



BOARD OF TRUSTEES
May 27, 2025
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 hillha@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 US: +1 720 707 2699 or +1 719 359 4580 or +1 669 444 9171 or +1 253 205 0468

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

C. CONSENT AGENDA

1. May 13, 2025 Meeting Minutes
 - Presentation: Hannah Hill, Town Clerk
2. Caustic Injection Automation Design Services Contract

- Presentation: Nathan Ewert, Deputy Public Works Director

D. LIQUOR LICENSE AUTHORITY BOARD

1. Special Event Permit Application Grace Village, Cereal Box Concert
 - Presentation: Hannah Hill, Town Clerk
2. Special Event Permit Application for Spargetoberfest Foundation, Spargetoberfest
 - Presentation: Hannah Hill, Town Clerk
3. New License Application - Deppen Brewing LLC - Brew Pub
 - Presentation: Hannah Hill, Town Clerk
4. Soul Squared: Modification of Premise and Report of Changes
 - Presentation: Hannah Hill, Town Clerk

E. ACTION ITEMS

1. Public Hearing for consideration of a Preliminary Plat for Sage Farms Filing 1, Located East of State Highway 1 and South of G.W. Bush Ave.
Presentation: Cody Bird, Planning Director and Brittany Lenoir, Planner III
2. Public Hearing for Ordinance No. 10-2025 Considering Approval of Amendments to the Text of Section D.2.B. of the Approved Sage Farms Planned Unit Development (PUD)
Presentation: Cody Bird, Planning Director
3. Ordinance No. 10-2025 Approving Amendments to the Text of Section D.2.B. of the Approved Sage Farms Planned Unit Development (PUD)
Presentation: Cody Bird, Planning Director

F. REPORTS

1. Town Attorney
2. Town Administrator
3. Staff Communications
 - a. BOT Planning Calendar
 - b. Larimer County Sheriff's Office Report (April 2025)
 - c. Treasurer's Report (March 2025)
 - d. Report of Bills (March 2025)
 - e. Utilities Report (April 2025)

4. Board Reports

G. EXECUTIVE SESSION

1. For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators pursuant to § 24-6-402(4)(e), C.R.S., and for the purpose of receiving legal advice pursuant to § 24-6-402(4)(b), C.R.S., – regarding matters with the North Poudre Irrigation Company. As required by C.R.S. §24-6-402(2)(d.5)(II)(A) and (II) (E) the Executive Session proceedings will be electronically recorded and the record will be preserved for 90 days through August 25, 2025.

H. 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: May 27, 2025
Subject: May 13, 2025 Meeting Minutes

- **Presentation: Hannah Hill, Town Clerk**

EXECUTIVE SUMMARY

Attached for the Board's review are the May 13, 2025 Town Board meeting minutes.

BACKGROUND / DISCUSSION

N/A

CONNECTION WITH ADOPTED MASTER PLANS

N/A

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

Staff recommends approving the meeting minutes on the consent agenda.

MOTION RECOMMENDATION

- Option 1) Move to approve the consent agenda.
Option 2) Move to approve the May 13, 2025 Meeting Minutes

ATTACHMENTS

1. 5-13-2025 Minutes



BOARD OF TRUSTEES
May 13, 2025
6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

A. CALL TO ORDER

Mayor Pro Tem Mason called the meeting to order at 6:30 p.m.

1. Pledge of Allegiance
Mayor Pro Tem Mason asked for all to rise for the pledge of allegiance.
2. Roll Call
The Clerk noted a quorum with the following roll call:
Cannon – Present
Dailey – Present
Moyer – Present
Tietz- Present
Wiegand - Present
Mason – Present
Chaussee – Absent
3. Amendments to Agenda
Mayor Pro Tem Mason asked if there were any amendments to the agenda, and there were none.
4. Conflict of Interest
Mayor Pro Tem Mason asked if there were any conflicts of interest to the agenda, and there were none.

B. COMMUNITY PARTICIPATION

1. Proclamation
 - a. Proclamation: Mental Health Awareness Month
Mayor Pro Tem Mason read the proclamation into the record and Trustee Wiegand accepted on behalf of the Larimer County Behavioral Health Center.
 - b. Proclamation: Kids to Park Day
Mayor Pro Tem Mason read the proclamation into the record and the Parks and Recreation, Open Space and Trails Commission accepted.
2. Public Comment
Lisa Chollet spoke to the Mingle on Main signs for Wellington Middle High School seniors, and noted previous conversations at work sessions.

C. PRESENTATION

1. PROST Master Plan and Community Center Feasibility Kickoff Presentation

Billy Cooksey, Parks and Recreation Manager and Ryan Hegreness, Senior Consultant with Berry, Dunn, McNeil & Parker, LLC presented this item. Mr. Hegreness spoke to the process that will take place throughout the year and overviewed the phases of outreach efforts.

D. CONSENT AGENDA

1. April 22, 2025 Meeting Minutes

Trustee Moyer moved to approve the consent agenda

Trustee Weiland seconded, and the motion passed with Trustee Cannon abstaining.

E. ACTION ITEMS

1. Resolution No. 20- 2025 - A Resolution in Support of a T-Mobile Hometown Grant Application for the Veterans Garden Project

Kelly Houghteling, Deputy Town Administrator, reviewed the potential location and PROST support. It was noted that if the Board approved the resolution, a press release would be put out with additional details for the public. There are no Town matching funds required.

The Board asked for clarification on the wall that would be put up in the design. Mr. Cooksey noted that it is a design actively being worked on, however there are code restrictions with the flood plain in the location and options for a redesign is an upcoming item on the PROST agenda for discussion.

The Board noted this plan supports the Town's Strategic Plan.

This item was opened for public comment, to which there was none.

Trustee Cannon moved to approve Resolution No. 20-2025: A Resolution in Support of a T-Mobile Hometown Grant Application for the Veterans Garden Project

Trustee Wiegand seconded, and the motion passed unanimously.

2. Resolution No. 21-2025 - A Resolution Appointing a Liaison to the Upper Front Range Transportation Planning Council

Patti Garica, Town Administrator, presented the item. Ms. Garcia noted that for the past several years staff have been attending the meetings, and Wellington has the opportunity to appoint an official liaison for TPR.

This item was opened for public comment, to which there was none.

Trustee Moyer moved to approve Resolution No. 21-2025: A Resolution Appointing a Liaison to the Upper Front Range Transportation Planning Council

Trustee Tietz seconded, and the motion passed unanimously.

3. Ordinance No. 09-2025 - An Ordinance Amending Article 12 of Chapter 2 of the Wellington Municipal Code

Hannah Hill, Town Clerk, presented the ordinance, and reviewed the changes regarding administrative approval. The Board noted that the Town is a town of events and expressed appreciation of streamlining the events process as well as interest in reviewing opting into the State Department of Revenue's two-year renewal program and moving the Liquor Authority to a hearing officer at a later time.

This item was opened for public comment, to which there was none.

Trustee Dailey moved to approve Ordinance No. 09-2025; an Ordinance Amending Article 12 of Chapter 2 of the Wellington Municipal Code

Trustee Cannon seconded, and the motion passed unanimously.

F. REPORTS

1. Town Attorney
There was no Town Attorney Report
2. Town Administrator
Ms. Garcia noted the installation date for Boardroom equipment at the end of July.
3. Staff Communications
Reports were provided in the packet.
 - a. NOCO Humane - 1st Quarter 2025 Service Report
 - b. Utility Report (March 2025)
4. Board Reports
Trustee Moyer noted a recent tabletop exercise regarding Emergency Management with Town staff, LCSO, the Wellington Middle High School, and Wellington Fire

Trustee Dailey spoke to details for Kidz to Park Day at Wellville Park. Mr. Cooksey spoke about the day being held at the Wellington Library with events for all ages. The tabletop exercise was noted as well as future preparations being needed.

G. ADJOURN

Mayor Pro Tem Mason adjourned the meeting at 7:32 p.m.

Brian Mason, Mayor Pro Tem

Hannah Hill, Town Clerk



Board of Trustees Meeting

Date: May 27, 2025

Subject: Caustic Injection Automation Design Services Contract

- **Presentation:** Nathan Ewert, Deputy Public Works Director

EXECUTIVE SUMMARY

The Town of Wellington Water Treatment Plant currently relies on a manually operated caustic injection system to adjust the pH of finished water. Proper pH control is critical to minimize the potential for lead and copper leaching from plumbing system piping. The existing manual system, originally permitted through a pilot program with the Colorado Department of Public Health and Environment (CDPHE), is not integrated with the plant's Supervisory Control and Data Acquisition (SCADA) system and requires manual adjustment in response to changes in plant flow.

To improve reliability, consistency, and regulatory compliance, the Town proposes automating the caustic injection system. This project is part of the Town's 2025 Capital Improvement Plan and is anticipated to utilize the infrastructure installed during construction of the new Water Treatment Plant. SCADA integration will provide operators with remote monitoring and control capabilities and reduce reliance on manual intervention, which currently generates frequent pH alerts.

Following a formal Request for Proposals process, Town staff recommends awarding the design and permitting contract to Advanced Engineering and Environmental Services, LLC (AE₂S).

BACKGROUND / DISCUSSION

Prior to the construction of the Town's new Water Treatment Plant, a manual caustic injection skid was used to adjust the pH of finished water to a target range of 7.8 to 8.0. This system was permitted through a pilot program by the Colorado Department of Public Health and Environment (CDPHE). The primary objective of pH adjustment is to control the leaching of lead and copper into drinking water by promoting pipe scaling, which forms a protective layer inside the plumbing system pipes.

During the design of the new Treatment Plant, a target pH of 7.8 was established. This value was used as the basis of design for both the pre-filtration pH adjustment system and the Granular Activated Carbon (GAC) filters, which include a biological treatment component. Operating above a pH of 7.8 can degrade the biological performance of the GAC filters requiring any additional pH adjustment to occur post filtration.

During construction, community partners raised concerns about potential copper leaching. In response, the Town opted to raise the treated water pH target to 8.2 to enhance corrosion control. To accomplish this, the Town continued using the same manually operated post-filtration caustic injection skid after the new Treatment Plant was placed into service. This skid is not integrated with the plant's SCADA system. As a result, changes in plant flow require operators to manually adjust the dosing pump, increasing the risk of deviation from desired pH levels. Although pH is continuously monitored, frequent SCADA alerts for pH levels nearing control limits have become common, placing a burden on plant staff.

A 2025 Capital Improvement Project was developed to design, permit, and construct an automated caustic



injection system. This system is anticipated to utilize the chemical storage and feed infrastructure already in place and add SCADA integration for improved monitoring and control.

Consultant Selection:

On February 3, 2025, staff issued a Request for Proposals (RFP) for design and permitting services, with a submission deadline of March 14, 2025. The RFP, included in the meeting packet, outlined the project objectives and evaluation criteria.

Two proposals to the RFP were received. A four-person internal selection committee reviewed and scored the proposals. Advanced Engineering and Environmental Services, LLC (AE2S) submitted the most complete and relevant proposal. Although their initial price exceeded the planned design and permitting budget, staff negotiated the scope and cost to focus solely on the caustic injection upgrade. This scope reduction primarily resulted in the removal of any updates to the existing fluoridation system from the project scope.

CONNECTION WITH ADOPTED MASTER PLANS

Town of Wellington 2025 – 2029 Strategic Plan

- Grow Responsibly – Goal 1: Proactively maintain and improve utilities, streets, and built environment.

FISCAL IMPLICATIONS

The total contract amount for this contract is \$61,313.00, which fits within the Town's approved budget for this effort of \$120,000. The remaining funds are planned to be used for the construction phase of the project. Project funding is provided through the Water Fund, G/L 211-80-4019.

STAFF RECOMMENDATION

Staff recommends awarding the contract to Advanced Engineering and Environmental Services, LLC (AE₂S) for \$61,313.00, and authorizing the Town Administrator to execute the agreement.

MOTION RECOMMENDATION

Option 1) Move to approve the consent agenda.

Option 2) Move to approve Resolution No. 22-2025 and award the contract to Advanced Engineering and Environmental Services, LLC for \$61,313.00 and authorize the Town Administrator to execute the agreement.

ATTACHMENTS

1. Resolution 22-2025 - Caustic Injection Automation
2. 2025 TOW WTF Caustic and Fluoride Dosing Design RFP
3. 2025 Caustic Automation - Contract

TOWN OF WELLINGTON

RESOLUTION NO. 22-2025

A RESOLUTION OF THE TOWN OF WELLINGTON, COLORADO CONSIDERING A CONTRACT FOR
ENGINEERING SERVICES

WHEREAS, the Town of Wellington desires to pursue the design of an Automated Caustic Injection
System; and

WHEREAS, a contract for consultant engineering services is required to pursue the design and
permitting; and

WHEREAS, the Town of Wellington's staff have conducted an appropriate selection process to
identify qualified engineering firms to provide the required engineering services, and

WHEREAS, the Town of Wellington's approved 2025 budget includes suitable appropriation for the
cost of the contract.

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 Contract Agreement with Advanced Engineering and
Environmental Services, LLC.

Upon a motion duly made, seconded and carried, the foregoing Resolution was adopted this 27th
day of May 2025.

TOWN OF WELLINGTON, COLORADO

By: _____

Brian Mason, Mayor Pro Tem

ATTEST:

Hannah Hill, Town Clerk



REQUEST FOR PROPOSALS

February 3, 2025

TOWN OF WELLINGTON 2025 WATER TREATMENT PLANT DESIGN AND PERMITTING SERVICES FOR CAUSTIC AND FLUORIDE INJECTION SYSTEM

GL: 211-80-5069

1. Background and Overview

(a) Background

The Town of Wellington, population 11,047, is located approximately 12 miles north of the City of Fort Collins at the intersection of Interstate 25 and State Highway 1. The Town of Wellington completed an expansion project at its primary Water Treatment Plant in 2024 expanding capacity from 1.9 MGD to 4.2 MGD. The plant treats surface water pumped from North Poudre Irrigation Reservoir 3 and treats it with a conventional process of flocculation, settlement, and filtration with an Ozone System used primarily for taste and odor control. The expansion project focused on upgrading treatment processes and controls with new facilities, piping, and SCADA system. Additional chemical controls, primarily pH adjustment and fluoridation, injected post filtration were left unchanged.

(b) Overview

The Town is soliciting proposals from qualified Water Treatment design firms with a demonstrated knowledge and experience in process design, instrumentation and controls, the Colorado community water fluoridation program, and Colorado Department of Public Health and Environment (CDPHE) permitting, to design and permit a new Caustic (sodium hypochlorite) and Fluoride dosing system for the Water Treatment Facility (WTF). The Town currently uses a post filtration caustic dosing system to control pH in the finished water. Similarly, the Town uses a post filtration Fluoride dosing system to add fluoride to the finished water. Both systems are currently “manual” with adjustments to dosing required to be made on site with no visibility or controls available through the plants new SCADA system.

2. Scope of Services

The following tasks provide an expected scope of work outline for the completion of the project. The successful firm will provide a proposal that has their vision of the associated



tasks along with assumptions, and recommendations or suggestions to improve the project framework as outlined in the following sections.

(a) Project Management and Coordination

The selected firm shall include Project Management as one of the tasks. The proposal should identify a single project manager from the team to work directly with the Project Manager of the Town. Included within the Project Management Task will be the following items:

- Project Kickoff meeting with appropriate Town staff to review and discuss the included work tasks, technical approaches, and work products/deliverables.
- Project progress meetings, as needed, with appropriate members of the project team in order to maximize cost efficiencies.

(b) Design

(i) Caustic Dosing Design

- 1) The Town currently provides caustic (Sodium Hydroxide) as pH control prefilter at a range of 7.5 to 7.8. The new filtration system at the plant utilizes Granular Activated Carbon (GAC) and per the design should not exceed a pH of 7.8 through the filters in order to preserve the biology. Due to the need to control leaching from copper pipes the Town provides additional pH control post filter to bring the pH of the finished water to a range of 8.0 to 8.2. The current post filtration pH adjustment is permitted through a pilot program with CDPHE. The current system, however, has no ability to be controlled or monitored through SCADA. The only visibility operators have into the effectiveness of the caustic is through the continuous water quality monitoring of the Clearwell. This project will achieve the following goals:
 - a) Review the current Caustic dosing system and provide modifications as needed (pumps, piping, valves) in order to provide adjustment of the finished water pH from 7.9 to up to 8.2.
 - b) Design Instrumentation and Control system for the caustic, including inline monitoring, to provide visibility and control through the existing SCADA system.
 - c) All designs must be per CDPHE Drinking water rules and regulations.

(ii) Fluoride Injection System

- 1) The Town currently doses fluoride directly into the Clearwell. The system is a manual dosing system that requires operator input directly at the skid and doses at a maximum rate of 1.2 mg/l.
 - a) Review the current Fluoride injection system and provide modifications as needed (pumps, piping, valves) in order to provide a system that can be controlled and monitored through SCADA.



- b) Design Instrumentation and Control system for the fluoride, including inline monitoring, to provide visibility and control through the existing SCADA system.
- c) All designs must be per CDPHE Drinking water rules and regulations, including CDPHE Oral Health Unit recommendations.
- (c) Permitting
 - (i) The selected design firm will be responsible for all correspondence, coordination, and permitting with CDPHE on behalf of the Town.
- (d) Bidding (Alternate Task)
 - (i) Provide support to the Town through construction bidding. Effort to include preparation of the request for bids that the Town will post to Bidnet. Attendance of the Pre-Bid meeting and site walk. Review of bids. Preparation of construction scope contract.
- (e) Construction
 - (i) Provide support through construction by providing the following tasks. Review of contractor submittals. Attendance at the Pre-Construction meeting. Four site visits during construction. Sign off on substantial completion and final completion.
 - (ii) Town staff will provide review of the construction pay applications and on-site construction observation.

3. Proposal Requirements and Format

The proposal can be a simple letter proposal that provides the requested information in a brief and succinct format. There is no page limit for the proposal, but all the information requested in the following items should be included.

- (a) Consultant Qualifications
 - (i) The proposing consultant shall demonstrate their teams' qualifications for this type of design. The experience, background, and unique qualifications of key staff members shall be identified.
 - 1) Sub Consultants – provide details on any identified sub vendors needed to successfully complete the project.
- (b) Project Understanding and Approach
 - (i) Provide an understanding of the scope of services and the consultants proposed overall approach to the scope of services. This section should indicate skills, experience, and approach to the scope of services which distinguish the firm, and state why your firm believes it is best qualified to perform these services.
- (c) Project Experience/References



- (i) The Consultant shall provide three (3) projects of a similar nature that the consultant has previously completed within the last four (4) years or is currently completing. Each project experience write up shall include a brief project summary, initial and final cost (if not yet complete please note that), location, and an owner contact (Name, email).
- (d) Project Timeline
 - (i) Provide a schedule for the project showing key dates and milestones that will determine the overall project timeline.
- (e) Provide a price proposal by task that includes estimated hours and hourly rate for the staff to complete each task. Provide a separate summary of any non-labor expenses (travel, meals etc.) Provide a not to exceed total for the requested services.

4. Administrative

- (a) Consultant Inquiries
 - (i) There will be a mandatory Pre-Bid meeting and site walk at the Water Treatment Plant on Tuesday, February 18, 2025 at 10 am.
 - (ii) Consultants shall submit questions to this RFP via BidNet. Questions must be received by Close of Business (5pm) February 24, 2025. Responses to questions received ahead of the deadline will be available for all bidders on BidNet and will be posted no later than March 3, 2025.
 - (iii) Any addenda issued to this RFP will be added to BidNet.
- (b) Submittal
 - (i) Responses must be submitted electronically to BidNet. The deadline for submittal is March 14, 2025 at 5PM.
- (c) Evaluation of Proposals

The following criteria will be used in screening and ranking of the firms:

- 1) Qualifications of the Project Team (30%): Preference shall be given to those firms with key staff experience with similar project scopes.
- 2) Project Understanding and Approach (30%): Preference shall be given to those consultants that demonstrate an effective understanding of the basic project requirements and standard approach.
- 3) Past Experience (30%): Preference shall be given to consultants with experience in similar project scope and demonstrated ability to complete the project within budget.
- 4) Price Proposal (10%): The selection team is not required to select based on low price, however the budgeted fee for the entire project design through construction is \$120,000 which is listed in the Towns 2025 Budget.



(d) Rejection of RFP

- (i) The Town reserves the right to reject any or all RFPs, to waive irregularities in the RFP received, and accept any portion of any RFP if deemed in the best interest of the Town.

(e) Proposal Validity Time

- (i) Proposals may not be withdrawn and shall remain valid for a period of not less than sixty (60) calendar days from closing date and time.

(f) Incurring costs

- (i) The Town will not be liable for any cost which the Consultant may incur in the preparation of the RFP.

(g) Formation of Consultant Agreement

- (i) After selecting the preferred proposal, the Town may conduct negotiations with the Consultant to arrive at the best final offer. Parties shall enter into a contract which will go before the Board of Trustees for approval. A Notice to Proceed will then be subsequently issued.



TOWN OF WELLINGTON
8225 THIRD STREET
P.O. BOX 127
WELLINGTON, CO 80549
PUBLIC WORKS (970) 568-0447
TOWN HALL (970) 568-3381

Town of Wellington
Caustic Injection Automation Design Services Contract
CONSULTANT CONTRACT FOR SERVICES, GL No. 211-80-5069

Parties: The parties to this Contract are the Town of Wellington, 8225 Third Street, Wellington, Colorado 80549 (Town) and Advanced Engineering and Environmental Services, LLC (AE2S), 9635 Maroon Circle, Suite 210, Englewood, CO 80112 (Consultant).

Purpose of Contract: The purpose of this Contract is for the Town of Wellington to retain the services of the Consultant to render certain technical or professional services hereinafter described.

Term of Contract and Required Approvals: This Contract is effective when all parties have executed it (Effective Date). The term of the Contract is from the Effective Date through End of Contract Date. All services shall be completed during this term.

If the Consultant has been delayed and as a result will be unable to complete performance fully and satisfactorily within this Contract period, the Consultant may be granted an extension of time upon submission of evidence of the causes of delay satisfactory to the Town.

Responsibilities of the Consultant:

Scope of Services: The Consultant shall perform the specific services required under this Contract in a satisfactory and proper manner as outlined in the proposal included as Attachment A. The standard of care for the Consultant under this Contract will be the care and skill ordinarily used by members of the Consultant's profession providing similar services for projects of similar size, location, scope, and complexity to this project at the time the services are performed.

The scope of services shall be as defined within the Consultant's proposal and any further stipulation of the terms specified in Attachment A.

Personnel: All services required hereunder will be performed by the Consultant or under its supervision, and all personnel engaged in the work shall be fully qualified and shall be authorized, licensed, or permitted under state law to perform such services if state law requires such authorization, license, or permit.

Records Administration: The Consultant shall maintain or supervise the maintenance of all records necessary to properly account for the payments made to the Consultant for costs authorized by this Contract. The Consultant shall be responsible and responsive to the Town in its requests and requirements related to the scope of this Contract. The Consultant shall select and analyze all data in a systematic and meaningful manner to contribute directly in meeting the objectives of the project and shall present this information

clearly and concisely in a professional and workmanlike manner.

Reports, Maps, Plans, Models and Documents: A minimum of one (1) copy of maps, plans, worksheets, logs, field notes or other documents prepared under this Contract as relevant to this project shall be submitted to the Town. The Consultant shall also submit any computer program or spreadsheet developed as a part of this project. Digital media shall be labeled to provide sufficient detail to access the information on the media. Any user manuals shall be submitted to the Town with complete documentation of computer programs developed under this Contract. The user manual shall also specify the source code language and the type of computer equipment necessary to operate the program(s).

Subcontracts:

(i) Approval Required for Subcontracts: Any subcontractors required by the Consultant in connection with the services, work performed or rendered under this Contract will be limited to such individuals or firms as were specifically identified in the proposal and agreed to during negotiations or are specifically authorized by the Town during the performance of this Contract. During the performance of the Contract, substitutions in or additions to such subcontracts will be subject to the prior approval by the Town. The Consultant shall be responsible for the actions of the subcontractors.

(ii) Billing for Subcontracts: Billings for subcontractor services shall include any mark up as set forth in Attachment A. Subcontract costs shall be documented by attaching subcontractor billings to the Consultant's billing submittals.

Responsibilities of the Town:

Data to be Furnished: All information, data, drawings, reports, maps, etc. as are available to the Town and necessary for the carrying out of the scope of services shall be furnished to the Consultant without charge, and the Town shall cooperate with the Consultant in the carrying out of the project. The Consultant may rely on the information, data, etc. provided by the Town without further investigation.

Report Reviews and Criteria: The Town shall examine all studies, reports, sketches, drawings, opinions of costs, and other documents presented by the Consultant and shall promptly render the Town's decisions pertaining thereto. The Town shall provide all criteria and full information regarding its requirements for the project.

General Provisions:

Amendments: Any changes, modifications, revisions, or amendments to this Contract which are mutually agreed upon by the parties to this Contract shall be incorporated by written instrument executed by all parties to this Contract.

Assignment Prohibited and Contract Shall Not Be Used as Collateral: Neither party shall assign or otherwise transfer any of the rights or delegate any of the duties set out in this Contract without the prior written consent of the other party. The Consultant shall not use this Contract, or any portion thereof, for collateral for any financial obligation.

Audit and Access to Records: The Town shall have access to the books, documents, papers, electronic data, and records of the Consultant which are pertinent to this Contract. The Consultant shall immediately, upon receiving written instruction from the Town, provide to any independent auditor or accountant all books, documents, papers, electronic data, and records of the Consultant which are pertinent to this Contract.

Authority: Provisions of this Contract are pursuant to the authority set forth in the Town of Wellington Municipal Code. Mandatory applicable state and federal regulations also apply.

Compliance with Laws: The Consultant shall keep informed of and comply with all applicable federal, state, and local laws and regulations in the performance of this Contract.

Confidentiality: Each party shall retain as confidential all information and data furnished to it by the other party which are designated in writing by such other party as confidential at the time of transmission and are obtained or acquired by the receiving party in connection with this Contract, and said parties shall not reveal such information to any third party. However, nothing herein is meant to preclude either disclosing and/or otherwise using confidential information (i) when the confidential information is actually known to the receiving party before being obtained or derived from the transmitting party; or (ii) when confidential information is generally available to the public without the receiving party's fault at any time before or after it is acquired from the transmitting party; or (iii) where the confidential information is obtained or acquired in good faith at any time by the receiving party from a third party who has the same in good faith and who is not under any obligation to the transmitting party in respect thereof; or (iv) is required by law or court order to be disclosed.

Conflicts of Interest: The Consultant stipulates that none of its officers or employees are officers or employees of the Town of Wellington unless disclosure has been made in accordance with Town ordinances and policies. Furthermore, the Consultant certifies that it has not offered or given any gift or compensation prohibited by local, state, or federal law, to any officer or employee of the Town of Wellington to secure favorable treatment with respect to being awarded this Contract. The Consultant shall not engage in providing consultation or representation of clients, agencies or firms which may constitute a conflict of interest which results in a disadvantage to the Town or a disclosure which would adversely affect the interests of the Town. The Consultant shall notify the Town of any potential or actual conflicts of interest arising during this Contract. This Contract may be terminated in the event a conflict of interest arises. Termination of the Contract will be subject to a mutual settlement of accounts. In the event the Contract is terminated under this provision, the Consultant shall take steps to ensure that the file, evidence, evaluation and data are

provided to the Town or its designee. This does not prohibit or affect the Consultant's ability to engage in consultations, evaluations or representation under agreement with other agencies, firms, facilities, or attorneys so long as no conflict exists. A conflict of interest warranting termination of this Contract may include, but is not necessarily limited to, acting on behalf of a client in an adversarial proceeding against the Town or initiating suits in equity including injunctions, declaratory judgments, writs of prohibition, or quo warranto.

Contract Jurisdiction, Choice of Law, and Venue: The provisions of the Contract shall be governed by the laws of the State of Colorado. The parties will submit to the jurisdiction of the courts of the State of Colorado. Venue shall be Larimer County, Colorado.

Contract Renegotiation, Modifications and Award of Related Contracts: This Contract may be amended, modified, or supplemented only by written amendment to the Contract, executed by the parties hereto, and attached to the original signed copy of the Contract. The Town may undertake or award supplemental or successor contracts for work related to this Contract or may award contracts to other contractors for work related to this Contract. The Consultant shall cooperate fully with other contractors and the Town in all such cases. The Town, at its sole discretion and through duly authorized contract amendments, may request the Consultant to complete additional phases beyond the scope of services included in this Contract.

Disbarment: The Consultant certifies that neither it nor its principals are presently disbarred, suspended, proposed for disbarment, declared ineligible, or voluntarily excluded from participation in this transaction (Contract) by any governmental department or agency. If the Consultant cannot certify this statement, a written explanation for review by the Town shall be provided.

Entirety of Contract: This Contract, inclusive of Attachment A, represents the entire and integrated Contract between the parties and supersede all prior negotiations, representations, and agreements, whether written or oral. In the event of a conflict or inconsistency between the language of this Contract and the language of any attachment or document incorporated by reference, the language of this Contract shall control.

Equal Opportunity Clause: The Consultant agrees to abide by the provisions under Title VI and VII of the Civil Rights Act of 1964 (42USC 2000e) which prohibits discrimination against any employee or applicant for employment or any applicant or recipient of services, on a basis of race, religion, color, or national origin. This includes abiding to Executive Order 11246 which prohibits discrimination on the basis of sex, and 45 CFR which prohibits discrimination on the basis of age, Section 504 of the Rehabilitation Act of 1973, or the Americans with Disabilities Act of 1990 which prohibits discrimination on the basis of a disability.

Force Majeure: Neither party shall be liable for failure to perform under this Contract if such failure to perform arises out of causes beyond the control and without the fault or negligence of the nonperforming party. Such causes may include, but are not limited to, acts of God or the public enemy, fires, floods, epidemics, quarantine restrictions, freight embargoes, and unusually severe weather. This provision shall become effective only if the party failing to perform immediately notifies the other party of the extent and nature of the problem, limits delay in performance to that required by the event and takes all reasonable steps to minimize delays.

Indemnification: The Consultant agrees to indemnify, save harmless, and defend

(the obligation to defend is limited to such amounts as are covered by Consultant's general liability or professional liability insurance, whichever is applicable)

the Town of Wellington and its officers, agents, volunteers, and employees from and against loss, damage, injury, liability, suits, and proceedings arising out of the performance of this Contract to the extent caused by the negligence of the Consultant's officers, agents, volunteers, or employees, but not for claims from the Town's negligence.

Independent Contractor: The Consultant shall function as an independent contractor for the purposes of this Contract and shall not be considered an employee of the Town for any purpose and as such, have no authorization, express or implied to by the Town of Wellington, to any agreements, settlements, liability or understanding whatsoever, and agrees not to perform any acts as an agent for the Town except as expressly set forth herein. The Consultant shall be responsible for the payment of all income tax and social security amounts due because of payments received from the Town. Persons employed by the Town and acting under the direction of the Town shall not be deemed to be employees or agents of the Consultant. Nothing in this Contract shall be interpreted as authorizing the Consultant or its agents or employees to act as an agent or representative or to incur any obligation of any kind for or on behalf of the Town. The Consultant agrees that no health or hospitalization benefits, workers' compensation, unemployment insurance, or similar benefits available to Town employees will inure to the benefit of the Consultant or the Consultant's agents or employees because of this Contract.

Insurance Coverage: The Consultant shall not commence work under this Contract until it has obtained all the insurance required by the Town. The Consultant shall obtain and maintain the following insurance in accordance with the Insurance Requirements set forth below and shall provide the Town with proofs of these insurance upon request:

(i) Automobile Liability Insurance: The Consultant shall maintain automobile liability insurance covering any auto (including owned, hired, and non-owned) with minimum limits of \$1,000,000 each accident combined single limit.

(ii) Commercial, General Liability Insurance: The Consultant shall maintain commercial general liability insurance (CGL) coverage, occurrence form, covering liability claims for bodily injury and property damage arising out of premises, operations, products and completed operations, and personal and advertising injury, with minimum limits as stated below. The CGL policy shall include coverage for Explosion, Collapse and Underground property damage. This coverage may not be excluded by endorsement.

- (a) \$1,000,000 each occurrence;
- (b) \$1,000,000 personal injury and advertising injury;
- (c) \$2,000,000 general aggregate; and
- (d) \$2,000,000 products and completed operations.

(iii) Professional Liability or Errors and Omissions Liability Insurance: The Consultant shall maintain professional liability insurance or errors and omissions liability insurance protecting against any and all claims arising from the Consultant's alleged or real professional errors, omissions, or mistakes in the performance of professional duties under this Contract, with minimum limits as stated below.

- (a) \$1,000,000 each claim; and
- (b) \$2,000,000 general aggregate.

(iv) Unemployment Insurance: The Consultant shall be duly registered with the Colorado Department of Labor and Employment and obtain such unemployment insurance coverage as required.

(v) Workers' Compensation and Employer's Liability Insurance: Employees hired in Colorado to perform work under this Contract shall be covered by workers' compensation coverage per the Colorado Department of Labor and Employment's Workers' Compensation program as statutorily required. Employees brought into Colorado from Consultant's home state to perform work under this Contract shall be covered by workers' compensation coverage obtained through the same or other state or private workers' compensation insurance approved by the Colorado Department of Labor and Employment as statutorily required.

Insurance Requirements:

(i) During the term of this Contract, the Consultant shall obtain and maintain, and ensure that each subcontractor obtains and maintains, each type of insurance coverage specified in Insurance Coverage above.

(ii) All policies (except for Workers' Compensation and Professional Liability) shall be primary over any insurance or self-insurance program carried by the Consultant or the Town. All policies (except for Professional Liability) shall include clauses stating that each insurance carrier shall waive all rights of recovery under subrogation or otherwise against Consultant or the Town, its agencies, institutions, organizations, officers, agents, employees, and volunteers.

(iii) The Consultant shall provide Certificates of Insurance to the Town, verifying each type of coverage required herein.

(iv) All policies shall be endorsed to provide at least thirty (30) days advance written notice of cancellation to the Town. A copy of the policy endorsement shall be provided with the Certificate of Insurance.

(v) In case of a breach of any provision relating to Insurance Requirements or Insurance Coverage, the Town may, at the Town's option, obtain and maintain, at the expense of the Consultant, such insurance in the name of the Consultant, or subcontractor, as the Town may deem proper and may deduct the cost of obtaining and maintaining such insurance from any sums which may be due or become due to the Consultant under this Contract.

(vi) All policies required by this Contract shall be issued by an insurance company with an A.M. Best rating of A- VIII or better.

(vii) The Town reserves the right to reject any policy issued by an insurance company that does not meet these requirements.

Limitation of Liability: Excluding the Consultant's liability for bodily injury or damage to the property of third parties, the total aggregate liability of the Consultant arising out of the performance or breach of this Contract shall not exceed the compensation paid to the Consultant under this Contract. Notwithstanding any other provision of this Contract, the Consultant shall have no liability to the Town for contingent, consequential, or other indirect damages including, without

limitation, damages for loss of use, revenue or profit; operating costs and facility downtime, however the same may be caused. The limitations and exclusions of liability set forth in this Article shall apply regardless of the fault, breach of contract, tort (including negligence), strict liability or otherwise of the Consultant, its employees, or subconsultants.

Notice of Sale or Transfer: The Consultant shall provide the Town with notice of any sale, transfer, merger, or consolidation of the assets of the Consultant. Such notice shall be provided in accordance with the notices provision of this Contract and, when possible and lawful, in advance of the transaction. If the Town determines that the sale, transfer, merger, or consolidation is not consistent with the continued satisfactory performance of the Consultant's obligations under this Contract, then the Town may, at its discretion, terminate or renegotiate the Contract.

Ownership of Documents and Information: The Town owns all deliverables by the Consultant in the performance of this Contract. Upon termination of services for any reason and payment to Consultant, the Consultant agrees to return all such original and derivative information and documents to the Town in a useable format. Any use or reuse other than for the purposes set forth herein shall be at the Town's sole risk and liability. Nothing contained herein shall be deemed a transfer, assignment or divestiture by the Consultant of its trade secrets, know-how or intellectual property.

Patent or Copyright Protection: The Consultant recognizes that certain proprietary matters or techniques may be subject to patent, trademark, copyright, license or other similar restrictions, and warrants that no work performed by the Consultant or its subcontractors will violate any such restriction. The Consultant shall defend and indemnify the Town for any infringement or alleged infringement of such patent, trademark, copyright, license, or other restrictions.

Severability: A declaration by any court or any other binding legal source that any provision of this contract is illegal and void shall not affect the legality and enforceability of any provision of this Contract unless the provisions are mutually dependent.

Taxes: The Consultant shall pay all taxes and other such amounts required by federal, state and local law, including, but not limited to, federal and social security taxes, workers' compensation, unemployment insurance, and sales taxes.

Termination of Contract: This Contract may be terminated with cause by either party in advance of the specified termination date upon written notice being provided by the other party. Unless the Town determines a default is not remediable, there have been prior violations with notice, or a default is determined to be detrimental to public safety, the party in violation will be given thirty (30) working days after notification to correct and cease the violations after which the Contract may be terminated for cause. This Contract may be terminated without cause in advance of a specified expiration date by either party upon thirty (30) days prior written notice being given by the other party.

Project Requirements:

Final Deliverables and Stamping: The Consultant shall use the Contract Scope of Services as the outline for draft and final reports or technical memoranda so that Consultant compliance with Contract provisions can be verified. If the final report or technical memoranda contain information of an engineering nature, the cover of the final report, memoranda, all plates, and any executive summary must be stamped and

signed by a Professional Engineer licensed in the State of Colorado.

In addition to the paper submittal, the Consultant shall provide the final documents and related materials in a digital format. This digital report shall be contained on CD(s), USB drive(s), or other media as approved by the Town and shall be in Adobe Acrobat (PDF) format.

Project Access: The Consultant shall be responsible for obtaining access as required for project tasks.

Stand-By Time: The Town will not reimburse the Consultant for stand-by time charges for the Consultant's supervisory personnel.

Third Party Beneficiaries: Nothing in this Agreement will be construed to create, impose, or give rise to any duty owned by Owner or Engineer to any Contractor, other third-party individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Owner and Engineer and not for the benefit of any other party.

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BLANK.**

Payment and Billing:

Reimbursement of Expenses: Subject to annual appropriation by the Town Board, the Town agrees to pay the Consultant an amount based on the approved hourly rates and reimbursable expenses price schedules shown on page 24 of the Proposal included as Appendix A for the services described in Appendix A and incorporated by reference as part of this Contract. Payment shall be made directly to the Consultant. The Consultant shall maintain hourly records of time worked by its personnel. Total payment under this Contract shall not exceed \$61,313.00.

Project Budget: The anticipated project budget for the phases and task(s) included in Attachment A is as stated below. The amounts shown for each phase are not to be exceeded unless authorized by the Town. The Contract total amount is controlling.

<u>Phase</u>	<u>Estimated Cost</u>
Phase 040.....	\$41,542.00
Phase 050.....	\$ 5,603.00
Phase 060.....	\$14,168.00
Total Project Cost.....	\$61,313.00

Billing Statements: Billing statements shall be submitted no more often than monthly, on or before the 10th calendar day of each billing month, for activities and costs accrued since the last billing report and shall be made on forms approved by the Town. Each billing statement must include written justification of the cost items contained in the billing statement. Billing statements shall be transmitted electronically to project manager: Nathan Ewert at ewertna@wellingtoncolorado.gov

Payment Procedures: The Town shall pay the Consultant upon receipt of billing reports as the services are performed for the task(s) outlined in Appendix A. The Town will initiate the payment process upon the receipt of a verified statement of services, and payment shall be made within thirty (30) days following receipt of billing.

Money Withheld: If the Town has reasonable grounds to believe that the Consultant will be unable to perform this Contract fully and satisfactorily within the time fixed for performance, then the Town may withhold payment of such portion of any amount otherwise due and payable to the Consultant reasonably deemed appropriate. These amounts may be withheld until the cause for the withholding is cured to the Town's satisfaction or this Contract is terminated per the General Provisions above. No interest shall be payable by the Town on any amounts withheld under this provision.

Withholding of Payment: If a work element has not been received by the Town by the dates established in Attachment A, the Town may withhold all payments beginning with the month following that date until such deficiency has been corrected.

Final Payment: The final payment shall be made upon acceptance of the final work product and receipt of the final billing.

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Signatures:

The parties to this Contract, either personally or through their duly authorized representatives, have executed this Contract on the dates set out below and certify that they have read, understood, and agreed to the terms and conditions of this Contract. The Effective Date of this Contract is the date of the signature last affixed to this page.

TOWN OF WELLINGTON

Signature

Date

Printed Name

Title

Primary Contact Printed Name

Contact Info. (email, phone, etc.)

Witness Signature (if required)

Date

Printed Name

Title

Consultant

Signature

Date

Printed Name

Title

Primary Contact Printed Name

Contact Info. (email, phone, etc.)

Witness Signature (if required)

Date

Printed Name

Title

ATTACHMENT A SCOPE OF SERVICES

Project Understanding:

The Town would like to complete upgrades to their caustic dosing system at their primary WTP. Currently, operators must manually control the dosing of the post-filtration caustic feed system by modifying speed at the dosing pumps as plant flow rates change.

The caustic feed system is in a pilot trial as part of optimum corrosion control treatment (OCCT) to raise the finished water pH up to 8.5 post-filtration. The Town desires to install a permanent dosing pump system which will utilize caustic stored in the bulk storage tanks in the chemical storage building recently constructed. Since this is part of the pH adjustment for OCCT, the Town will likely need a duty/standby setup per CDPHE Drinking Water Policy 005 requirements.

Scope of Work

Phase 040 – Final Design	
Task 40.1 – Project Management	
Sub-Tasks	Project Management: Consultant shall coordinate services within Consultant's internal team through duration of the Consultant's services. Develop Project Management Plan: Consultant shall develop and submit an Engineering Services Details work plan and schedule including but not be limited to, an anticipated sequence of tasks; estimates of task duration; interrelationships among tasks; milestone meetings and submittals; anticipated schedule of construction; and other pertinent Project events. Monthly Invoice and Progress Reports: Consultant shall prepare and submit with each invoice engineering services progress reports to the Town. Include summary of services performed in period, expected progress in next period, percent completion of current tasks, and a description of major issues or concerns. Town Coordination and Correspondence: Consultant shall coordinate and communicate with The Town through email and phone through duration of Consultant's services. Consultant shall maintain communications records and files pertaining to or arising from Consultant's services.
Assumptions	Duration of this task is assumed to be 5-months
Deliverables	Monthly written progress reports Project Management Plan Monthly invoices Written Correspondence

Task 40.2 – Meetings and Workshops	
Sub-Tasks	Client Coordination Meetings: Prepare for and participate in periodic progress meetings with The Town to discuss progress, schedule, budget, issues, potential problems and their resolution. Design Team Meetings: Prepare for and participate in periodic progress meetings with Consultant's team to discuss progress, schedule, budget, issues, potential problems and their resolution.

	Pre-Final Design Deliverable Review Meeting: Prepare for and participate in design deliverable review meeting with The Town to review and discuss The Town's comments on Consultant's prepared drawings, specifications and Basis of Design Report. CDPHE Basis of Design Report Coordination Meeting: Prepare for and participate attending one meeting or conference call with CDPHE to discuss the Project and receive the agency's comments on the BDR application. Consultant does not guarantee issuance of any required permit or approval. Fees charged by authorities having jurisdiction for such permits or approvals are the responsibility of The Town. Prime Controls Coordination Meetings: Prepare for and participate in two coordination meetings with The Town's integrator team, Prime Controls, to discuss design and equipment, progress, issues, potential problems and their resolution.
Assumptions	Refer to Scope and Fee Breakdown for Assumed Number of Meetings and Duration
Deliverables	Meeting and Workshop Agendas and Minutes

Task 40.3 – Site Visit

Sub-Tasks	Site Visit: Visit the Site to review existing conditions and facilities related to Consultant's scope of work.
Assumptions	Consultant's Lead process engineer will perform 1 site visit for one hour duration.
Deliverables	None

Task 40.4 – Drawings

Sub-Tasks	Pre-Final Deliverable: Consultant shall prepare pre-final draft Drawings for The Town's review and input indicating the scope, extent, and character of the Work to be performed and furnished by Contractor. Final Deliverable: Consultant shall prepare Final Drawings addressing The Town's review and input from Pre-Final Deliverable and workshop indicating the scope, extent, and character of the Work to be performed and furnished by Contractor and are suitable for estimating and pricing by prospective Contractors; and are complete and ready for bidding. For the feed system, Consultant is anticipating using a feed forward method for dosing which will dose the chemical at an operator chosen mg/L and will automatically change dosing pump speed based on combined filter effluent flow. The feed pump will start and stop based on a minimum flow setpoint through the meter(s). Consultant will provide control narratives for these functions including alarms and other considerations for the integrator programming. For both systems, the Consultant recommends confirming the dose using online analyzers. For the scope and budget of this project, the Consultant has outlined key design decisions below to keep the project moving forward. Consultant will require The Town's direction on these items at or shortly after project notice to proceed. 1. Selection of dosing pumps
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	a. Confirm treatment plant flow ranges and chemical dosing ranges. Consultant can use historical dosing for sodium hydroxide and, if needed, can use water quality parameters provided by the Town to estimate dosage using Water!Pro™ or other software. b. Confirm preferred brand and type of pump then match existing feed skid schematic with wye strainers, calibration columns, pressure relief valves, pressure switches, etc. The WTP appears to use Watson-Marlow Qdos pumps. 2. Confirm chemical supply to caustic pumps a. Since day tanks are not required per 5.1.11 of CDPHE DW0005 Design Criteria, the Engineer recommends continuing to pull directly from bulk tanks. b. Consultant does expect the requirement of a two-pump setup (duty/standby) for the caustic feed system, as this is part of pH adjustment for optimum corrosion control treatment. c. Review and confirm location of dosing points and analyzer locations to identify any lag time issues between these two points. Having a short lag time will allow quicker identification of feed system issues by using WTP alarms for high or low pH values. 3. Confirm availability of spare input/output (I/O) in existing control panels with Prime Controls and available power for pump skid systems including. a. Power, controls, and signal to new dual pump skid for caustic b. Power and signal to potential new pH probe c. Add I/O cards at control panels Drawing set will be comprised of: 1. Cover and Index 2. Project Location Map 3. Process General Sheet 4. Process-Floor Plan 5. Process – Schematics and Details 6. Electrical – General Sheet 7. Electrical – Floor Plan 8. Electrical – Schedules and details 9. Electrical – Control Panel Improvements
Assumptions	▪ Drawing floor plans, schematics and details will be developed using The Town's provided record drawings of the existing facility chemical building as backgrounds and supplemented by Consultant gathered photos of existing facilities from the site visit. ▪ Consultant will coordinate with integrator, Prime Controls, on available I/O for pump automation and control narratives. Prime Controls will be a separate Consultant and paid directly by The Town.

	▪ Hard copies of final plans and specifications delivered to the Town are not included and PDF will be provided. ▪ It is assumed that existing control panels will have the capacity/capability to accommodate all the required I/O for the project. Design of new control panels will be considered additional services. ▪ Consultant assumes a building plan review by local authorities will not be necessary; however, Town contractors will need to obtain electrical, plumbing, and other necessary building permits prior to construction.
Deliverables	Pre-Final Draft Drawings Final Drawings

Task 40.5 – Technical Specifications

Sub-Tasks	Pre-Final Deliverable: Consultant shall prepare pre-final draft Technical Specifications for The Town's review and input indicating the scope, extent, and character of the Work to be performed and furnished by Contractor. Final Deliverable: Consultant shall prepare Final Technical Specifications addressing The Town's review and input from Pre-Final Deliverable and workshop indicating the scope, extent, and character of the Work to be performed and furnished by Contractor and are suitable for estimating and pricing by prospective Contractors; and are complete and ready for bidding. For the feed system, the Consultant is anticipating using a feed forward method for dosing which will dose the chemical at an operator chosen mg/L and will automatically change dosing pump speed based on combined filter effluent flow. The feed pump will start and stop based on a minimum flow setpoint through the meter(s). Consultant will provide control narratives for these functions, including alarms and other considerations for the integrator programming. The Consultant recommends confirming the dose using online analyzers.
Assumptions	Deliverables will be based on CSI 52 Division formatting. Includes Division 26 and Division 40 applicable sections. Technical specifications will be kept to a minimum and specifics products will be added to drawings where applicable.
Deliverables	Pre-Final Draft Technical Specifications Final Technical Specifications

Task 40.6 – CDPHE Basis of Design Report

Sub-Tasks	CDPHE BDR: Consultant shall prepare Colorado Department of Public Health and Environment (CDPHE) BDR Template form and submit to CDPHE for review along with Pre-Final specifications and drawings. CDPHE Appendix B form will include the following sections: Application/Basin Info (Section 1), Water Quality Data (Section 3.B), PFD (Section 4), Cap Eval + Design Calcs (Section 5.B), Monitoring and Sampling Eval (Section 6.B), Ops Plan (Section 9), Security Plan (Section 9), and Impact to Corrosivity (Section 10 – Category 1). Confer with The Town and CDPHE regarding revisions, if any, to the application(s), and make appropriate revisions to the application(s) for resubmittal to CDPHE.
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Assumptions	▪ The Town will provide input and assist with sections where requested by the Consultant of CDPHE BDR Template. ▪ Consultant does not guarantee issuance of any required permit or approval. ▪ Fees charged by CDPHE for such permits or approvals are the responsibility of The Town.
Deliverables	CDPHE Appendix B: BDR Template Drinking Water Design Submittal Safe Drinking Water Program Implementation Policy #5.

Task 40.7 – Opinion of Probable Construction Costs

Sub-Tasks	Pre-Final Deliverable: Consultant shall prepare Opinion of Probable Construction Cost (OPCC) based upon Pre-Final Deliverable Drawings and Specifications. Final Deliverable: Consultant shall prepare updated Opinion of Probable Construction Cost based upon Final Deliverable Drawings and Specifications.
Assumptions	▪ The Town's integrator, prime controls will provide input for cost estimating. ▪ Consultant's opinions of probable Construction Cost are to be made on the basis of Consultant's experience, qualifications, and general familiarity with the construction industry. However, because Consultant has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Consultant cannot and does not guarantee that proposals, bids, or actual Construction Cost will not vary from opinions of probable Construction Cost prepared by Consultant. If The Town requires greater assurance as to probable Construction Cost, then The Town agrees to obtain an independent cost estimate.
Deliverables	Pre-Final OPCC Final OPCC

Task 40.8 – Quality Assurance and Quality Control

Sub-Tasks	QA/QC: Consultant will provide quality control and quality assurance of Consultant provided deliverables.
Assumptions	The standard of care for QA/QC related services performed or furnished by Consultant will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality.
Deliverables	None

Task 40.9 – Front End Documents

Sub-Tasks	Documents related to the selection of the Contractor, including advertisements or invitations to bid; requests for proposals; instructions to bidders or proposers,
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	including any attachments such as lists of available Site-related documents; bid forms; bids; proposal forms; proposals; bidding requirements; and qualifications documents. Consultant shall prepare or assemble Bidding/Proposal Documents and Front-End Construction Contract Documents as follows: 1. Obtain The Town's instructions regarding The Town's procurement of construction services (including instructions regarding advertisements for bids, instructions to bidders, and requests for proposals, as applicable), The Town's construction contract practices and requirements, insurance and bonding requirements, electronic transmittals during construction, and other information necessary for the finalization of The Town's Bidding/Proposal Documents and Front-End Construction Contract Documents. 2. Also obtain copies of The Town's standard Bidding/Proposal Documents and Front-End Construction Contract Documents (if other than the EJCDC 2018 Construction Series documents), and any other related documents or content for Consultant to include in drafts of the Project-specific Bidding/Proposal Documents and Front-End Construction Contract Documents, when applicable. 3. The Town will furnish to Consultant a copy of the required documents to be used for the Project's Bidding/Proposal Documents and Front-End Construction Contract Documents. Prior to the first Final Design Phase submittal, Consultant will review the bidding and contracting documents furnished by The Town and provide comments to The Town. Consultant will meet with The Town to discuss Consultant's comments. The Town will consider Consultant's recommendations to revise The Town's documents for the Project. 4. Consultant will furnish to The Town, for review by The Town's legal counsel, the draft Bidding/Proposal Documents and Front-End Construction Contract Documents. The Town and The Town's legal counsel must transmit to Consultant, in a timely manner, one coordinated set of comments and revisions to the draft documents.
Assumptions	Documents will be based on the 2018 EJCDC Construction Documents, and on the specific bidding or Contractor selection-related instructions and forms, contract forms, text, or other content received from The Town.
Deliverables	Pre-Final Draft Front End Documents Final Front End Documents

Phase 050 – Bidding and Negotiations

Task 50.1 – Bidding Phase Assistance

Sub-Tasks	Project Management: Consultant shall coordinate services within Consultant's internal team through duration of the Consultant's services. Consultant shall prepare and submit with each invoice engineering services progress reports to The Town. Include summary of services performed in period, expected progress in next period, percent completion of current tasks, and a description of major issues or concerns. Consultant shall coordinate and communicate with The Town through email and phone through duration of Consultant's services. Consultant shall maintain communications records and files pertaining to or arising from Consultant's services. Pre-bid Meetings: Attend pre-bid conference and assist The Town in preparation.
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	Addenda and Clarifications: Prepare and issue addenda as appropriate to clarify, correct, or change the issued documents. Construction Contract: Assist The Town with coordination and preparing construction contract with awarded bidder. Issued for Construction (IFC) Documents: Prepare IFC Front End Documents, Drawings and Technical Specifications that incorporate addenda from bidding and provide to The Town and Contractor.
Assumptions	2-month duration for task 1-hour Pre-bid Meeting 1 addendum in PDF format IFC Documents will be provided in PDF format
Deliverables	Pre-bid meeting agenda and minutes Addendum (x1) IFC Documents in PDF format

Phase 060 – Construction Services

Task 60.1 – Project Management

Sub-Tasks	Project Management: Consultant shall coordinate services within Consultant's internal team through duration of the Consultant's services. Monthly Invoice and Progress Reports: Consultant shall prepare and submit with each invoice engineering services progress reports to The Town. Include summary of services performed in period, expected progress in next period, percent completion of current tasks, and a description of major issues or concerns. Town Coordination and Correspondence: Consultant shall coordinate and communicate with The Town through email and phone through duration of Consultant's services. Consultant shall maintain communications records and files pertaining to or arising from Consultant's services.
Assumptions	Duration of this task is assumed to be 3-months
Deliverables	Monthly written progress reports Monthly invoices Written Correspondence

Task 60.2 – Meetings

Sub-Tasks	Pre-Construction Conference: Prepare for and participate in preconstruction conference prior to start of work with The Town and Contractor to discuss schedule and sequencing, submittals, contract, drawings, specifications and other construction related items.
Assumptions	1 hour duration
Deliverables	Meeting Agenda and Minutes

Task 60.3 – Construction Administration

Sub-Tasks	Submittal and Shop Drawing Reviews: Receive contractor provided samples, shop drawings and other submittals and review for general conformance with IFC documents. Consultant's review of drawings and data submitted by Contractor covers only general conformity to the Construction Contract Documents and compatibility with the design concept as a functioning whole as indicated by the Construction Contract Documents. Consultant's review does not indicate a thorough review of all dimensions, quantities, and details of the material, equipment, devices, or items shown. Consultant's review shall not relieve Contractor of responsibility for errors, omissions, or deviations in the drawing and data, nor alter the Contractor's responsibility for compliance with the Construction Contract Documents. Clarifications and Interpretations (RFI): Accept from Contractor and The Town submittal of all matters in question concerning the requirements of the Construction Contract Documents (sometimes referred to as requests for information or interpretation—RFIs), or relating to the acceptability of the Work under the Construction Contract Documents. With reasonable promptness, render a written clarification, interpretation, or decision on the issue submitted, or initiate an amendment or supplement to the Construction Contract Documents.
Assumptions	Refer to attached scope and fee work breakdown for assumed labor effort. It is assumed Consultant will review the following submittals: 1. Chemical pumps 2. Chlorine analyzer 3. Control and panel board equipment 4. Cable and conduit RFI and Submittals will be transmitted electronically.
Deliverables	Written correspondence including Submittal Review cover letter with comments and responses to Contractor RFI.

Task 60.4 – Change Management/Orders

Sub-Tasks	Change Orders and Work Change Directives: Recommend Change Orders and Work Change Directives to The Town, as appropriate, and prepare Change Orders and Work Change Directives as required. Change Proposals and Claims: Review and respond to Change Proposals. Review each duly submitted Change Proposal from Contractor and, within 30 days after receipt of the Contractor's supporting data, either deny the Change Proposal in whole, approve it in whole, or deny it in part and approve it in part. Such actions must be in writing, with a copy provided to The Town and Contractor. If the Change Proposal does not involve the design (as set forth in the Drawings, Specifications, or otherwise), the acceptability of the Work, or other engineering or technical matters, then Consultant will notify the parties that the Consultant will not resolve the Change Proposal. Provide information or data to The Town regarding engineering or technical matters pertaining to Claims.
Assumptions	Refer to attached scope and fee work breakdown for assumed labor effort. Change Orders will be transmitted electronically.
Deliverables	Written correspondence includes change orders, work change directives and change proposals.

Task 60.5 – Substantial Completion

Sub-Tasks	Substantial Completion Site Visit and Punchlist: Promptly after notice from Contractor that Contractor considers the entire Work ready for its intended use, visit the Site in company with The Town and Contractor to review the Work and determine the status of completion. Follow the procedures in the Construction Contract regarding the preliminary certificate of Substantial Completion, punch list of items to be completed, The Town's objections, notice to Contractor, and issuance of a final certificate of Substantial Completion. Assist The Town regarding any remaining engineering or technical matters affecting The Town's use or occupancy of the Work following Substantial Completion. Site visits and observations by Consultant are not intended to be exhaustive or to extend to every aspect of the Work or to involve detailed inspections of the Work beyond the responsibilities specifically assigned to Consultant, but rather are to be limited to spot checking, selective sampling, and similar methods of general observation of the Work based on Consultant's exercise of professional judgment. Based on information obtained during such visits and observations, Consultant will determine in general if the Work is in accordance with the Construction Contract Documents, and Consultant shall keep The Town informed.
Assumptions	1 site visit for 1 hour duration
Deliverables	PDF Punchlist Certificate of Substantial Completion

Task 60.6 – Final Completion

Sub-Tasks	Final Completion Site Visit and Acceptability of the Work: After notice from Contractor that the Work is complete: 1. Visit the Site with The Town and Contractor to determine if the Work is in fact complete and acceptable; 2. Notify Contractor of any part of the Work that is found during the visit to be incomplete or defective, and subsequently confirm that Contractor has corrected any such deficiencies; 3. If Consultant is satisfied that the Work is complete and acceptable, provide a notice to The Town, CDPHE, and Contractor using Notice of Acceptability of Work, stating that the Work is acceptable within the limits of Consultant's knowledge, information, and belief, and based on the extent of the services provided by Consultant.
Assumptions	1 site visit for 1 hour duration
Deliverables	Notice of Acceptability of Work

Estimated Professional Services Schedule

Design Kickoff:	1 st week of June 2025
Key Design Decisions:	2 nd week of May 2025
CDPHE Submission:	3 rd week of July 2025
CDPHE Review Process Approval:	3 rd week August 2025 (estimating 12-weeks)
Construction Bid:	November 2025 (estimating 6-weeks)
Construction Start:	December 2025 (depending on equipment lead times)

Consultant shall not at any time supervise, direct, control, or have authority over any contractor's work, nor shall Consultant have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at a project site, nor for any failure of a contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work. Consultant neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform its work in accordance with the contract between The Town and such contractor. Consultant shall not be responsible for the acts or omissions of any contractor, subcontractor, or supplier, or of any of their agents or employees or of any other persons (except Consultant's own employees) at a project site or otherwise furnishing or performing any construction work; or for any decision made regarding the construction contract requirements, or any application, interpretation, or clarification of the construction contract other than those made by Consultant.

Scope and Fee Labor and Expense Breakdown			Team Member	B. Gaddie	A. Bry	J. Lane	C. Hauptert	B. Berndt	P. Sack	K. Emineth	R. Carpenter	S. Tusa	Total Labor	Expenses (Mileage)	Expenses (Equip)	Expenses (Reproduction)	Subconsultant
			Labor Category	Eng 5	Eng 4	Eng 1	Eng 5	Sr. Design 1	PM 4	Project Coord 4	Financial Analyst 2	Project Coord 2					
			Project Role	Project Manager	Project Engineer	Engineer-in-Training	Electrical I&C Engineer	Elec CAD Tech	QA/QC	Project Coordinator	Project Accountant	Assit PM					
Phase #	Task #	Task Description	2025 Rates	\$254	\$237	\$146	\$254	\$192	\$274	\$172	\$137	\$140					
Phase 040 - Final Design	40.1	Project Management	\$3,434														
	a	Develop Project Management Plan (PMP)	\$788	2.0								2.0	4.0	\$0	\$0	\$0	\$0
	b		\$0										0.0	\$0	\$0	\$0	\$0
	c	Monthly Invoice and Progress Report (5-months)	\$1,122	2.5							1.0	2.5	6.0	\$0	\$0	\$0	\$0
	d	Client Coordination and Correspondence	\$508	2.0									2.0	\$0	\$0	\$0	\$0
	e	Project Management	\$1,016	4.0									4.0	\$0	\$0	\$0	\$0
		Task Total Hours		10.5	0.0	0.0	0.0	0.0	0.0	0.0	1.0	4.5	16.0				
		Task Total Fee		\$2,667	\$0	\$0	\$0	\$0	\$0	\$0	\$137	\$630	\$3,434	\$0	\$0	\$0	\$0
	40.2	Meetings and Workshops (Virtual)	\$4,825														
	a	Client Coordination Meetings (x2)	\$999	2.0	1.0		1.0						4.0	\$0	\$0	\$0	\$0
	b	Design Team Coordination Meetings (x2)	\$1,337	2.0	1.0	1.0	1.0	1.0					6.0	\$0	\$0	\$0	\$0
	c		\$0										0.0	\$0	\$0	\$0	\$0
	d	Pre-Final Design Deliverable Review Meeting (x1)	\$999	2.0	1.0		1.0						4.0	\$0	\$0	\$0	\$0
	e	CDPHE BDR Coordination (x1)	\$745	1.0	1.0		1.0						3.0	\$0	\$0	\$0	\$0
	f	Prime Controls Coordination Meetings (x2)	\$745		1.0		2.0						3.0	\$0	\$0	\$0	\$0
		Task Total Hours		7.0	5.0	1.0	6.0	1.0	0.0	0.0	0.0	0.0	20.0				
		Task Total Fee		\$1,778	\$1,185	\$146	\$1,524	\$192	\$0	\$0	\$0	\$0	\$4,825	\$0	\$0	\$0	\$0
	40.3	Site Visits	\$1,290														
	a	Site Visit	\$1,185		5.0								5.0	\$105	\$0	\$0	\$0
	b		\$0										0.0	\$0	\$0	\$0	\$0
		Task Total Hours		0.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.0				
		Task Total Fee		\$0	\$1,185	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,185	\$105	\$0	\$0	\$0
	40.4	Drawings	\$17,312														
	a		\$0										0.0	\$0	\$0	\$0	\$0
	b	Pre-Final Deliverable	\$12,136		8.0	16.0	16.0	20.0					60.0	\$0	\$0	\$0	\$0
	c	Final Deliverable	\$5,176		4.0	8.0	6.0	8.0					26.0	\$0	\$0	\$0	\$0
		Task Total Hours		0.0	12.0	24.0	22.0	28.0	0.0	0.0	0.0	0.0	86.0				
		Task Total Fee		\$0	\$2,844	\$3,504	\$5,588	\$5,376	\$0	\$0	\$0	\$0	\$17,312	\$0	\$0	\$0	\$0
	40.5	Technical Specifications	\$4,436														
	a		\$0										0.0	\$0	\$0	\$0	\$0
	b	Pre-Final Deliverable	\$3,454		6.0		8.0						14.0	\$0	\$0	\$0	\$0
	c	Final Deliverable	\$982		2.0		2.0						4.0	\$0	\$0	\$0	\$0
		Task Total Hours		0.0	8.0	0.0	10.0	0.0	0.0	0.0	0.0	0.0	18.0				
		Task Total Fee		\$0	\$1,896	\$0	\$2,540	\$0	\$0	\$0	\$0	\$0	\$4,436	\$0	\$0	\$0	\$0
	40.6	Basis of Design Report	\$2,423														
	a	CDPHE BDR Form	\$1,949		3.0	5.0	2.0						10.0	\$0	\$0	\$0	\$0
	b	Respond to Comments	\$474		2.0								2.0	\$0	\$0	\$0	\$0
		Task Total Hours		0.0	5.0	5.0	2.0	0.0	0.0	0.0	0.0	0.0	12.0				
		Task Total Fee		\$0	\$1,185	\$730	\$508	\$0	\$0	\$0	\$0	\$0	\$2,423	\$0	\$0	\$0	\$0
	40.7	Opinion of Probable Costs	\$1,228														
	a		\$0										0.0	\$0	\$0	\$0	\$0
	b	Pre-Final Deliverable	\$737		1.5		1.5						3.0	\$0	\$0	\$0	\$0
	c	Final Deliverable	\$491		1.0		1.0						2.0	\$0	\$0	\$0	\$0
		Task Total Hours		0.0	2.5	0.0	2.5	0.0	0.0	0.0	0.0	0.0	5.0				
		Task Total Fee		\$0	\$593	\$0	\$635	\$0	\$0	\$0	\$0	\$0	\$1,228	\$0	\$0	\$0	\$0

Scope and Fee Labor and Expense Breakdown			Team Member	B. Gaddie	A. Bry	J. Lane	C. Hauptert	B. Berndt	P. Sack	K. Emineth	R. Carpenter	S. Tusa	Total Labor	Expenses (Mileage)	Expenses (Equip)	Expenses (Reproduction)	Subconsultant
			Labor Category	Eng 5	Eng 4	Eng 1	Eng 5	Sr. Design 1	PM 4	Project Coord 4	Financial Analyst 2	Project Coord 2					
			Project Role	Project Manager	Project Engineer	Engineer-in-Training	Electrical I&C Engineer	Elec CAD Tech	QA/QC	Project Coordinator	Project Accountant	Assit PM					
Phase #	Task #	Task Description	2025 Rates	\$254	\$237	\$146	\$254	\$192	\$274	\$172	\$137	\$140					
		40.8 QA/QC	\$2,192														
	a	Intermediate	\$0										0.0	\$0	\$0	\$0	\$0
	b	Pre-Final	\$1,096						4.0				4.0	\$0	\$0	\$0	\$0
	c	Final	\$548						2.0				2.0	\$0	\$0	\$0	\$0
	d	CDPHE Basis of Design Report	\$548						2.0				2.0	\$0	\$0	\$0	\$0
		Task Total Hours		0.0	0.0	0.0	0.0	0.0	8.0	0.0	0.0	0.0	8.0				
		Task Total Fee		\$0	\$0	\$0	\$0	\$0	\$2,192	\$0	\$0	\$0	\$2,192	\$0	\$0	\$0	\$0
		40.9 Front End Documents (Alternate)	\$4,402														
	a	Div 00	\$2,506	8.0	2.0								10.0	\$0	\$0	\$0	\$0
	b	Div 01	\$1,896		8.0								8.0	\$0	\$0	\$0	\$0
		Task Total Hours		8.0	10.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	18.0				
		Task Total Fee		\$2,032	\$2,370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,402	\$0	\$0	\$0	\$0
	Total Phase Hours per Team Member			25.5	47.5	30.0	42.5	29.0	8.0	0.0	1.0	4.5	188.0				
	Total Phase Fees per Team Member			\$ 6,477	\$ 11,258	\$ 4,380	\$ 10,795	\$ 5,568	\$ 2,192	\$ -	\$ 137	\$ 630	\$ 41,437	\$ 105	\$ -	\$ -	\$ -
	Total Phase Fees and Expenses		\$41,542														

Scope and Fee Labor and Expense Breakdown			Team Member	B. Gaddie	A. Bry	J. Lane	C. Hauptert	B. Berndt	P. Sack	K. Emineth	R. Carpenter	S. Tusa	Total Labor	Expenses (Mileage)	Expenses (Equip)	Expenses (Reproduction)	Subconsultant
			Labor Category	Eng 5	Eng 4	Eng 1	Eng 5	Sr. Design 1	PM 4	Project Coord 4	Financial Analyst 2	Project Coord 2					
			Project Role	Project Manager	Project Engineer	Engineer-in-Training	Electrical I&C Engineer	Elec CAD Tech	QA/QC	Project Coordinator	Project Accountant	Assit PM					
Phase #	Task #	Task Description	2025 Rates	\$254	\$237	\$146	\$254	\$192	\$274	\$172	\$137	\$140					
Phase 050 - Bidding and Negotiations	50.1	Bidding Phase Assistance	\$5,603														
	a	Project Management (2-months)	\$1,041	3.0							0.5	1.5	5.0	\$0	\$0	\$0	\$0
	b	Pre-bid Meeting	\$1,693	1.0	5.0		1.0						7.0	\$105	\$0	\$0	\$0
	c	Prepare Addenda and Provide Clarifications (x1)	\$1,338		3.5		2.0						5.5	\$0	\$0	\$0	\$0
	d	Prepare Construction Agreement	\$598	1.0						2.0			3.0	\$0	\$0	\$0	\$0
	e	Revise Drawings with Addendums	\$584		0.5	1.0	0.5	1.0					3.0	\$0	\$0	\$0	\$0
	f	Revise Specs with Addendums	\$246		0.5		0.5						1.0	\$0	\$0	\$0	\$0
		Task Total Hours		5.0	9.5	1.0	4.0	1.0	0.0	2.0	0.5	1.5	24.5				
		Task Total Fee		\$1,270	\$2,252	\$146	\$1,016	\$192	\$0	\$344	\$69	\$210	\$5,498	\$105	\$0	\$0	\$0
		Total Phase Hours per Team Member		5.0	9.5	1.0	4.0	1.0	0.0	2.0	0.5	1.5	24.5				
		Total Phase Fees per Team Member		\$ 1,270	\$ 2,252	\$ 146	\$ 1,016	\$ 192	\$ -	\$ 344	\$ 69	\$ 210	\$ 5,498	\$ 105	\$ -	\$ -	\$ -
		Total Phase Fees and Expenses	\$5,603														
Phase 060 - Construction Services	60.1	Project Management	\$1,490														
	a	Monthly Invoice and Progress Report (3-months)	\$728	1.5							1.0	1.5	4.0	\$0	\$0	\$0	\$0
	b	Client Coordination/Phone Calls/Email	\$508	2.0									2.0	\$0	\$0	\$0	\$0
	c	Project Management	\$254	1.0									1.0	\$0	\$0	\$0	\$0
		Task Total Hours		4.5	0.0	0.0	0.0	0.0	0.0	0.0	1.0	1.5	7.0				
		Task Total Fee		\$1,143	\$0	\$0	\$0	\$0	\$0	\$0	\$137	\$210	\$1,490	\$0	\$0	\$0	\$0
	60.2	Meetings	\$2,462														
	a	Preconstruction Conference	\$2,218		4.0		5.0						9.0	\$244	\$0	\$0	\$0
		Task Total Hours		0.0	4.0	0.0	5.0	0.0	0.0	0.0	0.0	0.0	9.0				
		Task Total Fee		\$0	\$948	\$0	\$1,270	\$0	\$0	\$0	\$0	\$0	\$2,218	\$244	\$0	\$0	\$0
	60.3	Construction Administration	\$4,436														
	a	Submittal/Shop Drawings/Samples Reviews	\$3,454		6.0		8.0						14.0	\$0	\$0	\$0	\$0
	b	RFI	\$982		2.0		2.0						4.0	\$0	\$0	\$0	\$0
		Task Total Hours		0.0	8.0	0.0	10.0	0.0	0.0	0.0	0.0	0.0	18.0				
		Task Total Fee		\$0	\$1,896	\$0	\$2,540	\$0	\$0	\$0	\$0	\$0	\$4,436	\$0	\$0	\$0	\$0
	60.4	Change Management/Orders	\$1,964														
	a	Change Orders/Work Change Directives/Field Orders	\$1,964		4.0		4.0						8.0	\$0	\$0	\$0	\$0
		Task Total Hours		0.0	4.0	0.0	4.0	0.0	0.0	0.0	0.0	0.0	8.0				
		Task Total Fee		\$0	\$948	\$0	\$1,016	\$0	\$0	\$0	\$0	\$0	\$1,964	\$0	\$0	\$0	\$0
	60.5	Substantial Completion	\$2,035														
	a	Substantial Completion Walkthrough Site Visit	\$1,439		5.0		1.0						6.0	\$105	\$0	\$0	\$0
	b	Punchlist	\$491		1.0		1.0						2.0	\$0	\$0	\$0	\$0
		Task Total Hours		0.0	6.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0	8.0				
		Task Total Fee		\$0	\$1,422	\$0	\$508	\$0	\$0	\$0	\$0	\$0	\$1,930	\$105	\$0	\$0	\$0
	60.6	Final Completion	\$1,781														
	a	Final Completion Walkthrough Site Visit	\$1,439		5.0		1.0						6.0	\$105	\$0	\$0	\$0
	b	Notice of Acceptability of Work	\$237		1.0								1.0	\$0	\$0	\$0	\$0
		Task Total Hours		0.0	6.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0	7.0				
		Task Total Fee		\$0	\$1,422	\$0	\$254	\$0	\$0	\$0	\$0	\$0	\$1,676	\$105	\$0	\$0	\$0
		Total Phase Hours per Team Member		4.5	28.0	0.0	22.0	0.0	0.0	0.0	1.0	1.5	57.0				
		Total Phase Fees per Team Member		\$ 1,143	\$ 6,636	\$ -	\$ 5,588	\$ -	\$ -	\$ -	\$ 137	\$ 210	\$ 13,714	\$ 454	\$ -	\$ -	\$ -
		Total Phase Fees and Expenses	\$14,168														
		Total Project Hours per Team Member		35.0	85.0	31.0	68.5	30.0	8.0	2.0	2.5	7.5	269.5				
		Total Project Fees per Team Member		\$ 8,890	\$ 20,145	\$ 4,526	\$ 17,399	\$ 5,760	\$ 2,192	\$ 344	\$ 343	\$ 1,050	\$ 60,649	\$664	\$0	\$0	\$0
		Total Project Fees and Expenses	\$61,313														

Board of Trustees Meeting

Date: May 27, 2025

Subject: Special Event Permit Application Grace Village, Cereal Box Concert

- **Presentation:** Hannah Hill, Town Clerk

EXECUTIVE SUMMARY

Grace Village has submitted to the Local Licensing Authority an application for a Special Event Permit on July 16, 2025 from 5:00 pm to 10:00 pm. Staff received the application on April 17, 2025, with notice of the event being posted at the location (included in the packet).

