commission's findings, may modify the Planning Commission's findings, or may adopt its own findings.
- Approval of a final plat requires adoption of an ordinance. The Board of Trustees may choose to adopt an ordinance approving the final plat for Saddleback Subdivision First Replat. An ordinance for approving the final plat is included with this report.
- Approval of a final plat also contemplates approval of a Development Agreement (or in this case, an amendment to an existing Development Agreement). The recommended Second Amendment to Development Agreement for Saddleback Subdivision is attached with this report.

STAFF RECOMMENDATION

Based upon the above findings and the recommendation for approval by the Planning Commission, Town staff recommends the final plat satisfies the Findings for Approval in accordance with the Land Use Code. Town staff recommends approval of the final plat.

Below are motion options for the Board of Trustees to consider:

- Move to adopt Ordinance No. 01-2024 approving the Final Plat for Saddleback Subdivision First Replat and approving the Second Amendment to Development Agreement for Saddleback Subdivision.
- Move to adopt Ordinance No. 01-2024 approving the Final Plat for Saddleback Subdivision First Replat and approving the Second Amendment to Development Agreement for Saddleback Subdivision, with conditions of approval.
- Move to continue consideration of Ordinance No. 01-2024 to a future meeting date.
- Move to deny Ordinance No. 01-2024.

ATTACHMENTS

1. Ordinance No. 01-2024
2. Final Plat - Saddlback Subdivision First Replat
3. Proposed Second Amendment to Development Agreement for Saddleback Subdivision
4. Exhibit B to Developmnet Agreement - Phasing Plan
5. 2018 to 2024 Revenue Comparison
6. Example Revenue Estimates Summary

TOWN OF WELLINGTON

ORDINANCE NO. 01-2024

AN ORDINANCE RELATING TO PLAT APPROVAL FOR SADDLEBACK SUBDIVISON FIRST REPLAT, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO.

WHEREAS, Owner, SH Holding of Colorado, LLC, 395 Delozier Drive, Suite 110, Fort Collins, CO 80524, has requested approval of the subdivision plat of Saddleback Subdivision First Replat, a replat of portions of Saddleback Subdivision located in the Town of Wellington, Colorado; and

WHEREAS, the Board of Trustees of the Town of Wellington approved Ordinance No. 07-2023 on July 11, 2023 rezoning the property to be replated from R-2 Residential Low Density to R-3 Residential Medium Density and concurrently approved the preliminary plat; and

WHEREAS, the notices for the final plat have been given and the public hearings required by the Wellington Municipal Code have been held; and

WHEREAS, the Planning Commission by motion and vote on September 11, 2023 recommended approval of the final plat; and

WHEREAS, the Board of Trustees of the Town of Wellington has found the application to be in substantial compliance with the requirements of the Wellington Municipal Code.

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

1. The final plat of Saddleback Subdivision First Replat, located in the West Half of the Southeast Quarter of Section 3, Township 8 North, Range 68 West of the 6th Principal Meridian, Town of Wellington, County of Larimer, State of Colorado, is hereby approved as a final plat in accordance with the Wellington Municipal Code, except as may be specifically modified by this ordinance.

2. A Development Agreement or amendment to the existing Development Agreement for pubic improvements for Saddleback Subdivision shall be executed and recorded concurrently with the final plat.

3. Validity. The Board of Trustees hereby declares that should any section, paragraph, sentence, word or other portion of this ordinance or the rules and regulations adopted herein be declared invalid for any reason, such invalidity shall not affect any other portion of this ordinance or said rules and regulations, and the Board of Trustees hereby declares that it would have passed all other portions of this ordinance and adopted all other portions of said rules and regulations, independent of the elimination here from of any such portion which may be declared invalid.

4. Necessity. In the opinion of the Board of Trustees of the Town of Wellington, this ordinance is necessary for the preservation and protection of the health, safety, welfare and property of the inhabitants and owners of property in the Town of Wellington.

5. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than three (3) copies of the adopted ordinance available for inspection by the public during regular business hours and shall record at least one certified copy of the ordinance with the Clerk and Recorder of Larimer County.

PASSED AND ADOPTED by the Board of Trustees of the Town of Wellington, Colorado and ordered published this 9th day of January, 2024 and ordered to become effective 30 days from the date of publication.

TOWN OF WELLINGTON, COLORADO

By:_____
Calar Chaussee, Mayor

ATTEST:

_____
Ethan Muhs, Town Clerk

FINAL PLAT OF
SADDLEBACK SUBDIVISION FIRST REPLAT

BEING A REPLAT OF LOTS 1-31, BLOCK 1; LOTS 1-35, BLOCK 2; LOTS 1-31, BLOCK 3; LOTS 1-26, BLOCK 4; LOTS 1-30, BLOCK 5; AND TRACTS A AND B, SADDLEBACK SUBDIVISION, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION:

Tracts of land located in the West Half of the Southeast Quarter of Section 3, Township 8 North, Range 68 West of the 6th Principal Meridian, Town of Wellington, County of Larimer, State of Colorado, described as follows:

Lots 1-31, Block 1
Lots 1-35, Block 2
Lots 1-31, Block 3
Lots 1-26, Block 4
Lots 1-30, Block 5
Tracts A and B
Saddleback Subdivision, recorded 6/8/2018 at Reception No. 20180034683, Larimer County Clerk and Recorder;

The above described land contains 2,471,198 square feet or 56.731 acres more or less and is subject to all easements and rights-of-way now on record or existing.

DEDICATION OF PUBLIC PROPERTY

The owner of the real property described in this Plat has caused the real property to be surveyed, laid out and subdivided under the name and style of **SADDLEBACK SUBDIVISION FIRST REPLAT**, and does hereby sell, grant, dedicate and convey to the Town of Wellington in fee simple, free and clear of all liens and encumbrances, and set apart all of the streets, roads, alleys, easements and other public ways and places as shown on the accompanying plat to the use of the public forever. The owner shall be responsible for construction and maintenance of all improvements of said streets, alleys, easements, public ways and places, until acceptance of maintenance therefor by the Town as provided in the Wellington Municipal Code.

CERTIFICATE OF OWNERSHIP

I certify that SH Holding of Colorado, LLC, is the owner of the property and hereby consents to this plat and joins in the conveyance and dedication of all streets, roads, alleys, easements, public ways, and places shown hereon.

OWNER: SH Holding of Colorado, LLC
By: _____
Daren L. Roberson, Manager

NOTARIAL CERTIFICATE:

STATE OF COLORADO)ss.

COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 30th day of January, 20 24 by Daren L. Roberson as Manager of SH Holding of Colorado, LLC.

Witness my hand and official seal.

My commission expires: 05-26-2025

Connie L Evans
Notary Public

CONNIE L EVANS
Notary Public
State of Colorado
Notary ID # 20214020482
My Commission Expires 05-26-2025

SURVEYOR'S CERTIFICATE

I, Robert C. Tessely, a duly registered professional land surveyor in the State of Colorado, do hereby certify that this final plat of **SADDLEBACK SUBDIVISION FIRST REPLAT** was performed by me or under my direct supervision, and that this plat has been prepared in compliance with all applicable laws of the state of Colorado at the time of this survey and within my control and is accurate to the best of my knowledge, information and belief.

COLORADO LICENSED
ROBERT C. TESSELY
38470
PROFESSIONAL LAND SURVEYOR
1-3-24

Robert C. Tessely
Colorado Registered Land Surveyor No. 38470
For and on Behalf of Northern Engineering Services, Inc.

PLANNING COMMISSION CERTIFICATE

Approved this _____ day of _____, 20____, by the Town Planning and Zoning Commission, Wellington, Colorado.

_____
Chairman

BOARD OF TRUSTEES CERTIFICATE

Approved this _____ day of _____, 20____, by the Board of Trustees, Wellington, Colorado. This approval is conditioned upon all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutters, street lights, street signs and sidewalks shall be financed by other and not the towns.

_____
Mayor

ATTORNEY'S CERTIFICATION

I, Jeffrey J. Johnson, an attorney licensed to practice law in the State of Colorado, certify to the Town of Wellington, Colorado, that I have examined the title to the property being subdivided and being dedicated to the Town of Wellington, Colorado, and that all owners and proprietors as defined by CRS 31-23-111 have signed this plat.

Attorney: Jeffrey J. Johnson
Jeffrey J. Johnson

Address: Johnson Muffly & Dauster PC
323 South College Avenue, Suite 1
Fort Collins, CO 80524

Registration No.: 19821

NOTES:

1. Basis of Bearing is the West line of the Southeast Quarter of Section 3, Township 8 North, Range 68 West of the 6th P.M. as bearing South 00°30'16" West (assumed bearing), with the Center Quarter corner of Section 3 being a 3-1/4" aluminum cap, stamped LS 22098 and the South Quarter corner of Section 3 being a 2-1/2" aluminum cap, stamped LS 7839.

2. All information regarding easements, rights-of-way or Title of Record, Northern Engineering relied upon Property Information Binder Order No. FCIF25205245, prepared by Land Title Guarantee Company, dated April 14, 2023 .

3. The lineal unit of measurement for this plat is U. S. Survey Feet.

4. Existing Zoning: R-3 Residential Medium Density Zoning per Ord. No. 07-2023, approved July 11, 2023. Zoning descriptions are for reference purposes only.

5. Per CRS 38-51-105 (3)(a), (3)(b), (4)(b), (4)(c), & 5, the Developer/Owner of the subdivision plat has the requirement of providing monumentation of the interior corners created by this platting procedure within one year of the effective date of a sales contract. The Surveyor of record of said subdivision plat has only the required responsibility of providing for the on the ground monumentation of the external boundary of the subdivision plat.

6. The word "state", "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730-1).

7. A copy of the title commitment and the documents contained therein were provided to the owner, client and attorney listed hereon for their use and review.

8. Not all documents listed in the title commitment are plottable or definable by their terms. All easements that are definable by their descriptions are shown hereon with sufficient data to establish their position. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.

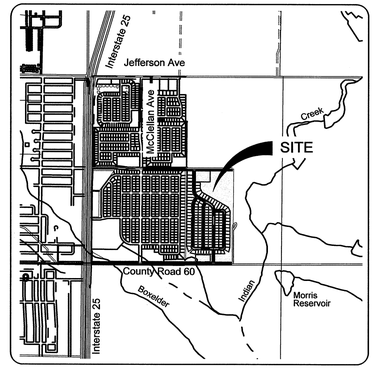
9. Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed heron assumes no responsibility for the mineral rights upon the subject property.

10. For easements created by separate document and shown hereon refer to record document for specific terms.

11. The Federal Emergency Management Agency (FEMA) is currently, at the time of this plat recordation, in the process of updating the Flood Insurance Study (FIS) and the Flood Insurance Rate Map (FIRM) for this area, which may impact development within the Special Flood Hazard Area (SFHA) as currently and subsequently defined. All development, earthmoving, and building activities within the SFHA shall be performed in compliance with all Colorado Water Conservancy Board (CWCB) rules and regulations for floodplains in Colorado (including 2 CCR408-1), all National Flood Insurance Program Management (NFIP) regulations (including Title 44 CFR Part 59 and 60), Town Code, and Town Standards. Parties are instructed to review the Second Amendment to Memorandum of Agreement for Public Improvements, Saddleback Subdivision, recorded contemporaneously with this plat, as may be amended from time to time, for updated information related to these matters as they may impact this subdivision.

12. Adjacent property owner information per the Larimer County Land Information Locator at time of survey.

13. It is unlawful under Colorado Revised Statutes Title 18. Criminal Code § 18-4-508 to knowingly disturb, deface, remove, or destroy a land survey monument or accessory.



NORTH VICINITY MAP
1"=2000'

APPLICANT
Daren L. Roberson
SH Holding of Colorado, LLC
395 Delozier Drive, Unit 10
Fort Collins, CO 80524

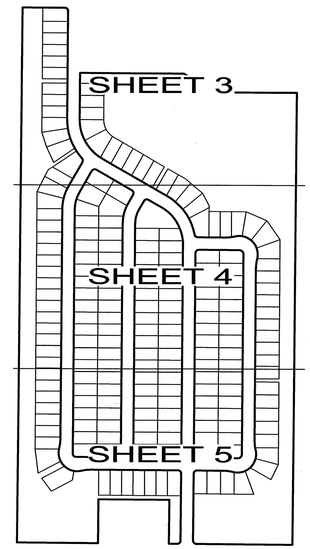
DEVELOPER
SH Holding of Colorado, LLC
395 Delozier Drive, Unit 10
Fort Collins, CO 80524

SITE ENGINEER
Northern Engineering Services, Inc.
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

SURVEYOR
Northern Engineering Services, Inc.
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

SHEET INDEX

NORTH



NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 3
TOWNSHIP: 8N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

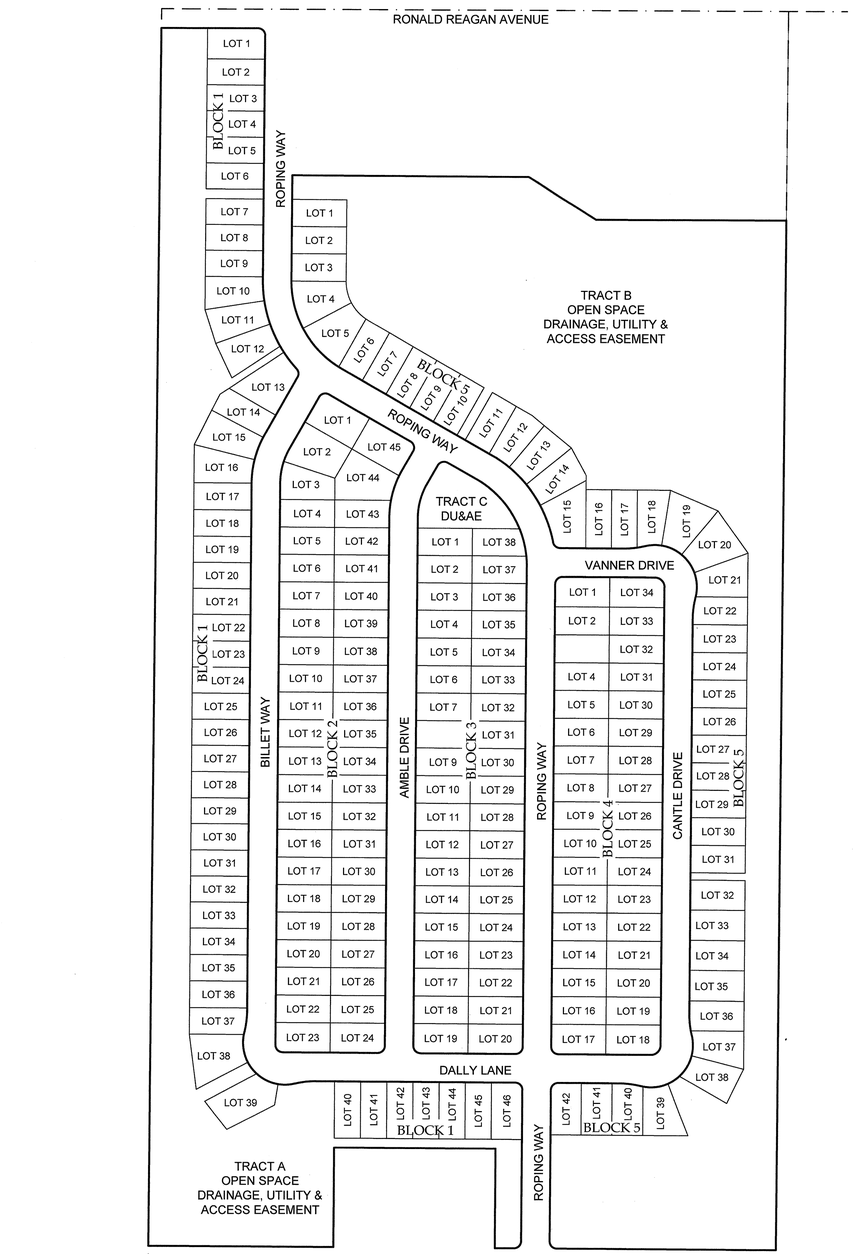
DATE: 1/31/24
SCALE: As shown
REVIEWED BY: R. Tessely
PROJECT: 992-003
CLIENT: SH of Colorado
DRAWN BY: L. Smith

SADDLEBACK SUBDIVISION FIRST REPLAT
TOWN OF WELLINGTON
LARIMER COUNTY, COLORADO

Sheet 1 Of 5 Sheets

FINAL PLAT OF
SADDLEBACK SUBDIVISION FIRST REPLAT

BEING A REPLAT OF LOTS 1-31, BLOCK 1; LOTS 1-35, BLOCK 2; LOTS 1-31, BLOCK 3; LOTS 1-26, BLOCK 4; LOTS 1-30, BLOCK 5; AND TRACTS A AND B, SADDLEBACK SUBDIVISION, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



NORTH

150 0 150 300 450 Feet

(U.S. SURVEY FEET)
1 inch = 150 ft.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°15'40"	15.00'	23.63'	N44°45'06"W	21.26'
C2	42°59'55"	270.00'	202.63'	N21°07'14"W	197.90'
C3	72°25'04"	15.00'	18.96'	N06°24'39"W	17.72'
C4	29°25'09"	210.00'	107.83'	N15°05'18"E	106.65'
C5	13°48'13"	189.00'	45.53'	N07°16'51"E	45.42'
C6	117°39'08"	88.00'	180.70'	N44°38'37"W	150.59'
C7	13°46'38"	189.00'	45.45'	S83°25'08"W	45.34'
C8	90°02'42"	15.00'	23.57'	N44°38'37"W	21.22'
C9	89°57'44"	15.00'	23.55'	N45°21'40"E	21.21'
C10	60°34'51"	210.00'	222.04'	N29°54'42"W	211.84'
C11	46°49'26"	271.00'	221.47'	N34°12'55"W	215.36'
C12	78°53'02"	15.00'	20.65'	N50°13'27"W	19.05'
C13	13°48'13"	189.00'	45.53'	S83°25'56"W	45.42'
C14	117°39'08"	88.00'	180.70'	N44°38'37"W	150.59'
C15	13°48'13"	189.00'	45.53'	N07°16'51"E	45.42'
C16	13°48'13"	189.00'	45.53'	N06°31'23"W	45.42'
C17	117°33'44"	88.00'	180.56'	N45°21'23"E	150.51'
C18	13°48'13"	189.00'	45.53'	S82°45'51"E	45.42'
C19	89°57'18"	15.00'	23.55'	N45°21'23"E	21.20'
C20	90°02'16"	15.03'	23.62'	N44°45'59"W	21.27'
C21	90°00'00"	15.00'	23.56'	S74°47'53"W	21.21'
C22	90°00'00"	15.00'	23.56'	N15°12'07"W	21.21'
C23	29°25'09"	200.00'	102.69'	N15°05'18"E	101.57'
C24	89°57'18"	15.00'	23.55'	N45°21'23"E	21.20'
C25	90°02'42"	15.00'	23.57'	S44°38'37"E	21.22'
C26	29°25'09"	150.00'	77.02'	S15°05'18"W	76.18'
C27	90°00'00"	15.00'	23.56'	N74°47'53"E	21.21'
C28	60°34'51"	210.00'	222.04'	S29°54'42"E	211.84'
C29	89°57'18"	15.00'	23.55'	S45°21'23"W	21.20'
C30	90°02'42"	15.00'	23.57'	N44°38'37"W	21.22'
C31	29°25'09"	140.00'	71.88'	N15°05'18"E	71.10'
C32	89°57'18"	15.00'	23.55'	S45°21'23"W	21.20'
C33	90°02'42"	20.00'	31.43'	N44°38'37"W	28.30'
C34	89°57'18"	20.00'	31.40'	N45°21'23"E	28.27'
C35	90°02'42"	15.00'	23.57'	S44°38'37"E	21.22'
C36	4°13'32"	95.00'	7.01'	S58°05'21"E	7.00'
C37	9°04'30"	270.00'	42.77'	S04°09'31"E	42.72'
C38	10°44'06"	270.00'	50.59'	S14°03'49"E	50.51'
C39	10°43'49"	270.00'	50.57'	S24°47'47"E	50.49'
C40	3°09'33"	270.00'	14.89'	S31°44'28"E	14.88'
C41	9°17'57"	270.00'	43.82'	S37°58'13"E	43.77'
C42	2°04'36"	210.00'	7.61'	S28°45'34"W	7.61'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C43	13°47'03"	210.00'	50.52'	S20°49'44"W	50.40'
C44	13°33'29"	210.00'	49.69'	S07°09'28"W	49.58'
C45	3°16'58"	88.00'	5.04'	S12°32'28"W	5.04'
C46	38°32'03"	88.00'	59.18'	S08°22'02"E	58.08'
C47	19°55'56"	88.00'	30.61'	S37°36'02"E	30.46'
C48	33°00'33"	88.00'	50.70'	S64°04'16"E	50.00'
C49	22°53'39"	88.00'	35.16'	N87°58'38"E	34.93'
C50	3°41'32"	200.00'	12.89'	S27°57'06"W	12.89'
C51	15°32'10"	200.00'	54.23'	S18°20'15"W	54.07'
C52	10°11'26"	200.00'	35.57'	S05°28'27"W	35.53'
C53	17°48'12"	150.00'	46.61'	N09°16'50"E	46.42'
C54	11°36'57"	150.00'	30.41'	N23°59'24"E	30.36'
C55	38°05'59"	210.00'	139.64'	S41°09'08"E	137.08'
C56	16°13'04"	210.00'	59.44'	S13°59'36"E	59.24'
C57	6°15'48"	210.00'	22.96'	S02°45'10"E	22.95'
C58	60°34'51"	95.00'	100.45'	S29°54'42"E	95.83'
C59	3°13'45"	88.00'	4.95'	S77°28'37"E	4.96'
C60	34°58'40"	88.00'	53.72'	N83°25'10"E	52.89'
C61	18°39'09"	88.00'	28.65'	N56°36'15"E	28.52'
C62	33°03'52"	88.00'	50.78'	N30°44'45"E	50.08'
C63	27°38'18"	88.00'	42.45'	N00°23'40"E	42.04'
C64	3°06'13"	189.00'	10.24'	N11°52'23"W	10.24'
C65	10°42'00"	189.00'	35.30'	N04°58'16"W	35.24'
C66	1°10'46"	88.00'	1.81'	N13°35'34"E	1.81'
C67	33°07'23"	88.00'	50.87'	N03°33'30"W	50.17'
C68	30°23'37"	88.00'	46.68'	N35°19'01"W	46.14'
C69	30°23'37"	88.00'	46.68'	N65°42'38"W	46.14'
C70	22°33'45"	88.00'	34.65'	S87°48'41"W	34.43'
C71	5°21'11"	189.00'	17.66'	S79°12'24"W	17.65'
C72	8°27'02"	189.00'	27.88'	S86°06'31"W	27.85'
C73	17°26'04"	271.00'	82.38'	N19°30'44"W	82.07'
C74	11°06'53"	271.00'	52.57'	N33°46'42"W	52.49'
C75	10°50'13"	271.00'	51.26'	N44°45'15"W	51.18'
C76	7°27'16"	271.00'	35.26'	N53°54'00"W	35.23'
C77	28°00'00"	95.00'	46.43'	S13°58'35"E	45.97'
C78	30°18'56"	210.00'	111.11'	N43°08'03"W	109.82'
C79	28°11'40"	210.00'	103.34'	N13°52'45"W	102.30'
C80	0°09'38"	210.00'	0.59'	N00°17'55"E	0.59'
C81	28°00'00"	95.00'	46.43'	S41°58'35"E	45.97'
C82	0°21'19"	95.00'	0.59'	S00°12'05"W	0.59'
C83	1°54'37"	210.00'	7.00'	N59°14'49"W	7.00'

LAND USE TABLE					
PARCEL	AREA		PERCENT	USE	OWNED & MAINTAINED BY
TRACT A	350,493 S.F.	8.05 AC.	14.18%	Open Space - Drainage, Utility & Access Easement	Homeowners Association
TRACT B	690,403 S.F.	15.85 AC.	27.94%	Open Space - Drainage, Utility & Access Easement	Homeowners Association
TRACT C	19,734 S.F.	0.45 AC.	0.80%	Open Space - Drainage, Utility & Access Easement	Homeowners Association
LOTS (205)	1,410,568 S.F.	32.38 AC.	55.65%	Single-Family Residential	Property Owner
TOTAL	2,471,198 S.F.	56.73 AC.	100.00%		

COLORADO LICENSED
ROBERT C. TESSELY
38470
1-3-24
PROFESSIONAL LAND SURVEYOR

Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of Northern Engineering Services, Inc.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

NORTHERN ENGINEERING
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FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

SECTION: 3
TOWNSHIP: 8N
RANGE: 68 W of the 6th PM

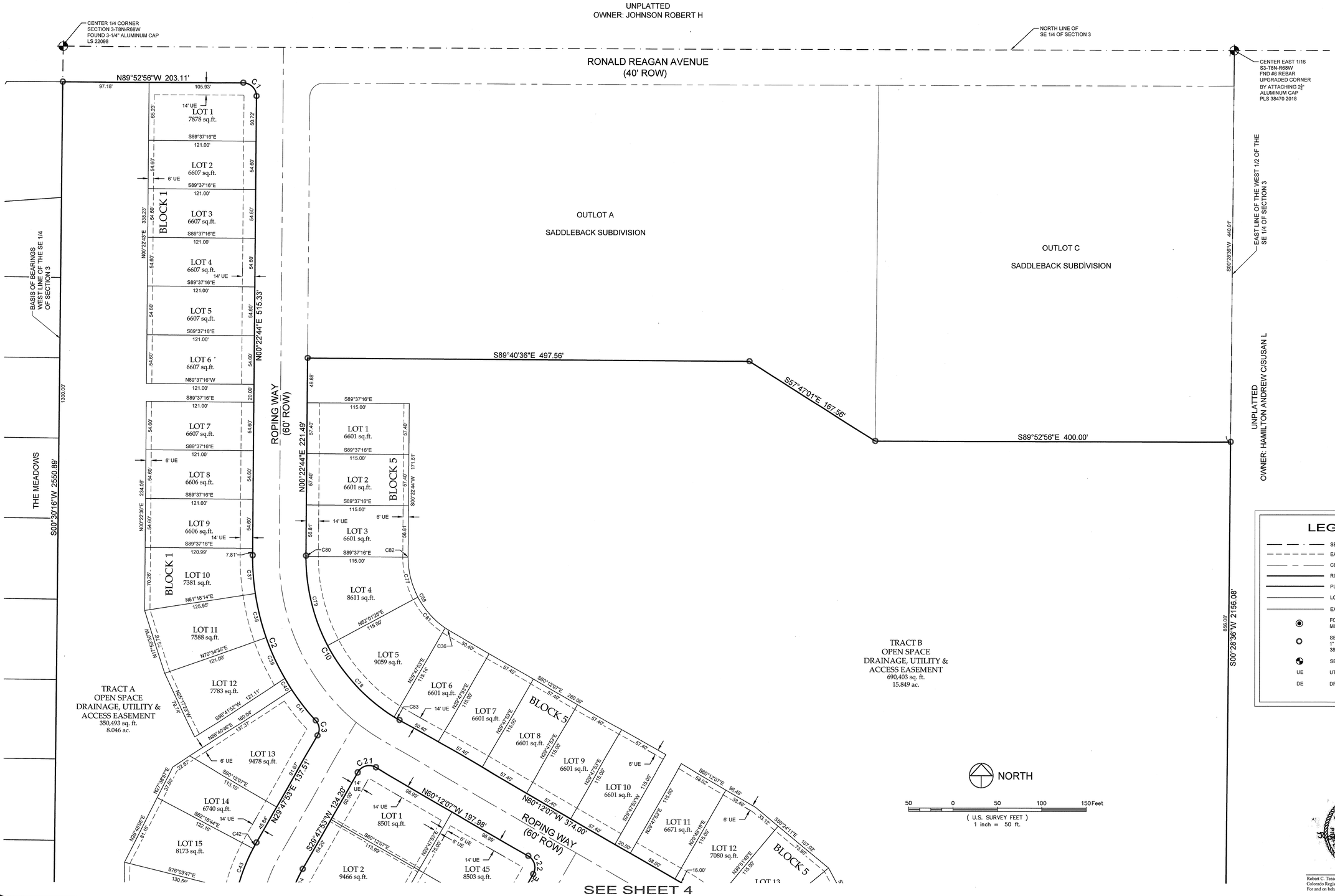
DATE: 1/3/24
SCALE: 1"=150'
REVIEWED BY: R. Tessely
PROJECT: 992-003
CLIENT: SH of Colorado
DRAWN BY: L. Smith

SADDLEBACK SUBDIVISION FIRST REPLAT
TOWN OF WELLINGTON
LARIMER COUNTY, COLORADO

Sheet
2
Of 5 Sheets

FINAL PLAT OF
SADDLEBACK SUBDIVISION FIRST REPLAT

BEING A REPLAT OF LOTS 1-31, BLOCK 1; LOTS 1-35, BLOCK 2; LOTS 1-31, BLOCK 3; LOTS 1-26, BLOCK 4; LOTS 1-30, BLOCK 5; AND TRACTS A AND B, SADDLEBACK SUBDIVISION, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



LEGEND

- SECTION LINE
- EASEMENT LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- FOUND PROPERTY CORNER MONUMENT AS DESCRIBED
- SET #4 REBAR 18" LONG W/ 1" BLUE PLASTIC CAP, PLS 38470
- SECTION CORNER MONUMENT
- UE — UTILITY EASEMENT
- DE — DRAINAGE EASEMENT

COLORADO LICENSED
ROBERT C. TESSELY
38470
1-3-24
PROFESSIONAL LAND SURVEYOR

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SECTION: 3
TOWNSHIP: 8N
RANGE: 68 W of the 6th PM

PROJECT: 992-003
DATE: 1/5/24
CLIENT: SH of Colorado
SCALE: 1"=50'
DRAWN BY: L. Smith
REVIEWED BY: R. Tessely

SADDLEBACK SUBDIVISION FIRST REPLAT
TOWN OF WELLINGTON
LARIMER COUNTY, COLORADO

Sheet
3
Of 5 Sheets

FINAL PLAT OF

SADDLEBACK SUBDIVISION FIRST REPLAT

BEING A REPLAT OF LOTS 1-31, BLOCK 1; LOTS 1-35, BLOCK 2; LOTS 1-31, BLOCK 3; LOTS 1-26, BLOCK 4; LOTS 1-30, BLOCK 5; AND TRACTS A AND B, SADDLEBACK SUBDIVISION, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 3



SEE SHEET 5

LEGEND

- SECTION LINE
- EASEMENT LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- FOUND PROPERTY CORNER MONUMENT AS DESCRIBED
- SET #4 REBAR 18" LONG W/ 1" BLUE PLASTIC CAP, PLS 38470
- SECTION CORNER MONUMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT

NORTH

50 0 50 100 150 Feet

(U.S. SURVEY FEET)
1 Inch = 50 ft.

COLORADO LICENSED ROBERT C. TESSELY 38470 1-3-24 PROFESSIONAL LAND SURVEYOR

Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of Northern Engineering Services, Inc.