BACKGROUND / DISCUSSION

The application includes a diagram of the requested beer garden, located in Centennial Park. Staff reviewed the application with stakeholders and no concerns were noted.

CONNECTION WITH ADOPTED MASTER PLANS

N/A

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

Staff recommends approving the permit.

MOTION RECOMMENDATION

I move to approve the Special Event permit for Grace Village Cereal Box Concert.

ATTACHMENTS

1. Grace Village - Cereal Box Concert Application_Redacted
2. Grace Village SOS Standing
3. Cereal Box Permission for Park
4. Cereal Box concert Site Map
5. 501 c 3 determination from IRS
6. Grace Village COI Town of Wellington GL 2025
7. Grace Village COI Town of Wellington LL 2025
8. Cereal Box Concert Liquor License sign

Application for a Special Events Permit

Liquor Permit Number (Do Not Fill Out)

In order to qualify for a Special Events Permit, You **Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following (See back for details.)**

- ☐ Social ☐ Athletic ☒ Philanthropic Institution
☐ Fraternal ☐ Chartered Branch, Lodge or Chapter ☐ Political Candidate
☐ Patriotic ☐ National Organization or Society ☐ Municipality Owned Arts Facilities
☐ Political ☐ Religious Institution

LIAB Type of Special Event Applicant is Applying for:

- 2110 ☒ Malt, Vinous And Spirituous Liquor \$25.00 Per Day
2170 ☐ Fermented Malt Beverage \$10.00 Per Day

Name of Applicant Organization or Political Candidate

State Sales Tax Number (Required)

Grace Village

81-4426293

Mailing Address of Organization or Political Candidate

PO Box 918

City

Wellington

State

CO

ZIP Code

80549

Address of Place to Have Special Event

3815 Harrison Avenue

City

Wellington

State

CO

ZIP Code

80549

Authorized Representative of Qualifying Organization or Political Candidate

Mark Gabbert

Date of Birth (MM/DD/YY)

Phone Number

[REDACTED]

[REDACTED]

Authorized Representative's Mailing Address (if different than address provided in Question 2.)

[REDACTED]

City

[REDACTED]

State

[REDACTED]

ZIP Code

[REDACTED]

Event Manager

Donna Visocky

Date of Birth (MM/DD/YY)

Phone Number

Event Manager Home Address

City

State ZIP Code

Email Address of Event Manager

1. Is the place to have the Special Event located on State-owned property?

☐ Yes ☒ No

2. Has Applicant Organization or Political Candidate been issued a Special Event Permit this Calendar Year?

☒ No ☐ Yes, How many days?

3. Is the premises for which your event is to be held currently licensed under the Colorado Liquor or Beer codes?

☒ No ☐ Yes, License Number

4. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed?

☒ Yes ☐ No

Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Title

Director of Public Relations & Fundraising, Grace Village

Signature

Date (MM/DD/YY)

Donna Jirochy

4/16/25

Report and Approval of Local Licensing Authority (City or County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.

Therefore, this Application is Approved.

Local Licensing Authority (City or County)

☐ City ☐ County

Telephone Number of City/County Clerk

Title

Signature

Date (MM/DD/YY)

Do Not Write in this Space - For Department of Revenue Use Only

Liability Information

License Account Number

Liability Date

State

Total

-750 (999) \$.00

List Below the Exact Date(s) for Which Application is Being Made for Permit

Date		Date	
July 16, 2025			
From:	To:	From:	To:
5:00pm	10:00pm		

Date		Date	
From:	To:	From:	To:

Date		Date	
From:	To:	From:	To:

Date		Date	
From:	To:	From:	To:

Date		Date	
From:	To:	From:	To:

Date		Date	
From:	To:	From:	To:

Date		Date	
From:	To:	From:	To:

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Grace Village

is a

Nonprofit Corporation

formed or registered on 11/15/2016 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20161772251 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 01/29/2024 that have been posted, and by documents delivered to this office electronically through 01/31/2024 @ 08:31:37 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 01/31/2024 @ 08:31:37 in accordance with applicable law. This certificate is assigned Confirmation Number 15708808 .



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

RE: Online Form Submittal: Town of Wellington Special Event Permit Application



Billy Cooksey <CookseyW@wellingtoncolorado.gov>

To: Donna Visocky

Cc: Kelly Houghteling; Caitlin Morris; Hannah Hill; Events; tgermain@wfpd.org; downinrr@co.larimer.us; Eric Henschel



Wed 3/12/2025 4:07 PM

Officially, the Parks and Recreation Manager does not have an issue with the use of Centennial Park, for the proposed Cereal Box Concert event on July 16th, 2025, and accompanied liquor license, per approval from the Special Events Committee and BOT. There will be other Park specific regulations that need be adhered to, regarding specific setup of tents, liability with staking and use of transportation vehicles in park property. These will be addressed in the sign-off meeting with the Department Manager on the event permit review.

Please reach out with any questions,

-Billy



Billy Cooksey

Manager – Parks and Recreation Department

Phone: (970) 342-5055

Desk: (970) 568-7610 ext. 600

Email: cookseyw@wellingtoncolorado.gov

Web: www.wellingtoncolorado.gov

8225 Third Street



CEREAL BOX CONCERT SITE MAP—CENTENNIAL PARK



INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **MAR 05 2018**

GRACE VILLAGE
PO BOX 918
WELLINGTON, CO 80549

Employer Identification Number:
81-4426293
DLN:
17053269339037
Contact Person:
CHRIS BROWN ID# 31503
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
November 15, 2016
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

GRACE VILLAGE

We sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

Stephen a. martin

Director, Exempt Organizations
Rulings and Agreements



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/15/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
AAI - BICKNELL INSURANCE INC.
4239 Centerplace Dr. Unit 2A
Greeley, CO 80634

CONTACT NAME JAMI STERKEL

PHONE (A/C No, Ext): (970) 999-8840 FAX (A/C No):

EMAIL ADDRESS: JAMI@INTEGRITYINSURANCESPECIALIST.COM

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURED
GRACE VILLAGE
WELLINGTON FOOD BANK
PO BOX 918
WELLINGTON, CO 80549

INSURER A: United States Liability Insurance Company

25895

INSUREB B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY	X		NPP1620049B	05/19/2025	05/19/2026	EACH OCCURENCE	\$1,000,000
	☒ COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$100,000
	☐ CLAIMS-MADE ☒ OCCUR						MED EXP (Any one person)	\$5,000
							PERSONAL & ADV INJURY	\$1,000,000
							GENERAL AGGREGATE	\$2,000,000
							PRODUCTS-COMP/OP AGG	Included
	GEN'L AGGREGATE LIMIT APPLIES PER:							
	☒ POLICY ☐ PRO-JECT ☐ LOC							\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	☐ ANY AUTO						BODILY INJURY (Per person)	\$
	☐ ALL OWNED AUTOS	☐ SCHEDULED AUTOS					BODILY INJURY (Per accident)	\$
	☐ HIRED AUTOS	☐ NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB						EACH OCCURRENCE	\$
	EXCESS LIAB						AGGREGATE	\$
	DED							\$
	RETENTION \$							
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	N/A					☐ WC STATU-TORY LIMITS	☐ OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE Y / N						E.L. EACH ACCIDENT	\$
	OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. DISEASE-EA EMPLOYEE	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE-POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (See attached Acord 101 for additional liability limits)

The Town of Wellington is named as additionally insured as respects General Liability. L-744NPP 06/10 Blanket Additional Insured Endorsement is part of this policy.

CERTIFICATE HOLDER

CANCELLATION

TOWN OF WELLINGTON
8225 THIRD ST
WELLINGTON, CO 80549

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY AAI - BICKNELL INSURANCE INC.		INSURED GRACE VILLAGE WELLINGTON FOOD BANK PO BOX 918 WELLINGTON, CO 80549	
POLICY NUMBER NPP1620049B		EFFECTIVE DATE: 5/19/2025	
CARRIER United States Liability Insurance Company	NAIC CODE 25895		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

COVERAGE PART	LIMITS
Commercial Liability	
Each Occurrence Limit	\$1,000,000
Personal & Advertising Injury Limit (Any One Person/Organization)	\$1,000,000
Medical Expense (Any One Person)	\$5,000
Damages To Premises Rented To You (Any One Premises)	\$100,000
Products/Completed Operations Aggregate Limit	Included
General Aggregate Limit	\$2,000,000
Professional E&O Liability Each Incident	\$1,000,000
Professional E&O Liability Aggregate	\$2,000,000
Abuse And Molestation Each Claim	\$1,000,000
Abuse And Molestation Aggregate	\$2,000,000



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/15/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER
AAI - BICKNELL INSURANCE INC.
4239 Centerplace Dr. Unit 2A
Greeley, CO 80634

CONTACT NAME JAMI STERKEL

PHONE (A/C No, Ext): (970) 999-8840 FAX (A/C No):

EMAIL ADDRESS: JAMI@INTEGRITYINSURANCESPECIALIST.COM

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURED
GRACE VILLAGE
PO BOX 918
WELLINGTON, CO 80549

INSURER A: United States Liability Insurance Company

25895

INSUREB B:

INSURER C:

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INSURER E:

INSURER F:

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY ☐ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC						EACH OCCURENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS-COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$ ☐						EACH OCCURENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE ☐ Y / N OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					☐ WC STATU-TORY LIMITS ☐ OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE-EA EMPLOYEE \$ E.L. DISEASE-POLICY LIMIT \$
A	Liquor Liability	X		SE 1152704	07/16/2025	07/18/2025	LIQ EA COMMON CAUSE \$1,000,000 LIQUOR AGGREGATE \$3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (See attached Acord 101 for additional liability limits)

The Town of Wellington is named as additionally insured as respects General Liability. L-820 12/18 Special Events Blanket Additional Insured Endorsement is part of this policy.

CERTIFICATE HOLDER

TOWN OF WELLINGTON
8225 THIRD ST
WELLINGTON, CO 80549

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

**ADDITIONAL REMARKS SCHEDULE**

Page 1 of 1

AGENCY AAI - BICKNELL INSURANCE INC.		INSURED GRACE VILLAGE PO BOX 918 WELLINGTON, CO 80549
POLICY NUMBER SE 1152704		
CARRIER United States Liability Insurance Company	NAIC CODE 25895	EFFECTIVE DATE: 7/16/2025

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: **ACORD 25** FORM TITLE: **CERTIFICATE OF LIABILITY INSURANCE**

COVERAGE PART	LIMITS
Liquor Liability	
Each Common Cause Limit	\$1,000,000
Aggregate Limit	\$3,000,000

NOTICE

YOU ARE HEREBY GIVEN NOTICE THAT THE LOCAL LICENSING AUTHORITY HAS RECEIVED AN APPLICATION FOR A SPECIAL EVENT PERMIT LIQUOR LICENSE IN THE NAME OF **GRACE VILLAGE CEREAL BOX CONCERT** WHICH INTENDS TO SELL **MALT, VINOUS & SPIRITUOUS LIQUOR ON JULY 16, 2025 5:00-10:00 PM. AT CENTENNIAL PARK.** PROTESTS RELATING TO THE PERMIT SHALL BE FILED IN THE OFFICE OF THE TOWN CLERK, 8225 THIRD ST. WELLINGTON, CO. NOT LATER THAN **5:00 P.M. MAY 16, 2025.** THE LOCAL LICENSING AUTHORITY SHALL HEAR THE APPLICATION AT **MAY 27, 2025 AT 6:30 P.M.** ANY PERSON FILING A PROTEST WITHIN THE REQUIRED TIME MUST APPEAR BEFORE THE AUTHORITY ON **MAY 27, 2025 AT 6:30 PM** AT 3800 WILSON AVE, WELLINGTON, WHEN THE APPLICATION IS BEING CONSIDERED.

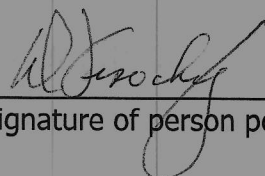
AFFIDAVIT OF POSTING

Date of posting: 4/30/25

I hereby certify that, in accordance with the Colorado Liquor Code and related rules and regulations, the applicant, Grace Village / Donna Visocky posted a Notice of Public Hearing poster on the premises at Centennial Park on the above date, and continuously thereafter for at least 10 days before the hearing, notifying the public that a hearing will be held May 27, 2025 on an application for a Special Event Liquor Permit to dispense malt, vinous and spirituous beverages by the drink for consumption on the premises.

A photograph of the Notice as posted on the premises is attached.

DONNA VISOCKY - DIRECTOR OF PUBLIC RELATIONS & FUND RAISING
Printed Name and Title of Person Posting

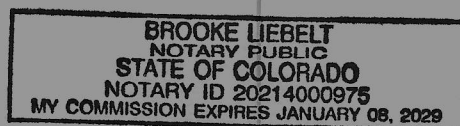

Signature of person posting

STATE OF COLORADO)
COUNTY OF LARIMER) SS
TOWN OF WELLINGTON)

Subscribed and sworn before me by Donna Visocky this 2nd
day of May, 2025.

SEAL

 Notary Signature



Board of Trustees Meeting

Date: May 27, 2025

Subject: Special Event Permit Application for Spargetoberfest Foundation, Spargetoberfest

- **Presentation:** Hannah Hill, Town Clerk

EXECUTIVE SUMMARY

Spargetoberfest Foundation has submitted to the Local Licensing Authority an application for a Special Event Permit on June 21, 2025 from 11:00 am to 6:00 pm. Staff received the application on April 11, 2025. Notice of the event has been posted at the location and proof of posting is included in the packet.

BACKGROUND / DISCUSSION

The application includes a diagram of the requested beer garden, located at 3999 GW Bush Ave. Staff has reviewed the application with stakeholders and no concerns were noted. A letter noting permission to use Sparge Field for the 4th annual food truck rally is included in the packet.

CONNECTION WITH ADOPTED MASTER PLANS

N/A

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

Staff recommends approving the special event permit.

MOTION RECOMMENDATION

I move to approve the Special Event Permit to Spargetoberfest Foundation for Spargetoberfest.

ATTACHMENTS

1. Spargetoberfest Foundation Application_Redacted
2. 2025 Food Truck Rally Field Layout
3. Spargetoberfest Foundation Letter of Permission for Premises
4. Spargetoberfest SOS Standing
5. Sales Tax Exempt 501 approval (1)
6. Affidavit and Notice of posting 5-6-2025
7. 2025 COI

Application for a Special Events Permit

Liquor Permit Number (Do Not Fill Out)

In order to qualify for a Special Events Permit, You **Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following (See back for details.)**

- ☐ Social ☐ Athletic ☒ Philanthropic Institution
☐ Fraternal ☐ Chartered Branch, Lodge or Chapter ☐ Political Candidate
☐ Patriotic ☐ National Organization or Society ☐ Municipality Owned Arts Facilities
☐ Political ☐ Religious Institution ☐ Chamber of Commerce

LIAB Type of Special Event Applicant is Applying for:

- 2110 ☒ Malt, Vinous And Spirituous Liquor \$25.00 Per Day
2170 ☐ Fermented Malt Beverage \$10.00 Per Day

Name of Applicant Organization or Political Candidate

State Sales Tax Number (Required)

Spargetoberfest Foundation

86-3228114

Mailing Address of Organization or Political Candidate

8195 Wapiti Dr

City

State

ZIP Code

Wellington

CO

80549

Address of Place to Have Special Event

3999 GW Bush Ave

City

State

ZIP Code

Wellington

CO

80549

Authorized Representative of Qualifying Organization or Political Candidate

Linda L Stoddard

Date of Birth (MM/DD/YY)

Phone Number

Authorized Representative's Mailing Address (if different than address provided in Question 2.)

City

State

ZIP Code

Event Manager

Linda L Stoddard

Date of Birth (MM/DD/YY)

[REDACTED]

Phone Number

[REDACTED]

Event Manager Home Address

[REDACTED]

City

[REDACTED]

State

ZIP Code

[REDACTED]

[REDACTED]

Email Address of Event Manager

president@spargetoberfest.com

1. Is the place to have the Special Event located on State-owned property?

☐ Yes ☒ No

2. Has Applicant Organization or Political Candidate been issued a Special Event Permit this Calendar Year?

☒ No ☐ Yes, How many days?

[REDACTED]

3. Is the premises for which your event is to be held currently licensed under the Colorado Liquor or Beer codes?

☒ No ☐ Yes, License Number

[REDACTED]

4. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed?

☒ Yes ☐ No

5. For Chambers of Commerce - Each member who holds a retail establishment permit attests they are not exercising the privileges of the retail establishment permit for the duration of the SEP days.

☐ Yes ☐ No

6. For Chambers of Commerce - Please list all members participating in the SEP.

[REDACTED]

List Below the Exact Date(s) for Which Application is Being Made for Permit

Date Saturday June 21, 2025	Date
From: 11:00 Am	From:
To: 6:00 PM	To:
Date	Date
From:	From:
To:	To:
Date	Date
From:	From:
To:	To:
Date	Date
From:	From:
To:	To:
Date	Date
From:	From:
To:	To:
Date	Date
From:	From:
To:	To:
Date	Date
From:	From:
To:	To:
Date	Date
From:	From:
To:	To:
Date	Date
From:	From:
To:	To:
Date	Date
From:	From:
To:	To:

Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Title

Linda L Stoddard, President

Signature

L Stoddard

Date (MM/DD/YY)

Report and Approval of Local Licensing Authority (City or County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.

Therefore, this Application is Approved.

Local Licensing Authority (City or County)

☐ City ☐ County

Telephone Number of City/County Clerk

Title

Signature

Date (MM/DD/YY)

Do Not Write in this Space - For Department of Revenue Use Only

Liability Information

License Account Number

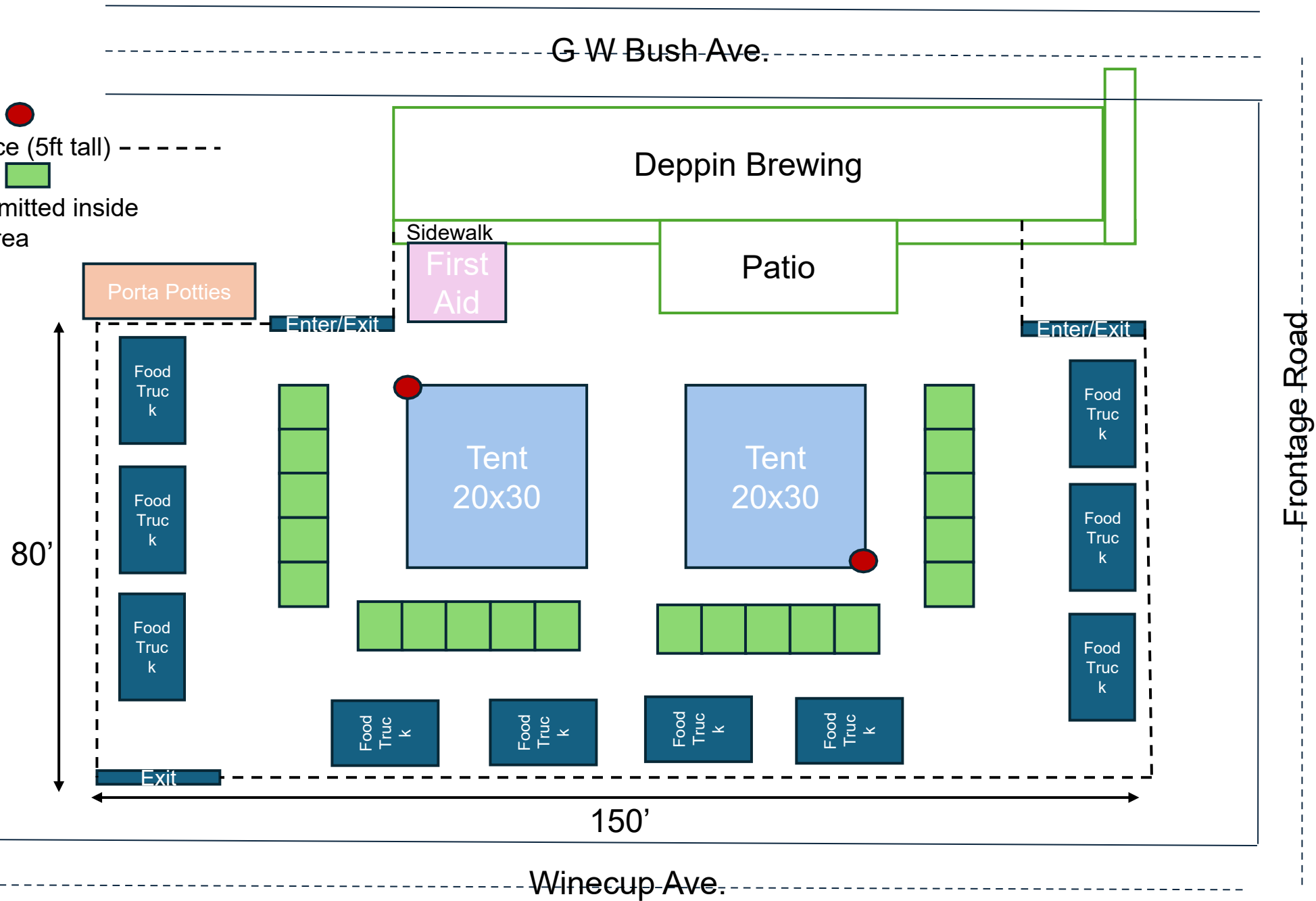
Liability Date

State

Total

-750 (999) \$.00

North ↑
Fire Ext ●
Plastic Fence (5ft tall) - - - -
Vendors ■
Alcohol Permitted inside
of fenced area



Spargetoberfest
Foundation

3999 G W Bush
Ave, Wellington,
CO 80549

All food will be
provided by the
food trucks.

March 29, 2025

To Whom It May Concern:

The Spargetoberfest Foundation has my permission to use the Sparge Field for the following events:

**-Spargetoberfest 4th Annual Food Truck Rally; June 21, 2025 from 10:00 AM to 6:30 PM
-5th Annual Spargetoberfest 5K/10K and Family Festival; Saturday September 20, 2025 from 8:00 AM to 2:00 PM**

Signed

A handwritten signature in black ink, appearing to read 'Rich Efird', written in a cursive style.

**Rich Efird
Owner
Sparge Field
3999 GW Bush
Wellington CO 80549**

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Spargetoberfest Foundation

is a

Nonprofit Corporation

formed or registered on 04/02/2021 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20211333974 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 03/21/2025 that have been posted, and by documents delivered to this office electronically through 03/24/2025 @ 15:32:29 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 03/24/2025 @ 15:32:29 in accordance with applicable law. This certificate is assigned Confirmation Number 17130276 .



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."



Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

SPARGETOBERFEST FOUNDATION
3999 GW BUSH AVE SUITE 101
WELLINGTON, CO 80549

Date:
03/21/2023
Employer ID number:
86-3228114
Person to contact:
Name: Customer Service
ID number: 31954
Telephone: (877) 829-5500
Accounting period ending:
December 31
Form 990-PF required:
Yes
Effective date of exemption:
March 19, 2022
Addendum applies:
No
DLN:
26053466002553

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a private foundation within the meaning of Section 509(a).

You're required to file Form 990-PF, Return of Private Foundation or Section 4947(a)(1) Trust Treated as Private Foundation, annually, whether or not you have income or activity during the year. If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PF" in the search bar to view Publication 4221-PF, Compliance Guide for 501(c)(3) Private Foundations, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

NOTICE

YOU ARE HEREBY GIVEN NOTICE THAT THE LOCAL LICENSING AUTHORITY HAS RECEIVED AN APPLICATION FOR A SPECIAL EVENT PERMIT LIQUOR LICENSE IN THE NAME OF

SPARGETOBERFEST FOUNDATION WHICH INTENDS TO SELL **MALT, VINOUS & SPIRITUOUS LIQUOR ON JUNE 21, 2025 11:00 AM TO 6:00 PM.**

AT 3999 GW BUSH AVE. PROTESTS RELATING TO THE PERMIT SHALL BE FILED IN THE OFFICE OF THE TOWN CLERK, 8225 THIRD STREET, WELLINGTON, COLORADO, NOT LATER THAN **5:00 P.M. MAY 16, 2025.**

THE LOCAL LICENSING AUTHORITY SHALL HEAR THE APPLICATION AT **MAY 27, 2025 AT 6:30 P.M.**

ANY PERSON FILING A PROTEST WITHIN THE REQUIRED TIME MUST APPEAR BEFORE THE AUTHORITY ON **MAY 27, 2025 AT 6:30 PM**

AT 3800 WILSON AVENUE, WELLINGTON, WHEN THE APPLICATION IS BEING CONSIDERED.

AFFIDAVIT OF POSTING

Date of posting: May 6, 2025

I hereby certify that, in accordance with the Colorado Liquor Code and related rules and regulations, the applicant, Spergetoberfest Foundation posted a Notice of Public Hearing poster on the premises at 3999 CWB Ave on the above date, and continuously thereafter for at least 10 days before the hearing, notifying the public that a hearing will be held May 27, 2025 on an application for a Special Event Liquor Permit to dispense malt, vinous and spirituous beverages by the drink for consumption on the premises.

A photograph of the Notice as posted on the premises is attached.

Linda L. Stoddard

Printed Name and Title of Person Posting

Linda L. Stoddard
Signature of person posting

STATE OF COLORADO)
COUNTY OF LARIMER) SS
TOWN OF WELLINGTON)

Subscribed and sworn before me by Linda L Stoddard this 6th
day of may, 2025.

SEAL



[Signature]
Notary Signature

INSURANCE QUOTE

THE TERMS AND CONDITIONS OF THIS QUOTATION MAY NOT COMPLY WITH THE SPECIFICATIONS SUBMITTED FOR CONSIDERATION. PLEASE READ THIS QUOTE CAREFULLY AND COMPARE IT AGAINST YOUR SPECIFICATIONS AND REVIEW THE TERMS OF THE QUOTE CAREFULLY AS THE COVERAGE, TERMS OR CONDITIONS MAY BE DIFFERENT THAN THOSE REQUESTED. IN THE EVENT OF DIFFERENCE, THE POLICY WILL PREVAIL.

IN ACCORDANCE WITH THE INSTRUCTIONS OF THE BELOW-MENTIONED INSURER, WHICH HAS ACTED IN RELIANCE UPON THE STATEMENTS MADE IN THE RETAIL BROKER'S SUBMISSION FOR THE INSURED, THE INSURER HAS OFFERED THE FOLLOWING QUOTATION.

DATE ISSUED: 03/20/2025

PRODUCER: Aryell Mattern
Farmers Aryell Mattern Agency
4124 Main St
Timnath, CO 80547

INSURED: Spargetoberfest Foundation
3999 GW Bush Unit 101
Wellington, CO 80549

COVERAGE: Multi-Line

POLICY PERIOD: 05/15/2025 TO 05/15/2026

RENEWAL OF POLICY #: NBP1563908B

SUBMISSION NUMBER: 12717630

QUOTE EXPIRATION DATE: 05/15/2025 12:01 AM

Premium:	\$482.00
Total:	\$482.00

Producer Commission: 10 %
Minimum Earned Premium: N/A
Policy Type: Occurrence

Policy Will Not Be Bound Without The Following Documents:

Terrorism Form

Endorsements/Exclusions: (include, but are not limited to, the following terms, conditions and exclusions.)

Coverage may not match coverage/terms requested – you have reviewed this quote with your insured and are requesting coverage be bound & issued as per the terms presented within this quote

Defense Costs Outside the Limit

Occurrence Form

Per carrier quote, terms, conditions, subjectivities

Terms, conditions, and acceptability subject to review

This renewal offer includes coverage for Blanket Special Events. Please advise if there are any changes in the number and/or the number of attendees for the upcoming term as this may effect rating/pricing.

Blanket event coverage Is included. Please review the policy forms, including BP-165, for event limitations.

An Excess Liability quote that provides higher limits of Liability is attached to USLI's quote and is a separate quote with a separate premium that is not reflected in our quote letter. This excess quote is optional and not required to be bound along with the primary quote. If coverage is desired, it would be under a separate policy

Additional Interests

Additional Insured: Town of Wellington, 4021 Grant Ave, Wellington, CO, 80549, Form: BP0448

Additional Insured: Larimer County, 200 W Oak St, Ste 4000, Fort Collins, CO, 80525, Form: BP0448

Special Provisions:

This quotation is being offered on the basis indicated. It is incumbent upon you to ascertain the accuracy of the quote, and to review with the insured the terms of the quote carefully, as the coverage, terms and conditions may be different than those on original application. PROPERTY DISCLAIMER: Client ultimately selects insured values. All requests to bind coverage must be received in our office in writing. Coverage cannot be backdated or presumed to be bound without confirmation from an authorized representative of Hull & Company, LLC. Please advise your client that the policy dictates the actual terms of coverage and in the event of differences, the policy prevails.

Be advised that if Hull & Company, LLC has not received a response from you by the expiration date of this quote, we will consider this quotation closed. Please be sure to check the carrier's A. M. Best rating to satisfy you and your client's interests.

Please review and advise if you have any questions. We look forward to hearing from you concerning placement of this coverage.

BIND REQUEST FORM

INSURED: Spargetoberfest Foundation

POLICY PERIOD: 05/15/2025 TO 05/15/2026

INSURER: United States Liability Ins Co
Admitted

SUBMISSION NUMBER: 12717630

QUOTED PREMIUM: **\$482.00**

BIND EFFECTIVE DATE: _____

THE FOLLOWING ITEMS ARE NEEDED IMMEDIATELY TO COMPLETE OUR FILES:

Terrorism Form

Signature of Producer: _____

PRODUCER: Aryell Mattern
Farmers Aryell Mattern Agency

Special Requests/Comments for your Underwriter:

Hull & Company, LLC
2432 Kemp St, Suite A
Missoula, MT 59801
(406)543-7161 Fax: (406)721-9311



Board of Trustees Meeting

Date: May 27, 2025
Subject: New License Application - Deppen Brewing LLC - Brew Pub

- **Presentation:** Hannah Hill, Town Clerk

EXECUTIVE SUMMARY

The Board of Trustees acts as the Local Liquor Licensing Authority and reviews all new applications for new liquor licenses. Deppen Brewing LLC submitted an application on March 31, 2025 for a Brew Pub Liquor License, located at 3999 GW Bush Ave, Unit 101.

BACKGROUND / DISCUSSION

When approving or denying an application, the Authority must consider if the reasonable requirements of the defined neighborhood are not presently being met by existing establishments, the desires of the adult inhabitants, and the number, type and availability of other similar liquor establishments located in or near the petitioned neighborhood as well as the moral character of the applicants.

The Town Clerk's Office received the concurrent application on March 31, 2025, and have not received any concerns from the State Department of Revenue at this time. The applicant has provided information regarding legal possession, use and orientation of the licensed premise and the background of the managing members. A diagram of the proposed premises has also been included for the Board's review. The Larimer County Sheriff's Office has conducted an inspection of the premises and the report of inspection is attached.

In accordance with the requirements of the Colorado Revised Statutes, notice of a public hearing on this application has been posted conspicuously on the premises and published in a newspaper of general circulation at least 10 days prior, on May 13, 2025.

The Applicant submitted a Neighborhood Needs and Desires petition on May 15, 2025 to the Town Clerk's Office. After review from the boundary that was set upon receipt of the application, Staff found the below findings:

- 214 signatures were collected from March 31, 2025 to May 13, 2025
- 108 were found to be out of the boundary set and disqualified
- 106 were found to be sufficient and counted

Should the Authority approve the license, Staff will continue working with the Department of Revenue and various Town Departments to ensure all approvals and permits are met prior to the applicant receiving the license.

CONNECTION WITH ADOPTED MASTER PLANS

- Foster Economic Vibrancy
 - Retain & expand current local businesses

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

Staff would recommend approving the Brew Pub license.

MOTION RECOMMENDATION

Move to approve a Brew Pub Liquor License for Deppen Brewing LLC

ATTACHMENTS

1. Deppen Brewing Application_Redacted
2. CERT_GS_D
3. Articles of
4. Deppen Brewing Diagram 2025
5. posting
6. Petition Boundaries set
7. Needs and Desires Petition
8. Deppen Inspection 051325
9. Findings of Fact Prelim Findings

Colorado Liquor Retail License Application

* Note that the Division will not accept cash ☐ Paid by check ☐ Paid online

Uploaded to ☐ Date
MoveIt on 3-26-2025

☐ New License ☒ New-Concurrent ☐ Transfer of Ownership ☐ State Property Only ☐ Master file

- All answers must be printed in black ink or typewritten
- Applicant must check the appropriate box(es)
- Applicant should obtain a copy of the Colorado Liquor, Beer and Wine Code: SBG.Colorado.gov/Liquor

1. Applicant is applying as a/an ☐ Individual ☒ Limited Liability Company ☐ Association or Other
☐ Corporation ☐ Partnership (includes Limited Liability and Husband and Wife Partnerships)

2. Applicant If an LLC, name of LLC; if partnership, at least 2 partner's names; if corporation, name of corporation
Deppen Brewing LLC FEIN Number **93-4770788**

2a. Trade Name of Establishment (DBA) State Sales Tax Number Business Telephone
96278888-0000 **970-372-2780**

3. Address of Premises (specify exact location of premises, include suite/unit numbers)
3999 GW Bush Ave Unit 101

City County State ZIP Code
Wellington Larimer CO 80549

4. Mailing Address (Number and Street) City or Town State ZIP Code

5. Email Address
Denise@deppenbrewing.com

6. If the premises currently has a liquor or beer license, you must answer the following questions

Present Trade Name of Establishment (DBA) Present State License Number Present Class of License Present Expiration Date
Deppen Brewing **03-21242,03-21298** **WhSal Beer/Manufact** **06/23/2025**

Section A	Nonrefundable Application Fees*	Section B (Cont.)	Liquor License Fees*
☐ Application Fee for New License.....	\$1,100.00	☐ Liquor-Licensed Drugstore (County)	\$312.50
☐ Application Fee for New License w/Concurrent Review	\$1,200.00	☐ Lodging & Entertainment - L&E (City)	\$500.00
☒ Application Fee for Transfer	\$1,100.00	☐ Lodging & Entertainment - L&E (County)	\$500.00
Section B		Liquor License Fees*	
☐ Add Optional Premises to H & R.....	\$100.00 X _____ Total _____	☐ Manager Registration - H & R	\$30.00
☐ Add Related Facility to Resort Complex.....	\$75.00 X _____ Total _____	☐ Manager Registration - Tavern	\$30.00
☐ Add Sidewalk Service Area.....	\$75.00	☐ Manager Registration - Lodging & Entertainment.....	\$30.00
☐ Arts License (City)	\$308.75	☐ Manager Registration - Campus Liquor Complex	\$30.00
☐ Arts License (County)	\$308.75	☐ Optional Premises License (City).....	\$500.00
☐ Beer and Wine License (City).....	\$351.25	☐ Optional Premises License (County)	\$500.00
☐ Beer and Wine License (County).....	\$436.25	☐ Racetrack License (City).....	\$500.00
☒ Brew Pub License (City)	\$750.00	☐ Racetrack License (County).....	\$500.00
☐ Brew Pub License (County).....	\$750.00	☐ Resort Complex License (City).....	\$500.00
☐ Campus Liquor Complex (City).....	\$500.00	☐ Resort Complex License (County).....	\$500.00
☐ Campus Liquor Complex (County).....	\$500.00	☐ Related Facility - Campus Liquor Complex (City).....	\$160.00
☐ Campus Liquor Complex (State).....	\$500.00	☐ Related Facility - Campus Liquor Complex (County)	\$160.00
☐ Club License (City).....	\$308.75	☐ Related Facility - Campus Liquor Complex (State).....	\$160.00
☐ Club License (County)	\$308.75	☐ Retail Gaming Tavern License (City)	\$500.00
☐ Distillery Pub License (City).....	\$750.00	☐ Retail Gaming Tavern License (County).....	\$500.00
☐ Distillery Pub License (County)	\$750.00	☐ Retail Liquor Store License-Additional (City).....	\$227.50
☐ Hotel and Restaurant License (City)	\$500.00	☐ Retail Liquor Store License-Additional (County)	\$312.50
☐ Hotel and Restaurant License (County)	\$500.00	☐ Retail Liquor Store (City).....	\$227.50
☐ Hotel and Restaurant License w/one opt premises (City)	\$600.00	☐ Retail Liquor Store (County).....	\$312.50
☐ Hotel and Restaurant License w/one opt premises (County).....	\$600.00	☐ Tavern License (City)	\$500.00
☐ Liquor-Licensed Drugstore (City)	\$227.50	☐ Tavern License (County)	\$500.00
		☐ Vintners Restaurant License (City)	\$750.00
		☐ Vintners Restaurant License (County).....	\$750.00

Questions? Visit: SBG.Colorado.gov/Liquor for more information

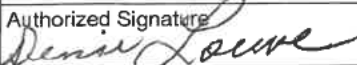
Do not write in this space - For Department of Revenue use only

Liability Information

License Account Number	Liability Date	License Issued Through (Expiration Date)	Total \$
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Name	Type of License	Account Number																										
7. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years? Yes ☐ No ☒ 8. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state): a. Been denied an alcohol beverage license? ☐ ☒ b. Had an alcohol beverage license suspended or revoked? ☐ ☒ c. Had interest in another entity that had an alcohol beverage license suspended or revoked? ☐ ☒ If you answered yes to 8a, b or c, explain in detail on a separate sheet. 9. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years? If "yes", explain in detail. ☐ ☒ 10. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary? ☐ ☒ or Waiver by local ordinance? ☐ ☐ Other: _____ 11. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS. ☐ ☐ 12. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,000? NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS. ☐ ☐ 13. a. For additional Retail Liquor Store only. Was your Retail Liquor Store License issued on or before January 1, 2016? ☐ ☐ b. Are you a Colorado resident? ☐ ☐ 14. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? ☒ ☐ If yes, identify the name of the business and list any <u>current</u> financial interest in said business including any loans to or from a licensee. <u>DEPPEN BREWING LLC SEE APPLICATION</u> 15. Does the applicant, as listed on line 2 of this application, have legal possession of the premises by ownership, lease or other arrangement? ☐ ☐ ☐ Ownership ☒ Lease ☐ Other (Explain in Detail) _____ a. If leased, list name of landlord and tenant, and date of expiration, exactly as they appear on the lease: <table border="1" style="width:100%; border-collapse: collapse; margin-left: 40px;"> <tr> <td style="width:40%;">Landlord</td> <td style="width:40%;">Tenant</td> <td style="width:20%;">Expires</td> </tr> <tr> <td>H & M Enterprises LLC</td> <td>Deppen Brewing LLC</td> <td>4/30/2029</td> </tr> </table> b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question 16. ☐ ☒ c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8½" X 11". 16. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary. <table border="1" style="width:100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width:33%;">Last Name</td> <td style="width:25%;">First Name</td> <td style="width:15%;">Date of Birth</td> <td style="width:20%;">FEIN or SSN</td> <td style="width:7%;">Interest/Percentage</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>Last Name</td> <td>First Name</td> <td>Date of Birth</td> <td>FEIN or SSN</td> <td>Interest/Percentage</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation. 17. Optional Premises or Hotel and Restaurant Licenses with Optional Premises: ☐ ☐ Has a local ordinance or resolution authorizing optional premises been adopted? ☐ ☐ Number of additional Optional Premise areas requested. (See license fee chart) _____ 18. For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), include a diagram of the service area and documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.			Landlord	Tenant	Expires	H & M Enterprises LLC	Deppen Brewing LLC	4/30/2029	Last Name	First Name	Date of Birth	FEIN or SSN	Interest/Percentage						Last Name	First Name	Date of Birth	FEIN or SSN	Interest/Percentage					
Landlord	Tenant	Expires																										
H & M Enterprises LLC	Deppen Brewing LLC	4/30/2029																										
Last Name	First Name	Date of Birth	FEIN or SSN	Interest/Percentage																								
Last Name	First Name	Date of Birth	FEIN or SSN	Interest/Percentage																								

Name	Type of License	Account Number		
19. Liquor Licensed Drugstore (LLDS) applicants, answer the following: a. Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise? ☐ ☐ If "yes" a copy of license must be attached.				
20. Club Liquor License applicants answer the following: Attach a copy of applicable documentation Yes No				
a. Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain? ☐ ☐				
b. Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain? ☐ ☐				
c. How long has the club been incorporated?				
d. Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above? ☐ ☐				
21. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following:				
a. Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached) ☒ ☐				
22. Campus Liquor Complex applicants answer the following:				
a. Is the applicant an institution of higher education? ☐ ☐				
b. Is the applicant a person who contracts with the institution of higher education to provide food services? ☐ ☐ If "yes" please provide a copy of the contract with the institution of higher education to provide food services.				
23. For all on-premises applicants.				
a. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit an Manager Permit Application - DR 8000 and fingerprints.				
Last Name of Manager LOEWE		First Name of Manager KYLE		
24. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number. Yes No ☐ ☐				
25. Related Facility - Campus Liquor Complex applicants answer the following: ☐ ☐				
a. Is the related facility located within the boundaries of the Campus Liquor Complex? If yes, please provide a map of the geographical location within the Campus Liquor Complex. If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex.				
b. Designated Manager for Related Facility- Campus Liquor Complex				
Last Name of Manager		First Name of Manager		
26. Tax Information. Yes No				
a. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ☐ ☒				
b. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ☐ ☒				
27. If applicant is a corporation, partnership, association or limited liability company, applicant must list all Officers, Directors, General Partners, and Managing Members. In addition, applicant must list any stockholders, partners, or members with ownership of 10% or more in the applicant. All persons listed below must also attach form DR 8404-I (Individual History Record), and make an appointment with an approved State Vendor through their website. See application checklist, Section IV, for details.				
Name	Home Address, City & State	DOB	Position	%Owned
Denise Loewe			owner	50
Name	Home Address, City & State	DOB	Position	%Owned
Kyle Loewe			owner/brewer	50
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned

Name	Type of License	Account Number
** If applicant is owned 100% by a parent company, please list the designated principal officer on above. ** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable) ** If total ownership percentage disclosed here does not total 100%, applicant must check this box: ☐ Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Article 3 or 5, C.R.S.		
Oath Of Applicant I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer Code which affect my license.		
Authorized Signature 	Printed Name and Title Denise Loewe Owner	Date 3/26/2025
Report and Approval of Local Licensing Authority (City/County)		
Date application filed with local authority	Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application)	
For Transfer Applications Only - Is the license being transferred valid? Yes ☐ No ☒		
The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) or a DR 8000 (Manager Permit) has been: ☐ Fingerprinted ☐ Subject to background investigation, including NCIC/CCIC check for outstanding warrants That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license (Check One) ☐ Date of inspection or anticipated date _____ ☐ Will conduct inspection upon approval of state licensing authority		
☐ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,000? Yes ☐ No ☐ ☐ Is the Liquor Licensed Drugstore(LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,000? Yes ☐ No ☐ NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS. ☐ Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period? Yes ☐ No ☐		
The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 44, Article 4 or 3, C.R.S., and Liquor Rules. Therefore, this application is approved.		
Local Licensing Authority for		Telephone Number ☐ Town, City ☐ County
Signature	Print	Title
Signature	Print	Title
		Date

Tax Check Authorization, Waiver, and Request to Release Information

I, Denise Loewe am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of Kyle Loewe (the "Applicant/Licensee") to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101, et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business) Kyle Loewe		Social Security Number/Tax Identification Number [REDACTED]	
Address [REDACTED]			
City [REDACTED]		State [REDACTED]	Zip [REDACTED]
Home Phone Number [REDACTED]		Business/Work Phone Number 970-372-2780	
Printed name of person signing on behalf of the Applicant/Licensee Denise Loewe			
Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) 			Date signed 3-26-25

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

Tax Check Authorization, Waiver, and Request to Release Information

I, Kyle Loewe

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of

(the "Applicant/Licensee")

DENISE LOEWE

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

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By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

DEPPEN BREWING - DENISE LOEWE

Social Security Number/Tax Identification Number

Home Phone Number

Business/Work Phone Number

970-372-2780

Street Address

City

State ZIP Code

Printed name of person signing on behalf of the Applicant/Licensee

Kyle Loewe

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) Date Signed

3-31-25

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a.

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Deppen Brewing LLC

is a

Limited Liability Company

formed or registered on 01/01/2024 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20238270655 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 03/24/2025 that have been posted, and by documents delivered to this office electronically through 03/25/2025 @ 10:45:13 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 03/25/2025 @ 10:45:13 in accordance with applicable law. This certificate is assigned Confirmation Number 17133276 .



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF DOCUMENT FILED

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office, the attached document is a true and complete copy of the

Articles of Organization

with Document # 20238270655 of

Deppen Brewing LLC

Colorado Limited Liability Company

(Entity ID # 20238270655)

consisting of 2 pages.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 11/19/2024 that have been posted, and by documents delivered to this office electronically through 11/21/2024@ 22:38:49.

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 11/21/2024 @ 22:38:49 in accordance with applicable law. This certificate is assigned Confirmation Number 16741228



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."



Articles of Organization for a Limited Liability Company

filed pursuant to § 7-90-301 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

The domestic entity name of the limited liability company is Deppen Brewing D.B.A. Sparge Brewing LLC

The principal office street address is 3999 G W Bush Ave Unit 101
Wellington CO 80549
US

The principal office mailing address is 3999 G W Bush Ave Unit 101
Wellington CO 80549
US

The name of the registered agent is Kyle J Loewe

The registered agent's street address is 3999 G W Bush Ave Unit 101
Wellington CO 80549
US

The registered agent's mailing address is 3999 G W Bush Ave Unit 101
Wellington CO 80549
US

The person above has agreed to be appointed as the registered agent for this entity.

The management of the limited liability company is vested in Members

There is at least one member of the limited liability company.

Person(s) forming the limited liability company

Kyle Loewe
3999 G W Bush Ave Unit 101
Wellington CO 80549
US

Denise Loewe
16516 92 nd CT N
West Palm Beach FL 33412
US

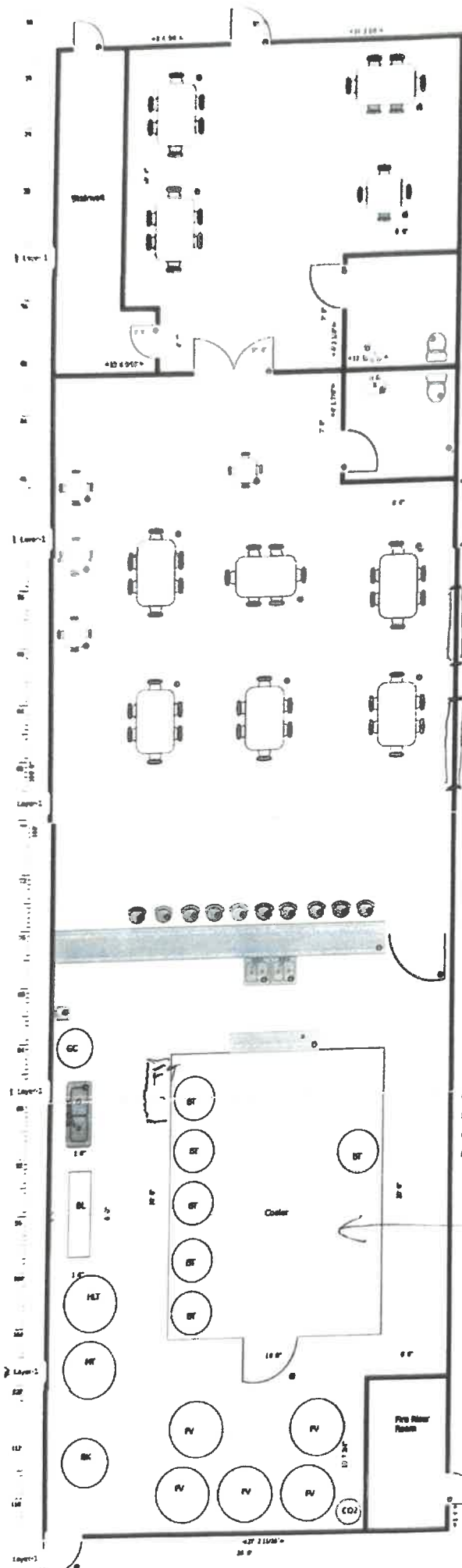
The delayed effective date, as stated in the document is 01/01/2024 11:59 PM.

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., and, if applicable, the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

Name(s) and address(es) of the individual(s) causing the document to be delivered for filing

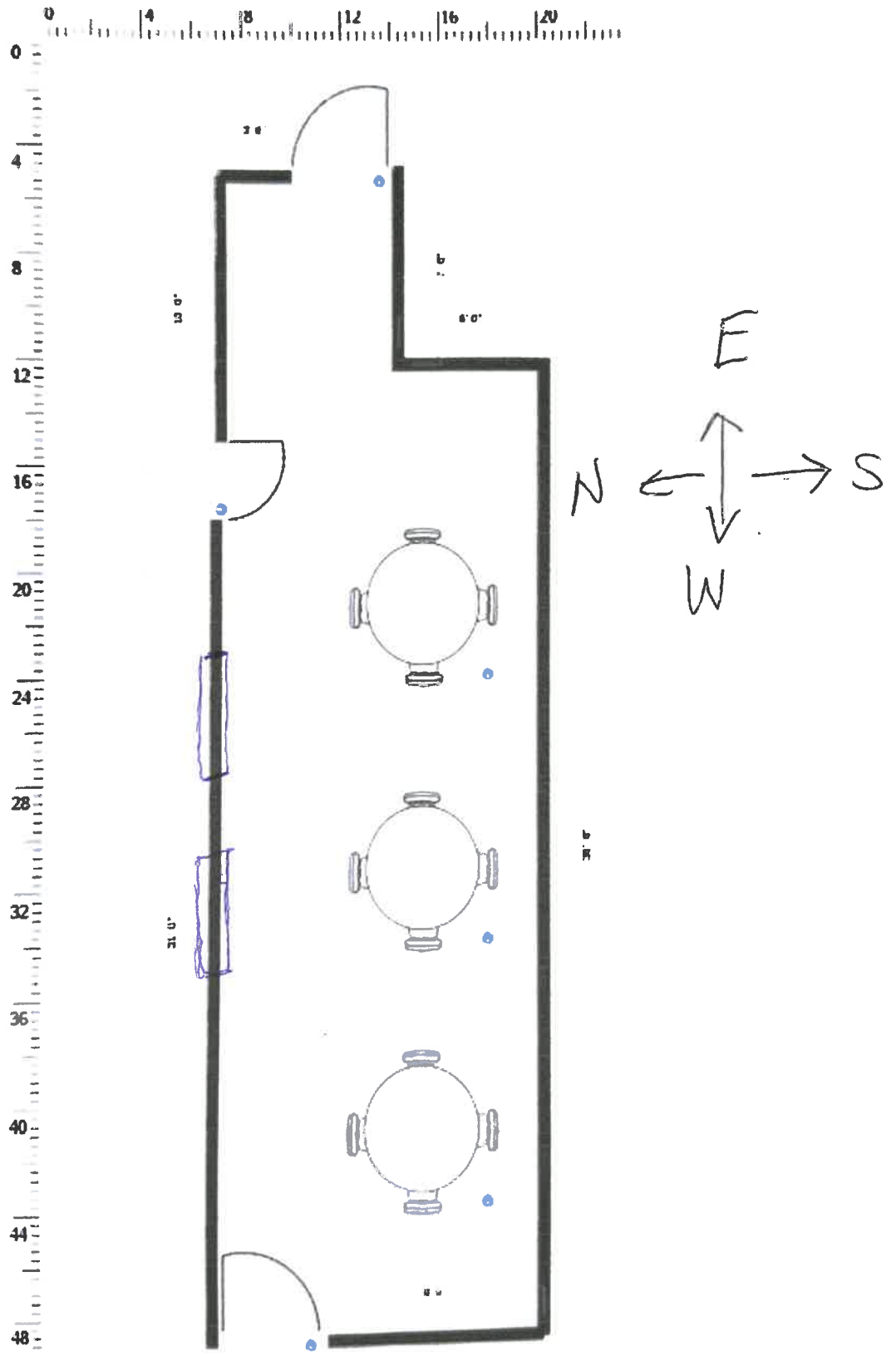
Kyle J Loewe
3715 Elgin Pl
Fort Collins CO 80524
US



GC - Grain Crusher
 FV - Fermentor
 CO² - CO² Bulk TANK
 BK - Boil Kettle
 BL - Boiler
 MT - MASH TUN
 BT - BRITE TANK / CARB'D
 READY TO SERVE BEER
 LIQUOR STORAGE AREA
 FT - FOOD TABLE

- BK - Boil Kettle
- BL - Boiler
- CO² - CO² Bulk Tank
- FV - Fermentor
- GC - Grain Crusher
- MT - Mash Tun

OUTDOOR PATIO SPACE





AFFIDAVIT OF POSTING

Date of posting: 04/07/2025

I hereby certify that, in accordance with the Colorado Liquor Code and related rules and regulations, the applicant, Deppen Brewing posted a Notice of Public Hearing poster on the premises at 3999 E W Bush Ave Unit 101 on the above date, and continuously thereafter for at least 10 days before the hearing, notifying the public that a hearing will be held May 27, 2025 on an application for a Brew Pub Liquor License to dispense malt, vinous and spirituous beverages by the drink for consumption on the premises.

A photograph of the Notice as posted on the premises is attached.

Denise Loewe, Owner

Printed Name and Title of Person Posting

Denise Loewe
Signature of person posting

STATE OF COLORADO)
COUNTY OF LARIMER) SS
TOWN OF WELLINGTON)
Fort Collins, CO

Subscribed and sworn before me by Denise Loewe this 7th
day of April, 2025.

SEAL

Meliah Johnson Notary Signature



WORDING OF POSTING :

NOTICE

PURSUANT TO THE LIQUOR LAWS OF COLORADO,

DEPPEN BREWING LLC., HAS REQUESTED THE WELLINGTON LIQUOR LICENSING
AUTHORITY GRANT A BREW PUB (CITY) LIQUOR LICENSE FOR 3999 GW BUSH
AVE UNIT 101 WELLINGTON, COLORADO

THE TOWN OF WELLINGTON WILL HOLD A PUBLIC HEARING ON MAY 27,
2025, 6:30 PM, AT THE LEEPER CENTER, 3800 WILSON AVE, WELLINGTON CO.

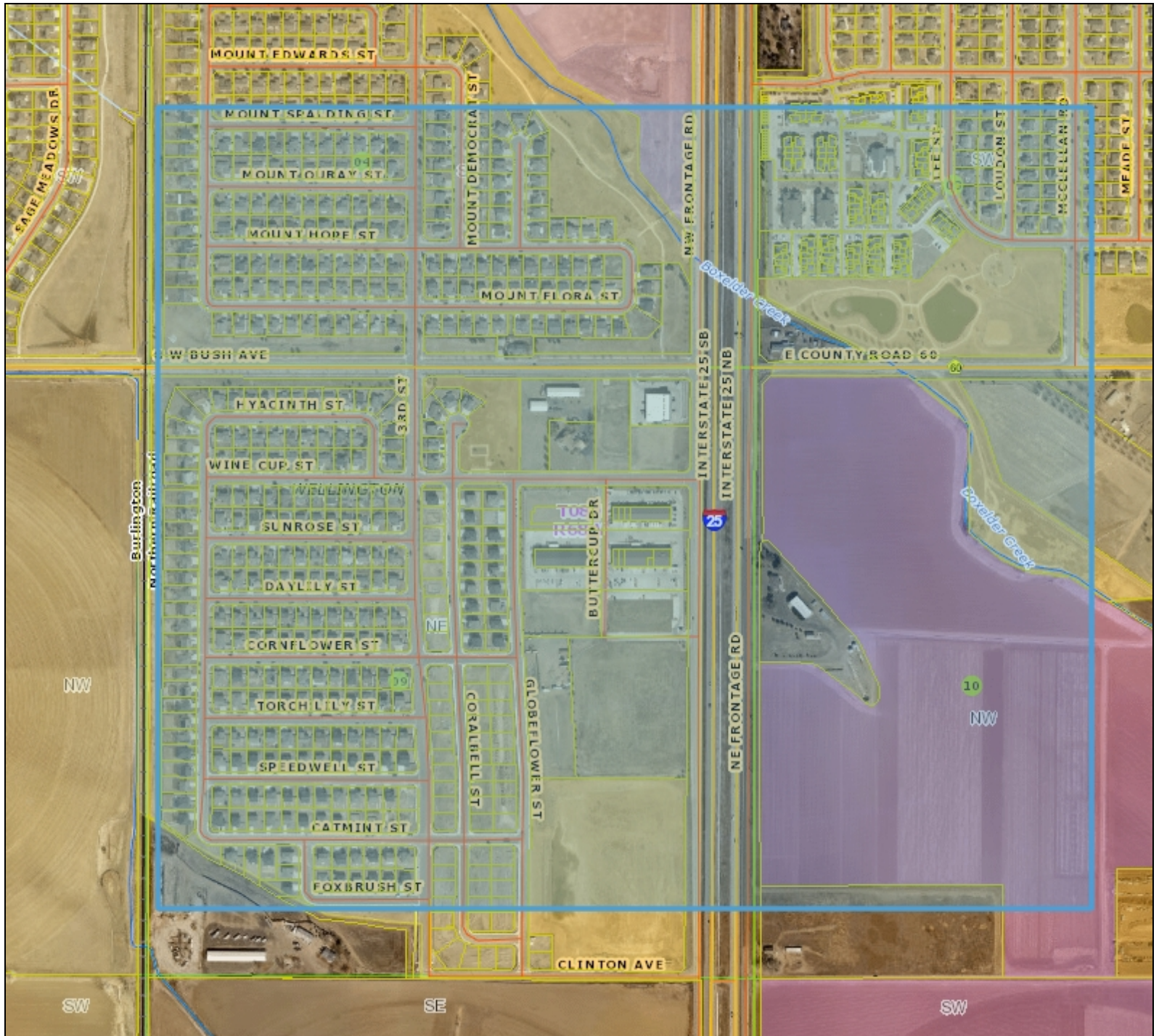
ANY INTERESTED PARTY MAY PROTEST IN WRITING TO THE WELLINGTON
TOWN CLERK TO 8225 THIRD STREET, WELLINGTON, CO 80549;
HILLHA@WELLINGTONCOLORADO.GOV;

PROTESTS RELATING TO THE LICENSE SHALL BE FILED IN THE OFFICE OF THE
TOWN CLERK NOT LATER THAN MAY 15, 2025; OR MAY APPEAR ON SAID PLACE
AND TIME OF THE PUBLIC HEARING WHEN THE APPLICATION IS BEING
CONSIDERED

BY ORDER OF THE TOWN OF WELLINGTON.

DATE OF APPLICATION: MARCH 31, 2025.