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SECTION: 3
TOWNSHIP: 8N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
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TORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

PROJECT: 992-003
DATE: 1/3/24
CLIENT: SH of Colorado
SCALE: 1"=50'
DRAWN BY: L. Smith
REVIEWED BY: R. Tessely

SADDLEBACK SUBDIVISION FIRST REPLAT

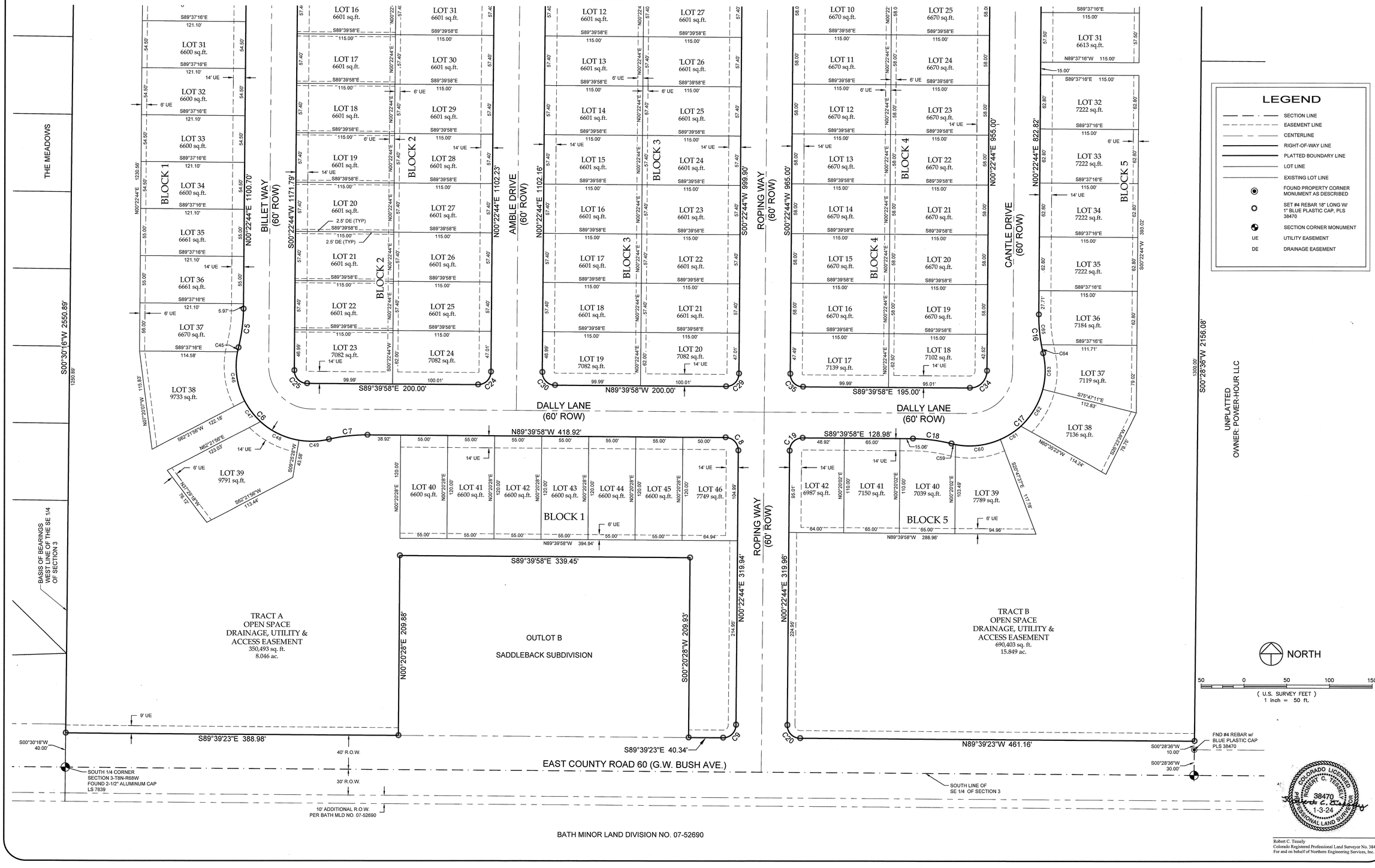
TOWN OF WELLINGTON
LARIMER COUNTY, COLORADO

Sheet 4
Of 5 Sheets

FINAL PLAT OF
SADDLEBACK SUBDIVISION FIRST REPLAT

BEING A REPLAT OF LOTS 1-31, BLOCK 1; LOTS 1-35, BLOCK 2; LOTS 1-31, BLOCK 3; LOTS 1-26, BLOCK 4; LOTS 1-30, BLOCK 5; AND TRACTS A AND B, SADDLEBACK SUBDIVISION, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 4



LEGEND

- SECTION LINE
- EASEMENT LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- FOUND PROPERTY CORNER MONUMENT AS DESCRIBED
- SET #4 REBAR 18" LONG W/ 1" BLUE PLASTIC CAP, PLS 38470
- SECTION CORNER MONUMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT

NORTH

50 0 50 100 150 Feet

(U.S. SURVEY FEET)
1 inch = 50 ft.

BATH MINOR LAND DIVISION NO. 07-52690

COLORADO LICENSED
ROBERT C. TESSELY
38470
1-3-24
PROFESSIONAL LAND SURVEYOR

Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of Northern Engineering Services, Inc.

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SECTION: 3
TOWNSHIP: 8N
RANGE: 68 W of the 6th PM

PROJECT: 992-003
DATE: 1/3/24
SCALE: 1"=50'
CLIENT: SH of Colorado
DRAWN BY: L. Smith
REVIEWED BY: R. Tessely

SADDLEBACK SUBDIVISION FIRST REPLAT
TOWN OF WELLINGTON
LARIMER COUNTY, COLORADO

Sheet 5
Of 5 Sheets

SECOND AMENDMENT TO MEMORANDUM OF AGREEMENT
FOR PUBLIC IMPROVEMENTS
Saddleback Subdivision

THIS SECOND AMENDMENT TO MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS (this "Amendment") is made and entered into this _____ day of _____, _____, by and between the TOWN OF WELLINGTON, COLORADO, a municipal Corporation, hereinafter referred to as the "Town," SH HOLDING OF COLORADO, LLC, hereinafter referred to as "Owner," and SH OF COLORADO, INC., a Colorado corporation, hereinafter referred to as "Developer."

WITNESSETH:

WHEREAS, the parties hereto are subject to a recorded Memorandum of Agreement for Public Improvements recorded June 8, 2018, at reception number 20180034687 of the records of the Clerk and Recorder of Larimer County, Colorado, as amended by the First Amendment to Annexation Agreement and Saddleback Development Agreement recorded July 26, 2019, at reception number 20190042754 of the records of the Clerk and Recorder of Larimer County, Colorado (collectively, the "Initial MAPI").

WHEREAS, the Initial MAPI was approved together with the Plat of Saddleback Subdivision recorded June 8, 2018, at reception number 20180034683 of the records of the Clerk and Recorder of Larimer County, Colorado ("Saddleback Subdivision Plat").

WHEREAS, the Lots and Tracts of the Saddleback Subdivision Plat are subject to the Final Plat of Saddleback Subdivision First Replat recorded with the Larimer County Clerk and Recorder on January ___, _____ at Reception Number _____ ("Saddleback Subdivision Replat") for the property known as the Saddleback Subdivision (hereinafter, the "Development"; and

WHEREAS, the Owner is the fee title owner of a portion or portions of undeveloped property affected by the Master Agreement as legally described on Exhibit "A"; and

WHEREAS, the Initial MAPI and this Amendment may hereinafter be referred to as the "Master Agreement"; and

WHEREAS, the Town has required Developer to oversize certain public improvements within the Development, said oversizing of the public improvements to serve both the Development and future anticipated developments within the Town; and

WHEREAS, the Town, in accordance with its policy for oversizing of public improvements, agrees to participate in the cost of said oversizing of public improvements; and

WHEREAS, the Town and Developer have agreed to a phasing plan for all or part of the Development, allowing public improvements to be installed in phases; and,

WHEREAS, the Planning Commission of the Town of Wellington recommended approval of the Final Plat Saddleback Subdivision First Replat on September 11, 2023, and the Town Board of Trustees granted approval on January 9, 2024, by Ordinance No. _____, for a total of two hundred five (205) Lots which requires the Developer to enter into this agreement to provide for the installation of required public infrastructure improvements hereinafter described, all on the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual promises and conditions hereinafter contained, Master Agreement is amended as follows:

1. Wellington Standard Design Criteria and Standard Construction Requirements. All references in the Master Agreement to the "Wellington Standard Design Criteria and Construction Requirements as adopted by the Town March 10, 2015" are replaced with the following provision: "Wellington Standard Design Criteria and Standard Construction Requirements adopted by the Town and in effect at the time construction commences for any approved phase of development."

2. General Conditions. All references in the Master Agreement to "Sec. 16-3-260 *et seq* of the Wellington Municipal Code" are replaced with the following provision: [15-6-20(c)].

3. The Master Agreement, Section 3, Special Conditions, is deleted and replaced with the following:

Special Conditions. The Town and Developer agree to the following special conditions applicable to the Development:

a) Developer shall construct on and off-site public improvements which directly affect the Development at Developer's sole expense, except where over-sizing or enhancement of public improvements is required or desired by the Town to serve future development and the Town has agreed to the Town's participation by reimbursement of impact fees collected as described herein.

b) All infrastructure installed by Developer or required in conjunction with the Development must be constructed pursuant to the Approved Plans and the Wellington Standard Design Criteria and Standard Construction Requirements adopted by the Town and in effect at the time construction commences for any approved phase of development.

c) "Red line" engineering comments on the site plan shall be addressed in the final construction plans. The feasibility of proposed infrastructure, drainage, and public improvement standards shall be as agreed to by the Developer, Town Administrator, and Town Engineer, and in reference to the Wellington Standard Design Criteria and Standard Construction Requirements adopted by the Town and in effect at the time construction commences for any approved phase of development.

d) Over-sizing of On-site Sanitary Sewer Improvements. Developer shall install a twelve (12)-inch sanitary sewer main from Ronald Reagan Ave. south generally along Roping Way and Farrar Way and through Tract A south to G.W. Bush Ave. (the "Upsize Sewer Improvements"). The upsizing is required by the Town to accommodate flows from anticipated future development. The Developer and the Town agree that the estimated cost of upsizing the sanitary sewer main from an eight (8)-inch line to the required twelve (12)-inch line is $49,200.00. In consideration of the required up-sizing of this sanitary sewer main, the Town, through the Town's Sewer Enterprise, shall deposit a portion of the sewer tap fee due at the time of issuance of each building permit, issued within the Development, in escrow. Such escrowed amount shall be equal to $240.00 per Development building permit. Amounts shall be escrowed for Development Building Permits issued prior to December 31, 2039 and not thereafter. Upon acceptance of the sanitary sewer improvements by the Town, the Town shall reimburse the Developer from the escrowed amount an amount up to the lesser of (1) the total amount deposited in the escrow account from time to time, or (2) the actual cost of the incremental increase of the Upsize Sewer Improvements, as certified

by the Town Engineer but not more than $49,200.00 (the "Upsize Sewer Reimbursement Amount"). The Upsize Sewer Reimbursement Amount shall be reimbursed by the Town annually, to be paid by March 31 of the following year. Any amount held in escrow above the Upsize Sewer Reimbursement Amount, after the Upsize Sewer Reimbursement Amount is determined, shall be paid over to the Town's Sewer Enterprise Fund.

e) Over-sizing of On-site Water Improvements and Installation of Off-site Water Improvements.

i) Developer shall install a 12-inch water line in Ronald Reagan Ave. from the west line of the Development to Roping Way and continuing south along Roping Way south to G.W. Bush Ave. and continuing in G.W. Bush Ave. from the east line of the Development to the west line of the Development (the "Upsize Water Improvements"). The upsizing is required by the Town to provide adequate pressure and flow for anticipated future development. The Town agrees to reimburse the Developer for an amount up to the incremental cost of upsizing the water main from an 8-inch line to the required 12-inch line in the manner described below in section 3.(e)(iii).

ii) Developer shall install a 12-inch water line in Ronald Reagan Ave. from the connection at McClellan Rd. east to the west line of the Development and shall also install a 12-inch water line in G.W. Bush Ave. from the west line of the Development to McClellan Rd. and then north to connect to the existing 12-inch water line at McClellan Rd. and Halleck Ln. (Off-site Water Improvements). Said Off-site Water Improvements are required for looping the public water system to improve pressure and flow to the existing adjacent subdivisions, as well as to provide for redundancy in the event of necessary water line repairs. In consideration of the required Off-site Water Improvements, the Town agrees to reimburse the Developer for a portion of the cost of Offsite Water Improvements, in the manner described below in section 3(e)(iii).

(iii) In consideration of the required up-sizing of the Upsize Water Improvements and the installation of the Off-site Water Improvements, the Town, through the Town's Water Enterprise Fund, shall deposit a portion of the water tap fee due at the time of issuance of each building permit, issued within the Development, in escrow. Such escrowed amount shall be equal to $1,950.00 per Development building permit. Amounts shall be escrowed for Development Building Permits issued prior to December 31, 2039 and not thereafter. Upon acceptance of the water improvements by the Town, the Town shall reimburse the Developer from the escrowed amount an amount up to the lesser of (1) the total amount deposited in the escrow account from time to time, or (2) the actual cost of the incremental increase of the Upsize Water Improvements plus one half of the Off-site Water Improvements, as certified by the Town Engineer, but not to exceed $399,750.00 (the "Water Reimbursement Amount"). The Water Reimbursement Amount shall be reimbursed by the Town annually, to be paid by March 31 of the following year. Any amount held in escrow above the Water Reimbursement Amount, after the Water Reimbursement Amount has been determined, shall be paid over to the Town's Water Enterprise Fund.

f) Off-site Stormwater Improvements. Developer is responsible for constructing stormwater improvements necessary to convey historic flows across the Property, including accepting and conveying stormwater discharged from Tract A, Park Meadows Subdivision. In addition to improvements required for historic flows, the Developer shall also construct a weir structure for the pond in Tract A, Park Meadows as well as off-site stormwater pipe under Ronald Reagan Ave. to correct existing stormwater drainage concerns (the "Off-site Stormwater Improvements"). The off-site improvements are required by the Town in order to convey off-site drainage from The Meadows

Subdivision north across Ronald Reagan Ave. into Tract A, Park Meadows Subdivision, and to control discharge from Tract A, Park Meadows Subdivision to minimize the risk of flooding existing homes on Sumner Street in The Meadows Subdivision. The Off-Site Stormwater Improvements correct an existing condition concerning Tract A, Park Meadows Subdivision, and Sumner Street in The Meadows Subdivision. Developer is not required to complete the Off-Site Stormwater Improvements unless and until Developer proceeds with construction under the Approved Plans for Phase I for the Saddleback Subdivision. In consideration of the required Off-site Stormwater Improvements, the Town, through the Town's Stormwater Enterprise, shall deposit a portion of the storm drainage fee due at the time of issuance of each building permit issued within the Development in escrow. Such escrowed amount shall be equal to $400.00 per Development building permit. Amounts shall be escrowed for Development Building Permits issued prior to December 31, 2039 and not thereafter. Upon acceptance of the Off-site Stormwater Improvements by the Town, the Town shall reimburse the Developer from the escrowed amount an amount up to the lesser of (1) the total amount deposited in the escrow account from time to time, or (2) the actual cost of the Off-site Stormwater Improvements, as certified by the Town Engineer, but not to exceed $82,000.00 (the "Stormwater Reimbursement Amount"). The Stormwater Reimbursement Amount shall be reimbursed by the Town annually, to be paid by March 31 of the following year. Any amount held in escrow above the Stormwater Reimbursement Amount after the Stormwater Reimbursement Amount has been determined shall be paid over to the Town's Stormwater Enterprise Fund.

g) Off-site Road Improvements.

i) Ronald Reagan Ave. Developer shall construct Ronald Reagan Ave. from McClellan Rd. east to the west line of the Development. The off-site improvement to Ronald Reagan Ave. is required to provide necessary access to the Development. The Developer has received approval to construct the road to a modified standard as a result of physical constraints resulting from the adjacent stormwater detention pond in Tract A, Park Meadows Subdivision being constructed partially within the Ronald Reagan Ave. street right-of-way. The road shall be constructed in conformance with the approved modified standard, approved engineering plans and the Wellington Standard Design Criteria and Standard Construction Requirements adopted by the Town and in effect at the time construction commences for any approved phase of development.

ii) G.W. Bush Ave. Developer shall construct G.W. Bush Ave. from the existing edge of pavement near McClellan Rd. east to the west line of the Development. The off-site improvement to G.W. Bush Ave. is required to provide necessary access to the Development. GW Bush Ave. is identified in the Town's Master Street Plan Map, adopted as part of the Town's Comprehensive Plan 2021, as an arterial street. The Town has identified that an arterial street standard at this location is not needed in the immediate future, and therefore agrees that a lesser street section is appropriate for the short term. Furthermore, the design of the roadway is impacted by constraints resulting from crossing the Indian Creek floodplain as well as physical constraints resulting from the adjacent pond in Tract A, The Meadows Subdivision being constructed partially within the GW Bush Ave. street right-of-way. The Town and Developer agree that the Developer will design the road to Wellington's standards for a major collector; however, the Development is responsible for constructing a modified intermediate street condition, constructed in accordance with the Approved Plans.

iii) Road improvements as contemplated in sections 3.(g)(i) and 3.(g)(ii) above shall collectively be referred to as the "Off-site Road Improvements." In consideration of the required Off-site Road Improvements, the Town shall deposit a portion of the road impact fee due at the time of issuance of each building permit issued within the Development in escrow. Such escrowed amount shall be equal to $1,200.00 per Development building permit. Amounts shall be escrowed for Development Building Permits issued prior to December 31, 2039 and not thereafter. Upon acceptance of the Off-site Road Improvements by the Town, the Town shall reimburse the Developer from the escrowed amount an amount up to the lesser of (1) the total amount deposited in the escrow account from time to time, or (2) the actual cost of the Off-site Road Improvements, as certified by the Town Engineer but not to exceed $246,000.00 (the "Off-Site Road Improvements Reimbursement Amount"). The Off-site Road Improvements Reimbursement Amount shall be reimbursed by the Town annually, to be paid by March 31 of the following year. Any amount held in escrow above the Off-Site Road Improvements Reimbursement shall be paid over to the Town's road/streets Fund.

h) Future On-site Improvements.

i) The Master Agreement contemplated payment of escrow funds for "Future Improvements" to the Town in consideration of typically required public improvements to extend roads and utilities to the edge of the subdivision plat. Upon evaluation of the likely future road and utility alignment, the Town has determined that the Future Improvements are no longer desirable and in the best interest of the Town. The Future Improvements requirement identified in the Master Agreement is hereby deleted and of no force or effect.

i) Raw Water Contribution Reduction for Waterwise Landscape and Irrigation Design.

i) In recognition and consideration of water-wise Landscaping requirements and restrictions set forth in the Approved Plans, Approved Landscape Plans and the Declaration of Protective Covenants, Conditions and Restrictions for Saddleback Subdivision, the Town agrees to reduce the per lot outdoor irrigation acre-foot contribution requirement from 0.25 AF per lot to 0.20 AF per lot (205 lots total). The outdoor irrigation requirement shall be satisfied for each lot prior to building permit issuance by contribution of water shares or a fee-in-lieu of share contribution at the fee-in-lieu rate established by the Town.

ii) In recognition and consideration of water-wise Landscaping requirements and restriction set forth in the Approved Plans, Approved Landscape Plans including plans for the private park and open spaces on Tract A, Tract B & Tract C (collectively, "Common Area"), and the Declaration of Protective Covenants, Conditions and Restrictions for Saddleback Subdivision, the Town and Developer agree that the calculated irrigation demand for Common Area landscaping is 1.03 AF. The raw water contribution shall be satisfied for the Common Area landscaping by contribution of water shares or a fee-in-lieu of share contribution at the fee-in-lieu rate established by the Town.

iii) The Common Area irrigation taps shall pay the then current water tap fee at the time the irrigation taps are requested. The irrigation taps for Common Areas shall be metered and billed usage rates at the Town's then current uniformly applied Bulk Water rate. The Bulk Water rate shall be the billing rate for the period of landscaping establishment, such establishment period ending upon acceptance by the Town that the landscaping has achieved the approved coverage requirements identified on the Landscape Plan, but in no case less than three (3) full irrigation seasons. Following establishment, the billing rate shall be the Irrigation Tap billing rates as established by the Town and as may be modified from time to time.

iv) Following establishment of vegetation in the Common Areas in accordance with the Approved Landscape Plans, if the metered irrigation taps for the Common Areas exceed the amount of raw water contribution satisfied in accordance with Section (ii) above, the Town may provide notice to the HOA or the owner of the Common Areas informing of the requirement to either (i) provide additional raw water resources or a fee-in-lieu payment for raw water resources as calculated by the Town, or (ii) pay the Town an amount equal to the water use that exceeds the raw water contribution under Section (ii) above at the Town's then current Bulk Water rate for the remainder of the current irrigation season. The HOA or owner shall provide the raw water resources, or payment for the excess water used, within a reasonable timeline provided by the Town. The Town may notify and require additional raw water resources or payment for the excess water used from the HOA or owner any time the water usage exceeds the amount of raw water satisfied subject to reasonable notification.

v) Satisfaction of raw water contribution requirements for indoor domestic water demand shall be satisfied in the amount required at the time of building permit issuance for each permit issued within the Saddleback Subdivision. The Town has the sole right to accept or reject water share contributions or fee-in-lieu of share contributions.

j) General Fund Contribution. Developer is responsible for satisfying the construction improvements identified in this Section 3. The agreed upon engineering cost estimates to complete construction of the required public improvements exceed the amount the Town agrees to pay through reimbursement of impact fees from enterprise funds. In consideration of the difference in cost estimates to complete the required public improvements and the amount the Town is reimbursing from enterprise funds as agreed upon above, the Town further agrees to pay a per lot amount for each Development Building Permit and shall deposit the amount in escrow. Such escrowed amount shall be equal to $1,128.00 per Development Building Permit. Amounts shall be escrowed for Development Building Permits issued prior to December 31, 2039 and not thereafter. The Town shall reimburse the Developer from the escrowed amount an amount up to the lesser of (1) the total amount deposited in the escrow account from time to time, or (2) a maximum amount not to exceed $231,240.00 (the "General Fund Contribution"). The General Fund Contribution Amount shall be reimbursed by the Town annually, to be paid by March 31 of the following year. Any amount held in escrow above the General Fund Contribution Amount after the General Fund Contribution Amount has been determined shall be paid over to the Town's General Fund.

k) Park and Open Space Improvements. The Developer shall grade and landscape the Common Area (i.e., Tract A, Tract B & Tract C) in accordance with the approved landscape plan. The Developer shall correct any deficiencies and shall replant any dead or diseased trees, shrubs, or other bushes planted by the Developer under the Approved Plans for a period of two (2) years after the Town issues its letter of construction approval for the park and open space areas.

l) Phasing Plan. The Town has agreed to allow Developer to develop the Development in phases as shown on the phasing plan attached as Exhibit B ("Phasing Plan"). Unless otherwise approved by the Town Engineer, required Public Improvements are to be built to Town standards for each Phase, and shall proceed in the manner identified on Exhibit B, subject to the following:

i) No building permits shall be issued for any phase within the Development until after construction in accordance with Approved Plans and a letter of construction approval has been issued by the Town Engineer for the following required improvements:

a) The Upsize Sanitary Sewer improvements;

b) Ronald Reagan Ave. street improvements as shown on the Approved Plans from McClellan to Roping Way;

c) Water improvements in Ronald Reagan Ave., through the Development to GW Bush Ave., and looping back to McClellan, including the Upsize Water Improvements as shown on the Approved Plans;

d) Construction of a temporary all-weather surface roadway for emergency vehicle access capable of supporting the full weight of fire apparatus shall be constructed from existing GW Bush Ave. and extend to all opened streets for each phase within the Development. Said all-weather emergency access roadway shall be maintained by the Developer and repaired or replaced as instructed by the Town Engineer or the Wellington Fire Protection District.

ii) GW Bush Ave. shall be constructed in accordance with Approved Plans and a letter of construction approval issued by the Town Engineer prior to issuance of building permits within Phase III or Phase IV of the Development.

iii) The trail and open space within Tract A of the Development shall be completed in accordance with Approved Plans and a letter of construction approval issued prior to issuance of building permits within Phase III or Phase IV of the Development.

iv) The Federal Emergency Management Agency (FEMA) is currently, at the time of this plat recordation, in the process of updating the Flood Insurance Study (FIS) and the Flood Insurance Rate Map (FIRM) for this area, which may impact development within the Special Flood Hazard Area (SFHA) as currently and subsequently defined. All development, earthmoving, and building activities within the SFHA shall be performed in compliance with all Colorado Water Conservancy Board (CWCB) rules and regulations for floodplains in Colorado (including 2 CCR408-1), all National Flood Insurance Program Management (NFIP) regulations (including Title 44 CFR Part 59 and 60), Town Code, and Town Standards. Upon finalization of the updated Flood Hazard Boundary Map, the parties may agree to amend this Master Agreement, including amendments to the Approved Plans and Phasing Plan for the construction and improvements within the Saddleback Subdivision, as necessary to establish conditions for any development activities within the Special Flood Hazard Area.

m) Subject to Appropriation and Escrowed Amounts. Obligations of the Town as described herein shall be subject to appropriation by the Town Board of Trustees on an annual basis. Escrowed amounts need not be held in separate accounts but shall be identified by separate fund designations within each Enterprise or other fund maintained by the Town. In consideration of the agreements set forth in this Section, Developer waives any rights to reimbursement claims which Developer may have against the Town.

4. Effect of Master Agreement. Except as specifically modified herein, all original parts, sections, subsections, sentences, clauses or phrases of the Master Agreement shall remain in full force and effect.

5. Severability. If any part, section, subsection, sentence, clause, or phrase of this Agreement is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Agreement.

6. Burden and Benefit to Development. This Agreement shall run with the land comprising the Development and shall be binding upon the parties hereto, their personal representatives, heirs, successors, grantees and assigns.

7. Assignment. In the event Owner transfers title to the Development and is thereby divested of all equitable and legal interest in the Development, the Town hereby agrees to release said Owner from liability under this Agreement with respect to any breach of the terms and conditions of this Agreement occurring after the date of any such transfer of interest. In such event, the succeeding owner shall be bound by the terms of this Agreement. This Agreement shall be assignable by Owner.

NOTWITHSTANDING THE FORGOING, EXCEPT AS TO THE NON-POTABLE WATER SYSTEM, NO OWNER OF ANY LOT WHICH HAS BEEN ISSUED A CERTIFICATE OF OCCUPANCY SHALL HAVE ANY PERSONAL LIABILITY FOR THE PERFORMANCE OF ANY OF THE TERMS OR PROVISIONS OF THIS AGREEMENT AND SUCH LOT SHALL NOT BE SUBJECT TO ANY LIEN CREATED BY THE RECORDING OF THIS AGREEMENT.

IN WITNESS WHEREOF, the Town and Owner have caused this Agreement to be duly executed on the day and year first above written.

[Signature page follows.]

Dated this _____ day of _____, _____.

SH Holding of Colorado, LLC.,
a Colorado limited liability company

By: _____
Daren L. Roberson, Manager

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ___ day of _____, _____, by Daren L. Roberson as Manager of SH Holding of Colorado, LLC, a Colorado limited liability company.

(Notarial Seal)

_____
Notary Public
My commission expires: _____

EXHIBIT A

TO

SECOND AMENDMENT

TO

MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS

Legal Description of Property

Lot 1 through Lot 46, inclusive, Block 1,
Lot 1 through Lot 47, inclusive, Block 2,
Lot 1 through Lot 40, inclusive, Block 3,
Lot 1 through Lot 36, inclusive, Block 4,
Lot 1 through Lot 42, inclusive, Block 5,
Tracts A, B and C,
Saddleback Subdivision First Replat,
Town of Wellington,
County of Larimer,
State of Colorado

and,

Outlot C,
Saddleback Subdivision,
Town of Wellington,
County of Larimer,
State of Colorado

EXHIBIT B

TO

SECOND AMENDMENT

TO

MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS

Phasing Plan

RONALD REAGAN CONSTRUCTION (PHASE I)

CONNECT TO EXISTING 12" WATER MAIN (PHASE I)

CONNECT TO WATER (PHASE II)

CONNECT TO WATER (PHASE III)

CONNECT TO WATER (PHASE IV)

PHASE 1

PHASE 2

PHASE 3

PHASE 4

CONNECT TO SEWER (PHASE II)

CONNECT TO WATER & SEWER (PHASE III - IV)

CONNECT TO EXISTING 12" WATER (PHASE I)

CONNECT TO EXISTING SANITARY SEWER (PHASE I)

G.W. BUSH CONSTRUCTION (PHASE III) EXISTING ROAD (PHASE I - II FOR EMERGENCY ACCESS ONLY)

POND 1 (PHASE I)

ALL-SURFACE EMERGENCY ACCESS ONLY AT EXISTING GRADE (PHASES I & II)

POND 2 (PHASE III)

McCLELLAN ROAD

MEADE STREET

PETTIGREW STREET

LANGLAND STREET

SUMMER STREET

LEGEND:

PHASE I - BOUNDARY

PHASE I - WATER LINE

PHASE I - SEWER LINE

PHASE II - BOUNDARY

PHASE II - WATER LINE

PHASE II - SEWER LINE

PHASE III - BOUNDARY

PHASE III - WATER LINE

PHASE III - SEWER LINE

PHASE IV - BOUNDARY

PHASE IV - WATER LINE

PHASE IV - SEWER LINE

250 0 250 500 750 Feet

(IN FEET)
1 inch = 250 ft.

NORTH

January 4, 2024

NORTHERN ENGINEERING

SADDLEBACK WELLINGTON CO

FIGURE 1
Phasing Exhibit

C:\USERS\SHANE\DOCUMENTS\PROJECTS\992-003\DWG\EXHIBITS\PHASING\992-003 OVERALL PHASING.DWG

Saddleback Subdivision

Impact Fees and Town Reimbursements for Up-sizing and Off-site Improvements

Difference Summary

	Fees Expected	Town Reimbursement	Remaining Fee to Town
2018	$ 6,377,270	$ 833,850	$ 5,543,420
2024	$ 18,338,890	$ 1,008,190	$ 17,330,700
Difference	**$ 11,961,621**	**$ 174,340**	**$ 11,787,281**

Difference between what Town is currently obligated to pay and proposed is $175,340.
Net value of revenue expected from updated fees and additional 52 lots is estimated to be $11,787,281.

2018

Type	2018 Fee	Units	Total Fee Expected	Town per Lot Reimburse	Town Total Reimburse	Remaining Fee to Town
Water Tap	$ 5,500	$ 153	$ 841,500	$ 1,950	$ 298,350	$ 543,150
Raw Water	$ 19,286	$ 153	$ 2,950,682			$ 2,950,682
Sewer Tap	$ 7,500	$ 153	$ 1,147,500	$ 1,900	$ 290,700	$ 856,800
Park	$ 1,000	$ 153	$ 153,000			$ 153,000
Road	$ 1,700	$ 153	$ 260,100	$ 1,200	$ 183,600	$ 76,500
Library	$ 250	$ 153	$ 38,250			$ 38,250
Trail Impact Fee	$ 450	$ 153	$ 68,850			$ 68,850
Storm Drainage	$ 840	$ 153	$ 128,520	$ 400	$ 61,200	$ 67,320
General Fund **	$ 5,156	$ 153	$ 788,868	$ -	$ -	$ 788,868
Total	**$ 41,682**	**$ 153**	**$ 6,377,270**	**$ 5,450**	**$ 833,850**	**$ 5,543,420**

2024

Type	2024 Fee	Units	Total Fee Expected	Town per Lot Reimburse	Town Total Reimburse	Remaining Fee to Town
Water Tap	$ 10,959	$ 205	$ 2,246,595	$ 1,950	$ 399,750	$ 1,846,845
Raw Water *	$ 55,845	$ 205	$ 11,448,225			$ 11,448,225
Sewer Tap **	$ 10,229	$ 205	$ 2,096,945	$ 240	$ 49,200	$ 2,047,745
Park	$ 1,000	$ 205	$ 205,000			$ 205,000
Road	$ 1,700	$ 205	$ 348,500	$ 1,200	$ 246,000	$ 102,500
Library	$ 250	$ 205	$ 51,250			$ 51,250
Trail Impact Fee	$ 450	$ 205	$ 92,250			$ 92,250
Storm Drainage	$ 840	$ 205	$ 172,200	$ 400	$ 82,000	$ 90,200
General Fund **	$ 8,185	$ 205	$ 1,677,925	$ 1,128	$ 231,240	$ 1,446,685
Total	**$ 89,458**	**$ 205**	**$ 18,338,890**	**$ 4,918**	**$ 1,008,190**	**$ 17,330,700**

** Raw Water is expressed in cash value at 2024 rates*
** Raw Water assumes 0.45 AF per lot (irrigation reduction)*
*** Sewer Tap savings from reducing the oversizing from a 24-in. pipe to 12-in.*

**** General Fund fee assumptions:*
- *2018 valuation of $200,000*
- *2024 valuation of $335,000*
- *Estimate includes use tax and building permit fees*
- *Permit fees paid to SAFEbuilt are already removed*
- *Additional general fund revenues would be expected from increase in property values (not included in this calculation)*

Saddleback Subdivision
Example Summary of Revenue Estimates and Reimbursements by Fund and by Year
Estimates Only

Example Estimate of Permits Issued per Year

Year	2024	2025	2026	2027	2028	Total
Permits (Saddleback Estimated)	10	50	72	73	0	205

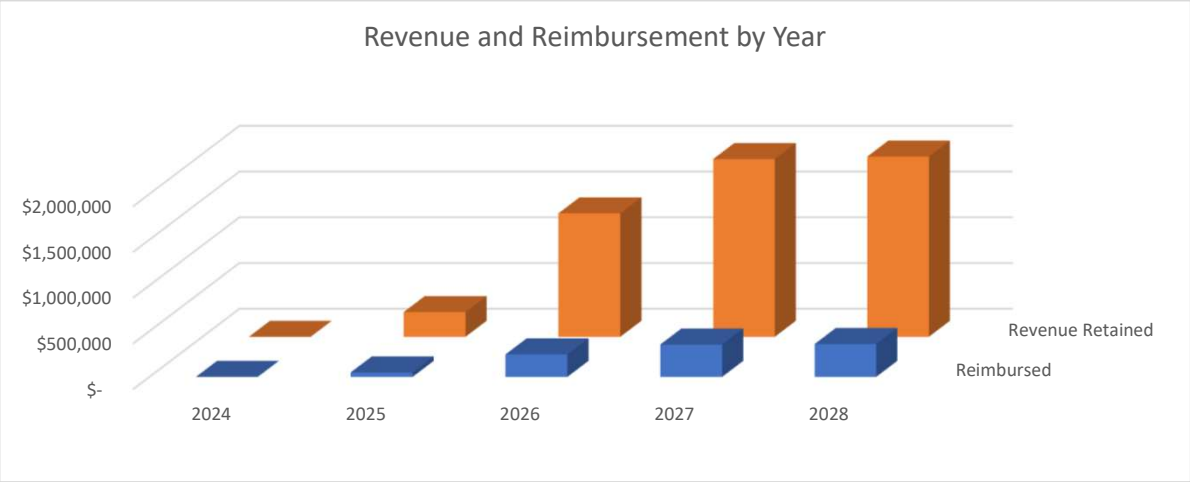
Amount Reimbursed by Town by Year

	Reimbursement / Lot	2024	2025	2026	2027	2028	Total all years
Road	$ 1,200	$ -	$ 12,000	$ 60,000	$ 86,400	$ 87,600	$ 246,000
Water Tap	$ 1,950	$ -	$ 19,500	$ 97,500	$ 140,400	$ 142,350	$ 399,750
Storm Drainage	$ 400	$ -	$ 4,000	$ 20,000	$ 28,800	$ 29,200	$ 82,000
Sewer Tap	$ 240	$ -	$ 2,400	$ 12,000	$ 17,280	$ 17,520	$ 49,200
General Fund	$ 1,128	$ -	$ 11,280	$ 56,400	$ 81,216	$ 82,344	$ 231,240
Total	**$ 4,918**	**$ -**	**$ 49,180**	**$ 245,900**	**$ 354,096**	**$ 359,014**	**$ 1,008,190**

Estimated annual reimbursements from the Town from each funding source
Reimbursements are paid in arrears based on the number of lots issued in the year prior

Amount Retained by Town by Year

	Retained / Lot	2024	2025	2026	2027	2028	Total all years
Road	$ 500	$ -	$ 5,000	$ 25,000	$ 36,000	$ 36,500	$ 102,500
Water Tap	$ 9,009	$ -	$ 90,090	$ 450,450	$ 648,648	$ 657,657	$ 1,846,845
Storm Drainage	$ 440	$ -	$ 4,400	$ 22,000	$ 31,680	$ 32,120	$ 90,200
Sewer Tap	$ 9,989	$ -	$ 99,890	$ 499,450	$ 719,208	$ 729,197	$ 2,047,745
General Fund	$ 7,057	$ -	$ 70,570	$ 352,850	$ 508,104	$ 515,161	$ 1,446,685
Total	**$ 26,995**	**$ -**	**$ 269,950**	**$ 1,349,750**	**$ 1,943,640**	**$ 1,970,635**	**$ 5,533,975**



Board of Trustees Meeting

Date: **January 9, 2024**

Subject: **Resolution 04-2024: A Resolution Levying General Property Taxes for the Taxable Year 2023 to Defray Costs of Government for the Town of Wellington, Colorado, for the Calendar Year Beginning January 1, 2024 and ending January 31, 2024**

- **Presentation: Patti Garcia, Town Administrator**

BACKGROUND / DISCUSSION

On December 12, 2023 the Board of Trustees adopted Resolution No. 52-2023, A Resolution Levying General Property Taxes for the Taxable Year 2023 to Defray Costs of Government for the Town of Wellington, Colorado, for the Calendar Year Beginning January 1, 2024 and ending December 31, 2024. The information in Resolution No. 52-2023 was based on the preliminary certification provided by Larimer County. Pursuant to Senate Bill (SB) 23B-101, Larimer County provided an updated certification of valuation; this certification is reflected in Resolution No. 04-2024.

Through the 2024 budget process, the Town had prepared for a $137,000 reduction in revenues due to SB23B-101; the actual reduction is $160,429 which is a reduction of an additional $23,429. Revenue estimates will be updated at the first quarter budget review.

This Resolution establishes the process, figures and terms of the Town's response to the requirements for levying property taxes in accordance with the directives of Larimer County and other applicable law.

STAFF RECOMMENDATION

Staff has identified the following options for Trustee consideration:
1. Approve Resolution No. 04-2024: A Resolution Levying General Property Taxes for the Taxable Year 2023 to Defray Costs of Government for the Town of Welllington, Colorado, for the Calendar year Beginning January 1, 2024, and Ending December 31, 2024
2. Approve Resolution No. 04-2024 with amendments as the Board of Trustees deems appropriate
3. Postpone consideration of Resolution No. 04-2024 to a specific date and time and provide staff direction regarding additional information or amendments
4. Vote to deny Resolution No. 04-2024

ATTACHMENTS

1. Resolution No. 04-2024 A Resolution Levying General Property Taxes

TOWN OF WELLINGTON

RESOLUTION NO. 04-2024

A RESOLUTION LEVYING GENERAL PROPERTY TAXES FOR THE TAXABLE YEAR 2023 TO DEFRAY COSTS OF GOVERNMENT FOR THE TOWN OF WELLINGTON, COLORADO, FOR THE CALENDAR YEAR BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024.

WHEREAS, the Board of Trustees of the Town of Wellington has adopted the annual budget for the calendar year beginning January 1, 2024, and ending December 31, 2024, in accordance with the Local Government Budget Law, on January 10, 2024; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from the property tax is $2,062,961; and

WHEREAS, the 2023 valuation for assessment for the Town of Wellington as certified by Larimer County Assessor is $165,846,229; and

WHEREAS, the Board of Trustees is required by C.R.S. 39-5-128, to certify the mill levy to the Larimer County Board of County Commissioners not later than January 10, 2024.

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

SECTION 1. That for the purpose of meeting all general operating expenses of Wellington, Colorado, during the calendar year beginning January 1, 2024 and ending December 31, 2024, there is hereby levied a tax of 12.439 mills upon each dollar of the total assessed valuation of all taxable property within the Town of Wellington for the year 2023.

SECTION 2. That the Town Clerk is hereby authorized and directed to immediately certify to the County Commissioners of Larimer County, Colorado, the total tax levy for the Town of Wellington, Colorado, as is herein set forth.

Upon a motion duly made, seconded and carried, the foregoing Resolution was adopted this 9th day of January, 2024

TOWN OF WELLINGTON, COLORADO

By:_____
Calar Chaussee, Mayor

ATTEST:

_____
Ethan Muhs, Town Clerk

Board of Trustees Meeting

Date: **January 9, 2024**
Subject: **Resolution No. 05-2024: A Resolution Amending the Town Administrator Contract**

- **Presentation: Stephanie Anderson, Human Resources Director**

BACKGROUND / DISCUSSION

The Town Administrator Annual Review was conducted and presented to the Board of trustees on November 14, 2023 in an executive session. The review was favorable and the Board discussed amending the wages for the Town Administrator in 2024. In the 2024 budget, a 3% cost of living adjustment (COLA) and a 3% merit pool were adopted by the Board of Trustees for Town staff.

Members of Wellington's Leadership team capped their merit adjustment at 1% for 2024, and Town Administrator, Ms. Garcia, is proposing to follow this method. It is proposed to adjust her salary overall by 4% which includes a 3% cost of living adjustment and a 1% merit adjustment for a total salary of $171,041.78. Ms. Garcia is suggesting a modification to her existing contract, introducing a stipulation that comes into effect if her employment is terminated within six months of the seating and swearing-in of new governing body members.

According to this proposal, if Ms. Garcia is terminated while still capable and willing to fulfill the responsibilities of the Town Administrator role, she would be entitled to 12 months of paid salary. Additionally, the stipulation extends to cover 12 months of ongoing health insurance unless Ms. Garcia secures alternative employment that offers insurance coverage during that period. The attached resolution affirms the proposed contract amendments and reappointment of Patti Garcia to serve as Wellington Town Administrator.

STAFF RECOMMENDATION

Staff have identified the following options for Board consideration:

- Motion to approve Resolution No. 05-2024 as proposed.
- Move to approve Resolution No. 05-2024 with amendments as the Board of Trustees deems appropriate.
- Move to postpone consideration of Resolution No. 05-2024 and provide guidance to staff as requested modifications.
- Move to deny Resolution No. 05-2024.

ATTACHMENTS

1. Resolution 05-2024 - Town Administrator Agreement - 3rd Amendment
2. Town Administrator Employment Agreement - 3rd Amendment
3. Town Administrator Employment Agreement
4. Town Administrator Employment Agreement - 1st Amendment
5. Town Administrator Employment Agreement - 2nd Amendment

TOWN OF WELLINGTON
RESOLUTION NO. 05-2024

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF WELLINGTON, COLORADO, APPROVING AN AMENDMENT TO THE EMPLOYMENT AGREEMENT WITH THE TOWN ADMINISTRATOR

WHEREAS, Colorado Revised Statute 31-4-304 provides that a Board of Trustees of a statutory town may appoint a Town Administrator as it deems necessary for the good government of the Town; and

WHEREAS, the Board of Trustees of the Town of Wellington, Colorado has adopted and reenacted the Wellington Municipal Code; and

WHEREAS, Section 2-3-30 provides that the Board of Trustees shall appoint a Town Administrator; and

WHEREAS, on November 24, 2020 the Board of Trustees approved an Employment Agreement with Patti Garcia, appointing her as Town Administrator; and

WHEREAS the Board of Trustees wishes to extend the term of the Employment Agreement and make related amendments thereto, as set forth in the Third Amendment to Employment Agreement.

NOW, THEREFORE, be it resolved by the Board of Trustees for the Town of Wellington, Colorado, as follows:

1. The Board of Trustees hereby approves the Town Administrator Employment Agreement - Third Amendment.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 9th day of January, 2024.

TOWN OF WELLINGTON, COLORADO

By:_____
Calar Chaussee, Mayor

ATTEST:

_____
Ethan Muhs, Town Clerk

TOWN ADMINISTRATOR
EMPLOYMENT AGREEMENT THIRD AMENDMENT

THIS TOWN ADMINISTRATOR EMPLOYMENT AGREEMENT THIRD AMENDMENT ("Amendment") is made this 9th day of January, 2024, between the TOWN OF WELLINGTON, Colorado, a Colorado statutory municipality (the "Town"), and PATTI GARCIA ("Garcia") to amend that Town Administrator Employment Agreement entered into by the Town and Garcia in November, 2020,as amended in December, 2021 and in December, 2022 ("Amended Agreement").

A. RECITALS

1. The Town requires the services of a professional administrator to perform the duties of Town Administrator as provided by the C.R.S. §31-4-304 and the Wellington Municipal Code (the "Town Code"), including at Section 2-3-20.

2. The Town Board of Trustees completed an annual performance evaluation of Garcia on November 14, 2023, finding her performance to meet expectations and desires to make certain changes to her compensation and required duties to reflect her performance and to make best use of her time as Town Administrator.

B. AGREEMENT

NOW, THEREFORE, the Town and Garcia agree that the Amended Agreement is further amended to include the following changes and additional terms; otherwise, all terms and conditions of the Amended Agreement shall remain in full force and effect.

1. COMPENSATION. Commencing on and after January 1, 2024, the Town shall pay Garcia a base annual salary of one hundred seventy one thousand forty one dollars and seventy-eight cents ($171,041.78), reflecting a four percent (4%) increase over the salary in the Amended Agreement.

2. TERMINATION WITHOUT CAUSE, RESIGNATION, SEVERANCE COMPENSATION. Paragraph 10 of the Amended Agreement shall be revised to read, in its entirety, as follows:

> 10. TERMINATION WITHOUT CAUSE, RESIGNATION, SEVERANCE COMPENSATION. Garcia may be terminated at any time with or without cause, including if Garcia becomes incapable of performing essential job functions due to disability or illness. If Garcia resigns at the request of the Town or is terminated other than for cause by the Town and if at such time Garcia is willing and able to perform the duties of Town Administrator, the Town agrees to:
>
> a. Pay Garcia an amount equal to six months' salary, to be paid out in installments or as a lump sum at time of termination with deductions only for legally-required tax withholding during the Town's customary pay periods, from the date of termination; and
>
> b. Continue to provide for a period of six (6) months Garcia with health insurance coverage at a level equivalent to the insurance provided at the time of termination. Such continued insurance coverage shall be terminated during the six-month period if Garcia gains employment providing insurance during that time.

If Garcia is terminated within six (6) months immediately following the seating and swearing-in of one or more new governing body members other than for cause, and during such time Garcia is willing and able to perform the duties of Town Administrator, to the Town agrees to:

a. Pay Garcia twelve (12) months' salary, to be paid out in installments or as a lump sum at time of termination with deductions only for legally-required tax withholding during the Town's customary pay periods, from the date of termination; and

b. Continue to provide for a period of twelve (12) months Garcia with health insurance coverage at a level equivalent to the insurance provided at the time of termination. Such continued insurance coverage shall be terminated during the twelve-month period if Garcia gains employment providing insurance during that time.

In the event of voluntary resignation by Garcia, Garcia shall not be entitled to severance compensation, unless specifically agreed to in writing at the time of Garcia's resignation. Further, if Garcia voluntarily resigns her position at any time during the term of this Agreement, Garcia shall give the Town no less than sixty (60) calendar days' written notice in advance. The parties further agree and acknowledge that the Town has established and shall maintain an adequate present cash reserve held for future payments if required in an amount sufficient to pay any severance compensation required by this Agreement. For the purpose of the notification requirements of COBRA, Garcia's last day of employment shall be an effective date fixed by the parties at time of termination and shall not include the extended period of any severance compensation.

IN WITNESS WHEREOF, the parties have caused this Amendment to be signed and executed on the day and year first written above.

TOWN OF WELLINGTON, COLORADO: ATTEST:

_____ _____

TOWN ADMINISTRATOR
EMPLOYMENT AGREEMENT

THIS TOWN ADMINISTRATOR EMPLOYMENT AGREEMENT ("Agreement") is made this 10th day of November, 2020, between the TOWN OF WELLINGTON, COLORADO, a Colorado statutory municipality (the "Town"), and PATTI GARCIA ("Garcia").

A. RECITALS.

1. The Town requires the services of a professional administrator to perform the duties of Town Administrator as provided by the C.R.S. §31-4-304 and the Wellington Municipal Code (the "Town Code"), including at Section 2-3-20.

2. Garcia has represented that she has the requisite skill, knowledge, education, experience and interest in performing the services required by the Town.

3. Garcia desires to accept the appointment as Town Administrator of the Town in accordance with the terms of this Agreement and the Town Code. The Personnel Policy Manual of the Town (the "Personnel Manual") is applicable to Garcia's employment only to the extent the Personnel Manual applies to Garcia by its terms or is made applicable to Garcia's employment by this Agreement.

4. The parties wish to memorialize their understandings with respect to the appointment of Garcia to serve as the Wellington Town Administrator and performance of their respective duties in association therewith.

B. AGREED TERMS.

NOW, THEREFORE, the parties agree as follows:

1. POSITION. So long as the Wellington Town Board of Trustees (the "Town Board") takes official action to appoint Garcia as Town Administrator, the Town retains Garcia as its Town Administrator and Garcia agrees to serve as Town Administrator in accordance with the duties described in the Town Code, including as set forth at Section 2-3-20. Garcia also shall perform duties as otherwise delegated to her from time to time by the Town Board. The position of Town Administrator shall be a full-time position, requiring Garcia to devote her attention exclusively to her duties as Town Administrator. The parties recognize that Garcia must devote a great deal of time outside normal office hours to the business of the Town and will necessarily be engaged in work during evening and weekend hours, which may include participation in professional organizations and volunteer programs consistent with the responsibilities of a professional public administrator. It is understood by Garcia that additional compensation and compensatory time shall not be required for such additional expenditures of time. Garcia's service as Town Administrator will be deemed an exempt position under the Fair Labor Standards Act (FLSA).

2. TERM. Garcia shall serve at the pleasure of the Town Board. Subject to approval by the Town Board, this Agreement shall commence on December 1, 2020 (the "Hire Date"). This Agreement shall terminate on December 31, 2021, but unless otherwise terminated renew annually on December 31st of each year for an additional one-year term. At any time prior to November 15th of any renewal year, beginning in 2021, the Town Board may elect not to renew this Agreement and if the Town Board votes not to renew, this Agreement shall terminate on December 31st of the year in which the non-renewal occurs, subject to this Sections 8 and 9

of this Agreement.

It is understood that the Town Administrator's position by statute and by the Town Code is an appointed position that requires reappointment every two years. This agreement is subject to required reappointment. The failure of the Town Board to reappoint the Town Administrator after any Town election shall not constitute termination for cause nor shall the failure to reappoint the Town Administrator preclude the Town Administrator from receipt of severance pay if otherwise payable by Section 8 of this Agreement.

Garcia agrees to remain in the exclusive employment of the Town and to neither accept nor become employed by any other employer until termination of this Employment Agreement, as hereinafter provided.

Death of Garcia shall terminate this agreement in the same manner as a termination with cause, permanent disability of Garcia that prevents Garcia from carrying out the essential job functions of the position of Town Administrator resulting in termination shall be treated in the same manner as a termination without cause.

3. COMPENSATION. The Town shall pay Garcia a base annual salary of One-Hundred-Forty-Five Thousand Dollars ($145,000.00), which salary shall commence as of the Hire Date. The salary shall be payable in accordance with pay periods established by the Town and as customary for all other Town employees. The description of an annual salary under this Section shall not create any contractual rights to continued employment inconsistent with the Town Board's authority.

4. BENEFITS. In addition to the foregoing base salary, the Town shall provide Garcia the same holidays, medical, dental, life insurance, and disability insurance as is available to all other Town regular full-time employees. Eligibility to participate in such benefits shall be determined as of the Garcia's Hire Date.

The Town agrees that it will annually contribute an amount equal to six percent (6%) of Garcia's base salary for deposit into a retirement account for the benefit of Garcia. In addition Garcia shall be eligible to participate in the Town's standard 401A Money Purchase Plan and Section 457 Deferred Compensation Plan so long as allowed by the plan, including by making salary reduction contributions upon the same terms as other regular full-time Town employees. The Town if directed by Garcia will deposit the Town's (6%) contribution of Garcia's base salary into an account of Garcia's choice, including an ICMA-RC, 401(a)/457(b) account if such an account is properly maintained by Garcia and Garcia properly directs deposit to such account.

5. VACATION AND SICK LEAVE. Garcia shall be credited on beginning her employment with eighty (80) hours of vacation leave and shall accrue vacation leave at the rate of fourteen (14) hours per month. Garcia shall further be credited on beginning her employment with two days sick leave and shall otherwise accrue sick leave as currently provided for by Section 5.3 of the Personnel Manual and as the Personnel Manual may be amended in the future.

Garcia may be entitled to a cash payment for accrued vacation hours up to the maximum carry-over allowed, if applicable, at the conclusion of her employment. Garcia shall not be entitled to any cash payment for unused sick leave at the conclusion of her employment.

Garcia shall receive all holiday vacation days afforded by the section 4.78 of the Town's Personnel Manual.

6. AUTOMOBILE MILEAGE REIMBURSEMENT. In addition to base salary, Garcia shall be eligible to receive reimbursement at the then-applicable IRS rate for use of her personal automobile for Town business. Garcia shall provide appropriate milage and other records to the Finance Director/Town Treasurer. Garcia shall be responsible for obtaining and maintaining liability, property damage, and comprehensive insurance for her vehicle and for the purchase, operation, maintenance, repair, and replacement of her automobile. Garcia shall have access to the Town motor pool to the extent a Town vehicle is available and if a vehicle is provided by the Town milage reimbursement shall not be due, however fuel, maintenance and insurance for the vehicle shall be paid for by the Town.

8. BUSINESS EXPENSES/PROFESSIONAL DUES AND TUITION. Garcia shall be reimbursed for normal business expenses and professional dues related to Garcia's reasonable travel and subsistence expenses, registration fees for professional and official travel, meetings and occasions adequate to continue the professional development of Garcia and to adequately pursue necessary official and other functions for the Town. Such reimbursement shall include, but not be limited to, the Annual Conference of the International City Management Association ("ICMA"), the ICMA Mountain Plains/West Coast Regional Summit, the Annual Conference of the Colorado Municipal League, the Winter Conference of the Colorado City/County Management Association, and such other national, regional, state and local government groups and committees thereof on which Garcia serves as a member and are related to her employment position as approved by the Town from time to time.

9. ANNUAL PERFORMANCE AND COMPENSATION EVALUATION. In accordance with Section 2-3-20(f)(1) of the Town Code, Garcia shall be given an annual performance evaluation. Nothing herein shall be construed to alter the authority of the Town Board to remove Garcia including as provided by state statute and the Town Code. This Agreement may be renewed, modified and extended upon such terms as may be later agreed and as shall be expressly approved by resolution adopted by the Town Board.

10. TERMINATION WITHOUT CAUSE, RESIGNATION, SEVERANCE COMPENSATION. Garcia may be terminated at any time with or without cause, termination without cause includes if Garcia becomes incapable of performing essential job functions due to disability or illness. If Garcia resigns at the request of the Town or. is terminated other than for cause by the Town and if at such time Garcia is willing and able to perform the duties of Town Administrator, the Town agrees to pay Garcia a continuation of her then-approved base salary for a period of six (6) months, to be paid out in installments with deductions only for legally-required tax withholding during the Town's customary pay periods (not as a lump sum), from the date of termination. In the event of voluntary resignation by Garcia, Garcia shall not be entitled to severance compensation, unless specifically agreed to in writing at the time of Garcia's resignation. If Garcia voluntarily resigns her position at any time during the term of this Agreement, Garcia shall give the Town no less than sixty (60) calendar days' written notice in advance. The parties further agree and acknowledge that the Town has established and shall maintain an adequate present cash reserve held for future payments if required in an amount sufficient to pay any severance compensation required by this Agreement. For the purpose of the notification requirements of COBRA, Garcia's last day of employment shall be an effective date fixed by the parties at the time of termination and shall not include the extended period of any severance compensation.

11. TERMINATION FOR CAUSE. If Garcia is terminated for cause, the Town shall have no obligation for the payment of severance compensation as provided in Section 9 above. As used herein, "cause" shall mean:

(a) Garcia commits an act of gross negligence or malfeasance in office as reasonably determined by the Town Board.

(b) Garcia is convicted of or tenders a plea of guilty or no-contest to any offense classified as a felony or an offense involving fraud, deceit or dishonesty, or any offense related to governmental operations under Article 6 of Title 18 of the Colorado Revised Statutes, as amended;

(c) Garcia commits an act of moral turpitude or personal gain to herself at the expense of Town, or willfully neglects her duties, or refuses to perform duties as he is required by law to perform, or commits fraud or makes a material misrepresentation with respect to her duties as Town Administrator, all as reasonably determined by the Wellington Town Board in its sole discretion;

(d) Garcia makes a material misrepresentation or omits a material fact in connection with information provided by Garcia to the Town or the Town's agents in conjunction with the Town Administrator hiring process. All such information, whether provided in writing, verbally or otherwise, is hereby acknowledged by` Garcia to be an intentional inducement to the Town's decision to employ Garcia as Town Administrator.

C. MISCELLANEOUS.

1. CHOICE OF LAW, VENUE. This Agreement shall be construed and interpreted according to the laws of the State of Colorado and any action enforce or interpret this Agreement shall be maintained in the state courts of Colorado sitting in the County of Larimer.

2. INDEMNIFICATION. In the event that the Town's insurance policies in effect at any given time do not provide full liability coverage for Garcia in regard to any claim or action brought against her arising from or in connection with her conduct as Town Administrator, the Town agrees to defend and hold harmless Garcia against any and all liability, costs, attorney's fees and/or damages as may be incurred or assessed as a result of such claim or actions; provided, however, that the conduct giving rise to any claim or action was not the result of willful or wanton acts or omissions on the part of Garcia or undertaken outside the scope of her official employment duties.

3. ASSIGNMENT. This Agreement is for personal services predicated upon Garcia's special abilities or knowledge. Garcia shall not assign this Agreement in whole or in part.

4. ANNUAL APPROPRIATION. Notwithstanding anything herein contained to the contrary, the Town's obligations under this Agreement are expressly subject to annual appropriation and legal availability of funds. In the event sufficient funds shall not be appropriated for the payment of sums due to or to become due to Garcia hereunder, and Garcia's services are not terminated by official action of the Town Board, this Agreement may be terminated by either party without penalty or further liability. The Town's obligations under this Agreement shall not constitute a general obligation indebtedness or multiple year direct or indirect debt or other fiscal obligation whatsoever within the meaning of the Constitution or laws of the State of Colorado or the Town Code.

5. WAIVER. The failure of either party to exercise any of their rights under this

Agreement shall not be a waiver of those rights. A party waives only those rights specified in writing and signed by the party waiving such rights.

5. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement and understanding between the parties and supersedes any prior representations or understandings relating to its subject matter.

6. SEVERABILITY. In case one or more of the provisions contained in this Agreement, or any application hereof, shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained in this Agreement and the application hereof shall not in any way be affected or impaired thereby.

7. NO ADVERSE INFERENCE. This Agreement shall not be interpreted or construed against either party on the basis that such party drafted this Agreement. Both parties stipulate and agree that they had the opportunity to participate fully in the drafting of this Agreement.

8. BINDING EFFECT. The provisions of this Agreement with regard to compensation shall be binding upon and shall inure to the benefit of Garcia's heirs at law and personal representatives.

9. ATTORNEY FEES. In the event either party brings suit to enforce or interpret this Agreement, each party shall bear her or its own attorney fees, regardless of "prevailing party" status.

10. EFFECTIVE DATE. The Effective Date of this Agreement shall be the date first appearing above.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed and executed on the day of and year first written above.

TOWN OF WELLINGTON, COLORADO:

Troy Hamman, Mayor

ATTEST:

Krystal Eucker, Wellington Town Clerk

TOWN OF WELLINGTON SEAL COLORADO

GARCIA

Patti Garcia

Patti Garcia

ATTACHMENT 1 TO EMPLOYMENT AGREEMENT
PATTI GARCIA/TOWN OF WELLINGTON

Sec. 2-3-20. - Town Administrator/Clerk.

(a) Appointment. The Board of Trustees, by majority approval, may appoint an Administrator or Town Clerk, and may combine the positions of Administrator or Clerk into a single position, the Town Administrator/Clerk. If the positions are not combined, the Town Administrator shall perform the functions to be filled by the Town Administrator/Clerk, or the Board of Trustees may by resolution define the responsibilities of the Town Clerk. If not defined by the Board of Trustees, the Town Administrator may delegate responsibilities of the Town Administrator/Clerk to the Town Clerk. The Town Administrator/Clerk shall:

(1) Hold office at the pleasure of a majority of the Board of Trustees.

(2) Be selected solely on the basis of his or her executive and administrative qualifications with special reference to his or her training and experience.

(3) Have a bachelor's degree in business or public administration or equivalent.

(4) Be compensated for his or her services as the Board of Trustees may determine or as may be stipulated by contract.

(b) Oath and bond. Before entering office, the Town Administrator/Clerk shall take an oath of office and be bonded in the amount of fifty thousand dollars ($50,000.00) conditioned upon the faithful discharge of duties as Town Administrator/Clerk.

(c) Functions and duties.

(1) Administration. The Town Administrator/Clerk shall perform the following duties:

a. Manage, direct, control and supervise all departments, agencies and services of the Town.

b. Attend all Board of Trustees meetings and be permitted to participate in discussion of items before the Board of Trustees.

c. Attend all Planning Commission meetings and be permitted to participate in discussion of items before the Planning Commission.

d. Attend, when reasonably possible, the meetings of standing Board of Trustees committees and duly elected or appointed boards and commissions of the Town to provide staff support thereto.

e. Provide information to the Board of Trustees and make recommendations to the governing body as deemed necessary for the good and efficient operation of the Town and its services.

f. Initiate investigations and conduct inquiries related to citizen complaints concerning the conduct of employees or the quality of municipal services.

g. On behalf of the Mayor or Board of Trustees, speak before public and private groups to explain functions and operations of the Town's government.

(2) ...