Legend

- | | | |
|--|---|---|
|  Tax Parcels |  Incorporated Areas | 30969E146467N.sid |
|  Railroads |  PLSS Township and Range |  Red: Band_1 |
|  Major Road System |  PLSS Sections |  Green: Band_2 |
|  Road System |  PLSS Quarter Sections |  Blue: Band_3 |
|  Lakes and Ponds |  City or Town | 30969E144091N.sid |

Notes

0.1 0 0.1 Miles

Date Prepared: 3/31/2025 3:28:28 PM

Scale
1: 7,200



This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

APPLICANT NAME: **DEPPEN BREWIN &**
 ADDRESS: **3999 SW BUSH AVE, WELLINGTON, CO 80549**
 TYPE OF LICENSE: **BREW PUB**
 PUBLIC HEARING: **5/27/25**

Signature	Printed Name	Address	Business Owner, Business Manager, Resident	Date Signed	Favor	Oppose
	Bradley Floyd	7842 1st Street	Resident	3/31/25	☒	☐
	Gregg Dawson	6907 Mt. Nimbus	Resident	3-31-25	☒	☐
	Linda Stoddard	805 Wapiti Dr	Resident	3-31-25	☒	☐
	Scott Wolfe	6950 Louisa St	Resident	3-31-25	☒	☐
	MELANIE Wolfe	6950 Louisa St	Resident	3/31/25	☒	☐
	Barbara Stober	4461 Wapiti Dr	Resident	3/31/25	☒	☐
	Zach Israel	7074 Mt. Nimbus	Resident	3/31/25	☒	☐
	Brittany M. Gilden	6792 Wild Grass Ln	Resident	3/31/25	☒	☐
	Lindsey Butts	3408 Richards Lane	Resident	3/31/25	☒	☐
	Joseph P. Mansero	4101 Crater Lake Dr	Resident	3/31/25	☒	☐
	Amy G Parker	5004 E 0th Rd	Resident	3/31/25	☒	☐
	Kyle Black	4165 Crater Lake Dr	Resident	3/31/25	☒	☐
	Steven Blasco	6587 Supperst	Resident	4/1/25	☒	☐

APPLICANT NAME: DEPPEN BREWIN & WELLINGTON CD
 ADDRESS: 3449 GW BUSH AVE
 TYPE OF LICENSE: BREW PUB
 PUBLIC HEARING: 5-27-25

Signature	Printed Name	Address	Business Owner, Business Manager, Resident	Date Signed	Favor	Oppose
<i>[Signature]</i>	John Frame	1106 Cahill Cheyenne, WY	Resident	4-1-25	☒	☐
<i>[Signature]</i>	Stephanie Fleard	7842 1st Millington	Resident	4-1-25	☒	☐
<i>[Signature]</i>	Scott Schreiner	4471 Woodbine Ln	Resident	4-1-25	☒	☐
<i>[Signature]</i>	Calvin Stobine	632 Kaela	Resid	4-1-25	☒	☐
<i>[Signature]</i>	David Rosenberg	3801 Fig Tree St.	Res	4/1/25	☒	☐
<i>[Signature]</i>	Alyssa Heiland	3801 Fig Tree St.	Res	4/1/25	☒	☐
<i>[Signature]</i>	Marc Burns	3691 SPEEDWELL	Res	4/2/25	☒	☐
<i>[Signature]</i>	Alysha Deane	5482 Bristow Rd	Res	4/3/25	☒	☐
<i>[Signature]</i>	Celena Bottger	8329 W CITY RD WOE	Res	4/3/25	☒	☐
<i>[Signature]</i>	Lisa Breen	3712 Sunrise St.	Res	4-4-25	☒	☐
<i>[Signature]</i>	Jennifer Guimaraes	3712 Sunrise St	Res	4-4-25	☒	☐
<i>[Signature]</i>	Wendy Breen	3712 Sunrise St	Res	4-4-25	☒	☐
<i>[Signature]</i>	Paula Guimaraes	3376 Firewater Ln	Res	4/4/25	☒	☐

APPLICANT NAME: DEEPEN BREWIN &
 ADDRESS: 3949 SW BUSH AVE, WELLINGTON, CO 80549
 TYPE OF LICENSE: BREW PUB
 PUBLIC HEARING: 5-27-25

Signature	Printed Name	Address	Business Owner, Business Manager, Resident	Date Signed	Favor ✓	Oppose ✓
<i>[Signature]</i>	Ottavio Guimaraes	3006 Forester Ln	Res	4/14/25	✓	
<i>[Signature]</i>	MIKE McLAUGHLIN	7383 Anderson St	RES	4/14/25	✓	
<i>[Signature]</i>	Aimee Dacorso	850 mt Champion Drive	Res	4/14	✓	
<i>[Signature]</i>	Taylor Rose Hoffman	3765 Mount Flinn Street, Well	Res	4/14	✓	
<i>[Signature]</i>	Bentonia Haddley	3893 Beach St	Res	4/14	✓	
<i>[Signature]</i>	Cassandra Hadley	3893 Beach St	Res	4/14	✓	
<i>[Signature]</i>	JEFF Schueinberg	4145 Alder Creek	Res	4/14/25	✓	
<i>[Signature]</i>	Amanda Rudder	1845 Leest Drive	Res	4/5/25	✓	
<i>[Signature]</i>	Derek Shields	3658 Mount Hope St	Res	4/5/25	✓	
<i>[Signature]</i>	Jesse Haddon	8735 Indian Village Dr	Res	4/6/25	✓	
<i>[Signature]</i>	Diana Heaton	8735 Indian Village Dr	Res	4/6/25	✓	
<i>[Signature]</i>	Jason Conrad	4513 Woodlark Lane	Res	4/6/25	✓	
<i>[Signature]</i>	Jessica d'Elia	4513 Woodlark Lane	Res	4/6/25	✓	

APPLICANT NAME: DEPPEN BREWIN
 ADDRESS: 3449 GW BUS AVE
 TYPE OF LICENSE: BREWIN PUB
 PUBLIC HEARING: 5-27-25

Signature	Printed Name	Address	Business Owner, Business Manager, Resident	Date Signed	Favor	Oppose
	WILLIAM KARST	3824 Mount Oxford	RESIDENT	4/6/25	✓	
	Rachay Peters	40403 Coralbell St	Resident	4/19/25	✓	
	Penny Gilden	8109 Apple Dr.	Resident	4/17/25	✓	
	Kenneth Reimer	3751 Mt Spaulding	Resident	8 Apr 25	✓	
	Bryan Lamoignon	3268 Truitt Highway	Resident	04.08.25	✓	
	MAX WILLNER	3802 Haverley St.	RESIDENT	8 APRIL 2025	✓	
	Ann E. Angel	14185 N CR 7	Resident	9 April 2025	✓	
	Treva B. Angel	14185 N CR 7	Resident	4/9/25	✓	
	Josh Baker	31609 Fairmont Dr	Resident	4/9/25	✓	
	Caroline Sandlin	3169 Fairmont Dr	Resident	4/9/25	✓	
	Matt Breche	3724 Sunrise St	Resident	4/11/25	✓	
	Jamilyn M. Kraft	5332 NE 29	Resident	4/11/25	✓	
	Katherine Seligman	3744 Tyler Ave	Resident	4/11/25	✓	

APPLICANT NAME: **DEPPEN BREWIN &**
 ADDRESS: **3949 SW BASH AVE, WELLINGTON, CO 80549**
 TYPE OF LICENSE: **BREW PUB**
 PUBLIC HEARING: **5-27-25**

Signature	Printed Name	Address	Business Owner, Business Manager, Resident	Date Signed	Favor ✓	Oppose ✓
	Anna Magnusson	7529 Pinal Trail	Resident	4/16/25	✓	
	Adam Rice	7156 Sage Dr mesquite	Resident	4/16/25	✓	
	Austin Tweedy	3371 Wild West Ln	Resident	4/16/25	✓	
	Ryan Jones	8584 Citation Dr	Resident	4/15/25	✓	
	John P. Hughes	3796 Mount Hope St	Resident	4/17/25	✓	
	Chris Mason	6813 Pettigrew St	Resident	4/18/25	✓	
	Josiah D. Brewer	3356 Main Street	Resident	04/20/25	✓	
	Nathan Matthews	3356 Main Street	Resident	4/20/25	✓	
	Nathan Matthews	7201 Ludlow Ave St	Resident	4/20/25	✓	
	Ronaldo Sanchez	3858 Sweetgum St	Resident	4/17/25	✓	
	Josh Wadsworth	8017 Country Farms	Resident	4/22/25	✓	
	Troy Pivock	4032 Mesquite St	Resident	4/22/25	✓	
	Greg					

APPLICANT NAME: DEPPEN BREWIN
 ADDRESS: 3449 GW BUS AVE
 TYPE OF LICENSE: BREWIN
 PUBLIC HEARING: 5-22-25

Signature	Printed Name	Address	Business Owner, Business Manager, Resident	Date Signed	Favor	Oppose
	Mike Wilcox	7437 Home Street	Resident	4/11/25	✓	
	James Jones	4237 E CR 66	Res	4/11/25	✓	
	Joie Rorem	32078 Wingcup	Res	4/11/25	✓	
	Raymond Ramez	32078 Wingcup	Res	4/11/25	✓	
	Andrew Baek	3622 Stedwell	Resident	4/11/25	✓	
	Don Marsh	7450 Medelen Rd	Resident	4/11/25	✓	
	Jennifer Phillips	9381 Rolling Prairie Dr	Resident	4/11/25	✓	
	Jason Wright	6867 Longland	Resident	4/11/25	✓	
	Don Delbeck	6357 Coralbell Rd	Resident	4/11/25	✓	
	Justin Alexander	3774 Buckhorn St	Resident	4/11/25	✓	
	Laura Musomby	3774 Buckhorn St	Resident	4/11/25	✓	
	Gus Beren	3561 Folk Cir E	Res	4-15-25	✓	
	Kari Beren	"	"	4/15/25	✓	

APPLICANT NAME: DEPPEN BREWIN & WELLINGTON CO
 ADDRESS: 3949 GW BUSH AVE
 TYPE OF LICENSE: BREW ~~PUB~~ PUB
 PUBLIC HEARING: 5-27-25

Signature	Printed Name	Address	Business Owner, Business Manager, Resident	Date Signed	Favor	Oppose
	JOE LINDENSTEIN	3592 PREAKNESS	RES.	4/23/25	☒	☐
	MARK TABOR	6156 Pleasant Court 8015	RES	4/25/25	☒	☐
	DOUG DRISCOLL	35640 E. Arrowe 8015	NO	4/25/25	☒	☐
	CHRIS ETZEL	2815 FORECASTLE DR	RES	4/25/25	☒	☐
	KEVIN QUAST	3345 N. 40th Ave	RES	4/25/25	☒	☐
	BRENDA L. BARTLETT	3600 Mount Pleasant	RES.	4/25/25	☒	☐
	ERIN JONES	3715 N. 40th Ave	RES.	4/25/25	☒	☐
	VAN BENSCH	3800 Mount Pleasant	RES	4/25/25	☒	☐
	MILES LARSON	3713 Windup St.	RES	4/27/25	☒	☐
	ARPENA GOTSCHESKI	2215 Lincolnway	X	4/25/25	☒	☐
	CHARLOTTE DURA	3577 Westview + res	RES	4/26	☒	☐
	ROBERT GALLINGUS	5571 Westview + res	RES	4/24	☒	☐
	JENNIFER TRUEL	1714 Dunn Ave	RES	4/26	☒	☐

APPLICANT NAME: **DEPPEN BREWING**
 ADDRESS: **3949 SW BUSH AVE, WELLINGTON, CO 80549**
 TYPE OF LICENSE: **BREW PUB**
 PUBLIC HEARING: **5-27-25**

Signature	Printed Name	Address	Business Owner, Business Manager, Resident	Date Signed	Favor ✓	Oppose ✓
<i>[Signature]</i>	Adam Vander Sande	3835 Fly Twp St 30549	Resident	4/24/25	✓	
<i>[Signature]</i>	Amanda Daves	3440 River Birch St 80549	Resident	4/24/25	✓	
<i>[Signature]</i>	Arlison Conzoff	1030 Davidson Dr Fort Collins	Resident	4/24/25	✓	
<i>[Signature]</i>	Ann Maria Harris	327 Mathews St Fort Collins	Resident	4/27/25	✓	
<i>[Signature]</i>	Cole Daniel	327 Mathews St Fort Collins CO 80524	Resident	4/23/25	✓	
<i>[Signature]</i>	Brent Schreine	3967 Mevick Rd Fort Collins	Resident	4/27	✓	
<i>[Signature]</i>	Diana Charles	4342 Cypress Ridge Lane Wellington	Resident	4/27	✓	
<i>[Signature]</i>	TJ Charles	4342 Cypress Ridge Ln Wellington	Resident	4/27	✓	
<i>[Signature]</i>	CHRISTINE BURNS	31041 Speedwell St Wellington CO 80549	Resident	4/27	✓	
<i>[Signature]</i>	Vito Palmeri	7349 Viewmont Cir Wellington	Resident	4/29	✓	
<i>[Signature]</i>	Roger Giron	5014 32nd Street Boulder	Resident	4/30	✓	
<i>[Signature]</i>	Joan Elanck	10143 C St Wellington CO 80549	Resident	4/30	✓	
<i>[Signature]</i>	Deb Wade	3221 Wine Cup Wellington	Res.	4/30	✓	

APPLICANT NAME: **DEPPEN BREWIN &**
 ADDRESS: **3999 SW Bush Ave, Wellington, CO 80549**
 TYPE OF LICENSE: **BREW PUB**
 PUBLIC HEARING: **5-27-25**

Signature	Printed Name	Address	Business Owner, Business Manager, Resident	Date Signed	Favor	Oppose
<i>John Sagers</i>	John Sagers	3771 Winecup St.	Resident	4/30/25	✓	
<i>Reilly Reid</i>	Reilly Reid	6948 McClelland	Resident	4/30/25	✓	
<i>Stephanie Reid</i>	Stephanie Reid	6948 McClelland Rd	Resident	4/30/25	✓	
<i>Ryan Peterson</i>	Ryan Peterson	3825 McElmstr	Resident	4/30/25	✓	
<i>Connor Mills</i>	Connor Mills	4145 Cranston	Resident	5/2/25	✓	
<i>Danell Peters</i>	Danell Peters	3975 Linkgo St	Resident	5/2/25	✓	
<i>Beverly Belt-Janssen</i>	Beverly Belt-Janssen	3738 Kennedy Ave	Resident	5/2/25	✓	
<i>Luke Hollister</i>	Luke Hollister	7591 Little Fox Ln Apt 801	Resident	5/2/25	✓	
<i>Deborah Martinich</i>	Deborah Martinich	7591 Little Fox Ln Apt 801	Resident	5/2/25	✓	
<i>Joyce Curley</i>	Joyce Curley	7136 Sage Meadows Dr	Resident	5/3/25	✓	
<i>Elizabeth Mores</i>	Elizabeth Mores	7394 Viewport	Resident	5/3/25	✓	
<i>Jennifer Knapp</i>	Jennifer Knapp	340 Victoria	Resident	5/3/25	✓	
<i>Justin Keeney</i>	Justin Keeney	4885 Gateway Crossing St.	Resident	5/3/25	✓	

APPLICANT NAME: **DEPEN BREWING** WELLINGTON CO
 ADDRESS: **3449 GW Bush Ave**
 TYPE OF LICENSE: **BREW** ~~PUB~~ **PUB**
 PUBLIC HEARING: **5-27-25**

Signature	Printed Name	Address	Business Owner, Business Manager, Resident	Date Signed	Favor	Oppose
<i>[Signature]</i>	Aaron M. Eklund	3681 Mt. View Blvd Wellington, CO 80550	Resident	5/5/25	☒	☐
<i>[Signature]</i>	Stuko Cameron	1033 Santa Fe Ave Durango, CO 81301	Resident	5/7/25	☒	☐
<i>[Signature]</i>	Whitney Fickett	3309 Meadow Lake Dr Durango, CO 81301	Resident	5/7/25	☒	☐
<i>[Signature]</i>	Timothy Brown	4603 Aldridge Rd Durango, CO 81301	Resident	5/7/25	☒	☐
<i>[Signature]</i>	Luke Swinder	9040 Regus Blvd Durango, CO 81301	Resident	5/7/25	☒	☐
<i>[Signature]</i>	Tamara Stubbs	6463 Orange Hill Durango, CO 81301	Resident	5/9/25	☒	☐
<i>[Signature]</i>	Dustin Gainer	3396 Hannock Cir Durango, CO 81301	Resident	5/10/25	☒	☐
<i>[Signature]</i>	Katie Tofuri	3909 Harrison Ave Durango, CO 81301	Resident	5/10/25	☒	☐
<i>[Signature]</i>	Cynthia Kelly					
<i>[Signature]</i>	Peter Croak	4402 Brylance Durango, CO 81301	Resident	5/10/25	☒	☐
<i>[Signature]</i>	Brittanie Walsh	7265 Dunes St Durango, CO 81301	Resident	5/10/25	☒	☐
<i>[Signature]</i>	Grason Walsh	7265 Dunes St Durango, CO 81301	Resident	5/10/25	☒	☐
<i>[Signature]</i>	Rachelle Preswood	10825 Hayfield Durango, CO 81301	Resident	5/12/25	☒	☐

VANT NAME: DEPPEN BREWIN & WELLINGTON CO
 SS: 3449 GW BUSH AVE
 OFF LICENSE: BREWIN & WELLINGTON
 HEARING: 5-27-25

Signature	Printed Name	Address	Business Owner, Business Manager, Resident	Date Signed	Favor	Oppose
	MARK BENNETT	1643 Coralbell Ct.		5-3-2025	✓	
	DEVIN ARTHUR	1697 CORALBELLE CT.		5/3/2025	✓	
	Corey Beard	6574 Coralbell St		5-3-2025	✓	
	Sepidiah Wolf	6551 Coralbell St		5-3-2025	✓	
	Keon Graham	6563 Coralbell St		5-7-2025	✓	
	CASSANDRA JAMES	6525 Coralbell St.		5-3-2025	✓	
	DAVID JONES	6525 CORALBELLS		5-3-25	✓	
	Aaron Bradley	6563 Globeflower St.		5-3-25	✓	
	Michael Wickman	1453 Globeflower		5-3-25	✓	
	JG. Foster	6927 Globeflower		5-3-25	✓	
	Joe Fisher	3845 Hosta St		5-3-25	✓	
	Tyia Fisher	3845 Hosta St		5-3-25	✓	

WANT NAME: DEEPEN BREWING & WELLINGTON CO
 SS: 399 GUN BUS H AVE
 FLICENCE: BREW PUB
 HEARING: MAY 27, 2025

Signature	Printed Name	Address	Business Owner, Business Manager, Resident	Date Signed	Favor ✓	Oppose ✓
	Scott Stuby	3833 Hosta St	Resident	5/3	✓	
	Zachary Peters	6403 Commerce St	Resident	5/3	✓	
	Meg Peters	6403 Cordebell St	Resident	5/3	✓	
	Theresa Watkins	6427 Cordebell St	Resident	5/3	✓	
	Alvin L. Harding II	6598 Buttercup Dr	Business Owner	5/6	✓	
	Emma Ball	6599 Buttercup Dr	Business Owner	5/6	✓	
	Stephanie Deetz	6557 Buttercup Dr	Business Owner	5/6/25	✓	
	Stephen V. Miller	6556 Buttercup Dr	Resident	5/6/25	✓	
	Tyler Andrews	6556 Buttercup Dr	Manager	5/6/25	✓	
	R. Ann Foster	6556 Buttercup Dr	Owner	5/6/25	✓	
	Elizabeth Fader	7011 Mt Adams St	Resident	5/6/25	✓	
	Josh Taylor	3279 Wigham Way	Business Owner	5/6/25	✓	

ANT NAME: DEPPEN BREWIN & WELLINGTON CO
 SS: 3949 GW BUS AVE
 FLICENCE: BREW ~~PHB~~ PHB
 HEARING: 5-29-25

Signature	Printed Name	Address	Business Owner, Business Manager, Resident	Date Signed	Favor	Oppose
Stephen Nguyen	Andrew Nguyen	3722 Mt Flora	Resident	5/10	✓	
Kinda Claudette	Kinda Claudette	6749 Mt Nimbus	Resident	5/10	✓	
Gary Chautot	GARY CHAUTOT	6769 Mount Nimbus	Resident	5/10	✓	
Rodney Guebler	Ruth Anne Chautot	4749 Mt Nimbus	Resident	5/10	✓	
William	Greg Fierz	6725 Mount Nimbus St	Owner	5/10	✓	
Justin Williams	Justin Williams	3711 Mt Flora	Resident	5/10	✓	
Josh Holcomb	Josh Holcomb	3710 Mt Flora	Resident	5/10	✓	
Gene & Nancy	Firmen Avarage	3803 Mt Flora	Resident	5/10	✓	
Day Starnel	Taney Starnel	3859 Mt Flora	Resident	5/10	✓	
Mike Hansen	Ryan Steimetz	3859 Mt Flora	Resident	5-10-25	✓	
Mike Hansen	Mike Hansen	3945 Mt Flora	Resident	5/10	✓	
Ben Michael	Ben Michael	3956 Mt Flora	Resident	5/10	✓	

TANT NAME: DEPPEN BREWING & WELLINGTON CO
 SS: 3999 GW BUS AVE
 F LICENSE: BREW ~~PUB~~ PUB
 HEARING: May 27, 2025

000

Course	Printed Name	Address	Business Owner, Business Manager, Resident	Date Signed	Favor	Oppose
James Jefferson	James Jefferson	3880 Mount Flora	Resident	5/10/25	✓	
Andrew Jefferson	Andrew Jefferson	3880 Mount Flora	Resident	5/10/25	✓	
Ryan Muller	Ryan Muller	3885 Mt Flora	Resident	5/10/25	✓	
Shane West	Shane West	3846 Mt Flora	Resident	5/10/25	✓	
Emily Schurbusch	Emily Schurbusch	1689 Buttercup Dr	Manager	5/10/25	✓	
Rich D Zircenewich	Rich D Zircenewich	3845 Mt Flora	Resident	5/12/25	✓	
May Dziemianowski	May Dziemianowski	3845 Mt Flora	Resident	5/12/25	✓	
Jade Curran	Jade Curran	3857 Mt Flora	Resident	5/12/25	✓	
Bethany Curran	Bethany Curran	3857 Mt Flora	Resident	5/12/25	✓	
3981 Mt Flora St	3981 Mt Flora St	3981 Mt Flora St	Resident	5-12-25	✓	
507 Frances	507 Frances	3981 Mt Flora St	Resident	5-12-25	✓	
Davis Phillips	Davis Phillips	3972 Mt Flora	Resident	5/2/25	✓	
James Davis	James Davis	3940 Mt Flora	Resident	5/12/25	✓	

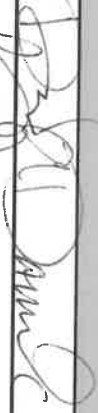
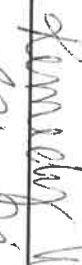
ANT NAME: DEPPEN BREWIN & WELLINGTON CO
 S: 3999 GUN BUSH AVE
 LICENSE: BREW ~~2000~~ PUB
 HEARING: 5-22-25

Signature	Printed Name	Address	Business Owner, Business Manager, Resident	Date Signed	Favor	Oppose
John Sargames	John Sargames	377 Winecup St.	Res.	5/13/25	✓	
Joyce Ziesler	Joyce Ziesler	3759 Winecup St	Res	5/13/25	✓	
Alexandria Argue	Alexandria Argue	3747 Winecup	Res	5/14/25	✓	
Tessa Sider	Tessa Sider	3691 Winecup	Res	5-13-25	✓	
Barb Bodino	Barb Bodino	3635 Winecup	Res	5-13-25	✓	
Robert Kotzler	Robert Kotzler	3610 Winecup St	Res	5-13-25	✓	
Jesse Romero	Jesse Romero	3671 Winecup St	Res	5-12-25	✓	
Jason Monroe	Jason Monroe	3690 Winecup	Res	5/13	✓	
Stacy Christensen	Stacy Christensen	3712 Winecup	Res	5/13	✓	
Richard Curtis	Richard Curtis	3724 Winecup St	Res	5/13	✓	
Kristie Herbert	Kristie Herbert	3758 Hyacinth	Res	5/13	✓	
Ally Herbert	Ally Herbert	3700 Hyacinth	Res	5/13	✓	
Candy Beitz	Candy Beitz	3724 Hyacinth	Res	5/13/25	✓	

WANT NAME: DEEPEN BREWIN & WELLINGTON CO
 SS: 3449 GW BUS H AVE
 FLICENSE: BREW PUB
 HEARING: 5-27-26

Signature	Printed Name	Address	Business Owner, Business Manager, Resident	Date Signed	Favor	Oppose
Tha Evans	LISA EVANS	3891 Mt Hope	Resident	5/12/25	✓	
Brenda Aguilar	Brenda Aguilar	3891 Mt. Hope	Resident	5/12/25	✓	
Cristie Hordick	Cristie Hordick	3769 Mt. Hope	Resident	5/12/25	✓	
Dee 7734	Dee 7734	3689 Mt Hope St	Resident	5-12-25	✓	
Derek Shields	Derek Shields	3658 Mount Hope	Resident	5/12/25	✓	
Chana Gillette	Chana Gillette	3496 Mt Hope	Resident	5/12/25	✓	
Joe Seligson	Joe Seligson	3708 Mt Hope	Resident	5/12/25	✓	
Calvin Fries	Calvin Fries	3720 Mount Hope	Resident	5/12/25	✓	
Margaret Ascher	Margaret Ascher	3755 Mount Hope	Resident	5/12/25	✓	
James Barlow	James Barlow	3755 Mount Hope	Resident	5/12/25	✓	
James Barlow	James Barlow	3755 Mount Hope	Resident	5/12/25	✓	
Tom D. Davis	Tom D. Davis	3793 Winding St	Resident	5/12/25	✓	

APPLICANT NAME: Deppen Brewing 3999 E W Bush Ave Unit 101
 ADDRESS: Brew Pub
 TYPE OF LICENSE: Brew Pub
 PUBLIC HEARING: May 27, 2025

Signature	Printed Name	Address	Business Owner, Business Manager, Resident	Date Signed	Favor ✓	Oppose ✓
	David T Davis	3712 Hyacinth St	Res	5/13/25	✓	
	Rick Brown	3680 Hyacinth St	Resident	5/13/25	✓	
	Joe Stine	3608 Hyacinth St	Resident	5/13/25	X	
	Son Stine	"	Resident	5/13/25	X	
	Nancy Salgado	3657 Hyacinth St	Res	5/13/25	X	
	Alex Baldwin	3747 Hyacinth St	Res	5/13/25	X	
	Kennedy Vigil	3747 Hyacinth St	Resident	5/13/25	X	
	Madison Vigil	3747 Hyacinth St	Res	5/13/25	X	

APPLICANT NAME: Deppen Brewing LLC
ADDRESS: 3999 GW Bush Ave, Unit 101, Wellington, CO 80549
TYPE OF LICENSE: Brew Pub

AFFIDAVIT OF CIRCULATOR

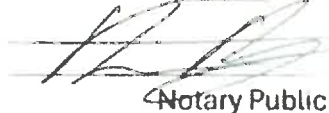
I, Denise Lowe, do hereby certify that I was the circulator of the attached petitions and further, that I personally witnessed each signature appearing on the petitions. To the best of my knowledge, each signature thereon is the signature of the person whose name it purports to be, each address given opposite each name is the true address of the person that signed, that each person who signed the petition represents their self to be 21 years of age or older, and that each person who signed the petition had the opportunity to read, or have read to them, the petition in its entirety and understands its meaning. I also hereby affirm that no promises, threats, or inducements were employed whatsoever in connection with the presentation of this petition and that every signature appearing hereon was completely free and voluntarily given.



Circulator

STATE OF COLORADO)
)
COUNTY OF LARIMER)

Subscribed and sworn to before me this 15th day of May, 2025



Notary Public

12/14/27

My commission expires



LIQUOR INSPECTION REPORT

Licensee Name: Deppen Brewing LLC	Contact/Manager Name: Kyle Loewe or Denise Loewe
License #: 03-23521	Contact Number: 970-372-2780
Address: 39999 GW Bush Ave Unit 101	Contact Email: denise@deppenbrewing.com
City, State, Zip: Wellington, CO 80549	Date of Report: 05/14/25

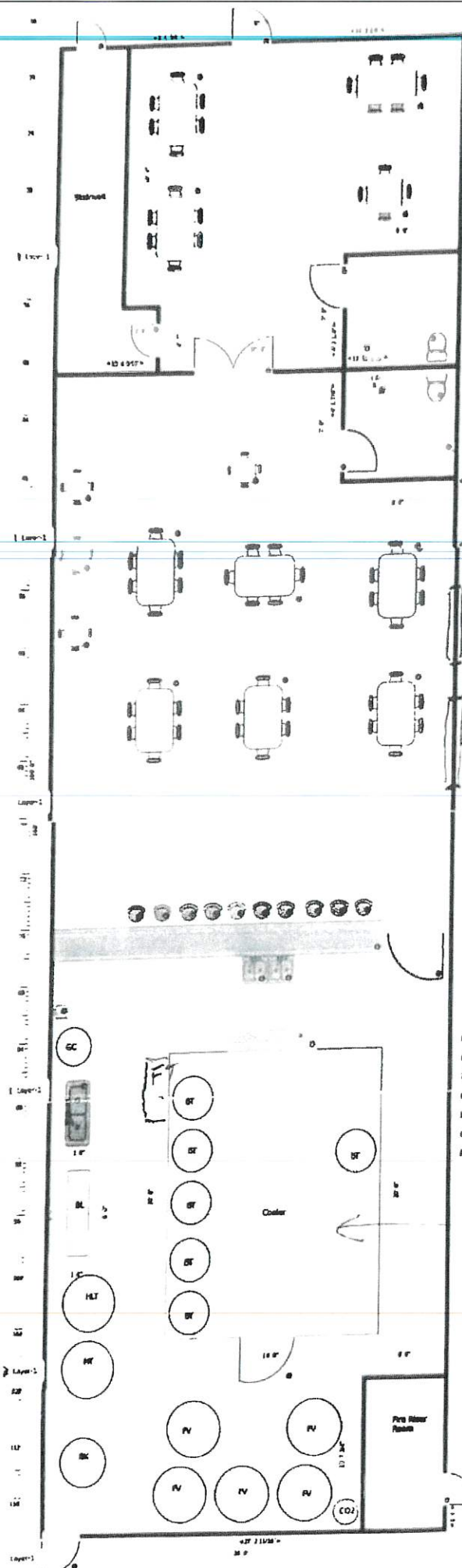
ITEM	YES	NO	NA
State Liquor License Posted	X		
Local Liquor License Posted			X
Sales Tax License Posted	X		
Food Service License Posted	X		
Minor Warning Sign Posted	X		
Meals/Snacks Available	X		
Cleanliness is Adequate	X		
Books and Invoices Available	X		
Alcohol Purchased from Permitted Source	X		
Beer, Wine and Liquor Stock Acceptable	X		
Manager Registered with Authorities	X		
Licensee in Possession/Control of Premise	X		
Premise Diagram Accurate	X		
Acceptable Dispensing Systems	X		
Larimer County Sheriff's Office Violation Report:			
NONE			

LIQUOR LICENSE INSPECTION NOTES:

NO CONCERNS

Inspection Representative(s):

R. DOWNING



PATIO DOOR

PATIO

AREA

PATIO
ROLL UP
WINDOWS

GC - Grain Crusher

FV - Fermentor

CO² - CO² Bulk TANK

BK - Boil Kettle

BL - Boiler

MT - MASH TUN

BT - BRITE TANK / CARB'g
READY
TO SERVE
BEER

LIQUOR STORAGE
AREA

FT - FOOD TABLE

BK - Boil Kettle

BL - Boiler

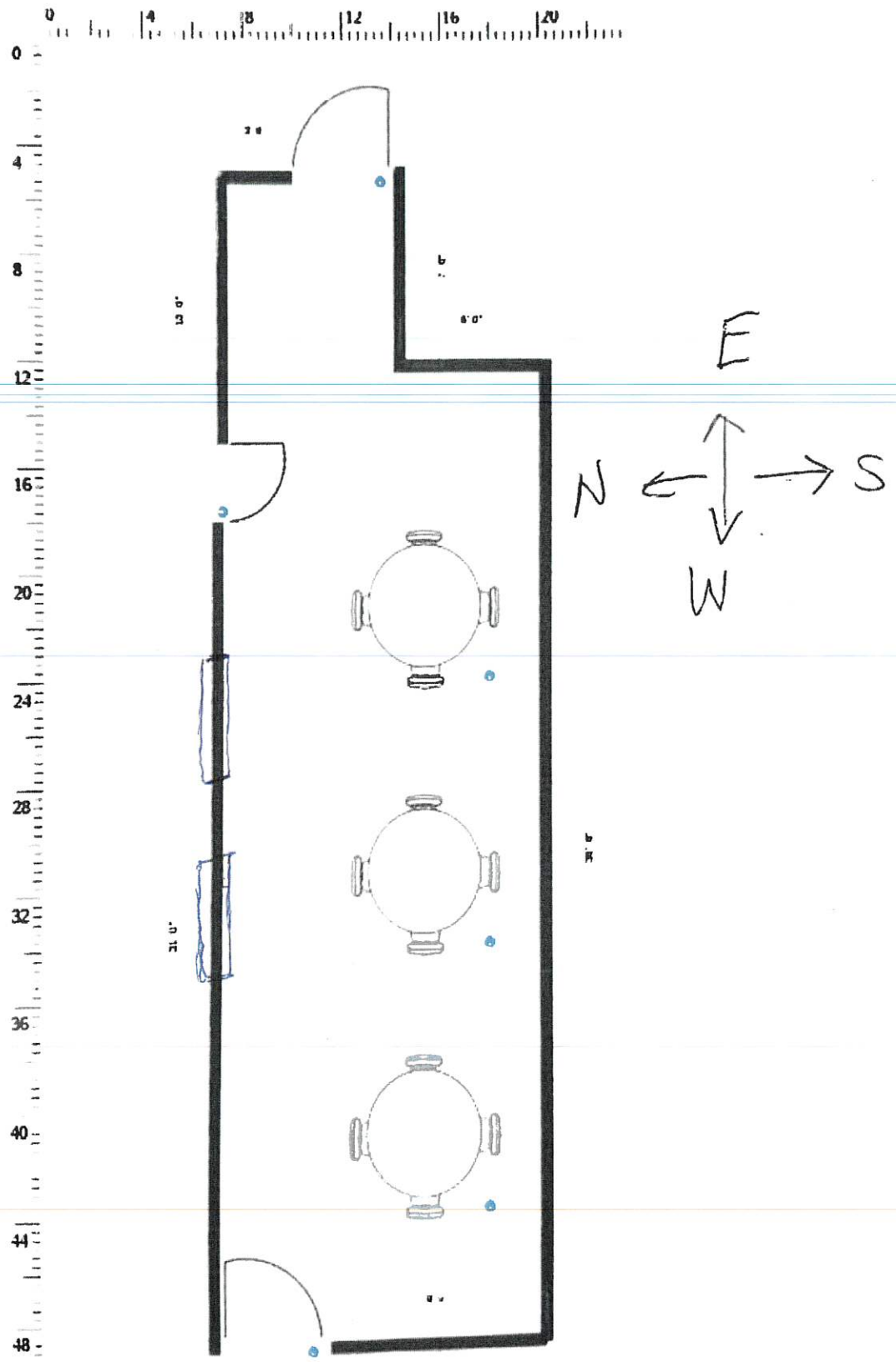
CO² - CO² Bulk Tank

FV - Fermentor

GC - Grain Crusher

MT - Mash Tun

OUTDOOR PATIO SPACE



TOWN OF WELLINGTON LIQUOR LICENSING AUTHORITY

WELLINGTON, COLORADO MAY 19, 2025 PRELIMINARY FINDINGS AND REPORT
UPON APPLICATION FOR A BREW PUB LIQUOR LICENSE FOR DEPPEN BREWING
LLC DOING BUSINESS AT 3999 GW BUSH AVE UNIT 101, WELLINGTON, COLORADO

TO THE APPLICANT NAMED ABOVE AND ALL OTHER INTERESTED PARTIES:

Pursuant to Colorado Revised Statutes Section 44-3-312, as amended, be advised that with regard to the noted application for a Brew Pub liquor license, a preliminary investigation has been made and based on the results thereof the following has been determined:

- 1) The application was filed with the Town of Wellington on March 31, 2025
- 2) The Notice of Public Hearing on this matter was published in the Coloradoan on May 13, 2025. The applicant posted for 10 consecutive days the notice of public hearing on April 7, 2025. Both posting and publishing were within the manner prescribed by state law.
- 3) That it appears from the application materials submitted that the applicant is/will be entitled to possession of the premises where the license is proposed to be exercised.
- 4) A criminal history background investigation was conducted and approved.
- 5) Selling/Serving alcohol beverages in the manner proposed in the application is not in violation of the zoning and land use code or regulations of the Town.
- 6) A public hearing on the application will be held May 27, 2025, at 6:30 p.m. At said hearing the applicant shall have an opportunity to be heard regarding all matters related to the application, including all matters set forth herein.
- 7) At the public hearing pursuant to C.R.S. Section 44-3-307 as amended, the applicant has the burden of proving that they are qualified to hold the license applied for and their character, record and reputation are satisfactory.
- 8) The building where the applicant proposes to exercise the privilege of selling liquor is not within 500 feet from either public or parochial school.
- 9) The applicant submitted a Needs and Desires Petition on May 15, 2025 with the below signatures collected from March 31, 2025 to May 13, 2025 by one circulator:
 - a) 214 total signatures collected
 - b) 108 were found to be out of the boundary set and disqualified
 - c) 106 were found to be sufficient and counted

Board of Trustees Meeting

Date: May 27, 2025

Subject: Soul Squared: Modification of Premise and Report of Changes

- **Presentation:** Hannah Hill, Town Clerk

EXECUTIVE SUMMARY

MFF Ltd. doing business as Soul Squared has submitted a Modification of Premise of their liquor-licensed premises. Soul Squared has a Tavern Liquor License, which expires on December 15, 2025. Soul Squared has acquired a lease for the building attached to the current premise and the modification would expand the current area to include the neighboring unit as noted in the diagram included in the packet. Also submitted is a Report of Changes regarding the LLC/partnership structure. This application notes the removal of the previous officer, Christopher Magana, and replacing him with Travis Morton.

BACKGROUND / DISCUSSION

Staff received the modification of premise application on April 17, 2025 and notice has been posted according to State Statue. The internal review provided the below comments:

- Larimer County Sheriff's Office did not express any concerns with the modification.
- Wellington Fire Protection District and the Town's Building Department expressed concerns with the change in occupancy and seeks clarification on the total occupancy amount. At the time of the packet materials being submitted, architectural drawings were not available for WFPD or Building to review, however both agreed to the overall expansion, should all permits be obtained and approved.

Staff did hold a meeting with WFPD and Building along with the applicant to discuss expectations, requirements and permits needed should the modification be approved.

The application for Report of Changes was received on April 17, 2025. Staff has received and reviewed the required Individual History Report and Partnership agreement and have no concerns to be addressed.

CONNECTION WITH ADOPTED MASTER PLANS

- Foster Economic Vibrancy
 - Retain & expand current local businesses

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

Staff recommends approving the modification of premise license, on the condition that all permits and final inspections, including a Certificate of Occupancy, be passed. Staff also recommends approving the report of changes.

MOTION RECOMMENDATION



Option 1) Move to approve the Modification of Premise for Soul Squared on the condition that all permits and final inspections be passed, and Approve the Report of Changes for MFF Ltd doing business as Soul Squared.

Option 2) Move to deny the Modification of Premise application and the Report of Changes

Option 3) Move to Continue the Hearing until a Date to be Determined

ATTACHMENTS

1. Soul Squared Mod of Premises 4-17-2025
2. Current_Old Diagram 5-2025
3. Modified Diagram 5-2025
4. Notice of posting 5-19-2025
5. Soul Squared Report of Changes 4-17-2025_Redacted

Permit Application and Report of Changes

All Answers Must Be Printed in Black Ink or Typewritten

Applicant is a ☐ Corporation ☐ Individual ☐ Partnership ☒ Limited Liability Company

License Number

03-22569

Name of Licensee

MFF Ltd.

Trade Name of Establishment (DBA)

Soul Squared

Address of Premises (specify exact location of premises)

3740 Cleveland Ave.

City

Wellington

County

Larimer

State

CO

ZIP Code

80549

Business Email Address

steve@soulsquaredbrewing.com

Business Phone Number

970-980-9933

Select the Appropriate Section Below and Reference the Instructions on Page 1.

Section A – Manager

- ☐ Manager's Registration (Hotel & Restaurant) \$30.00
- ☐ Manager's Registration (Tavern) \$30.00
- ☐ Manager's Registration (Lodging Facility) \$30.00
- ☐ Manager's Registration (Entertainment Facility) \$30.00
- ☐ Change of Manager (Other Licenses pursuant to section 44-3-301(8), C.R.S.) No Fee

Please note that Manager's Registration for Hotel & Restaurant, Lodging Facility, Entertainment Facility, and Tavern licenses requires a local fee with submission to the local licensing authority as well. Please reach out to local licensing authorities directly regarding local processing and fees.

Section B – Duplicate License

- ☐ Duplicate License \$50.00

Section C

- ☐ Retail Warehouse Storage Permit (each) \$100.00
- ☐ Wholesale Branch House Permit (each) \$100.00
- ☐ Change Corporation or Trade Name Permit (each) \$50.00
- ☐ Change Location Permit (each) \$150.00
- ☐ Noncontiguous or Primary Manufacturing Location Change \$150.00
- ☒ Change, Alter or Modify Premises \$150.00 x Total Fee:
- ☐ Addition of Optional Premises to
Existing Hotel/Restaurant \$100.00 x Total Fee:
- ☐ Addition of Related Facility to an Existing
Resort or Campus Liquor Complex \$160.00 x Total Fee:
- ☐ Campus Liquor Complex Designation No Fee
- ☐ Sidewalk Service Area \$75.00

Do Not Write in This Space – For Department of Revenue Use Only

Date License Issued	License Account Number	Period

The State may convert your check to a one time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department of Revenue may collect the payment amount directly from your bank account electronically.

Total Amount Due \$

Storage Permit

Retail Warehouse Storage Permit or a Wholesalers Branch House Permit

☐ **Retail Warehouse Permit for:**

☐ On-Premises Licensee (Taverns, Restaurants etc.)

☐ Off-Premises Licensee (Liquor stores)

☐ **Wholesalers Branch House Permit**

Address of Storage Premises

City

County

ZIP Code

Attach a deed/lease or rental agreement for the storage premises.

Attach a detailed diagram of the storage premises.

Change Trade Name or Corporate Name

☐ Change of Trade Name/DBA only

☐ Corporate Name Change (Attach the following supporting documents)

1. Certificate of Amendment filed with the Secretary of State, or
2. Statement of Change filed with the Secretary of State, and
3. Minutes of Corporate meeting, Limited Liability Members meeting, Partnership agreement.

Old Trade Name

New Trade Name

Old Corporate Name

New Corporate Name

Change of Location

Note to Retail Licensees: An application to change location has a local application fee of \$750 payable to your local licensing authority. You may only change location within the same jurisdiction as the original license that was issued. Pursuant to 44-3-311(1) C.R.S. Your application must be on file with the local authority thirty (30) days before a public hearing can be held.

Date filed with Local Authority

Date of Hearing

Address of current premises.

Address

City

County

ZIP Code

Address of proposed New Premises

(Attach copy of the deed or lease that establishes possession of the premises by the licensee)

Address

City

County

ZIP Code

New mailing address if applicable.

Address

City

County

State

ZIP Code

Attach detailed diagram of the premises showing where the alcohol beverages will be stored, served, possessed or consumed. Include kitchen area(s) for hotel and restaurants.

Noncontiguous or Primary Manufacturing Location Change

Select the option that applies to your situation:

- ☐ Make a current Primary Manufacturing Location (Location 1) into a Noncontiguous Location (Location 2); or
- ☐ Make a current Noncontiguous Manufacturing Location (Location 1) into a Primary Manufacturing Location (Location 2).

Address of Location 1:

Address

City

County

ZIP Code

Address of Location 2:

Address

City

County

ZIP Code

Change of Manager

Change of Manager or to **Register the Manager** of a Tavern, Hotel and Restaurant, Lodging Facility and Entertainment Facility liquor license or licenses pursuant to section 44-3-301(8), C.R.S.

Change of Manager

Former Manager's Name

New Manager's Name

Date of Employment

Has manager ever managed a liquor licensed establishment? ☐ Yes ☐ No

Does manager have a financial interest in any other liquor
licensed establishment? ☐ Yes ☐ No

If yes, give name and location of establishment

Modify Premises or Addition of Optional Premises, Related Facility, or Sidewalk Service Area

Note: Licensees may not modify or add to their licensed premises until approved by state and local authorities.

(a) Describe change proposed

Expand licensed premises into neighboring unit.

(b) If the modification is temporary, when will the proposed change:

Start (month/day/year)

End (month/day/year)

Note: The total state fee for temporary modification is \$300.00

- (c)** Will the proposed change result in the licensed premises now being located within 500 feet of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary? ☐ Yes ☒ No

(If yes, explain in detail and describe any exemptions that apply)

- (d)** Is the proposed change in compliance with local building and zoning laws? ☒ Yes ☐ No
- (e)** If this modification is for an additional Hotel and Restaurant Optional Premises has the local authority authorized by resolution or ordinance the issuance of optional premises? ☐ Yes ☐ No
- (f)** Attach a diagram of the current licensed premises and a diagram of the proposed changes for the licensed premises.
- (g)** Attach any existing lease that is revised due to the modification.
- (h)** For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), 1 C.C.R. 203-2, include documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.

Campus Liquor Complex Designation

An institution of higher education or a person who contracts with the institution to provide food services
I wish to designate my existing:

Liquor License Type

Liquor License Number

to a Campus Liquor Complex..... ☐ Yes ☐ No

Additional Related Facility

To add a Related Facility to an existing Resort or Campus Liquor Complex, include the name of the Related Facility and include the address and an outlined drawing of the Related Facility Premises.

Address of Related Facility

Address

City

State

ZIP Code

Outlined diagram provided ☐ Yes ☐ No

Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Print Name

Title

Electronic signature is not accepted, physical signature is required.

Date (MM/DD/YY)

Report and Approval of Local Licensing Authority (City / County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the applicable provisions of Title 44, Articles 4 and 3, C.R.S., as amended. Therefore, This Application is Approved.

Local Licensing Authority (City or County)

Date filed with Local Authority

Electronic signature is not accepted, physical signature is required.

Title

Date (MM/DD/YY)

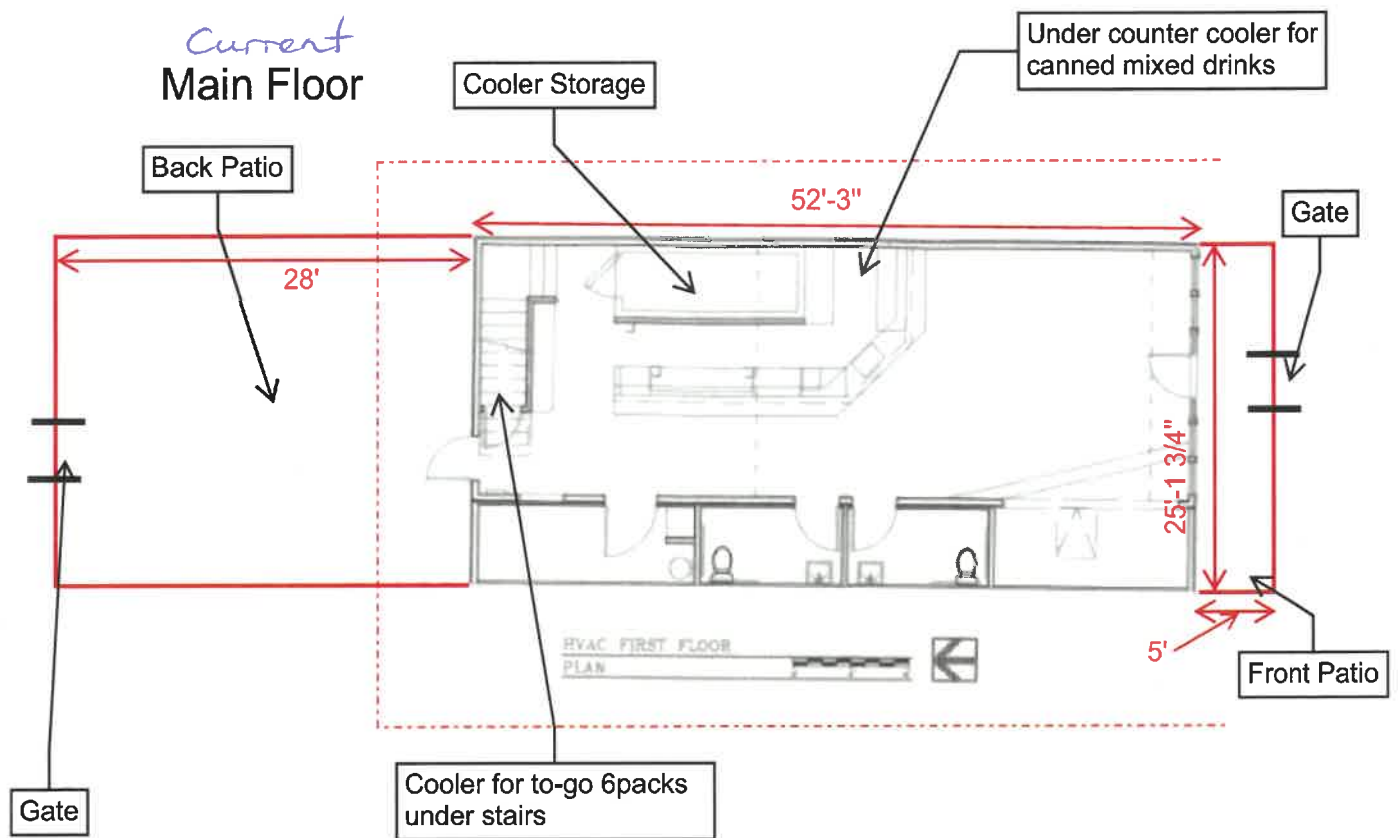
Report of State Licensing Authority

The foregoing has been examined and complies with the filing requirements of Title 44, Article 3, C.R.S., as amended.

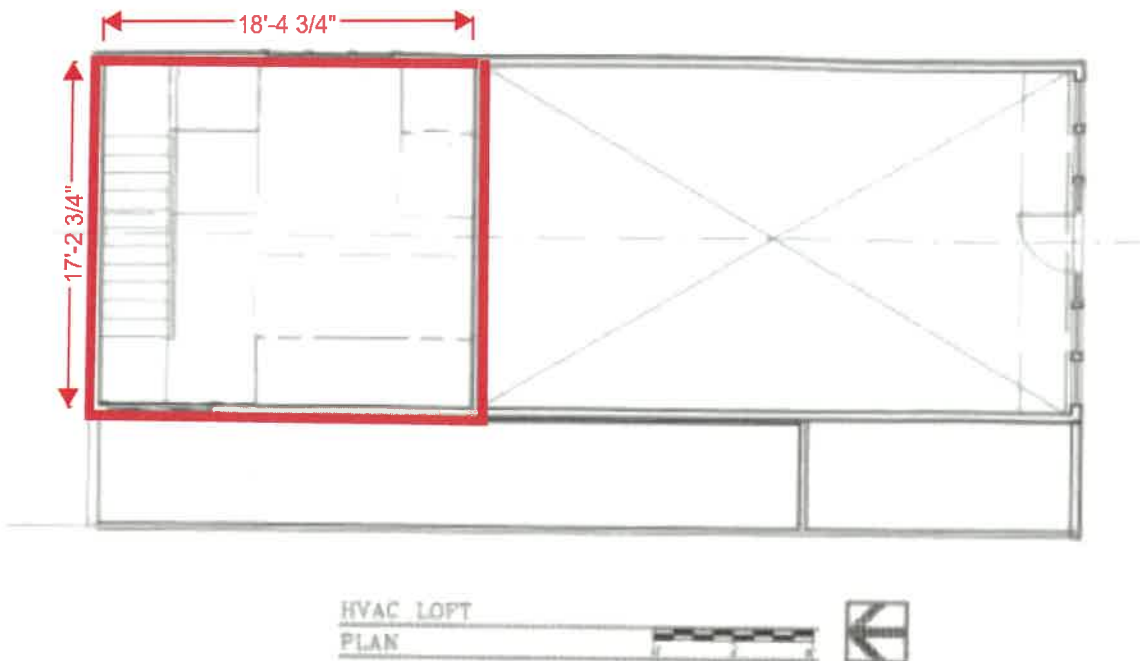
Electronic signature is not accepted, physical signature is required.

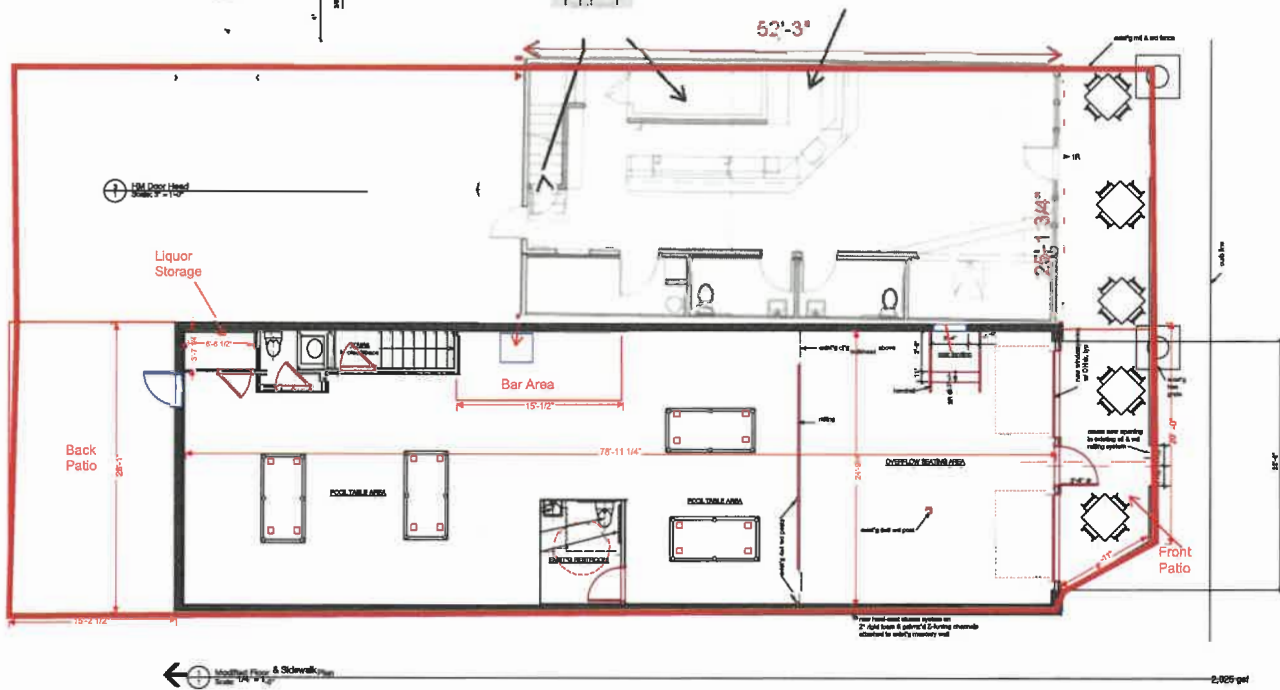
Title

Date (MM/DD/YY)

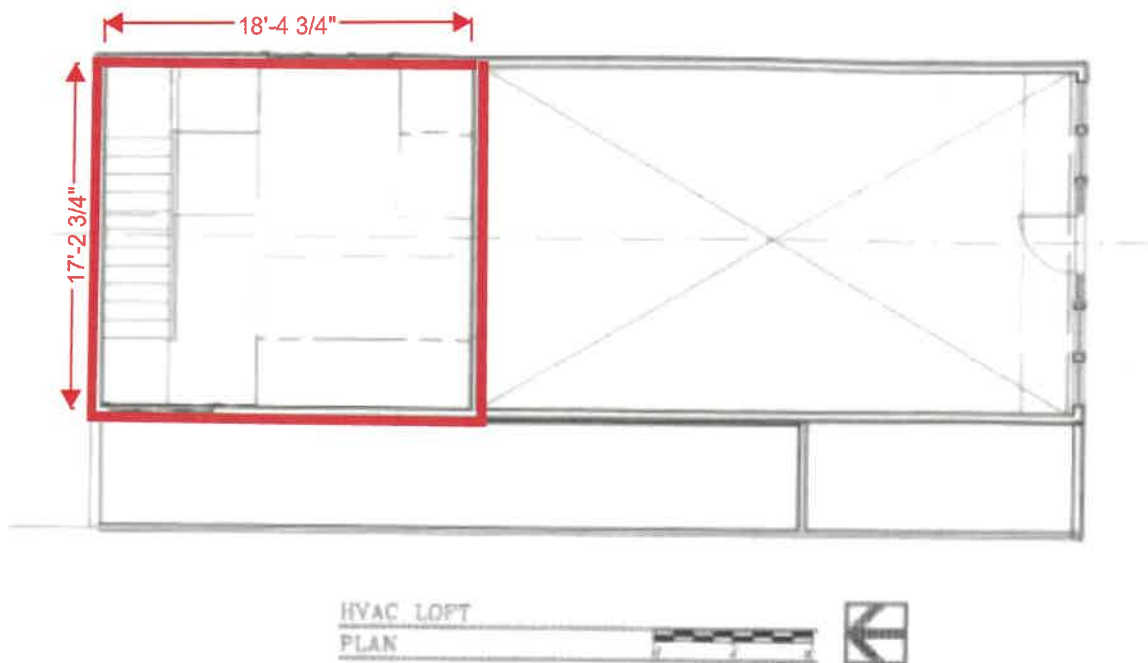


Current Second/Loft Floor





Modified Second/Loft Floor (No Change)





Add a Caption

Monday • May 5, 2025 • 3:21PM

Adjust

IMG_5884

Apple iPhone 16 Plus

HEIF

Fusion Camera — 26 mm *f*1.6

24 MP • 5712 × 4284 • 4.4 MB

STANDARD

ISO 50

26 mm

0 ev

*f*1.6

1/424 s

Add a location...





AFFIDAVIT OF POSTING

Date of posting: 3/5/25

I hereby certify that, in accordance with the Colorado Liquor Code and related rules and regulations, the applicant, MFE LTD DBA SOUL SQUARED posted a Notice of Public Hearing poster on the premises at 37 CLEVELAND AVE on the above date, and continuously thereafter for at least 10 days before the hearing, notifying the public that a hearing will be held May 27, 2025 on an application for a Modification of Presmise for the Soul Squared Liquor License #03-22569 to dispense malt, vinous and spirituous beverages by the drink for consumption on the premises.

A photograph of the Notice as posted on the premises is attached.

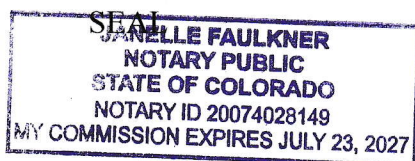
STEVE ROBERTS PARTNER

Printed Name and Title of Person Posting

Signature of person posting

STATE OF COLORADO)
COUNTY OF LARIMER) SS
TOWN OF WELLINGTON)

Subscribed and sworn before me by Steve Roberts this 17th
day of May, 2025.



Janelle Faulkner Notary Signature

WORDING OF POSTING :

NOTICE

PURSUANT TO THE LIQUOR LAWS OF COLORADO, MFF LTD DBA SOUL SQUARED HAS REQUESTED THE WELLINGTON LIQUOR LICENSING AUTHORITY GRANT A MODIFICATION OF PREMISES FOR LICENSE #03-22569 AT 3740 CLEVELAND AVE. THE TOWN OF WELLINGTON WILL HOLD A PUBLIC HEARING ON MAY 27, 2025, 6:30 PM, AT THE LEEPER CENTER, 3800 WILSON AVE, WELLINGTON CO. ANY INTERESTED PARTY MAY PROTEST IN WRITING TO THE WELLINGTON TOWN CLERK: 8225 THIRD STREET, HILLHA@WELLINGTONCOLORADO.GOV;

PROTESTS RELATING TO THE LICENSE SHALL BE FILED IN THE OFFICE OF THE TOWN CLERK NOT LATER THAN MAY 15, 2025; OR MAY APPEAR ON SAID PLACE AND TIME OF THE PUBLIC HEARING WHEN THE APPLICATION IS BEING CONSIDERED

BY ORDER OF THE TOWN OF WELLINGTON.

DATE OF APPLICATION: APRIL 17, 2025.

Report of Changes Corporation, Limited Liability Company and Partnership Liquor and Fermented Malt Beverage Licenses

☒ LLC/Partnership ☐ Corporation

See Instructions and Fee Schedule on Page 1 and 2

Corporate/LLC Partnership Name	State Tax Account Number	State Liquor License Number
MFF Ltd.	96117428	03-22569
Trade Name	Telephone Number	
Soul Squared	970-980-9933	
Address of Licensed Premises		
3740 Cleveland Ave.		
City	State	ZIP Code
Wellington	CO	80549
Mailing Address if different than above		
[REDACTED]		
City	State	ZIP Code
[REDACTED]	[REDACTED]	[REDACTED]

List all officers, directors (corporation) or Managing Members (LLC) or General Partner(s). Each officer, Director, Managing Member or Partner **Must Fill Out** a DR 8404-I (Individual History Record).

Position Held	Name	Date of Birth (MM/DD/YY)
Manager	Stephen Roberts	[REDACTED]
Home Address	Replaces	
[REDACTED]	N/A	
Position Held	Name	Date of Birth (MM/DD/YY)
Home Address	Replaces	
Position Held	Name	Date of Birth (MM/DD/YY)
Home Address	Replaces	
Position Held	Name	Date of Birth (MM/DD/YY)
Home Address	Replaces	

List all 10% (or more) Stockholders or 10% (or more) Members or 10% (or more) Limited Partners. Each person listed **Must Fill Out a DR 8404-I (Individual History Record)**

Stockholders/Members/Partners owning 10% (or more) of business	% Owned	Date of Birth (MM/DD/YY)
Stephen Roberts	33	
Home Address		Replaces
		N/A
Stockholders/Members/Partners owning 10% (or more) of business	% Owned	Date of Birth (MM/DD/YY)
Robert Failkner	34	
Home Address		Replaces
		N/A
Stockholders/Members/Partners owning 10% (or more) of business	% Owned	Date of Birth (MM/DD/YY)
Travis Morton	33	
Home Address		Replaces
		Christopher Magana
Stockholders/Members/Partners owning 10% (or more) of business	% Owned	Date of Birth (MM/DD/YY)
Home Address		Replaces
Stockholders/Members/Partners owning 10% (or more) of business	% Owned	Date of Birth (MM/DD/YY)
Home Address		Replaces
Stockholders/Members/Partners owning 10% (or more) of business	% Owned	Date of Birth (MM/DD/YY)
Home Address		Replaces
Registered Agent		
MFF Ltd.		
Address For Service		

Oath of Application

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge.

Authorized Signature



Title

MANAGING PARTNER

Date (MM/DD/YY)

4/8/25

Report of Local Licensing Authority

The foregoing changes have been received and examined by the Local Licensing Authority.

Local Licensing Authority For

☐ County ☐ Town/City

Authorized Signature

Title

Date (MM/DD/YY)

Attest

Date (MM/DD/YY)

Do Not Write In This Space – For Department of Revenue Use Only

Liability Information

License Account Number

Applicant ID

Check Number

Total



Board of Trustees Meeting

Date: May 27, 2025

Subject: Public Hearing for consideration of a Preliminary Plat for Sage Farms Filing 1, Located East of State Highway 1 and South of G.W. Bush Ave.

Presentation: Cody Bird, Planning Director and Brittany Lenoir, Planner III

EXECUTIVE SUMMARY

The preliminary plat for Sage Farms Filing 1 is the first proposed phase of development within the Sage Farms Annexation. Sage Farms is a 293.5-acre site on the southwest side of Town that was annexed to the Town in January 2024. The Sage Farms Planned Unit Development (PUD) approved for the site establishes the future intent and zoning for the development and provides for an integrated mix of single-family residential, multi-family residential, commercial, and parks and open space uses.

The preliminary plat for Sage Farms Filing 1, is a proposed subdivision of 241 single-family lots, open space areas, five outlots for future development, and one lot for existing agricultural operations. In reviewing a preliminary plat, the Board of Trustees evaluates the proposal using the Findings for Approval [Municipal Code Section 15-2-170(d)]. The Findings are intended to consider the plat's functionality and consistency with the Land Use Code and Comprehensive Plan, conformance with the goals and policies of the Comprehensive Plan in promoting the Town's small town and rural character, diversifying the housing supply, benefiting the Town's economic base, incorporating parks and open space, protecting the Town's environmental quality, enhancing cultural, historical, educational and/or human service opportunities, that the utility design is adequate, that the transportation design meets the intent of the Comprehensive Plan, that negative impacts have been satisfactorily mitigated, and that there is a need or desirability within the community for the applicant's development.

The preliminary plat for the proposed Sage Farms Filing 1 was presented to the PROST Board for consideration of the parks, open space and trails proposed. The PROST Board supported the overall subdivision layout and requested additional consideration for some design details for playground surfaces and trail width and surface.

The Planning Commission held a public hearing to consider the preliminary plat and voted to forward a recommendation of approval to the Board of Trustees based on the Findings for Approval included in the Staff Report. The Planning Commission report and included Findings is attached.

The Board of Trustees conducts a public hearing when evaluating a preliminary plat request. Approval of a preliminary plat allows the applicant to proceed with preparation of the final plat. The final plat process includes completing the subdivision map, submitting final design and construction drawings for public improvements, and consideration of a Development Agreement. The final plat for Sage Farms Filing 1 will be presented to the Planning Commission and Board of Trustees for consideration.

BACKGROUND / DISCUSSION

On January 23, 2024, the Wellington Board of Trustees passed Ordinance No. 02-2024 that approved the Sage Farms Annexation and Village at Sage Farms Annexation and established the zoning as a Planned Unit Development (PUD). The Sage Farms PUD allows a mix of single-family residential, multi-family residential, commercial, and parks and open space uses. A Planned Unit Development (PUD) Overlay District is an



approved development plan with adopted zoning regulations that supplement the underlying base zoning district. It is a unified plan of development that does not correspond to typical regulations outlined in the Land Use Code and allows for flexibility and innovative design.

The Sage Farms PUD will be developed as a phased development. This first development phase, Sage Farms Filing 1, is for a major subdivision of the 293.5-acre site to create 241 single-family lots, open space areas, five outlots for future development, and one lot for existing agricultural operations. An “Outlot” is a parcel of land that is designated as unbuildable and is intended to be replatted and developed in the future in accordance with adopted procedures and development standards.

On April 9, 2025, the Parks, Recreation, Open Space, and Trails (PROST) Board reviewed the parks and open space areas proposed in the preliminary plat for Sage Farms Filing 1. The PROST Board was supportive of the overall parks and trails layout and connectivity, including the north-south trail alignment, the locations and layout of the pocket parks, and the enhanced trail crossings at Streets B and H. The PROST Board suggested the developer consider adding pedestrian lighting options, poured in-place rubber surfacing for the playground, and evaluate and make recommendations for trail width and surfacing design suitable for meeting the intent of the 2015 Parks and Trails Master Plan and the neighborhood context. The trail standards can be updated with the final plat submission.

The purpose of the major subdivision preliminary plat is to provide the Town with an overall master plan for the proposed development (Section 15-2-170). The preliminary plat should be evaluated using the following Findings for Approval (Section 15-2-170(d)):

1. The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code and the Comprehensive Plan.
2. The land use mix within the project conforms to the Town's Zoning District Map and furthers the goals and policies of the Comprehensive Plan including:
 - a. The proposed development promotes the Town's small town, rural character;
 - b. Proposed residential development adds diversity to the Town's housing supply;
 - c. Proposed commercial development will benefit the Town's economic base;
 - d. Parks and open space are incorporated into the site design;
 - e. The proposed project protects the Town's environmental quality; and
 - f. The development enhances cultural, historical, educational and/or human service opportunities.
3. The utility design is adequate at a capacity that promotes the Town's character while strengthening the Town's vitality.
4. The transportation design meets the intent of the Comprehensive Plan to provide increased connectivity, reduce traffic impacts, and encourage walkability.
5. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.
6. There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within the Town, according to the Town's goals.

On May 5, 2025, the Planning Commission held a public hearing to consider the preliminary plat for Sage Farms Filing 1. The staff report that was presented to the Planning Commission is attached with this report and should be referenced for consideration of the above findings. Following the public hearing, the Planning Commission voted to forward a recommendation to the Board of Trustees to approve the preliminary plat for Sage Farms Filing 1, as presented, based on the Findings for Approval.

The findings that the Planning Commission based their recommendation on are in the attached Planning Commission report under “Background/Discussion.” The Board of Trustees considers the same Findings for Approval that are considered by the Planning Commission. The Board of Trustees may adopt the Planning Commission’s Findings, may modify the Planning Commission's Findings, or may make its own Findings. Upon making Findings for Approval, the Board may choose to approve the preliminary plat, approve the preliminary plat with conditions, or deny the preliminary plat application.

This preliminary plat was advertised for public hearings before the Planning Commission and Board of Trustees as required by law. Staff received one written correspondence in support included as *Attachment I* in the attached Planning Commission staff report. No other written correspondence or phone calls on the Sage Farms Filing 1 preliminary plat hearing item were received by the time the Board of Trustees agenda packet was published.

CONNECTION WITH ADOPTED MASTER PLANS

This action supports the following Board of Trustees’ 2025-2029 Strategic Plan priorities:

- Grow Responsibly
 - Advance cohesive & holistic new developments
 - Improve housing diversity
- Foster Economic Vibrancy

This action support the following Town of Wellington Comprehensive Plan Goals:

- Community Cohesion Goal 2. Ensure that existing and future residential developments contribute to enhancing quality of life.
- Community Cohesion Goal 5. Encourage development projects and the community to embrace and support agricultural heritage and healthy food networks.
- Thriving Economy Goal 2. Balance commercial, industrial, and residential land uses to ensure a variety of convenient amenities and appropriate infrastructure.
- Reliable and Resilient Public Services, Facilities and Programs Goal 2. Ensure new developments contribute to essential community services and infrastructure.
- Reliable and Resilient Public Services – Transportation Goal 1. Create an efficient and safe transportation system for all modes of transportation within and beyond town boundaries.
- Reliable and Resilient Public Services – Transportation Goal 2. Improve safety and connectivity of trails and sidewalks to provide active transportation to everyday destinations like schools, parks, downtown, and places for work, worship, and shopping.

FISCAL IMPLICATIONS

Approval of the preliminary plat will allow the applicant to move forward with the final plat and closer to construction. Property taxes and building material use tax collected from new developments fund Town operations for essential services. Impact fee revenues generated from new development fund Town infrastructure, streets, and parks necessitated by growth.

Infrastructure needed for the development is installed or improved and paid for by the developer. Where Town infrastructure plans require over-sizing to meet future growth needs, the Town has the ability to share costs for the incremental oversizing costs, take advantage of construction equipment while it is already mobilized for

construction, and limit the disruption and expense of excavating in already developed areas to expand existing infrastructure. Additionally, streets and infrastructure installed to support the proposed subdivision will meet the infrastructure needs of the future commercial lots that will create opportunities for existing businesses to expand and new businesses to locate in Wellington that will strengthen the Town's economic base and generate additional retail sales tax.

There is no direct cost to the Town associated with a preliminary plat approval. Any financial impacts to the Town for subdivision development or infrastructure oversizing are contemplated in a development agreement and is evaluated by the Board of Trustees with the consideration of the final plat.

STAFF RECOMMENDATION

Staff recommends approval of the preliminary plat of Sage Farms Filing 1 based upon the recommendation and Findings for Approval made by the Planning Commission at the May 5, 2025, public hearing.

MOTION RECOMMENDATION

Move to approve the preliminary plat for Sage Farms Filing 1 based on the Findings for Approval recommended by the Planning Commission and authorize the applicant to move forward with preparation of the final plat.

ATTACHMENTS

1. Excerpt of May 5, 2025 Planning Commission Report
2. Attachment A. Location Map with Site Outline
3. Attachment B. Sage Farms Filing 1 General Development Information
4. Attachment C. Sage Farms Filing 1 Preliminary Plat
5. Attachment D. Overall Preliminary Utility Plan
6. Attachment E. Overall Preliminary Grading Plan
7. Attachment F. Overall Preliminary Drainage Plan
8. Attachment G. Landscape Plans and Trail Details
9. Attachment H. Approved Sage Farms PUD
10. Attachment I. Letter from Fait Family Limited Partnership
11. Presentation Slides



Planning Commission Meeting

Date: May 5, 2025
Submitted By: Brittany Lenoir, Planner III
Subject: Consideration of a Preliminary Plat for Sage Farms Filing 1 located East of State Highway 1 and South of G.W. Bush Ave.

EXECUTIVE SUMMARY

General Location:

Land east of State Highway 1 to BNSF Railroad and south of G.W. Bush Ave. (CR60) to CR58 – Location Map included in *Attachment A*.

Applicant/Owner:

FC Farm Holding, LLC and Sipes Farm Holding, LLC

Reason For Request:

- Request for review of a preliminary plat for a major subdivision of the 293.5 acres site to create 241 single-family lots, open space areas, five outlots for future development, and one lot for existing agricultural operations. A summary of the general development information has been included in *Attachment B*.

Background:

- On January 23, 2024, the Wellington Board of Trustees passed Ordinance No. 02-2024 approving Sage Farms Annexation and Village at Sage Farms Annexation, established the zoning as a Planned Unit Development (PUD), approved the annexation agreements, and established vested development rights. The Sage Farms PUD allows a mix of single-family residential, multi-family residential, commercial, and parks and open space uses.
- The Sage Farms PUD will be developed as a phased development. The first filing for phase 1 is a major subdivision of the 293.5 acres site to create 241 single-family lots, open space areas, five outlots for future development, and one lot for existing agricultural operations.
- A Planned Unit Development (PUD) Overlay District is an approved development plan with adopted zoning regulations that supplement the underlying base zoning district. A PUD is a unified plan of development that does not correspond to typical regulations outlined in the Land Use Code and allows for flexibility and innovative design. The PUD District “is created to allow and encourage compatible uses to be developed in accordance with a unified development plan in harmony with the environment and surrounding neighborhood” (Land Use Code Section 15-3-50(2)).
- An “Outlot” is a parcel of land that is designated as unbuildable and is intended to be replatted and developed in the future in accordance with adopted procedures and development standards.
- Pursuant to the Land Use Code Section 15-2-170, “the purpose of the major subdivision preliminary plat is to provide the Town with an overall master plan for the proposed development.”
- On April 9, 2025, the Parks, Recreation, Open Space, and Trails (PROST) Board reviewed the parks and open space areas proposed for the preliminary plat for Sage Farms Filing 1.



1. The PROST Board was supportive of the overall parks and trails layout and connectivity, including the north-south trail alignment, the locations and layout of the pocket parks, and the enhanced trail crossings at Streets B and H.
 2. The PROST Board suggested the developer consider adding pedestrian lighting options, poured-in-place rubber surfacing for the playground, and evaluate and make recommendations for trail width and surfacing design suitable for meeting the intent of the 2015 Parks and Trails Master Plan and the neighborhood context. The trail standards can be updated with the final plat submission.
- The preliminary plat and Sage Farms PUD text amendments are submitted for concurrent review. The applications are being considered concurrently but are processed as separate requests.
 - The PUD text amendments and preliminary plat were advertised for public hearings before the Planning Commission and Board of Trustees as required by law.
 1. Staff received one written correspondence in support included as *Attachment I*. No other written correspondence or phone calls on the Sage Farms Filing 1 preliminary plat hearing item were received by the time the agenda packet was published.

Preliminary Plat Process and Findings for Approval:

- A preliminary plat application was submitted to Town staff for review in accordance with Section 15-2-170 of the Land Use Code.
 - The application was determined to be complete. Town staff reviewed submitted documents, including the soils report, sanitary sewer capacity memo, irrigation plans, preliminary utility plans, preliminary plat, preliminary plat closure report, preliminary drainage report, traffic impact study, landscape and open space plans, and North Poudre Irrigation Company (NPIC) ditch lateral modification plans.
 - The Planning Commission evaluates the project using the following criteria – Preliminary Plat Findings for Approval (Land Use Code Section 15-2-170(d)):
 1. The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in the Land Use Code and the Comprehensive Plan.
 2. The land use mix within the project conforms to the Town's Zoning District Map and furthers the goals and policies of the Comprehensive Plan including:
 - a. The proposed development promotes the Town's small town, rural character;
 - b. Proposed residential development adds diversity to the Town's housing supply;
 - c. Proposed commercial development will benefit the Town's economic base;
 - d. Parks and open space are incorporated into the site design;
 - e. The proposed project protects the Town's environmental quality; and
 - f. The development enhances cultural, historical, educational and/or human service opportunities.
 3. The utility design is adequate at a capacity that promotes the Town's character while strengthening the Town's vitality.
 4. The transportation design meets the intent of the Comprehensive Plan to provide increased connectivity, reduce traffic impacts, and encourage walkability.
 5. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.
 6. There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within the Town, according to the Town's goals.
- The Planning Commission will need to consider any testimony presented during the public hearing.



- Preliminary plats are processed in accordance with Section 15-2-170(c)(3.a.) of the Land Use Code and are reviewed by the Planning Commission at a public hearing, and a recommendation is forwarded to the Board of Trustees. The Planning Commission may make one of the following recommendations:
 - Recommend approval of the preliminary plat;
 - Recommend approval of the preliminary plat with conditions;
 - Recommend denial of the preliminary plat application.

BACKGROUND / DISCUSSION

The Findings for Approval for a preliminary plat are listed below (in **bold** text), along with Staff's recommendation for each finding (in regular text).

Findings for Approval (Land Use Code Section 15-2-170(d)):

1. The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in the Land Use Code and the Comprehensive Plan.

- The Future Land Use Map identifies this area as a mix of commercial, low density residential, medium density residential, and parks and open space. The portion of the Sage Farms PUD proposed to be platted as Sage Farms Filing 1 is the area designated as Low Density Residential. In the Comprehensive Plan (pg. 81) it is described as "Neighborhoods composed predominantly of detached and attached single family homes that are supported by neighborhood amenities and public facilities. While these areas may be more reliant on vehicles given the dispersion of housing, they should still be connected to the Town's trail network providing safe and active means to access jobs, services, schools, and parks, and connecting to the larger, regional trail system."
- The proposed layout of 241 single-family lots and open space areas with trail connections throughout this phase of the development is consistent with the intent of the low density residential designation outlined in the Sage Farms PUD and Comprehensive Plan.
- The preliminary plat has been designed to be consistent with the approved Sage Farms Planned Unit Development (PUD) Zone Overlay District. For the proposed preliminary plat of Sage Farms Filing 1, the area primarily impacted is designated as "Single-Family A." The intent of this designation, as outlined in the Sage Farms PUD, is "to provide for the development of Single-Family Detached Dwellings and Single-Family Attached Dwellings including Parks, Open space, trail systems, and green belts."
- The development of single-family lots and two pocket parks with trail connectivity is consistent with the intent of the Sage Farms PUD.
- The preliminary plat for Sage Farms Filing 1 creates the possibility for a mix of detached and attached single-family dwellings in a walkable environment that is connected to surrounding trails and park amenities.

2. The land use mix within the project conforms to the Town's Zoning District Map and furthers the goals and policies of the Comprehensive Plan including:

a. The proposed development promotes the Town's small town, rural character;

- The Sage Farms PUD was created to be sensitive to existing surrounding uses.