(3) Finance. The Town Administrator/Clerk shall perform the following duties:

a. Countersign all checks and warrants drawn on the Town treasury.

b. Prepare and submit a recommended annual budget to the Board of Trustees.

c. Keep the Board of Trustees fully, completely and timely advised as to the financial condition of the Town.

d. Exercise general supervision and control over all Town purchases and

expenditures in accordance with the budget and such policies as may be established by the Board of Trustees.

e. Serve as coordinator for the Town's economic development activities with related federal, state and local agencies and with private individuals, groups, businesses and foundations.

f. Recommend to the Board of Trustees a schedule of capital purchases.

g. Cause to have conducted such internal audits as required and necessary.

h. Maintain current knowledge of state and federal grant programs, advising the Board of Trustees and Mayor of the same; and to prepare, submit and monitor financial grants and applications.

(4) Personnel. The Town Administrator/Clerk shall perform the following duties:

a. Appoint and terminate employees necessary for the efficient performance of responsibilities listed in this Section. All employees shall serve at the pleasure of the Town Administrator/Clerk.

b. Subject to direction by ordinance or resolution adopted by the Board of Trustees, and subject to state statutes, supervise, direct and assign the duties of all appointive officers and employees in accordance with responsibilities listed in this Section.

c. Recommend to the Board of Trustees a schedule of salaries for all officers and employees.

d. Perform other such duties as the Board of Trustees may direct.

(d) Recognition of Town Administrator/Clerk as Town Clerk. The Town Administrator/Clerk shall be recognized as the Town Clerk in any legal reference to the Town Clerk position by state statutes, municipal ordinances or municipal resolutions.

(e) Administrative organization. The Town Administrator/Clerk shall propose a plan of administrative organization to the Board of Trustees within ninety (90) days after his or her appointment, which, if approved by the Board of Trustees, shall be adopted by resolution. The administrative plan shall provide for such departments and employees as may be deemed necessary for the efficient administration of the Town. All such employees shall be appointed by the Town Administrator/Clerk with approval of the Board of Trustees.

(f) Relationship of Board of Trustees to Town Administrator/Clerk:

(1) Not less than once a year, the Board of Trustees shall review the performance of the Town Administrator/Clerk in relation to duties outlined above and the attainment of Board goals and objectives. The Board of Trustees may increase the Town Administrator/Clerk's base salary or benefits.

(2) Except for the purposes of inquiry, the Mayor and the Board of Trustees shall deal with the Town Administrator/Clerk solely through the Board of Trustees, and neither the Mayor nor the Board of Trustees shall give direction to any subordinate of the Town Administrator/Clerk.

(g) Intent. Nothing in this Section shall impair the responsibility of the Board of Trustees for the overall operation of the Town government as required by state law.

TOWN ADMINISTRATOR
EMPLOYMENT AGREEMENT AMENDMENT

THIS TOWN ADMINISTRATOR EMPLOYMENT AGREEMENT AMENDMENT ("Amendment") is made this 14th day of December, 2021, between the TOWN OF WELLINGTON, Colorado, a Colorado statutory municipality (the "Town"), and PATTI GARCIA ("Garcia") to amend that Town Administrator Employment Agreement entered into by the Town and Garcia in November, 2020 ("Agreement").

A. RECITALS

1. The Town requires the services of a professional administrator to perform the duties of Town Administrator as provided by the C.R.S. §31-4-304 and the Wellington Municipal Code (the "Town Code"), including at Section 2-3-20.

2. The Town Board of Trustees completed an annual performance evaluation of Garcia on November 23, 2021, finding her performance to exceed expectations and desires to make certain changes to her compensation and required duties to reflect her performance and to make best use of her time as Town Administrator.

B. AGREEMENT

NOW, THEREFORE, the Town and Garcia agree that the Agreement is amended to include the following changes and additional terms; otherwise, all terms and conditions of the Agreement shall remain in full force and effect.

1. COMPENSATION. Commencing on and after January 1, 2022, the Town shall pay Garcia a base annual salary of one hundred fifty four thousand three hundred fifty five dollars and seventy nine cents ($154,355.79), reflecting a six and forty five hundredths percent (6.45%) increase over the salary in the Agreement.

2. ATTENDANCE AT CERTAIN TOWN MEETINGS. Pursuant to Section 2-30-20 of the Town Code, the Town Administrator shall attend, when reasonably possible, meetings of all Town boards and committees, other than Board of Trustees meetings and Planning Commission Meetings. To remain in compliance with this Town Code provision, Garcia shall attend at least one meeting per calendar year of meetings of standing Board of Trustees committees and duly elected or appointed boards and commissions of the Town.

IN WITNESS WHEREOF, the parties have caused this Amendment to be signed and executed on the day and year first written above.

TOWN OF WELLINGTON, COLORADO:

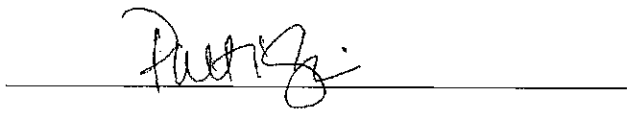
ATTEST:

TOWN OF WELLINGTON SEAL COLORADO

Troy Hamman, Mayor
Clerk

Krystal Eucker, Wellington Town

GARCIA



Patti Garcia

TOWN ADMINISTRATOR
EMPLOYMENT AGREEMENT SECOND AMENDMENT

THIS TOWN ADMINISTRATOR EMPLOYMENT AGREEMENT SECOND AMENDMENT ("Amendment") is made this 13th day of December, 2022, between the TOWN OF WELLINGTON, Colorado, a Colorado statutory municipality (the "Town"), and PATTI GARCIA ("Garcia") to amend that Town Administrator Employment Agreement entered into by the Town and Garcia in November, 2020 and as amended in December, 2021 ("Agreement").

A. RECITALS

1. The Town requires the services of a professional administrator to perform the duties of Town Administrator as provided by the C.R.S. §31-4-304 and the Wellington Municipal Code (the "Town Code"), including at Section 2-3-20.

2. The Town Board of Trustees completed an annual performance evaluation of Garcia on November 8, 2022, finding her performance to exceed expectations and desires to make certain changes to her compensation and required duties to reflect her performance and to make best use of her time as Town Administrator.

B. AGREEMENT

NOW, THEREFORE, the Town and Garcia agree that the Agreement is amended to include the following changes and additional terms; otherwise, all terms and conditions of the Agreement shall remain in full force and effect.

1. COMPENSATION. Commencing on and after January 1, 2023, the Town shall pay Garcia a base annual salary of one hundred sixty four thousand four hundred sixty three dollars and twenty five cents ($164,463.25), reflecting a six and fifty four hundredths percent (6.54 %) increase over the salary in the Agreement.

2. TERMINATION WITHOUT CAUSE, RESIGNATION, SEVERANCE COMPENSATION. Paragraph 10 of the Agreement shall be revised to read, in its entirety, as follows:

> 10. TERMINATION WITHOUT CAUSE, RESIGNATION, SEVERANCE COMPENSATION. Garcia may be terminated at any time with or without cause, including if Garcia becomes incapable of performing essential job functions due to disability or illness. If Garcia resigns at the request of the Town or is terminated other than for cause by the Town and if at such time Garcia is willing and able to perform the duties of Town Administrator, the Town agrees to:
>
> a. Pay Garcia a continuation of her then-approved base salary for a period of six (6) months, to be paid out in installments or as a lump sum at time of termination with deductions only for legally-required tax withholding during the Town's customary pay periods, from the date of termination; and
>
> b. Continue to provide for a period of six (6) months Garcia with health insurance coverage at a level equivalent to the insurance provided at the time of termination. Such continued insurance coverage shall be terminated during the six-month period if Garcia gains employment providing insurance during that time.

In the event of voluntary resignation by Garcia, Garcia shall not be entitled to severance compensation, unless specifically agreed to in writing at the time of Garcia's resignation. Further, If Garcia voluntarily resigns her position at any time during the term of this Agreement, Garcia shall give the Town no less than sixty (60) calendar days' written notice in advance. The parties further agree and acknowledge that the Town has established and shall maintain an adequate present cash reserve held for future payments if required in an amount sufficient to pay any severance compensation required by this Agreement. For the purpose of the notification requirements of COBRA, Garcia's last day of employment shall be an effective date fixed by the parties at time of termination and shall not include the extended period of any severance compensation.

IN WITNESS WHEREOF, the parties have caused this Amendment to be signed and executed on the day and year first written above.

TOWN OF WELLINGTON, COLORADO:

Calar Chaussee, Mayor

ATTEST:

TOWN OF WELLINGTON SEAL COLORADO

Wellington Water and Wastewater Utilities
Monthly Production and Operational Summary Report
As of December 1, 2023

November Production Summary

- Water
  - Total November monthly volumetric production to meet demand was 19 million gallons (MG), which is the lowest November production in the last 5 years. This continues a trend the lower-than-average water usage for 2023.
    - The Conventional Plant produced 19 MG.
    - The Nanofiltration Plant was off the entire month.
  - Please see the attached charts for various additional data related to drinking water production.

- Wastewater
  - November Summary
    - The total influent volume for November was approximately 17 MG, which is about average for the last 5 years.
    - Hydraulic loading was at 0.55 million gallons per day (MGD). This hydraulic loading represents 62% of the maximum permitted hydraulic capacity.
    - Organic loading was 1,786 pounds of BOD, which is the third highest total for the last 5 years. This represents 68% of the maximum permitted organic capacity.
  - Please see the attached charts for various additional data related to water reclamation production.

November Operational Summary

- Water Treatment Plants
  - Conventional Plant
    - The Water Treatment Plant spent the month adjusting to operation with only the 1MG tank operational (2MG tank is offline for coating and repairs).
  - Nanofiltration Plant
    - The Nanofiltration plant was shut down in late October to aid in draining the 2MG tank. The decision was made to keep the Nanofiltration system offline through November as the Water Reclamation Facility had State required wet testing this month. The sudden change in flows from the waste stream that the Nano produces, both volume and composition, would have caused issues for the Water Reclamation Facility to be able to quickly adjust and still be able to pass the wet test.

- Water Reclamation Facility
  - Operators continue to coordinate with the expansion project contractor daily. Numerous sequencing and coordination issues are resolved on a daily or hourly basis.

Wellington Water Treatment Plant Expansion Project

Project Status Summary Report

As of December 1, 2023

Schedule Update

- The contractor has requested eleven (11) weather days to date. The project schedule has been adjusted to account for delays related to the engineering design review, regulatory review, procurement, and installation of the Filter to Waste (FTW) manhole and consequently the construction of the Backwash Waste ponds. The final completion date has been moved back four days to August 2nd, 2024. Material and equipment procurement continues to be the biggest threat to the project schedule. Milestone dates are as follows:
    - Notice to Proceed May 11, 2022
    - Substantial Completion May 14, 2024
    - Final Completion August 2, 2024
    - Days remaining to Final Completion 169 days.

Construction Update

- Work completed or in progress listed under each structure.
    - Site Work
        - Maintained SWMP BMPs.
        - Installed Chemical containment piping
        - Started excavation for the back wash waste (BWW) vault and wet well.
        - Installed the 12" emergency raw water line
        - Excavate for the 30" ozonated water line
        - Construct the FE tie in haunch.
    - Treatment Building
        - Filter basin pipe installation
        - Filter basin pipe welding
        - Filter basin pipe coating
        - Start installation of the metal building panels
        - Start installation of plumbing, and electrical
        - Install electrical room equipment pads
        - Started metal building construction
    - Ozone Building
        - Install CMU wall coating
        - Install electrical including lighting and devices
        - Began work on framing and sheet rock
    - Chemical Building
        - Continued installation of mechanical, electrical and plumbing systems
        - Continued HVAC installation
        - Completed sprinkler system installation
        - Began installation of chemical piping and pump systems
    - Pre-Treatment Building
        - No work
    - Construction team continues to work through design and material submittals requiring

approval from the design engineer and Town Project Managers prior to construction.
    - Concrete, backfill, compaction testing, welding, and bolt inspections by CTL Thompson as needed.

    - Safebuilt has been performing construction inspection on electrical and plumbing components as needed.

- Issues
    - Material availability and long lead times for equipment are currently the biggest issues the project team is dealing with.
    - Multiple items are currently under review with the EPA for compliance with the AIS requirements as well as consideration for an AIS waiver.
    - Extensive coordination has occurred with the Tank Coating project sub-contractor as that project has fully kicked off with the 2MG tank out of service and currently undergoing an interior sand blasting.

Contingency Update

- Contractor Contingency Actions
    - GOX routing and trim heater clarification
        - It was learned during review of submittals that the Ozone equipment requires the liquid oxygen be delivered at a temperature of at least 40 degrees F. For conditions when the ambient temperature is below 40 degrees F a heater is required to warm the gas prior to the Ozone equipment. A trim heater was added to the project along with re-routing the oxygen supply line. Total cost to the contractor contingency is $5,794.

    - Contractor contingency has $663,328.00 remaining, which is 44% of the original contingency.

- Town Contingency Actions
    - Backwash Supply Connection
        - Discrepancies with the PW line elevations as shown on the plans versus in the field required the new backwash supply line to have a high point in it which required the installation of an air release valve. Total cost for the addition of an air release valve was $4,959.
    - Access Control Buyout – POE Camera switches
        - Town elected to have the POE network switches necessary for the security system to be provided by Weifield rather than the security system provider. This item was not included in the GMP for the project as the security system details were determined after the GMP had been issued. Total cost to the owner contingency is $25,624.
    - Existing Treatment Building Security Cameras
        - Prior security camera PCOs only included equipment being added to the new buildings. The Town requested two additional cameras be located on the existing Treatment Building in order to provide full access coverage of the existing gate. Total cost to owner contingency was $16,690.
    - Recycle Pump station breaker change
        - It was determined during submittal review that the recycle pump station vendor had increased the breaker size requirement requiring that the breaker and wire be upsized. Total cost to Owner Contingency is $3,461.
    - Fire Pump house breaker change

- It was determined during submittal review that the fire pump vendor had increased the breaker size requirement requiring that the breaker and wire be upsized. Total cost to Owner Contingency is $3,103.

- Owner contingency currently has $1.303 million remaining, which is 86% of the original contingency.

Wellington Water Reclamation Facility Expansion Project

Project Status Summary Report

As of October 1, 2023

Schedule Update

- Project is currently on schedule for Final Completion on October 30, 2024. There have been twelve (12) weather days tracked to date. Material and equipment procurement continues to be the biggest threat to the project schedule. Milestone dates are as follows:
    - Notice to Proceed — April 19, 2022
    - Substantial Completion — August 1, 2024
    - Final Completion — October 30, 2024
    - Days remaining to Final Completion — 229 days

Construction Update

- Work completed or in progress listed under each structure:
    - Site Work
        - Installation of the 4" WAS to the existing tie in point
        - Installation of the 24" ML pipe
        - Start the installation of the 24" FE pipe
        - Installation of various equipment pads
    - Step Feed Aeration Basin
        - Started installation of the aeration mixing grids
    - Influent Pump Station
        - No work
    - Secondary Clarifiers
        - Minimal work
    - Step Feed Process Building
        - Installed temporary doors
        - Started interior framing
        - Completed installation of wall, roof, and trim panels.
    - Orbal Reactor
        - Prepped for stairs and landing pad
    - UV Digester 5 & 6
        - Installed floor topping in Digester 5 & 6
    - UV Digester Blower Building
        - Started metal building installation
        - Installed equipment pads
    - Administration Building
        - Above ceiling duct work started
        - Rough electrical and rough plumbing continued
        - Install ceiling framing
    - Headworks Building
        - Completed veneer installation.
        - Finish roof installation
        - Continued installation of channel gates and equipment
        - Started work on channel coatings, painting walls/joists/decks

- Installed the overhead doors
- Install door frames

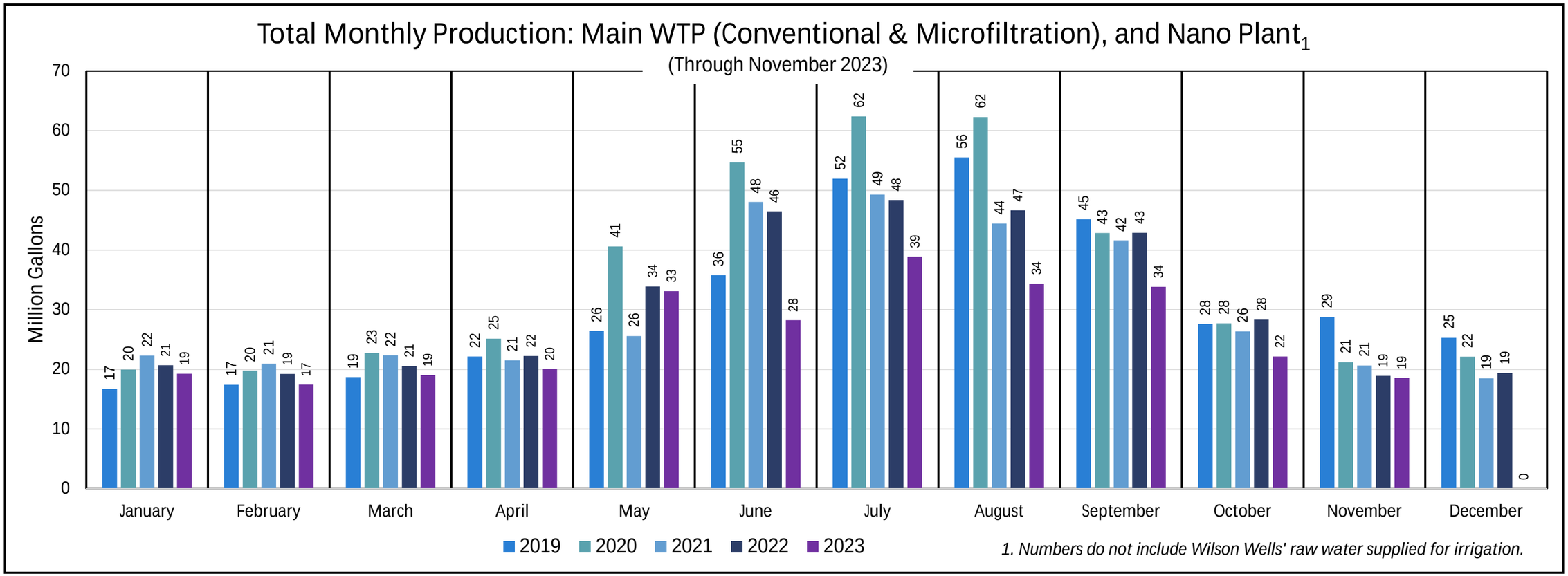
  - Concrete, backfill, compaction testing, welding, and bolt inspections by CTL Thompson as needed.
  - Electrical and plumbing inspections by Safebuilt as needed.
  - Xcel Energy and their contractors have started installation of the new electrical service for the plant. These contractors can be seen operating outside the WRF fence within the 30ft utility easement along the access drive to the site. This work is being performed under the direction of Xcel Energy and their contractors.

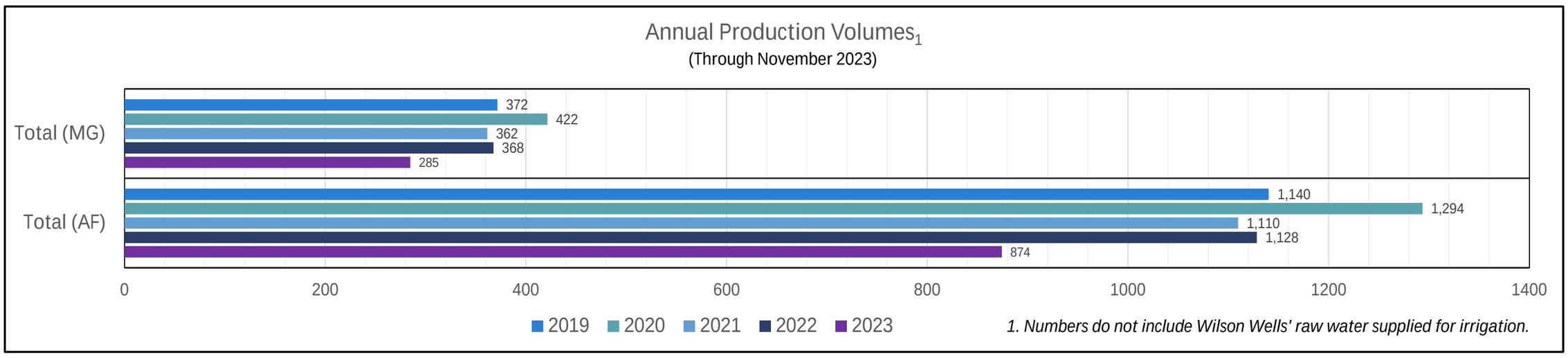
- **Issues**
  - The Colorado Water Conservation Board (CWCB) notified the Town of potential changes to the Boxelder Creek Floodplain in August. The changes are being made as part of the Larimer County Physical Map Revision (PMR). Town staff is monitoring the proposed changes as changes to the 100-year Base Flood Elevations have the potential to impact the facilities and hydraulic design of the proposed WRF processes. This issue is still outstanding, and the team has been working diligently with CWCB to get a final resolution to the floodplain however, no new information has been provided over the last couple months.

Contingency Update

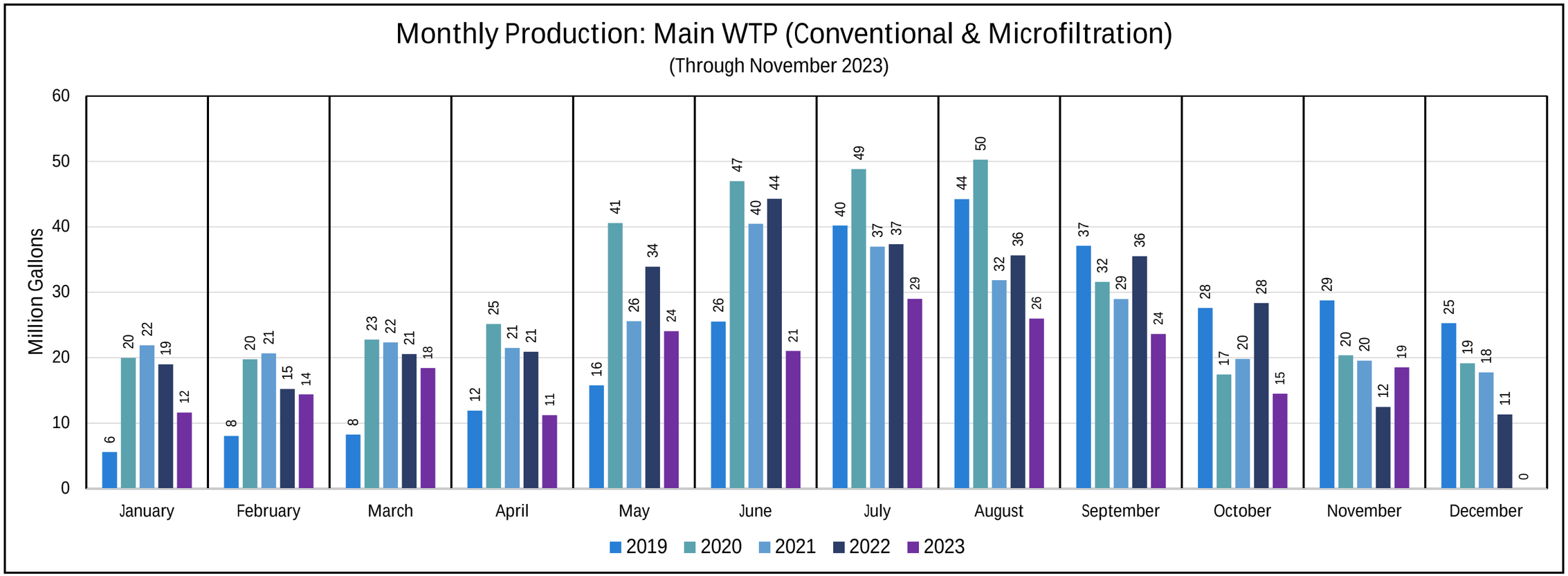
- Contractor Contingency
  - No contractor contingency items this month.
  - Contractor contingency currently has $1.69 million remaining or is at 78% remaining.
- Town Contingency
  - No owner contingency items this month.
  - Owner contingency currently has $991,145 remaining, which is 46% of the original contingency.

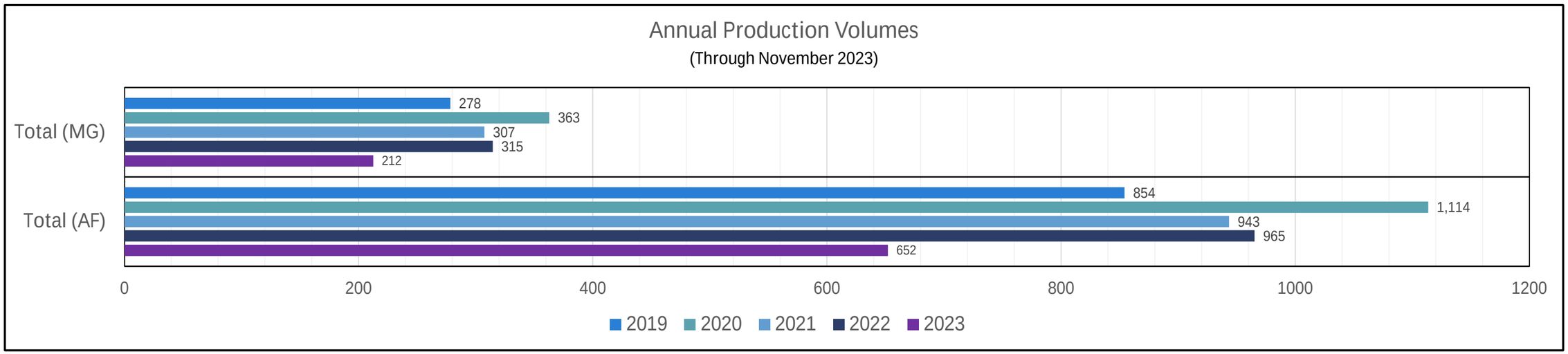
Water Treatment





Water Treatment

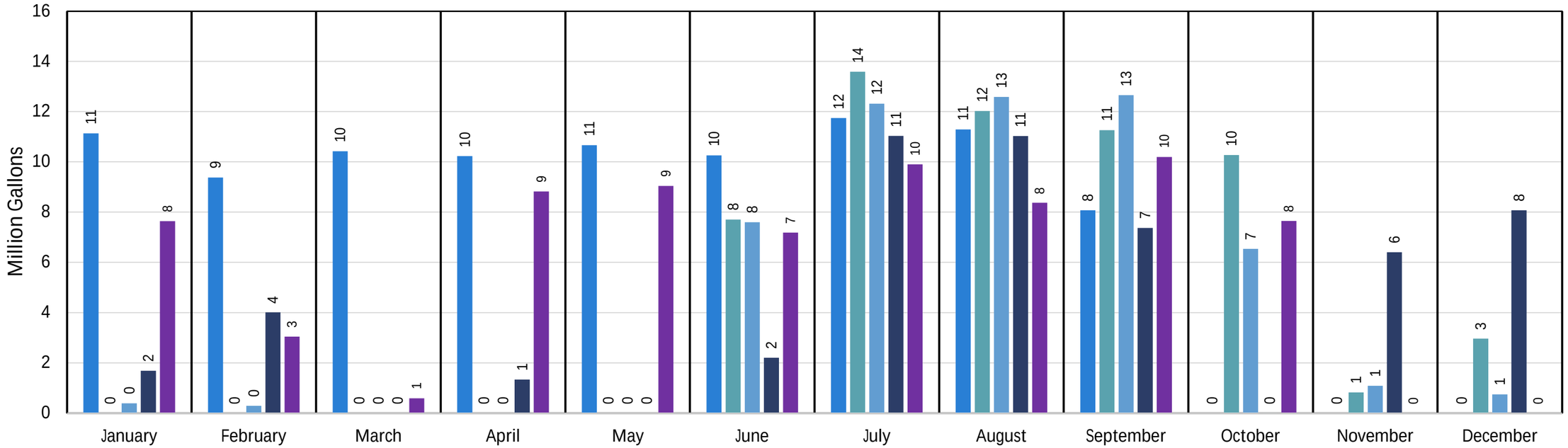




Water Treatment

Monthly Production: Nano Plant[1]

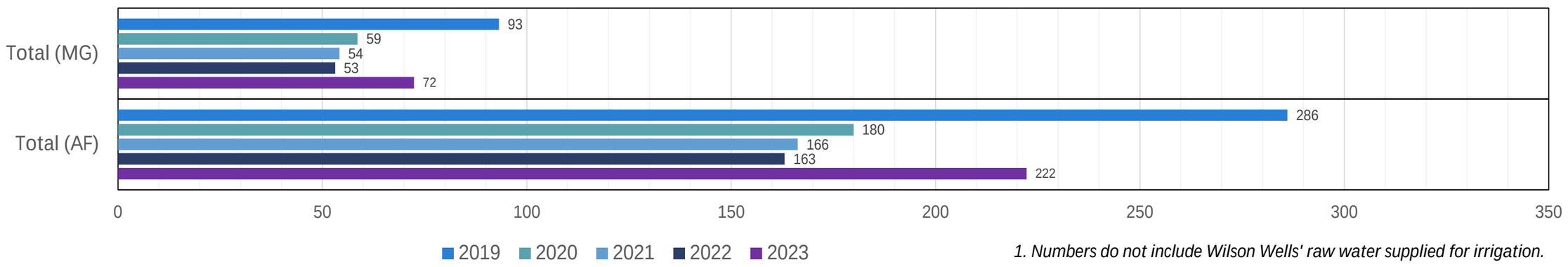
(Through November 2023)



1. Numbers do not include Wilson Wells' raw water supplied for irrigation.

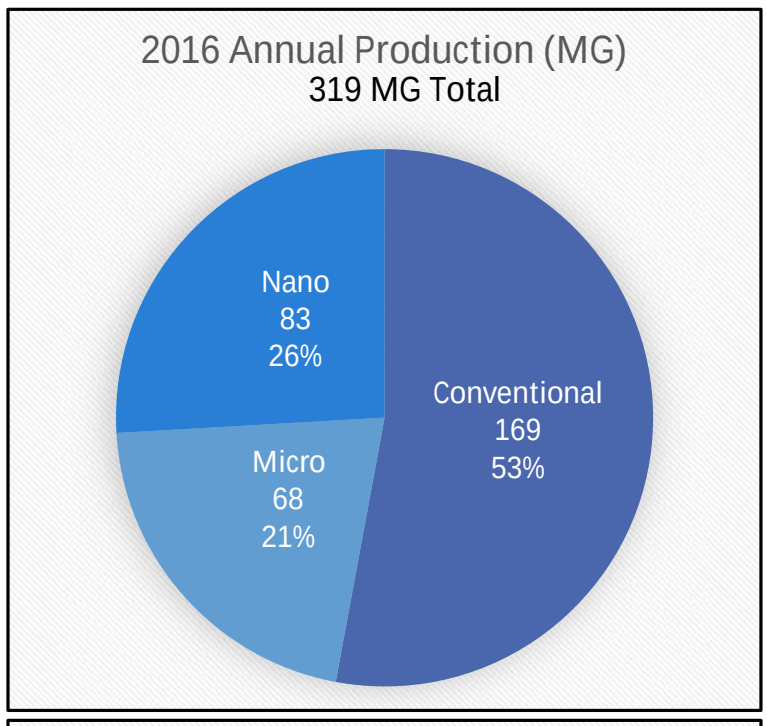
Annual Production Volumes[1]

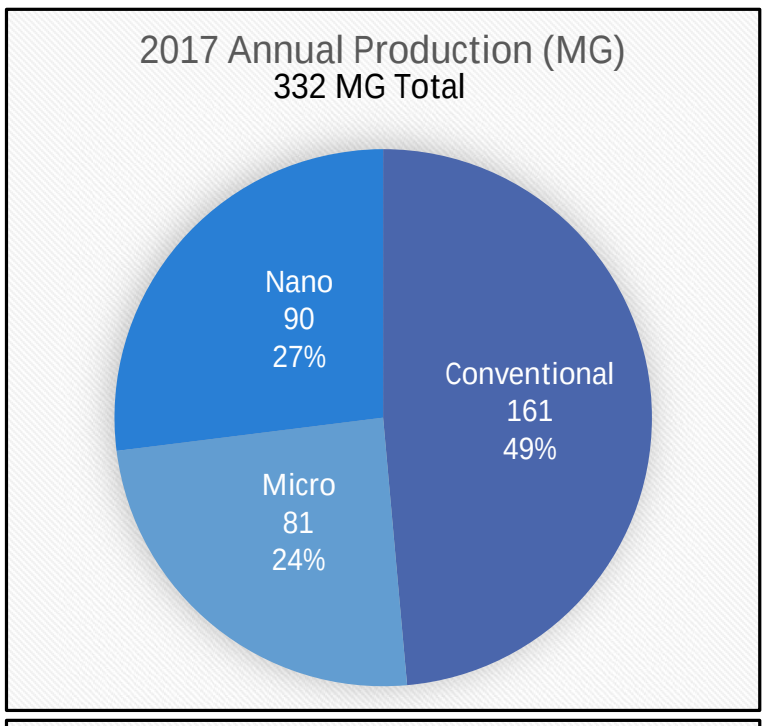
(Through November 2023)

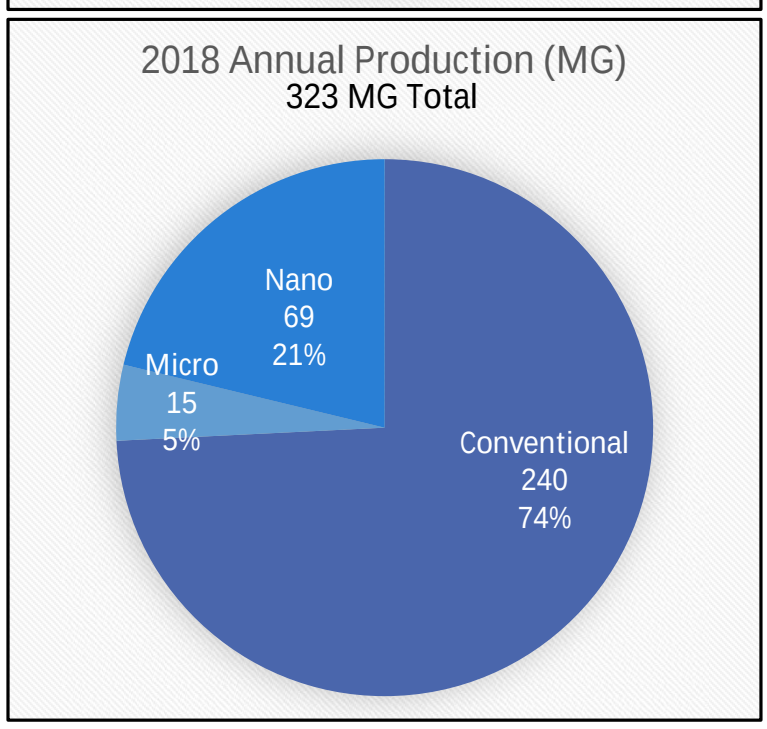


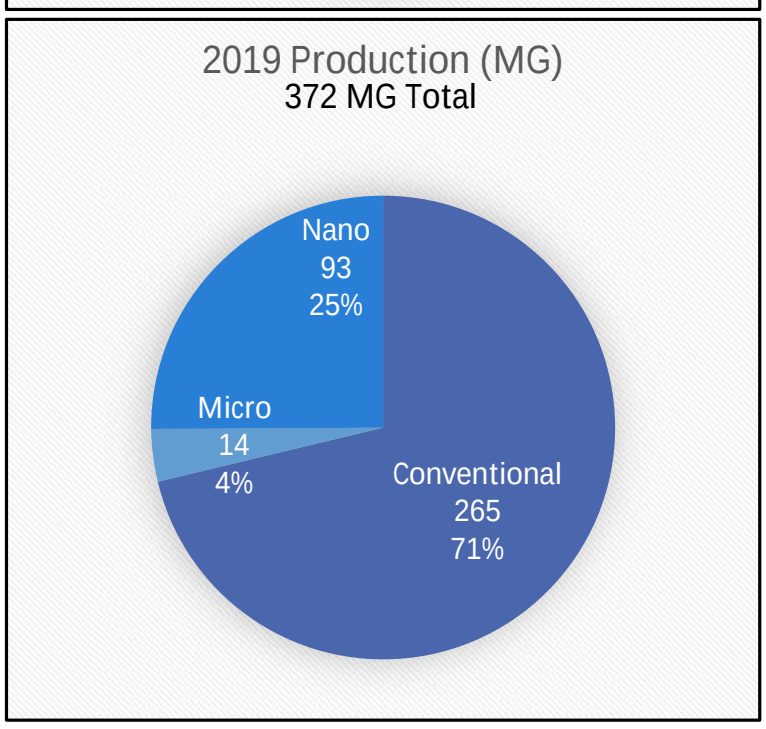
1. Numbers do not include Wilson Wells' raw water supplied for irrigation.

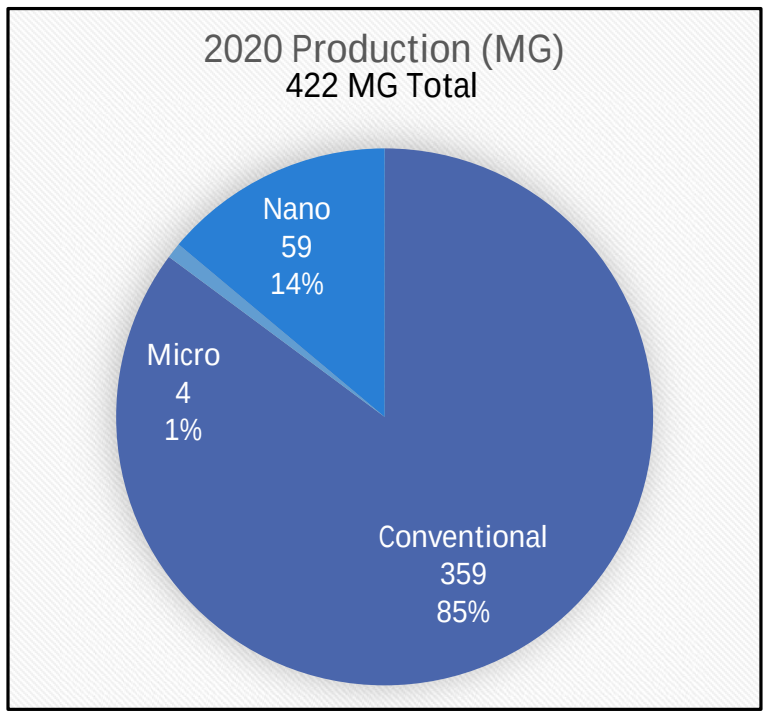
Water Treatment

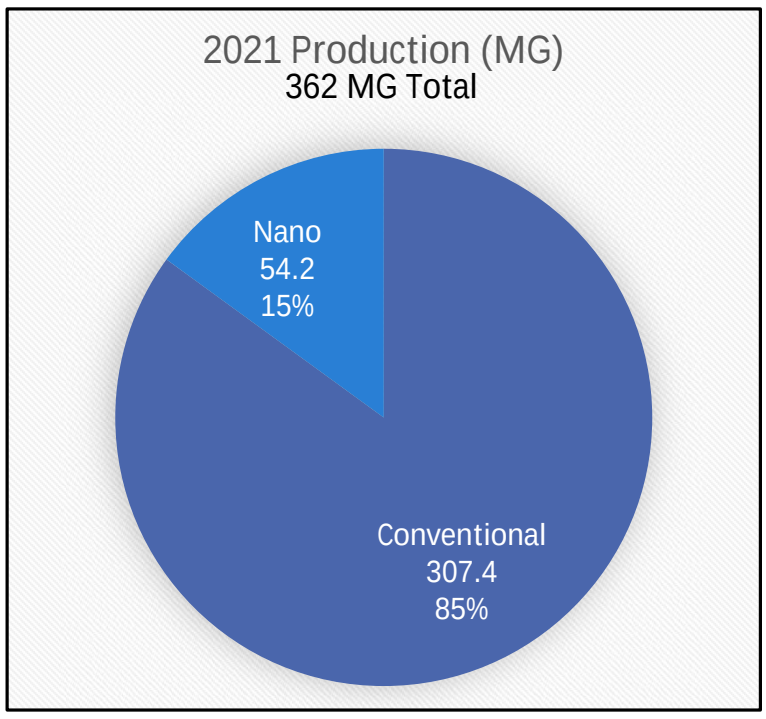


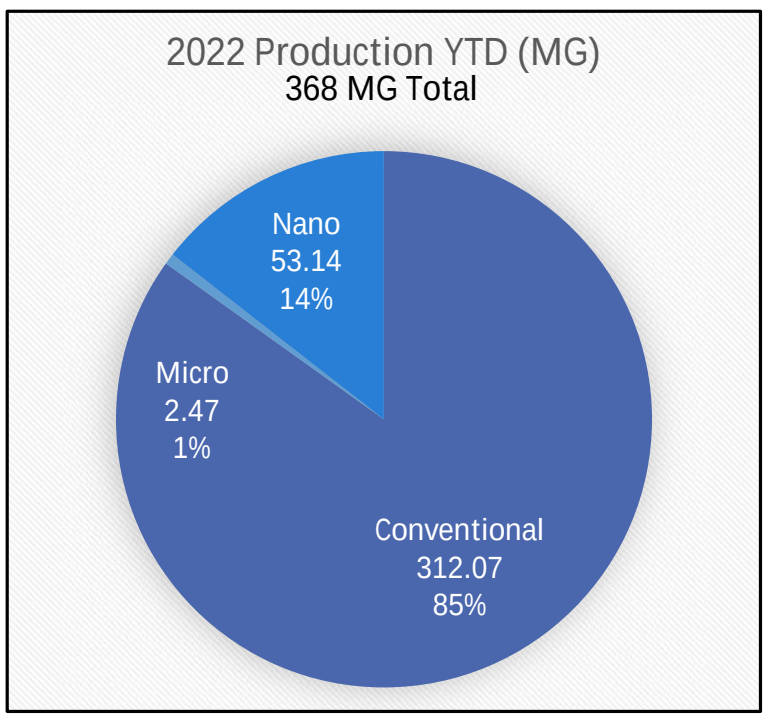


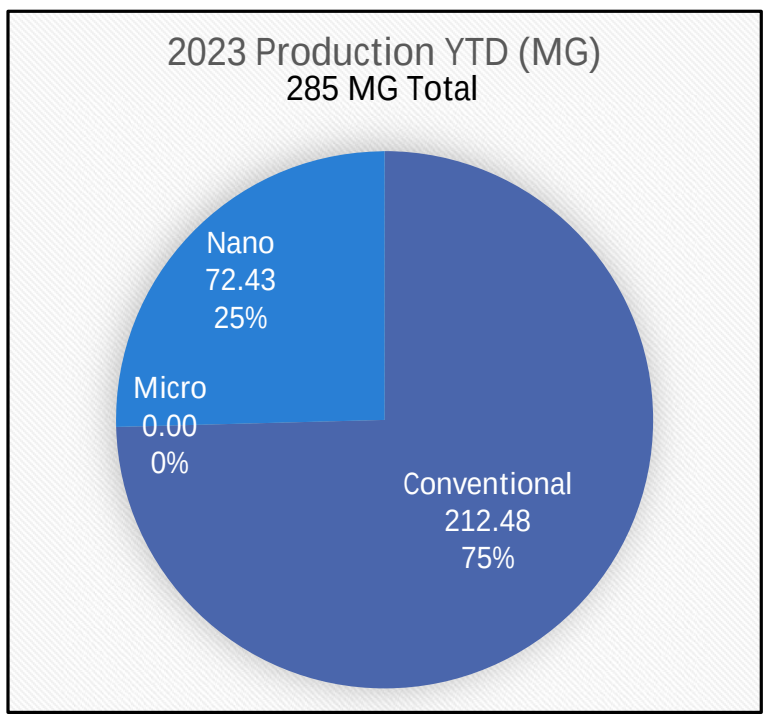










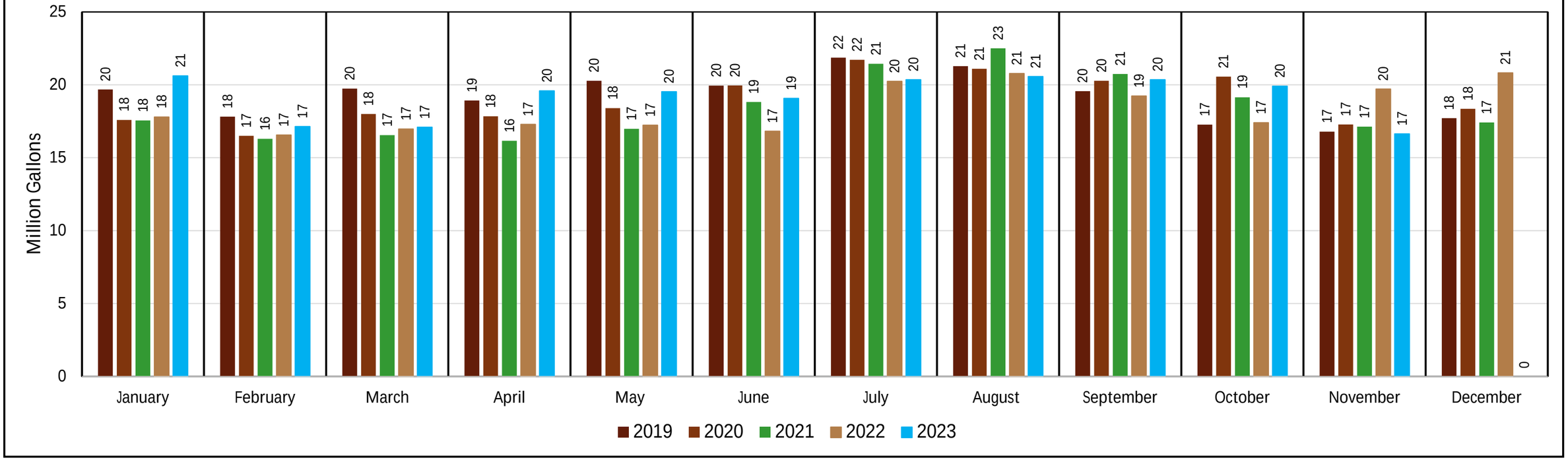


Town of Wellington

Water Reclamation Facility Treatment

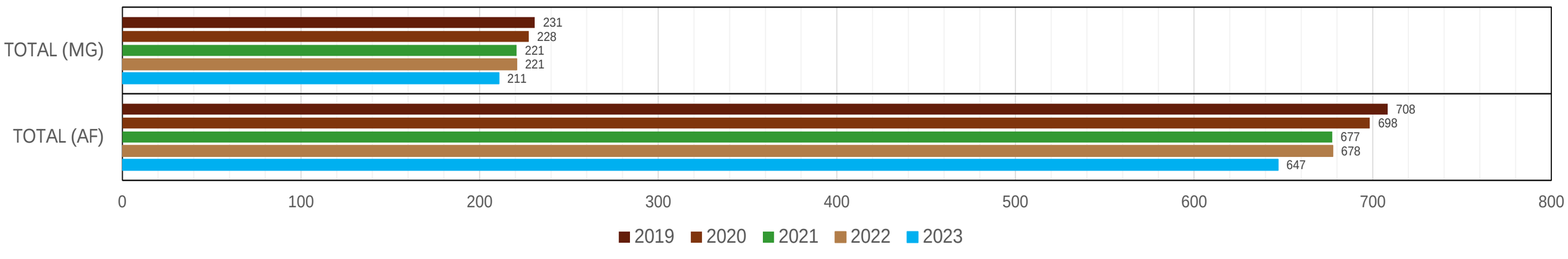
Monthly Production: Monthly Volume of Influent

(Through October 2023)



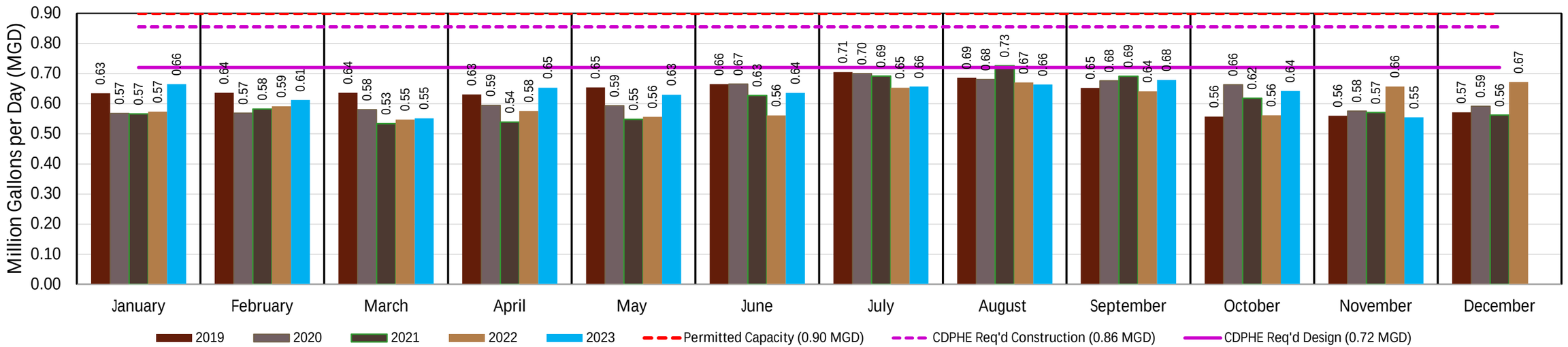
Annual Volume of Influent

(Through October 2023)

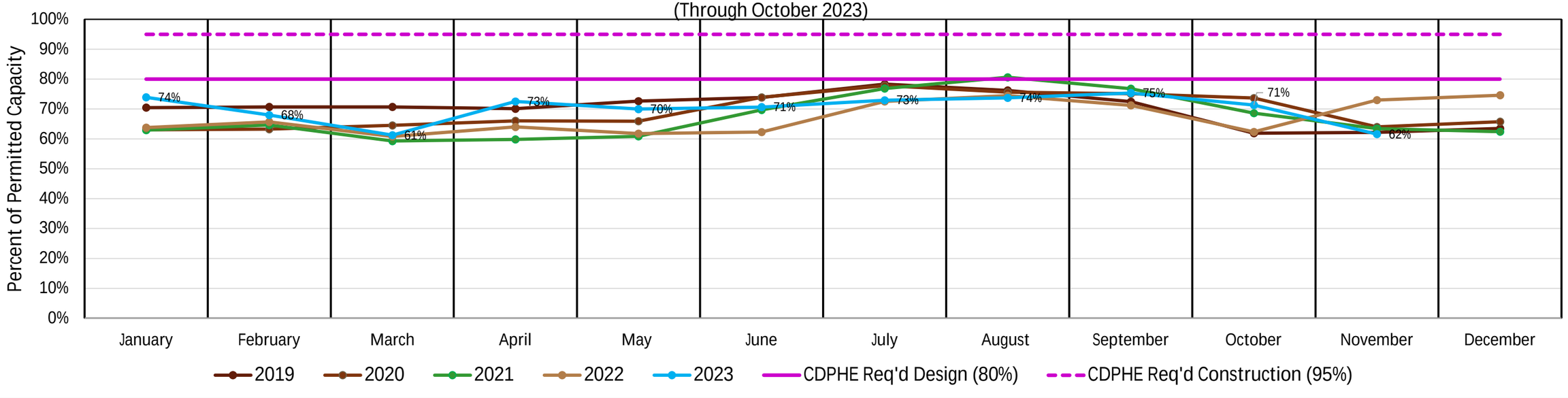


TOWN OF WELLINGTON

Monthly Production: Hydraulic Loading
(Through October 2023)



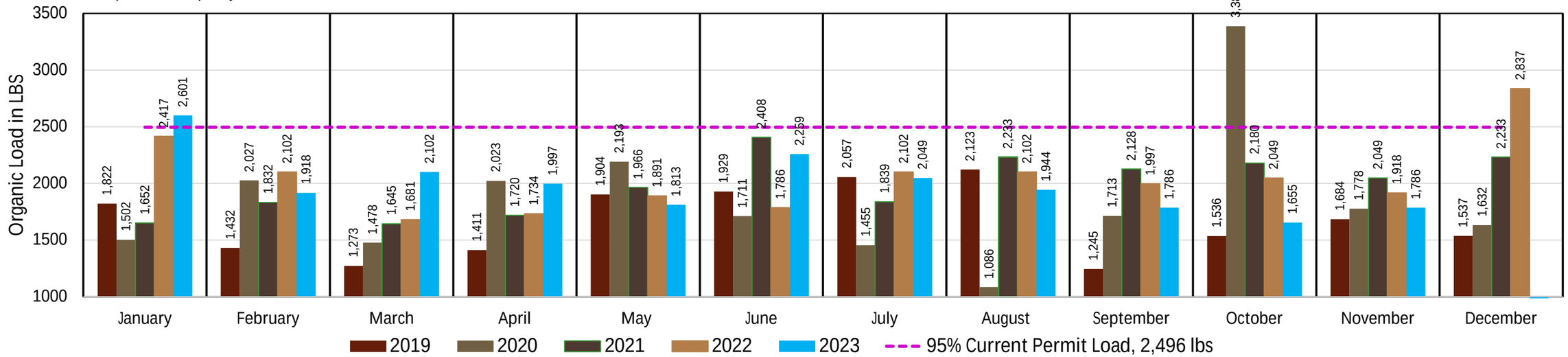
Monthly Production: Percent of Permitted Hydraulic Capacity
(Through October 2023)



Monthly Production: Organic Loading

(Through October 2023)

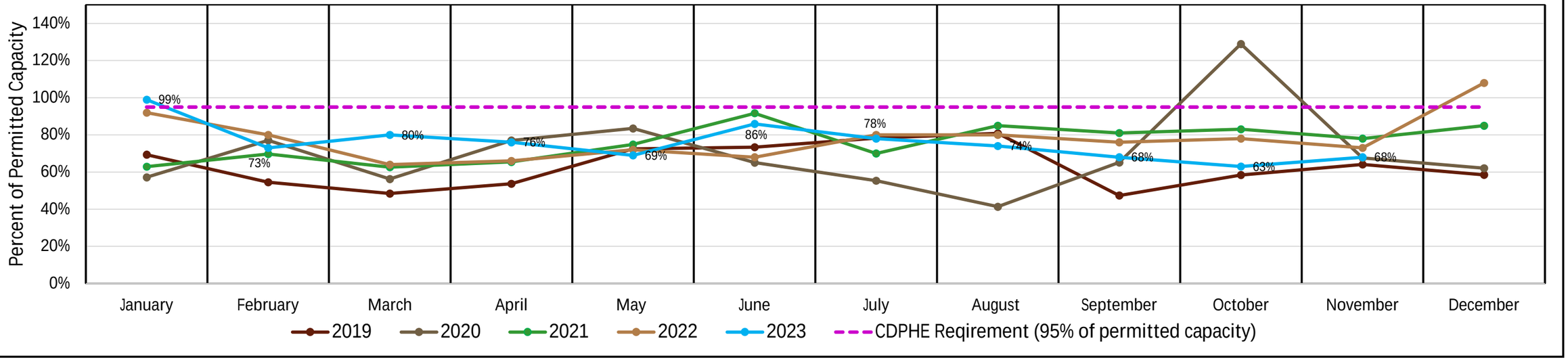
Note: June 2018 permitted capacity increased from 1314lbs to current level of 2627lbs.



Monthly Production: Percent of Permitted Organic Capacity

(Through October 2023)

Note: June 2018 permitted capacity increased from 1314lbs to current level of 2627lbs.



Board of Trustees Meeting

Date: **January 9, 2024**
Subject: **CORA Report (Quarter 4, 2023)**

BACKGROUND / DISCUSSION

Report of CORA activities from October to December 2023.

STAFF RECOMMENDATION

Review and retain report.

ATTACHMENTS

1. CORA Report Oct-Dec 2023

Date	Requestor	Description of Request	Outcome	STAFF DEPT	Staff Minutes Spent	Charges	Date Closed	Pending Closure
10/4/2023	Michele Reed	Certificate of Insurance for Dobbs Excavating	No responsive records	P&B, PW	20	$0	10/6/2023	
10/7/2023	Christine Gaiter	2023 admin and heads of department salaries	Documents Provided	Stephanie Anderson	30	$0	10/7/2023	
10/24/2023	Gregory Griffin	Quality Inn Fire suppression system map and/or plumbing map	Documents Provided	P&B	30	$0	10/24/2023	
10/27/2023	Amy Stahl	Permits of record for 3910 Wine Cup St and 3881 G W Bush	Documents Provided	P&B	30	$0	10/31/2023	
11/7/2023	Christine Gaiter	Coordinated election cost when Marijuana was on the November ballot	Documents Provided	Clerk	15	$0	11/8/2023	
11/11/2023	Christine Gaiter	All employee salaries (by title) for the past 3 years, 2021, 2022, and 2023	Documents Provided	HR	30	$0	11/14/2023	
11/15/2023	Christine Gaiter	Emails, texts, any other messenger app communication about 2nd election, trustee/ mayor appointment, and trustee/ mayor resigning from Mrs. Garcia, mayor pro tem Macdonald, mayor chaussee, trustee Mason, and trustee Dailey.	Documents Provided	Clerk/Legal	60	$0	11/20/2023	
11/15/2023	Caitlin Morris	Building permits, inspections, certificate of occupancy, load capacity, and any other pertinent documentation related to the physical structure of: 3728 Cleveland Ave Wellington, CO 80549	Documents Provided	Clerk/P&B	30	$0	11/16/2023	
11/15/2023	Mario Nicolais	Numerous Documents	TBD	Clerk	2595	$750	TBD	Response issued Dec. 7, pending reply
11/17/2023	Ariel Brandon	Property records for 7950 Timber Wolf Circle	Documents Provided	Clerk/P&B	30	$0	11/22/2023	
12/4/2023	Hailey Stratton	Permits for 8005 2nd St, Wellington, CO 80549.	Documents Provided	Clerk/P&B	30	$0	12/5/2023	
12/14/2023	Desiree Kendall	All building permits for 3811Garfield Ave (applied for and completed) in last 20 years.	Documents Provided	Clerk/P&B	30	$0	12/15/2023	12/1/2023
12/14/2023	Amy Niese	Code violation history for 8201 Wellington Blvd	No responsive records	Clerk/P&B	20	$0	12/14/2023	
12/18/2023	Christine Gaiter	Word product related to 2nd election in 2024	No responsive records	Clerk	10	$0	12/18/2023	
12/18/2023	Cleave Berdzar	COO/IPermit for 8980 West 1st St	Documents Provided	Clerk/P&B	30	$0	12/19/2023	
12/21/2023	Kevin Greenwood	Building plans for 7578 Little Fox Lane	No responsive records	Clerk/P&B	30	$0		

Category	Totals
Requests	16
Staff Minutes	3020
Staff Hours	50.33333333
Average Time/Request (Minutes)	188.75
Invoices Issued	2
Charges Obtained	$750.00

Board of Trustees Meeting

Date: **January 9, 2024**
Subject: **LCSO Report (November)**

BACKGROUND / DISCUSSION

Report from the Larimer County Sheriff's Office from November 2023.

STAFF RECOMMENDATION

Review and retain report.

ATTACHMENTS

1. 11-2023 Wellington Monthly Report - FINAL corrected

December 12, 2023

Town of Wellington
Attn: Patti Garcia, Town Administrator
PO Box 127
Wellington, Colorado 80549

Dear Ms. Garcia:

The Law Enforcement Services Agreement for the Town of Wellington obligates the Larimer County Sheriff's Office to provide monthly reporting.

In meeting the contract, for the month of **November 2023**, the Larimer County Sheriff's Office maintained six deputies, one corporal, and one sergeant providing full-time law enforcement for the Town. In addition, one half-time investigator, one full-time desk deputy, and one full-time School Resource Officer assisted the town with law enforcement activities.

During the month of **November 2023**, non-assigned deputies spent a total of **96.24** hours in Wellington responding to calls, patrolling, and making contacts in the town.

During the month of **November 2023** there were **2.0** hours worked by Northern Colorado Drug Task Force.

Investigations – ongoing and active cases include:

Sex Crime – 3

Death - 2

Burglary – 1

Criminal Mischief – 1

Suspicious Circumstances - 1

Animal Cruelty – 1

Of Note:

- During the month of November, the Wellington Squad attended Firearms Training and Qualification and state mandated (C.R.S. 24-31-315 – See https://post.colorado.gov/training/crs-24-31-315-training-resource-guide) training, including "Disability Etiquette and Interaction for Law Enforcement," "Missing & Murdered Indigenous Relatives," and "From Tension to Trust - Establishing Stronger Community Relationships." Certified members of the squad also qualified with 40mm Direct Impact and Pepper ball Less-Lethal munitions during pistol training.
- Sixteen members from LCSO, including Wellington deputies, deputies from outside Wellington, Investigators, Lieutenants, and Crime Scene personnel responded to a residence that exploded on Little Fox Lane, attracting attention from several media outlets. Investigators assisted the Wellington Fire Protection District in determining that this was an accident and not criminal in nature. This was an excellent example of teamwork and coordination between all responding agencies, including staff from the Town of Wellington.

Pursuant to the Law Enforcement Agreement between the Town of Wellington and Larimer County, applicable documenting monthly forms are attached.