- The preliminary plat for Sage Farms Filing 1 to create 241 single-family lots will be a similar layout and density to the existing surrounding residential neighborhoods at Sage Meadows, Columbine Estates (otherwise known as Mountain View Ranch), and the Knolls Subdivision.

b. Proposed residential development adds diversity to the Town's housing supply;

- The preliminary plat showing the lot layouts is included as *Attachment C*.
- The proposed lot layouts for residential development range in size from approximately 4,000 square feet to 12,000 square feet, with the typical lot at around 5,000 square feet. This diversity of lot sizes will allow for flexibility in the layout and sizes of the homes, which will add diversity to the Town's housing supply.
- Outlots are proposed to be designated with access to public streets and utility infrastructure that would support additional housing diversity following future approvals.

c. Proposed commercial development will benefit the Town's economic base;

- Outlot C on the preliminary plat is proposed for a future commercial development. Streets and utilities will be installed that support the future commercial development.
- Outlot E as proposed on the preliminary plat is also anticipated to be further subdivided in the future and will include development of commercial uses in the future.
- Beginning infrastructure installation now and planning for future phases that include commercial development benefits the Town's economic base.

d. Parks and open space are incorporated into the site design;

- The Bicycle and Pedestrian Recommendations Map (Comprehensive Plan, pg. 64) was created before the Sage Farms PUD was approved. The preliminary plat for the Sage Farms Filing 1 development proposes to connect to the existing priority bicycle and pedestrian corridor identified north of G.W. Bush Ave. at Sage Meadows Dr.
- Two pocket parks are required for this phase of development based on the number of single-family lots being platted (1 pocket park for each 200 dwellings). A pocket park is located near the entrance of the development from G.W. Bush Ave. (Tract DD on the preliminary plat) and the second pocket park is located in the middle of Block 7 (Tract FF on the preliminary plat).
- A north-south trail is proposed through this phase of the development and will connect across G.W. Bush Ave. to the existing trail adjacent to Sage Meadows Dr.
- Conceptual landscape and park details are included as *Attachment G*.

e. The proposed project protects the Town's environmental quality; and

- The developer and North Poudre Irrigation Company (NPIC) are working to relocate and underground the irrigation ditch lateral at the northwest corner of the Sage Farms PUD development area.
- A geologic and preliminary geotechnical investigation report was included with the application. This report includes development recommendations for grading and additional testing during construction. These recommendations will be followed to ensure appropriate grading, compaction, and utility construction.
- The existing agricultural uses on the property have impacted the natural environment. Agricultural operations on the larger property will continue until areas are developed for approved urban uses.



- Established and operating groundwater wells will be the source of water for outdoor irrigation that will ensure landscaped areas remain attractive.

f. The development enhances cultural, historical, educational and/or human service opportunities.

- There are no known cultural or historical elements associated with the existing project site.
- The proposed trail connection will support the culture of the community by enhancing outdoor recreation and fitness.
- As outlined in the 2021 Comprehensive Plan, a component of the Town's character is its agricultural heritage.
- The existing agricultural operations yard along State Highway 1 will be platted as Block 14, Lot 1 in the preliminary plat. This configuration allows the agricultural uses to remain in operation until the future phases of the project result in the land being redeveloped.

3. The utility design is adequate at a capacity that promotes the Town's character while strengthening the Town's vitality.

- Water, sanitary sewer, and stormwater infrastructure designs are included in the overall preliminary utility plans for Sage Farms Filing 1 (*Attachment D*).
- Water and sanitary sewer lines are designed to meet the needs for this phase of single-family lots and includes stubouts for future buildout of the adjacent commercial and multi-family developments.
- Water distribution plans include adequate fire hydrant spacing for fire protection.
- Sanitary sewer design plans include oversizing of interceptor lines to accommodate areas of future growth in accordance with the Town's infrastructure plans and oversizing policies.
- A non-potable water irrigation system is being designed to utilize existing groundwater wells on the site and will ensure preservation of Town-treated water resources.
- The proposed irrigation ponds will have access to the North Poudre Irrigation Company (NPIC) ditch water as a redundant irrigation water supply alternative to further protect Town-treated water sources.
- The Developer is working with NPIC to enclose the existing irrigation ditch lateral that supports safety and aesthetics along the collector roadway and adjacent to trails, sidewalks and residential uses.

4. The transportation design meets the intent of the Comprehensive Plan to provide increased connectivity, reduce traffic impacts, and encourage walkability.

- The Master Street Plan Map (Comprehensive Plan, pg. 62) identifies G.W. Bush Ave. (CR 60) as an arterial roadway. The development contemplates constructing improvements to this roadway to accommodate the additional single-family residential densities, and future multi-family and commercial uses.
- With the first phase of construction, the south side of G.W. Bush Ave. will also include a detached sidewalk consistent with this corridor and will connect with existing public sidewalks.
- 10 ft. public sidewalks are also included along Wild Grass Ln. adjacent to the future commercial Outlot and prioritizes pedestrian traffic along this collector roadway.



- A trail system is proposed north-south through the development that will connect the pocket parks and existing trail at Sage Meadows Dr. This trail system increases pedestrian connectivity and encourages walkability.

5. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.

- Negative impacts on adjacent land uses are not anticipated as a result of the preliminary plat.
- The single-family residential character of Sage Farms Filing 1 is compatible with the existing adjacent residential land uses to the north and east at Sage Meadows Subdivision, Columbine Estates Subdivision (also known as Mountain View Ranch) and The Knolls Subdivision.

6. There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within the Town, according to the Town's goals.

- In the 2025-2029 Strategic Plan, the Board of Trustees identified the goal to grow responsibly by advancing cohesive and holistic new developments and by improving housing diversity.
 - Sage Farms Filing 1 is the first phase of the master planned 293.5-acre Sage Farms PUD development. This initial phase is for a portion of the single-family development.
 - The infrastructure and layout for the future multi-family and commercial developments is being considered with this stage of the development to ensure a cohesive and usable space for all anticipated land uses and modes of transportation.
- In the 2025-2029 Strategic Plan, the Board of Trustees identified the goal to foster economic vibrancy.
 - The future phases of the Sage Farms PUD will incorporate commercial uses that are anticipated to expand current local business and recruit new businesses.
- The 2025 Housing Needs & Affordability Assessment identifies that approximately 800 new residential units are needed by 2030 to meet projected homeownership demand.
 - The addition of 241 single-family residential lots in this proposed phase of development will help to meet the projected demand.
 - Infrastructure supporting the Outlots for future development of multi-family and single-family attached units will also contribute to meeting projected demand for a variety of housing types and price ranges.

STAFF RECOMMENDATION

Based upon the above findings, Town staff recommends the preliminary plat for Sage Farms Filing 1 satisfies the Findings for Approval in accordance with the Land Use Code and Town staff recommends approval of the preliminary plat (motion option 1, below).

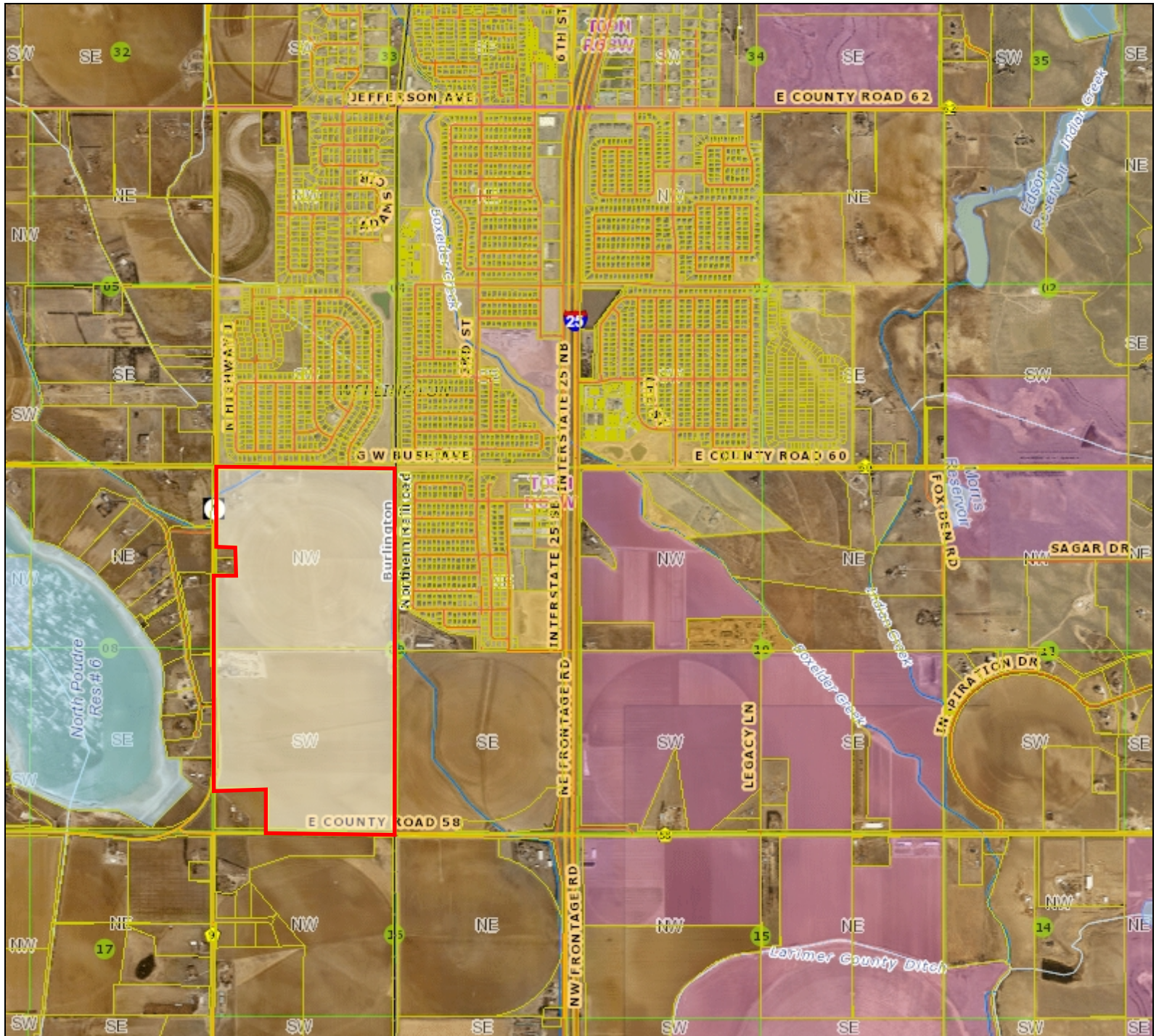
Below are motion options for the Planning Commission to consider:

1. Move to forward a recommendation to the Board of Trustees to approve the preliminary plat for Sage Farms Filing 1, as presented, based on the Findings for Approval.
2. Move to forward a recommendation to the Board of Trustees to approve the preliminary plat for Sage Farms Filing 1, based on the Findings for Approval and including conditions of approval.
3. Move to forward a recommendation to the Board of Trustees to deny the preliminary plat for Sage Farms Filing 1 based on the Findings for Approval.
4. Move to continue the public hearing to a future date.



ATTACHMENTS

1. Attachment A. Location Map with Site Outline
2. Attachment B. Sage Farms Filing 1 General Development Information
3. Attachment C. Sage Farms Filing 1 Preliminary Plat
4. Attachment D. Overall Preliminary Utility Plan
5. Attachment E. Overall Preliminary Grading Plan
6. Attachment F. Overall Preliminary Drainage Plan
7. Attachment G. Landscape Plans and Trail Details
8. Attachment H. Approved Sage Farms PUD
9. Attachment I. Letter from Fait Family Limited Partnership
10. Presentation Slides



Legend

- | | | |
|-------------------|-------------------------|-------------------|
| Tax Parcels | Incorporated Areas | 30969E146467N.sid |
| Railroads | PLSS Township and Range | Red: Band_1 |
| Major Road System | PLSS Sections | Green: Band_2 |
| Road System | PLSS Quarter Sections | Blue: Band_3 |
| Lakes and Ponds | City or Town | 30969E144091N.sid |

Notes

0.3 0 0.3 Miles

Date Prepared: 4/8/2025 8:41:45 AM

Scale
1: 24,000



This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

**Town of Wellington,
County of Larimer, Colorado**

**Sage Farms First Filing
Preliminary Plat**

General Development Information

November 21, 2024

Sage Farms First Filing Preliminary Plat

The Town of Wellington Planning Commission approved the Sage Farms Annexation and PUD zoning on August 8, 2023, and the Town Board approved the annexation and zoning on January 23, 2024, with Resolution 20-2023 and 21-2024 and Ordinance Number 02-2024. This first Filing includes portions of the north half of the Sage Farms PUD allowing single and multi-family residential, parks and open space as well as the commercial parcel on the southeast corner of the GW Bush and Hwy. 1 intersection.

The project site for Filing 1 consists of approximately 293.5 acres that will be subdivided into single-family detached residential homes, open space, several pocket parks, and outlots for future development. 241 single family lots are proposed and 5 additional outlots for future development as well as a 3.7-acre lot along the east side of Hwy. 1 where the existing agricultural operations are being conducted. Future commercial and multifamily developments are planned along the south side of G.W. Bush Ave. as approved on the Sage Farms P.U.D. (Tracts A-D).

The higher density multi-family tracts are located to the north of the site and transition to the lower density single-family homes, The commercial development is located north and west of the multi-family parcels proving somewhat of a buffer from the lower density single-family homes.

A variety of housing types and sizes will be included within this first filing including alley loaded single-family homes and varying lot sizes so that there is a mix of different home sizes and price ranges. The development will provide street, sidewalk and trail connections to the neighborhood to the north (Sage Meadows) but is currently limited to providing connections to the east by the existing railroad and the west by State Highway 1. Connections to the south will be continued as the parcels south of this first filing are developed.

Property Owners/Applicant/Consultants

Property Owners

FC Farm Holding, LLC and Sipes Farm Holding, LLC

Mr. Daren Roberson, Manager
395 Delozier Drive, Suite 110
Fort Collins, Colorado 80524
(970)224-3103
daren@sagehomes.com

Applicant/ Owners

**FC Farm Holding, LLC and
Sipes Farm Holding, LLC**

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Landscape Architect

Centennial Design LLC

Mr. John Gettman
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Berthoud, CO 80513
(970)567-1912
jgettman@centennialdesign.com

Legal Description

Please see the Property Description, attached as **Exhibit “A”**.

Existing Zoning and Land Uses

The current zoning is – Town of Wellington PUD – Planned Unit Development Overlay District
The current land use is agricultural.

Natural and Man-Made Site Features

The proposed development is located at the southeast corner of G.W. Bush Avenue and Colorado Hwy. 1 about 1.50 miles west of Interstate 25. The site is approximately 3 miles south of the downtown area of Wellington. It is bounded to the east by the BNSF railroad. It is part of the Northwest Quarter of Section 9, Township 8 North, Range 68 West of the 6th P.M. Town of Wellington, County of Larimer, State of Colorado.

The property is currently being used for farming and agricultural uses and it has a portion of the North Poudre Irrigation Company ditch running through the north, east and west portions of the site. The proposed development will install an irrigation pipe along the south side of G.W. Bush Ave. to underground the existing open ditch and is working with the North Poudre Irrigation Company on the design of the pipeline. The site slopes from north to south with the lowest point on the property in the southeast corner. There are several existing farmhouses and numerous outbuildings on the site as well as several large trees. Railroad tracks border the east property line of the site.

Water Rights Information

The Town of Wellington, Colorado will provide potable water services.

Irrigation for residential and commercial landscaping, lawns and parks will be provided by existing non-potable water well historically used to irrigate the lands included within the Sage Farms First Filing. A Special Purpose Entity (SPE) will own the existing well and provide the required irrigation water to the HOA for all outdoor watering. A separate North Poudre Irrigation lateral will be constructed to provide additional irrigation water to the SPE if needed to supplement the existing well water.

It will be irrigated by non-potable water provided by the following water well:

Kershner Well and Pumping System with Subterranean Water Well Priority No. 265 S.W., Appropriation Date: May 31, 1947; Adjudication Date: September 10, 1953, CA 11217, for 4.01 cubic feet per second (“Kershner Well”). The Kershner Well was registered on February 17, 1958 under Registration Number 19015, with change of ownership registration on January 2, 2013 under Registration Number 19015-R.

The well water provided by the Kershner Well will be utilized only to irrigate land historically irrigated by the Kershner Well.

Existing and Proposed Infrastructure

Three access locations to the project site will be on G. W. Bush Ave. Sage Meadows Drive will continue south as a full-movement intersection. Wild Grass Lane will also continue south and the intersection with G.W. Bush Ave. will be replaced with a roundabout. An additional right-in/right-out access from G.W. Bush Ave. just east of Hwy 1 is provided for the future development of the northwest commercial lot. (Tract C).

State Highway 1 and G.W. Bush Ave. – Currently (without and development of Sage Farms) during morning peak hour with existing traffic, a signal warrant is almost reached for SH 1 and G.W. Bush Ave. The signal warrant will be met in the morning peak hour with full build out of Sage Meadows Filing 2. Delich Associates compared traffic counts they did in 2022 for the Mast TIS and the 2024 counts they did in May. Traffic on G.W. Bush Ave. has increased 30%. The through traffic of SH1 increased 58%. This increase may be associated with the new middle school and high school.

The proposed road infrastructure will follow the typical cross sections detailed in the approved Sage Farms PUD document. This includes design criteria and dimensions for the minor collector, residential local, and alley streets.

A pedestrian trail connection to the Sage Meadows subdivision, north of G.W. Bush Ave., is proposed with this development. It will be routed internally through the site and provides a location for future connections on the south side of the neighborhood next to the interim pond. This trail will be continued with the relocation of the pond and future development of the south tracts. This trail will provide a continuation of the trail system in Wellington and provide safe pedestrian circulation throughout the neighborhood and to future commercial areas.

Existing water mains which will serve the property are located within the existing Town limits in the Sage Meadows neighborhood to the north as well as within GW Bush Ave. A sanitary sewer trunk main is located just north of the site within Sage Meadows neighborhood in Wild Grass Lane that will be extended to the south and east to serve future phases of Sage Farms as well as future development north and west of Sage Meadows. Another 15” sanitary sewer main is located along the eastern portion of the property and connects to the existing sanitary sewer to the east. This existing sanitary sewer main will serve the majority of the single-family homes and the commercial parcel within this first filing plat. The developer and Town of Wellington will need to agree to a cost sharing agreement for the extension of the sanitary sewer mains required to serve the remaining residential units within the Sage Farms PUD and well as the Village of Sage Farms

commercial development south of this first filing plat prior to any other additional future development.

Drainage and stormwater will be collected using a system of swales, curb and gutter, and storm drain systems. Stormwater flows will be conveyed and discharged to an interim pond on the south side of Filing 1. This pond will provide the volume required for the single-family residential area and 4 future tracts (Tracts A-D). With the future development of the south tract this pond will be resized and relocated. The pond will be an infiltration pond because of the lack of surrounding infrastructure.

Financing of Municipal Service Expansion

Sage Farms will be developed in phases pursuant to the existing Annexation Agreement and a written development agreement providing for the expansion of the Town's utilities and roads required for each development phase. The developer shall enter into a cost sharing (reimbursement) agreement with the Town that allows the developer to be reimbursed for any improvements that benefit this and other properties as these properties develop and connect into these improvements. These regional improvements include the required sanitary sewer main extensions through the Sage Farms development and to the east of the site as well as traffic related improvements to State Highway 1. The developer will most likely finance the required improvements and expansions through private funds and construction loans secured by the property.

Development Phasing and Schedule

Sage Farms First Filing will be developed in a series of phases with the first phase of development construction hopefully beginning in the fall of 2025 with lots available by mid to late 2026. The first phase will include approximately 100-125 single family lots with the future phases being developed based upon market conditions. This first phase will also allow for the development of the commercial parcel in the northwest portion of the site after approval of a site plan by the Town of Wellington.

Known Easements and Ditch Companies

Listed below are the known easements, and ditch companies per the Title Commitment.

Fort Collins Development Railroad Company

Right of way easement as granted to in instrument recorded March 24, 1904, in Book 162 at Page 144

North Poudre Irrigation Company

3729 Cleveland Ave.

P.O. Box 100

Wellington, CO 80549

(970) 568-3612

Easement – Book 1112, Page 554 and Agreement – Book 1635, Page 763

Ditch Culvert Extension - Recorded December 17, 2019, Reception Number 2019008012

Poudre Valley Rural Electric Association

P.O. Box 272550
7649 REA Parkway
Ft. Collins, Colorado 80527-2550
(970)226-1234
Utility Easement Reception No. 20090033447

Sanitary Sewer Easement

Reception No. 20180009851

Pipeline Easement

Recorded August 2, 1990, Reception Number 90033933

Right of Way Easement as Reserved for Ditches and Laterals

Recorded October 10, 1945; Book 796 at Page 395

American Telephone and Telegraph Company

Book 1389, Page 69 which replaces easement recorded at Book 1382, Page 196
Release recorded February 11, 1999 at Reception No. 99012393

Statement on how the Proposed Preliminary Plat is Consistent with the Wellington Land Use Code and Comprehensive Plan

The Town of Wellington has recently updated the Town's Comprehensive Plan and the Land Use Code, and the plan anticipates and accommodates future growth with the Town's Growth Management Area. Over the past fifteen to twenty 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 vision for purposefully planning for growth as outlined in the Comprehensive Plan, the proposed development ensures the logical extension of the Town existing neighborhoods 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, and with an anticipated net positive fiscal benefit to the Town upon occupancy of all property zoned for residential and commercial uses in Sage Farms.

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's 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 the proposed Rezoning and Preliminary Replat meet the intent of the Town's Comprehensive Plans Goals and Strategies. By allowing the rezoning and preliminary plat 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:
 - 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 is 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 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 the 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 per the approved PUD.
- C. Community Design Principles. The design, layout, and orientation of subdivisions, lots, buildings and infrastructure shall be consistent with the approved PUD and 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"

LEGAL DESCRIPTION

A tract of land located in the West Half of Section 9, Township 8 North, Range 68 West of the 6th Principal Meridian, Town of Wellington, County of Larimer, State of Colorado and being more particularly described as follows:

THE NW 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF LARIMER, STATE OF COLORADO

EXCEPT THE EAST 25 FEET FOR RAILROAD

ALSO EXCEPT THOSE PARCELS DESCRIBED IN DEEDS RECORDED JUNE 5, 1979 IN BOOK 1958 AT PAGE 277 AND AUGUST 2, 1990 AT RECEPTION NO. 90033927 AND APRIL 20, 1964 IN BOOK 1244 AT PAGE 319

Said parcel containing 293.47 acres (12,783,603 square feet), more or less, and maybe subject to easements and rights-of-way now on record or existing.

PRELIMINARY PLAT OF
SAGE FARMS FILING ONE
BEING LOT 2, SIPES M.L.D. #19-LAND3918 AND A TRACT OF LAND BEING A PORTION OF THE WEST HALF OF SECTION 9,
TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

Attachment C

LEGAL DESCRIPTION:

A tract of land located in the West Half of Section 9, Township 8 North, Range 68 West of the 6th Principal Meridian, Town of Wellington, County of Larimer, State of Colorado and being more particularly described as follows:

THE NW 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO
EXCEPT THE EAST 25 FEET FOR RAILROAD
ALSO EXCEPT THOSE PARCELS DESCRIBED IN DEEDS RECORDED JUNE 5, 1979 IN BOOK 1958 AT PAGE 277 AND AUGUST 2, 1990 AT RECEPTION
NO. 90033927 AND APRIL 20, 1964 IN BOOK 1244 AT PAGE 319

AND

LOT 2, SIPES M.L.D. #19-LAND3918, COUNTY OF LARIMER, STATE OF COLORADO

Said parcel containing 293.47 acres (12,783,603 square feet), more or less, and maybe subject to easements and right-of-ways now on record or existing.

DEDICATION OF PUBLIC PROPERTY:

Know all men by these presents that FC Farm Holding, LLC, a Colorado limited liability company and Sipes Farm Holding, LLC, a Colorado limited liability company, being the owners of the real property described in this Plat has caused the real property to be surveyed, laid out and subdivided under the name of SAGE FARMS FILING ONE, 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, and the Town of Wellington hereby accepts such conveyance and dedication of, all of the easements and public rights-of-way 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, 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 FC Farm Holding, LLC, a Colorado limited liability company and Sipes Farm Holding, LLC, a Colorado limited liability company are the owners of the property and hereby consent to this plat and to the conveyance and dedication all of the streets, roads, alleys, easements, public ways, and places shown hereon.

OWNER: FC Farm Holding, 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 _____, 20____, by
Daren L. Roberson as Manager of FC Farm Holding, LLC, a Colorado limited liability company.

Witness my hand and official seal

My commission expires: _____

Notary Public

OWNER: Sipes Farm Holding, LLC, a 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 _____, 20____, by
Daren L. Roberson as Manager of Sipes Farm Holding, LLC, a Colorado limited liability company.

Witness my hand and official seal

My commission expires: _____

Notary Public

BOARD OF TRUSTEES CERTIFICATE

Approved this _____ day of _____, 2024, by the Board of Trustees, Wellington, Colorado. This approval is conditional upon all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutter, street lights, street signs, and sidewalks shall be financed by others and not the Town.

Mayor

ATTEST:

Hannah Hill, Town Clerk

PLANNING COMMISSION CERTIFICATE

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

Chairperson

ATTEST:

Cody Bird, Planning Director

ATTORNEY'S CERTIFICATION

I, _____, 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 or ratified this plat.

Attorney: _____

Address: _____

Registration No.: _____

SURVEYOR'S STATEMENT

I, Tharen J. Helgerson, a Colorado Professional Land Surveyor do hereby certify that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on Behalf of EPS Group, Inc.

APPLICANT

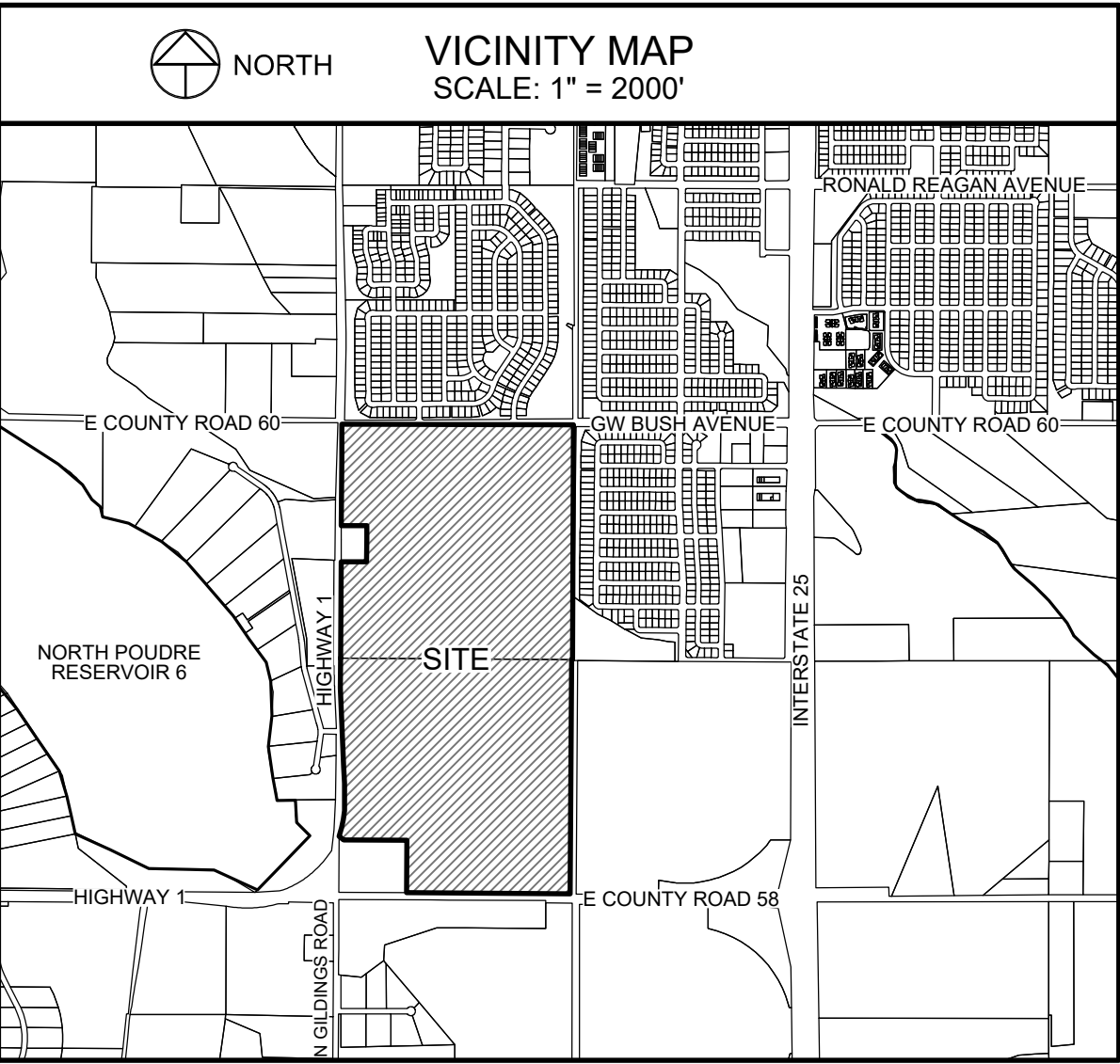
FC Farm Holding, LLC
395 Delozier Drive Unit 110
Fort Collins, Colorado 80524
Phone: (970) 224-3103

SITE ENGINEER

EPS Group, Inc.
Blaine Mathisen, PE
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
Phone: (970) 568-3901

SITE SURVEYOR

EPS Group, Inc.
Tharen Helgerson, PLS
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
Phone: (970) 221-4158



SURVEYOR NOTES:

- The lineal unit of measurement for this plat is U.S. Survey Feet.
- The Basis of Bearings is the west line of the Northwest Quarter of Section 9, Township 8 North, Range 68 West of the 6th P.M. as bearing North 00° 46' 45" East, with the Northwest corner of said Section 9 being a 2-1/2" aluminum cap, stamped "LS 17662" in monument box and the West Quarter corner of said Section 9 being a 2" aluminum cap, stamped "LS 7839" in monument box, and with all bearings contained herein relative thereto.
- For all information regarding easements, right-of-way or title of record, EPS Group relied upon Commitment No. FCC25156772, dated December 07, 2024, prepared by Land Title Guarantee Company.
- FLOOD ZONE DESIGNATION: Said described property is located within "Zone X" (area of minimal flood hazard), according to Federal Emergency Management Agency (FEMA) Flood Map No. 08069C0767F, with an effective date of December 19, 2006.
- Neither EPS Group nor the Professional Land Surveyor listed hereon has the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. EPS Group and the Professional Land Surveyor listed hereon assumes no responsibility for the mineral rights upon the subject property.
- 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.
- 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.
- For easements created by separate document and shown hereon refer to record document for specific terms.
- Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- Adjacent property owner information per the Larimer County Land Information Locator.
- Per C.R.S. 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.
- The Professional opinion of the Surveyor is not a determination of law, nor a matter of fact.

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:
9
TOWNSHIP:
8 NORTH
RANGE:
68 WEST OF 6TH PM

PROJECT:
24-0103
CLIENT:
SAGE HOMES
DRAWN BY:
L. SMITH
DATE:
03/11/25
SCALE:
AS SHOWN
REVIEWED BY:
HELGERSON



PRELIMINARY PLAT OF
SAGE FARMS FILING ONE
WELLINGTON, LARIMER COUNTY, COLORADO

Sheet
1
Of 12 Sheets

80.0' REFERENCE MONUMENTS TO THE NORTH QUARTER CORNER OF SECTION 9 - TOWNSHIP 8 NORTH - RANGE 68 WEST FOUND 30' OF #6 REBAR WITH 3.25" ALUMINUM CAP STAMPED LS 34995 AND PER BLM INSTRUCTION

NORTH QUARTER CORNER OF SECTION 9 - TOWNSHIP 8 NORTH - RANGE 68 WEST SET NAIL AND BRASS TAG IN WOODEN RAILROAD TIE STAMPED LS 34995 AS WELL AS SHOWN REFERENCE MONUMENTS

CRANESBILL STREET

COLUMBINE ESTATES

EAST LINE OF THE NW 1/4 OF SECTION 9 - TOWNSHIP 8 NORTH - RANGE 68 WEST

S00°41'49"W 2637.27'

BURLINGTON NORTHERN RAILROAD

LOT 2 OWL CANYON MRD NO. 2 93-EX0290

CENTER QUARTER CORNER OF SECTION 9 - TOWNSHIP 8 NORTH - RANGE 68 WEST FOUND #6 REBAR, AFFIXED 3.25" ALUMINUM CAP STAMPED LS 34995 AND PER BLM INSTRUCTIONS

LOT 1 OWL CANYON MRD 93 EX0289

EAST LINE OF THE SW 1/4 OF SECTION 9 - TOWNSHIP 8 NORTH - RANGE 68 WEST

S00°42'10"W 2595.43'

SOUTH QUARTER CORNER OF SECTION 9 - TOWNSHIP 8 NORTH - RANGE 68 WEST FOUND #6 REBAR WITH 2" ALUMINUM CAP STAMPED LS 7839 IN MONUMENT BOX

OUTLOT A

OUTLOT B

OUTLOT C

OUTLOT D

OUTLOT E

TRACT EE

TRACT DD

TRACT CC

TRACT BB

TRACT AA

TRACT FF

TRACT GG

TRACT HH

TRACT II

TRACT JJ

STREET G

STREET L

STREET K

STREET J

STREET D

STREET E

STREET F

STREET H

STREET I

STREET A

STREET B

STREET C

STREET D

STREET E

STREET F

STREET G

STREET H

STREET I

STREET J

STREET K

STREET L

STREET M

STREET N

STREET O

STREET P

STREET Q

STREET R

STREET S

STREET T

STREET U

STREET V

STREET W

STREET X

STREET Y

STREET Z

STREET AA

STREET AB

STREET AC

STREET AD

STREET AE

STREET AF

STREET AG

STREET AH

STREET AI

STREET AJ

STREET AK

STREET AL

STREET AM

STREET AN

STREET AO

STREET AP

STREET AQ

STREET AR

STREET AS

STREET AT

STREET AU

STREET AV

STREET AW

STREET AX

STREET AY

STREET AZ

STREET BA

STREET BB

STREET BC

STREET BD

STREET BE

STREET BF

STREET BG

STREET BH

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LOT & BLOCK TABLE	
BLOCK	# OF LOTS
1	10
2	10
3	20
4	22
5	28
6	22
7	38
8	3
9	16
10	17
11	21
12	22
13	12
TOTAL LOTS	241

LAND USE TABLE					
PARCEL	AREA		PERCENT	USE	OWNED & MAINTAINED BY
OUTLOT A	455,296 S.F.	10.45 AC.	3.56%	Multi-Family Residential	Property Owner
OUTLOT B	371,271 S.F.	8.52 AC.	2.90%	Multi-Family Residential	Property Owner
OUTLOT C	458,859 S.F.	10.53 AC.	3.59%	Commercial	Property Owner
OUTLOT D	615,873 S.F.	14.14 AC.	4.82%	Multi-Family Residential	Property Owner
OUTLOT E	8,154,345 S.F.	187.20 AC.	63.79%	Future Development	Property Owner
TRACT AA	7,503 S.F.	0.17 AC.	0.06%	Public Access, Emergency Access, Utility & Drainage Easement	Property Owner
TRACT BB	6,808 S.F.	0.16 AC.	0.05%	Public Access, Emergency Access, Utility & Drainage Easement	Property Owner
TRACT CC	7,452 S.F.	0.17 AC.	0.06%	Public Access, Emergency Access, Utility & Drainage Easement	Property Owner
TRACT DD	47,473 S.F.	1.09 AC.	0.37%	Public Access, Emergency Access, Utility & Drainage Easement	Property Owner
TRACT EE	32,208 S.F.	0.74 AC.	0.25%	Public Access, Emergency Access, Utility & Drainage Easement	Property Owner
TRACT FF	32,164 S.F.	0.74 AC.	0.25%	Public Access, Emergency Access, Utility & Drainage Easement	Property Owner
TRACT GG	11,840 S.F.	0.27 AC.	0.09%	Public Access, Emergency Access, Town of Wellington Utilities & Drainage Easement	Property Owner
TRACT HH	14,480 S.F.	0.33 AC.	0.11%	Public Access, Emergency Access, Utility & Drainage Easement	Property Owner
TRACT II	32,534 S.F.	0.75 AC.	0.25%	Public Access, Emergency Access, Utility & Drainage Easement	Property Owner
TRACT JJ	65,193 S.F.	1.50 AC.	0.51%	Public Access, Emergency Access, Utility & Drainage Easement	Property Owner
TRACT AA	13,740 S.F.	0.32 AC.	0.11%	Public Access, Emergency Access, Town of Wellington Utilities & Drainage Easement	Property Owner
BLOCK 14, LOT 1	161,325 S.F.	3.70 AC.	1.26%	Single-Family Residential	Property Owner
ROW	858,780 S.F.	19.71 AC.	6.72%	Right of Way	Town of Wellington
LOTS BLOCKS 1-13 (241)	1,436,460 S.F.	32.98 AC.	11.24%	Single-Family Residential	Property Owner
TOTAL	12,783,603 S.F.	293.47 AC.	100.00%		

PRELIMINARY
03/11/25
FOR REVIEW ONLY

Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on behalf of EPS Group, 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.

SECTION:
9

TOWNSHIP:
8 NORTH

RANGE:

PROJECT: 24-0103	DATE: 03/11/25
CLIENT: SAGE HOMES	SCALE: AS SHOWN
DRAWN BY: CMITL	REVIEWED BY: T.



PRELIMINARY PLAT OF
SAGE FARMS FILING ONE
WELLINGTON, LARIMER COUNTY, COLORADO

Sheet
2
Of 12 Sheets

PRELIMINARY PLAT OF
SAGE FARMS FILING ONE
BEING LOT 2, SIPES M.L.D. #19-LAND3918 AND A TRACT OF LAND BEING A PORTION OF THE WEST HALF OF SECTION 9,
TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	122.95'	83.50'	84°21'53"	S41°51'47"E	112.14'
C2	83.33'	66.50'	71°47'53"	N46°34'48"E	77.99'
C3	31.42'	20.00'	90°00'00"	S44°40'50"E	28.28'
C4	31.42'	20.00'	90°00'00"	N45°19'10"E	28.28'
C5	12.57'	8.00'	90°00'00"	N44°40'50"W	11.31'
C6	12.57'	8.00'	90°00'00"	N45°19'10"E	11.31'
C7	12.57'	8.00'	90°00'00"	N44°40'50"W	11.31'
C8	12.57'	8.00'	90°00'00"	N45°19'10"E	11.31'
C9	12.54'	8.00'	89°49'51"	N44°35'46"W	11.30'
C10	12.59'	8.00'	90°10'09"	S45°24'14"W	11.33'
C11	18.85'	12.00'	90°00'00"	S44°40'50"E	16.97'
C12	18.85'	12.00'	90°00'00"	N45°19'10"E	16.97'
C13	18.85'	12.00'	90°00'00"	S45°19'10"W	16.97'
C14	18.85'	12.00'	90°00'00"	N44°40'50"W	16.97'
C15	18.85'	12.00'	90°00'00"	S44°40'50"E	16.97'
C16	18.85'	12.00'	90°00'00"	N45°19'10"E	16.97'
C17	18.85'	12.00'	90°00'00"	N44°40'50"W	16.97'
C18	18.85'	12.00'	90°00'00"	N45°19'10"E	16.97'
C19	18.88'	12.00'	90°10'09"	S45°24'14"W	17.00'
C20	18.81'	12.00'	89°49'51"	N44°35'46"W	16.95'
C21	59.27'	260.00'	13°03'41"	N06°51'01"E	59.14'
C22	53.57'	235.00'	13°03'41"	S06°51'01"W	53.46'
C23	21.11'	285.00'	4°14'37"	N11°15'32"E	21.10'
C24	43.86'	285.00'	8°49'04"	N04°43'42"E	43.82'
C25	18.85'	12.00'	90°00'00"	N31°37'09"W	16.97'
C26	18.85'	12.00'	90°00'00"	S44°40'50"E	16.97'
C27	18.85'	12.00'	90°00'00"	N45°19'10"E	16.97'
C28	165.81'	1000.00'	9°30'00"	S04°25'50"E	165.62'
C29	43.20'	1025.00'	2°24'53"	S07°58'24"E	43.19'
C30	49.99'	1025.00'	2°47'40"	S05°22'08"E	49.98'
C31	53.77'	1025.00'	3°00'21"	S02°28'07"E	53.77'
C32	22.99'	1025.00'	1°17'07"	S00°19'23"E	22.99'
C33	4.47'	975.00'	0°15'46"	N09°02'57"W	4.47'
C34	67.64'	975.00'	3°58'30"	N06°55'49"W	67.63'
C35	71.56'	975.00'	4°12'19"	N02°50'25"W	71.54'
C36	17.99'	975.00'	1°03'26"	N00°12'33"W	17.99'
C37	19.63'	12.00'	93°43'25"	S37°40'53"W	17.51'
C38	19.41'	12.00'	92°40'30"	N55°31'05"W	17.36'
C39	232.13'	700.00'	19°00'00"	S80°49'10"W	231.07'
C40	110.01'	700.00'	9°00'15"	N85°49'03"E	109.89'
C41	122.12'	700.00'	9°59'45"	N76°19'03"E	121.97'
C42	34.49'	725.00'	2°43'34"	N88°57'23"E	34.49'
C43	50.01'	725.00'	3°57'08"	N85°37'02"E	50.00'
C44	50.01'	725.00'	3°57'08"	N81°39'54"E	50.00'
C45	50.01'	725.00'	3°57'08"	N77°42'46"E	50.00'
C46	50.01'	725.00'	3°57'08"	N73°45'38"E	50.00'
C47	5.89'	725.00'	0°27'54"	N71°33'07"E	5.89'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C48	68.05'	675.00'	5°46'35"	S87°25'53"W	68.02'
C49	80.41'	675.00'	6°49'30"	S74°43'55"W	80.36'
C50	18.85'	12.00'	90°00'00"	S26°19'10"W	16.97'
C51	18.67'	12.00'	89°09'04"	N63°15'22"W	16.84'
C52	174.53'	2000.00'	5°00'00"	S73°49'10"W	174.48'
C53	87.68'	2025.00'	2°28'51"	S73°24'32"W	87.67'
C54	20.01'	2025.00'	0°33'58"	S74°55'56"W	20.01'
C55	39.02'	2025.00'	1°06'15"	S75°46'03"W	39.02'
C56	0.32'	1974.73'	0°00'34"	N71°19'10"E	0.32'
C57	149.07'	1975.02'	4°19'28"	N73°29'28"E	149.03'
C58	22.96'	1975.00'	0°39'58"	N75°59'11"E	22.96'
C59	18.85'	12.00'	90°00'00"	S31°19'10"W	16.97'
C60	18.80'	12.00'	89°45'48"	N58°33'44"W	16.94'
C61	110.80'	3000.00'	2°06'58"	S75°15'41"W	110.79'
C62	106.38'	2975.00'	2°02'56"	S75°31'54"W	106.37'
C63	15.78'	2975.00'	0°18'14"	S74°21'19"W	15.78'
C64	41.87'	3025.00'	0°47'35"	N75°55'22"E	41.87'
C65	50.00'	3025.00'	0°56'49"	N75°03'10"E	50.00'
C66	19.85'	3025.00'	0°22'33"	N74°23'29"E	19.85'
C67	18.64'	12.00'	89°00'00"	S61°17'48"E	16.82'
C68	19.06'	12.00'	91°00'00"	S28°42'12"W	17.12'
C69	57.24'	45.00'	72°53'02"	N53°14'19"W	53.46'
C70	15.26'	12.00'	72°53'02"	S53°14'19"E	14.26'
C71	42.79'	167.00'	14°40'56"	S82°58'42"W	42.68'
C72	139.20'	78.00'	102°14'53"	N53°14'19"W	121.45'
C73	42.79'	167.00'	14°40'56"	N09°27'20"W	42.68'
C74	250.40'	800.00'	17°56'01"	N07°49'48"W	249.38'
C75	178.39'	800.00'	12°46'35"	N05°15'04"W	178.02'
C76	72.01'	800.00'	5°09'26"	N14°13'05"W	71.98'
C77	9.94'	825.00'	0°41'26"	N00°47'30"E	9.94'
C78	65.23'	825.00'	4°31'49"	N01°49'08"W	65.22'
C79	65.51'	825.00'	4°32'59"	N06°21'33"W	65.50'
C80	72.57'	825.00'	5°02'24"	N11°09'14"W	72.55'
C81	25.92'	825.00'	1°47'59"	N14°34'26"W	25.92'
C82	19.05'	825.00'	1°19'22"	N16°08'07"W	19.05'
C83	38.06'	775.00'	2°48'50"	S00°16'12"E	38.06'
C84	97.17'	775.00'	7°11'01"	S05°16'08"E	97.11'
C85	32.15'	775.00'	2°22'37"	S15°36'29"E	32.15'
C86	19.44'	12.00'	92°47'47"	S31°58'43"W	17.38'
C87	19.43'	12.00'	92°45'46"	S55°14'31"E	17.37'
C88	18.76'	12.00'	89°33'36"	S45°55'01"W	16.91'
C89	18.94'	12.00'	90°26'24"	S44°04'59"E	17.04'
C90	18.85'	12.00'	90°00'00"	S44°40'50"E	16.97'
C91	18.85'	12.00'	90°00'00"	N45°19'10"E	16.97'
C92	99.48'	300.00'	19°00'00"	S09°10'50"E	99.03'
C93	15.42'	325.00'	2°43'08"	S17°19'16"E	15.42'
C94	50.05'	325.00'	8°49'24"	S11°33'00"E	50.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C95	42.30'	325.00'	7°27'27"	S03°24'34"E	42.27'
C96	17.07'	275.00'	3°33'25"	N16°54'08"W	17.07'
C97	58.62'	275.00'	12°12'46"	N09°01'02"W	58.51'
C98	15.50'	275.00'	3°13'49"	N01°17'44"W	15.50'
C99	18.85'	12.00'	90°00'00"	S44°40'50"E	16.97'
C100	18.85'	12.00'	90°00'00"	N45°19'10"E	16.97'
C101	19.70'	12.54'	90°00'00"	N44°40'50"W	17.74'
C102	19.70'	12.54'	90°00'00"	S45°19'10"W	17.74'
C103	58.64'	240.00'	14°00'00"	S06°40'50"E	58.50'
C104	79.41'	325.00'	14°00'00"	S06°40'50"E	79.22'
C105	67.20'	275.00'	14°00'00"	N06°40'50"W	67.03'
C106	298.45'	900.00'	19°00'00"	N80°49'10"E	297.09'
C107	99.48'	900.00'	6°19'58"	N87°09'11"E	99.42'
C108	198.98'	900.00'	12°40'02"	N77°39'11"E	198.57'
C109	23.97'	875.00'	1°34'11"	S89°32'05"W	23.97'
C110	72.89'	875.00'	4°46'22"	S86°21'48"W	72.87'
C111	64.39'	875.00'	4°13'00"	S81°52'08"W	64.38'
C112	64.59'	875.00'	4°13'45"	S77°38'45"W	64.57'
C113	64.32'	875.00'	4°12'43"	S73°25'31"W	64.31'
C114	66.21'	925.00'	4°06'04"	N88°16'08"E	66.20'
C115	99.19'	925.00'	6°08'38"	N78°37'11"E	99.14'
C116	68.27'	925.00'	4°13'42"	N73°26'01"E	68.25'
C117	124.09'	2000.00'	3°33'18"	N73°05'49"E	124.07'
C118	114.72'	1975.00'	3°19'41"	N73°12'38"E	114.71'
C119	3.00'	2025.00'	0°05'06"	S71°21'43"W	3.00'
C120	50.01'	2025.00'	1°24'54"	S72°06'43"W	50.00'
C121	50.04'	2025.00'	1°24'57"	S73°31'38"W	50.04'
C122	22.60'	2025.00'	0°38'22"	S74°33'17"W	22.60'
C123	103.91'	1700.00'	3°30'08"	N76°37'32"E	103.90'
C124	67.06'	1675.00'	2°17'38"	N76°01'17"E	67.05'
C125	35.33'	1675.00'	1°12'30"	S77°46'21"W	35.33'
C126	29.05'	1725.00'	0°57'53"	S75°21'25"W	29.05'
C127	50.03'	1725.00'	1°39'42"	S76°40'13"W	50.02'
C128	26.37'	1725.00'	0°52'33"	S77°56'20"W	26.37'
C129	18.21'	12.00'	86°57'10"	S50°18'19"E	16.51'
C130	18.54'	12.00'	88°31'14"	N37°25'53"E	16.75'
C131	74.35'	300.00'	14°12'00"	N00°16'16"E	74.16'
C132	45.92'	275.00'	9°34'00"	S02°35'16"W	45.86'
C133	22.24'	275.00'	4°38'00"	S04°30'44"E	22.23'
C134	23.91'	325.00'	4°12'54"	N05°15'49"E	23.90'
C135	46.23'	325.00'	8°08'57"	N00°55'07"W	46.19'
C136	10.41'	325.00'	1°50'08"	N05°54'40"W	10.41'
C137	83.06'	300.00'	15°51'48"	N00°33'38"W	82.79'
C138	35.67'	425.00'	4°48'32"	S06°05'16"E	35.66'
C139	56.04'	425.00'	7°33'18"	S00°05'39"W	56.00'
C140	25.96'	425.00'	3°29'57"	S05°37'17"W	25.95'
C141	45.65'	375.00'	6°58'31"	N05°00'16"W	45.62'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C142	58.17'	375.00'	8°53'17"	N02°55'37"E	58.11'
C143	18.85'	12.00'	90°00'00"	S36°30'28"W	16.97'
C144	18.85'	12.00'	90°00'00"	N53°29'32"W	16.97'
C145	18.85'	12.00'	90°00'00"	S63°40'50"E	16.97'
C146	18.90'	12.00'	90°13'37"	N26°25'58"E	17.00'
C147	111.52'	290.00'	22°02'02"	S07°39'49"E	110.84'
C148	0.87'	265.00'	0°11'17"	S03°15'33"W	0.87'
C149	76.42'	265.00'	16°31'24"	S05°05'47"E	76.16'
C150	24.62'	265.00'	5°19'21"	S16°01'09"E	24.61'
C151	1.20'	315.00'	0°13'05"	N03°14'39"E	1.20'
C152	49.78'	315.00'	9°03'15"	N01°23'31"W	49.73'
C153	46.15'	315.00'	8°23'41"	N10°06'59"W	46.11'
C154	24.01'	315.00'	4°22'00"	N16°29'50"W	24.00'
C155	18.35'	12.00'	87°36'34"	S47°09'28"W	16.61'
C156	18.35'	12.00'	87°36'32"	N40°27'06"W	16.61'
C157	18.85'	12.00'	90°00'00"	S60°07'32"E	16.97'
C158	18.85'	12.00'	90°00'00"	N29°52'28"E	16.97'
C159	68.12'	240.00'	16°15'45"	S06°59'39"E	67.89'
C160	61.02'	215.00'	16°15'45"	S06°59'39"E	60.82'
C161	28.28'	265.00'	6°06'54"	N01°55'14"W	28.27'
C162	46.93'	265.00'	10°08'51"	N10°03'06"W	46.87'
C163	19.40'	12.00'	92°38'33"	S47°27'30"W	17.36'
C164	18.30'	12.00'	87°21'27"	N42°32'30"W	16.57'
C165	18.85'	12.00'	90°00'00"	N58°22'51"E	16.97'
C166	91.62'	240.00'	21°52'23"	S87°33'20"E	91.07'
C167	101.17'	265.00'	21°52'23"	S87°33'20"E	100.55'
C168	39.84'	215.00'	10°37'01"	S81°55'39"E	39.78'
C169	30.04'	215.00'	8°00'15"	N88°45'43"E	30.01'
C170	12.20'	215.00'	3°15'07"	N83°08'02"E	12.20'
C171	260.33'	850.00'	17°32'54"	S89°43'05"E	259.32'
C172	175.73'	850.00'	11°50'44"	S87°25'50"W	175.42'
C173	84.60'	850.00'	5°42'10"	N83°47'43"W	84.57'
C174	252.68'	825.00'	17°32'54"	S89°43'05"E	251.69'
C175	40.71'	875.00'	2°39'57"	S82°50'27"W	40.71'
C176	103.68'	875.00'	6°47'21"	S87°34'05"W	103.62'
C177	50.58'	875.00'	3°18'44"	N82°36'00"W	50.57'
C178	101.30'	1100.00'	5°16'36"	S83°34'56"E	101.27'
C179	103.61'	1125.00'	5°16'36"	S83°34'56"E	103.57'
C180	14.47'	1075.00'	0°46'17"	N81°14'47"W	14.47'
C181	84.53'	1075.00'	4°30'19"	N83°58'04"W	84.51'
C182	107.60'	2000.00'	3°04'57"	S87°45'42"E	107.59'
C183	108.94'	2025.00'	3°04'57"	S87°45'42"E	108.93'
C184	12.93'	1975.00'	0°22'30"	N86°24'29"W	12.93'
C185	93.32'	1975.00'	2°42'20"	N87°56'57"W	93.32'
C186	288.91'	1186.00'	13°57'27"	N12°17'52"E	288.20'

PRELIMINARY PLAT OF
SAGE FARMS FILING ONE

BEING LOT 2, SIPES M.L.D. #19-LAND3918 AND A TRACT OF LAND BEING A PORTION OF THE WEST HALF OF SECTION 9,
TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



100 0 100 200 300 Feet
(IN U.S. SURVEY FEET)
1 inch = 100 feet

**SEE SHEET 3 OF 15 SHEETS FOR
LEGEND AND CURVE AND LINE TABLES**



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than ten years after the date of the certificate shown hereon.

SECTION:	9
TOWNSHIP:	8 NORTH
RANGE:	68 WEST
DATE:	03/11/25
PROJECT:	24-0103
CLIENT:	SAGE HOMES
DRAWN BY:	L. SMITH
REVIEWED BY:	T. HELGERSON
SCALE:	1" = 100'



PRELIMINARY PLAT OF
SAGE FARMS FILING ONE
WELLINGTON, LARIMER COUNTY, COLORADO

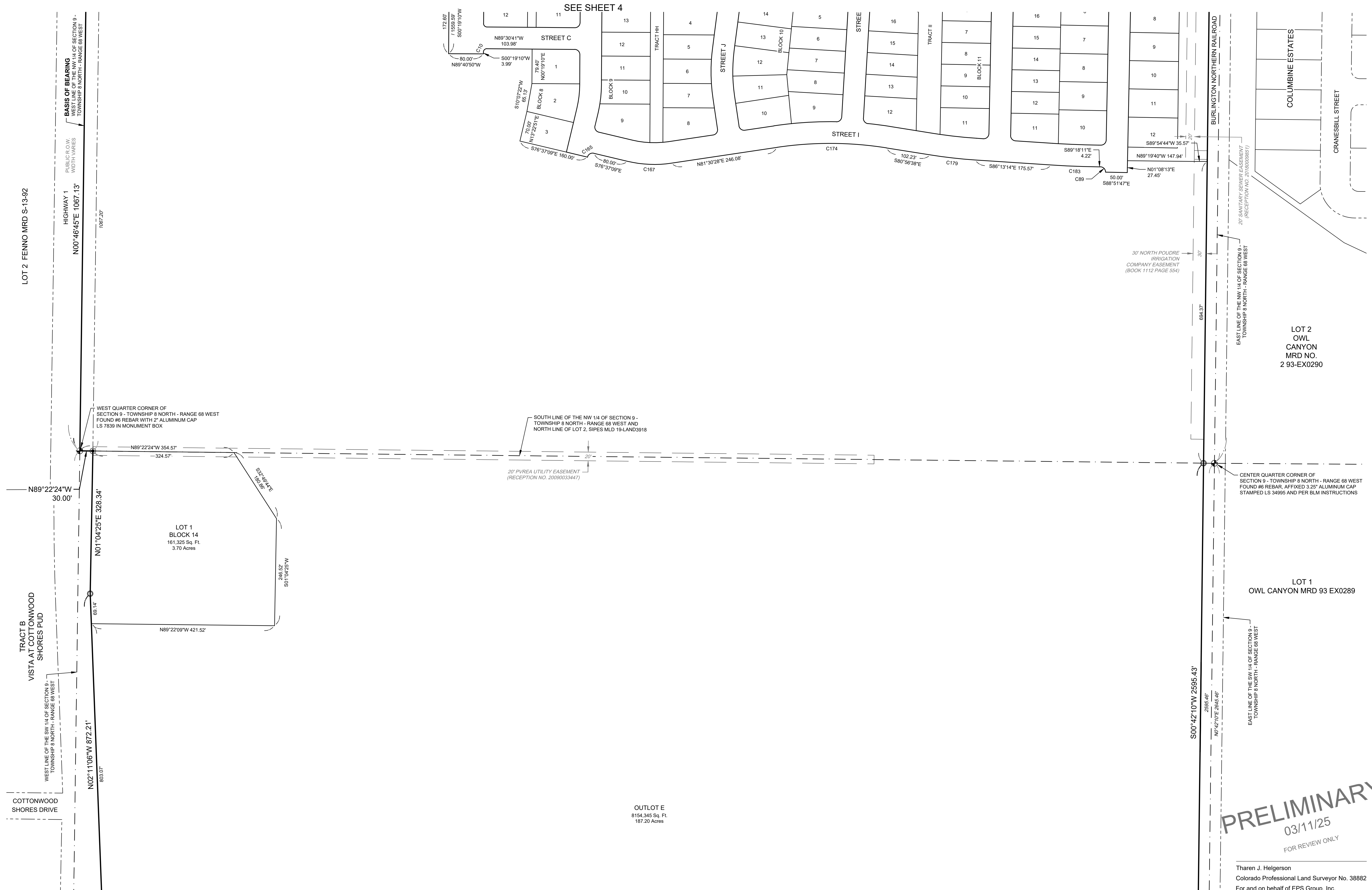
PRELIMINARY
03/11/25
FOR REVIEW ONLY

Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on behalf of EPS Group, Inc.

Sheet
4
Of 12 Sheets

PRELIMINARY PLAT OF SAGE FARMS FILING ONE

BEING LOT 2, SIPES M.L.D. #19-LAND3918 AND A TRACT OF LAND BEING A PORTION OF THE WEST HALF OF SECTION 9,
TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



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SECTION: 9	DATE: 03/11/25	CUSTOMER: SAGE HOMES	SCALE: 1" = 100'	TOWNSHIP: 8 NORTH	RANGE: 68 WEST OF 6TH PM
DRAWN BY: L. SMITH		REVIEWED BY: T. HELGERSON			



PRELIMINARY PLAT OF
SAGE FARMS FILING ONE
WELLINGTON, LARIMER COUNTY, COLORADO

Sheet
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Of 12 Sheets

PRELIMINARY PLAT OF
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BEING LOT 2, SIPES M.L.D. #19-LAND3918 AND A TRACT OF LAND BEING A PORTION OF THE WEST HALF OF SECTION 9,
TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 5

OUTLOT E
8154.345 Sq. Ft.
187.20 Acres



100 0 100 200 300 Feet
(IN U.S. SURVEY FEET)
1 inch = 100 feet

**SEE SHEET 3 OF 15 SHEETS FOR
LEGEND AND CURVE AND LINE TABLES**



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SECTION:	TOWNSHIP:	RANGE:
9	8 NORTH	68 WEST OF 6TH PM

PROJECT:	DATE:	SCALE:	REVIEWED BY:
24-0103	03/11/25	1" = 100'	T. HELGERSON
CLIENT:			
SAGE HOMES			
DRAWN BY:			
L. SMITH			



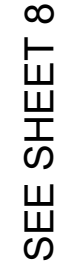
PRELIMINARY PLAT OF
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WELLINGTON, LARIMER COUNTY, COLORADO

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03/11/25
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Sheet
6
Of 12 Sheets

****SEE SHEET 3 OF 12 SHEETS FOR
LEGEND AND CURVE AND LINE TABLES****



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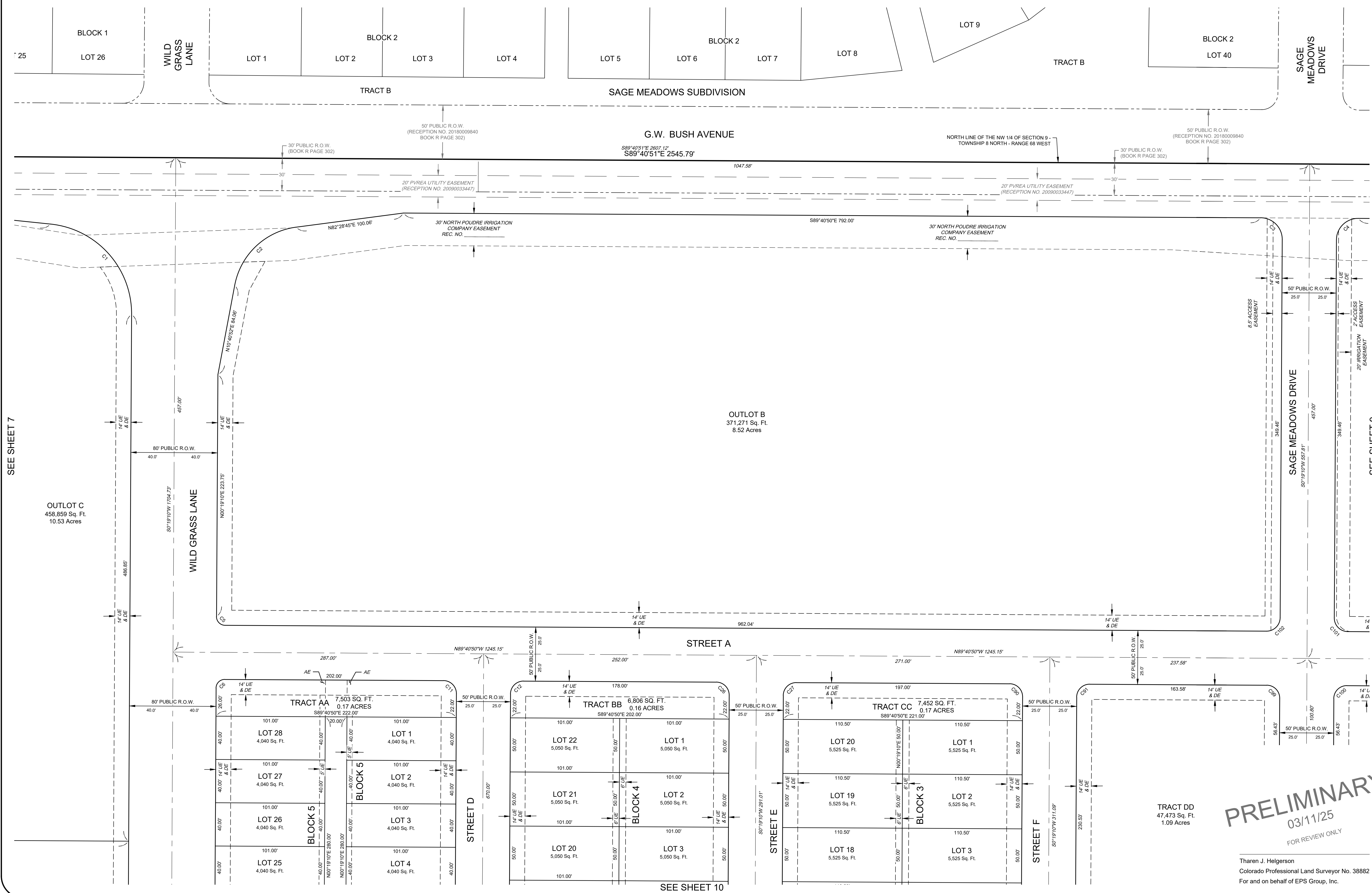
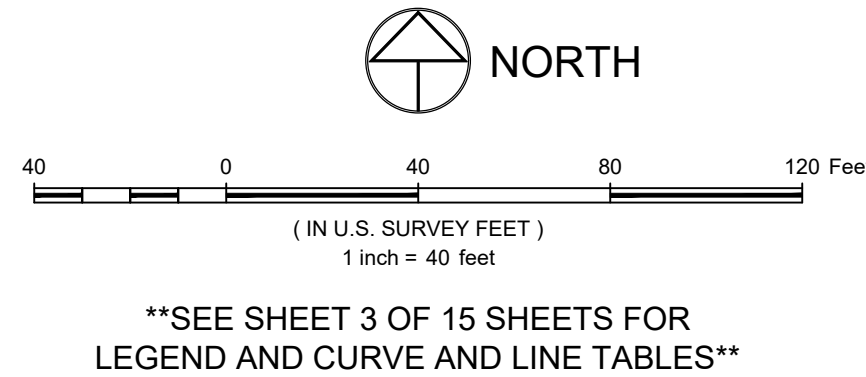
PROJECT: 24-0103	DATE: 03/11/25	SECTION: 9
CLIENT: SAGE HOMES	SCALE: 1" = 40'	TOWNSHIP: 8 NORTH
DRAWN BY: C. HARRIS	REVIEWED BY: T. HUFF APPROV:	RANGE: 10 EAST



PRELIMINARY PLAT OF
SAGE FARMS FILING ONE
WELLINGTON, LARIMER COUNTY, COLORADO

Sheet
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Of 12 Sheets

PRELIMINARY PLAT OF
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BEING LOT 2, SIPES M.L.D. #19-LAND3918 AND A TRACT OF LAND BEING A PORTION OF THE WEST HALF OF SECTION 9,
TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



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SECTION:	9
TOWNSHIP:	8 NORTH
RANGE:	68 WEST OF 6TH PM
PROJECT:	DATE: 03/11/25
CLIENT:	SCALE: 1" = 40'
SAGE HOMES	REVIEWED BY: T. HELGERSON
DRAWN BY: L. SMITH	

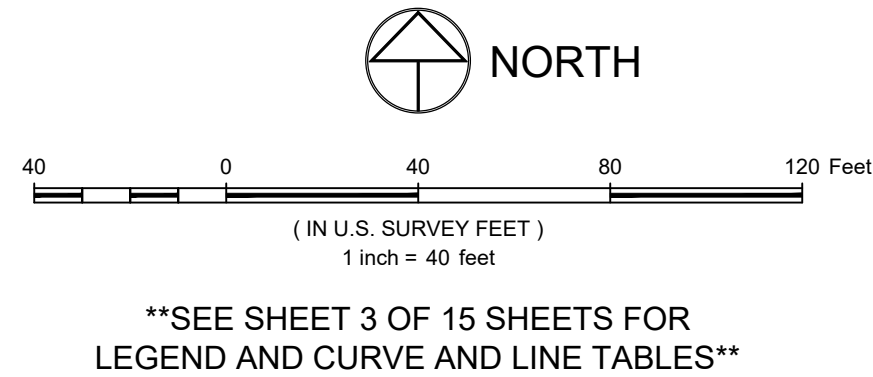


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WELLINGTON, LARIMER COUNTY, COLORADO

PRELIMINARY
03/11/25
FOR REVIEW ONLY

Tharen J. Helgersson
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TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



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PROJECT: 24-0103	DATE: 03/11/25	SECTION: 9
CLIENT: SAGE HOMES	SCALE: 1" = 40'	TOWNSHIP: 8 NORTH
DRAWN BY: L. SMITH	REVIEWED BY: T. HELGERSON	RANGE: 68 WEST



PRELIMINARY PLAT OF
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WELLINGTON, LARIMER COUNTY, COLORADO

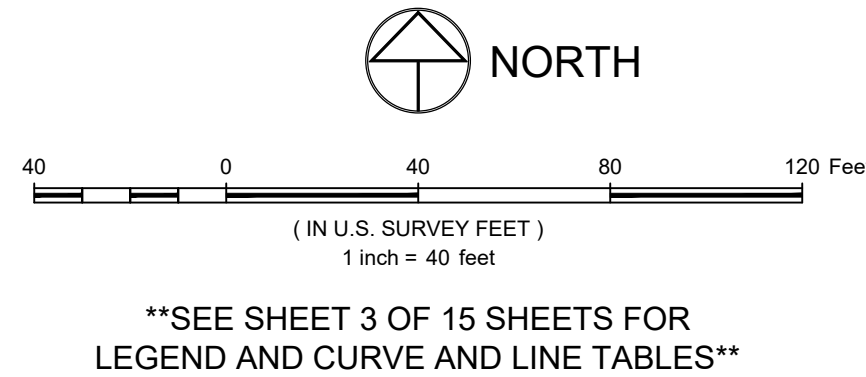
Sheet
9
Of 12 Sheets

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03/11/25
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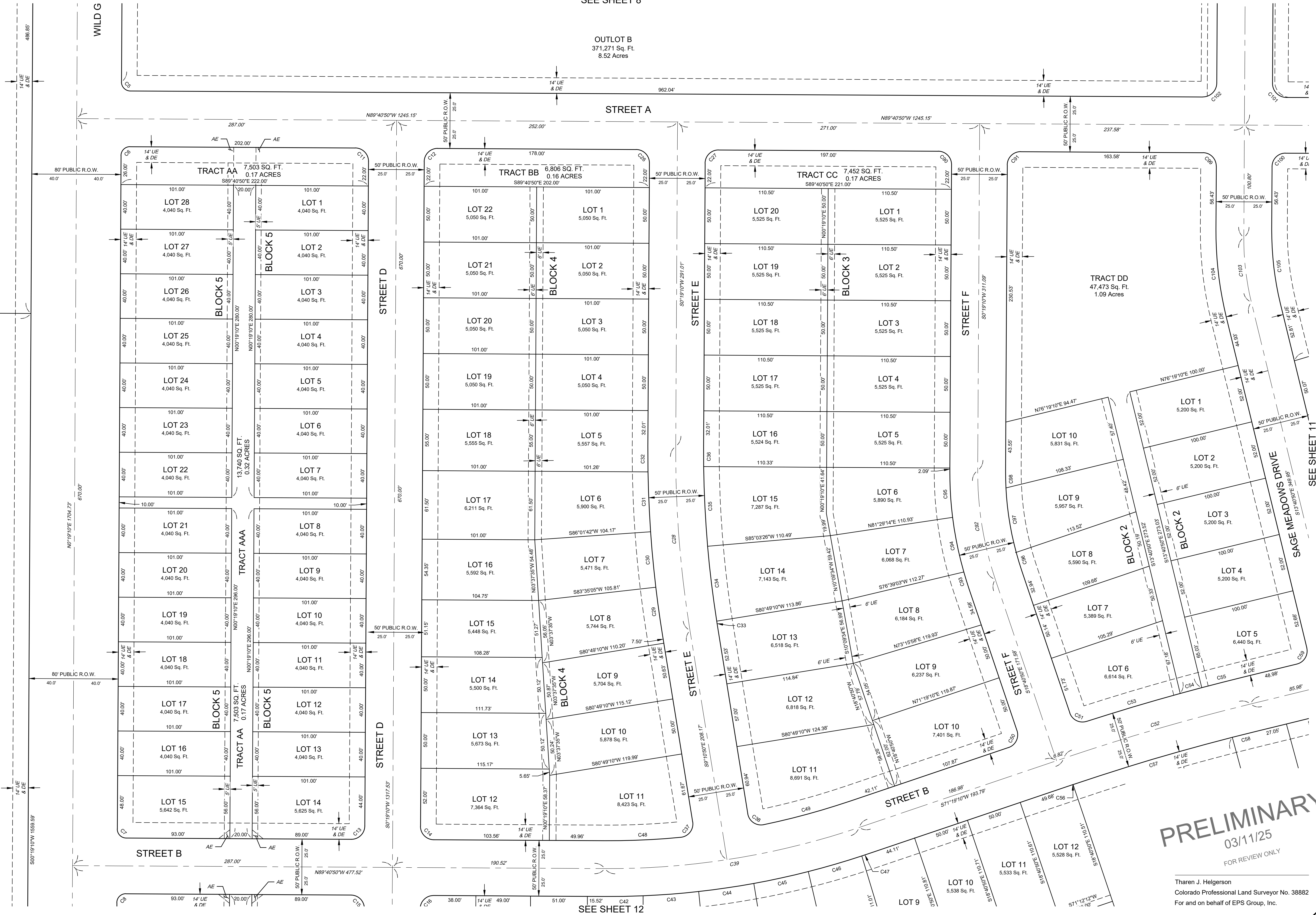
Tharen J. Helgersen
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TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 8



**SEE SHEET 3 OF 15 SHEETS FOR
LEGEND AND CURVE AND LINE TABLES**



SEE SHEET 4

OUTLOT D
615,874 Sq. Ft.
14.14 Acres
MULTI-FAMILY

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TOWNSHIP:	8 NORTH
RANGE:	68 WEST OF 6TH PW
PROJECT:	DATE: 03/11/25
CLIENT:	SCALE: 1" = 40'
DRAWN BY:	REVIEWED BY:
L. SMITH	T. HELGERSON



PRELIMINARY PLAT OF
SAGE FARMS FILING ONE
WELLINGTON, LARIMER COUNTY, COLORADO

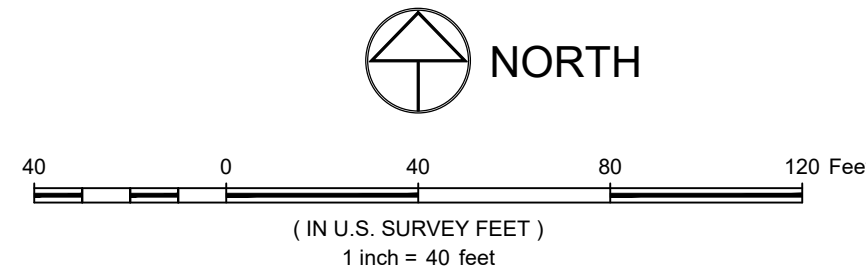
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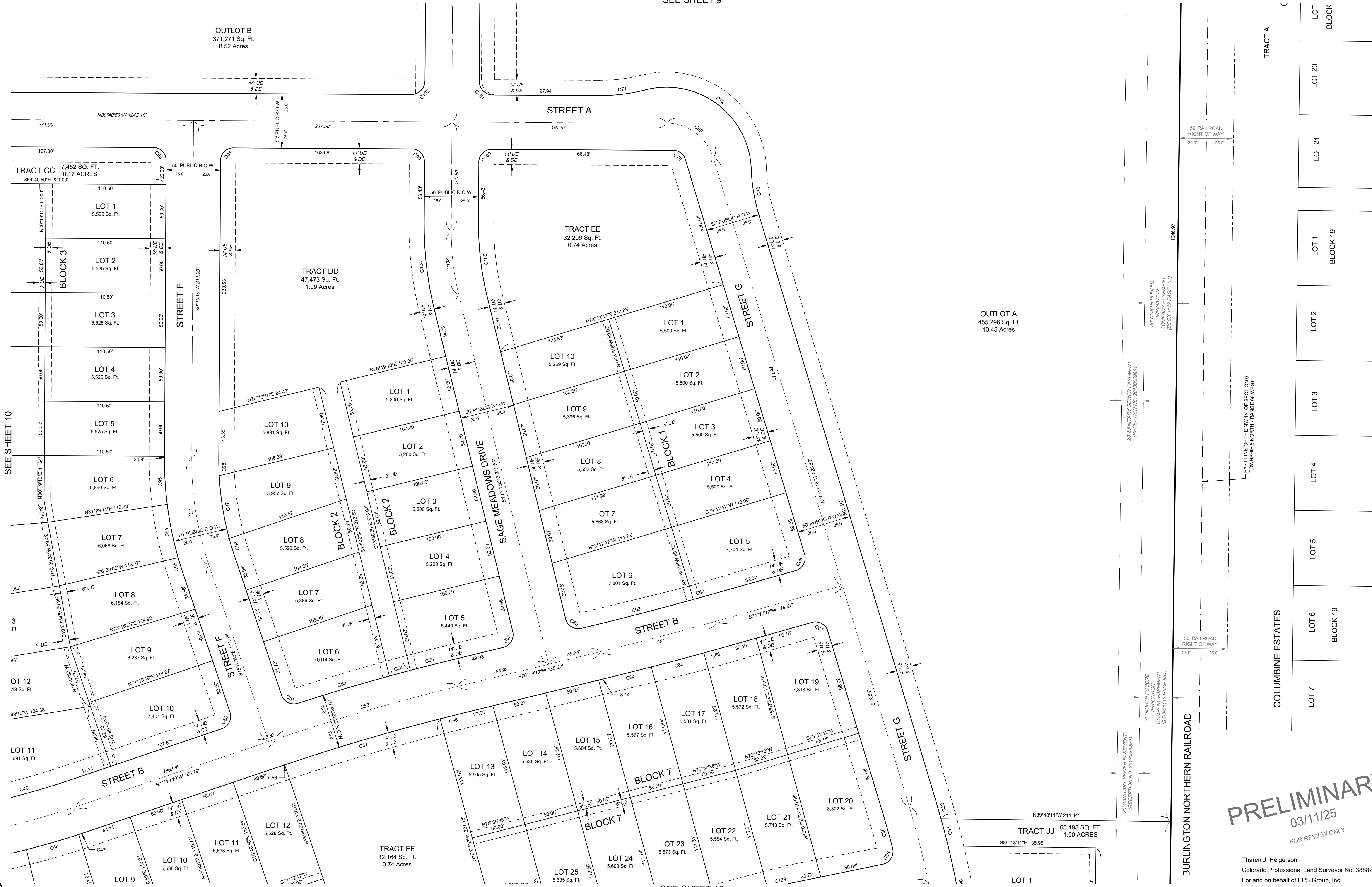
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SAGE FARMS FILING ONE

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SEE SHEET 9



**SEE SHEET 3 OF 15 SHEETS FOR
LEGEND AND CURVE AND LINE TABLES**



COLUMBINE ESTATES					TRACT A	
LOT 7	LOT 6 BLOCK 19	LOT 5	LOT 4	LOT 3	LOT 2	LOT 1 BLOCK 19
					LOT 21	LOT 20
					LOT BLOCK	

PRELIMINARY
03/11/25
FOR REVIEW ONLY

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PRELIMINARY PLAT OF
SAGE FARMS FILING ONE
WELLINGTON, LARIMER COUNTY, COLORADO

Sheet
11
Of 12 Sheets



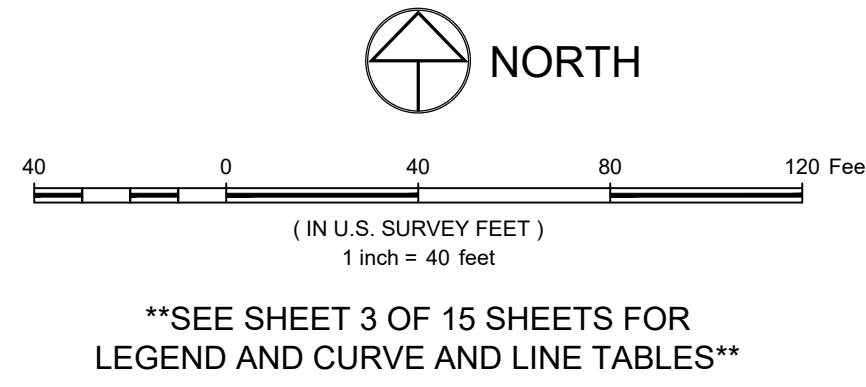
EPS GROUP
ARIZONA | COLORADO

PROJECT: 24-0103
CLIENT: SAGE HOMES
DRAWN BY: L. SMITH
REVIEWED BY: T. HELGERSON

DATE: 03/11/25
SCALE: 1" = 40'
TOWNSHIP: 8 NORTH
RANGE: 68 WEST OF 6TH PM

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DATE:	03/11/25
PROJECT:	24-0103
CLIENT:	SAGE HOMES
DRAWN BY:	L. SMITH
REVIEWED BY:	T. HELGERSON
SCALE:	1" = 40'
TOWNSHIP:	8 NORTH
RANGE:	68 WEST OF 6TH PW



PRELIMINARY PLAT OF
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WELLINGTON, LARIMER COUNTY, COLORADO

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40 0 40 80 120 Feet
(IN U.S. SURVEY FEET)
1 inch = 40 feet

**SEE SHEET 3 OF 15 SHEETS FOR
LEGEND AND CURVE AND LINE TABLES**



COLUMBINE ESTATES				
LOT 6	LOT 7	LOT 8	LOT 9	LOT 10
LOT 11	LOT 12	LOT 13	LOT 14	LOT 15

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PROJECT:	24-0103
CLIENT:	SAGE HOMES
DRAWN BY:	L. SMITH
SCALE:	1" = 40'
TOWNSHIP:	8 NORTH
RANGE:	68 WEST
REVIEWED BY:	T. HELGERSON

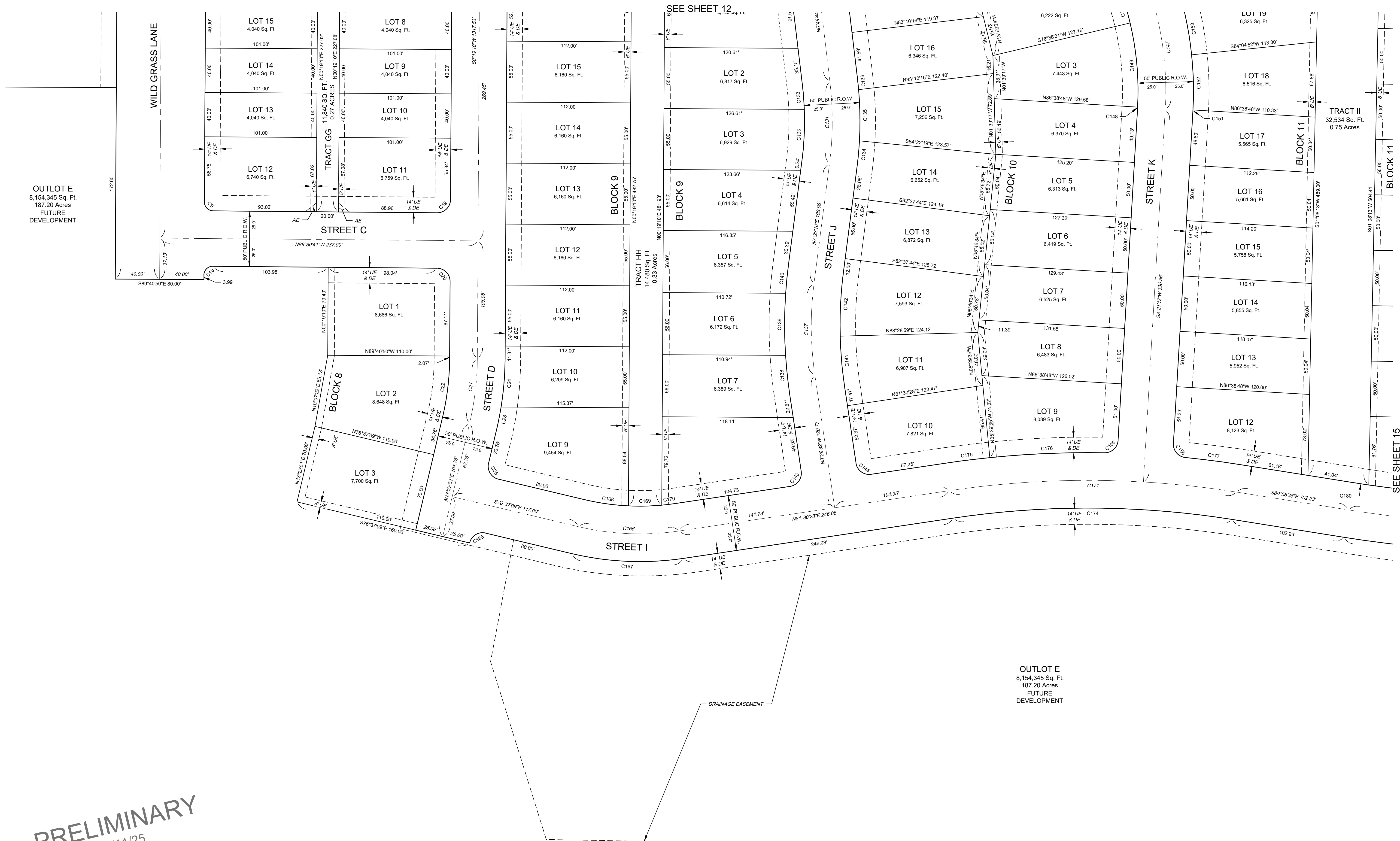
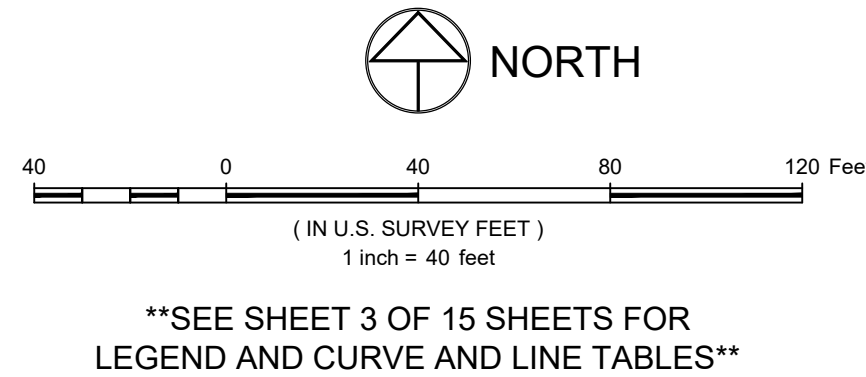


PRELIMINARY PLAT OF
SAGE FARMS FILING ONE
WELLINGTON, LARIMER COUNTY, COLORADO

Sheet
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Of 12 Sheets

PRELIMINARY PLAT OF
SAGE FARMS FILING ONE

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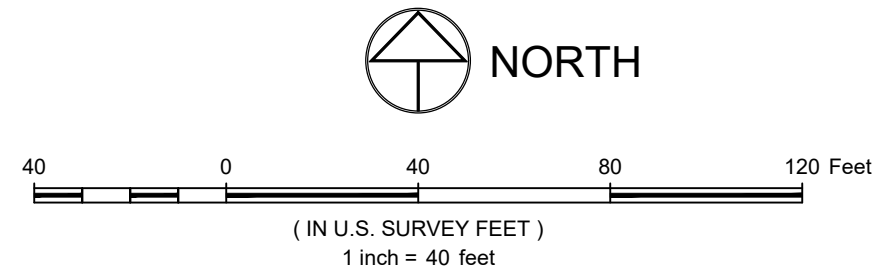
SECTION: 9	DATE: 03/11/25
TOWNSHIP: 8 NORTH	SCALE: 1" = 40'
RANGE: 68 WEST OF 6TH PW	REVIEWED BY: T. HELGERSON
PROJECT: 24-0103	CLIENT: SAGE HOMES
DRAWN BY: L. SMITH	



PRELIMINARY PLAT OF
SAGE FARMS FILING ONE
WELLINGTON, LARIMER COUNTY, COLORADO

PRELIMINARY PLAT OF
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**SEE SHEET 3 OF 15 SHEETS FOR
LEGEND AND CURVE AND LINE TABLES**



OUTLOT E
8,154,345 Sq. Ft.
187.20 Acres
FUTURE
DEVELOPMENT

LOT 2
OWL CANYON M.R.D.
NO. 2-93 EXO290

PRELIMINARY
03/11/25
FOR REVIEW ONLY

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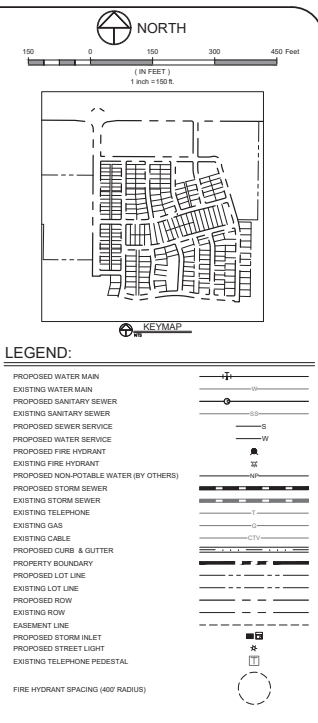
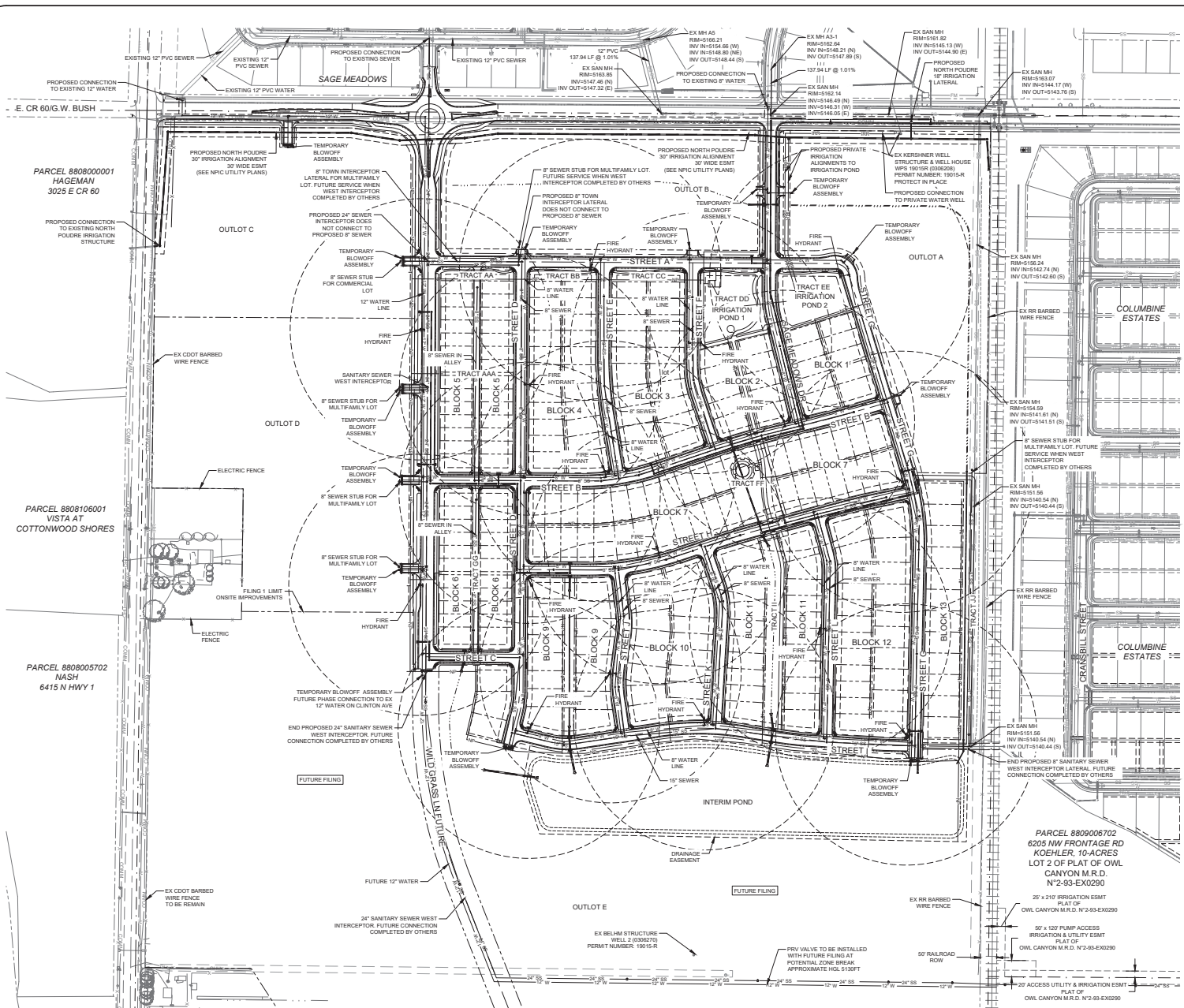
SECTION:	9
TOWNSHIP:	8 NORTH
RANGE:	68 WEST

PROJECT:	DATE:	SCALE:	REVIEWED BY:
24-0103	03/11/25	1" = 40'	T. HELGERSON
CLIENT:	SAGE HOMES		
DRAWN BY:	L. SMITH		



PRELIMINARY PLAT OF
SAGE FARMS FILING ONE
WELLINGTON, LARIMER COUNTY, COLORADO

Sheet
15
Of 12 Sheets



- NOTES:
1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE. WHEN SHOWN ON THESE DRAWINGS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
 2. ALL WATER CONSTRUCTION SHALL BE PER THE TOWN OF WELLINGTON STANDARD DESIGN CRITERIA AND STANDARD CONSTRUCTION REQUIREMENTS.
 3. ALL SEWER CONSTRUCTION SHALL BE PER THE TOWN OF WELLINGTON STANDARD DESIGN CRITERIA AND STANDARD CONSTRUCTION REQUIREMENTS.
 4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
 5. ALL WATER LINES SHALL HAVE A MINIMUM 4\"/>

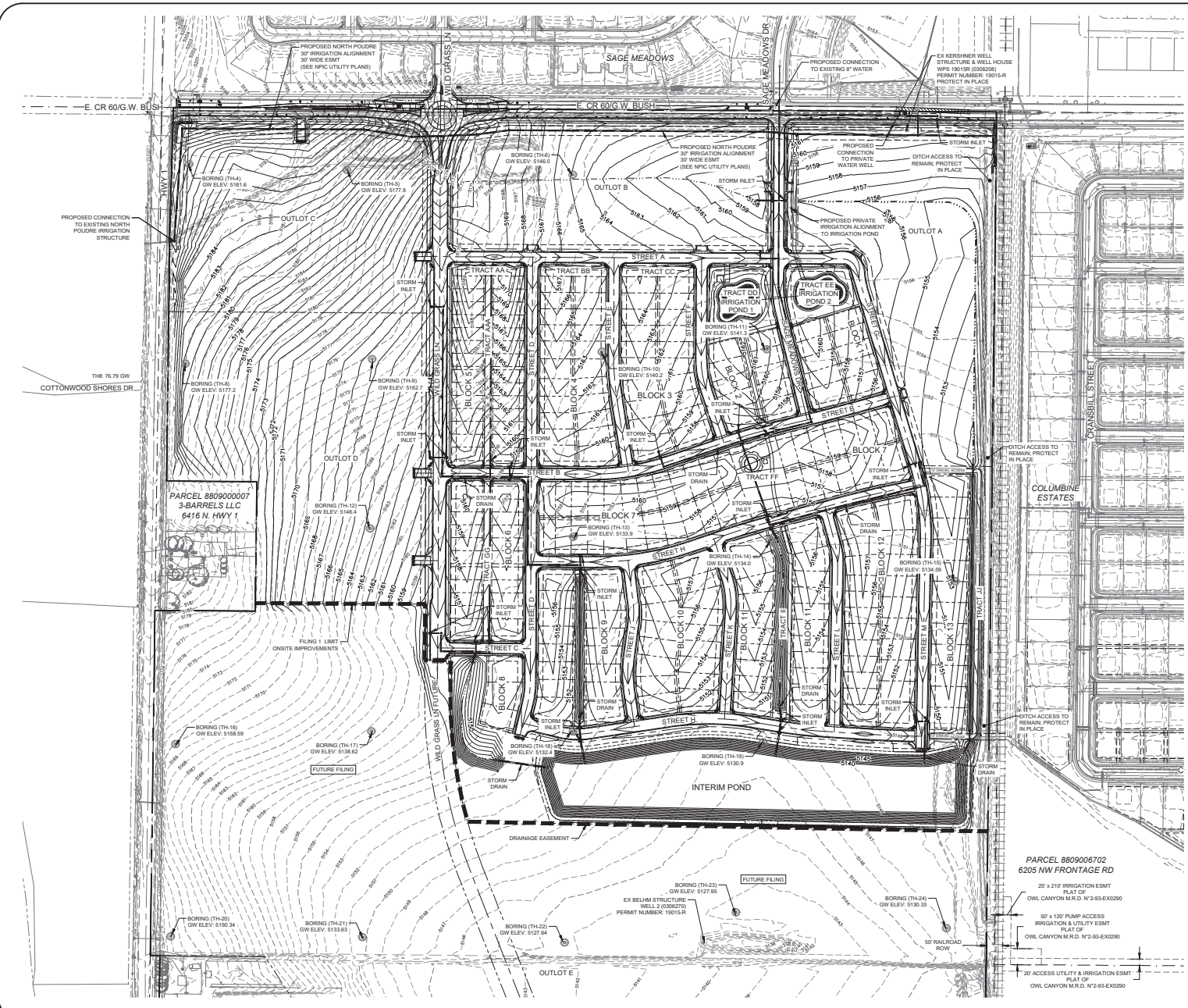


REVIEW SET
NOT FOR CONSTRUCTION
03/27/2025

DATE: MARCH 12, 2025
PROJECT: SAGE FARMS FILING 1
DESIGNED BY: A. ORTIZ
SCALE: 1" = 100'
DRAWN BY: M. JORDY
PROJECT: B. MARSHEN

SAGE FARMS FILING 1
OVERALL UTILITY PLAN

Sheet
6 of 55



LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SWALE
- PROPOSED GRADE BREAK
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED SLOPES
- PROPOSED CONCRETE CROSS PAN (TYP.)
- LOT TYPE

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
3. ALL PROJECT DATA IS ON VERTICAL DATUM NAVD83. SEE COVER SHEET FOR BENCHMARK REFERENCES.
4. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.
5. LOT GRADING IS DESIGNED FOR TYPICAL RECTANGULAR FOOTPRINT WITH DIMENSIONS AS SHOWN HEREON. SHOULD BUILDING FOOTPRINT CHANGE, GRADING SHALL BE ADJUSTED BY LOT PLAN FOR THE SPECIFIC FOOTPRINT. ALL MINIMUM OPENINGS SHALL BE A MINIMUM OF 18" ABOVE FRONT LOT ELEVATIONS AND LOT PLAN DESIGN SHALL MEET FPA GRADING GUIDELINES AND BUILDING CODE REQUIREMENTS.

KEYMAP

811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. OR CALL 800-4-A-DIG FOR THE WRITING OF UNDERGROUND MEMBER UTILITIES.

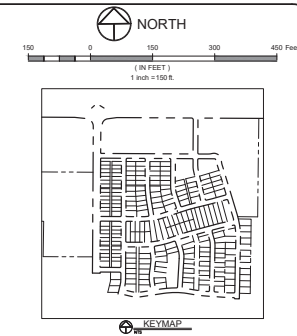
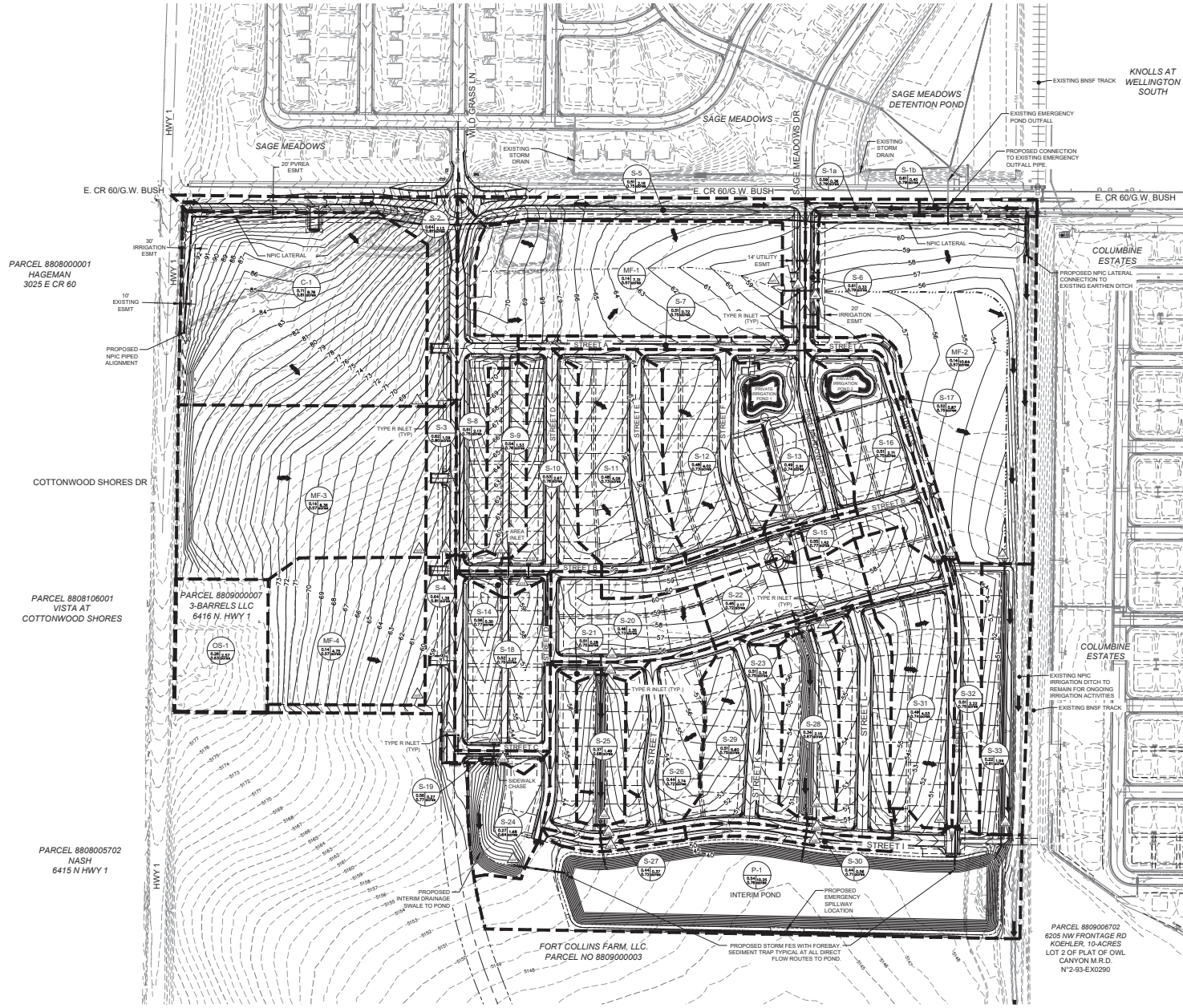
DATE: MARCH 12, 2025
PROJECT: SAGE FARMS FILING 1
SCALE: 1" = 100'
DESIGNED BY: A. ORTIZ
DRAWN BY: M. MARKS
CHECKED BY: B. MARKS

REVIEW SET
NOT FOR CONSTRUCTION
03/12/2025

EPS GROUP
NORTHERN ENGINEERING
1000 22nd Street, Suite 100, Boulder, CO 80502
(303) 440-1000

SAGE FARMS FILING 1
OVERALL GRADING PLAN
Sheet 16 of 55

DESIGNED BY: SAGE FARMS, INC. 10000 E. 10TH AVE., SUITE 100, DENVER, CO 80231
DRAWN BY: B. MARSHEN
CHECKED BY: A. CHAGG
PROJECT NO.: 24-0103
DATE: MARCH 12, 2025
SCALE: 1" = 100'
SHEET NO.: 55 OF 55



- LEGEND:**
- PROPOSED STORM SEWER
 - PROPOSED INLET
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - PROPOSED SWALE
 - PROPOSED CURB & GUTTER
 - PROPERTY BOUNDARY
 - DESIGN POINT
 - FLOW ARROW
 - DRAINAGE BASIN LABEL
 - DRAINAGE BASIN BOUNDARY
 - PROPOSED SWALE SECTION

NOTES:

1. REFER TO THE PRELIMINARY DRAINAGE REPORT, DATED MARCH 2025 BY EPS GROUP INC. FOR ADDITIONAL INFORMATION.

RATIONAL CALCULATIONS:

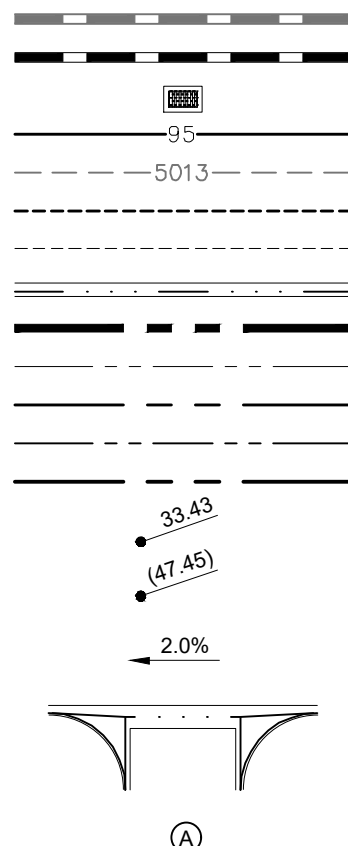
Basin ID	Basin Area (acres)	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	C14	C15	C16	C17	C18	C19	C20	C21	C22	C23	C24	C25	C26	C27	C28	C29	C30	C31	C32	C33	C34	C35	C36	C37	C38	C39	C40	C41	C42	C43	C44	C45	C46	C47	C48	C49	C50	C51	C52	C53	C54	C55	C56	C57	C58	C59	C60	C61	C62	C63	C64	C65	C66	C67	C68	C69	C70	C71	C72	C73	C74	C75	C76	C77	C78	C79	C80	C81	C82	C83	C84	C85	C86	C87	C88	C89	C90	C91	C92	C93	C94	C95	C96	C97	C98	C99	C100	C101	C102	C103	C104	C105	C106	C107	C108	C109	C110	C111	C112	C113	C114	C115	C116	C117	C118	C119	C120	C121	C122	C123	C124	C125	C126	C127	C128	C129	C130	C131	C132	C133	C134	C135	C136	C137	C138	C139	C140	C141	C142	C143	C144	C145	C146	C147	C148	C149	C150	C151	C152	C153	C154	C155	C156	C157	C158	C159	C160	C161	C162	C163	C164	C165	C166	C167	C168	C169	C170	C171	C172	C173	C174	C175	C176	C177	C178	C179	C180	C181	C182	C183	C184	C185	C186	C187	C188	C189	C190	C191	C192	C193	C194	C195	C196	C197	C198	C199	C200	C201	C202	C203	C204	C205	C206	C207	C208	C209	C210	C211	C212	C213	C214	C215	C216	C217	C218	C219	C220	C221	C222	C223	C224	C225	C226	C227	C228	C229	C230	C231	C232	C233	C234	C235	C236	C237	C238	C239	C240	C241	C242	C243	C244	C245	C246	C247	C248	C249	C250	C251	C252	C253	C254	C255	C256	C257	C258	C259	C260	C261	C262	C263	C264	C265	C266	C267	C268	C269	C270	C271	C272	C273	C274	C275	C276	C277	C278	C279	C280	C281	C282	C283	C284	C285	C286	C287	C288	C289	C290	C291	C292	C293	C294	C295	C296	C297	C298	C299	C300	C301	C302	C303	C304	C305	C306	C307	C308	C309	C310	C311	C312	C313	C314	C315	C316	C317	C318	C319	C320	C321	C322	C323	C324	C325	C326	C327	C328	C329	C330	C331	C332	C333	C334	C335	C336	C337	C338	C339	C340	C341	C342	C343	C344	C345	C346	C347	C348	C349	C350	C351	C352	C353	C354	C355	C356	C357	C358	C359	C360	C361	C362	C363	C364	C365	C366	C367	C368	C369	C370	C371	C372	C373	C374	C375	C376	C377	C378	C379	C380	C381	C382	C383	C384	C385	C386	C387	C388	C389	C390	C391	C392	C393	C394	C395	C396	C397	C398	C399	C400	C401	C402	C403	C404	C405	C406	C407	C408	C409	C410	C411	C412	C413	C414	C415	C416	C417	C418	C419	C420	C421	C422	C423	C424	C425	C426	C427	C428	C429	C430	C431	C432	C433	C434	C435	C436	C437	C438	C439	C440	C441	C442	C443	C444	C445	C446	C447	C448	C449	C450	C451	C452	C453	C454	C455	C456	C457	C458	C459	C460	C461	C462	C463	C464	C465	C466	C467	C468	C469	C470	C471	C472	C473	C474	C475	C476	C477	C478	C479	C480	C481	C482	C483	C484	C485	C486	C487	C488	C489	C490	C491	C492	C493	C494	C495	C496	C497	C498	C499	C500	C501	C502	C503	C504	C505	C506	C507	C508	C509	C510	C511	C512	C513	C514	C515	C516	C517	C518	C519	C520	C521	C522	C523	C524	C525	C526	C527	C528	C529	C530	C531	C532	C533	C534	C535	C536	C537	C538	C539	C540	C541	C542	C543	C544	C545	C546	C547	C548	C549	C550	C551	C552	C553	C554	C555	C556	C557	C558	C559	C560	C561	C562	C563	C564	C565	C566	C567	C568	C569	C570	C571	C572	C573	C574	C575	C576	C577	C578	C579	C580	C581	C582	C583	C584	C585	C586	C587	C588	C589	C590	C591	C592	C593	C594	C595	C596	C597	C598	C599	C600	C601	C602	C603	C604	C605	C606	C607	C608	C609	C610	C611	C612	C613	C614	C615	C616	C617	C618	C619	C620	C621	C622	C623	C624	C625	C626	C627	C628	C629	C630	C631	C632	C633	C634	C635	C636	C637	C638	C639	C640	C641	C642	C643	C644	C645	C646	C647	C648	C649	C650	C651	C652	C653	C654	C655	C656	C657	C658	C659	C660	C661	C662	C663	C664	C665	C666	C667	C668	C669	C670	C671	C672	C673	C674	C675	C676	C677	C678	C679	C680	C681	C682	C683	C684	C685	C686	C687	C688	C689	C690	C691	C692	C693	C694	C695	C696	C697	C698	C699	C700	C701	C702	C703	C704	C705	C706	C707	C708	C709	C710	C711	C712	C713	C714	C715	C716	C717	C718	C719	C720	C721	C722	C723	C724	C725	C726	C727	C728	C729	C730	C731	C732	C733	C734	C735	C736	C737	C738	C739	C740	C741	C742	C743	C744	C745	C746	C747	C748	C749	C750	C751	C752	C753	C754	C755	C756	C757	C758	C759	C760	C761	C762	C763	C764	C765	C766	C767	C768	C769	C770	C771	C772	C773	C774	C775	C776	C777	C778	C779	C780	C781	C782	C783	C784	C785	C786	C787	C788	C789	C790	C791	C792	C793	C794	C795	C796	C797	C798	C799	C800	C801	C802	C803	C804	C805	C806	C807	C808	C809	C810	C811	C812	C813	C814	C815	C816	C817	C818	C819	C820	C821	C822	C823	C824	C825	C826	C827	C828	C829	C830	C831	C832	C833	C834	C835	C836	C837	C838	C839	C840	C841	C842	C843	C844	C845	C846	C847	C848	C849	C850	C851	C852	C853	C854	C855	C856	C857	C858	C859	C860	C861	C862	C863	C864	C865	C866	C867	C868	C869	C870	C871	C872	C873	C874	C875	C876	C877	C878	C879	C880	C881	C882	C883	C884	C885	C886	C887	C888	C889	C890	C891	C892	C893	C894	C895	C896	C897	C898	C899	C900	C901	C902	C903	C904	C905	C906	C907	C908	C909	C910	C911	C912	C913	C914	C915	C916	C917	C918	C919	C920	C921	C922	C923	C924	C925	C926	C927	C928	C929	C930	C931	C932	C933	C934	C935	C936	C937	C938	C939	C940	C941	C942	C943	C944	C945	C946	C947	C948	C949	C950	C951	C952	C953	C954	C955	C956	C957	C958	C959	C960	C961	C962	C963	C964	C965	C966	C967	C968	C969	C970	C971	C972	C973	C974	C975	C976	C977	C978	C979	C980	C981	C982	C983	C984	C985	C986	C987	C988	C989	C990	C991	C992	C993	C994	C995	C996	C997	C998	C999	C1000	C1001	C1002	C1003	C1004	C1005	C1006	C1007	C1008	C1009	C1010	C1011	C1012	C1013	C1014	C1015	C1016	C10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ment G

(IN FEET)
1 inch = 150 ft.



EXISTING STORM SEWER
PROPOSED STORM SEWER
PROPOSED STORM INLET
PROPOSED CONTOUR
EXISTING CONTOUR
PROPOSED SWALE
PROPOSED GRADE BREAK
PROPOSED CURB & GUTTER
PROPERTY BOUNDARY
EXISTING LOT LINE
EXISTING RIGHT OF WAY
PROPOSED LOT LINE
PROPOSED RIGHT OF WAY
PROPOSED SPOT ELEVATION
EXISTING SPOT ELEVATION



1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
3. ALL PROJECT DATA IS ON VERTICAL DATUM; NAVD83. SEE COVER SHEET FOR BENCHMARK REFERENCES.
4. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.
5. LOT GRADING IS DESIGNED FOR TYPICAL RECTANGULAR FOOTPRINT WITH DIMENSIONS AS SHOWN HEREON, SHOULD BUILDING FOOTPRINT CHANGE, GRADING SHALL BE ADJUSTED BY PLOT PLAN FOR THE SPECIFIC FOOTPRINT. ALL MINIMUM OPENINGS SHALL BE A MINIMUM OF 18" ABOVE FRONT LOT ELEVATIONS AND PLOT PLAN DESIGN. SHALL MEET FHWA GUIDELINES AND BUILDING CODE REQUIREMENTS.

10' TRAIL

10' SIDEWALK



Know what's below.
Call before you dig.
2 BUSINESS DAYS IN ADVANCE BEFORE YOU
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

SAGE FARMS FILING 1

OVERALL GRADING PLAN

Sheet
6 of 55

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless signed and sealed by a Professional Engineer in the employ of Northern Engineering Services, Inc.

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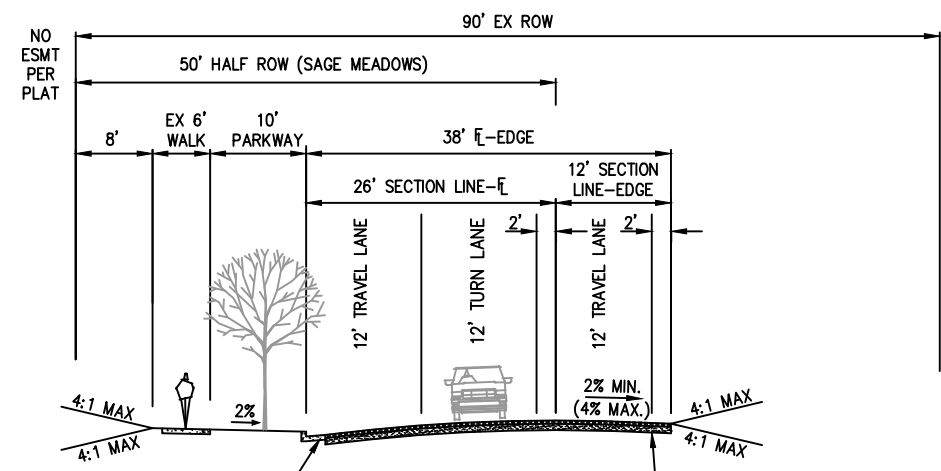
PROJECT: 24-0103	DESIGNED BY: A. ORTIZ	DATE: MARCH 12, 2025
		SCALE: 1" = 150'
DRAWN BY: M. MOKVYTS		PROJECT MANAGER: D. MATHURAN

No. _____ Revisions: _____ By: _____ Date: _____

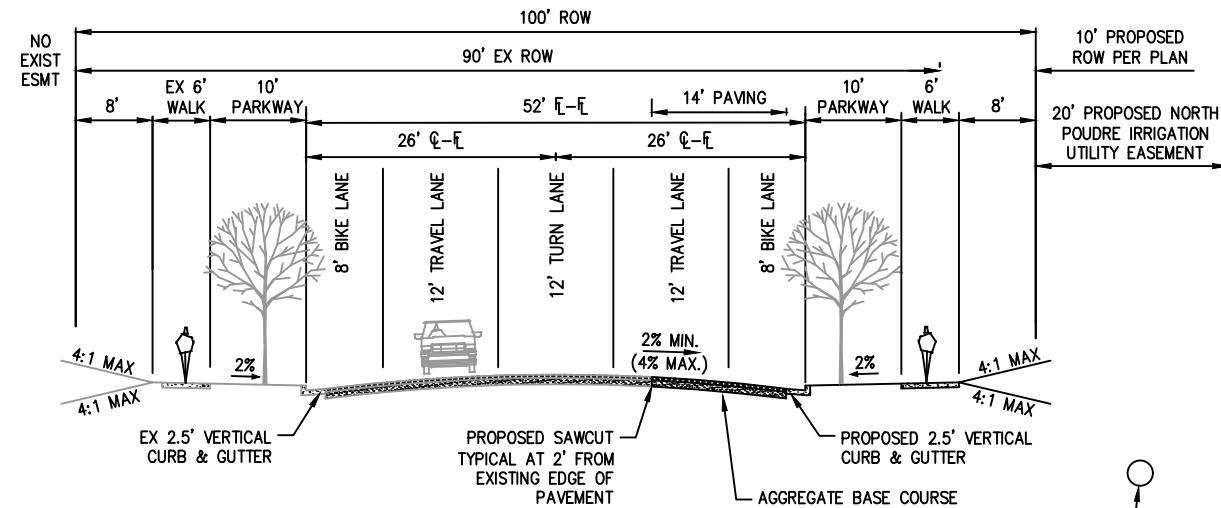
REVIEW SET

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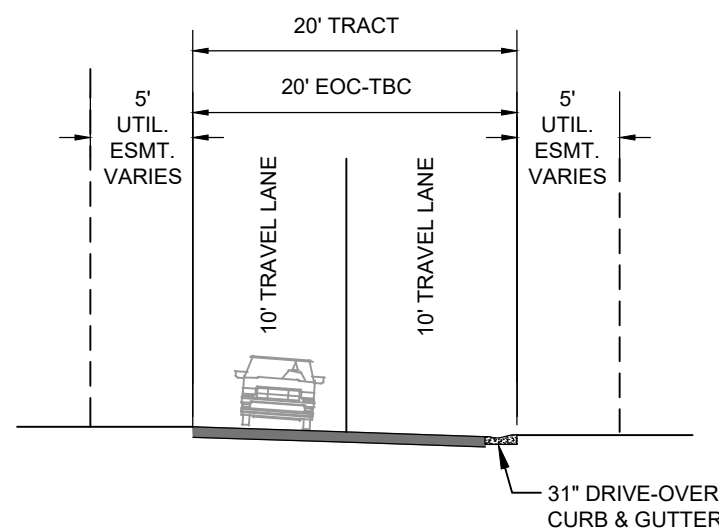
27 JUN 2025



EXISTING G.W. BUSH AVENUE (EAST COUNTY ROAD 60)
(100' RIGHT-OF-WAY - ARTERIAL)

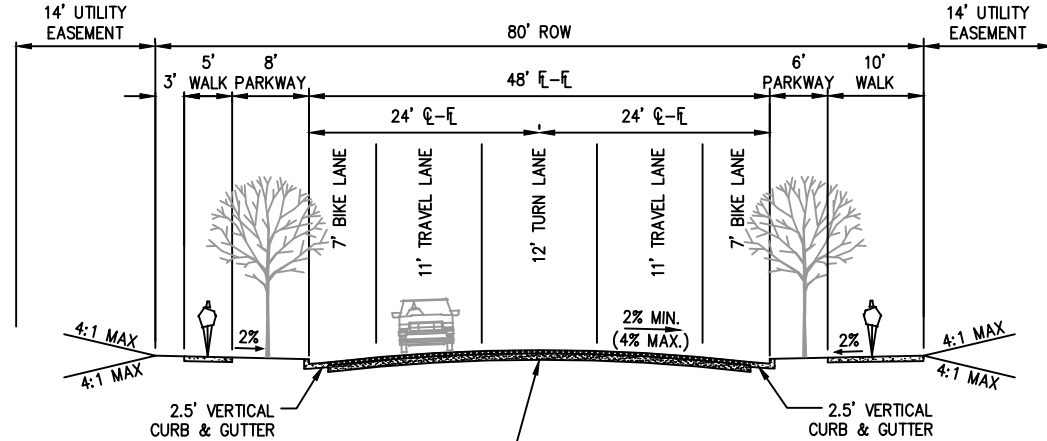
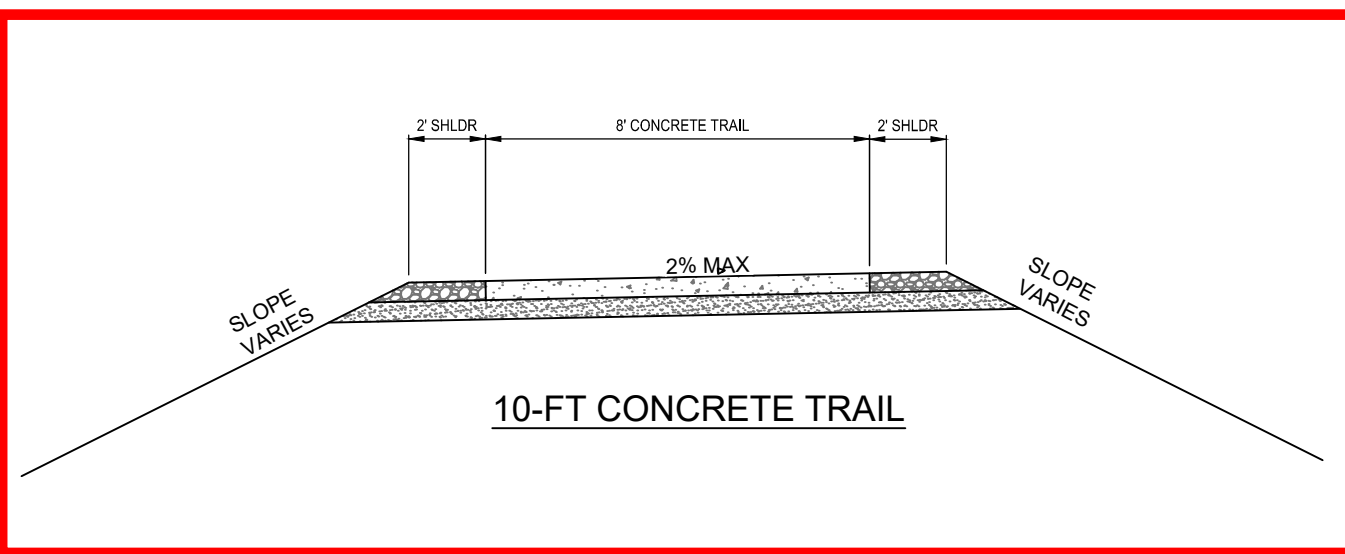


G.W. BUSH AVENUE (EAST COUNTY ROAD 60) FULL BUILD-OUT
(100' RIGHT-OF-WAY - ARTERIAL)



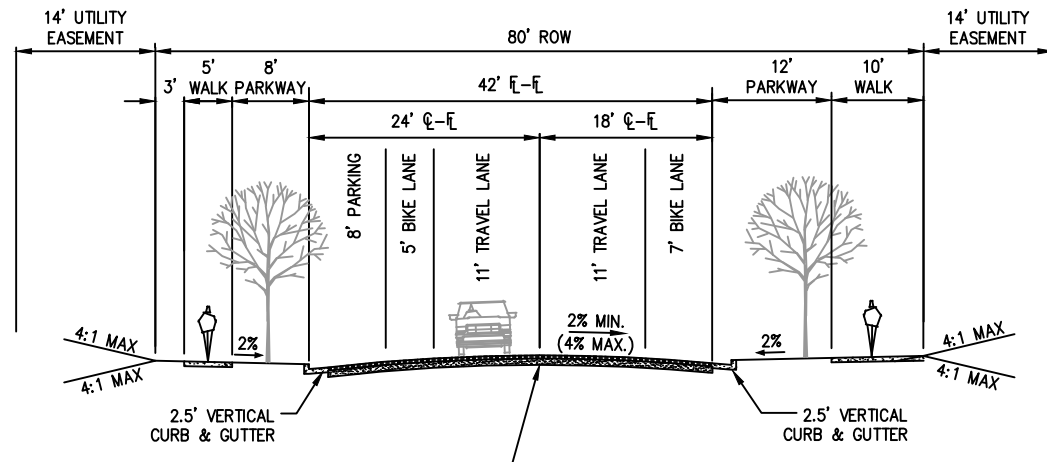
ALLEY OPTION B - FROM PUD

ALLEY A
ALLEY B



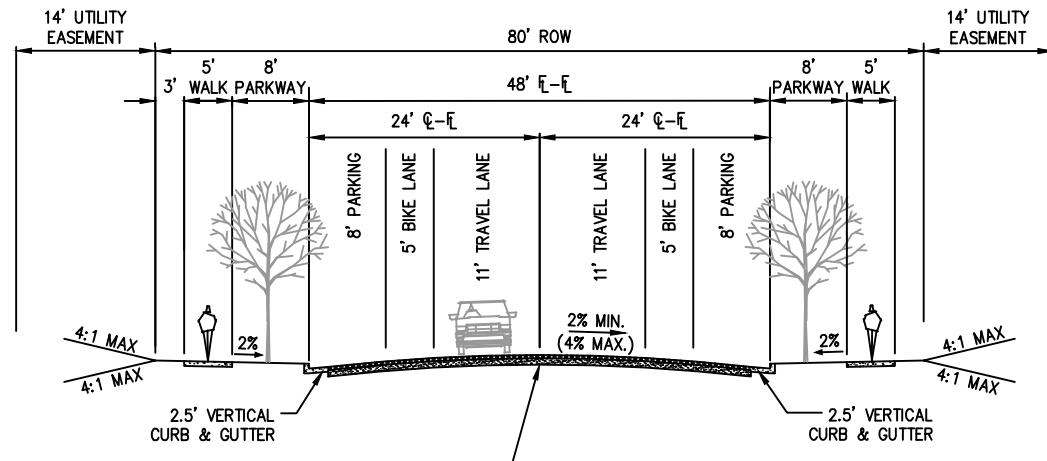
MINOR COLLECTOR STREET - FROM PUD
INTERSECTIONS
(80' RIGHT-OF-WAY)
(SOUTHBOUND)

- WILD GRASS LN (STA:10+00.00 - 14+57.00)



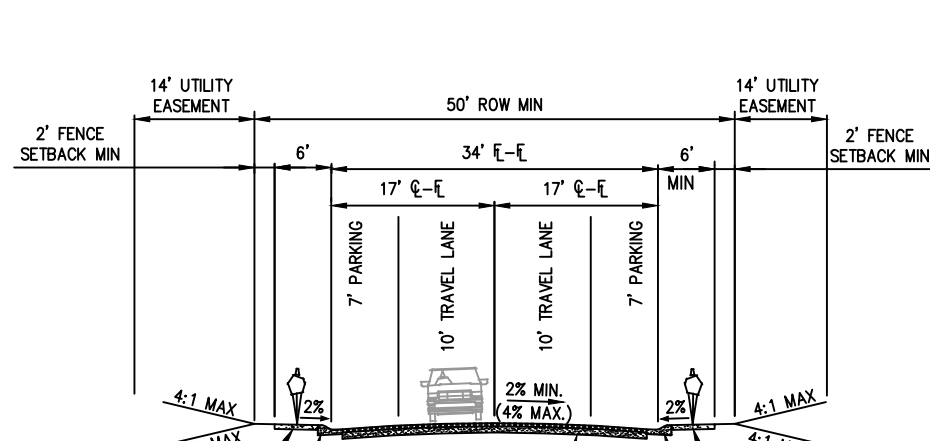
MODIFIED MINOR COLLECTOR STREET
(80' RIGHT-OF-WAY)
(SOUTHBOUND)

- WILD GRASS LN (STA:14+57.00 - 25+32.13)



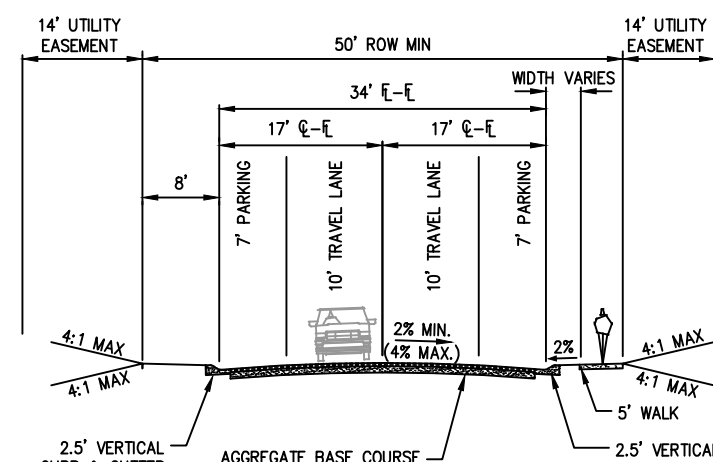
MINOR COLLECTOR STREET - FROM PUD
(80' RIGHT-OF-WAY)
(SOUTHBOUND)

- WILD GRASS LN (STA:25+32.13 - 27+04.73)



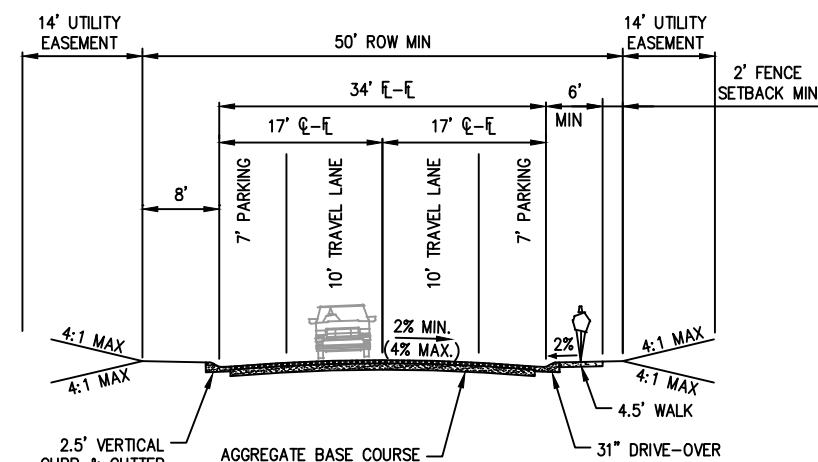
RESIDENTIAL LOCAL STREET - FROM PUD
ATTACHED SIDEWALK
(50' RIGHT-OF-WAY)

- STREET G (STA:29+49.92 - 38+14.15)
- STREET B
- STREET D
- STREET E
- STREET F
- SAGE MEADOWS DR



MODIFIED RESIDENTIAL LOCAL STREET
DETACHED SIDEWALK
(50' RIGHT-OF-WAY)
(EASTBOUND)

- STREET A (STA: 10+00.00 - 22+93.04)



MODIFIED RESIDENTIAL LOCAL STREET
DETACHED SIDEWALK
(50' RIGHT-OF-WAY)
(SOUTHBOUND)

- STREET G (STA: 22+93.04 - 29+49.92)

CRITERIA:
ROADWAY WIDTH: 34' WIDE (WITH PARKING).
RIGHT OF WAY WIDTH: 50' MIN. (PLUS 28' (MIN.) UTILITY EASEMENT).
BIKE LANES: SHARE STREET.
PARKING: TWO LANES 7' WIDE SHARED WITH BIKES.
PARKWAY: NOT REQUIRED; 8' MIN. WIDTH WHERE USED.
SIDEWALK: 9' (MIN.) WIDTH ATTACHED OR DETACHED. ADDITIONAL WIDTH MAY BE REQUIRED WITHIN AND LEADING TO ACTIVITY AREAS.
MEDIAN: NONE. ADDITIONAL WIDTH REQUIRED FOR DEVELOPMENT REQUESTING MEDIANS.
DESIGN SPEED: 25 MPH.
SPEED LIMIT: 15 MPH.
ACCESS: NO LIMIT.
FENCES: SETBACK A MINIMUM OF 2' FROM THE EDGE OF THE SIDEWALK.
PARKWAY LANDSCAPING: TREE, LAWN, MEDIAN, AND BUFFER AREA LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR HOA.
CURB AND GUTTER: VERTICAL, ROLL-OVER, OR DRIVEOVER.

REVIEW SET
NOT FOR CONSTRUCTION
03/12/2025

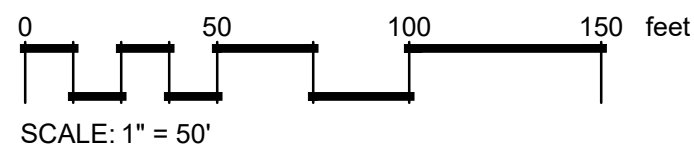
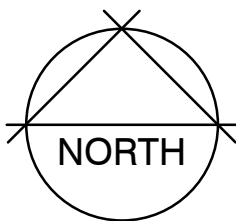
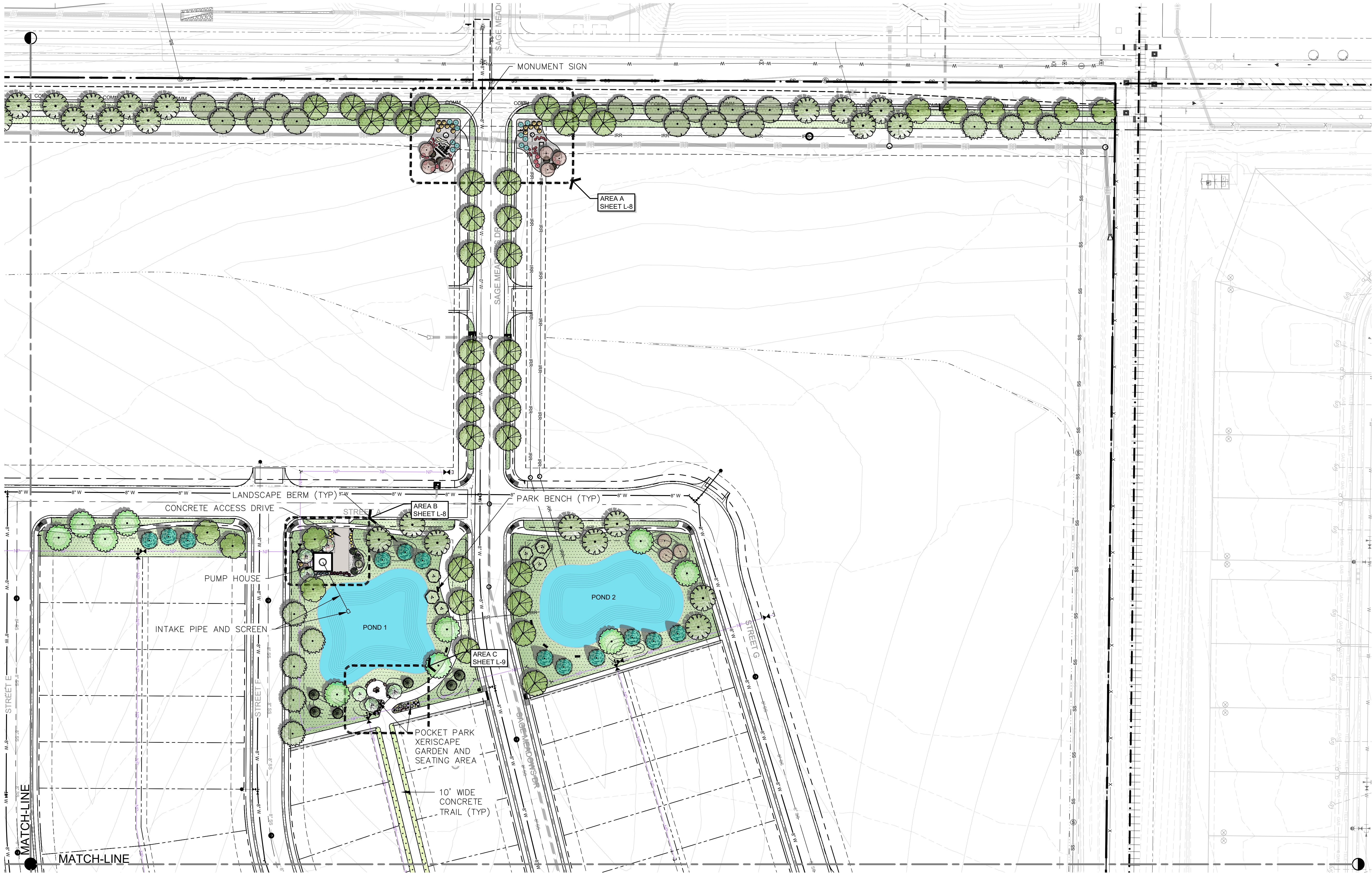
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NORTHERN ENGINEERING
EPS GROUP
970.221.4158
PORT COLLINS | GREELEY | MEDA | GLOVER | TUCSON | NORTH FREDONT | FORT WORTH

PROJECT: 24-0103
DATE: MARCH 12, 2025
DESIGNED BY: A. ORTIZ
DRAWN BY: M. KOKYITS
SCALE: NA
PROJECT MANAGER: B. MATHISEN

SAGE FARMS FILING 1
TYPICAL STREET SECTIONS

Sheet
3 of 55



SAGE FARMS PUD
Wellington, Colorado

Landscape Plan

SHEET:

L-2

DATE:

NO. REVISIONS:

PROJECT NUMBER:
C530

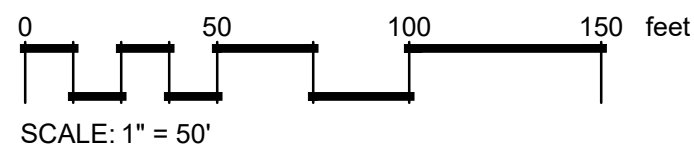
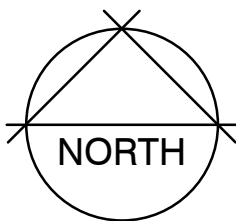
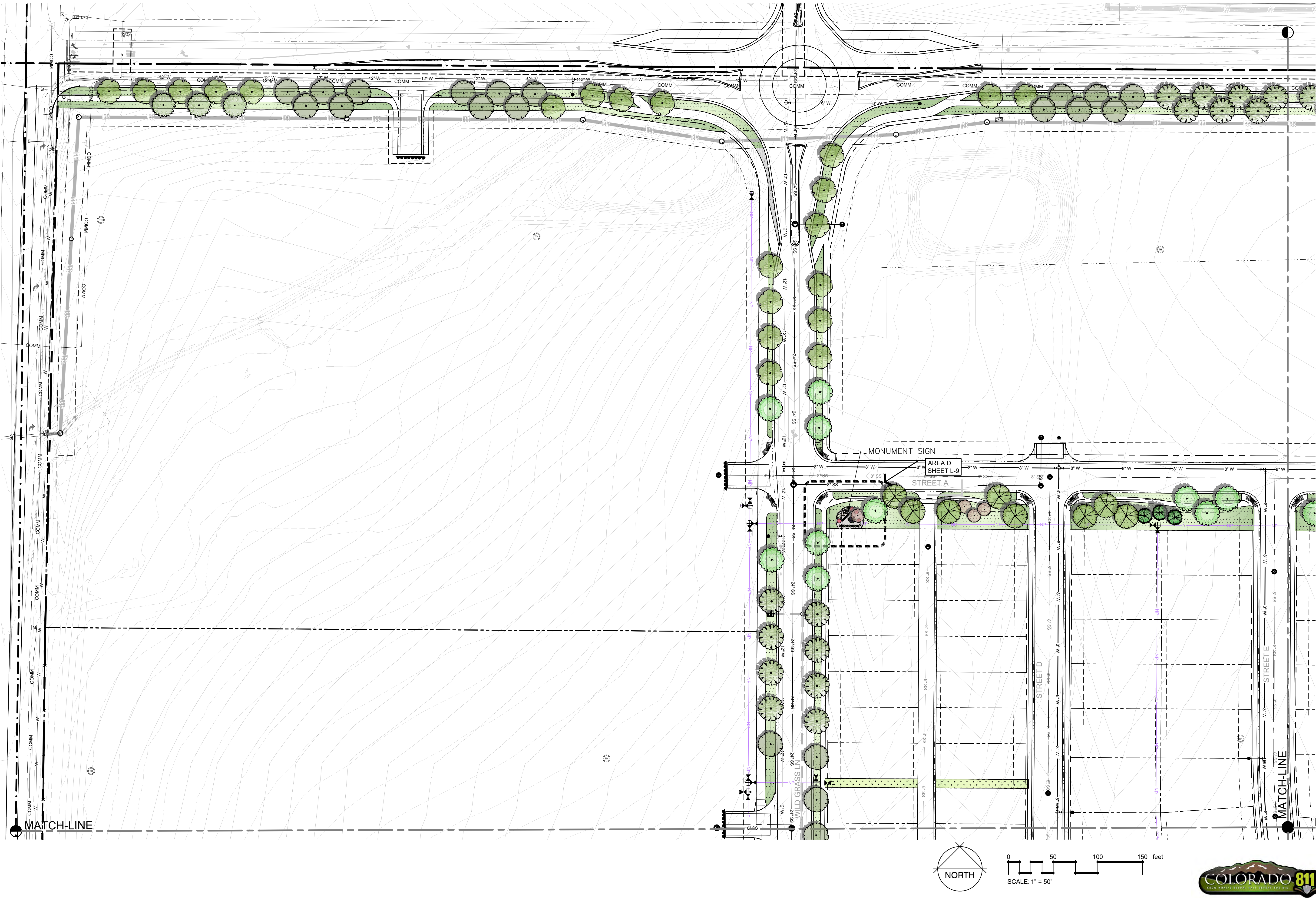
DATE: 03-11-25

PREPARED FOR:

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Centennial
Design, LLC

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Berthoud, Colorado 80513
970.217.4955
centennialdesign@hotmail.com



SAGE FARMS PUD
Wellington, Colorado

Landscape Plan

SHEET:

L-3

PREPARED FOR:

PROJECT NUMBER:
C530

DATE:

NO. REVISIONS:

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Centennial
Design, LLC

601 S. 9th St.
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970.217.4955
centennialdesign@hotmail.com



SAGE FARMS PUD
Wellington, Colorado

Landscape Plan

SHEET:
L-5

PROJECT NUMBER:
C530

NO. REVISIONS:

DATE:

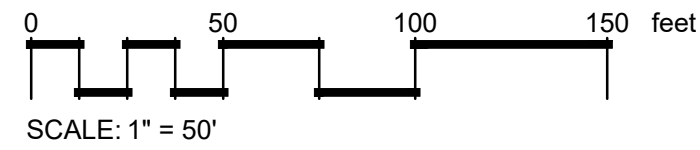
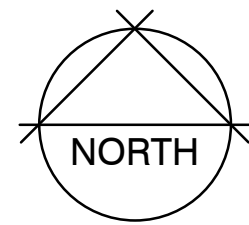
PREPARED FOR:

DATE: 03-11-25

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SAGE FARMS PUD
Wellington, Colorado

Landscape Plan

SHEET:

L-6

PREPARED FOR:

PROJECT NUMBER:
C530

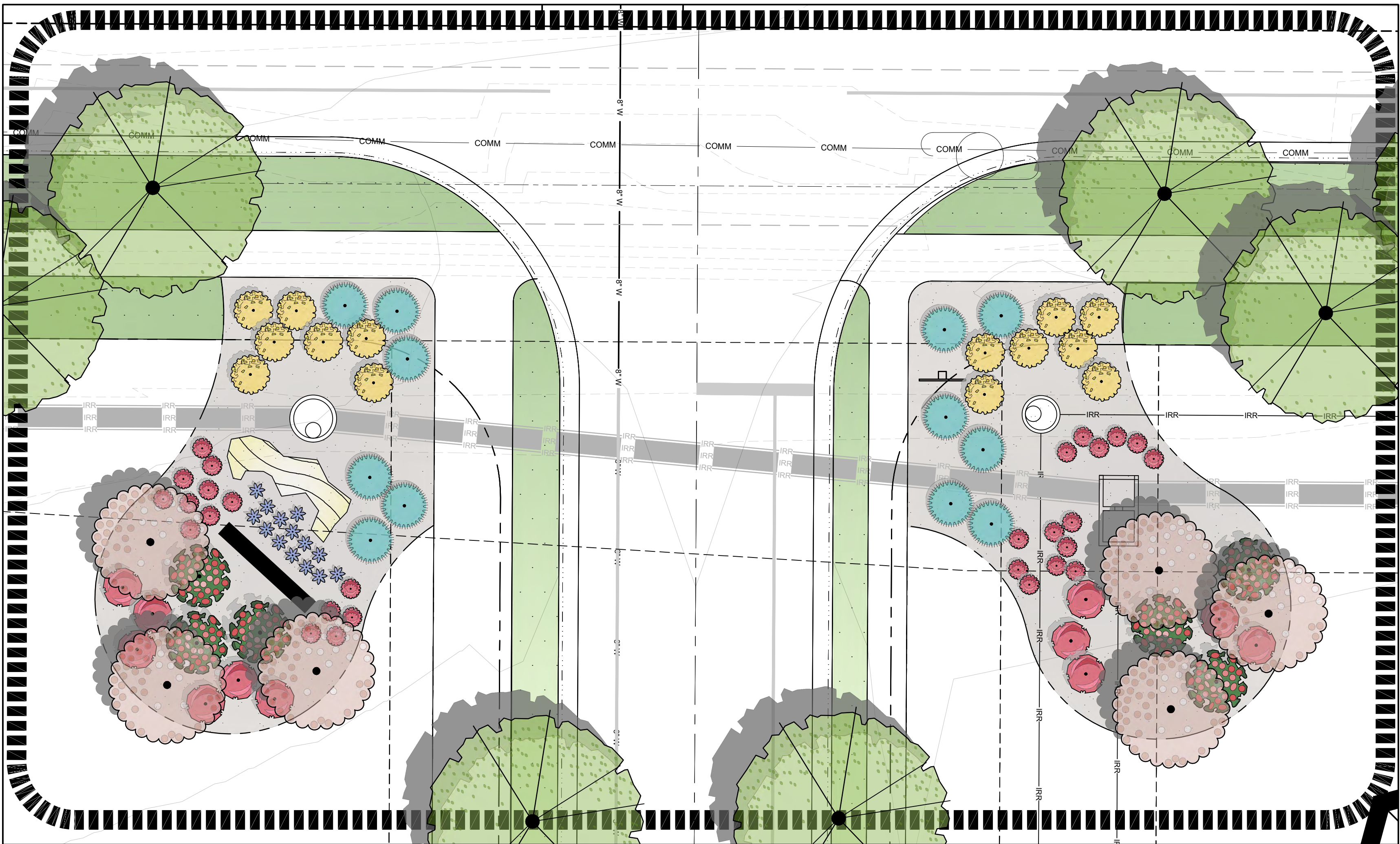
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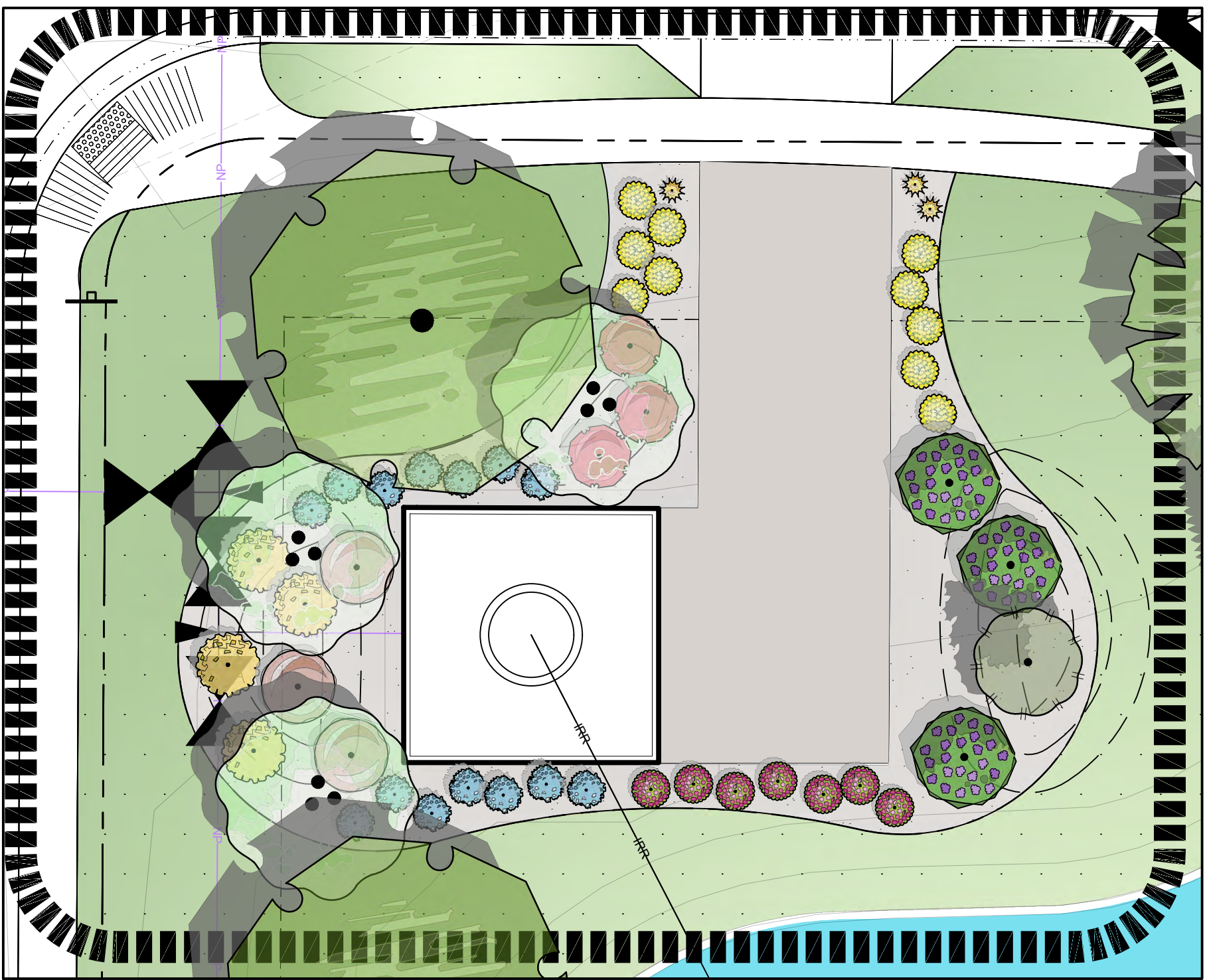
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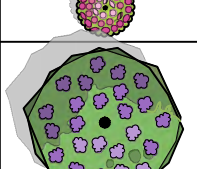


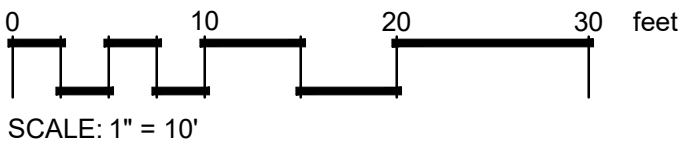
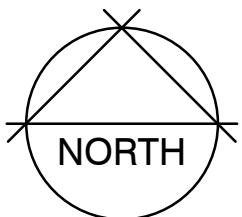
AREA A



AREA B

PLANT SCHEDULE A						
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	WATER USE	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS SHRUBS						
	28	Berberis thunbergii `Crimson Pygmy` / Crimson Pygmy Barberry	#5 CNT.	Low - Medium	18 - 36in. ht.	1 - 3ft. w.
	11	Berberis thunbergii `Rose Glow` / Rosy Glow Barberry	#5 CNT.	Low - Medium	3 - 6ft. ht.	3 - 6ft. w.
	6	Lonicera x `Honeyrose` / Honeyrose Honeysuckle	#5 CNT.	Low - Medium	10 - 15ft. ht.	8 - 10ft. w.
	14	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	#5 CNT.	Very low - Medium	3 - 6ft. ht.	3 - 6ft. w.
EVERGREEN SHRUBS						
	12	Juniperus horizontalis `Blue Chip` / Blue Chip Juniper	#5 CNT.	Low - Medium	6 - 18in. ht.	6 - 10ft. w.
PERENNIALS						
	14	Nepeta x `Little Trudy` / Little Trudy Catmint	#1 CNT.	Low - Medium	6 - 18in. ht.	1 - 3ft. w.
GROUND COVERS						
	36	Cerastium tomentosum / Snow In Summer	#1 CNT.	Very low - Low	6 - 18in. ht.	1 - 3ft. w.