Thank you,



Captain Ian Stewart
(970) 619-4649
Attachments

LARIMER COUNTY SHERIFF'S OFFICE

Wellington Calls for Service and Patrol Time
(For Non-Wellington Officers)

Dispatch Dates between 11/01/2023 and 11/30/2023

Excluded from this report -
Squads: Civilian, Parks, and Investigations
Units: 9ME, 9S27;9Z10;9E64;9E53;9E78;9E75;9E32;9E35;9E49;9E7*

Call Times by Month

	Call/Contact Time (Minutes/Hours)	Patrol Time (Minutes/Hours)	Totals
2023-11	4,534.18 75.57	1,240.33 20.67	**5,774.52** **96.24**
Totals	**4,534.18** **75.57**	**1,240.33** **20.67**	**5,774.52** **96.24**

Wellington Monthly Report

November 2023

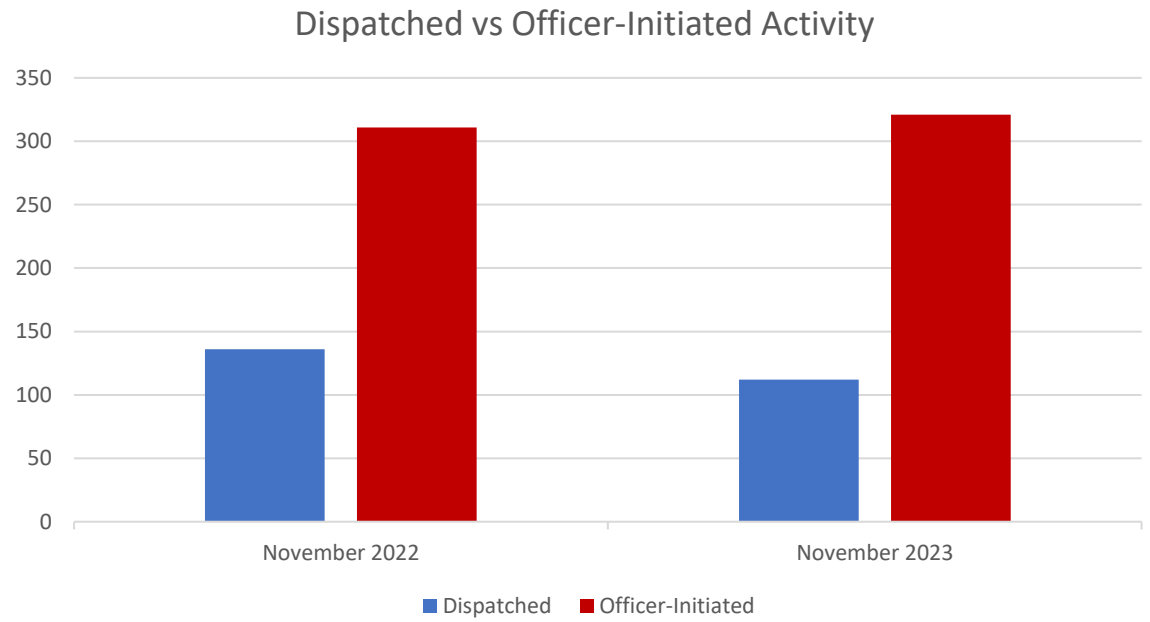
Larimer County Sheriff's Office

Christine Harpel
Administrative Coordinator
12/1/2023

November 2023 Totals

Dispatched / Officer-Initiated Activity

Dispatched Calls	112
Officer Initiated	321
November 2023 Total	433



- Dispatched calls were Down 24 or 18% from November 2022
- Officer-Initiated Activity was Up 10 or 3% from November 2022

	Nov. 2022	Nov. 2023
Dispatched Calls	136	112
	30%	26%
Officer Initiated	311	321
	70%	74%
Total	447	433

- 26% were Dispatched Calls
- 74% was Officer-Initiated Activity

November 2023 Calls for Service

Calls for Service Comparison

Call Types A-M

Call Type	2020	2021	2022	Avg 20-22	2023	% Change 3-Yr Avg to 2022
9-1-1 Hangup	0	1	0	0.33	1	200%
Alarm Calls	10	9	6	8.33	5	-40%
Animal Calls	7	4	12	7.67	7	-9%
Assault	1	1	3	1.67	0	-100%
Assist Business	1	7	1	3.00	1	-67%
Assist Other Agency (Fire/Med)	11	6	14	10.33	10	-3%
Bar Checks	0	4	0	1.33	2	50%
Burglary	0	1	0	0.33	0	-100%
Citizen Assist	7	14	8	9.67	11	14%
Civil	9	6	14	9.67	6	-38%
Criminal Mischief	3	2	2	2.33	0	-100%
Death Investigation	1	0	0	0.33	0	-100%
Disturbance	10	4	2	5.33	2	-63%
Drug case	2	1	2	1.67	1	-40%
DUI Arrest	3	1	0	1.33	1	-25%
Extra Checks & Business Check	204	270	127	200.33	170	-15%
Family Problems	12	8	8	9.33	6	-36%
Follow up	34	37	34	35.00	25	-29%
Found property	2	2	5	3.00	1	-67%
Fraud	5	4	2	3.67	4	9%
Harassment	2	4	3	3.00	4	33%
Juvenile Problem	4	5	4	4.33	2	-54%
Lost Property	4	1	1	2.00	2	0%
Mental Health Call	1	0	2	1.00	4	300%
Missing Person (Child/Adult)	5	3	2	3.33	0	-100%
Motor Vehicle Accident	3	7	2	4.00	3	-25%
Municipal Code Violation	0	0	4	1.33	3	125%

Call Types N-Z

Call Type	2020	2021	2022	Avg 20-22	2023	% Change 3-Yr Avg to 2022
Neighbor Problems	0	0	0	0.00	4	NC
Noise\Party Complaint	0	7	0	2.33	3	29%
Parks Incident	0	0	1	0.33	0	-100%
Pedestrian Contact/Subject St	3	1	4	2.67	3	13%
Private Tow	3	0	5	2.67	2	-25%
REDDI Report	3	1	2	2.00	1	-50%
Restraining Order Violation	2	2	3	2.33	1	-57%
Safe 2 Tell	1	1	2	1.33	2	50%
School Check	9	11	9	9.67	10	3%
Sex Offense	0	0	4	1.33	0	-100%
Sex Offender Check	7	0	1	2.67	0	-100%
Suicide Attempt	0	0	3	1.00	0	-100%
Suicide Threat	2	1	3	2.00	4	100%
Suspicious Circumstances	24	32	27	27.67	23	-17%
Theft	4	6	5	5.00	6	20%
Traffic Problem	16	20	9	15.00	10	-33%
Traffic Pursuit	0	1	0	0.33	0	-100%
Traffic Stop	83	43	85	70.33	51	-27%
Trespass	3	0	2	1.67	1	-40%
Vehicle Theft	0	2	2	1.33	1	-25%
Vehicle Trespass	0	3	2	1.67	1	-40%
VIN Check	3	10	4	5.67	8	41%
Warrant Attempt/Arrest	10	2	5	5.67	3	-47%
Weapon Related (menacing,	0	1	0	0.33	0	-100%
Welfare Check	9	6	9	8.00	19	138%
Unspecified	0	0	2	0.67	9	1250%
TOTALS	**523**	**552**	**447**	**507.33**	**433**	**-15%**

NC = Not Calcuable. Cannot divide by 0.

Calls for Service DOWN 14 or 3% from November 2022

November 2023 calls DOWN 15% from November 2020-2022 Average

November 2023 Call Categories

Crime Type Averages / Trends

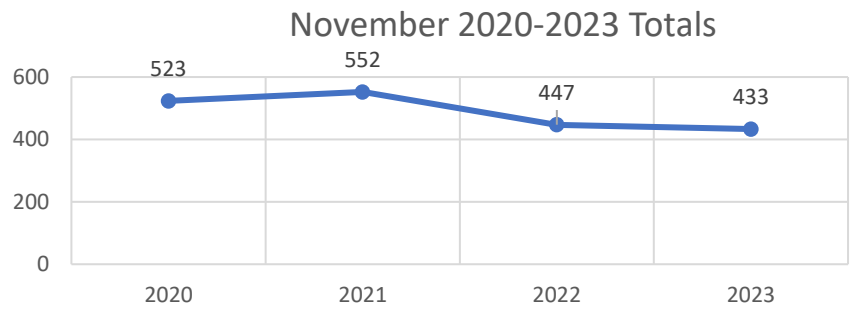
Property Crimes					
Call Type	**2020**	**2021**	**2022**	**Avg 20-22**	**2023**
Burglary	0	1	0	0.33	0
Theft	4	6	5	5.00	6
Vehicle Theft	0	2	2	1.33	1
Vehicle Trespass	0	3	2	1.67	1
Property Crimes Totals	**4**	**12**	**9**	**8.33**	**8**

Persons Crimes					
Call Type	**2020**	**2021**	**2022**	**Avg 20-22**	**2023**
Assault	1	1	3	1.67	0
Missing Person (Child/Adult)	5	3	2	3.33	0
Robbery	0	0	0	0.00	0
Sex Offense	0	0	4	1.33	0
Weapon Related (menacing,	0	1	0	0.33	0
Persons Crimes Totals	**6**	**5**	**9**	**6.67**	**0**

Disorder/Other Crimes					
Call Type	**2020**	**2021**	**2022**	**Avg 20-22**	**2023**
Alcohol Calls	0	0	0	0.00	0
Animal Calls	7	4	12	7.67	7
Criminal Mischief	3	2	2	2.33	0
Disturbance	10	4	2	5.33	2
Drug case	2	1	2	1.67	1
Family Problems	12	8	8	9.33	6
Harassment	2	4	3	3.00	4
Juvenile Problem	4	5	4	4.33	2
Noise\Party Complaint	0	7	0	2.33	3
Suspicious Circumstances	24	32	27	27.67	23
Trespass	3	0	2	1.67	1
Disorder Crimes Totals	**67**	**67**	**62**	**65.33**	**49**

Red numbers indicate a DECREASE in crime from November 2022

Yellow backgrounds indicate an INCREASE in crime from November 2020-2022 Average



November 2023 Traffic

Traffic Citations	11/22	11/23
Traffic Citations Issued	30	8
Traffic Warnings	57	35

- Citations Issued Down 22
- Warnings Down 22

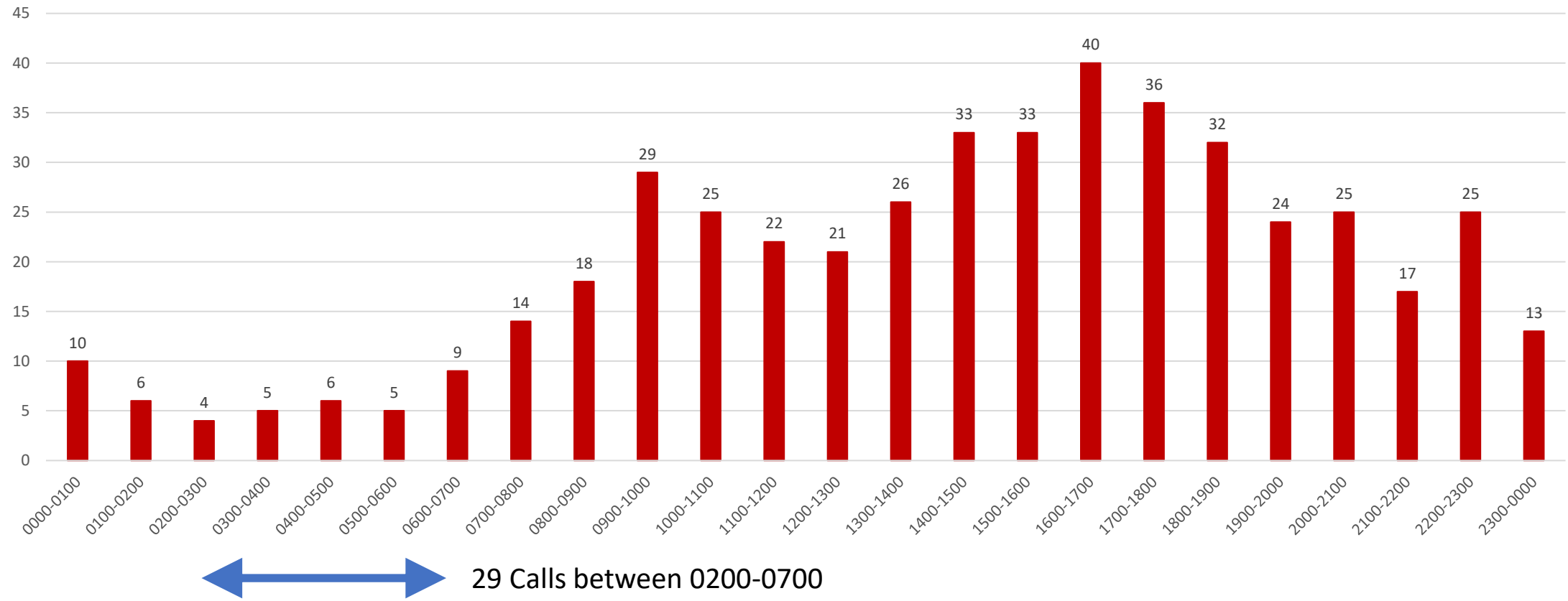
Call Type	11/22	11/23
Traffic Stop	85	51
Motor Vehicle Accident	2	3
DUI Arrest	0	1
Traffic Problem	9	10
REDDI Report	2	1

- Traffic Stops Down 34 or 40%
- MV Accidents Up 1
- DUI Arrests Up 1
- Traffic Problems Up 1
- REDDI Reports Down 1

November 2023

Call Totals by Hour

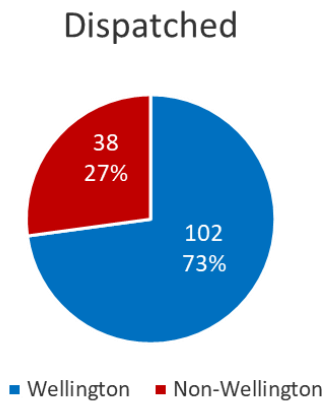
Busiest Hours
1600-1700 (40)
1700-1800 (36)

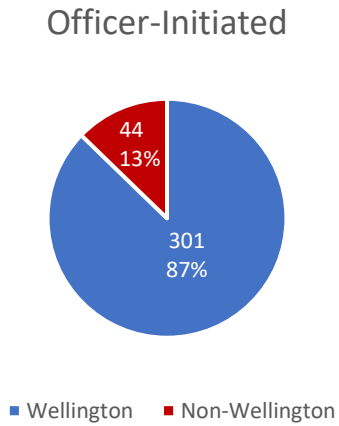


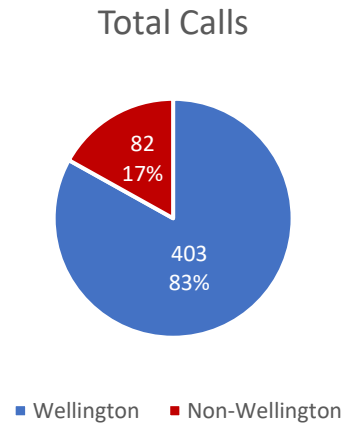
29 Calls between 0200-0700

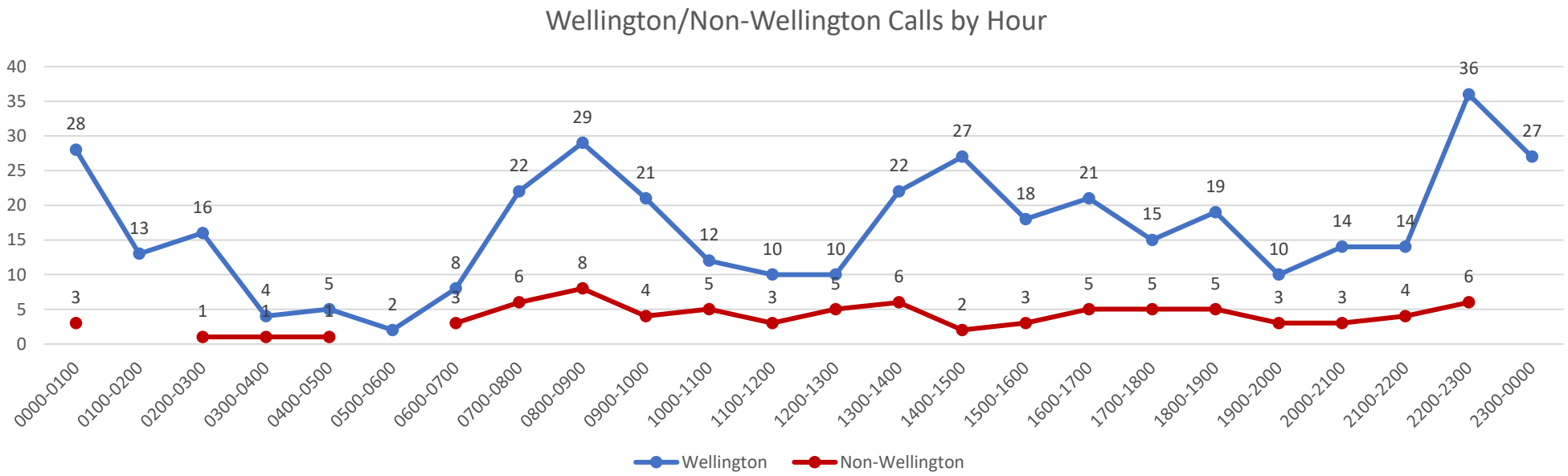
November 2023

Wellington/Non-Wellington Units









November 2023

Response Times / Time on Calls
Dispatched Calls Only
All Times in Minutes

Average Response Time (All Units)		
High		5.35
Medium		11.66
Low		35.84
Avg. Response Time		17.62

Average Time on Calls (All Wellington Calls)			
High			63.16
Medium			36.59
Low			40.20
Avg. Time			46.65

Board of Trustees Meeting

Date: **January 9, 2024**
Subject: **Report of Bills (November)**

BACKGROUND / DISCUSSION

Bills payable for November 2023

STAFF RECOMMENDATION

Review and retain report.

ATTACHMENTS

1. November 2023 Payables_Redacted

Report Criteria:
Report type: GL detail

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
58166									
11/23	11/26/2023	58166	14204	BARTELS LAND & LIVESTOCK I	478125	201-13-5496	350.00	350.00	Pumpkins for Boonanza
	Total 58166:							350.00	
58201									
11/23	11/02/2023	58201	571	TOWN OF WELLINGTON	11022023	201-11-5952	560.05	560.05	[redacted]
	Total 58201:							560.05	
58202									
11/23	11/02/2023	58202	13928	120 WATER AUDIT INC	4395	204-34-5969	2,036.16	2,036.16	LAB-Sample ACTIVITIY September 2023-
	Total 58202:							2,036.16	
58203									
11/23	11/02/2023	58203	14182	21st CENTURY EQUIPMENT LL	P01985	210-34-5233	122.98	122.98	CARBURETOR
	Total 58203:							122.98	
58204									
11/23	11/02/2023	58204	13266	AMAZON	1HMD-TYYK-	201-14-5214	141.79	141.79	FINANCE SUPPLIES
11/23	11/02/2023	58204	13266	AMAZON	1V46-PT9V-	201-15-5214	23.83	23.83	CLERK SUPPLIES
11/23	11/02/2023	58204	13266	AMAZON	1V46-PT9V-	201-14-5214	10.49	10.49	FINANCIAL SUPPLIES
11/23	11/02/2023	58204	13266	AMAZON	1V46-PT9V-	203-15-5214	276.69	276.69	MSB SUPPLIES
	Total 58204:							452.80	
58205									
11/23	11/02/2023	58205	14136	Analytical Environmental Laborato	102802	204-34-5334	405.00	405.00	Odor and Taste Contaminants and Shipping
11/23	11/02/2023	58205	14136	Analytical Environmental Laborato	102802	204-34-5334	405.00	405.00	Odor and Taste Contaminants and Shipping
11/23	11/02/2023	58205	14136	Analytical Environmental Laborato	102802	204-34-5334	405.00	405.00	Odor and Taste Contaminants and Shipping
11/23	11/02/2023	58205	14136	Analytical Environmental Laborato	102802	204-34-5334	405.00	405.00	Odor and Taste Contaminants and Shipping
	Total 58205:							1,620.00	

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
58206									
11/23	11/02/2023	58206	13382	BUFFALO CREEK SUBDIVISION	1068123303	210-34-5341	436 28	436.28	XCEL TOWN PORTION FOR BUFFALO CREEK HOA
Total 58206:								436.28	
58207									
11/23	11/02/2023	58207	14048	C & W TRUCK AND TRAILER PA	01NV050535	201-34-5233	11.92	11 92	BREATHER
Total 58207:								11.92	
58208									
11/23	11/02/2023	58208	13681	CINTAS	5181163706	203-34-5941	111.84	111.84	RESTROOM- SURFACE DISCINFEC, BIOFREEZ
11/23	11/02/2023	58208	13681	CINTAS	5181163755	204-34-5941	71.07	71.07	RESTROOM- SURFACE DISCINFEC
11/23	11/02/2023	58208	13681	CINTAS	5181163780	205-34-5941	138.51	138.51	OFFICE HARD SURFACE DISINFEC, COLD RELIEF
Total 58208:								321.42	
58209									
11/23	11/02/2023	58209	13448	COLORADO ANALYTICAL LAB	231002049	205-34-5554	339 00	339.00	WRF-WASTEWATER-AMMONIA, NIRTATE
11/23	11/02/2023	58209	13448	COLORADO ANALYTICAL LAB	231009043	205-34-5554	302 00	302.00	WRF-WASTEWATER- AMMONIA NITROGEN, BOD-5, NITRATE
11/23	11/02/2023	58209	13448	COLORADO ANALYTICAL LAB	231009044	205-34-5554	460 00	460.00	WTP- WATER DRINKING ALKALINITY
11/23	11/02/2023	58209	13448	COLORADO ANALYTICAL LAB	231013005	205-34-5554	37.00	37 00	WRF-WASTEWATER- BOD-5
11/23	11/02/2023	58209	13448	COLORADO ANALYTICAL LAB	231017009	205-34-5554	27.00	27 00	WRF-WASTEWATER-E COLI
11/23	11/02/2023	58209	13448	COLORADO ANALYTICAL LAB	231017010	205-34-5554	302 00	302.00	WRF-WASTEWATER-AMMONIA NITROGEN, BOD-5, NITRATE
11/23	11/02/2023	58209	13448	COLORADO ANALYTICAL LAB	231023012	205-34-5554	27.00	27 00	WWTP-WASTEWATER E-COLI
Total 58209:								1,494.00	
58210									
11/23	11/02/2023	58210	12626	COLORADO LIBRARY CONSOR	205406	201-55-5214	82.75	82.75	AspenCAT BARCODES
Total 58210:								82.75	
58211									
11/23	11/02/2023	58211	14206	DITESCO LLC	2023-637	211-80-5030	6,601.20	6,601.20	TREATED WATER STORAGE TANKS IMPROVEMENTS
Total 58211:								6,601.20	

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
58212									
11/23	11/02/2023	58212	14106	Ericka Scott	38151023	201-49-5369	1,237.50	1,237.50	HARRISON AVE CLEARING FOR OCT 2023
11/23	11/02/2023	58212	14106	Ericka Scott	LIB/LEEP102	201-49-5369	1,823.00	1,823.00	Cleaning SERVICES LIB/LEEP OCT 2023
11/23	11/02/2023	58212	14106	Ericka Scott	THMIDWEEK	201-49-5369	400.00	400.00	Cleaning service TOWN HALL MIDWEEK OCT 2023
11/23	11/02/2023	58212	14106	Ericka Scott	TWNHALL10	201-49-5369	1,215.00	1,215.00	TOWN HALL CLEANING OCT 2023
Total 58212:								4,675.50	
58213									
11/23	11/02/2023	58213	232	GRAINGER	9878299461	204-34-5941	19.64	19.64	SAFETY-
Total 58213:								19.64	
58214									
11/23	11/02/2023	58214	237	HACH CO.	13775301	204-34-5455	302.00	302.00	KIT,MEMBRAME REPLACEMENT, ELECTROLYTE
11/23	11/02/2023	58214	237	HACH CO.	13780315	204-34-5455	109.99	109.99	WATER HARDNESS TNT
11/23	11/02/2023	58214	237	HACH CO.	13780387	204-34-5969	6,564.00	6,564.00	KTO:CLF, PHD, PANEL ONLY
Total 58214:								6,975.99	
58215									
11/23	11/02/2023	58215	14205	JOSHUA EUGENE ANTHONY	1155	201-49-5367	960.44	960.44	OUTLET INSTALL LEEPER AND LIBRARY
Total 58215:								960.44	
58216									
11/23	11/02/2023	58216	13695	KING LEE CHECMICAL COMPA	11167	204-34-5221	6,339.08	6,339.08	PRETREAT PLUS AND DELIVERY
Total 58216:								6,339.08	
58217									
11/23	11/02/2023	58217	13847	Lewan Technology	XIN18845	201-17-5579	3,553.95	3,553.95	Cloud / MANAGED LICENSING AND RMM / MANAGED IFRASTRUCUTE AND HEL
11/23	11/02/2023	58217	13847	Lewan Technology	XIN18849	201-17-5100	7,475.00	7,475.00	JON ACKERMANN- IT LABOR AND TRAVEL
Total 58217:								11,028.95	
58218									
11/23	11/02/2023	58218	14085	LOVELAND BARRICADE, LLC	21518	211-80-5025	3,209.40	3,209.40	CRC CONSTRUCTION

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
	Total 58218:							3,209.40	
58219									
11/23	11/02/2023	58219	14075	LOVELAND STEAM LAUNDRY	0027597	201-34-5372	21.87	21 87	Customer Shirt and Pant
11/23	11/02/2023	58219	14075	LOVELAND STEAM LAUNDRY	0031281	201-34-5372	31.59	31 59	Customer Shirt and Pant
	Total 58219:							53.46	
58220									
11/23	11/02/2023	58220	13760	McDonald Farms Enterprises	0091880-IN	205-34-5440	684.00	684.00	ROLLOFF DEMO 30 CU YD AND FUEL ROLL OFF (FUEL SURCHARGE)
11/23	11/02/2023	58220	13760	McDonald Farms Enterprises	0092829-IN	205-34-5440	684.00	684.00	ROLLOFF DEMO 30 CU YD AND FUEL ROLL OFF (FUEL SURCHARGE)
	Total 58220:							1,368.00	
58221									
11/23	11/02/2023	58221	12953	Frank Parts CO	181913	210-34-5233	264.98	264.98	2003 FORD F250 PARTS
	Total 58221:							264.98	
58222									
11/23	11/02/2023	58222	13528	NORTHERN COLORADO SPOR	10172	210-51-5166	340.00	340.00	GAME FEE-10/27/23-10/28/23
11/23	11/02/2023	58222	13528	NORTHERN COLORADO SPOR	10824	210-51-5165	625.00	625.00	SCHEDULING/ADMINSTRATION NOVEMBER
	Total 58222:							965.00	
58223									
11/23	11/02/2023	58223	12497	POUDRE SCHOOL DISTRICT	AR950104	210-51-5392	959 25	959.25	EYESTONE RENTAL
	Total 58223:							959.25	
58224									
11/23	11/02/2023	58224	13200	PROTECT YOUTH SPORTS, DE	1114175	210-51-5146	71.30	71 30	NATIONAL COMBO SEARCH
	Total 58224:							71.30	
58225									
11/23	11/02/2023	58225	14207	SPRINKLER TECHNOLIGIES CO	20929	211-80-5040	862.00	862.00	INSTALL TECH AND LABOR

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
	Total 58225:							862.00	
58226									
11/23	11/02/2023	58226	12157	STEWART OXYGEN SERVICE	11123	201-49-5367	138.00	138.00	SOS Emergency Oxygen INHALATOR
	Total 58226:							138.00	
58227									
11/23	11/02/2023	58227	13416	TIMBER LINE ELECTRIC & CON	8341	204-34-5437	7,580.00	7,580.00	CYBERSECURITY RENEWEL 2023-2024
11/23	11/02/2023	58227	13416	TIMBER LINE ELECTRIC & CON	8359	204-34-5422	1,550.00	1,550.00	700 VA TOWER DOUBLE INVERSION
	Total 58227:							9,130.00	
58231									
11/23	11/09/2023	58231	14182	21st CENTURY EQUIPMENT LL	000594	201-34-5233	272.80	272.80	V BELT AND FREIGHT
11/23	11/09/2023	58231	14182	21st CENTURY EQUIPMENT LL	001392	201-34-5233	35.89	35 89	VENT, KNOBS
	Total 58231:							308.69	
58232									
11/23	11/09/2023	58232	12661	ALL AMERICAN BACKFLOW	10272312B	205-34-5433	395 00	395.00	Backflow Test AT WRP
11/23	11/09/2023	58232	12661	ALL AMERICAN BACKFLOW	1027231B	204-34-5433	540 00	540.00	Backflow Test AT WTF & NTF
	Total 58232:							935.00	
58233									
11/23	11/09/2023	58233	13710	ALL COPY PRODUCTS, INC.	35205759	201-17-5947	1,032.41	1,032.41	Agreement 110-1331874-000: Sharp MX-3070N & MX-3570N Copiers
	Total 58233:							1,032.41	
58234									
11/23	11/09/2023	58234	13266	AMAZON	1JNL-6JFL-K	201-18-5214	37.61	37.61	LCD MONITOR DESK STAND - MSB
11/23	11/09/2023	58234	13266	AMAZON	1JNL-6JFL-K	201-18-5375	15.98	15.98	ICE SCRAPER SNOW BRUSH
11/23	11/09/2023	58234	13266	AMAZON	1KGH-3147-	201-34-5941	32.88	32.88	KLEENEX, PAPER TOWELS
11/23	11/09/2023	58234	13266	AMAZON	1KV1-6VRQ-	201-34-5941	10.90	10.90	REPLACEMENT PAD FOR MAXMARK
11/23	11/09/2023	58234	13266	AMAZON	1PTK-QC00-	201-34-5941	184.51	184.51	PRINTER PAPER, PLATES, COFFEE
11/23	11/09/2023	58234	13266	AMAZON	1XNJ-TFJN-4	201-34-5941	59.08	59.08	PAPERPLATES, PODS
11/23	11/09/2023	58234	13266	AMAZON	1YPV-KW4D-	203-15-5214	172.94	172.94	PRINTER PAPER, COFFEE, POWER STRIP- MSB

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
	Total 58234:							513.90	
58235									
11/23	11/09/2023	58235	13681	CINTAS	5182618930	204-34-5941	128.71	128.71	RESTROOM-GLV SD PRO NTRL PF IN BLK
11/23	11/09/2023	58235	13681	CINTAS	8406499553	201-34-5941	95.01	95.01	4006 HAYES ST SERVICES SUPPLIES
	Total 58235:							223.72	
58236									
11/23	11/09/2023	58236	13448	COLORADO ANALYTICAL LAB	231013009	204-34-5334	1,276.00	1,276.00	WATER DRINKING TTHMS, HAA5
11/23	11/09/2023	58236	13448	COLORADO ANALYTICAL LAB	231013041	205-34-5554	449 00	449.00	SLUDGE REGULATIONS
11/23	11/09/2023	58236	13448	COLORADO ANALYTICAL LAB	231023011	205-34-5554	302 00	302.00	AMMONIA NITROGEN, BOD-5, WASTEWATER
11/23	11/09/2023	58236	13448	COLORADO ANALYTICAL LAB	231030010	205-34-5554	302 00	302.00	WASTEWATER AMMONIA NITROGEN,BOD-5, NITRATE
11/23	11/09/2023	58236	13448	COLORADO ANALYTICAL LAB	231030020	205-34-5554	27.00	27 00	WASTEWATER E COLI
	Total 58236:							2,356.00	
58237									
11/23	11/09/2023	58237	13344	CONNELL RESOURCES, INC.	22350-54000	211-80-4006	13,970.88	13,970.88	SHOP LIME/20%RAP
11/23	11/09/2023	58237	13344	CONNELL RESOURCES, INC.	22350-54000	203-34-5424	571.68	571.68	L ME/20%RAP
	Total 58237:							14,542.56	
58238									
11/23	11/09/2023	58238	300	DANA KEPNER	1582005-00	211-80-5013	20,115.00	20,115.00	3/4" iPERL 7.5" LL, 3 WIRE, HOURLY READ
11/23	11/09/2023	58238	300	DANA KEPNER	1582006-00	211-80-5013	31,185.00	31,185.00	3/4" iPERL 7.5" LL, 3 WIRE, HOURLY READ
	Total 58238:							51,300.00	
58239									
11/23	11/09/2023	58239	10328	DPC INDUSTRIES, INC	DE73000950	204-34-5221	110 00	110.00	Chlorine 150#
	Total 58239:							110.00	
58240									
11/23	11/09/2023	58240	12912	EVOQUA WATER TECHNOLOGI	906152845	204-34-5221	9,327.50	9,327.50	AKTA KLOR, 25 TOTE GR
11/23	11/09/2023	58240	12912	EVOQUA WATER TECHNOLOGI	906164871	204-34-5334	1,395.00	1,395.00	Drinking Water Recurring