PLANT SCHEDULE B						
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	WATER USE	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS SHRUBS						
	3	Berberis thunbergii `Rose Glow` / Rosy Glow Barberry	#5 CNT.	Low - Medium	3 - 6ft. ht.	3 - 6ft. w.
	14	Caryopteris x clandonensis `Dark Knight` / Dark Knight Bluebeard	#5 CNT	Very low - Low	18 - 36in. ht.	1 - 3ft. w.
	10	Chrysothamnus nauseosus nauseosus / Dwarf Blue Rabbitbrush	#5 CNT	Very low - Low	18 - 36in. ht.	1 - 3ft. w.
	3	Physocarpus opulifolius `Diablo` / Diablo Ninebark	#5 CNT.	Low	6 - 10ft. ht.	6 - 10ft. w.
	4	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	#5 CNT.	Very low - Medium	3 - 6ft. ht.	3 - 6ft. w.
	7	Spiraea x bumalda `Neon Flash` / Neon Flash Spirea	#5 CNT	Medium	18 - 6ft. ht.	1 - 3ft. w.
	3	Syringa x hyacinthiflora `Mount Baker` / Mount Baker Lilac	#5 CNT.	Low - Medium	10 - 15ft. ht.	6 - 10ft. w.
GRASSES						
	3	Bouteloua gracilis `Blonde Ambition` / Blonde Ambition Blue Grama	#1 CNT.	Very low - Low	18 - 36in. ht.	1 - 3ft. w.



DATE:

NO. REVISIONS:

PROJECT NUMBER:
C530

DATE: 03-11-25

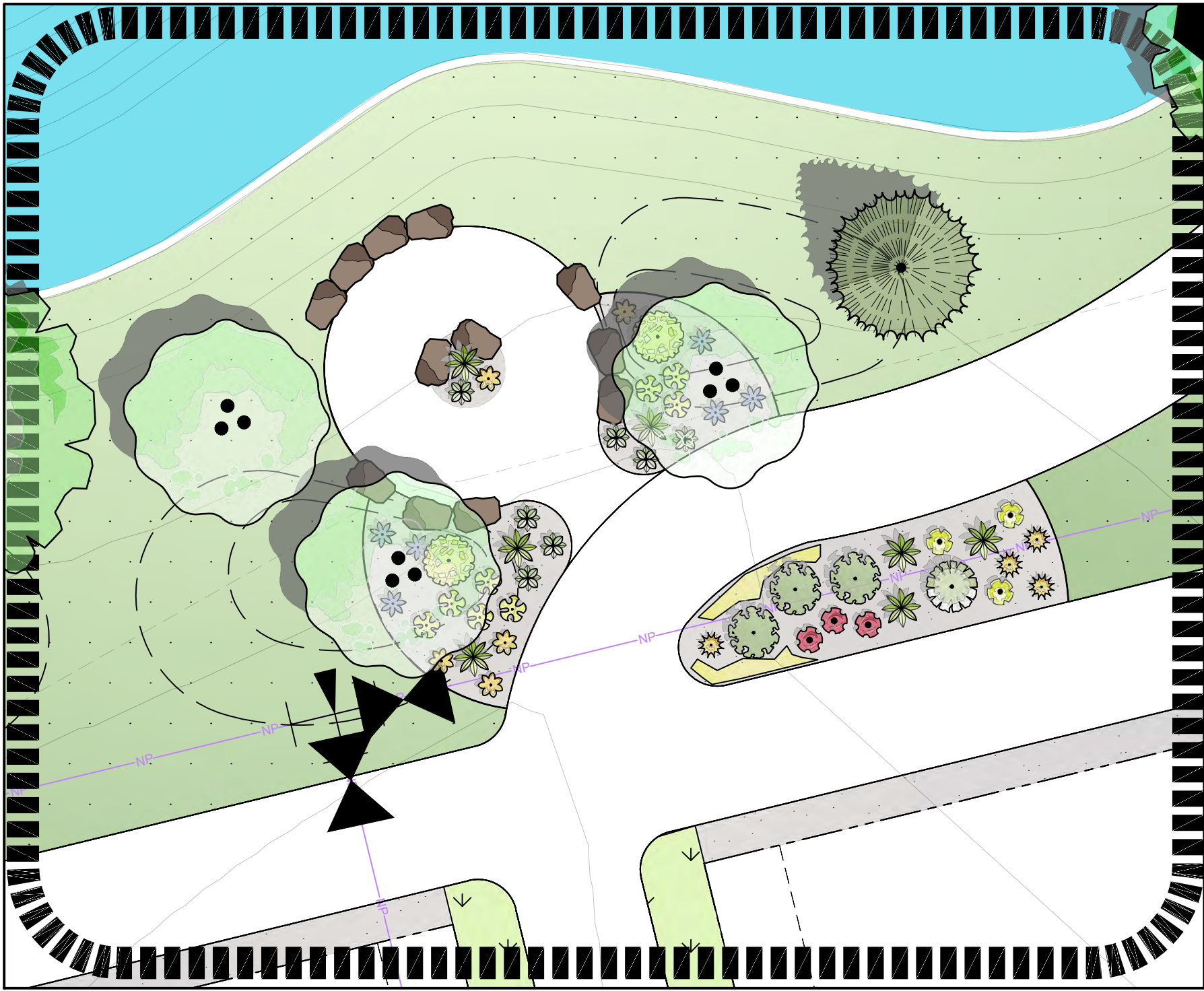
PREPARED FOR:

SAGE FARMS PUD
Wellington, Colorado

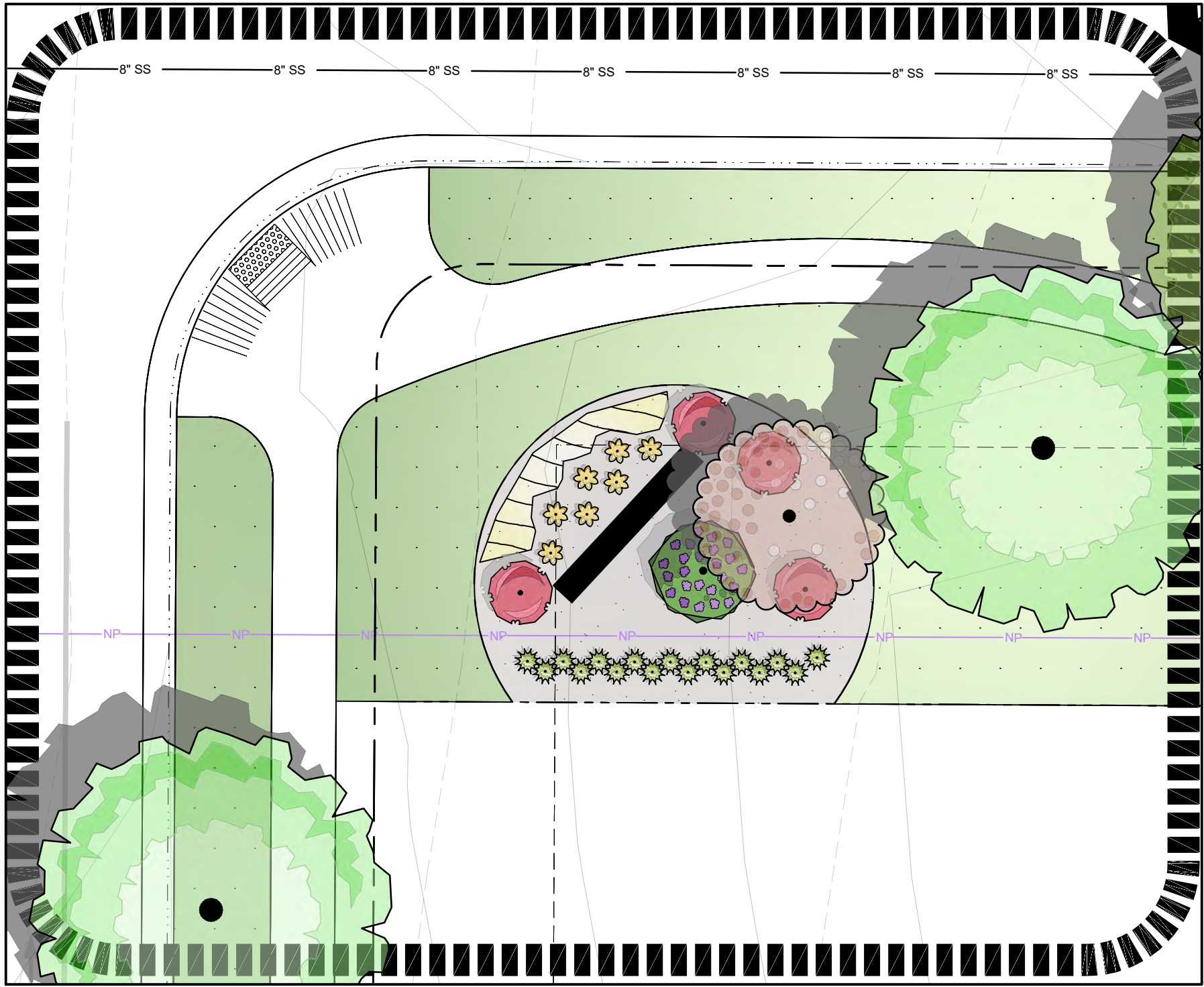
Landscape Plan - Planting Beds

SHEET:

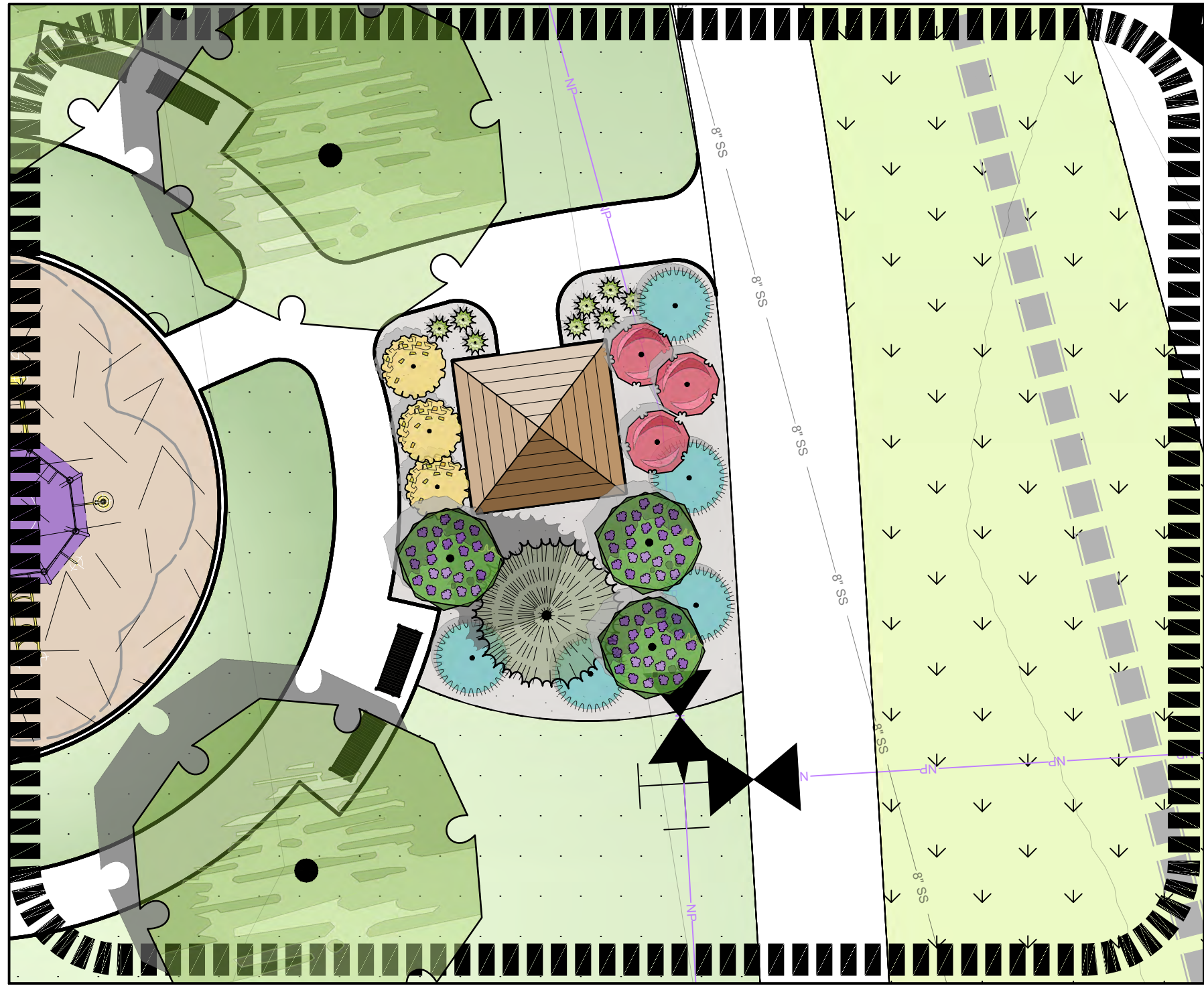
L-8



AREA C



AREA D

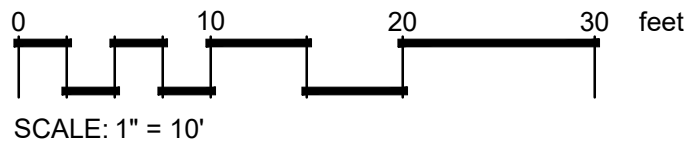
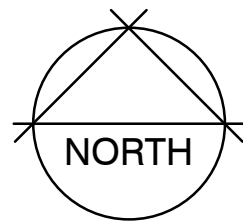


AREA E

PLANT SCHEDULE C						
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	WATER USE	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS SHRUBS						
	1	Artemisia tridentata / Big Sagebrush	#5 CNT	Very low - Low	3 - 6ft. ht.	3 - 6ft. w.
	3	Fallugia paradoxa / Apache Plume	#5 CNT	Very low - Low	3 - 6ft. ht.	3 - 6ft. w.
EVERGREEN SHRUBS						
	2	Cytisus purgans 'Spanish Gold' / Spanish Gold Broom	#5 CNT	Very low - Medium	18 - 6ft. ht.	3 - 6ft. w.
	7	Yucca filamentosa 'Bright Edge' / Bright Edge Adam's Needle	#5 CNT	Very low - Medium	18 - 36in. ht.	3 - 6ft. w.
GRASSES						
	4	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	#1 CNT.	Very low - Low	18 - 36in. ht.	1 - 3ft. w.
PERENNIALS						
	3	Achillea x 'Moonshine' / Moonshine Yarrow	#1 CNT.	Low	6 - 18in. ht.	1 - 3ft. w.
	7	Artemisia x 'Powis Castle' / Powis Castle Artemisia	#1 CNT.	Low	18 - 36in. ht.	3 - 6ft. w.
	4	Erigonum umbellatum aureum 'Psdowns' / Kannah Creek® Sulphur Buckwheat	#1 CNT	Low - Medium	6 - 18in. ht.	1 - 3ft. w.
	5	Nepeta x 'Little Trudy' / Little Trudy Catmint	#1 CNT.	Low - Medium	6 - 18in. ht.	1 - 3ft. w.
	6	Ratibida columnifera / Prairie Coneflower	#1 CNT	Low - Medium	18 - 36in. ht.	1 - 3ft. w.
	3	Tanacetum x 'Robinson's Pink' / Tansy	#1 CNT	Low - Medium	18 - 36in. ht.	
GROUND COVERS						
	22 sf	Zinnia grandiflora 'Gold On Blue' / Gold On Blue Rocky Mountain Zinnia	#1 CNT.	Very low - Medium	< 6in. ht.	< 1 ft. w.

PLANT SCHEDULE D						
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	WATER USE	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS SHRUBS						
	4	Berberis thunbergii 'Rose Glow' / Rosy Glow Barberry	#5 CNT.	Low - Medium	3 - 6ft. ht.	3 - 6ft. w.
	1	Syringa x hyacinthiflora 'Mount Baker' / Mount Baker Lilac	#5 CNT.	Low - Medium	10 - 15ft. ht.	6 - 10ft. ht.
GRASSES						
	17	Panicum virgatum 'Shenendoah' / Burgundy Switch Grass	#1 CNT.	Low	6 - 10ft. ht.	
PERENNIALS						
	7	Erigonum umbellatum aureum 'Psdowns' / Kannah Creek® Sulphur Buckwheat	#1 CNT	Low - Medium	6 - 18in. ht.	1 - 3ft. w.
GROUND COVERS						
	22	Cerastium tomentosum / Snow In Summer	#1 CNT.	Very low - Low	6 - 18in. ht.	1 - 3ft. w.

PLANT SCHEDULE E						
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	WATER USE	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS SHRUBS						
	3	Berberis thunbergii 'Rose Glow' / Rosy Glow Barberry	#5 CNT.	Low - Medium	3 - 6ft. ht.	3 - 6ft. w.
	3	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#5 CNT.	Very low - Medium	3 - 6ft. ht.	3 - 6ft. w.
	3	Syringa x hyacinthiflora 'Mount Baker' / Mount Baker Lilac	#5 CNT.	Low - Medium	10 - 15ft. ht.	6 - 10ft. ht.
EVERGREEN SHRUBS						
	5	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	#5 CNT.	Low - Medium	6 - 18in. ht.	6 - 10ft. w.
GRASSES						
	8	Panicum virgatum 'Shenendoah' / Burgundy Switch Grass	#1 CNT.	Low	6 - 10ft. ht.	

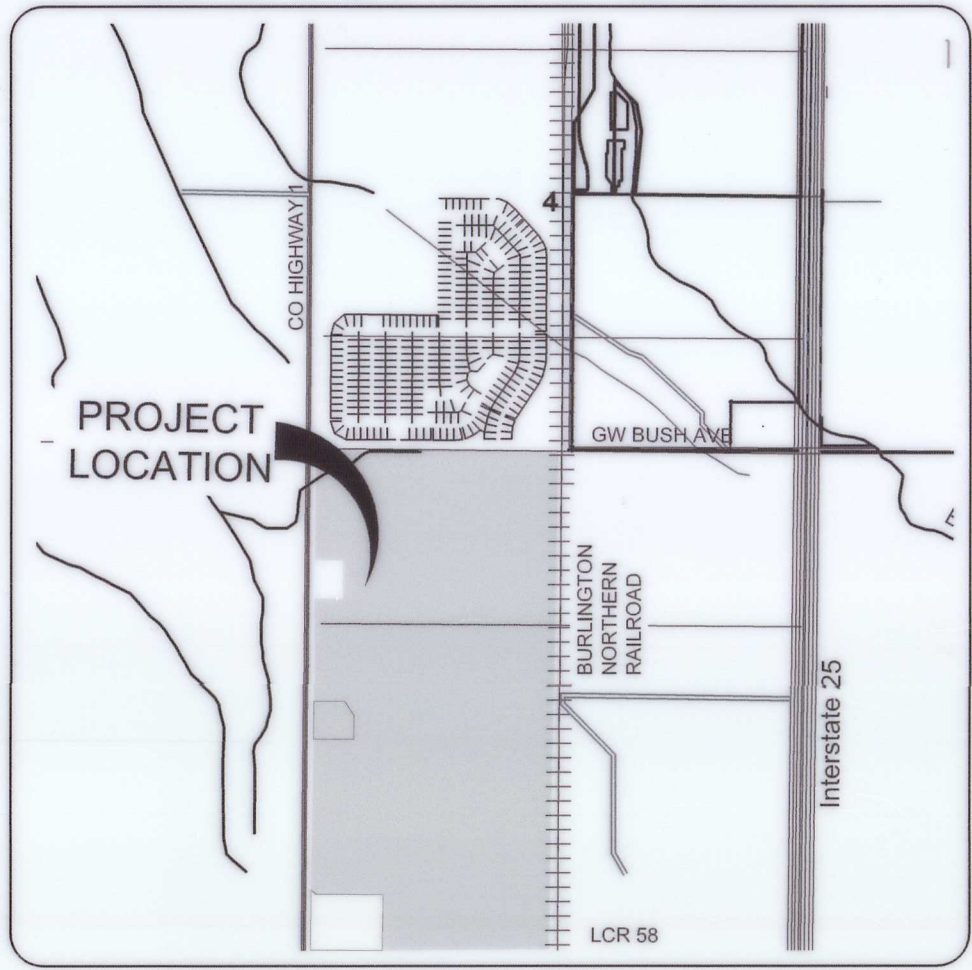


ZONING MAP FOR
SAGE FARMS P.U.D.

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST
OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

Attachment H

JANUARY 2023



NORTH

VICINITY MAP

1"=2000'

PROJECT TEAM:

APPLICANT

FC Farm Holding, LLC and Sipes Farm Holding, LLC
Mr. Daren Roberson
395 Delozier Drive, #110
Fort Collins, CO 80524
(970) 224-3103

LAND PLANNER

Pinecrest Planning and Design, LLC
Mr. Tom Dugan
4225 Westshore Way
Fort Collins, CO 80525
(970) 566-4714

SITE ENGINEER

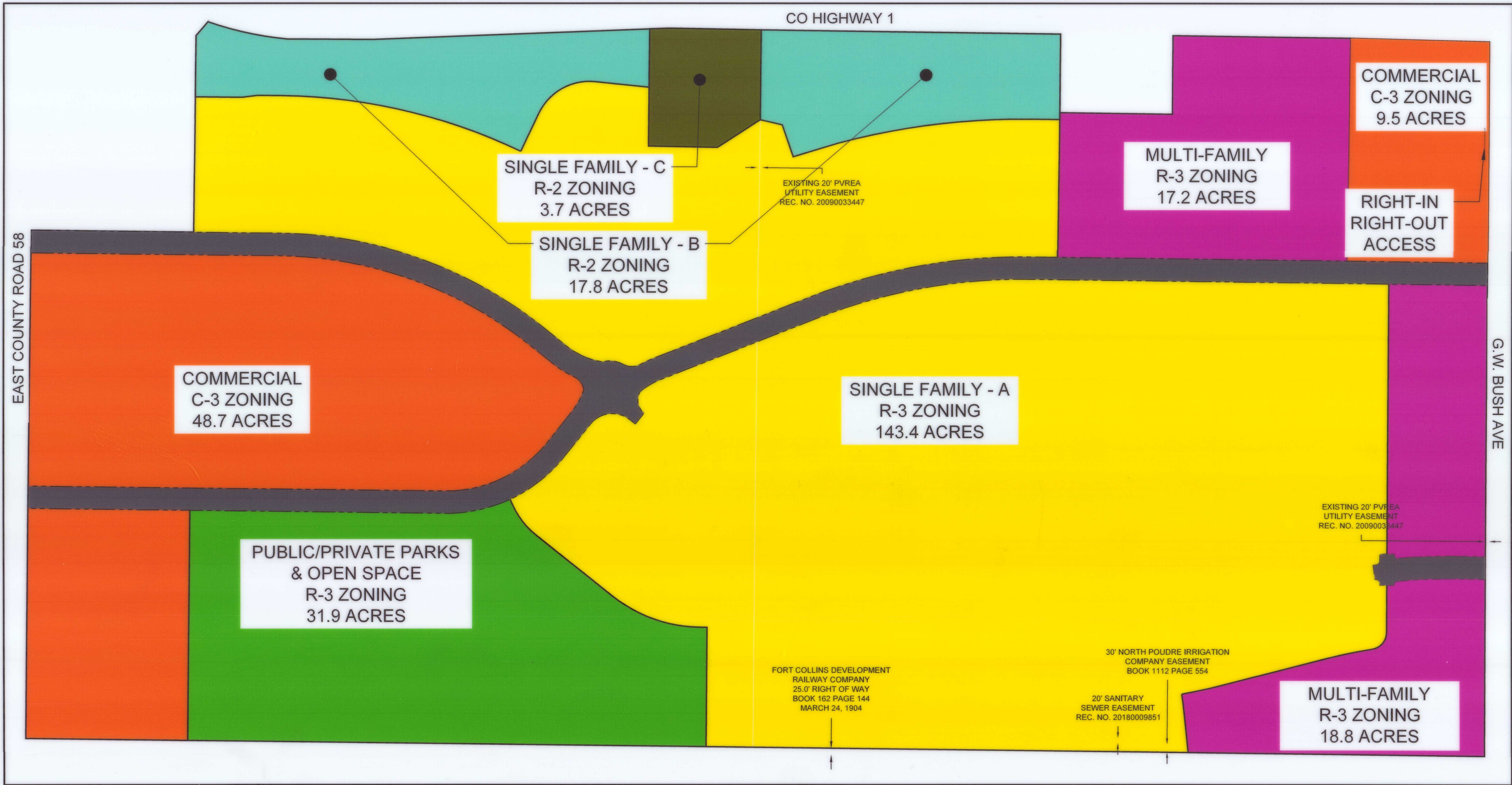
Northern Engineering Services, Inc.
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

OWNERS

FC Farm Holdings, LLC
Mr. Daren Roberson, Manager
395 Delozier Drive, #110
Fort Collins, CO 80524
(970) 224-3103

and

Sipes Farm Holding, LLC
Mr. Daren Roberson, Manager
395 Delozier Drive, #110
Fort Collins, CO 80524
(970) 224-3103



250 0 250 500 750 Feet
(IN FEET)
1 inch = 250 ft.

LEGAL DESCRIPTION

A parcel of land being the Northwest Quarter of Section Nine (9) and a portion of the Southwest Quarter of Section Nine (9), Township Eight North (T.8N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado.

EXCEPTING THEREFROM the East 25.00 feet for railroad right of way.

ALSO EXCEPTING THEREFROM those parcels described in Deeds recorded April 20, 1964 in Book 1244 at Page 319, and June 5, 1979 in Book 1958 at Page 277, and August 2, 1990 as Reception No. 90033927, all of the Records of Larimer County.

TOGETHER WITH Lot 2, Sipes M.L.D. #19-LAND3919 recorded November 6, 2019 as Reception No. 20190069527 of the Records of Larimer County.

Said described parcel contains a total of 12,783,626 sq. ft or 293.47 acres, more or less.

NOTE:

This Zoning Map is not a statutory monumented land survey as defined by the State of Colorado. Monuments depicted and/or referenced hereon are for reference purposes only. This Zoning Map may be subject to rights, easements, rights-of-way, covenants and restrictions of record.

LEGEND

	MULTI-FAMILY RESIDENTIAL - R-3		COMMERCIAL - C-3
	SINGLE FAMILY RESIDENTIAL (A) - R-3		PARKS/OPEN SPACE - R-3
	SINGLE FAMILY RESIDENTIAL (B) - R-2		
	SINGLE FAMILY RESIDENTIAL (C) - R-2		

LAND USE DATA

Land Use Type	Area (acres)	Maximum Density (units/acre)	Maximum GLA (sq. ft.)	Percent of Total Area (%)
Single Family - A	141.8	6.0		48.7%
Single Family - B	17.8	3.0		6.1%
Single Family - C	3.7	3.0		1.3%
Multi-Family	36.0	12.0		12.4%
Commercial	58.2	16.0	585,000	20.0%
Public/Private Parks & Open Space	33.6			11.5% (of Total)
				16.8% (of Residential)
On-Site Total	291.0			100.0%
Additional Areas				
BNSF Right-of-way	6.1			
CR 58 Right-of-way	3.4			
Total	300.5			

Zoning: PUD - Planned Unit Development Overlay District

APPROVAL CERTIFICATES

PLANNING COMMISSION CERTIFICATE

Approved this 7TH day of AUGUST, 2023, by the Town Planning and Zoning Commission, Wellington, Colorado.

Chairman

BOARD OF TRUSTEES CERTIFICATE

Approved this 23RD day of JANUARY, 2024, 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

Attest:

Town Clerk



SAGE FARMS P.U.D.

ZONING MAP

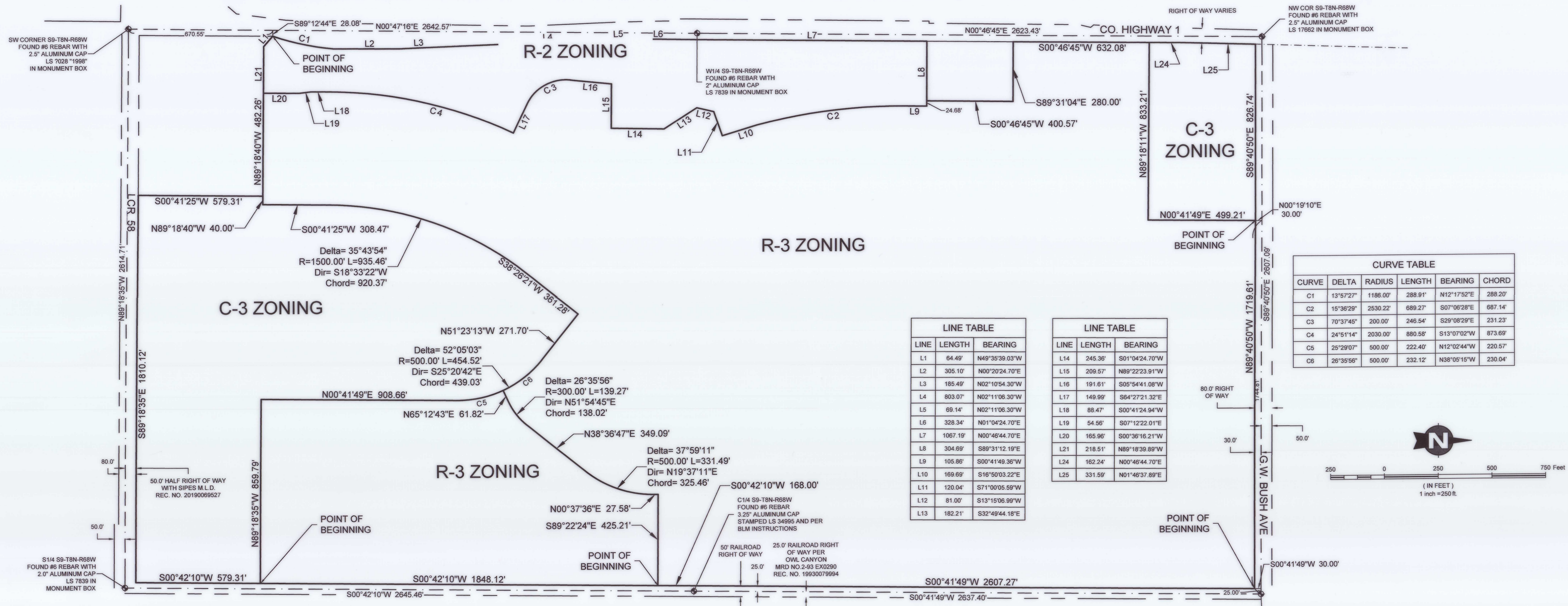
Sheet

1

Of 4 Sheets

ZONING MAP FOR SAGE FARMS P.U.D.

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST
OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



ZONE R-2 (SINGLE FAMILY RESIDENTIAL)

A parcel of land for zoning purposes, being a portion of the West Half of Section Nine (9), Township Eight North (T.8N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado being more particularly described as follows:

COMMENCING at the Southwest Corner of Section 9, being monumented by a No. 6 Rebar with a 2 1/2" aluminum cap stamped "LS 7028 1998" in a monument box and assuming the West line of the Southwest Quarter of said Section 9 as bearing North 00° 47' 16" East a distance of 2642.57 feet, being monumented on the North by a #6 rebar with a 2" aluminum cap stamped "LS 7839" in a monument box with all bearings contained herein relative thereto.

THENCE North 00° 47' 16" East along said West line of the Southwest Quarter of Section 9 a distance of 670.55 feet;

THENCE South 89° 12' 44" East a distance of 28.08 feet to the beginning point of a curve non-tangent to this course and to the **POINT OF BEGINNING**.

The following 7 curves are along the Easterly Right of Way line of Hwy 1:

THENCE along the arc of a curve concave to the Northwest a distance of 288.91 feet, said curve has a Radius of 1186.00 feet and is subtended by a Chord bearing North 12° 17' 52" East a distance of 288.20 feet to a line non-tangent to this curve;

THENCE North 00° 20' 25" East a distance of 305.10 feet;

THENCE North 02° 10' 54" West a distance of 185.49 feet;

THENCE North 02° 11' 06" West a distance of 803.07 feet;

THENCE North 02° 11' 06" West a distance of 69.14 feet;

THENCE North 01° 04' 25" East a distance of 328.34 feet;

THENCE North 00° 46' 45" East a distance of 1067.19 feet;

THENCE South 89° 31' 12" East a distance of 304.69 feet;

THENCE South 00° 41' 49" West a distance of 105.86 to the beginning point of a curve non-tangent to this course;

THENCE along the arc of a curve concave to the East a distance of 689.27 feet, said curve has a Radius of 2530.22 feet and is subtended by a Chord bearing South 07° 06' 28" East a distance of 687.14 to a line non-tangent to this curve;

THENCE North 16° 50' 03" East a distance of 169.69 feet;

THENCE South 71° 13' 00" West a distance of 20.04 feet;

THENCE South 70° 57' 30" West a distance of 100.00 feet;

THENCE South 13° 15' 07" West a distance of 81.00 feet;

THENCE South 32° 49' 44" East a distance of 182.21 feet;

THENCE South 01° 04' 25" West a distance of 245.36 feet;

THENCE North 89° 22' 24" West a distance of 209.57 feet;

THENCE South 05° 54' 41" West a distance of 191.61 to the beginning point of a curve non-tangent to this course;

THENCE along the arc of a curve concave to the Northeast a distance of 246.54 feet, said curve has a Radius of 200.00 feet and is subtended by a Chord bearing South 29° 08' 29" East a distance of 231.23 to a Point of Tangency;

THENCE South 64° 27' 21" East a distance of 149.99 feet to the beginning point of a curve non-tangent to this course;

THENCE along the arc of a curve concave to the Southeast a distance of 880.58 feet, said curve has a Radius of 2030.00 feet and is subtended by a Chord bearing South 13° 07' 02" West a distance of 873.69 to a Point of Tangency;

THENCE South 00° 41' 25" West a distance of 308.47 feet;

THENCE South 07° 12' 22" East a distance of 54.56 feet;

THENCE South 00° 36' 16" West a distance of 165.96 feet to a point on the Southerly line of Lot 2, Sipes M.L.D. #19-LAND3918 recorded November 6, 2019 as Reception No. 20190609527 of the Records of Larimer County;

THENCE North 89° 18' 40" West along the said Southerly line of Lot 2 a distance of 218.51';

THENCE North 49° 35' 39" West along the said Southerly line of Lot 2 a distance of 64.49 feet to the **POINT OF BEGINNING**;

Said described parcels of land contains a total of 21.5 acres, more or less (±).

ZONE R-3 (MULTI-FAMILY RESIDENTIAL)

Two parcels of land for zoning purposes, being a portion of the West Half of Section Nine (9), Township Eight North (T.8N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado being more particularly described as follows:

COMMENCING at the North Quarter Corner of Section 9, being monumented by a Mag Nail and Brass Tag stamped "LS 34995" and assuming the North line of the Northwest Quarter of said Section 9 as bearing N 89° 40' 50" West a distance of 2607.09 feet, being monumented on the West by a #6 rebar with a 2.5" aluminum cap stamped "LS 17662" with all bearings contained herein relative thereto;

THENCE North 89° 40' 50" West along said North line of the Northwest Quarter of Section 9 a distance of 25.00 feet to the northerly prolongation of the Westerly Railroad Right of Way line;

THENCE South 00° 41' 49" West along said Westerly Railroad Right of Way line prolongation a distance of 30.00 feet to the intersection of the Westerly line of said Railroad Right of Way and the South line of G.W. Bush Ave and to the **POINT OF BEGINNING**;

THENCE South 00° 41' 49" West along said Westerly Railroad Right of Way line a distance of 2607.27 feet to the South line of the Northwest Quarter of said Section 9;

THENCE South 00° 42' 10" West a distance of 168.00 feet;

THENCE North 89° 22' 24" East a distance of 425.21 feet;

THENCE South 00° 37' 36" West a distance of 27.58 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northwest a distance of 331.49 feet, said curve has a Radius of 500.00 feet and is subtended by a Chord bearing South 19° 37' 11" West a distance of 325.46 feet to a Point of Tangency;

THENCE South 38° 36' 47" West a distance of 349.09 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northwest a distance of 129.27 feet, said curve has a Radius of 300.00 feet and is subtended by a Chord bearing South 51° 54' 45" West a distance of 138.02 feet to a Point of Tangency;

THENCE South 65° 12' 43" East a distance of 61.82 feet to a point on a curve non-tangent to this course;

THENCE along the arc of a curve concave to the Southwest a distance of 232.12 feet, said curve has a radius of 500.00 feet and is subtended by a Chord bearing North 38° 05' 15" West a distance of 230.04 feet to a Point of Tangency;

THENCE North 51° 23' 13" West a distance of 271.70 feet;

THENCE South 38° 26' 21" West a distance of 361.28 feet to the beginning point of a curve non-tangent to this course;

THENCE along the arc of a curve concave to the Southeast a distance of 935.46 feet, said curve has a Radius of 1500.00 feet, a Delta of 35° 43' 54" and is subtended by a Chord bearing South 18° 33' 22" West a distance of 920.37 feet to a Point of Tangency;

THENCE South 00° 41' 25" West a distance of 308.47 feet;

THENCE North 89° 18' 40" West a distance of 40.00 feet to a point on the Southerly line of Lot 2, Sipes M.L.D. #19-LAND3918 recorded November 6, 2019 as Reception No. 20190609527 of the Records of Larimer County;

THENCE North 00° 41' 49" East along the said Southerly line of Lot 2 a distance of 482.26 feet;

THENCE North 89° 36' 16" East a distance of 165.96 feet;

THENCE North 07° 12' 22" West a distance of 54.56 feet;

THENCE North 00° 41' 25" East a distance of 88.47 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northeast a distance of 246.54 feet, said curve has a Radius of 2030.00 feet, a Delta of 70° 37' 45" and is subtended by a Chord bearing North 29° 08' 29" West a distance of 231.23 feet to a line non-tangent to this curve;

THENCE North 05° 54' 41" East a distance of 191.61 feet;

THENCE South 89° 22' 24" East a distance of 209.57 feet;

THENCE North 01° 04' 25" East a distance of 245.36 feet;

THENCE North 32° 49' 44" West a distance of 182.21 feet;

THENCE North 13° 15' 07" East a distance of 81.00 feet;

THENCE North 71° 00' 06" East a distance of 120.04 feet;

THENCE North 16° 50' 03" West a distance of 169.69 feet to the beginning point of a curve non-tangent to this course;

THENCE along the arc of a curve concave to the East a distance of 689.27 feet, said curve has a Radius of 2530.22 feet, a Delta of 15° 36' 29" and is subtended by a Chord bearing North 07° 06' 28" West 687.14 feet to a line non-tangent to this curve;

THENCE North 00° 41' 49" East a distance of 105.86 feet;

THENCE North 89° 31' 12" West a distance of 24.68 feet;

THENCE North 00° 46' 45" East a distance of 400.57 feet;

THENCE North 89° 31' 04" West a distance of 280.00 feet;

THENCE North 00° 46' 45" East a distance of 632.08 feet;

THENCE South 89° 18' 11" East a distance of 833.21 feet;

THENCE North 00° 41' 49" East a distance of 499.21 feet to a point of the Southerly line of G.W. Bush Avenue being a line parallel to and 30.00 feet Southerly of the North line of the Northwest Quarter of said Section 9;

THENCE South 89° 40' 50" East along said Southerly line of G.W. Bush Avenue a distance of 1719.61 feet to the **POINT OF BEGINNING**;

TOGETHER WITH

COMMENCING at the North Quarter Corner of Section 9, being monumented by a Mag Nail and Brass Tag stamped "LS 34995" and assuming the North line of the Northwest Quarter of said Section 9 as bearing North 89° 40' 50" West a distance of 2607.09 feet, being monumented on the West by a #6 rebar with a 2.5" aluminum cap stamped "LS 17662" with all bearings contained herein relative thereto;

THENCE North 89° 40' 50" West along the North line of said Section 9 25.00 feet to the northerly prolongation of the Westerly Railroad Right of Way line;

THENCE South 00° 41' 49" West along said Westerly Railroad Right of Way line a distance of 2637.27 feet to the South line of the Northwest Quarter of said Section 9;

THENCE South 00° 42' 10" West along said Westerly Railroad Right of Way line a distance of 168.00 feet to the **POINT OF BEGINNING**;

THENCE South 00° 42' 10" West continuing along said Westerly Railroad Right of Way line a distance of 1848.12 feet;

THENCE North 89° 18' 35" West a distance of 859.79 feet;

THENCE North 00° 41' 49" East a distance of 908.66 to a Point of Curvature;

THENCE along the arc of a curve concave to the Southwest a distance of 222.40 feet, said curve has a Radius of 500.00 feet and is subtended by a Chord bearing North 12° 02' 44" West a distance of 220.57 feet to a line non-tangent to this curve;

THENCE North 65° 12' 43" East a distance of 61.82 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northwest a distance of 139.27 feet, said curve has a Radius of 300.00 feet and is subtended by a Chord bearing North 51° 54' 45" East a distance of 138.02 feet to a Point of Tangency;

THENCE North 38° 36' 47" East a distance of 349.09 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northwest a distance of 331.49 feet, said curve has a Radius of 500.00 feet and is subtended by a Chord bearing North 19° 37' 11" East a distance of 325.46 feet to a Point of Tangency;

THENCE North 00° 37' 36" East a distance of 27.58 feet;

THENCE South 89° 22' 24" East a distance of 425.21 feet to the **POINT OF BEGINNING**.

Said described parcels of land contains a total of 175.3 acres, more or less (±).

ZONE C-3 (COMMERCIAL)

Multiple parcels of land for zoning purposes, being a portion of the West Half of Section Nine (9), Township Eight North (T.8N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado being more particularly described as follows:

COMMENCING at the North Quarter Corner of Section 9, being monumented by a Mag Nail and Brass Tag stamped "LS 34995" and assuming the North line of the Northwest Quarter of said Section 9 as bearing N 89° 40' 50" West a distance of 2607.09 feet, being monumented on the West by a #6 rebar with a 2.5" aluminum cap stamped "LS 17662" with all bearings contained herein relative thereto;

THENCE North 89° 40' 50" West along said North line of the Northwest Quarter of Section 9 a distance of 25.00 feet to the northerly prolongation of the Westerly Railroad Right of Way line;

THENCE South 00° 41' 49" West along said Westerly Railroad Right of Way line a distance of 2637.27 feet to the South line of the Northwest Quarter of said Section 9;

THENCE South 00° 42' 10" West along said Westerly Railroad Right of Way line a distance of 2016.12 feet to the **POINT OF BEGINNING**;

LINE TABLE		
LINE	LENGTH	BEARING
L1	64.48'	N49°35'39.03"W
L2	305.10'	N00°20'24.70"E
L3	185.49'	N02°10'54.30"W
L4	803.07'	N02°11'06.30"W
L5	69.14'	N02°11'06.30"W
L6	328.34'	N01°04'24.70"E
L7	1067.19'	N00°46'44.70"E
L8	304.69'	S89°31'12.19"E
L9	105.86'	S00°41'49.36"W
L10	169.69'	S16°50'03.22"E
L11	120.04'	S71°00'05.59"W
L12	81.00'	S13°15'06.99"W
L13	182.21'	S32°49'44.18"E

LINE TABLE		
LINE	LENGTH	BEARING
L14	245.36'	S01°04'24.70"W
L15	209.57'	N89°22'23.91"W
L16	191.61'	S05°54'41.08"W
L17	149.99'	S64°27'21.32"E
L18	88.47'	S00°41'24.94"W
L19	54.56'	S07°12'22.01"E
L20	165.96'	S00°36'16.21"W
L21	218.51'	N89°16'39.89"W
L24	162.24'	N00°46'44.70"E
L25	331.59'	N01°46'37.89"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	13°57'27"	1186.00'	288.91'	N12°17'52"E	288.20'
C2	16°36'29"	2530.22'	689.27'	S07°06'28"E	687.14'
C3	70°37'45"	200.00'	246.54'	S29°08'29"E	231.23'
C4	24°5'11"	2030.00'	880.58'	S13°07'02"W	873.69'
C5	25°29'07"	500.00'	222.40'	N12°02'44"W	220.57'
C6	26°35'56"	500.00'	232.12'	N38°05'15"W	230.04'



POINT OF COMMENCEMENT
N14 S9-T8N-R68W
FOUND #6 REBAR WITH
2.5" ALUMINUM CAP
LS 17662 IN MONUMENT BOX

Revisions:		No.	By	Date

These drawings are instruments of service prepared by Northern Engineering Services, Inc. and are not to be used for any other purpose without the written consent of Northern Engineering Services, Inc. signed and sealed by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NE

**NORTHERN
ENGINEERING**

SURVEY | MUNICIPAL | LAND DEVELOPMENT

FORT COLLINS | GREELEY 970.223.1198

NORTHERNENGINEERING.COM

DATE:		SCALE:	
07/23/2024		1"=250'	
PROJECT:		CLIENT:	
SAGE FARMS P.U.D.		SAGE HOMES	
DRAWN BY:		REVIEWED BY:	
S.P.		B.T.	

LEGAL DESCRIPTIONS

SAGE FARMS P.U.D.

Sheet
2

Of 4 Sheets Page 178 of 317

NOTE:
This Zoning Map is not a statutory monumented land survey as defined by the State of Colorado. Monuments depicted and/or referenced herein are for reference purposes only. This Zoning Map may be subject to rights, easements, rights-of-way, covenants and restrictions of record.

SAGE FARMS P.U.D.

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

J. DEFINITIONS

Accessory Building. A subordinate building or structure, the use of which is customarily incidental to that of the main building or to the main use of the land, which is located on the same lot (or on a contiguous lot in the same ownership) with the main building or use.

Accessory Dwelling Unit. An additional dwelling unit integrated within a single-family dwelling, or located in a detached accessory building, such as carriage houses or agricultural-type out buildings, located on the same lot as single-family dwellings. An Accessory Dwelling Unit is not counted as a dwelling unit in calculating the allowed density per acre in a zone district.

Accessory Use. A subordinate use, clearly incidental and related to the main structure, building or use of land and located on the same lot (or on a contiguous lot in the same ownership) as that of the main structure, building or use.

Alley. A paved constructed vehicular access way serving one (1) or more properties and shutting a public or private road. An Alley may be a public or private access way. An Alley may satisfy, but does not need to satisfy, emergency access requirements.

Agriculture. The use of land for accessory uses for treating or storing farm products and equipment.

Bed and Breakfast. An establishment operated in a private residence or portion thereof, which provides temporary accommodations to overnight guests for a fee, and which is occupied by the operator of such establishment.

Boarding and Rooming House. A building or portion of which is used to accommodate, for compensation, four (4) or more boarders or roomers, not including members of the occupant's immediate family who might be occupying such building.

Building means any permanent structure built for the shelter or enclosure of persons, animals, chattels or property of any kind, which is governed by the following characteristics:

- a) Is permanently affixed to the land.
- b) Has one (1) or more floors and a roof.

Child Care Center. A facility, by whatever name known, which is maintained for the whole or part of a day for the care of seven (7) or more children under the age of six (6) years who are not related to the owner, operator or manager, whether such facility is operated with or without compensation for such care and with or without stated educational purposes, except that a childcare center shall not include any family child care home as defined by the State. The term includes, but is not limited to, facilities commonly known as day care centers, day nurseries, nursery schools, preschools, play groups, day camps, summer camps, centers for developmentally disabled children and those facilities which give twenty-four-hour-per-day care for dependent and neglected children. Child care centers are also those facilities for children under the age of six (6) years with stated educational purposes which are operated in conjunction with a public, private, or parochial college or a private or parochial school, except that the term shall not apply to a kindergarten maintained in connection with a public, private, or parochial elementary school system of at least six (6) grades.

Civic Space. Public or quasi-public uses in residential or business areas that are accessible to the public and primarily serve as gathering or meeting areas for the immediate community, or reserved as open space that provides a community amenity or promotes environmental or ecological functions. Civic spaces may be public buildings; defined space in residential, commercial, or mixed-use buildings; or outdoor space constructed to accommodate community gatherings. They can be the settings where celebrations are held, where social and economic exchanges take place, where friends run into each other, and where cultures thrive. Civic spaces include active or passive recreational uses, nature and recreation trails, nature preserves (such as wildlife sanctuaries, conservation areas, and game preserves), cultural amenities (e.g. fountains, ice rinks, reflecting pools), open spaces, parks, squares, plazas, playgrounds, or memorial parks. This includes any of the following as defined below:

- a) Active recreation: Recreational uses requiring constructed facilities for organized activities, such as playing fields, ball courts, and playgrounds.
- b) Dog park: A park that provides a variety of recreational amenities for dogs and persons that may include benches, parking, restrooms, and water fountains. If dogs are to be unleashed, the area must be fenced.
- c) Community space: Buildings or facilities that provide gathering places, such as community centers, property owner association meeting spaces, or clubhouses.
- d) Open space: Areas of trees, shrubs, lawns, grass, pathways and other natural and man-made amenities not within individual building lots, set aside for the use and enjoyment of residents, visitors and other persons, unoccupied by buildings or facilities unless related to recreational activities. Generally, open space is intended to provide light and air and is designed for either scenic or recreational purposes. For the purpose of this Code, open space includes active recreation space, common open space, and dedicated open space.
- e) Park or plaza: An open space which may be improved and landscaped; usually surrounded by streets and buildings.
- f) Urban deck: A platform for landscaped greens or engineered to accommodate buildings, which spans over major roadways. The intent of an urban deck is to create and enable pedestrian movement across an otherwise, typically impenetrable barrier, and to provide space for activity that can link both sides of the roadway.
- g) Wetlands mitigation bank: A natural resource management technique authorized by Part 404 of the Federal Clean Water Act, or other state or federal law, as applicable, using wetland preservation, restoration, creation and/or enhancement to offset or replace wetland functions that are lost due to development. Wetland mitigation banks are typically large areas of wetlands operated by private or public entities, which may sell credits to other entities to compensate for wetland loss or impact at development sites or enter into other similar arrangements.

Code means the Municipal Code of the Town, including this Land Use Code.

Community Facility. A place, structure, area, or other facility used to provide fraternal, cultural, social, educational, or recreational programs or activities. This includes swimming pools, tennis courts, and similar facilities of a homeowners association, open to the public or a designated part of the public, and which may be publicly or privately owned.

Dwelling means a building used exclusively for residential occupancy, including single-family dwellings, two-family dwellings and multi-family dwellings.

Dwelling unit means one (1) or more rooms and a single kitchen and at least one (1) bathroom, designed, occupied or intended for occupancy as separate quarters for the exclusive use of a single family for living, cooking and sanitary purposes, located in a single-family, two-family or multi-family dwelling or mixed-use building.

Dwelling, two-family or duplex means a building occupied by two (2) families living independently of each other.

Golf Course. A tract of land laid out with a course having nine (9) or more holes for playing golf, including any accessory clubhouse, driving range, offices, restaurant, concession stand, picnic tables, pro shop, maintenance facilities, or similar accessory uses or structures.

Grocery Store. A retail establishment primarily selling food, as well as other convenience and household goods, without a limitation on the number of square feet of the Building structure.

Group Home state-licensed facilities for developmentally disabled, handicapped, seniors or children as defined by and meeting the requirements of Section 31-23-303(2), C.R.S., or similar state statute.

Home Occupation. An occupation or business activity which results in a product or service and is conducted in whole or in part in a dwelling unit and is subordinate to the residential use of the dwelling unit. Home Occupation shall not include home offices for telecommuting and similar uses with no customer, client, or coworker visits.

Industrial and Manufacturing, Heavy. Manufacturing of paper, chemicals, plastics, rubber, cosmetics, drugs, nonmetallic mineral products (such as concrete and concrete products, glass), primary metals, acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, electrical equipment, appliances, batteries, and machinery. This group also includes asphalt mixing plants, concrete mixing plants, smelting, animal slaughtering, oil refining, and magazine contained explosives facilities.

Industrial and Manufacturing, Light. Manufacturing of products, from extracted, raw, recycled or secondary materials, including bulk storage and handling of those products and materials, or crushing, treating, washing, and/or processing of materials. This includes similar establishments, and businesses of a similar and no more objectionable character. It also includes incidental finishing and storage. Goods or products manufactured may be sold at retailer wholesale or on off the premises. This does not include any activity listed under Industrial and Manufacturing, Heavy. Examples of general manufacturing include the manufacture or production of the following goods or products: apparel (including clothing, shoes, dressmaking); boats and transportation equipment; brooms; caskets; communication or computation equipment; dairy products; die-cut paperboard and cardboard; drugs, medicines, pharmaceutical; electrical equipment or machinery; farm machinery; fasteners and buttons; feed and grain; food/baking (including coffee roasting, creameries, ice cream, ice, frozen food, confectionery, and beverage); fruit and vegetable processing, canning and storage; gaskets; glass products made of purchased glass; household appliances; industrial controls; leather and allied products; lithographic and printing processes (including printing plants as defined below); mattresses; medical equipment and supplies; medicines; mill work and similar woodwork; mobile homes; musical instruments; novelties; office supplies; optical goods; photographic equipment; prefabricated and modular housing and components; printing and print supplies (including printing plants); 3-D printing, radio and TV receiving sets; sanitary paper products; scientific and precision instruments; service industry machines; signs; textiles (including drying, laundry bags, canvas products, dry goods, hosiery, millinery); tobacco products; toys, sporting and athletic goods; and watches and clocks. A "printing plant" means a facility devoted to printing or bookbinding, including related large-scale storage and transshipment.

Land Use Code means Chapter 15 of the Town of Wellington Municipal Code.

Livestock includes horses, cattle, sheep and llamas, but does not include swine, chickens, goats, roosters, fowl, peacocks, guinea hens or other animals not allowed to be maintained within the Town by this Code (except that swine, chickens, goats, roosters, fowl, peacocks or guinea hens maybe permitted with the Board of Trustees' approval in isolated circumstances, including for 4-H-type projects that do not unreasonably impact neighbors).

Long-term care facility means any of the following:

- a) Convalescent center means a health institution that is planned, organized, operated and maintained to offer facilities and services to in-patients requiring restorative care and treatment and that is either an integral patient care unit of a general hospital or a facility physically separated from, but maintaining an affiliation with, all services in a general hospital.
- b) Nursing care facility means a health institution planned, organized, operated and maintained to provide facilities and health services with related social care to in-patients who require regular medical care and twenty-four-hour-per-day nursing services for illness, injury or disability. Each patient shall be under the care of a physician licensed to practice medicine in the State. The nursing services shall be organized and maintained to provide twenty-four-hour-per-day nursing services under the direction of a registered professional nurse employed full time.
- c) Intermediate health care facility means a health-related institution planned, organized, operated and maintained to provide facilities and services which are supportive, restorative or preventive in nature, with related social care, to individuals who because of a physical or mental condition, or both, require care in an institutional environment but who do not have an illness, injury or disability for which regular medical care and twenty-four-hour-per-day nursing services are required.

Lot means a designated parcel, tract or area of land established by plat or subdivision.

Manufactured Home. A single-family dwelling which is partially or entirely manufactured in a factory; which is not less than twenty-four (24) feet in width and thirty-six (36) feet in length, which is installed on an engineered permanent foundation, which has brick, wood or cosmetically equivalent siding extending to the ground level; which has a pitched roof; which has the delivery system including wheels, tires, axles and tongue hitch removed; and which is certified pursuant to the National Manufactured Housing

Construction and Safety Standards Act of 1974, 42 U.S.C. 5401 et seq., as amended.

Medical Care Facility. An establishment, whether or not licensed or required to be licensed by the State Board of Health or the State Hospital Board, by or in which facilities are maintained, furnished, conducted, operated, or offered to prevent, diagnose, or treat human disease, pain, injury, deformity, or physical condition, whether medical or surgical, of two (2) or more non-related mentally or physically sick or injured persons; or for the care of two (2) or more non-related persons requiring or receiving medical, surgical, or nursing attention or service as acute, chronic, convalescent, aged, or physically disabled. This use includes an intermediate care facility, mental retardation facility, outpatient surgery center, birthing facility, diagnostic imaging facility, radiation therapy facility, dialysis facility, medical/physical rehabilitation and trauma unit, or related institution or facility that offers treatment on an outpatient basis. This use may be operated for profit or nonprofit, privately owned, or operated by a local government unit. This use includes any hospital, defined as any licensed and State of Colorado accredited health care institution with an organized medical and professional staff and with inpatient beds available around-the-clock, whose primary function is to provide inpatient medical, nursing, and other health-related services to patients for both surgical and nonsurgical conditions and that usually provides some outpatient services (such as emergency care).

Medical Office. A facility operated by one (1) or more duly licensed members of the human healthcare professions, including but not limited to physicians, dentists, chiropractors, psychiatrists and osteopaths, where patients are not lodged overnight but are admitted for examination and/or treatment.

Mixed use means the development of a lot, tract or parcel of land, building or structure with two (2) or more different uses, including but not limited to residential, office, retail, public uses, personal service or entertainment uses, designed, planned and constructed as a unit.

Mixed-Use Dwelling. Multi-Family Dwelling units contained within a mixed-use building attached above the building's nonresidential uses (the mixed-use building may contain office or commercial uses below the residential use).

Multi-Family Dwelling. A dwelling contained in a structure also containing other dwellings in which each unit is attached to another at one (1) or more party walls and at either the floor or the ceiling. The number of dwelling units provided in a Multi-Family Dwelling is limited only by the density allowed in the applicable zone district. This includes apartments and minor style apartments. This does not include townhomes or duplexes, which are considered single-family attached dwellings.

Multitenant building or development means a building or series of buildings on a parcel or several parcels under common ownership, management, and control and whose occupants are distinct users that each occupy a portion of the multitenant building or development.

Open space means any land or water area with its surface open to the sky, which serves specific uses of providing park and recreation opportunities, conserving natural areas and environmental resources, structuring urban development form and protecting areas of agricultural, archeological or historical significance. Open space shall not be considered synonymous with vacant or unused land but serves important urban functions. Usable open space shall exclude areas used for off-street parking, off-street loading, service driveways and setbacks from oil and gas wells and their appurtenances or other hazards to the public.

Park means an area open to the general public and reserved for recreational, educational or scenic purposes.

Pawn Shop. Any business that loans money on deposit of personal property or deals in the purchase or possession of personal property on condition of selling that property back to the pledgor or depositor, or loans or advances money on personal property by taking chattel mortgage security on it, and takes or receives that personal property and issues a lien upon the personal property.

Religious Land Use. A structure or group of structures intended for regular gatherings of people to attend, participate in or conduct religious services and other related activities and associated accessory uses. Associated accessory uses may include religious instruction classrooms, church offices, counseling programs, private school, youth programs, summer camps, recreational facilities, caretaker's quarters, and sale of religious items.

Sign, subdivision entrance means a type of permanent freestanding sign located at the entrance to a subdivision in a residential district or a distinct phase of a subdivision in a residential district.

Single-Family Attached Dwelling. A dwelling contained in a structure that shares party walls with another dwelling. This includes duplexes and townhomes.

Single-Family Detached Dwelling. A single-family dwelling (a building designed exclusively for occupancy by one (1) family) which is not attached to any other dwelling or building by any means, excluding mobile homes and manufactured housing situated on a permanent foundation.

Site specific development plan means the final plat of a subdivision or final development plan of a PUD (Planned Unit Development) when approved by the Board of Trustees pursuant to the Land Use Code.

Stable. A facility that keeps or boards horses owned for the private use of the owners and/or residents of the property. This also includes horses owned by non-owners or non-residents of the property for private use. Accessory uses are permitted and include but are not limited to offices, storage areas, caretaker's quarters, educating and training in equitation, and caring for, breeding, or training horses associated with the Stable use.

Transit Facilities. Includes transit or bus shelters bus terminals, stations, and associated right-of-way. A "transit shelter" means a roofed structure on or adjacent to the right-of-way of a street, which is designed and used primarily for the protection and convenience of bus passengers. Includes accessory vehicle and bicycle parking.

Town Comprehensive Plan means the plan, which was adopted by the Planning Commission and Board of Trustees in accordance with Section 31-23-206, C.R.S., to guide the future growth, protection and development of the Town, affording adequate facilities for housing, transportation, comfort, convenience, public health, safety and general welfare of its population.

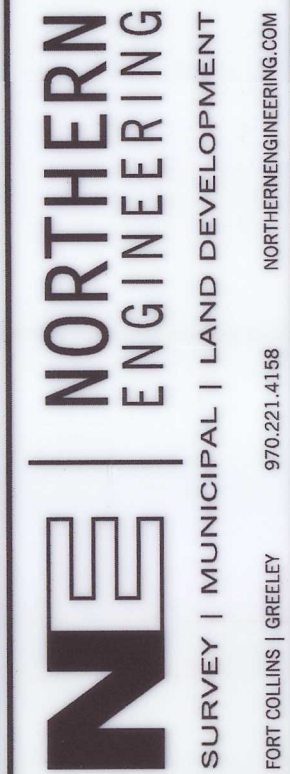
Town means the Town of Wellington, a municipal corporation of the State, in its present incorporated form or in any later reorganized, consolidated, enlarged or reincorporated form.

Vested property rights means the right to undertake and complete the development and use of the property under the terms and conditions of a site-specific development plan.

Veterinary Facilities, Large animals. Any facility which is maintained by or for the use of a licensed veterinarian in the diagnosis, treatment, or prevention of animal diseases.

No.	Revisions:	By:	Date:

These drawings are instruments of service under contract between Northern Engineering Services, Inc. and the Town of Wellington. They are not to be used for any other construction unless specifically authorized in writing by a Professional Engineer in the employ of Northern Engineering Services, Inc.



NORTHERN ENGINEERING SERVICES, INC.

SURVEY | MUNICIPAL | LAND DEVELOPMENT

FORT COLLINS | GREELEY 970.221.4158

NORTHERNENGINEERING.COM

PROJECT: 992-008	DATE: 01/23/2024	SCALE: 1"= 250'	REVIEWED BY: B.T.
CLIENT: SAGE HOMES			
DRAWN BY: S.P.			

SAGE FARMS P.U.D.

STANDARDS

**LAW OFFICES OF
GEORGE B. ERWIN, LLC**

2600 NORTH MAYFAIR ROAD
SUITE 1000
MILWAUKEE, WISCONSIN 53226
TEL (414) 258-4300
FAX (414) 258-5487
gbe@sdelaw.com

April 29, 2025

VIA FEDEX

Brittany Lenoir, Planner III
Town of Wellington
8225 Third Street
Wellington, CO 80549

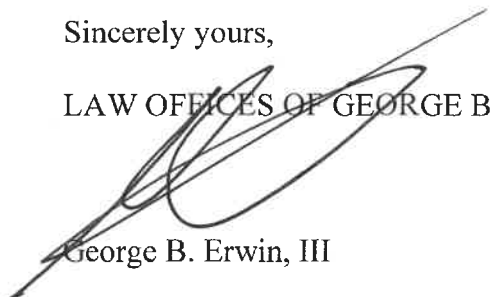
**Re: Public Hearing #1 – Preliminary Plat for Sage Farms Filing 1
Public Hearing #2 – Sage Farms Planned Unit Development (PUD) Text
Amendment**

Dear Ms. Lenoir:

Attached please find Fait Family Limited Partnership's comments for each of the above public hearings. Please provide to the Planning Commission/Board of Trustees. If appropriate, our concerns may be entered in the record and/or read. Thank you.

Sincerely yours,

LAW OFFICES OF GEORGE B. ERWIN, LLC



George B. Erwin, III

GBE:km
Enclosure
cc: Christopher Fait

Memo

To: Town of Wellington Planning Commission
From: Fait Family Limited Partnership
CC: George B. Erwin, III
Date: April 29, 2025
Re: Public Hearing Sage Farms Planned Unit Development

Fait Family Limited Partnership owns adjacent property of approximately 186 acres just south of CR58 and is adjacent to the Sage Farm development.

We write in support of the project and wish to provide additional insight to the Planning Commission in connection with the approval process. To that end, we offer the following requests and recommendations:

1. In connection with assessing the water and sanitary sewer needs to the project and the need to connect going north, we would ask that you bring into consideration our parcel by including its capacity needs. We welcome an opportunity to discuss a Reimbursement Agreement to the extent that infrastructure upsizing is necessary in order to serve our adjacent parcel. Future development of our parcel is likely to follow the buildout of the Sage Farms development.
2. Any storm water management associated with this development needs to be managed by the project itself and should not have any adverse impact on surrounding lands including our lands.
3. Road infrastructure needs should be addressed on a regional basis and any road upgrades should be mandated based on traffic impact analysis conducted.
4. Water resource management must be considered and adequate water sources identified to support this project without adverse impact on water resources currently available to surrounding lands.

If we can provide additional guidance, we would be happy to do so.

Fait Family Limited Partnership

Board of Trustees Meeting

Preliminary Plat for Sage Farms Filing 1

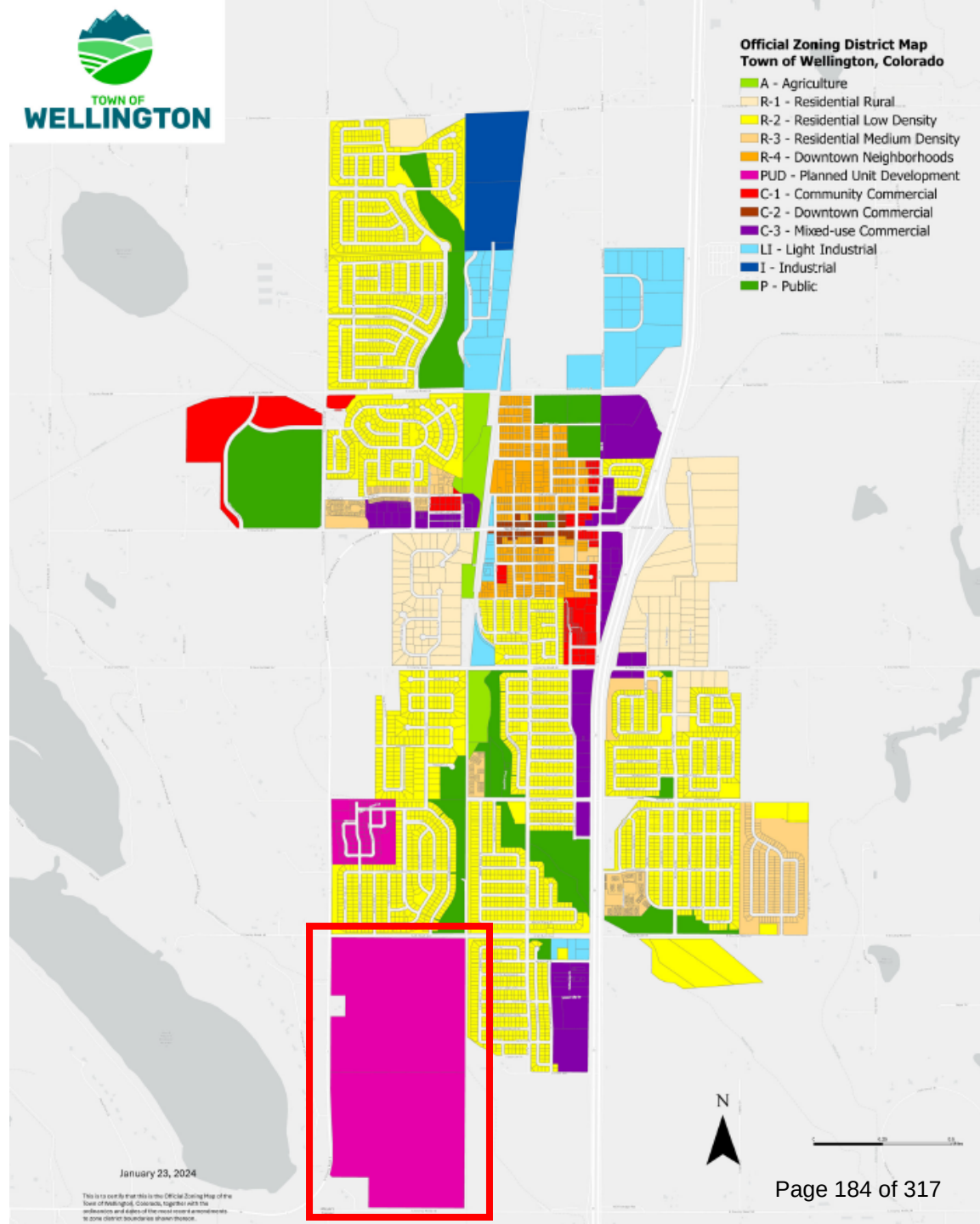
Presented By: Brittany Lenoir, Planner III
Town of Wellington Planning Department

Tuesday, May 27, 2025



Sage Farms PUD

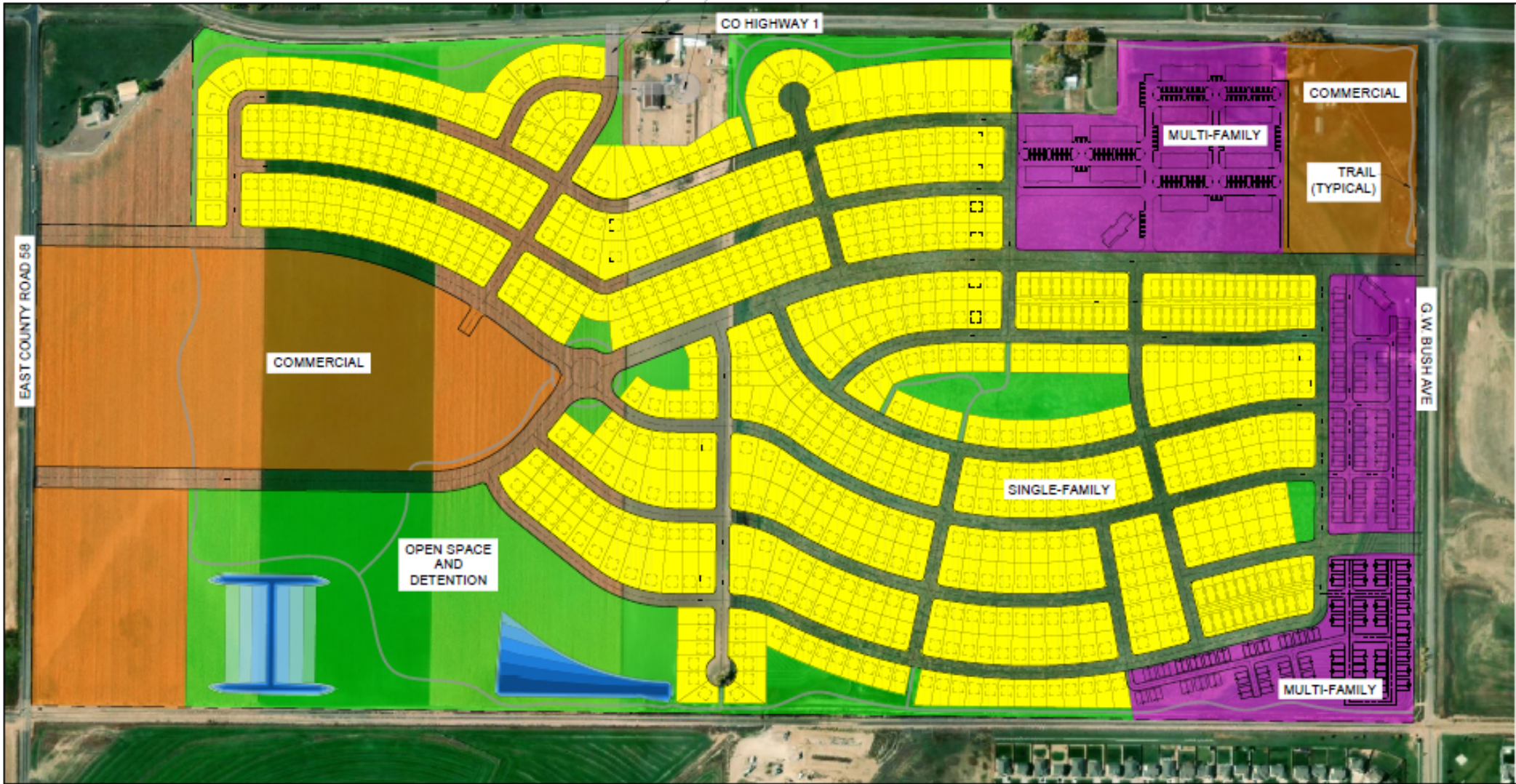
- January 2024 - the Board of Trustees approved the Sage Farms Annexation, established the PUD zoning, approved the annexation agreements and established vested development rights
- Planned Unit Development (PUD) – approved development plans that allow flexibility beyond what the typical Land Use Code regulations would achieve
 - Single-Family A (overlays the base R-3 Residential Medium Density District)



Sage Farms Conceptual Master Plan

LEGEND

- MUTLI-FAMILY RESIDENTIAL
- OPEN SPACE
- SINGLE FAMILY RESIDENTIAL
- COMMERCIAL



Sage Farms PUD Zoning Map

LEGEND

MULTI-FAMILY RESIDENTIAL - R-3

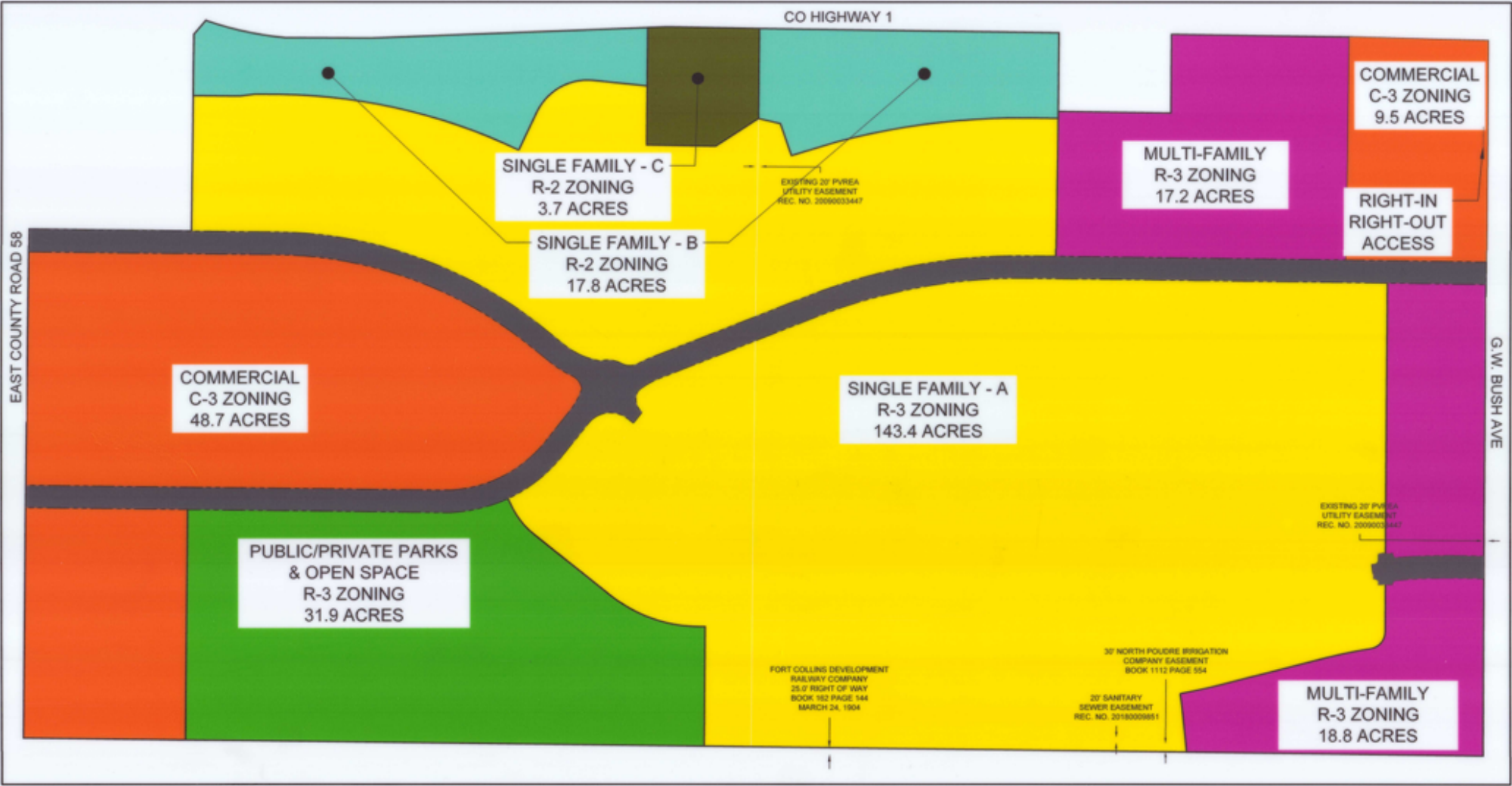
SINGLE FAMILY RESIDENTIAL (A) - R-3

SINGLE FAMILY RESIDENTIAL (B) - R-2

SINGLE FAMILY RESIDENTIAL (C) - R-2

COMMERCIAL - C-3

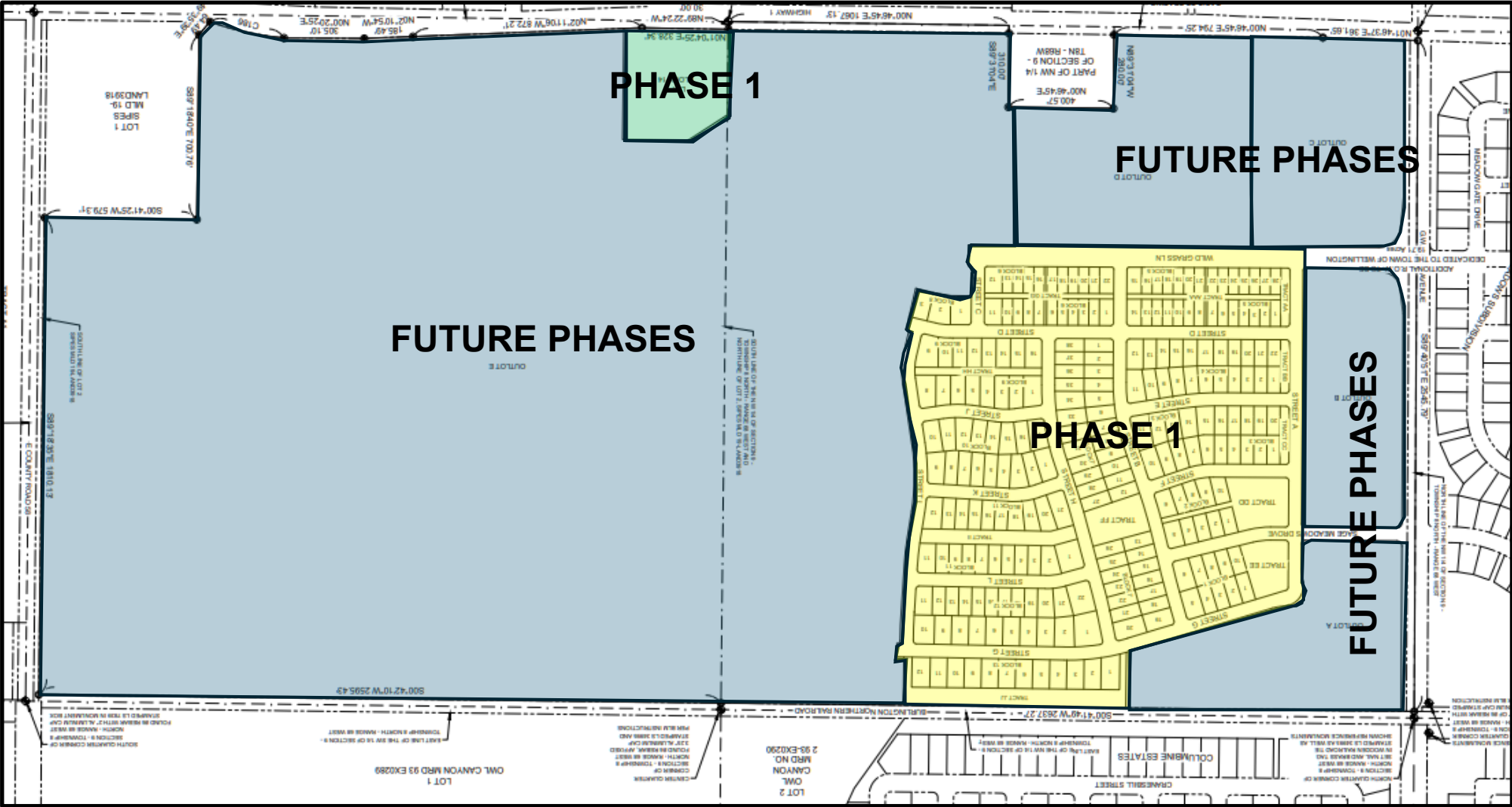
PARKS/OPEN SPACE - R-3



Application and Review Process – Sage Farms Filing 1

- Preliminary plat - overall master plan for the proposed development
 - Lot and block layout, street connectivity, park and trail locations
 - Preliminary grading, drainage plan, utility plan, landscape, traffic study, soils report
- Final plat – intended to complete the subdivision of land consistent with technical standards
 - Construction plans and profiles, structure detail (roads), sewage collection and water supply distribution plans, final drainage plans, final street lighting plan

Preliminary Plat of Sage Farms Filing 1



Findings For Approval – Preliminary Plat

1. The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in the Land Use Code and the Comprehensive Plan.
2. The land use mix within the project conforms to the Town's Zoning District Map and furthers the goals and policies of the Comprehensive Plan including:
 - a. The proposed development promotes the Town's small town, rural character;
 - b. Proposed residential development adds diversity to the Town's housing supply;
 - c. Proposed commercial development will benefit the Town's economic base;
 - d. Parks and open space are incorporated into the site design;
 - e. The proposed project protects the Town's environmental quality; and
 - f. The development enhances cultural, historical, educational and/or human service opportunities.

Findings For Approval – Preliminary Plat (continued)

3. The utility design is adequate at a capacity that promotes the Town's character while strengthening the Town's vitality.
4. The transportation design meets the intent of the Comprehensive Plan to provide increased connectivity, reduce traffic impacts, and encourage walkability.
5. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.
6. There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within the Town, according to the Town's goals.

Lot/Block Layout

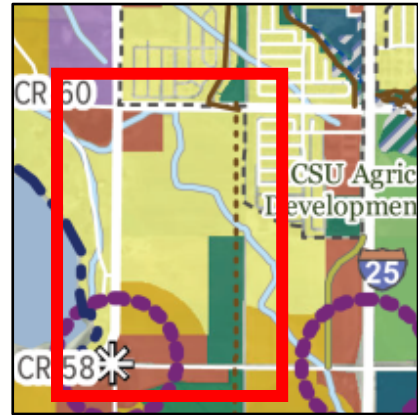
- First filing of the Sage Farms PUD development
- Residential lots range in size from 4,000 – 12,000 square feet
- Similar layout and density to surrounding residential neighborhoods
 - Sage Meadows
 - Columbine Estates (Mountain View Ranch)
 - The Knolls Subdivision



Relationship to the Comprehensive Plan and Zoning

Comprehensive Plan

- Mix of commercial, low and medium density residential, and parks and open space land uses
- This phase: Low Density Residential
- Lot with agricultural operations yard

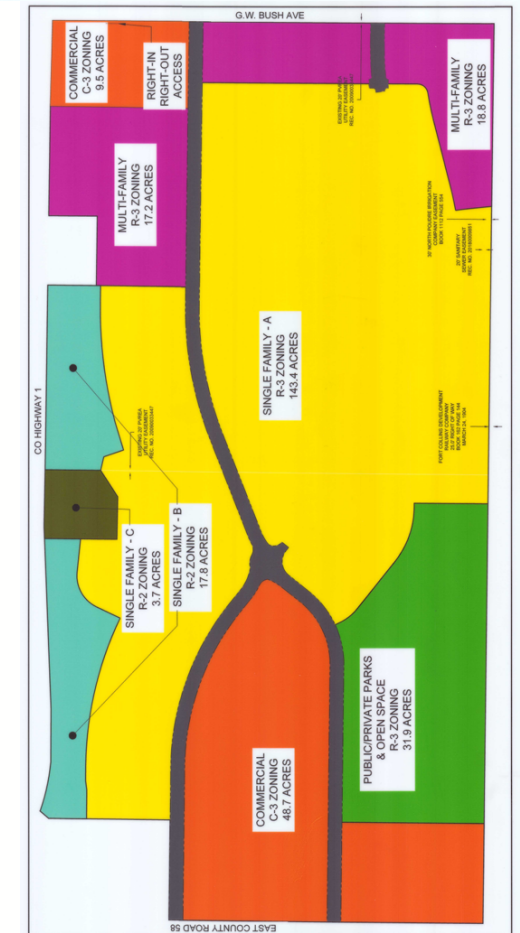
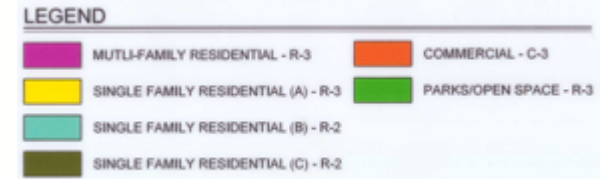


Future Land Use Categories



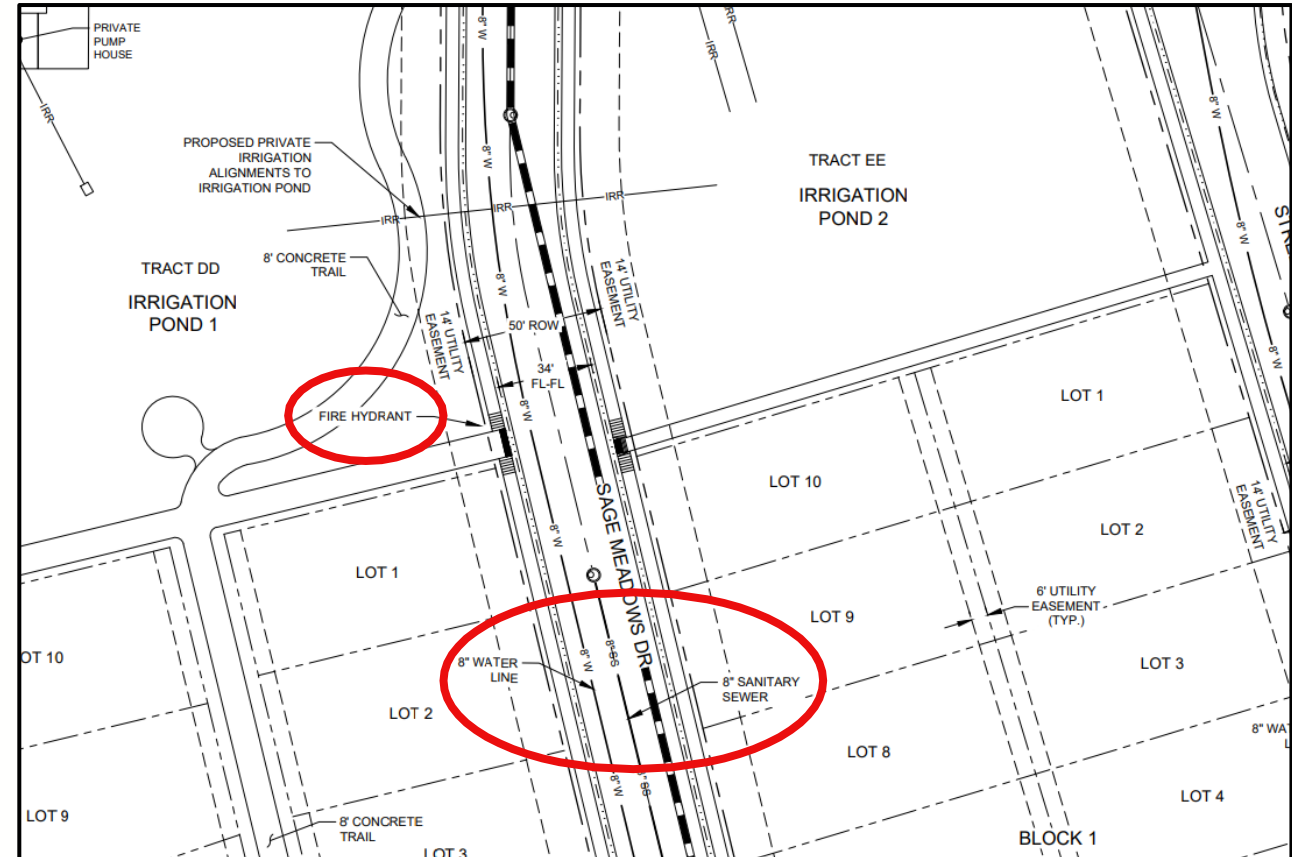
Zoning

- Sage Farms Planned Unit Development District
- Mix of single-family, multi-family, commercial, and public/private parks and open space
- This phase: Single Family – A



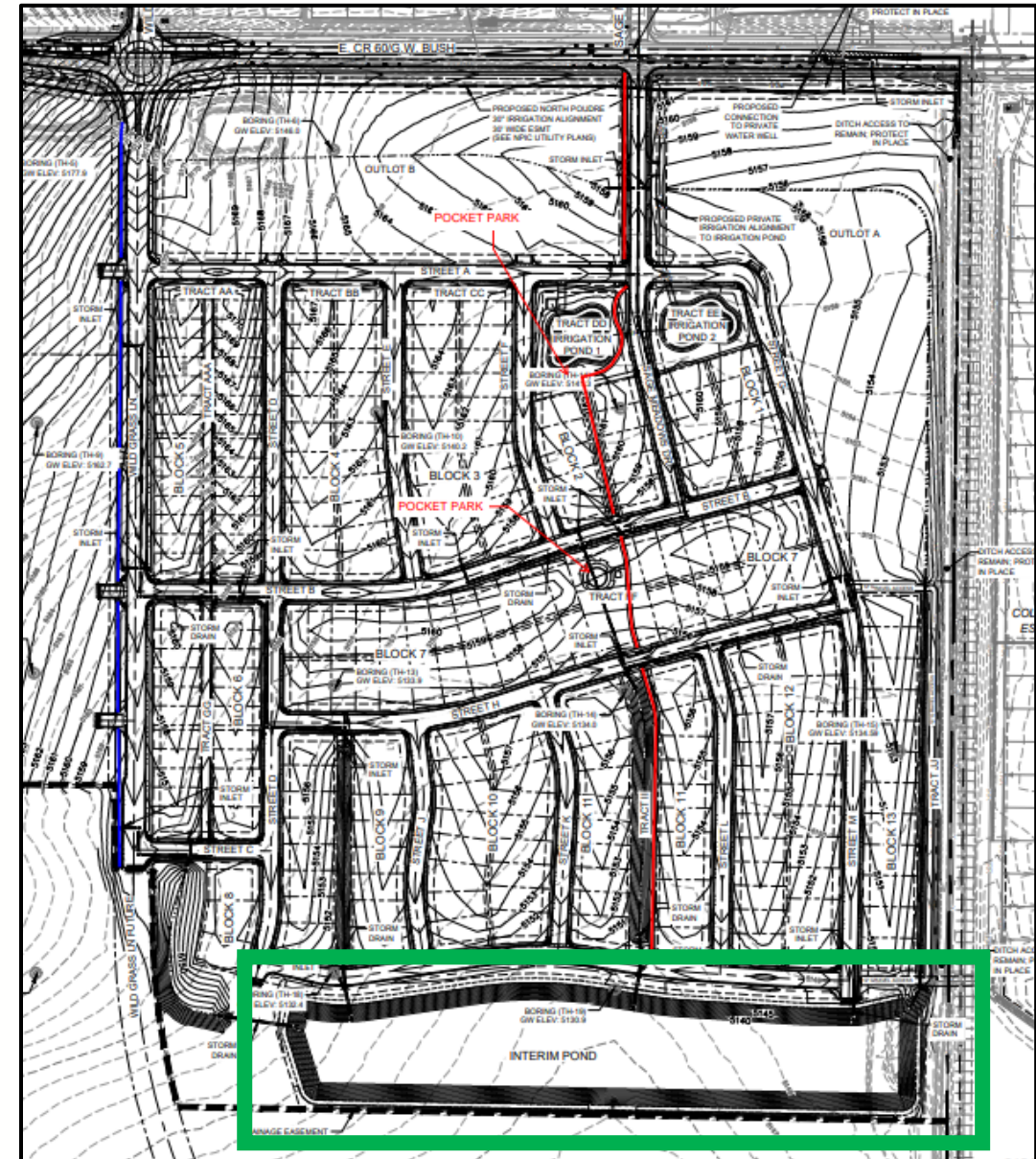
Utility Design

- Water, sanitary sewer, stormwater infrastructure
- Phased development – design accommodates future extension of public main lines
- Non-potable water irrigation system
- NPIC irrigation ditch lateral



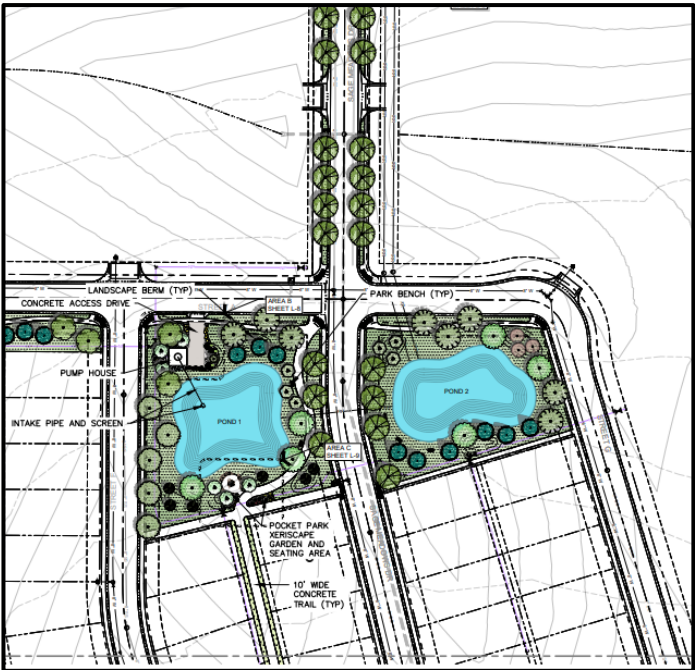
Landscape and Open Space Design

- North – South trail
 - Connects across G.W. Bush Ave. at Sage Meadows Dr.
- Interim Pond



Landscape and Open Space Design

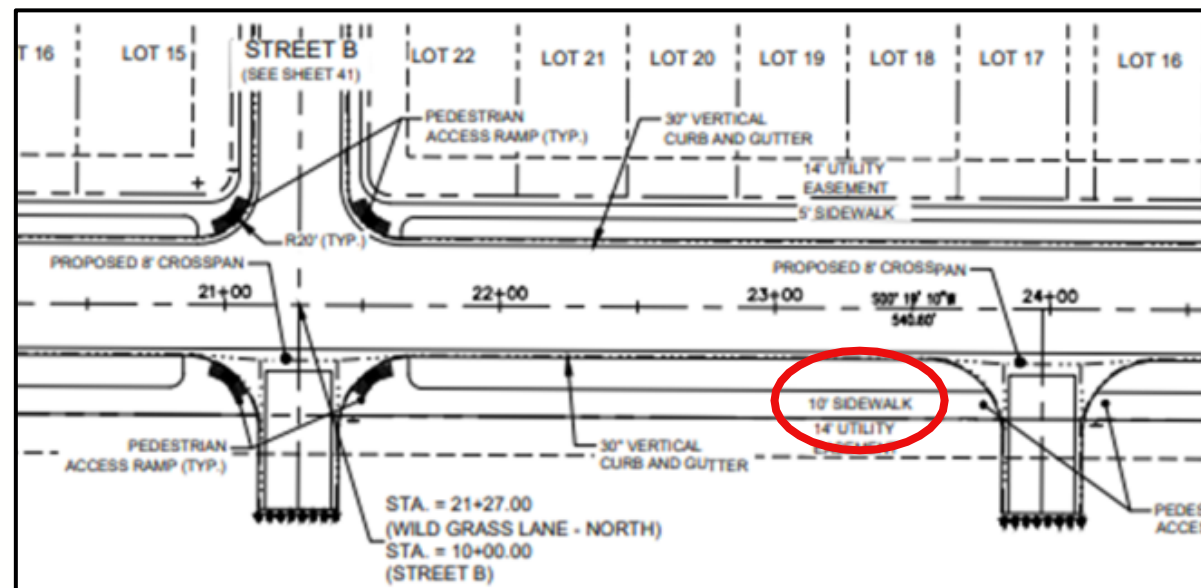
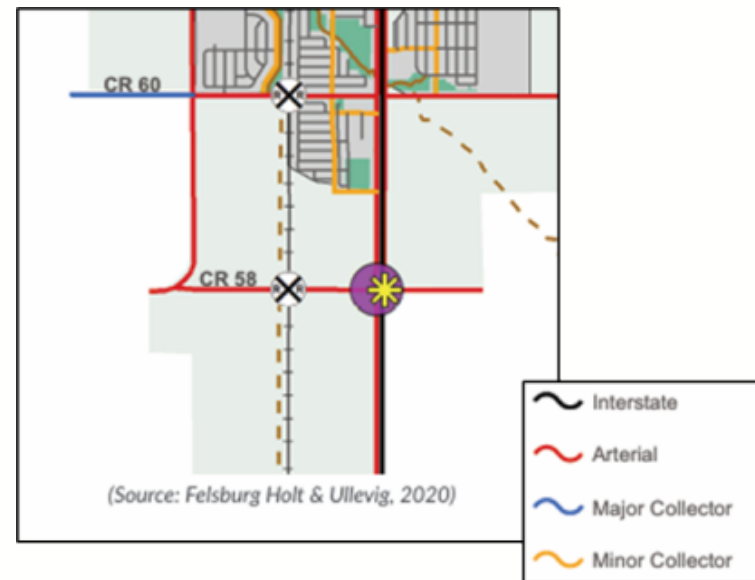
- Two Pocket Parks
- PROST Board considerations
 - Enhanced Pedestrian Crossings
 - Open Space Ownership and Maintenance
 - Trail Alignment



PLANT SCHEDULE C						
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	WATER USE	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS SHRUBS						
	1	Artemisia tridentata / Big Sagebrush	#5 CNT	Very low - Low	3 - 6ft. ht.	3 - 6ft. w.
	3	Fallugia paradoxa / Apache Plume	#5 CNT	Very low - Low	3 - 6ft. ht.	3 - 6ft. w.
EVERGREEN SHRUBS						
	2	Cytisus purgans 'Spanish Gold' / Spanish Gold Broom	#5 CNT	Very low - Medium	18 - 6ft. ht.	3 - 6ft. w.
	7	Yucca filamentosa 'Bright Edge' / Bright Edge Adam's Needle	#5 CNT	Very low - Medium	18 - 36in. ht.	3 - 6ft. w.
GRASSES						
	4	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	#1 CNT.	Very low - Low	18 - 36in. ht.	1 - 3ft. w.
PERENNIALS						
	3	Achillea x 'Moonshine' / Moonshine Yarrow	#1 CNT.	Low	6 - 18in. ht.	1 - 3ft. w.
	7	Artemisia x 'Powers Castle' / Powers Castle Artemisia	#1 CNT.	Low	18 - 36in. ht.	3 - 6ft. w.
	4	Enogonum umbellatum aureum 'Psdawns' / Kannah Creek® Sulphur Buckwheat	#1 CNT	Low - Medium	6 - 18in. ht.	1 - 3ft. w.
	5	Nepeta x 'Little Trudy' / Little Trudy Catmint	#1 CNT.	Low - Medium	6 - 18in. ht.	1 - 3ft. w.
	6	Ratibida columnifera / Prairie Coneflower	#1 CNT	Low - Medium	18 - 36in. ht.	1 - 3ft. w.
	3	Tanacetum x 'Robinson's Pink' / Tansy	#1 CNT	Low - Medium	18 - 36in. ht.	
GROUND COVERS						
	22 sf	Zinnia grandiflora 'Gold On Blue' / Gold On Blue Rocky Mountain Zinnia	#1 CNT.	Very low - Medium	< 6in. ht.	< 1ft. w.

Transportation Design

- Comprehensive Plan – Master Street Plan Map
- Improvements to G.W. Bush Avenue (CR 60)
- Detached sidewalks along Wild Grass Lane and G.W. Bush Avenue



Board of Trustees Actions

“The purpose of the major subdivision preliminary plat is to provide the Town with an overall master plan for the proposed development.”

The Board of Trustees should:

- Receive public testimony at the public hearing.
- Consider and make Findings for Approval (deliberations).
- Take action on the preliminary plat for Sage Farms Filing 1.

Staff Recommendation

Staff recommends approval of the preliminary plat of Sage Farms Filing 1 based upon the recommendation and Findings for Approval made by the Planning Commission at the May 5, 2025, public hearing.

Move to approve the preliminary plat for Sage Farms Filing 1 based on the Findings for Approval recommended by the Planning Commission and authorize the applicant to move forward with preparation of the final plat.

Questions or Comments?

Board of Trustees Meeting

Date: May 27, 2025

Subject: Public Hearing for Ordinance No. 10-2025 Considering Approval of Amendments to the Text of Section D.2.B. of the Approved Sage Farms Planned Unit Development (PUD)

Presentation: Cody Bird, Planning Director

EXECUTIVE SUMMARY

The Sage Farms Planned Unit Development (PUD) establishes the development standards for Sage Farms – a 293.5-acre site at the southwest side of Wellington that was approved for a mix of single-family residential, multi-family residential, commercial, and parks and open space uses. The proposed text amendments are to remove numerical standards in Section D.2.B. that limits the development of no more than six (6) single-family detached units accessing an alley and no more than six (6) single-family attached units per building. Section D.2.B. applies only to those areas zoned Single-Family A in the PUD.

The Planning Commission held a public hearing to consider the proposed text amendments to the approved Sage Farms PUD and voted to forward a recommendation of approval to the Board of Trustees based on the Findings for Approval included in the Staff Report. The Planning Commission report and included Findings is attached.

The Board of Trustees conducts a public hearing when evaluating a text amendment to a PUD. This agenda item is for the public hearing only. Following the close of the public hearing, there is a separate agenda item for action on the proposed text amendment.

BACKGROUND / DISCUSSION

On January 23, 2024, the Wellington Board of Trustees passed Ordinance No. 02-2024 approving the Sage Farms Annexation and Village at Sage Farms Annexation and establishing the zoning as a Planned Unit Development (PUD). A Planned Unit Development (PUD) Overlay District is an approved development plan with adopted zoning regulations that supplement the underlying base zoning district. It is a unified plan of development that does not correspond to typical regulations outlined in the Land Use Code and allows for flexibility and innovative design. The Sage Farms PUD created development standards and regulations that are specific to the Sage Farms project.

Since the proposed amendments are related to standards for single family attached and detached units, the amendments are processed as text amendments to the Land Use Code. Land Use Code amendments are processed in accordance with Section 15-2-50 of the Land Use Code and are reviewed by the Planning Commission at a public hearing and a recommendation is made to the Board of Trustees. In their review of the amendments, the Board of Trustees uses the Land Use Code Amendment Findings for Approval as the review criteria (Section 15-2-50(d)):

1. *The amendment is not likely to result in significant adverse impacts upon the natural environment (including air, water, noise, stormwater management, wildlife, and vegetation) or such impacts will be substantially mitigated;*
2. *The amendment is necessary for the protection of health, safety, welfare, and morals of the community;*
3. *The amendment is consistent with the Comprehensive Plan and the intent stated in this Land Use Code;*
and

4. *The amendment is consistent with any other prior approvals and official plans and policies created under the guidance of that plan for these areas.*

On May 5, 2025, the Planning Commission conducted a public hearing to consider the proposed code text amendments. Staff received one written correspondence in advance of the agenda publication. The correspondence supports the proposed amendments, and is included as *Attachment E* to the Planning Commission staff report. At the Planning Commission hearing, one resident provided comments on the Sage Farms development, but did not object to the text amendments. No other written correspondence or phone calls on the Sage Farms PUD text amendment public hearing item were received by the time the agenda packet was published. Following public testimony, the Planning Commission deliberated on the proposed amendments and voted 6-1 to forward a recommendation to the Board of Trustees to approve the proposed text amendments to the Sage Farms PUD, as presented, based on the Findings for Approval. The Findings for Approval that the Planning Commission reviewed are included in the attached staff report under the “Staff Comments (text amendment)” section of the report.

The Board of Trustees may adopt the Planning Commission’s Findings, may modify the Planning Commission’s Findings, or may make its own Findings. Upon making Findings for Approval, the Board should close the public hearing.

CONNECTION WITH ADOPTED MASTER PLANS

This action supports the following Board of Trustees’ 2025-2029 Strategic Plan priorities:

Grow Responsibly

- Advance cohesive & holistic new developments
- Improve housing diversity

Foster Economic Vibrancy

This action supports the following Town of Wellington Comprehensive Plan Goals and Strategies:

Community Cohesion Goal 2. Ensure that existing and future residential developments contribute to enhancing quality of life.

- CC.2.1. Update the Land Use Code to allow a greater mix of housing types and styles that cater to a variety of families, including older adults, first time home-buyers, lower income earners, and people with disabilities, among others.
- CC.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.

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION



Conduct a public hearing to consider the proposed Sage Farms PUD text amendments and evaluate the amendments using the Findings for Approval outlined in the Municipal Code, Section 15-2-50(d), and close the public hearing.

MOTION RECOMMENDATION

N/A

ATTACHMENTS

1. Excerpt of May 5, 2025 Planning Commission Report
2. Attachment A. Location Map with Site Outline
3. Attachment B. PUD Text Amendment Request
4. Attachment C. Approved Sage Farms PUD
5. Attachment D. Proposed Text Amendments
6. Attachment E. Letter from Fait Family Limited Partnership
7. Presentation Slides

Planning Commission Meeting

Date: May 5, 2025
Submitted By: Cody Bird, Planning Director
Subject: Proposed Amendment to the Text of Section D.2.B. of the Approved Sage Farms Planned Unit Development (PUD)

EXECUTIVE SUMMARY

General Location:

Land east of State Highway 1 to BNSF Railroad and south of G.W. Bush Ave. (CR60) to CR58 – Location Map included in *Attachment A*

Applicant/Owner:

FC Farm Holding, LLC and Sipes Farm Holding, LLC

Reason For Request:

- The applicant has submitted a request to change numerical standards applicable to the approved Sage Farms Planned Unit Development (PUD). The PUD text at Section D.2.B. limits the development of no more than six (6) single-family detached units accessing an alley and no more than six (6) single-family attached units per building.
- The applicant requests to amend the text of the PUD to remove the limitation on the number of units to be consistent with the intent of the Sage Farms PUD, and to align with similar applicable standards in the Town's Land Use Code.

Background:

- On January 23, 2024, the Wellington Board of Trustees passed Ordinance No. 02-2024 approving the Sage Farms Annexation and Village at Sage Farms Annexation, established the zoning as a Planned Unit Development (PUD), approved the annexation agreements, and established vested development rights.
- The Sage Farms PUD allows a mix of single-family residential, multi-family residential, commercial, and parks and open space uses.
- The Sage Farms PUD will be developed as a phased development. The first filing for phase 1 is a major subdivision of the 293.5 acres site to create 241 single-family lots, open space areas, five outlots for future development, and one lot to accommodate existing agricultural operations.
- The preliminary plat for the first filing is subject to the PUD text standards sought to be amended.
- The preliminary plat and PUD text amendments are submitted for concurrent review. The applications are being considered concurrently, but are processed as separate requests.
- The applicant has summarized the proposed PUD text amendments, included as *Attachment B*.
- The PUD text amendments and preliminary plat were advertised for public hearings before the Planning Commission and Board of Trustees as required by law.

1. Staff received one written correspondence in support included as *Attachment E*. No other written correspondence or phone calls on the Sage Farms PUD text amendment public hearing item were received by the time the agenda packet was published.

Text Amendment Process and Findings for Approval:

- Pursuant to Section 15-2-70(b)(2) of the Land Use Code, a rezone that includes “changes to standards or characteristics of zoning districts (such as floor area ratio or setbacks) shall be processed as text amendments to the Land Use Code.”
- Since the proposed amendments are related to standards for single family attached and detached units, the amendments are processed as text amendments to the Land Use Code.
- Land Use Code amendments are processed in accordance with Section 15-2-50 of the Land Use Code and are reviewed by the Planning Commission at a public hearing and a recommendation is made to the Board of Trustees. The Planning Commission may choose to either recommend approval, approval with conditions, denial, or may continue the public hearing to another date.
- The Planning Commission evaluates the request using the following criteria – Land Use Code Amendment Findings for Approval (Land Use Code Section 15-2-50(d)):
 1. The amendment is not likely to result in significant adverse impacts upon the natural environment (including air, water, noise, stormwater management, wildlife, and vegetation) or such impacts will be substantially mitigated;
 2. The amendment is necessary for the protection of health, safety, welfare, and morals of the community;
 3. The amendment is consistent with the Comprehensive Plan and the intent stated in this Land Use Code; and
 4. The amendment is consistent with any other prior approvals and official plans and policies created under the guidance of that plan for these areas.
- The Planning Commission will need to consider any testimony presented during the public hearing.

BACKGROUND / DISCUSSION

The Findings for Approval for a text amendment are listed below (in **bold** text), along with Staff’s recommendation for each finding (in regular text).

Land Use Code Amendment Findings for Approval (Land Use Code Section 15-2-50(d)):

1. **The amendment is not likely to result in significant adverse impacts upon the natural environment (including air, water, noise, stormwater management, wildlife, and vegetation) or such impacts will be substantially mitigated;**
 - The proposed amendments to remove the language in the PUD that limits the development to no more than six (6) single-family detached units accessing an alley and no more than six (6) single-family attached units per building, will not result in significant adverse impacts upon the environment.
 - The amendments will remove overly restrictive language in the Single-family A zoned areas of the PUD to ensure that development in these areas is organized in a usable and efficient way.
 - The proposed amendments only affect unit and block layout but will not impact the development densities that were approved and established through the PUD.

- 2. The amendment is necessary for the protection of health, safety, welfare, and morals of the community;**
 - The PUD text amendments will remove language that currently inhibits the ability for usable and cohesive lot and block layouts. The proposed amendments will allow additional flexibility and other applicable provisions of the PUD will still ensure a thoughtful development layout that will benefit the health, safety, and welfare of the future residents of Sage Farms and the community as a whole.
- 3. The amendment is consistent with the Comprehensive Plan and the intent stated in this Land Use Code; and**
 - The proposed PUD text amendments are consistent with the intent of the Comprehensive Plan, the Land Use Code, and the Sage Farms PUD.
 - The proposed PUD text amendments impact the single-family zoned areas of the Sage Farms PUD. Specifically, those areas designated as “Single-Family A.”
 - The intent of the “Single-Family A” designation on the Sage Farms PUD is to provide for a mix of small lot single-family detached, single-family attached, and multi-family dwellings in a walkable environment.
 - The proposed amendments to remove the unit count limit per building and alley access limit will allow for more flexible building, lot, and block layouts. This flexibility will allow the thoughtful layout of the neighborhoods to ensure walkability and connectivity are prioritized. The Sage Farms PUD was approved as being consistent with the Comprehensive Plan for the medium density residential land use designation and is intended to allow for single-family and multi-family neighborhoods with local and walkable commercial areas with access to public facilities and amenities.
 - The proposed PUD text change to remove the restrictions on alley access and unit count per building will continue to be consistent with the Comprehensive Plan.
- 4. The amendment is consistent with any other prior approvals and official plans and policies created under the guidance of that plan for these areas.**
 - The proposed PUD text amendments to remove the dwelling unit limitation and alley access limitation will not impact the approved densities or mix of land uses that were established for the Sage Farms PUD.
 - All other provisions of the Sage Farms PUD will remain in effect.
 - The removal of the limitation on the number of dwelling units is consistent with the adoption of Ordinance No. 08-2025 approving amendments to the Land Use Code to increase opportunities for housing affordability. The Land Use Code amendments approved April 8, 2025 similarly removed several limitations on the number of dwelling units allowed per building.

STAFF RECOMMENDATION

Based upon the above findings, Town staff recommends the PUD Text Amendment satisfies the Findings for Approval in accordance with the Land Use Code. Town staff recommends approval of the proposed text amendments, as presented (motion option 1, below).

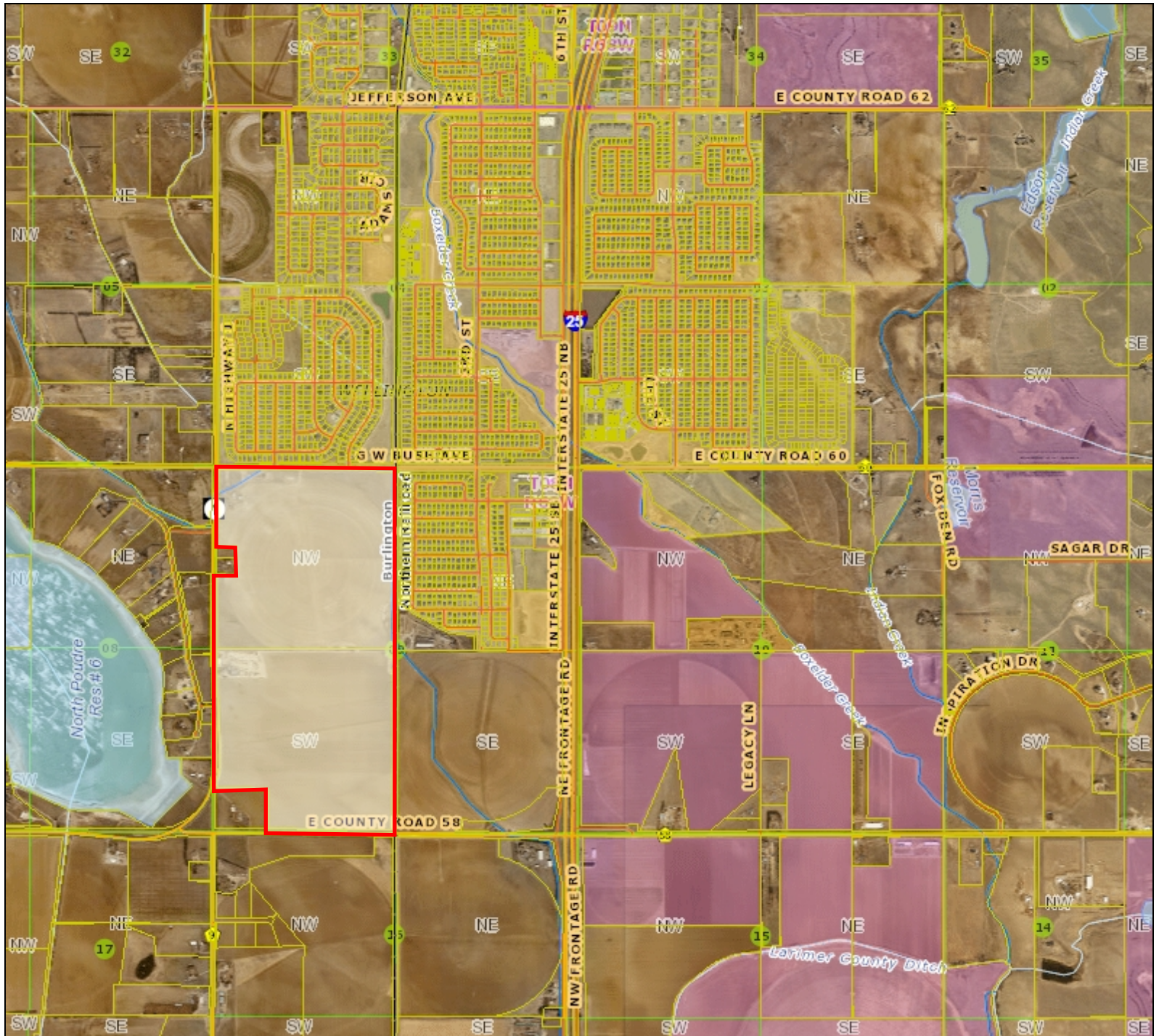
Below are motion options for the Planning Commission to consider:

1. Move to forward a recommendation to the Board of Trustees to approve the proposed text amendments to the Sage Farms PUD, as presented, based on the Findings for Approval.

2. Move to forward a recommendation to the Board of Trustees to approve the proposed text amendments to the Sage Farms PUD, as presented, based on the Findings for Approval and including conditions of approval.
3. Move to forward a recommendation to the Board of Trustees to deny the proposed text amendments to the Sage Farms PUD, based on the Findings for Approval.
4. Move to continue the public hearing to a future date.

ATTACHMENTS

1. Attachment A. Location Map with Site Outline
2. Attachment B. PUD Text Amendment Request
3. Attachment C. Approved Sage Farms PUD
4. Attachment D. Proposed Text Amendments
5. Attachment E. Letter from Fait Family Limited Partnership
6. Presentation Slides



Legend

- | | | |
|--|---|---|
|  Tax Parcels |  Incorporated Areas | 30969E146467N.sid |
|  Railroads |  PLSS Township and Range |  Red: Band_1 |
|  Major Road System |  PLSS Sections |  Green: Band_2 |
|  Road System |  PLSS Quarter Sections |  Blue: Band_3 |
|  Lakes and Ponds |  City or Town | 30969E144091N.sid |

Notes

0.3 0 0.3 Miles

Date Prepared: 4/8/2025 8:41:45 AM

Scale
1: 24,000



This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

**Town of Wellington,
County of Larimer, Colorado**

**Sage Farms Planned Unit Development
Amendment Number1**

Rezoning Request

March 10, 2025

Sage Farms PUD

The Sage Farms Planned Unit Development is a mixed-use master-planned community approved by the Town of Wellington Planning Commission on August 7, 2023 and the Town Board of Trustees on January 23, 2024. It allows for a mix of residential, commercial and office uses as well as parks and open space on the 291 acres within the development within the PUD Overlay District.

Since the approval of the PUD, the owners and consultants have been working with Town staff on the Preliminary Plat and Utility Construction Plan Documents. The initial submittal of the Preliminary Plat documents was on November 21, 2024. Staff has reviewed the plans and we are in the process of revising them based on the staff and referral agency comments.

Property Owners/Applicant/Consultants

Property Owners

FC Farm Holding, LLC and Sipes Farm Holding, LLC

Mr. Daren Roberson, Manager
395 Delozier Drive, Suite 110
Fort Collins, Colorado 80524
(970)224-3103
daren@sagehomes.com

Applicant/ Owners

FC Farm Holding, LLC and Sipes Farm Holding, LLC

Mr. Daren Roberson
395 Delozier Drive, Suite 110
Fort Collins, Colorado 80524
(970) 224-3103
daren@sagehomes.com

Planning Consultant

PineCrest Planning and Design LLC

Mr. Tom Dugan
4225 Westshore Way
Fort Collins, Colorado 80525
(970) 566-4714
tompinecrest@qwest.net

Surveyor

EPS Group Inc.

Mr. Tharen Helgersen, PLS
301 N. Howes Street, Suite 100
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(970) 461-2661
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Attorney

Johnson Muffly & Dauster PC

Mr. Jeff Johnson
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(970)692-5886
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Civil Engineer

EPS Group Inc.

Mr. Blaine Mathisen
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Fort Collins, Colorado 80521
(970)488-3901
shane@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 Zoning

PUD – Planned Unit Development
Overlay District

Acreage 293 acres

Land Use Agricultural

Proposed Zoning

PUD-Planned Unit Development
Overlay District

293 acres

Commercial/Residential
Parks and Open Space

Proposed PUD Amendment

The existing Sage Farms PUD language allows for a mix of land uses throughout the development. In review of the preliminary plat submittal by the Town staff it was noticed there was an unattended restriction on the use of an alley for vehicle access to both single-family and multi-family dwellings. Under the Land Use Standards Permitted Uses on the PUD the following sections state:

D.2.B.2 Single-Family Detached Dwellings (including up to six Single-Family Detached Dwellings utilizing the same Alley for vehicular access) (P)

D.2.B.3 Single-Family Attached Dwellings (including up to six Single-Family Attached Dwellings per Building; Alley loaded Single-Family Attached Dwellings are Allowed) (P)

The PUD amendment request is to delete the restriction of a maximum of six dwellings in each of the above land use standards and substitute the following language:

D.2.B.2 Single-Family Detached Dwellings (including Alley loaded Single-Family Detached Dwellings) (P)

D.2.B.3 Single-Family Attached Dwellings (including Alley loaded Single-Family Attached Dwellings are Allowed) (P)

By allowing this amendment to the approved PUD it would eliminate the restriction of a maximum of six alley accessed dwellings thereby clarifying the original intent of the land use on the PUD.

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land being the Northwest Quarter of Section Nine (9) and a portion of the Southwest Quarter of Section Nine (9), Township Eight North (T.8N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado.

EXCEPTING THEREFROM the East 25.00 feet for railroad right of way.
ALSO EXCEPTING THEREFROM those parcels described in Deeds recorded April 20, 1964 in Book 1244 at Page 319, and June 5, 1979 in Book 1958 at Page 277, and August 2, 1990 as Reception No. 90033927, all of the Records of Larimer County.

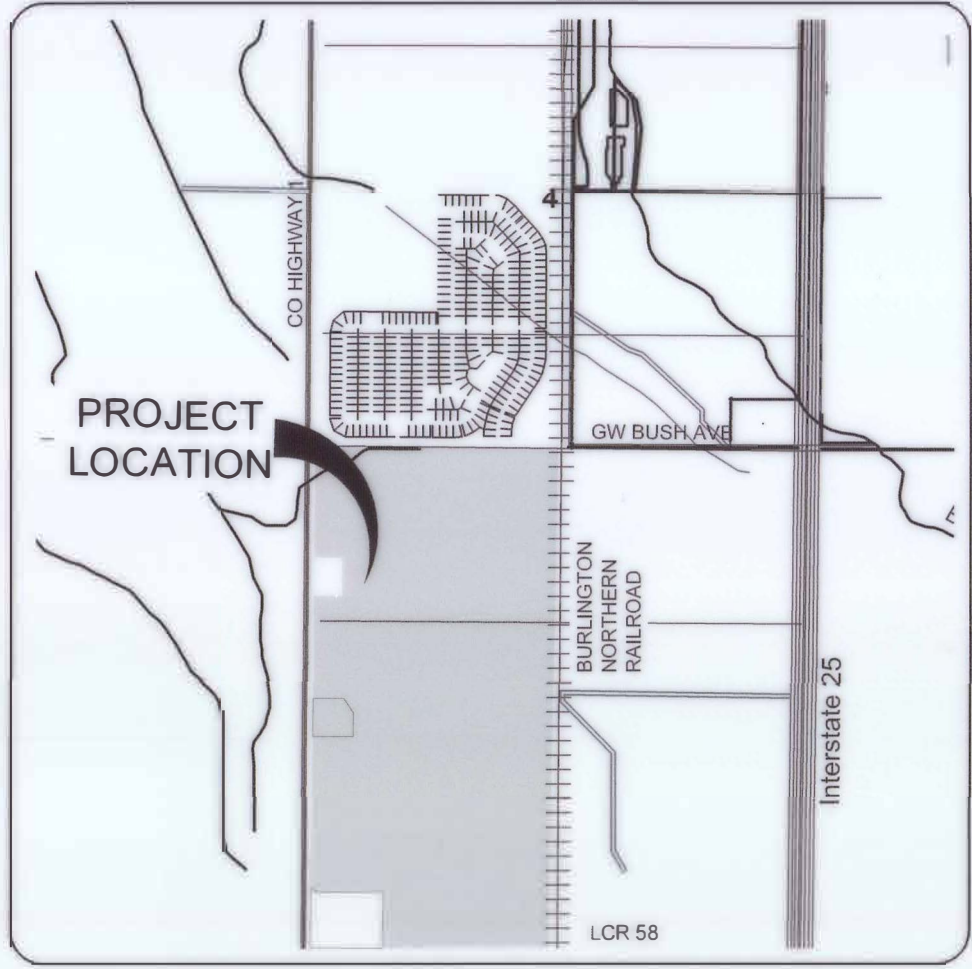
TOGETHER WITH Lot 2, Sipes M.L.D. #19-LAND3918 recorded November 6, 2019 as Reception No. 20190069527 of the Records of Larimer County.
Said described parcel contains a total of 12,783,626 sq. ft or 293.47 acres, more or less.

ZONING MAP FOR
SAGE FARMS P.U.D.

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST
OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

Attachment C

JANUARY 2023



NORTH

VICINITY MAP

1"=2000'

PROJECT TEAM:

APPLICANT

FC Farm Holding, LLC and Sipes Farm Holding, LLC
Mr. Daren Roberson
395 Delozier Drive, #110
Fort Collins, CO 80524
(970) 224-3103

LAND PLANNER

Pinecrest Planning and Design, LLC
Mr. Tom Dugan
4225 Westshore Way
Fort Collins, CO 80525
(970) 566-4714

SITE ENGINEER

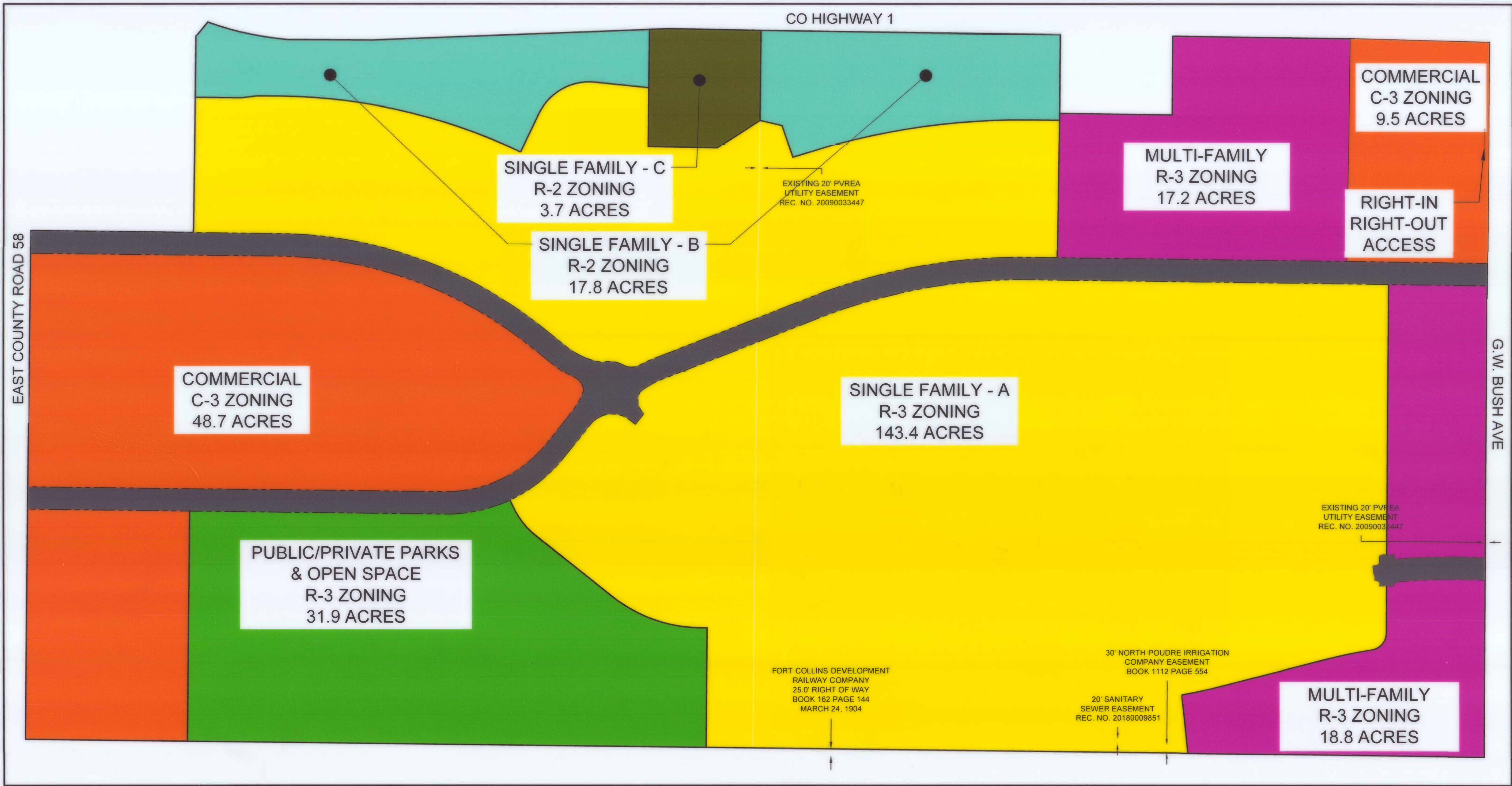
Northern Engineering Services, Inc.
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

OWNERS

FC Farm Holdings, LLC
Mr. Daren Roberson, Manager
395 Delozier Drive, #110
Fort Collins, CO 80524
(970) 224-3103

and

Sipes Farm Holding, LLC
Mr. Daren Roberson, Manager
395 Delozier Drive, #110
Fort Collins, CO 80524
(970) 224-3103



250 0 250 500 750 Feet
(IN FEET)
1 inch = 250 ft.

LEGAL DESCRIPTION

A parcel of land being the Northwest Quarter of Section Nine (9) and a portion of the Southwest Quarter of Section Nine (9), Township Eight North (T.8N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado.

EXCEPTING THEREFROM the East 25.00 feet for railroad right of way.

ALSO EXCEPTING THEREFROM those parcels described in Deeds recorded April 20, 1964 in Book 1244 at Page 319, and June 5, 1979 in Book 1958 at Page 277, and August 2, 1990 as Reception No. 90033927, all of the Records of Larimer County.

TOGETHER WITH Lot 2, Sipes M.L.D. #19-LAND3918 recorded November 6, 2019 as Reception No. 20190069527 of the Records of Larimer County.

Said described parcel contains a total of 12,783,626 sq. ft or 293.47 acres, more or less.

NOTE:

This Zoning Map is not a statutory monumented land survey as defined by the State of Colorado. Monuments depicted and or referenced hereon are for reference purposes only. This Zoning Map may be subject to rights, easements, rights-of-way, covenants and restrictions of record.

LEGEND

	MULTI-FAMILY RESIDENTIAL - R-3		COMMERCIAL - C-3
	SINGLE FAMILY RESIDENTIAL (A) - R-3		PARKS/OPEN SPACE - R-3
	SINGLE FAMILY RESIDENTIAL (B) - R-2		
	SINGLE FAMILY RESIDENTIAL (C) - R-2		

LAND USE DATA

Land Use Type	Area (acres)	Maximum Density (units/acre)	Maximum GLA (sq. ft.)	Percent of Total Area (%)
Single Family - A	141.8	6.0		48.7%
Single Family - B	17.8	3.0		6.1%
Single Family - C	3.7	3.0		1.3%
Multi-Family	36.0	12.0		12.4%
Commercial	58.2	16.0	585,000	20.0%
Public/Private Parks & Open Space	33.6			11.5% (of Total) 16.8% (of Residential)
On-Site Total	291.0			100.0%
Additional Areas				
BNSF Right-of-way	6.1			
CR 58 Right-of-way	3.4			
Total	300.5			

Zoning: PUD - Planned Unit Development Overlay District

APPROVAL CERTIFICATES

PLANNING COMMISSION CERTIFICATE

Approved this 7TH day of AUGUST, 2023, by the Town
Planning and Zoning Commission, Wellington, Colorado.

Chairman

BOARD OF TRUSTEES CERTIFICATE

Approved this 23RD day of JANUARY, 2024, 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

Attest:

Town Clerk



SAGE FARMS P.U.D.

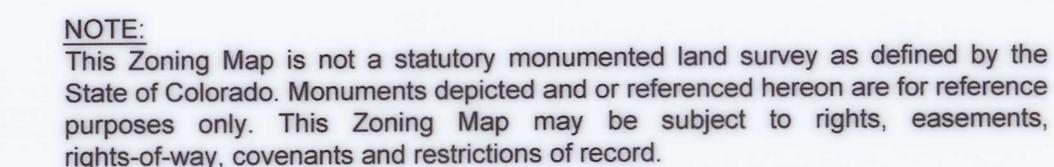
ZONING MAP

Sheet

1

Of 4 Sheets

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST
OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



SAGE FARMS P.U.D.

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

J. DEFINITIONS

Accessory Building. A subordinate building or structure, the use of which is customarily incidental to that of the main building or to the main use of the land, which is located on the same lot (or on a contiguous lot in the same ownership) with the main building or use.

Accessory Dwelling Unit. An additional dwelling unit integrated within a single-family dwelling, or located in a detached accessory building, such as carriage houses or agricultural-type out buildings, located on the same lot as single-family dwellings. An Accessory Dwelling Unit is not counted as a dwelling unit in calculating the allowed density per acre in a zone district.

Accessory Use. A subordinate use, clearly incidental and related to the main structure, building or use of land and located on the same lot (or on a contiguous lot in the same ownership) as that of the main structure, building or use.

Alley. A paved constructed vehicular access way serving one (1) or more properties and shutting a public or private road. An Alley may be a public or private access way. An Alley may satisfy, but does not need to satisfy, emergency access requirements.

Agriculture. The use of land for accessory uses for treating or storing farm products and equipment.

Bed and Breakfast. An establishment operated in a private residence or portion thereof, which provides temporary accommodations to overnight guests for a fee, and which is occupied by the operator of such establishment.

Boarding and Rooming House. A building or portion of which is used to accommodate, for compensation, four (4) or more boarders or roomers, not including members of the occupant's immediate family who might be occupying such building.

Building means any permanent structure built for the shelter or enclosure of persons, animals, chattels or property of any kind, which is governed by the following characteristics:

- a) Is permanently affixed to the land.
- b) Has one (1) or more floors and a roof.