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
	Total 58240:							10,722.50	
58241									
11/23	11/09/2023	58241	232	GRAINGER	9858847313	204-34-5433	995.41	995.41	SSPND ELCT WL/CEIL HEATR
11/23	11/09/2023	58241	232	GRAINGER	9865479126	204-34-5433	843.44	843.44	WORK PLATFORM
	Total 58241:							1,838.85	
58242									
11/23	11/09/2023	58242	237	HACH CO.	13798894	204-34-5969	302.00	302.00	KIT,MEMBRAME REPLACEMENT, ELECTROLYTE
	Total 58242:							302.00	
58243									
11/23	11/09/2023	58243	13679	HARCROS CHECMICALS INC	101018797	204-34-5221	1,189.00	1,189.00	MURIATIC ACID
	Total 58243:							1,189.00	
58244									
11/23	11/09/2023	58244	14041	HENSEL PHELPS CONSTRUCTI	468761	211-80-5030	8,323.90	8,323.90	TREATED WATER STORAGE TANKS MPROVEMENTS
	Total 58244:							8,323.90	
58245									
11/23	11/09/2023	58245	13999	ICON ENGINEERING, INC	18310	211-80-5022	21,314.48	21,314.48	CLEVELAND MASTER PLAN PROJECT FLOODPLAIN ANALYSIS
	Total 58245:							21,314.48	
58246									
11/23	11/09/2023	58246	322	L.C. SALES TAX ADMINISTRATO	BUILDING P	201-00-2210	21,366.04	21,366.04	Building Permit Tax OCT 2023
	Total 58246:							21,366.04	
58247									
11/23	11/09/2023	58247	14075	LOVELAND STEAM LAUNDRY	0031795	201-34-5372	9.72	9.72	Customer Shirt and Pant
11/23	11/09/2023	58247	14075	LOVELAND STEAM LAUNDRY	0032294	201-34-5372	17.01	17 01	Customer Shirt and Pant

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
	Total 58247:							26.73	
58248									
11/23	11/09/2023	58248	349	MARC CORP	0802292-IN	203-34-5427	5,289.41	5,289.41	Ice Melt, PARTS CLEANER &DEGREASR
	Total 58248:							5,289.41	
58249									
11/23	11/09/2023	58249	13760	McDonald Farms Enterprises	0090371-IN	205-34-5440	684.00	684.00	ROLLOFF DEMO 30 CU YD AND FUEL ROLL OFF (FUEL SURCHARGE)
11/23	11/09/2023	58249	13760	McDonald Farms Enterprises	0090483-IN	205-34-5440	684.00	684.00	ROLLOFF DEMO 30 CU YD AND FUEL ROLL OFF (FUEL SURCHARGE)
11/23	11/09/2023	58249	13760	McDonald Farms Enterprises	0094115-IN	204-34-5440	4,161.50	4,161.50	WWTP BIO-SOLIDS REMOVAL AND HAULING AND FUEL
11/23	11/09/2023	58249	13760	McDonald Farms Enterprises	0094596-IN	205-34-5440	684.00	684.00	ROLLOFF DEMO 30 CU YD AND FUEL ROLL OFF (FUEL SURCHARGE)
11/23	11/09/2023	58249	13760	McDonald Farms Enterprises	0094992-IN	205-34-5440	684.00	684.00	ROLLOFF DEMO 30 CU YD AND FUEL ROLL OFF (FUEL SURCHARGE)
11/23	11/09/2023	58249	13760	McDonald Farms Enterprises	93625-IN	205-34-5440	684.00	684.00	ROLLOFF DEMO 30 CU YD AND FUEL ROLL OFF (FUEL SURCHARGE)
	Total 58249:							7,581.50	
58250									
11/23	11/09/2023	58250	12448	NALCO COMPANY	6602224418	204-34-5221	5,986.32	5,986.32	Nalcolyte #8100, 1 WAY TOTE
	Total 58250:							5,986.32	
58251									
11/23	11/09/2023	58251	12770	NAYS	59464	210-51-5133	1,424.00	1,424.00	sS/SC PART.KIT AND SHIPPING
	Total 58251:							1,424.00	
58252									
11/23	11/09/2023	58252	13843	POLAR GAS INC	1511443661	204-34-5227	682.73	682.73	Propane WTP Utility
	Total 58252:							682.73	
58253									
11/23	11/09/2023	58253	14098	REPUBLIC SERVICES INC.	0642-000682	201-34-5398	708.03	708.03	TRASH PICKUP-TOWN
11/23	11/09/2023	58253	14098	REPUBLIC SERVICES INC.	0642-000688	210-34-5365	1,545.71	1,545.71	RESTROOM-PARKS
	Total 58253:							2,253.74	

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
58254									
11/23	11/09/2023	58254	13845	RH WATER & WASTEWATER, IN	3328	204-34-5356	355.00	355.00	WATER PLANT SERVICE OCTOBER 2023
Total 58254:								355.00	
58255									
11/23	11/09/2023	58255	13971	ROCKY MOUNTAIN BOTTLED W	0624998	201-34-5941	62.00	62.00	5 GAL PURIFIED WATER AND DELIVERY
Total 58255:								62.00	
58256									
11/23	11/09/2023	58256	114	SAFEBUILT COLORADO, LLC	105378-IN	201-18-5350	28,404.14	28,404.14	OCTOBER 2023 PERMIT ACTIVITIY
Total 58256:								28,404.14	
58257									
11/23	11/09/2023	58257	524	TEAM PETROLEUM	616790	203-34-5233	409.66	409.66	SILVERSTREAK SPARY
Total 58257:								409.66	
58258									
11/23	11/09/2023	58258	14176	Trihydro Corporation	0193576	211-80-5027	10,935.50	10,935.50	2023 BOXELDER CREEK LOMR
Total 58258:								10,935.50	
58259									
11/23	11/09/2023	58259	13856	TROPHY CREATIVE LLC	38961	201-18-5372	425.78	425.78	AppAREL FOR NSO KRISTIN G
Total 58259:								425.78	
58260									
11/23	11/09/2023	58260	547	UNCC	223101605	205-34-5434	49.66	49.66	RTL TRANSMISSIONS
11/23	11/09/2023	58260	547	UNCC	223101605	204-34-5434	49.67	49.67	RTL TRANSMISSIONS
Total 58260:								99.33	
58261									
11/23	11/09/2023	58261	553	USA BLUE BOOK	INV0015599	204-34-5434	127.60	127.60	LEAD FREE BRASS BALL VALVE

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount		
	Total 58261:							127.60		
58262										
11/23	11/09/2023	58262	13738	WELD CNTY DEPT PUBLIC HEA	E230437	204-34-5334	279 50	279.50		Coliform & E-Coli Water Testing
	Total 58262:							279.50		
58263										
11/23	11/09/2023	58263	12983	WELLINGTON FIRE PROTECTIO	23WEL-000	201-02-3425	26,200.00	26,200.00		Building Permit Impact Fees
11/23	11/09/2023	58263	12983	WELLINGTON FIRE PROTECTIO	23WEL-000	201-02-3435	1,310.00-	1,310.00-		Less 5% Vendor Fee
11/23	11/09/2023	58263	12983	WELLINGTON FIRE PROTECTIO	23WEL-0002	201-02-3435	24,890.00	24,890.00		Building Permit Impact Fees OCT 2023
11/23	11/09/2023	58263	12983	WELLINGTON FIRE PROTECTIO	23WEL-0002	201-02-3435	24,890.00-	24,890.00-	V	Building Permit Impact Fees OCT 2023
	Total 58263:							24,890.00		
58264										
11/23	11/09/2023	58264	12739	WHITE CAP CONST. SUPPLY	10019007117	201-49-5367	106 38	106.38		SWELLSTOP ROLL AND GREENSTREAK
	Total 58264:							106.38		
58265										
11/23	11/09/2023	58265	14119	Williams Scotsman, INC	9018664076	204-34-5433	1,131.10	1,131.10		Mobile office
11/23	11/09/2023	58265	14119	Williams Scotsman, INC	9019181397	204-34-5433	1,146.71	1,146.71		Mobile office
11/23	11/09/2023	58265	14119	Williams Scotsman, INC	9019303009	205-34-5433	681.08	681.08		Office Steel 20' - open bay
11/23	11/09/2023	58265	14119	Williams Scotsman, INC	9019316440	205-34-5433	172.50	172.50		MS FURINTURE PACKAGE
	Total 58265:							3,131.39		
58266										
11/23	11/14/2023	58266	14098	REPUBLIC SERVICES INC.	0642-000719	201-34-5398	708.03	708.03		TRASH & RECYCLING
11/23	11/14/2023	58266	14098	REPUBLIC SERVICES INC.	0642-000723	210-34-5365	1,553.21	1,553.21		TRASH & RECYCLING PARKS
	Total 58266:							2,261.24		
58267										
11/23	11/15/2023	58267	12870	BERKADIA G	10232023	204-90-5612	28,000.00	28,000.00		
11/23	11/15/2023	58267	12870	BERKADIA G	10232023	204-90-5622	700.00	700.00		

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
	Total 58267:							28,700.00	
58268									
11/23	11/17/2023	58268	542	COLORADO STATE TREASURE	SUTA PAYM	201-00-2522	2,455.24	2,455.24	SUTA PAYMENT Q3 2023
	Total 58268:							2,455.24	
58269									
11/23	11/20/2023	58269	13266	AMAZON	13XV-LMTW-	201-18-5375	42.89	42.89	SAFETY VESTS AND GLASSES
11/23	11/20/2023	58269	13266	AMAZON	1J4D-NGPL-	201-13-5496	19.99	19 99	pORTABLE CHARGER
11/23	11/20/2023	58269	13266	AMAZON	1VXK-MK6R-	201-11-5192	269.40	269.40	VETERAN DAY COINS
	Total 58269:							332.28	
58270									
11/23	11/20/2023	58270	14195	BAKER TILLY US, LLP	BT2596658	201-14-5356	31,406.09	31,406.09	DON RHOADS- OCT 2023- FINANICAL MANAGEMENT SERVICES 2023 AND TRA
	Total 58270:							31,406.09	
58271									
11/23	11/20/2023	58271	13775	BEACON ATHLETICS, LLC	0580762-IN	210-51-5162	1,609.79	1,609.79	INFIELD RAKES, SHOVEL
11/23	11/20/2023	58271	13775	BEACON ATHLETICS, LLC	0580869-IN	210-51-5162	1,190.70	1,190.70	GROUND RAKE, SCOOP SHOVEL
	Total 58271:							2,800.49	
58272									
11/23	11/20/2023	58272	13347	BNSF RAILWAY COMPANY	90259387	201-00-2207	89,601.29	89,601.29	WIDENING CROSSING AT CR 60 PED TRAFFIC
11/23	11/20/2023	58272	13347	BNSF RAILWAY COMPANY	90259392	201-00-2207	1,572.52	1,572.52	CR60 SIGNAL INSTALLATION PROJECT GW BUSH AVE.
	Total 58272:							91,173.81	
58273									
11/23	11/20/2023	58273	300	DANA KEPNER	1589655-00	204-34-5434	1,700.00	1,700.00	COMMAND LINK
	Total 58273:							1,700.00	
58274									
11/23	11/20/2023	58274	13591	Employers Council	484200	201-16-5583	101.00	101.00	FEDERAL STATEWIDE SEARCH FOR BRITTA

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
	Total 58274:							101.00	
58275									
11/23	11/20/2023	58275	12061	F&C Door Check & Lock	304009	201-49-5367	240.00	240.00	SWAPPED EAST SIDE LOCK TO NORTH SIDE LOCK
	Total 58275:							240.00	
58276									
11/23	11/20/2023	58276	13268	FIRST ADVANTAGE LNS OCC. H	2504172310	201-16-5580	522.56	522.56	DRUG TESTS-ADMIN FEE AND ANNUAL MAINTENANCE
	Total 58276:							522.56	
58277									
11/23	11/20/2023	58277	14051	KRISTIN NORDECK BROWN, P	09282023	201-13-5352	90.00	90.00	CALL WITH ETHAN ABOUT mARIJUANA LICENSING
	Total 58277:							90.00	
58278									
11/23	11/20/2023	58278	13847	Lewan Technology	XIN18981	211-80-4015	10,348.00	10,348.00	CABLING AND INSTALL CIP PROJECT- bULK WATER
	Total 58278:							10,348.00	
58279									
11/23	11/20/2023	58279	14210	NOCO HUMANE	2387	201-18-5374	1,970.00	1,970.00	QTR 3 2023 APC SEVICES CONTRACT
	Total 58279:							1,970.00	
58280									
11/23	11/20/2023	58280	13528	NORTHERN COLORADO SPOR	10208	210-51-5166	340.00	340.00	GAME FEE 11/3/23-11/4/23
	Total 58280:							340.00	
58281									
11/23	11/20/2023	58281	14213	TRIVENT SAFETY CONSULTING	SS-5484	204-34-5380	652 50	652.50	CONFINED SPACE AWARENESS AND TRAVEL TIME
	Total 58281:							652.50	

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
58282									
11/23	11/20/2023	58282	13856	TROPHY CREATIVE LLC	39005	201-11-5363	14.75	14.75	NAME TAGS -
Total 58282:								14.75	
58283									
11/23	11/22/2023	58283	1	Black Hills Energy	11/222023.7	201-49-5344	90.89	90.89	4006 Hayes Ave
11/23	11/22/2023	58283	1	Black Hills Energy	11222023	205-34-5344	762.85	762.85	6190 NE Frontage Rd
11/23	11/22/2023	58283	1	Black Hills Energy	11222023.1	201-49-5344	25.33	25.33	3804 Cleveland Ave
11/23	11/22/2023	58283	1	Black Hills Energy	11222023.2	210-34-5344	76.33	76.33	8700 3RD
11/23	11/22/2023	58283	1	Black Hills Energy	11222023.3	201-49-5344	260.25	260.25	4021 Grant Ave.
11/23	11/22/2023	58283	1	Black Hills Energy	11222023.4	201-49-5344	76.22	76.22	3749 HARRISON AVE
11/23	11/22/2023	58283	1	Black Hills Energy	11222023.5	201-49-5344	82.70	82.70	3735 CLEVELAND AVE.
11/23	11/22/2023	58283	1	Black Hills Energy	11222023.6	201-49-5344	272.70	272.70	Wellington Comm Bldg
11/23	11/22/2023	58283	1	Black Hills Energy	11222023.8	201-49-5344	87.27	87.27	TOWN OF WELLINGTON
Total 58283:								1,734.54	
58284									
11/23	11/27/2023	58284	13266	AMAZON	17QW-DN6Y-	201-11-5192	64.99	64.99	SANTA SUIT COSTUME
Total 58284:								64.99	
58285									
11/23	11/27/2023	58285	14215	BLUE SKY CO, LLC	PFP1816	210-34-5254	1,399.90	1,399.90	ON CASE OF PFP200- 200 BAGS PER BOXED ROLL
Total 58285:								1,399.90	
58286									
11/23	11/27/2023	58286	13382	BUFFALO CREEK SUBDIVISION	1074381448	210-34-5341	63.73	63.73	XCEL TOWN PORTION- BUFFALO CREEK PUMP
11/23	11/27/2023	58286	13382	BUFFALO CREEK SUBDIVISION	6211	210-34-5221	2,236.62	2,236.62	BUFFALO CREEK-POND TREATMENT-TOWN PORTION
Total 58286:								2,300.35	
58287									
11/23	11/27/2023	58287	10290	COLORADOAN	5501494	201-15-5331	23.40	23.40	ORDINANCE March 2023
Total 58287:								23.40	

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
58288									
11/23	11/27/2023	58288	13841	ENGINEERING INC	55615	211-80-5022	56,200.00	56,200.00	PROPERTY BOUNDARIES-ROW TOPOGRAPHY SURVEY SERVICES-CLEVELAN
Total 58288:								56,200.00	
58289									
11/23	11/27/2023	58289	14212	FRONTIER PRECISION, INC	287102	204-34-5434	5,027.09	5,027.09	LOCATOR, BATTERY, TRANSMITTER
Total 58289:								5,027.09	
58290									
11/23	11/27/2023	58290	13400	INTERSTATES, INC.	1015755	211-80-4083	14,293.49	14,293.49	ATS CONTROLLER REPLACEMENT WRF EXPANASION
Total 58290:								14,293.49	
58291									
11/23	11/27/2023	58291	13846	JACOBS ENGINEERING C/O BA	WXXZ2950-0	211-80-4061	39,172.50	39,172.50	WTP EXPANSION: ENGINEERING DESIGN AND CONSTRUCTION
Total 58291:								39,172.50	
58292									
11/23	11/27/2023	58292	13847	Lewan Technology	XIN19382	201-17-5579	180.00	180.00	MICROSOFT 365 STANDARD
Total 58292:								180.00	
58293									
11/23	11/27/2023	58293	13528	NORTHERN COLORADO SPOR	10259	210-51-5166	315.00	315.00	GAME FEE 11/17-11/18/2023
Total 58293:								315.00	
58294									
11/23	11/27/2023	58294	428	PITNEY BOWES BANK INC PUR	11272023	201-14-5311	421.27	421.27	METER REFILL
Total 58294:								421.27	
58295									
11/23	11/27/2023	58295	12497	POUDRE SCHOOL DISTRICT	AR950712	210-51-5392	1,212.00	1,212.00	RENTAL EYESTONE ELEM OCTOBER 2023

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
	Total 58295:							1,212.00	
58296									
11/23	11/27/2023	58296	14088	Raftelis	31093	204-34-5356	254.37	254.37	PROFESSIONAL SERVICES 10/1-10/31/2023
11/23	11/27/2023	58296	14088	Raftelis	31093	205-34-5356	254.38	254.38	PROFESSIONAL SERVICES 10/1-10/31/2023
	Total 58296:							508.75	
58297									
11/23	11/27/2023	58297	14102	THE F.A. BARTLETT TREE EXPE	41393471-0	210-34-5252	500.00	500.00	CHAMBER BUILDING- REMOVAL OF DEBRIS 1 ASH TREE
11/23	11/27/2023	58297	14102	THE F.A. BARTLETT TREE EXPE	41393472-0	210-34-5252	3,590.00	3,590.00	ReMOVE SIBERIAN ELM AT CENTENNIAL PARK
11/23	11/27/2023	58297	14102	THE F.A. BARTLETT TREE EXPE	41393473-0	210-34-5252	540.00	540.00	GRIND THE ELM STUMP AT PARK
	Total 58297:							4,630.00	
58298									
11/23	11/27/2023	58298	13416	TIMBER LINE ELECTRIC & CON	8366	205-34-5432	896.75	896.75	FIELD SERVICE/COMPUTER TECH- MATERIALS
11/23	11/27/2023	58298	13416	TIMBER LINE ELECTRIC & CON	8377	205-34-5432	425.00	425.00	REMOTE PROGRAMMING SUPPORT-FLOW APREAD SHEET DATE
11/23	11/27/2023	58298	13416	TIMBER LINE ELECTRIC & CON	8420	204-34-5437	230.00	230.00	REMOTE PROGRAMMING SUPPORT AND REMOTE DIAL ENCRYPTION FEE
	Total 58298:							1,551.75	
58299									
11/23	11/27/2023	58299	14070	TRE ENVIRONMENTAL STRATE	4707	205-34-5554	500.00	500.00	3 BROOD SURVIVAL AND REPRODUCTION-SCRN & UV TREATMENT
	Total 58299:							500.00	
58300									
11/23	11/28/2023	58300	14212	FRONTIER PRECISION, INC	287102	205-34-5434	5,027.09	5,027.09	LOCATOR, TRANSMITER
	Total 58300:							5,027.09	
4005005									
11/23	11/29/2023	4005005	439	XCEL ENERGY	OCT 2023 A	210-51-5185	1,451.52	1,451.52	BATTING CAGE ELECTRICITY
11/23	11/29/2023	4005005	439	XCEL ENERGY	OCT 2023 A	210-51-5185	1,451.52-	1,451.52- V	BATTING CAGE ELECTRICITY
11/23	11/29/2023	4005005	439	XCEL ENERGY	OCT 2023 A	204-34-5341	1,021.07	1,021.07	BUFFALO CREEK PKWY WELLHOUSE
11/23	11/29/2023	4005005	439	XCEL ENERGY	OCT 2023 A	204-34-5341	1,021.07-	1,021.07- V	BUFFALO CREEK PKWY WELLHOUSE
11/23	11/29/2023	4005005	439	XCEL ENERGY	OCT 2023 A	203-34-5341	69.10	69.10	6744 NE FRONTAGE RD

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount		
11/23	11/29/2023	4005005	439	XCEL ENERGY	OCT 2023 A	203-34-5341	69.10-	69.10-	V	6744 NE FRONTAGE RD
11/23	11/29/2023	4005005	439	XCEL ENERGY	OCT 2023 A	205-34-5341	16,130.01	16,130.01		6190 NE FRONTAGE ROAD SEWER PUMP
11/23	11/29/2023	4005005	439	XCEL ENERGY	OCT 2023 A	205-34-5341	16,130.01-	16,130.01-	V	6190 NE FRONTAGE ROAD SEWER PUMP
11/23	11/29/2023	4005005	439	XCEL ENERGY	OCT 2023 A	210-34-5341	12.65	12.65		3705 RONALD REAGAN
11/23	11/29/2023	4005005	439	XCEL ENERGY	OCT 2023 A	210-34-5341	12.65-	12.65-	V	3705 RONALD REAGAN
11/23	11/29/2023	4005005	439	XCEL ENERGY	OCT 2023 A	201-49-5341	16.75	16.75		3804 Cleveland Ave
11/23	11/29/2023	4005005	439	XCEL ENERGY	OCT 2023 A	201-49-5341	16.75-	16.75-	V	3804 Cleveland Ave
11/23	11/29/2023	4005005	439	XCEL ENERGY	OCT 2023 A	204-34-5341	1,959.37-	1,959.37-	V	PUMP HOUSE 4000 WILSON AVE
11/23	11/29/2023	4005005	439	XCEL ENERGY	OCT 2023 A	204-34-5341	1,959.37	1,959.37		PUMP HOUSE 4000 WILSON AVE
11/23	11/29/2023	4005005	439	XCEL ENERGY	OCT 2023 A	203-34-5341	1,294.88-	1,294.88-	V	8130 3RD ST
11/23	11/29/2023	4005005	439	XCEL ENERGY	OCT 2023 A	203-34-5341	1,294.88	1,294.88		8130 3RD ST
11/23	11/29/2023	4005005	439	XCEL ENERGY	OCT 2023 A	203-34-5341	12,623.74-	12,623.74-	V	STREET LIGHTS
11/23	11/29/2023	4005005	439	XCEL ENERGY	OCT 2023 A	203-34-5341	12,623.74	12,623.74		STREET LIGHTS
	Total 4005005:							.00		
4005012										
11/23	11/01/2023	4005012	12896	FIRST NATIONAL BANK	11012023	210-90-5632	1,132.62	1,132.62		PARK LOAn INTEREST
11/23	11/01/2023	4005012	12896	FIRST NATIONAL BANK	11012023	210-90-5630	21,322.37	21,322.37		Park Loan Payment
	Total 4005012:							22,454.99		
4005014										
11/23	11/29/2023	4005014	14041	HENSEL PHELPS CONSTRUCTI	PAY APP #17	211-80-4010	1,779,642.91	1,779,642.91		PAY REQUEST #17
11/23	11/07/2023	4005014	13991	MOLTZ CONSTRUCTION, INC	PAY REQUE	211-80-4083	1,223,203.84	1,223,203.84		WWTP EXPANSION Construction
	Total 4005014:							3,002,846.75		
4005016										
11/23	11/20/2023	4005016	13491	WEX BANK	92984964	210-34-5231	1,797.07	1,797.07		
11/23	11/20/2023	4005016	13491	WEX BANK	92984964	201-34-5231	3,973.06	3,973.06		
11/23	11/20/2023	4005016	13491	WEX BANK	92984964	204-34-5231	421.96	421.96		
11/23	11/20/2023	4005016	13491	WEX BANK	92984964	205-34-5231	584.02	584.02		
11/23	11/20/2023	4005016	13491	WEX BANK	92984964	201-13-5933	647.34	647.34		
	Total 4005016:							7,423.45		
9152023										
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	210-34-5233	23.58	23 58		REPLACEMENT KNOB FOR JD TRACTOR

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11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-49-5367	29.98	29 98	SPLIT - REPLACEMENT FLAG FOR SHERIFF OFFICE (66.7%)
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-34-5941	14.97	14 97	SPLIT - REFLECTIVE VEST (33.3%)
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5900	66.42	66.42	GRT GRANT-SPAN BKS-DISTRIB
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	210-51-5140	411.95	411.95	SOCCER GOALS FOR PRACTICES
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5214	27.99	27 99	MONITOR STAND
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5214	25.40	25.40	OFFICE SUPPLY
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	210-51-5164	17.10	17.10	POSTAGE FOR ADULT SOFTBALL SCOREBOARD CONTROLLER.
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5387	56.66	56.66	GRT GRANT-SPEC.EVNT REFRSHMN
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	210-51-5162	375.00	375.00	SCOREBOARD CONTROLLER - NEW LIGHT PANELS
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	210-34-5422	226.62	226.62	STRING TRIMMER LINE
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5792	36.97	36 97	2 DVDS-APOR & POKER
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5387	15.56	15 56	GRT GRANT-REFRSHMNTS
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5792	17.96	17 96	DVD-AIR
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	210-34-5239	44.06	44 06	SMALL PARTS FOR WELL HOUSE
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	204-34-5380	700.00	700.00	ROCKY MT. WATER CONFERENCE REGISTRATION FEE FOR JESSE TOLLEFS
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-17-5579	19.99	19 99	SOFTWARE
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5792	19.96-	19 96-	DVD RETURN-DUPLICATE
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	205-34-5434	47.43	47.43	PULL CORDS FOR SEWER LINE MAINTENANCE.
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-34-5233	222.00	222.00	FLEET STORM MGMT. SOFTWARE
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	205-34-5434	24.97	24 97	SEWER REPAIR PARTS.
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	203-34-5422	89.99	89 99	SMALL TOOL
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5900	95.68	95.68	BKS-PATRON REQUST
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	205-34-5433	658.74	658.74	EQUIPMENT FOR PLANT
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	210-34-5422	63.04	63 04	SMALL TOOLS FOR BATHROOM
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5900	14.76	14.76	BOOK FOR PATRON REQUEST
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	204-34-5241	22.98	22 98	VEHICLE CLEANER
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5214	68.99-	68 99-	REFUND ON ERGO MATS
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	204-34-5422	278.00	278.00	SPLIT - SHOP VAC, CART (79.52%)
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	204-34-5241	43.69	43.69	SPLIT - SHOP RAGS, PIN (12.5%)
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	204-34-5231	27.92	27 92	SPLIT - GARAGE DOOR LUBE (7.99%)
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5214	68.99-	68 99-	REFUND ON ERGO STAFF MATS
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	204-34-5380	40.00	40 00	ANNUAL MEMBERSHIP FEE
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5214	68.99-	68 99-	REFUND ON ERGO STAFF MATS
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-14-5338	3.19-	3.19-	FRAUD REFUND
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-14-5338	88.00-	88 00-	FRAUD REFUND
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-14-5338	39.99-	39 99-	FRAUD REFUND
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-14-5338	88.00-	88 00-	FRAUD REFUND
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-14-5338	16.06-	16 06-	FRAUD REFUND
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-14-5338	385.67-	385.67-	FRAUD REFUND

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-14-5338	16.29-	16 29-	FRAUD REFUND
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5214	45.99	45 99	GRT GRANT SUP-FELT BOARD
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5214	135.99	135.99	GRT GRANT-PLAY TUNNEL
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-16-5380	30.71-	30.71-	STAY FOR CONFERENCE- THIS IS A REFUND OF THE TAXES
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-18-5335	825.00	825.00	AICP AND APA MEMBER DUES AND SUBSCRIPTIONS - BIRD
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5214	16.79	16.79	3D PRINTER FILAMENT
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	203-34-5533	340.00	340.00	FLEET TOW
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5792	17.99	17 99	DVD
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5214	53.97	53 97	CHAIR MATS FOR ERGO DESK
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	204-34-5370	89.00	89 00	SAFETY SUN HATS
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	210-34-5370	230.00	230.00	HIGH VISIBILITY SAFETY WORKWEAR.
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-18-5335	533.00	533.00	AICP AND APA MEMBERSHIP DUES - WHALEN
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5214	17.99	17 99	GRT GRANT SUP-FLAN BOARD
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5900	114.75	114.75	GRT GNT-BKS TO DISTRIB
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-13-5380	295.00	295.00	EXCEL TRAINING
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5792	49.92	49 92	DVDS-SPID & PICARD
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5214	30.89	30 89	OFFICE SUPPLY
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5900	383.75	383.75	BK COVER SUP
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	210-51-5162	15.00	15 00	PLAQUE ENGRAVING FOR ADULT SOFTBALL TROPHY.
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5214	74.94	74 94	OFFICE SUPPLY
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-13-5380	75.00	75 00	SBDC CONFERENCE
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	205-34-5241	34.47	34.47	FLY TRAPS
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	210-51-5372	166.50	166.50	WORK CLOTHES/UNIFORM
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-34-5233	425.33	425.33	VEHICLE/EQUIPMENT INSPECTION SHEETS
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5214	30.71	30.71	SUPERGLUE AND STICKY TACK
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	205-34-5433	6.38	6.38	3/8 X 1/2 ADAPTER.
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5900	19.99	19 99	BOOK
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-34-5380	50.00	50 00	ROAD SCHOLAR COURSE LONGMONT
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	205-34-5370	24.36	24 36	FACE SHIELD
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-17-5579	2.99	2.99	PHOTO STORAGE
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-34-5233	137.39	137.39	SPLIT - GPS FLEET MONITORING (25%)
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	204-34-5233	137.39	137.39	SPLIT - GPS FLEET MONITORING (25%)
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	205-34-5233	137.39	137.39	SPLIT - GPS FLEET MONITORING (25%)
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	210-34-5233	137.38	137.38	SPLIT - GPS FLEET MONITORING (25%)
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-34-5380	118.98	118.98	DARLA FLIGHT TO CASELLE
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-18-5380	118.98	118.98	PATTY FLIGHT TO CASELLE.
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-34-5380	118.98	118.98	JENNY FLIGHT TO CASELLE.
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-34-5380	162.55	162.55	CASELLE ANNUAL CONFERENCE FLIGHT
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-18-5380	162.55	162.55	CASELLE ANNUAL CONFERENCE FLIGHT FOR PATTY LUNDY

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11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	203-34-5240	643.29	643.29	PAINT SUPPLIES
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-34-5380	162.55	162.55	CASELLE ANNUAL CONFERENCE FLIGHT FOR DARLA ROSELLE
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-55-5214	126.98	126.98	SUPPLY (1/2 SENIOR CENTER)
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	201-17-5579	54.99	54 99	ADOBE SUITE
11/23	11/15/2023	9152023	13269	FIRST NATIONAL BANK OMAHA	09152023	210-34-5231	23.88	23 88	Tools
Total 9152023:								9,193.55	
10132023									
11/23	11/01/2023	10132023	13269	FIRST NATIONAL BANK OMAHA	1101202302	204-34-5233	707.20	707.20	WINTERIZING FOR BOAT
11/23	11/01/2023	10132023	13269	FIRST NATIONAL BANK OMAHA	1101202302	210-34-5233	25.00	25 00	EMISSIONS FOR TRUCK 907BFB
11/23	11/01/2023	10132023	13269	FIRST NATIONAL BANK OMAHA	1101202302	201-49-5367	186.57	186.57	FOR INTERNET LINE AT THE SHOP
Total 10132023:								918.77	
11152023									
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-55-5214	11.79	11.79	LABEL HOLDERS
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-34-5941	36.48	36.48	OFFICE SUPPLIES
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	210-51-5181	37.98	37 98	EXTRA/REPLACEMENT BATTERIES FOR EVENT WALKIE TALKIES
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-55-5214	111.67	111.67	BEAD CLASS SUP
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-55-5792	52.88	52 88	3 DVDS-HC SND/FREE EQULIZR
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-13-5496	4.03	4.03	BOONANZA AD
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	204-34-5434	9.68	9.68	WIRE CONNECTORS FOR THE PUMP REPLACEMENT AT THE BCBS.
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	205-34-5455	138.94	138.94	ALKALINITY TESTING ITEMS
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	205-34-5554	78.60	78.60	TOLLS FOR SAMPLE RUNS
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	205-34-5380	50.00	50 00	TESTING APPLICATION FEE.
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-55-5792	49.95	49 95	2 DVDS-HDCOUNT/PICKETT
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	210-34-5942	644.04	644.04	PARKS - MINOR PROJECTS
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	204-34-5380	50.00	50 00	APPLICATION FEE FOR OSCAR TO SIT FOR WATER D TEST.
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-55-5214	57.51	57 51	VOLUNTEER SUPPLY
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-55-5792	95.10	95.10	DVDS-SERIES
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-55-5900	5.61	5.61	BOOK
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-14-5335	1.00	1.00	COLORADOAN SUBSCRIPTION
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-55-5387	79.46	79.46	BOONANZA
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	204-34-5434	15.98	15 98	VALVE REPLACEMENT PART FOR THE BCBS.
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-13-5496	60.80	60 80	SPLIT - GL 201-13-5496 BOO-NANZA BANNER (47.14%)
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-18-5214	33.96	33 96	SPLIT - GL 201-18-5214 NSO BUSINESS CARDS (26.33%)
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-11-5363	34.23	34 23	SPLIT - 201-11-5363 TRUSTEE BUSINESS CARDS (26.54%)
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	205-34-5433	113.12-	113.12-	RETURNED EXTERIOR LAMPS. WRONG TYPE.

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	204-34-5380	50.00	50 00	COLLECTION 2 TEST REGISTRATION
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-55-5900	177.97	177.97	GRT GRANT-PICT BK W/ AUD
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-55-5214	28.48	28.48	HEADPHONES
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	205-34-5455	271.20	271.20	GRAV METRIC FILTERS LAB SUPPLIES
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-55-5900	56.99	56 99	GRT GRANT-PICT BK W/ AUD
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-49-5367	230.98	230.98	TOILET REPLACEMENT AT MSB MENS FIRST FLOOR
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-55-5214	59.98	59 98	HEADPHONES AND TOASTER
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	210-51-5181	74.97	74 97	PICKLE BALL MARKINGS FOR PICKLE BALL PROGRAM
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-49-5367	51.95	51 95	TOILET REPAIR KIT
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-55-5321	256.37	256.37	PARADE OF LIGHTS/MARKETING
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-49-5367	66.62	66.62	DOORBELL FOR FACILITY
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-55-5901	219.99	219.99	GRT GRANT-BENCH (FURN)
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-55-5214	219.99	219.99	EWEGRANTPULL SUPPLY/PURCHASE
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-34-5941	8.79	8.79	PHONE ADAPTORS FOR EMPLOYEE CAR ADAPTOR
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-55-5214	67.96	67 96	GRT GRANT-FFN SUP
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-55-5214	73.97	73 97	GRT GRANT-FFN SUP
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	205-34-5433	53.18	53.18	CIRCUIT BOARD FOR EMERGENCY LIGHTS IN SOLIDS BUILDING
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-34-5233	212.00	212.00	CDOT MANDATORY PHYSICALS
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	205-34-5433	199.79	199.79	AUTOMATIC GATE OPENER SENSOR FOR EAST GATE.
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-55-5214	74.88	74 88	GRT GRANT-SUPPLIES
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	205-34-5356	295.00	295.00	YEARLY MEMBERSHIP DUES
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-13-5496	10.92	10 92	UTILITY BILL TRANSLATION
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-55-5901	273.26	273.26	GRT GRANT-FURNITURE/RUG
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-55-5214	62.66	62.66	GRT GRANT-EARLY LIT SUP-FFNS
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	204-34-5434	20.97	20 97	PARTS FOR THE BUFFALO CREEK BOOSTER STATION.
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	210-51-5162	106.89	106.89	CHAIRS AND CART FOR BASEBALL AND SOFTBALL
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	203-34-5453	137.38	137.38	SPLIT - GPS FLEET MONITORING (25%)
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	204-34-5233	137.38	137.38	SPLIT - GPS FLEET MONITORING (25%)
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	205-34-5233	137.38	137.38	SPLIT - GPS FLEET MONITORING (25%)
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	210-34-5233	137.41	137.41	SPLIT - GPS FLEET MONITORING (25%)
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-17-5579	535.27	535.27	WTP ADOBE SUBSCRIPTIONS
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-51-5214	82.97	82 97	GRT GRANT-EARLY LIT SUP-LIB USE
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-55-5347	9.90	9.90	HALLOWEEN STORY SUP.
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-55-5214	64.99	64 99	GRT GRANT-FURN(UTILITY CART)
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	205-34-5433	58.90	58 90	EMERGENCY LIGHTING BATTERIES AND A PACK OF AA'S FOR DO METER.
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-55-5214	53.58	53 58	GRT GRANT-EARLY LIT- FFNS
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-51-5214	135.71	135.71	GRT GRANT-EARLY LIT MAT. TO FFNS
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-17-5579	54.99	54 99	ADOBE CLOUD
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-17-5579	2.99	2.99	PHOTO STORAGE

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount		
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-55-5214	170.29	170.29		GRT GRANT-EARLY LIT MAT. TO FFNS
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	210-51-5181	16.99	16 99		STRAW FOR TRICK OR TREAT DOWN MAINSTREET
11/23	11/15/2023	11152023	13269	FIRST NATIONAL BANK OMAHA	11152023	201-55-5792	19.96	19 96		DVD-BLUE BEETLE
	Total 11152023:							6,528.42		
99306141										
11/23	11/06/2023	99306141	13266	AMAZON	02212023	201-14-5214	88.74-	88.74-	V	To offset redemption of points and Feb unrecorded charges
	Total 99306141:							88.74-		
111520231										
11/23	11/15/2023	111520231	13269	FIRST NATIONAL BANK OMAHA	111520231	204-34-5969	384.06	384.06		LAB EQUIPMENT
11/23	11/15/2023	111520231	13269	FIRST NATIONAL BANK OMAHA	111520231	204-34-5969	77.49	77.49		LAB EQUIPMENT
11/23	11/15/2023	111520231	13269	FIRST NATIONAL BANK OMAHA	111520231	204-34-5969	136.43	136.43		LAB EQUIPMENT
11/23	11/15/2023	111520231	13269	FIRST NATIONAL BANK OMAHA	111520231	204-34-5969	146.64	146.64		LAB EQUIPMENT
11/23	11/15/2023	111520231	13269	FIRST NATIONAL BANK OMAHA	111520231	204-34-5941	25.91	25 91		SAFETY ITEMS
11/23	11/15/2023	111520231	13269	FIRST NATIONAL BANK OMAHA	111520231	201-34-5233	90.00	90 00		EMISSIONS FOR KENWORTH
11/23	11/15/2023	111520231	13269	FIRST NATIONAL BANK OMAHA	111520231	201-34-5233	90.00	90 00		EMISSIONS FOR IH 5600
11/23	11/15/2023	111520231	13269	FIRST NATIONAL BANK OMAHA	111520231	201-34-5233	90.00	90 00		EMISSIONS FOR 1994 INTERNATIONAL
11/23	11/15/2023	111520231	13269	FIRST NATIONAL BANK OMAHA	111520231	201-34-5233	25.00	25 00		EMISSIONS TEST 2002 CHEVY
11/23	11/15/2023	111520231	13269	FIRST NATIONAL BANK OMAHA	111520231	201-34-5233	90.00	90 00		EMISSIONS FOR IH 5600
11/23	11/15/2023	111520231	13269	FIRST NATIONAL BANK OMAHA	111520231	205-34-5233	25.00	25 00		EMISSIONS FOR 2014 CHEVY PICKUP
11/23	11/15/2023	111520231	13269	FIRST NATIONAL BANK OMAHA	111520231	210-34-5233	25.00	25 00		EMISSIONS FOR EXPEDITION
11/23	11/15/2023	111520231	13269	FIRST NATIONAL BANK OMAHA	111520231	201-34-5233	25.00	25 00		EMISSIONS FOR 2016 CHEVY PICKUP QTL945
	Total 111520231:							1,230.53		
	Grand Totals:							3,650,138.11		

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
201-00-2000	27,200.33	266,763.01-	239,562.68-
201-00-2207	91,173.81	.00	91,173.81
201-00-2210	21,366.04	.00	21,366.04

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
201-00-2522	2,455.24	.00	2,455.24
201-02-3425	26,200.00	.00	26,200.00
201-02-3435	24,890.00	26,200.00-	1,310.00-
201-11-5192	334.39	.00	334.39
201-11-5363	48.98	.00	48.98
201-11-5952	560.05	.00	560.05
201-13-5352	90.00	.00	90.00
201-13-5380	370.00	.00	370.00
201-13-5496	445.74	.00	445.74
201-13-5933	647.34	.00	647.34
201-14-5214	152.28	88.74-	63.54
201-14-5311	421.27	.00	421.27
201-14-5335	1.00	.00	1.00
201-14-5338	.00	637.20-	637.20-
201-14-5356	31,406.09	.00	31,406.09
201-15-5214	23.83	.00	23.83
201-15-5331	23.40	.00	23.40
201-16-5380	.00	30.71-	30.71-
201-16-5580	522.56	.00	522.56
201-16-5583	101.00	.00	101.00
201-17-5100	7,475.00	.00	7,475.00
201-17-5579	4,405.17	.00	4,405.17
201-17-5947	1,032.41	.00	1,032.41
201-18-5214	71.57	.00	71.57
201-18-5335	1,358.00	.00	1,358.00
201-18-5350	28,404.14	.00	28,404.14
201-18-5372	425.78	.00	425.78
201-18-5374	1,970.00	.00	1,970.00
201-18-5375	58.87	.00	58.87
201-18-5380	281.53	.00	281.53
201-34-5231	3,973.06	.00	3,973.06
201-34-5233	1,727.33	.00	1,727.33
201-34-5372	80.19	.00	80.19
201-34-5380	613.06	.00	613.06
201-34-5398	1,416.06	.00	1,416.06
201-34-5941	504.62	.00	504.62
201-49-5341	16.75	16.75-	.00
201-49-5344	895.36	.00	895.36
201-49-5367	2,010.92	.00	2,010.92
201-49-5369	4,675.50	.00	4,675.50

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
201-51-5214	218.68	.00	218.68
201-55-5214	1,728.14	206.97-	1,521.17
201-55-5321	256.37	.00	256.37
201-55-5347	9.90	.00	9.90
201-55-5387	151.68	.00	151.68
201-55-5792	340.73	19.96-	320.77
201-55-5900	935.92	.00	935.92
201-55-5901	493.25	.00	493.25
203-00-2000	13,987.72	22,030.60-	8,042.88-
203-15-5214	449.63	.00	449.63
203-34-5233	409.66	.00	409.66
203-34-5240	643.29	.00	643.29
203-34-5341	13,987.72	13,987.72-	.00
203-34-5422	89.99	.00	89.99
203-34-5424	571.68	.00	571.68
203-34-5427	5,289.41	.00	5,289.41
203-34-5453	137.38	.00	137.38
203-34-5533	340.00	.00	340.00
203-34-5941	111.84	.00	111.84
204-00-2000	2,980.44	99,286.21-	96,305.77-
204-34-5221	22,951.90	.00	22,951.90
204-34-5227	682.73	.00	682.73
204-34-5231	449.88	.00	449.88
204-34-5233	981.97	.00	981.97
204-34-5241	66.67	.00	66.67
204-34-5334	4,570.50	.00	4,570.50
204-34-5341	2,980.44	2,980.44-	.00
204-34-5356	609.37	.00	609.37
204-34-5370	89.00	.00	89.00
204-34-5380	1,492.50	.00	1,492.50
204-34-5422	1,828.00	.00	1,828.00
204-34-5433	4,656.66	.00	4,656.66
204-34-5434	6,950.99	.00	6,950.99
204-34-5437	7,810.00	.00	7,810.00
204-34-5440	4,161.50	.00	4,161.50
204-34-5455	411.99	.00	411.99
204-34-5941	245.33	.00	245.33
204-34-5969	9,646.78	.00	9,646.78
204-90-5612	28,000.00	.00	28,000.00
204-90-5622	700.00	.00	700.00

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
205-00-2000	16,243.13	35,620.58-	19,377.45-
205-34-5231	584.02	.00	584.02
205-34-5233	299.77	.00	299.77
205-34-5241	34.47	.00	34.47
205-34-5341	16,130.01	16,130.01-	.00
205-34-5344	762.85	.00	762.85
205-34-5356	549.38	.00	549.38
205-34-5370	24.36	.00	24.36
205-34-5380	50.00	.00	50.00
205-34-5432	1,321.75	.00	1,321.75
205-34-5433	2,225.57	113.12-	2,112.45
205-34-5434	5,149.15	.00	5,149.15
205-34-5440	4,788.00	.00	4,788.00
205-34-5455	410.14	.00	410.14
205-34-5554	3,152.60	.00	3,152.60
205-34-5941	138.51	.00	138.51
210-00-2000	1,464.17	48,935.40-	47,471.23-
210-34-5221	2,236.62	.00	2,236.62
210-34-5231	1,820.95	.00	1,820.95
210-34-5233	736.33	.00	736.33
210-34-5239	44.06	.00	44.06
210-34-5252	4,630.00	.00	4,630.00
210-34-5254	1,399.90	.00	1,399.90
210-34-5341	512.66	12.65-	500.01
210-34-5344	76.33	.00	76.33
210-34-5365	3,098.92	.00	3,098.92
210-34-5370	230.00	.00	230.00
210-34-5422	289.66	.00	289.66
210-34-5942	644.04	.00	644.04
210-51-5133	1,424.00	.00	1,424.00
210-51-5140	411.95	.00	411.95
210-51-5146	71.30	.00	71.30
210-51-5162	3,297.38	.00	3,297.38
210-51-5164	17.10	.00	17.10
210-51-5165	625.00	.00	625.00
210-51-5166	995.00	.00	995.00
210-51-5181	129.94	.00	129.94
210-51-5185	1,451.52	1,451.52-	.00
210-51-5372	166.50	.00	166.50
210-51-5392	2,171.25	.00	2,171.25

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
210-90-5630	21,322.37	.00	21,322.37
210-90-5632	1,132.62	.00	1,132.62
211-00-2000	.00	3,239,378.10-	3,239,378.10-
211-80-4006	13,970.88	.00	13,970.88
211-80-4010	1,779,642.91	.00	1,779,642.91
211-80-4015	10,348.00	.00	10,348.00
211-80-4061	39,172.50	.00	39,172.50
211-80-4083	1,237,497.33	.00	1,237,497.33
211-80-5013	51,300.00	.00	51,300.00
211-80-5022	77,514.48	.00	77,514.48
211-80-5025	3,209.40	.00	3,209.40
211-80-5027	10,935.50	.00	10,935.50
211-80-5030	14,925.10	.00	14,925.10
211-80-5040	862.00	.00	862.00
Grand Totals:	3,773,889.69	3,773,889.69-	.00

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Recorder: _____

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof

Report Criteria:
Report type: GL detail

M = Manual Check, V = Void Check

Board of Trustees Meeting

Date: **January 9, 2024**
Subject: **4th Quarter 2023 Residential Building Permit and Lot Inventory Report**

BACKGROUND / DISCUSSION

This quarterly report on residential building activities is intended to provide an update of the current trends and expected trends within the Town. It also identifies the number of buildable lots remaining within the Town, and future lots that will be available for permits once public infrastructure is installed.

Town staff tracks the number of new residential dwelling permits issued throughout the year. Staff also tracks the number of available buildable lots (buildable lots in this context means zoned residential, platted for development, and public infrastructure is installed and operational). Tracking the number of permits and the number of buildable lots is an indicator of development trends and is used as a resource to guide when and how many new residential building permits the Town is able to issue.

Attached is a report of residential building permits issued through the 4th Quarter 2023 (January 1, 2023 to December 31, 2023). Also included is a report of new residential dwelling permits issued since 2009. The report also includes projected residential dwelling permits based on expected development trends. The annual total number of residential building permits is used to identify trends and project future permits. An inventory report is included to show available residential lots by subdivision, the number of lots remaining for permits, and the status of zoning, platting and infrastructure availability. Residential lot supply and inventory is depicted graphically to show the trend over time.

At the end of the fourth quarter of 2023, there are five (5) residential lots within town that can be issued a building permit. Sage Meadows Second Subdivision is currently under construction for public improvements to be able to have residential lots available for permits.

Also included in this report is a summary of the available platted and buildable lots for commercially zoned properties within the Town. The inventory includes lots that are currently undeveloped (some lots have been approved for commercial site development plans, but may not have been constructed yet - development lots that are currently vacant at the time of this report are included in the inventory).

STAFF RECOMMENDATION

No action required.

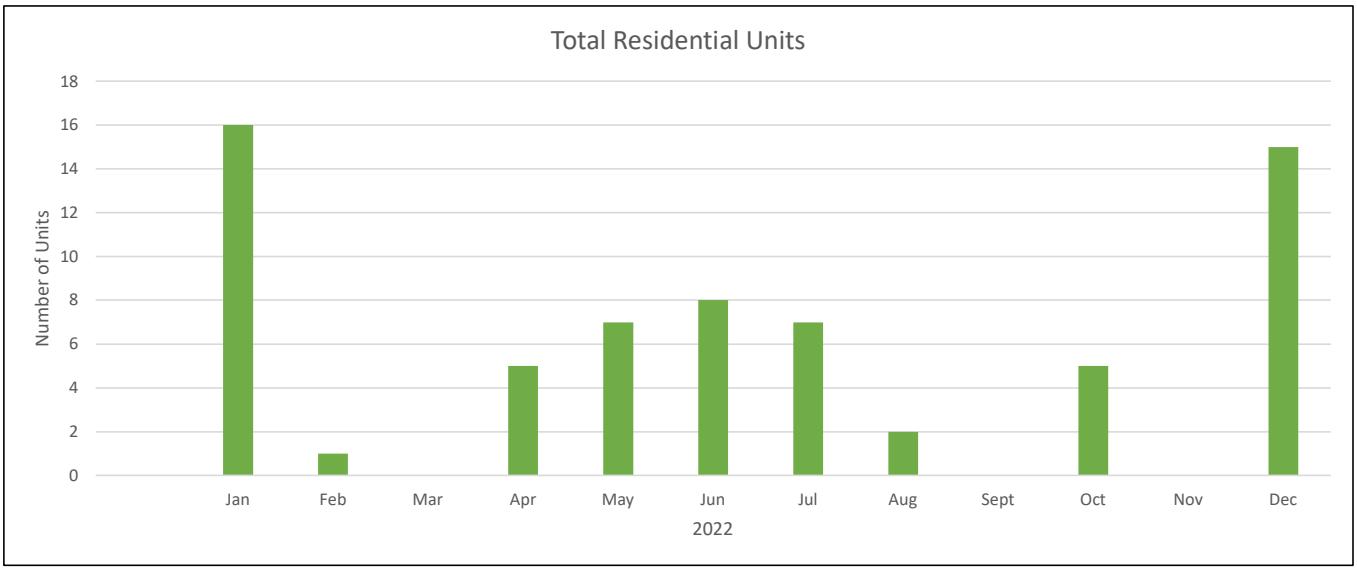
ATTACHMENTS

1. 4th Quarter 2023 Residential Building Permit and Lot Inventory Report
2. 2
3. 3
4. 4

Wellington, Colorado
Residential Permits Issued by Month

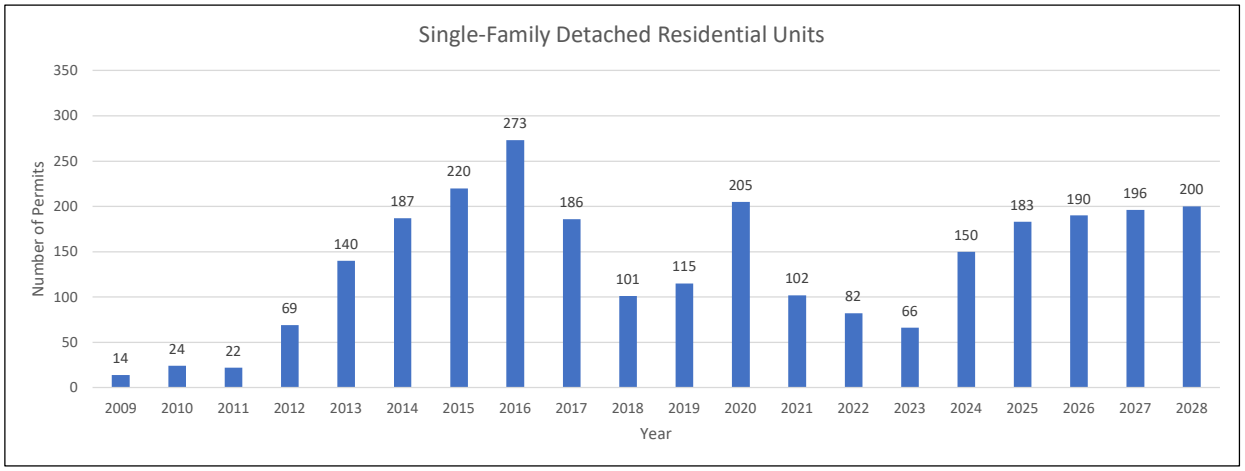
Updated: 1/3/2024
Printed: 1/3/2024

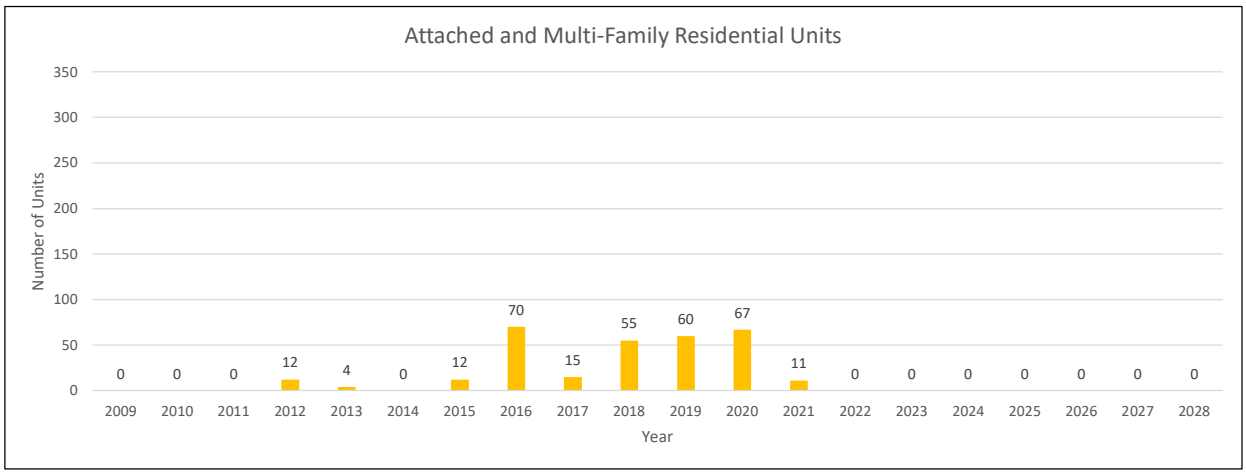
New Residential Permits Issued by Month
2023

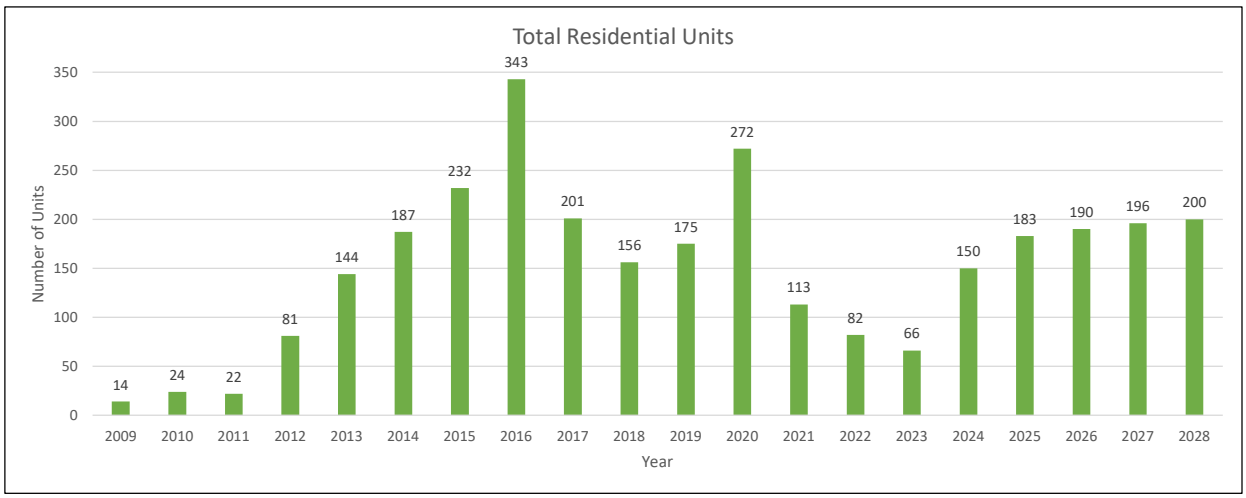


2023	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Single-Family Units	16	1	0	5	7	8	7	2	0	5	0	15
Attached Units	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL RES. UNITS	16	1	0	5	7	8	7	2	0	5	0	15
			17			20			9			20
											Total	**66**

Residential Dwelling Units - Historic and Projected







	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Single-Family Detached	14	24	22	69	140	187	220	273	186	101	115	205	102	82	66	150	183	190	196	200
Attached and Multi-Family	0	0	0	12	4	0	12	70	15	55	60	67	11	0	0	0	0	0	0	0
TOTAL RES. UNITS	14	24	22	81	144	187	232	343	201	156	175	272	113	82	66	150	183	190	196	200

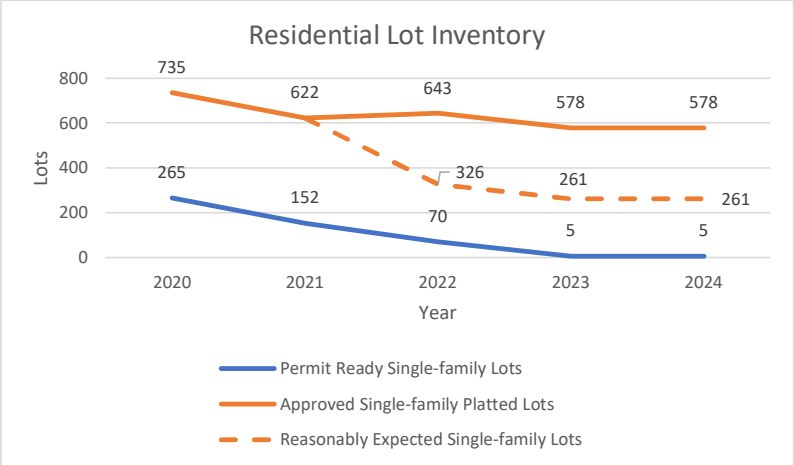
** Attached and Multi-family unit counts manually adjusted to reflect changes in the way permits were entered over time*

** Years 2021, 2022 and 2023 - Permits limited due to capacity constraints during construction of water and wastewater treatement plant expansions

Wellington, Colorado **Updated: 1/3/2024**
Residential Dwelling Unit Inventory **Printed: 1/3/2024**

Subdivison Name	Remaining Lots/Units	Annexed	Zoned	Platted	Infrastructure
~~Boxelder Commons~~	~~0~~	~~Yes~~	~~Single-family~~	~~Yes~~	~~Yes~~
~~Harvest Village Townhomes~~	~~0~~	~~Yes~~	~~Multi-family~~	~~Yes~~	~~Yes~~
~~Wellington Village Townhomes~~	~~0~~	~~Yes~~	~~Multi-family~~	~~Yes~~	~~Yes~~
~~Wellington Row Townhomes~~	~~0~~	~~Yes~~	~~Multi-family~~	~~Yes~~	~~Yes~~
~~Sage Meadows~~	~~0~~	~~Yes~~	~~Single-family~~	~~Yes~~	~~Yes~~
Infill (the Knolls)	2	Yes	Single-family	Yes	Yes
Infill (Fifth St.)	1	Yes	Single-family	Yes	Yes
Infill (Garfield Ave.)	1	Yes	Single-family	Yes	Yes
Columbine Estates	1	Yes	Single-family	Yes	Yes
Sage Meadows 2nd	103	Yes	Single-family	Yes	No
Saddleback	153	Yes	Single-family	Yes	No
Sundance Phase 1A	60	Yes	Single-family	Yes	No
Sundance Phase 1B	91	Yes	Single-family	Yes	No
Sundance Phase 2	101	Yes	Single-family	Yes	No
Sundance Phase 3	65	Yes	Single-family	Yes	No
Country Lane Acres	41	Yes	Single-family	No	No
Sage Farms Annexation	1346	No	Mixed densities	No	No
ESTIMATED TOTAL UNITS	**1965**				

Platted Lots	**578**
Buildable Lots (with infrastructure)	**5**



Wellington, Colorado **Updated:** **1/3/2024**
Commercial Lot Inventory **Printed:** **1/3/2024**

Zoning	Acres (total)	Acres (buildable)	Lots (platted)	Lots (buildable)
C-1 - Neighborhood Commercial	6.1	5.5	11	9
C-2 - Downtown Commercial	0.6	0.6	4	4
C-3 - Mixed-Use Commercial	55.3	18.2	24	16
LI - Light Industrial	43.3	43.3	19	19
I - Industrial	59.6	0.0	2	0
PUD - Planned Unit Development	5.0	0.0	2	0

** Buildable indicates lots are platted and have public infrastructure installed and ready for permit.*