Child Care Center. A facility, by whatever name known, which is maintained for the whole or part of a day for the care of seven (7) or more children under the age of sixteen (16) years who are not related to the owner, operator or manager, whether such facility is operated with or without compensation for such care and with or without stated educational purposes, except that a childcare center shall not include any family child care home as defined by the State. The term includes, but is not limited to, facilities commonly known as day care centers, day nurseries, nursery schools, preschools, play groups, day camps, summer camps, centers for developmentally disabled children and those facilities which give twenty-four-hour-per-day care for dependent and neglected children. Child care centers are also those facilities for children under the age of six (6) years with stated educational purposes which are operated in conjunction with a public, private, or parochial college or a private or parochial school, except that the term shall not apply to a kindergarten maintained in connection with a public, private, or parochial elementary school system of at least six (6) grades.

Civic Space. Public or quasi-public uses in residential or business areas that are accessible to the public and primarily serve as gathering or meeting areas for the immediate community, or reserved as open space that provides a community amenity or promotes environmental or ecological functions. Civic spaces may be public buildings; defined space in residential, commercial, or mixed-use buildings; or outdoor space constructed to accommodate community gatherings. They can be the settings where celebrations are held, where social and economic exchanges take place, where friends run into each other, and where cultures thrive. Civic spaces include active or passive recreational uses, nature and recreation trails, nature preserves (such as wildlife sanctuaries, conservation areas, and game preserves), cultural amenities (e.g. fountains, ice rinks, reflecting pools), open spaces, parks, squares, plazas, playgrounds, or memorial parks. This includes any of the following as defined below:

- a) Active recreation: Recreational uses requiring constructed facilities for organized activities, such as playing fields, ball courts, and playgrounds.
- b) Dog park: A park that provides a variety of recreational amenities for dogs and persons that may include benches, parking, restrooms, and water fountains. If dogs are to be unleashed, the area must be fenced.
- c) Community space: Buildings or facilities that provide gathering places, such as community centers, property owner association meeting spaces, or clubhouses.
- d) Open space: Areas of trees, shrubs, lawns, grass, pathways and other natural and man-made amenities not within individual building lots, set aside for the use and enjoyment of residents, visitors and other persons, unoccupied by buildings or facilities unless related to recreational activities. Generally, open space is intended to provide light and air and is designed for either scenic or recreational purposes. For the purpose of this Code, open space includes active recreation space, common open space, and dedicated open space.
- e) Park or plaza: An open space which may be improved and landscaped; usually surrounded by streets and buildings.
- f) Urban deck: A platform for landscaped greens or engineered to accommodate buildings, which spans over major roadways. The intent of an urban deck is to create and enable pedestrian movement across an otherwise, typically impenetrable barrier, and to provide space for activity that can link both sides of the roadway.
- g) Wetlands mitigation bank: A natural resource management technique authorized by Part 404 of the Federal Clean Water Act, or other state or federal law, as applicable, using wetland preservation, restoration, creation and/or enhancement to offset or replace wetland functions that are lost due to development. Wetland mitigation banks are typically large areas of wetlands operated by private or public entities, which may sell credits to other entities to compensate for wetland loss or impact at development sites or enter into other similar arrangements.

Code means the Municipal Code of the Town, including this Land Use Code.

Community Facility. A place, structure, area, or other facility used to provide fraternal, cultural, social, educational, or recreational programs or activities. This includes swimming pools, tennis courts, and similar facilities of a homeowners association, open to the public or a designated part of the public, and which may be publicly or privately owned.

Dwelling means a building used exclusively for residential occupancy, including single-family dwellings, two-family dwellings and multi-family dwellings.

Dwelling unit means one (1) or more rooms and a single kitchen and at least one (1) bathroom, designed, occupied or intended for occupancy as separate quarters for the exclusive use of a single family for living, cooking and sanitary purposes, located in a single-family, two-family or multi-family dwelling or mixed-use building.

Dwelling, two-family or duplex means a building occupied by two (2) families living independently of each other.

Golf Course. A tract of land laid out with a course having nine (9) or more holes for playing golf, including any accessory clubhouse, driving range, offices, restaurant, concession stand, picnic tables, pro shop, maintenance facilities, or similar accessory uses or structures.

Grocery Store. A retail establishment primarily selling food, as well as other convenience and household goods, without a limitation on the number of square feet of the Building structure.

Group Home state-licensed facilities for developmentally disabled, handicapped, seniors or children as defined by and meeting the requirements of Section 31-23-303(2), C.R.S., or similar state statute.

Home Occupation. An occupation or business activity which results in a product or service and is conducted in whole or in part in a dwelling unit and is subordinate to the residential use of the dwelling unit. Home Occupation shall not include home offices for telecommuting and similar uses with no customer, client, or coworker visits.

Industrial and Manufacturing, Heavy. Manufacturing of paper, chemicals, plastics, rubber, cosmetics, drugs, nonmetallic mineral products (such as concrete and concrete products, glass), primary metals, acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, electrical equipment, appliances, batteries, and machinery. This group also includes asphalt mixing plants, concrete mixing plants, smelting, animal slaughtering, oil refining, and magazine contained explosives facilities.

Industrial and Manufacturing, Light. Manufacturing of products, from extracted, raw, recycled or secondary materials, including bulk storage and handling of those products and materials, or crushing, treating, washing, and/or processing of materials. This includes similar establishments, and businesses of a similar and no more objectionable character. It also includes incidental finishing and storage. Goods or products manufactured may be sold at retailer wholesale or on off the premises. This does not include any activity listed under Industrial and Manufacturing, Heavy. Examples of general manufacturing include the manufacture or production of the following goods or products: apparel (including clothing, shoes, dressmaking); boats and transportation equipment; brooms; caskets; communication or computation equipment; dairy products; die-cut paperboard and cardboard; drugs, medicines, pharmaceutical; electrical equipment or machinery; farm machinery; fasteners and buttons; feed and grain; food/baking (including coffee roasting, creameries, ice cream, ice, frozen food, confectionery, and beverage); fruit and vegetable processing, canning and storage; gaskets; glass products made of purchased glass; household appliances; industrial controls; leather and allied products; lithographic and printing processes (including printing plants as defined below); mattresses; medical equipment and supplies; medicines; mill work and similar woodwork; mobile homes; musical instruments; novelties; office supplies; optical goods; photographic equipment; prefabricated and modular housing and components; printing and print supplies (including printing plants); 3-D printing, radio and TV receiving sets; sanitary paper products; scientific and precision instruments; service industry machines; signs; textiles (including dyeing, laundry bags, canvas products, dry goods, hosiery, millinery); tobacco products; toys, sporting and athletic goods; and watches and clocks. A "printing plant" means a facility devoted to printing or bookbinding, including related large-scale storage and transshipment.

Land Use Code means Chapter 15 of the Town of Wellington Municipal Code.

Livestock includes horses, cattle, sheep and llamas, but does not include swine, chickens, goats, roosters, fowl, peacocks, guinea hens or other animals not allowed to be maintained within the Town by this Code (except that swine, chickens, goats, roosters, fowl, peacocks or guinea hens maybe permitted with the Board of Trustees' approval in isolated circumstances, including for 4-H-type projects that do not unreasonably impact neighbors).

Long-term care facility means any of the following:

- a) Convalescent center means a health institution that is planned, organized, operated and maintained to offer facilities and services to in-patients requiring restorative care and treatment and that is either an integral patient care unit of a general hospital or a facility physically separated from, but maintaining an affiliation with, all services in a general hospital.
- b) Nursing care facility means a health institution planned, organized, operated and maintained to provide facilities and health services with related social care to in-patients who require regular medical care and twenty-four-hour-per-day nursing services for illness, injury or disability. Each patient shall be under the care of a physician licensed to practice medicine in the State. The nursing services shall be organized and maintained to provide twenty-four-hour-per-day nursing services under the direction of a registered professional nurse employed full time.
- c) Intermediate health care facility means a health-related institution planned, organized, operated and maintained to provide facilities and services which are supportive, restorative or preventive in nature, with related social care, to individuals who because of a physical or mental condition, or both, require care in an institutional environment but who do not have an illness, injury or disability for which regular medical care and twenty-four-hour-per-day nursing services are required.

Lot means a designated parcel, tract or area of land established by plat or subdivision.

Manufactured Home. A single-family dwelling which is partially or entirely manufactured in a factory; which is not less than twenty-four (24) feet in width and thirty-six (36) feet in length, which is installed on an engineered permanent foundation; which has brick, wood or cosmetically equivalent siding extending to the ground level; which has a pitched roof; which has the delivery system including wheels, tires, axles and tongue hitch removed; and which is certified pursuant to the National Manufactured Housing

Construction and Safety Standards Act of 1974, 42 U.S.C. 5401 et seq., as amended.

Medical Care Facility. An establishment, whether or not licensed or required to be licensed by the State Board of Health or the State Hospital Board, by or in which facilities are maintained, furnished, conducted, operated, or offered to prevent, diagnose, or treat human disease, pain, injury, deformity, or physical condition, whether medical or surgical, of two (2) or more non-related mentally or physically sick or injured persons; or for the care of two (2) or more non-related persons requiring or receiving medical, surgical, or nursing attention or service as acute, chronic, convalescent, aged, or physically disabled. This use includes an intermediate care facility, mental retardation facility, outpatient surgery center, birthing facility, diagnostic imaging facility, radiation therapy facility, dialysis facility, medical/physical rehabilitation and trauma unit, or related institution or facility that offers treatment on an outpatient basis. This use may be operated for profit or nonprofit, privately owned, or operated by a local government unit. This use includes any hospital, defined as any licensed and State of Colorado accredited health care institution with an organized medical and professional staff and with inpatient beds available around-the-clock, whose primary function is to provide inpatient medical, nursing, and other health-related services to patients for both surgical and nonsurgical conditions and that usually provides some outpatient services (such as emergency care).

Medical Office. A facility operated by one (1) or more duly licensed members of the human healthcare professions, including but not limited to physicians, dentists, chiropractors, psychiatrists and osteopaths, where patients are not lodged overnight but are admitted for examination and/or treatment.

Mixed use means the development of a lot, tract or parcel of land, building or structure with two (2) or more different uses, including but not limited to residential, office, retail, public uses, personal service or entertainment uses, designed, planned and constructed as a unit.

Mixed-Use Dwelling. Multi-Family Dwelling units contained within a mixed-use building attached above the building's nonresidential uses (the mixed-use building may contain office or commercial uses below the residential use).

Multi-Family Dwelling. A dwelling contained in a structure also containing other dwellings in which each unit is attached to another at one (1) or more party walls and at either the floor or the ceiling. The number of dwelling units provided in a Multi-Family Dwelling is limited only by the density allowed in the applicable zone district. This includes apartments and minor style apartments. This does not include townhomes or duplexes, which are considered single-family attached dwellings.

Multitenant building or development means a building or series of buildings on a parcel or several parcels under common ownership, management, and control and whose occupants are distinct users that each occupy a portion of the multitenant building or development.

Open space means any land or water area with its surface open to the sky, which serves specific uses of providing park and recreation opportunities, conserving natural areas and environmental resources, structuring urban development form and protecting areas of agricultural, archeological or historical significance. Open space shall not be considered synonymous with vacant or unused land but serves important urban functions. Usable open space shall exclude areas used for off-street parking, off-street loading, service driveways and setbacks from oil and gas wells and their appurtenances or other hazards to the public.

Park means an area open to the general public and reserved for recreational, educational or scenic purposes.

Pawn Shop. Any business that loans money on deposit of personal property or deals in the purchase or possession of personal property on condition of selling that property back to the pledgor or depositor, or loans or advances money on personal property by taking chattel mortgage security on it, and takes or receives that personal property and issues a lien upon the personal property.

Religious Land Use. A structure or group of structures intended for regular gatherings of people to attend, participate in or conduct religious services and other related activities and associated accessory uses. Associated accessory uses may include religious instruction classrooms, church offices, counseling programs, private school, youth programs, summer camps, recreational facilities, caretaker's quarters, and sale of religious items.

Sign, subdivision entrance means a type of permanent freestanding sign located at the entrance to a subdivision in a residential district or a distinct phase of a subdivision in a residential district.

Single-Family Attached Dwelling. A dwelling contained in a structure that shares party walls with another dwelling. This includes duplexes and townhomes.

Single-Family Detached Dwelling. A single-family dwelling (a building designed exclusively for occupancy by one (1) family) which is not attached to any other dwelling or building by any means, excluding mobile homes and manufactured housing situated on a permanent foundation.

Site specific development plan means the final plat of a subdivision or final development plan of a PUD (Planned Unit Development) when approved by the Board of Trustees pursuant to the Land Use Code.

Stable. A facility that keeps or boards horses owned for the private use of the owners and/or residents of the property. This also includes horses owned by non-owners or non-residents of the property for private use. Accessory uses are permitted and include but are not limited to offices, storage areas, caretaker's quarters, educating and training in equitation, and caring for, breeding, or training horses associated with the Stable use.

Transit Facilities. Includes transit or bus shelters bus terminals, stations, and associated right-of-way. A "transit shelter" means a roofed structure on or adjacent to the right-of-way of a street, which is designed and used primarily for the protection and convenience of bus passengers. Includes accessory vehicle and bicycle parking.

Town Comprehensive Plan means the plan, which was adopted by the Planning Commission and Board of Trustees in accordance with Section 31-23-206, C.R.S., to guide the future growth, protection and development of the Town, affording adequate facilities for housing, transportation, comfort, convenience, public health, safety and general welfare of its population.

Town means the Town of Wellington, a municipal corporation of the State, in its present incorporated form or in any later reorganized, consolidated, enlarged or reincorporated form.

Vested property rights means the right to undertake and complete the development and use of the property under the terms and conditions of a site-specific development plan.

Veterinary Facilities, Large animals. Any facility which is maintained by or for the use of a licensed veterinarian in the diagnosis, treatment, or prevention of animal diseases.

No.	Revisions:	By:	Date:

These drawings are instruments of service under a Professional Engineer's license. They are not to be used for construction unless prepared by or under the direct supervision of a Professional Engineer in the employ of Northern Engineering Services, Inc.

**NORTHERN
ENGINEERING**

SURVEY | MUNICIPAL | LAND DEVELOPMENT

FORT COLLINS | GREELEY 970.221.4158

NORTHERNENGINEERING.COM

PROJECT:	DATE:	SCALE:	REVIEWED BY:
992-008	01/23/2024	1"= 250'	B.T.
CLIENT:			
SAGE HOMES			
DRAWN BY:			
S.P.			

SAGE FARMS P.U.D.

STANDARDS

2. Single-Family A - R-3 Residential Medium Density District

A. Statement of Intent

This land use area is intended to provide for the development of Single-Family Detached Dwellings and Single-Family Attached Dwellings including Parks, Open space, trail systems, and green belts.

B. Uses Permitted

1. Unless specifically listed as permitted, specifically listed as prohibited, or otherwise modified herein, all permitted uses and conditional uses are allowed as determined under the R-3 Residential Medium Density District, pursuant to the Land Use Code as may be amended, provided that any amendments may not prohibit a use specifically listed as permitted, allow a use specifically listed as prohibited, or otherwise modify the definition of a use defined herein
2. Single-Family Detached Dwellings ~~(including up to six Single-Family Detached Dwellings utilizing the same Alley for vehicular access)~~ (including Alley loaded Single-Family Detached Dwellings) (P)
3. Single-Family Attached Dwellings ~~(including up to six Single-Family Attached Dwellings per Building, including Alley loaded Single-Family Attached Dwellings are allowed)~~ (P)
4. Community Facility (P)
5. Religious Land Use (C)
6. Civic Space (C)
7. Accessory Building but not to exceed 80 square feet (P)
8. Accessory Dwelling Units (C) (Y)
9. Accessory Use (P)
10. Home Occupation (P)
11. Attached or detached garages or carports and paved parking areas (P)
12. Parks and Open space, public or private (P)
13. Sign, subdivision entrance (P)

C. Prohibited Uses

1. Multi-Family Dwelling
2. Bed and Breakfast
3. Boarding and Rooming House
4. Long-Term Care Facilities

D. Development Standards

1. Minimum Front Setback: 20 feet to garage, 15 feet to front of unit, 10 feet for rear or Alley loaded garages
2. Minimum Side Setback: 5 feet for detached units; 0 feet for attached units
3. Minimum Rear Setback: 15 feet, 5 feet for rear or Alley loaded garage
4. Minimum Lot Width: 35 feet for detached units; 25 feet for an attached dwelling
5. Minimum Distance Between Buildings 10 feet

**LAW OFFICES OF
GEORGE B. ERWIN, LLC**

2600 NORTH MAYFAIR ROAD
SUITE 1000
MILWAUKEE, WISCONSIN 53226
TEL (414) 258-4300
FAX (414) 258-5487
gbe@sdelaw.com

April 29, 2025

VIA FEDEX

Brittany Lenoir, Planner III
Town of Wellington
8225 Third Street
Wellington, CO 80549

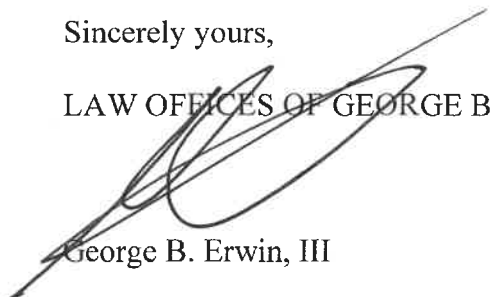
**Re: Public Hearing #1 – Preliminary Plat for Sage Farms Filing 1
Public Hearing #2 – Sage Farms Planned Unit Development (PUD) Text
Amendment**

Dear Ms. Lenoir:

Attached please find Fait Family Limited Partnership's comments for each of the above public hearings. Please provide to the Planning Commission/Board of Trustees. If appropriate, our concerns may be entered in the record and/or read. Thank you.

Sincerely yours,

LAW OFFICES OF GEORGE B. ERWIN, LLC



George B. Erwin, III

GBE:km
Enclosure
cc: Christopher Fait

Memo

To: Town of Wellington Planning Commission
From: Fait Family Limited Partnership
CC: George B. Erwin, III
Date: April 29, 2025
Re: Public Hearing Sage Farms Planned Unit Development

Fait Family Limited Partnership owns adjacent property of approximately 186 acres just south of CR58 and is adjacent to the Sage Farm development.

We write in support of the project and wish to provide additional insight to the Planning Commission in connection with the approval process. To that end, we offer the following requests and recommendations:

1. In connection with assessing the water and sanitary sewer needs to the project and the need to connect going north, we would ask that you bring into consideration our parcel by including its capacity needs. We welcome an opportunity to discuss a Reimbursement Agreement to the extent that infrastructure upsizing is necessary in order to serve our adjacent parcel. Future development of our parcel is likely to follow the buildout of the Sage Farms development.
2. Any storm water management associated with this development needs to be managed by the project itself and should not have any adverse impact on surrounding lands including our lands.
3. Road infrastructure needs should be addressed on a regional basis and any road upgrades should be mandated based on traffic impact analysis conducted.
4. Water resource management must be considered and adequate water sources identified to support this project without adverse impact on water resources currently available to surrounding lands.

If we can provide additional guidance, we would be happy to do so.

Fait Family Limited Partnership

Board of Trustees

Sage Farms Planned Unit Development (PUD) Text Amendments

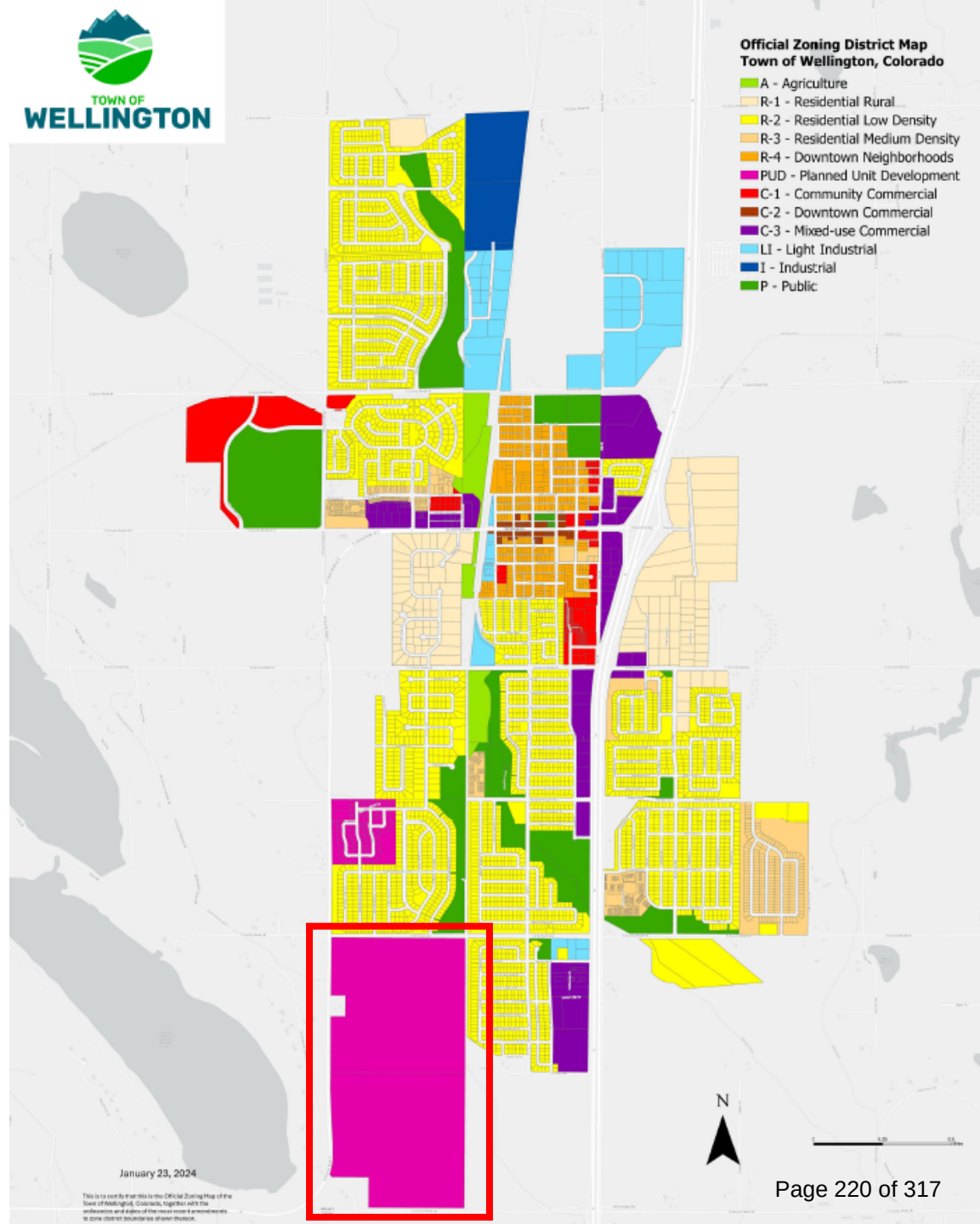
Presented By: Cody Bird, Planning Director
Town of Wellington Planning Department

Tuesday, May 27, 2025



Sage Farms PUD

- January 2024 - the Board of Trustees approved the Sage Farms Annexation, established the PUD zoning, approved the annexation agreements and established vested development rights
- Planned Unit Development (PUD) – supplements the underlying base Land Use Code regulations
 - Single-Family A (overlays the base R-3 Residential Medium Density District)



Proposed Amendments

- Single-Family A
- Removes numeric limitation on alley loaded Detached Dwellings
- Remove numeric limitation on Attached Dwellings

Amended Language:

2. Single-Family Detached Dwellings (including Alley loaded Single-Family Detached Dwellings) (P)

3. Single-Family Attached Dwellings (including Alley loaded Single-Family Attached Dwellings are allowed) (P)

2. Single-Family A - R-3 Residential Medium Density District

A. Statement of Intent

This land use area is intended to provide for the development of Single-Family Detached Dwellings and Single-Family Attached Dwellings including Parks, Open space, trail systems, and green belts.

B. Uses Permitted

1. Unless specifically listed as permitted, specifically listed as prohibited, or otherwise modified herein, all permitted uses and conditional uses are allowed as determined under the R-3 Residential Medium Density District, pursuant to the Land Use Code as may be amended, provided that any amendments may not prohibit a use specifically listed as permitted, allow a use specifically listed as prohibited, or otherwise modify the definition of a use defined herein

2. Single-Family Detached Dwellings (including up to six Single-Family Detached Dwellings utilizing the same Alley for vehicular access) (P)

3. Single-Family Attached Dwellings (including up to six Single-Family Attached Dwellings per Building; Alley loaded Single-Family Attached Dwellings are allowed) (P)

4. Community Facility (P)

5. Religious Land Use (C)

6. Civic Space (C)

7. Accessory Building but not to exceed 80 square feet (P)

8. Accessory Dwelling Units (C) (Y)

9. Accessory Use (P)

10. Home Occupation (P)

11. Attached or detached garages or carports and paved parking areas (P)

12. Parks and Open space, public or private (P)

13. Sign, subdivision entrance (P)

C. Prohibited Uses

1. Multi-Family Dwelling

2. Bed and Breakfast

3. Boarding and Rooming House

4. Long-Term Care Facilities

D. Development Standards

1. Minimum Front Setback: 20 feet to garage, 15 feet to front of unit, 10 feet for rear or Alley loaded garages

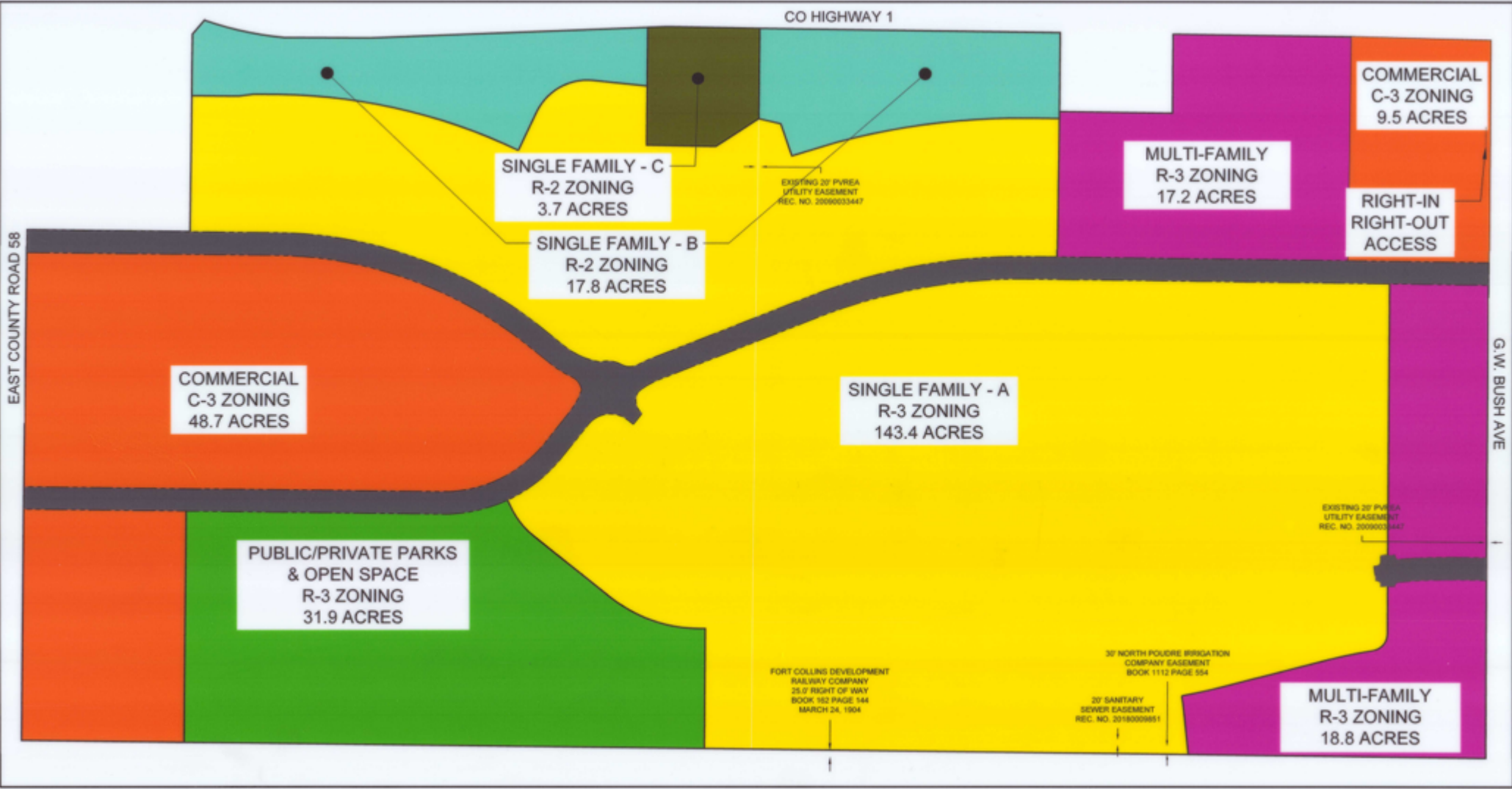
2. Minimum Side Setback: 5 feet for detached units; 0 feet for attached units

3. Minimum Rear Setback: 15 feet, 5 feet for rear or Alley loaded garage

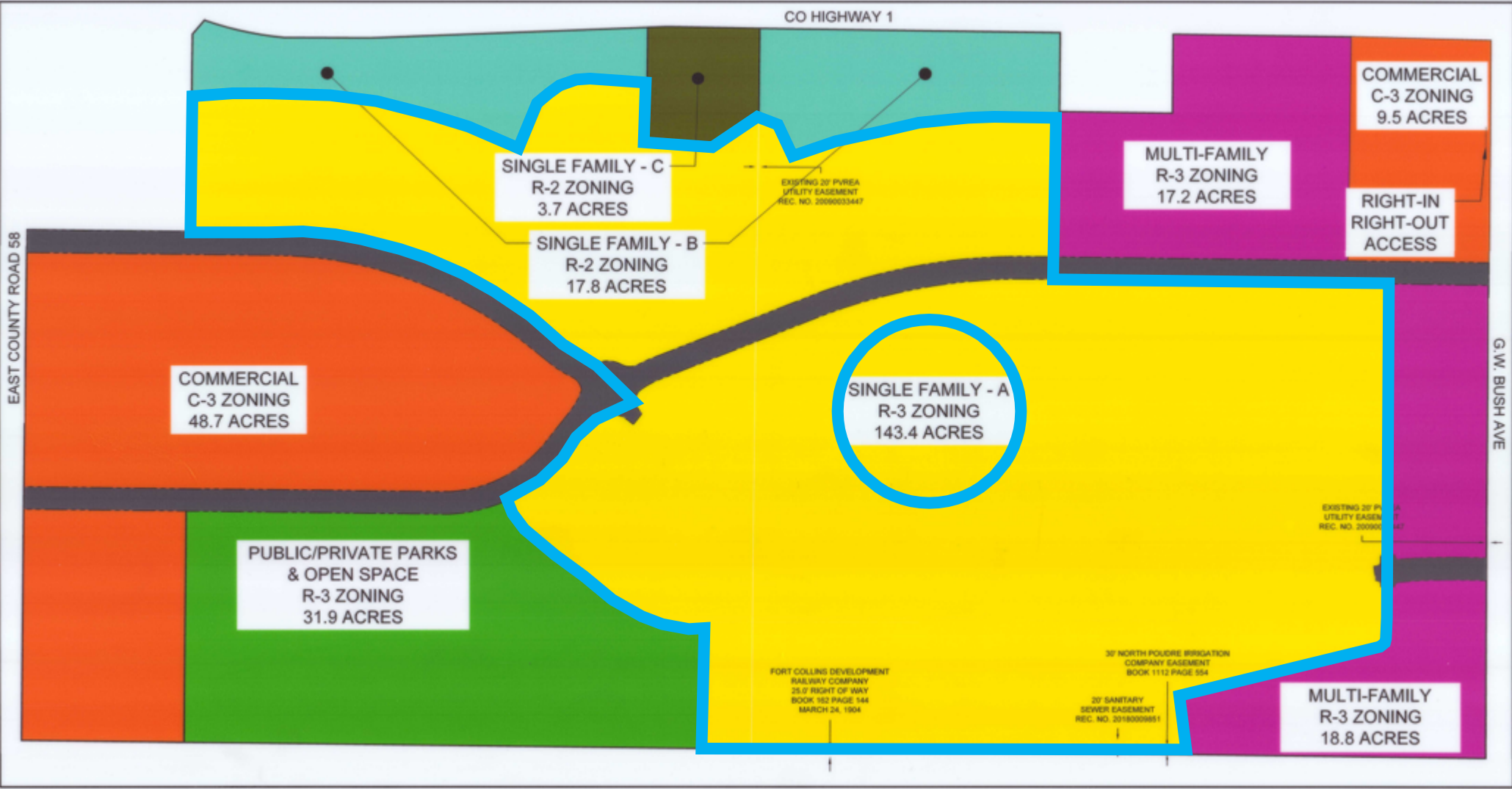
4. Minimum Lot Width: 35 feet for detached units; 25 feet for an attached dwelling

5. Minimum Distance Between Buildings 10 feet

Sage Farms PUD Zoning Map



Single Family – A



Results of the PUD Text Amendment

- Removes overly restrictive language
- Allows flexibility with unit and block layout
 - Increases ability to provide a thoughtful and walkable neighborhood layout
- The amendment will comply with the intent of the Single Family – A designation of the Sage Farms PUD
 - Single-family detached and attached dwellings, parks, open space, trail systems, and green belts
- Sage Farms PUD will continue to comply with the Comprehensive Plan



Example of a block layout that would not be allowed with the current PUD regulations.

Findings For Approval – Land Use Code amendment

1. The amendment is not likely to result in significant adverse impacts upon the natural environment (including air, water, noise, stormwater management, wildlife, and vegetation) or such impacts will be substantially mitigated;
2. The amendment is necessary for the protection of health, safety, welfare, and morals of the community;
3. The amendment is consistent with the Comprehensive Plan and the intent stated in this Land Use Code; and
4. The amendment is consistent with any other prior approvals and official plans and policies created under the guidance of that plan for these areas.

Staff Recommendation

Conduct a public hearing to consider the proposed text amendments to the approved Sage Farms PUD and evaluate the amendments per the Findings for Approval outlined in the Municipal Code, Section 15-2-50(d).

Questions or Comments?

Board of Trustees Meeting

Date: May 27, 2025

Subject: Ordinance No. 10-2025 Approving Amendments to the Text of Section D.2.B. of the Approved Sage Farms Planned Unit Development (PUD)

Presentation: Cody Bird, Planning Director

EXECUTIVE SUMMARY

This agenda item is for the official action of the Board of Trustees on text amendments to Section D.2.B. of the Sage Farms Planned Unit Development (PUD) to remove numerical standards that limit the development of no more than six (6) single-family detached units accessing an alley and no more than six (6) single-family attached units per building.

BACKGROUND / DISCUSSION

Information relevant to consideration of Ordinance No. 10-2025 for text amendments to Section D.2.B. of the Sage Farms PUD is contained in the prior agenda item (Agenda Item F.2.). Please refer to the staff report and attachments for that agenda item.

CONNECTION WITH ADOPTED MASTER PLANS

This action supports the following Board of Trustees' 2025-2029 Strategic Plan priorities:

Grow Responsibly

- Advance cohesive & holistic new developments
- Improve housing diversity

Foster Economic Vibrancy

This action supports the following Town of Wellington Comprehensive Plan Goals and Strategies:

Community Cohesion Goal 2. Ensure that existing and future residential developments contribute to enhancing quality of life.

- CC.2.1. Update the Land Use Code to allow a greater mix of housing types and styles that cater to a variety of families, including older adults, first time home-buyers, lower income earners, and people with disabilities, among others.
- CC.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.

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

Staff recommends approval of Ordinance No. 10-2025, based on the following:

- The Planning Commission held a duly advertised public hearing on the proposed Sage Farms PUD text amendments, and following public testimony, voted 6-1 to forward a recommendation of approval to the Board of Trustees.
- The public hearing of the Board of Trustees was duly advertised and held on May 27, 2025 and public testimony was considered; and
- The applicable Findings for Approval for the Sage Farms PUD text amendments are satisfied.

MOTION RECOMMENDATION

Move to approve Ordinance No. 10-2025 adopting amendments to Section D.2.B. of the approved Sage Farms Planned Unit Development (PUD) to remove numerical standards that limit the development of no more than six (6) single-family detached units accessing an alley and no more than six (6) single-family attached units per building.

ATTACHMENTS

1. Ordinance No. 10-2025

TOWN OF WELLINGTON

ORDINANCE NO. 10-2025

AN ORDINANCE ADOPTING AMENDMENTS TO SECTION D.2.B. OF THE SAGE FARMS PLANNED UNIT DEVELOPMENT

WHEREAS, the Board of Trustees passed Ordinance No. 02-2024 that approved the Sage Farms Annexation and Village at Sage Farms Annexation and established the zoning as a Planned Unit Development (PUD); and

WHEREAS, Section D.2.B. of the approved Sage Farms PUD limits the development of no more than six (6) single-family detached units accessing an alley and no more than six (6) single-family attached units per building; and

WHEREAS, the Owners of property affected by the Sage Farms PUD, FC Farm Holding, LLC and Sipes Farm Holding, LLC, 395 Delozier Drive, Suite 110, Fort Collins, CO 80524, has requested to amend said Section D.2.B. of the approved Sage Farms PUD by removing the text that limits the number of units per building and the number of units accessing an alley; and

WHEREAS, proposed amendments to Section D.2.B. of the Sage Farms PUD are consistent with changes to the Town's Land Use Code approved by Ordinance No. 08-2025 that removed similar number limitations on dwelling units per building; and

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

WHEREAS, the Planning Commission by motion and vote on May 5, 2025 recommended approval of the amendments to Section D.2.B. of the Sage Farms PUD based on Findings for Approval, and forwarded its recommendation of approval to the Board of Trustees, and

WHEREAS, it has been determined by the Board of Trustees of the Town of Wellington, following a public hearing on the matter, that the request to amend the text of Section D.2.B. of the Sage Farms PUD should be granted.

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

1. Having received the recommendation of the Town Planning Commission and the Town Board of Trustees having acted, following notice and hearing thereon as provided by law and pursuant to the Municipal Code of the Town of Wellington, Colorado, Section D.2.B. of the Sage Farms Planned Unit Development "Uses Permitted" is hereby amended to read as follows:

B. Uses Permitted

1. Unless specifically listed as permitted, specifically listed as prohibited, or otherwise modified herein, all permitted uses and conditional uses are allowed as determined under the R-3 Residential Medium Density District, pursuant to the Land Use Code as may be amended, provided that any amendments may not prohibit a use specifically listed as permitted, allow a use specifically listed as prohibited, or otherwise modify the definition of a use defined herein
 2. Single-Family Detached Dwellings (including Alley loaded Single-Family Detached Dwellings) (P)
 3. Single-Family Attached Dwellings (including Alley loaded Single-Family Attached Dwellings are allowed) (P)
 4. Community Facility (P)
 5. Religious Land Use (C)
 6. Civic Space (C)
 7. Accessory Buildings but not to exceed 80 square feet (P)
 8. Accessory Dwelling Units (C)(Y)
 9. Accessory Use (P)
 10. Home Occupation (P)
 11. Attached or detached garages or carports and paved parking areas (P)
 12. Parks and Open space, public or private (P)
 13. Signs, subdivision entrance (P)
-
2. The official zoning map of the Town of Wellington, Colorado is hereby amended in accordance with Section 1 of this Ordinance.
 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 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 27th day of May, 2025 and ordered to become effective 30 days from the date of publication.

TOWN OF WELLINGTON, COLORADO

By: _____
Brian Mason, Mayor Pro Tem

ATTEST:

Hannah Hill, Town Clerk

Board of Trustees Meeting

Date: May 27, 2025
Subject: BOT Planning Calendar

EXECUTIVE SUMMARY

Attached is the Board of Trustees Planning Calendar for 2025.

BACKGROUND / DISCUSSION

N/A

CONNECTION WITH ADOPTED MASTER PLANS

N/A

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

N/A

MOTION RECOMMENDATION

N/A

ATTACHMENTS

1. BOT Planning Calendar 2025



BOARD OF TRUSTEES PLANNING CALENDAR

All meetings are at 6:30 p.m. unless otherwise noted

May 27, 2025	Board of Trustees Regular Meeting
June 10, 2025	Board of Trustees Regular Meeting
June 17, 2025	Board of Trustees Work Session
June 24, 2025	Meeting Cancelled
July 8, 2025	Board of Trustees Regular Meeting
July 15, 2025	Board of Trustees Work Session
July 22, 2025	Board of Trustees Regular Meeting
August 12, 2025	Board of Trustees Regular Meeting
August 19, 2025	Board of Trustees Work Session
August 26, 2025	Board of Trustees Regular Meeting
September 9, 2025	Board of Trustees Regular Meeting
September 16, 2025	Board of Trustees Work Session

Future Work Session Topics

LCSD Contract Renewal
Liquor Hearing Officer Training
Cleveland Ave Town Hall
2026 Budget Discussion - CIP

Other Meetings/Events

Regional Elected Officials Meeting – May 29, 2025
Town Yard Sale - June 7, 2025
Town Clean up - June 14, 2025
Wellville Dock Ribbon Cutting – June 13, 2026
CML Annual conference – June 24-June 27, 2025
Fourth of July Parade and Fireworks – July 4, 2025

This document is subject to change without notice

Board of Trustees Meeting

Date: May 27, 2025
Subject: Larimer County Sheriff's Office Report (April 2025)

EXECUTIVE SUMMARY

Larimer County Sheriff's Office has submitted a report for April 2025.

BACKGROUND / DISCUSSION

N/A

CONNECTION WITH ADOPTED MASTER PLANS

N/A

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

Review and retain report.

MOTION RECOMMENDATION

N/A

ATTACHMENTS

1. 04-2025 Wellington Monthly Report - FINAL



John J. Feyen, Sheriff

LARIMER COUNTY SHERIFF'S OFFICE

One Agency

One Mission

Public Safety

May 14, 2025

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 **April 2025**, 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 full-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 **April 2025**, non-assigned deputies spent a total of **115.19** hours in Wellington responding to calls, patrolling, and making contacts in the town.

During the month of **April 2025** there were **0.0** hours worked by Northern Colorado Drug Task Force.

Investigations – ongoing and active cases include:

False Reporting – 1
Child Abuse/Neglect – 2
Criminal Impersonation - 1
Fraud/Theft – 2
Sex Crime – 6
Assault – 1
DHS Referral - 1

Administration
2501 Midpoint Dr.
Fort Collins, CO 80525
970 498-5100

County Jail
2405 Midpoint Dr.
Fort Collins, CO 80525
970 498-5200

Emergency Services
1303 N. Shields St.
Fort Collins, CO 80524
970 498-5300

larimer.gov/sheriff

Of Note:

- Deputies were on the watch for Larimer County's Most Wanted, who was known to frequent Wellington. Through a process of vigilance and surveillance, the suspect was located and apprehended on a traffic stop.

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

Thank you,

A handwritten signature in black ink, appearing to read "Joe Shellhammer".

Undersheriff Joe Shellhammer
(970) 498-5103
Attachments



LARIMER COUNTY SHERIFF'S OFFICE

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

Dispatch Dates between 04/01/2025 and 04/30/2025

Excluded from this report -

Squads: Civilian, Parks, and Investigations

Units: 9ME*, 9S39;9Z54;9E33;9E64;9E91;9E80;9E6;9E65;9E75;9E7;9E57

Call Times by Month

	Call/Contact Time (Minutes/Hours)	Patrol Time (Minutes/Hours)	Totals
2025-04	5,339.9 89	1,571.28 26.19	6,911.18 115.19
Totals	5,339.9 89	1,571.28 26.19	6,911.18 115.19

Wellington Monthly Report

April 2025

Larimer County Sheriff's Office

Christine Harpel
Administrative Coordinator

5/5/2025

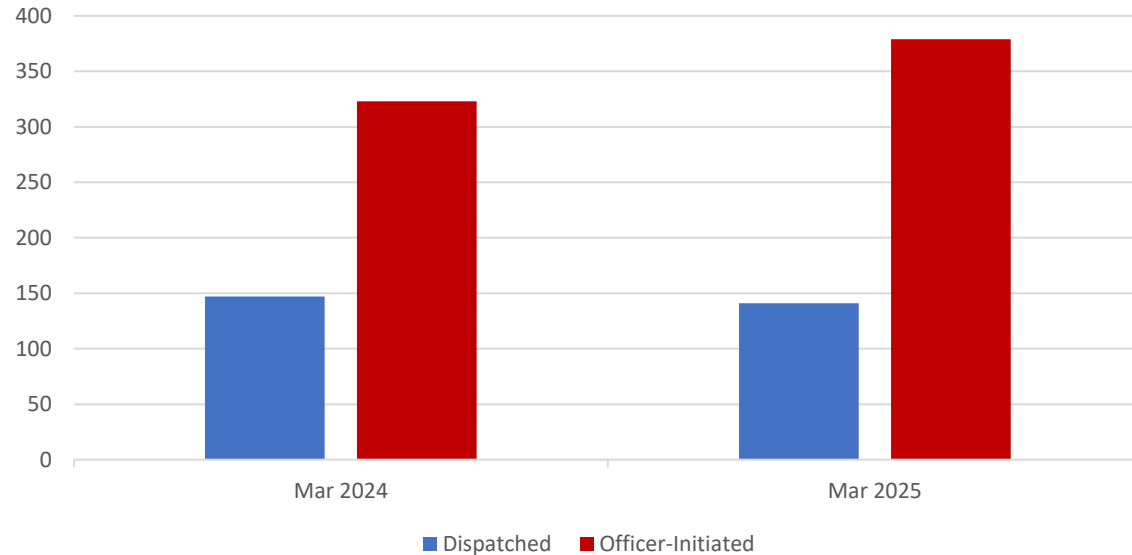
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April 2025 Totals

Dispatched / Officer-Initiated Activity

Dispatched Calls	147
Officer Initiated	339
April 2025 Total	486

Dispatched vs Officer-Initiated Activity



- Dispatched calls were Down 6 or 4% from April 2024
- Officer-Initiated Activity was Up 56 or 17% from April 2024

	Apr. 2024	Apr. 2025
Dispatched Calls	127	147
	25%	30%
Officer Initiated	383	339
	75%	70%
Total	510	486

- 30% were Dispatched Calls
- 70% was Officer-Initiated Activity

April 2025 Calls for Service

Calls for Service Comparison

Call Types A-M

Call Type	2022	2023	2024	Avg 22-24	2025	% Change 3-Yr Avg to 2025
9-1-1 Hangup	3	1	1	1.67	1	-40%
Alarm Calls	6	6	6	6.00	7	17%
Alcohol Calls	0	0	1	0.33	0	-100%
Animal Calls	9	22	3	11.33	1	-91%
Assault	1	1	1	1.00	4	300%
Assist Business	1	0	7	2.67	10	275%
Assist Other Agency (Fire/Med)	12	14	9	11.67	11	-6%
Bar Checks	0	1	0	0.33	0	-100%
Burglary	1	0	0	0.33	0	-100%
Child abuse	1	2	1	1.33	1	-25%
Citizen Assist	15	15	20	16.67	14	-16%
Civil	24	14	7	15.00	15	0%
Criminal Mischief	2	3	2	2.33	1	-57%
Death Investigation	0	2	0	0.67	0	-100%
Disturbance	7	8	5	6.67	7	5%
Drug case	0	3	0	1.00	0	-100%
DUI Arrest	2	0	1	1.00	1	0%
Extra Checks & Business Check	155	166	153	158.00	130	-18%
Family Problems	5	11	7	7.67	19	148%
Fireworks complaint	2	1	1	1.33	0	-100%
Follow up	24	39	16	26.33	27	3%
Found property	4	0	5	3.00	1	-67%
Fraud	4	3	7	4.67	9	93%
Harassment	8	5	4	5.67	9	59%
Information report	0	0	1	0.33	0	-100%
Juvenile Problem	7	3	0	3.33	7	110%
Lost Property	1	1	3	1.67	0	-100%
Mental Health Call	2	3	3	2.67	6	125%
Missing Person (Child/Adult)	3	2	3	2.67	6	125%
Motor Vehicle Accident	5	2	7	4.67	7	50%
Municipal Code Violation	0	16	11	9.00	2	-78%

Call Types N-Z

Call Type	2022	2023	2024	Avg 22-24	2025	% Change 3-Yr Avg to 2025
Neighbor Problems	1	1	1	1.00	1	0%
Noise\Party Complaint	4	7	1	4.00	3	-25%
Pedestrian Contact/Subject St	6	18	2	8.67	4	-54%
Private Tow	1	5	7	4.33	4	-8%
REDDI Report	2	1	2	1.67	2	20%
Restraining Order Violation	0	3	0	1.00	4	300%
Safe 2 Tell	3	2	2	2.33	1	-57%
School Check	10	13	5	9.33	18	93%
Sex Offense	1	4	0	1.67	1	-40%
Sex Offender Check	4	3	7	4.67	5	7%
Shooting	0	1	0	0.33	0	-100%
Suicide Attempt	0	1	3	1.33	0	-100%
Suicide Threat	2	0	2	1.33	3	125%
Suspicious Circumstances	24	28	31	27.67	20	-28%
Theft	2	5	7	4.67	1	-79%
Traffic Problem	12	22	15	16.33	8	-51%
Traffic Stop	142	61	107	103.33	80	-23%
Trespass	1	0	0	0.33	3	800%
Vehicle Theft	2	0	1	1.00	0	-100%
Vehicle Trespass	2	1	0	1.00	1	0%
VIN Check	12	11	3	8.67	5	-42%
Warrant Attempt/Arrest	11	5	7	7.67	6	-22%
Weapon Related (menacing,)	0	0	1	0.33	0	-100%
Welfare Check	6	14	11	10.33	15	45%
Unspecified	3	13	9	8.33	2	-76%
TOTALS	555	563	509	542.33	483	-11%

NC = Not Calculable. Cannot divide by 0.

Calls for Service DOWN 26 or 5% from April 2024

April 2025 calls DOWN 11% from April 2022-2024 Average

April 2025 Call Categories

Crime Type Averages / Trends

Property Crimes					
Call Type	2022	2023	2024	Avg 22-24	2025
Burglary	1	0	0	0.33	0
Theft	2	5	7	4.67	1
Vehicle Theft	2	0	1	1.00	0
Vehicle Trespass	2	1	0	1.00	1
Property Crimes Totals	7	6	8	7.00	2

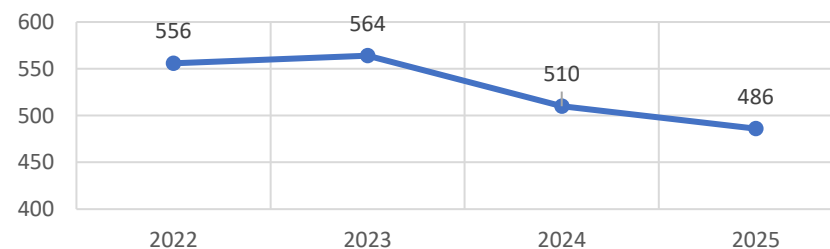
Persons Crimes					
Call Type	2022	2023	2024	Avg 22-24	2025
Assault	1	1	1	1.00	4
Missing Person (Child/Adult)	3	2	3	2.67	6
Robbery	0	0	0	0.00	0
Sex Offense	1	4	0	1.67	1
Weapon Related (menacing,	0	0	1	0.33	0
Persons Crimes Totals	5	7	5	5.67	11

Disorder/Other Crimes					
Call Type	2022	2023	2024	Avg 22-24	2025
Alcohol Calls	0	0	1	0.33	0
Animal Calls	9	22	3	11.33	1
Criminal Mischief	2	3	2	2.33	1
Disturbance	7	8	5	6.67	7
Drug case	0	3	0	1.00	0
Family Problems	5	11	7	7.67	19
Harassment	8	5	4	5.67	9
Juvenile Problem	7	3	0	3.33	7
Noise\Party Complaint	4	7	1	4.00	3
Suspicious Circumstances	24	28	31	27.67	20
Trespass	1	0	0	0.33	3
Disorder Crimes Totals	67	90	54	70.33	70

Red numbers indicate a DECREASE in crime from April 2024

Yellow backgrounds indicate an INCREASE in crime from April 2022-2024 Average

April 2022-2025 Totals



April 2025 Traffic

Traffic Citations	4/24	4/25
Traffic Citations Issued	17	11
Traffic Warnings	87	68

➤ Citations Issued Down 6

➤ Warnings Down 19

Call Type	4/24	4/25
Traffic Stop	107	80
Motor Vehicle Accident	7	7
DUI Arrest	1	1
Traffic Problem	15	8
REDDI Report	2	2

➤ Traffic Stops Down 27 or 25%

➤ MV Accidents Equal

➤ DUI Arrests Equal

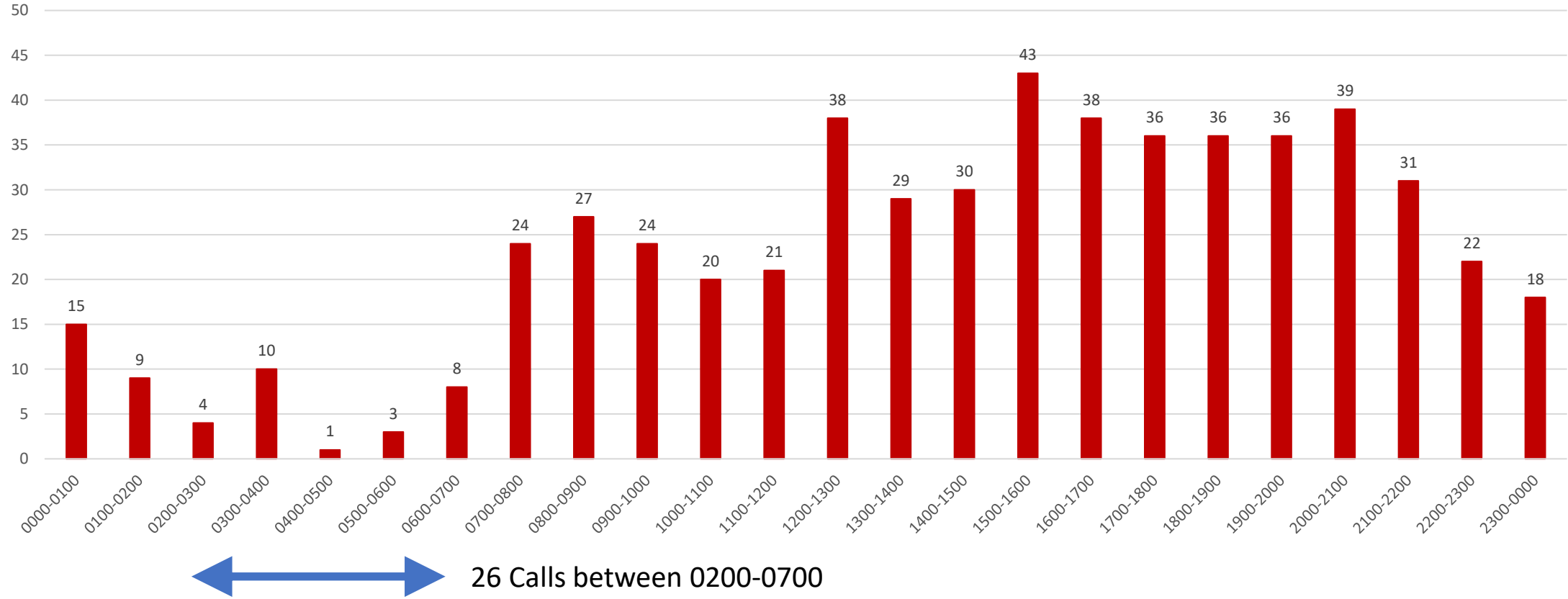
➤ Traffic Problems Down 7

➤ REDDI Reports Equal

April 2025

Call Totals by Hour

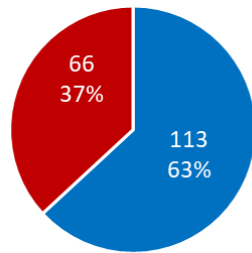
Busiest Hours
1500-1600 (43)
2000-2100 (39)



April 2025

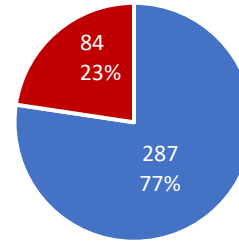
Wellington/Non-Wellington Units

Dispatched



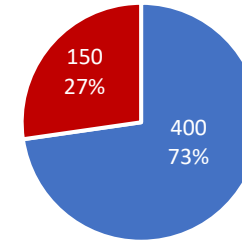
Wellington Non-Wellington

Officer-Initiated



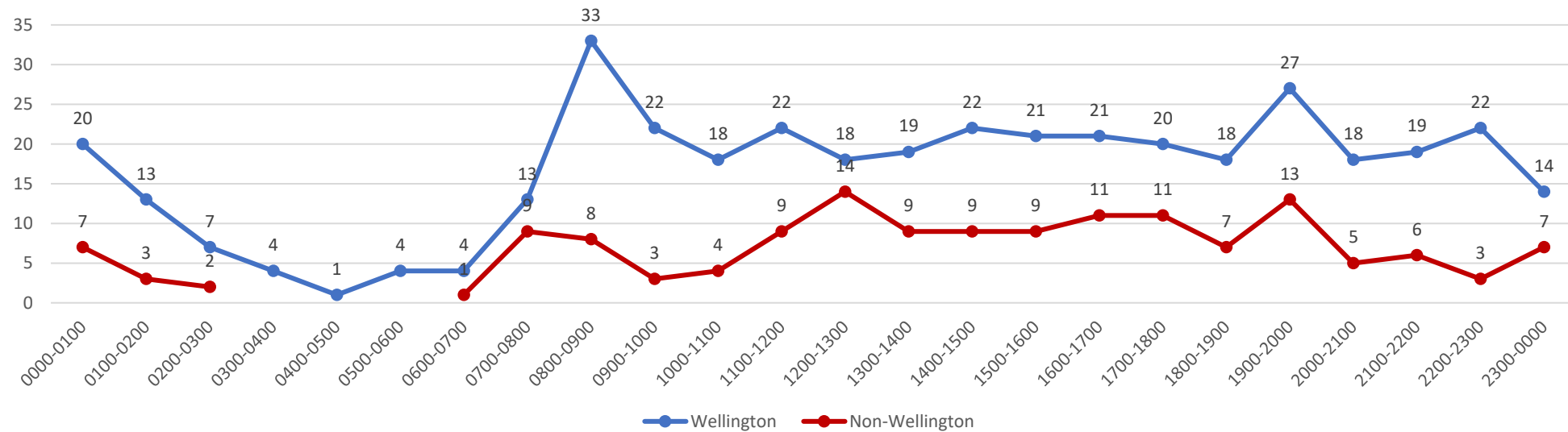
Wellington Non-Wellington

Total Calls



Wellington Non-Wellington

Wellington/Non-Wellington Calls by Hour



Wellington Non-Wellington

April 2025

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

<u>Average Response Time (All Units)</u> – High / Medium / Low refers to call priority		
High		10.0
Medium		11.08
Low		31.34
Avg. Response Time		17.47

<u>Average Time on Calls (All Wellington Calls)</u>			
High			50.34
Medium			37.49
Low			29.67
Avg. Time			33.72

Board of Trustees Meeting

Date: May 27, 2025
Subject: Treasurer's Report (March 2025)

EXECUTIVE SUMMARY

Attached is the Treasurer's Report for March 2025.

BACKGROUND / DISCUSSION

N/A

CONNECTION WITH ADOPTED MASTER PLANS

N/A

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

N/A

MOTION RECOMMENDATION

Review and retain report.

ATTACHMENTS

1. Treasurer's Report (March 2025)

TOWN OF WELLINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAX REVENUE</u>					
201-01-3110 PROPERTY TAXES	.00	.00	2,112,290.00	2,112,290.00	.0
201-01-3130 SALES TAX	206,993.87	700,652.05	2,643,338.00	1,942,685.95	26.5
201-01-3135 SEVERANCE TAX	.00	.00	25,000.00	25,000.00	.0
201-01-3140 USE TAX - BUILDING MATERIALS	34,095.38	70,817.43	544,000.00	473,182.57	13.0
201-01-3145 OCCUPATIONAL TAX	.00	131.75	.00	(131.75)	.0
201-01-3320 CIGARETTE TAX					
201-01-3330 RETAIL MARIJUANA TAX					
TOTAL TAX REVENUE	271,701.30	865,447.28	5,566,826.00	4,701,378.72	15.6
<u>BUILDING PERMITS</u>					
201-02-3155 TOWN PLAN REVIEW FEES	1,260.00	3,230.00	46,000.00	42,770.00	7.0
201-02-3430 COUNTY TAX VENDORS FEE	303.07	629.49	5,885.00	5,255.51	10.7
201-02-3435 FIRE DEPT. VENDOR FEE	675.96	675.96	5,920.00	5,244.04	11.4
201-02-3450 BLDG. ADMIN. FEE	2,243.54	5,373.16	46,000.00	40,626.84	11.7
201-02-3462 BLDG. INSPECTION FEES	29,353.23	63,234.03	450,000.00	386,765.97	14.1
TOTAL BUILDING PERMITS	33,835.80	73,142.64	553,805.00	480,662.36	13.2
<u>FRANCHISE FEES</u>					
201-03-3150 FRANCHISE FEE-COMMUNICATIONS	.00	23,998.16	25,000.00	1,001.84	96.0
201-03-3160 FRANCHISE FEE-ELECTRICITY	34,543.03	51,596.11	173,801.00	122,204.89	29.7
201-03-3170 FRANCHISE FEE-NATURAL GAS	1,666.67	5,000.01	20,000.00	14,999.99	25.0
TOTAL FRANCHISE FEES	36,209.70	80,594.28	218,801.00	138,206.72	36.8
<u>LICENSES & PERMITS</u>					
201-04-3200 BUSINESS LICENSE	725.00	1,700.00	.00	(1,700.00)	.0
201-04-3210 LIQUOR LICENSE	1,175.00	1,375.00	.00	(1,375.00)	.0
201-04-3220 CONTRACTOR LICENSE	900.00	11,050.00	20,000.00	8,950.00	55.3
TOTAL LICENSES & PERMITS	2,800.00	14,125.00	20,000.00	5,875.00	70.6
<u>FEES FOR SERVICE</u>					
201-05-3420 LAND USE FEES	.00	136.00	25,000.00	24,864.00	.5
201-05-3510 COMMUNITY CENTER USER FEES	185.00	925.00	3,000.00	2,075.00	30.8
TOTAL FEES FOR SERVICE	185.00	1,061.00	28,000.00	26,939.00	3.8

TOWN OF WELLINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>FINES & PENALTIES</u>					
201-06-3550 COURT FINES & COSTS	365.00	1,221.00	20,000.00	18,779.00	6.1
201-06-3555 LCSO ADMINISTRATIVE FEES	160.00	200.00	1,200.00	1,000.00	16.7
TOTAL FINES & PENALTIES	525.00	1,421.00	21,200.00	19,779.00	6.7
<u>CEMETERY REVENUES</u>					
201-07-3470 CEMETERY-GRAVE OPENINGS	250.00	250.00	.00	(250.00)	.0
201-07-3490 CEMETERY-SALE OF LOTS	.00	.00	9,500.00	9,500.00	.0
TOTAL CEMETERY REVENUES	250.00	250.00	9,500.00	9,250.00	2.6
<u>MISCELLANEOUS REVENUE</u>					
201-08-3350 GRANTS	.00	50,000.00	29,700.00	(20,300.00)	168.4
201-08-3353 GRANTS - MAIN STREET PROGRAM	.00	.00	40,000.00	40,000.00	.0
201-08-3354 GRANTS - LIBRARY	5,895.00	5,895.00	6,000.00	105.00	98.3
201-08-3355 INVESTMENT EARNINGS - LIBRARY	1,813.38	5,320.58	16,500.00	11,179.42	32.3
201-08-3373 LIBRARY CONTRIB./FINES/MISC.	692.30	1,460.00	5,000.00	3,540.00	29.2
201-08-3506 MAIN STREET DOLA MINI GRANT	.00	.00	10,000.00	10,000.00	.0
201-08-3610 INVESTMENT EARNINGS-GENERAL	29,192.61	85,653.28	300,000.00	214,346.72	28.6
201-08-3620 CARRYOUT BAG FEE	.00	39.90	2,400.00	2,360.10	1.7
201-08-3640 COMMUNITY EVENTS	500.00	1,225.00	.00	(1,225.00)	.0
201-08-3690 MISCELLANEOUS REVENUE	724.93	724.93	5,000.00	4,275.07	14.5
201-08-3910 SALE OF ASSETS	.00	871.00	.00	(871.00)	.0
201-08-3913 COMMUNITY EVENT SPONSORSHIPS	.00	2,250.00	1,000.00	(1,250.00)	225.0
TOTAL MISCELLANEOUS REVENUE	38,818.22	153,439.69	415,600.00	262,160.31	36.9
<u>TRANSFERS</u>					
201-09-3694 TRANS IN FROM STREET FUND	.00	.00	455,501.00	455,501.00	.0
201-09-3695 TRANS IN FROM WATER FUND	.00	.00	527,394.00	527,394.00	.0
201-09-3696 TRANS IN FROM SEWER FUND	.00	.00	527,394.00	527,394.00	.0
201-09-3697 TRANS IN FROM DRAINAGE FUND	.00	.00	177,352.00	177,352.00	.0
201-09-3698 TRANS IN FROM PARK FUND	.00	.00	258,796.00	258,796.00	.0
TOTAL TRANSFERS	.00	.00	1,946,437.00	1,946,437.00	.0
TOTAL FUND REVENUE	384,325.02	1,189,480.89	8,780,169.00	7,590,688.11	13.6

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LEGISLATIVE</u>					
201-11-5102 BENEFITS	70.65	211.95	910.00	698.05	23.3
201-11-5107 ELECTED OFFICIAL COMPENSATION	900.00	2,700.00	10,800.00	8,100.00	25.0
201-11-5192 COMMUNITY EVENTS	57,592.13	57,592.13	125,015.00	67,422.87	46.1
201-11-5214 OFFICE SUPPLIES	.00	.00	700.00	700.00	.0
201-11-5321 PRINTING SERVICES	.00	278.80	300.00	21.20	92.9
201-11-5335 DUES & SUBSCRIPTIONS	.00	5,381.00	5,381.00	.00	100.0
201-11-5352 MUNICIPAL LEGAL SERVICES	1,955.00	7,480.00	45,000.00	37,520.00	16.6
201-11-5363 R&M COMPUTER/OFFICE EQUIPMENT	.00	.00	1,000.00	1,000.00	.0
201-11-5380 PROFESSIONAL DEVELOPMENT	5,055.93	5,675.29	11,000.00	5,324.71	51.6
201-11-5513 INSURANCE DEDUCTIBLE	.00	.00	5,000.00	5,000.00	.0
201-11-5951 BOARD DISCRETIONARY FUND	.00	.00	30,000.00	30,000.00	.0
201-11-5952 HARDSHIP UTILITY GRANT	1,200.00	3,300.00	12,000.00	8,700.00	27.5
TOTAL LEGISLATIVE	66,773.71	82,619.17	247,106.00	164,486.83	33.4
<u>JUDICIAL</u>					
201-12-5109 MAGISTRATE	750.00	2,250.00	12,000.00	9,750.00	18.8
201-12-5214 OFFICE SUPPLIES	.00	76.75	500.00	423.25	15.4
201-12-5359 PROSECUTING ATTORNEY	867.00	2,478.00	12,000.00	9,522.00	20.7
201-12-5380 PROFESSIONAL DEVELOPMENT	60.00	60.00	1,850.00	1,790.00	3.2
201-12-5394 JURY FEES	.00	.00	1,000.00	1,000.00	.0
201-12-5498 COURT APPOINTED COUNSEL	.00	.00	1,000.00	1,000.00	.0
201-12-5499 TRANSLATOR FEES	.00	183.60	1,000.00	816.40	18.4
TOTAL JUDICIAL	1,677.00	5,048.35	29,350.00	24,301.65	17.2
<u>ADMINISTRATION</u>					
201-13-5100 WAGES & SALARIES	41,057.93	117,847.16	568,318.00	450,470.84	20.7
201-13-5102 BENEFITS	11,973.21	29,238.38	179,500.00	150,261.62	16.3
201-13-5214 OFFICE SUPPLIES	112.07	182.61	1,500.00	1,317.39	12.2
201-13-5335 DUES & SUBSCRIPTION	13.00	1,892.00	8,500.00	6,608.00	22.3
201-13-5352 LEGAL SERVICES	3,323.50	10,463.50	65,000.00	54,536.50	16.1
201-13-5356 PROFESSIONAL SERVICES	.00	.00	40,000.00	40,000.00	.0
201-13-5363 R&M COMPUTER/OFFICE EQUIPMENT	40.76	40.76	1,000.00	959.24	4.1
201-13-5380 PROFESSIONAL DEVELOPMENT	495.00	1,002.95	10,500.00	9,497.05	9.6
201-13-5496 COMMUNICATIONS DIVISION	549.39	1,005.24	15,000.00	13,994.76	6.7
201-13-5903 GRANT PROGRAMS EXPENDITURES	.00	.00	40,000.00	40,000.00	.0
201-13-5933 WELLINGTON SENIOR RESOURCE CEN	326.01	968.69	16,500.00	15,531.31	5.9
TOTAL ADMINISTRATION	57,890.87	162,641.29	945,818.00	783,176.71	17.2

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FINANCE</u>					
201-14-5100 WAGES & SALARIES	23,143.41	66,864.48	343,651.00	276,786.52	19.5
201-14-5102 BENEFITS	5,811.43	14,842.64	105,750.00	90,907.36	14.0
201-14-5214 OFFICE SUPPLIES	150.12	193.36	1,000.00	806.64	19.3
201-14-5311 POSTAGE	792.96	1,493.28	5,500.00	4,006.72	27.2
201-14-5321 PRINTING SERVICES	.00	697.09	600.00	(97.09)	116.2
201-14-5335 DUES AND SUBSCRIPTIONS	.00	.00	2,000.00	2,000.00	.0
201-14-5338 BANK SERVICE CHARGE	227.73	287.71	.00	(287.71)	.0
201-14-5353 ACCOUNTING & AUDITING	.00	9,600.00	45,000.00	35,400.00	21.3
201-14-5356 PROFESSIONAL SERVICES	3,414.00	3,936.50	45,000.00	41,063.50	8.8
201-14-5363 R&M COMPUTER/OFFICE EQUIP	.00	.00	2,000.00	2,000.00	.0
201-14-5380 PROFESSIONAL DEVELOPMENT	1,588.93	2,258.93	8,500.00	6,241.07	26.6
201-14-5510 INSURANCE & BONDS	.00	55,554.79	223,176.00	167,621.21	24.9
201-14-5640 PAYING AGENT FEES	.00	.00	500.00	500.00	.0
201-14-5950 DOCUMENT SHREDDING	47.00	72.00	350.00	278.00	20.6
201-14-5960 OVER/SHORT	(6,773.77)	(19,943.78)	.00	19,943.78	.0
TOTAL FINANCE	28,401.81	135,857.00	783,027.00	647,170.00	17.4

TOWN CLERK

201-15-5100 WAGES & SALARIES	14,205.86	42,556.31	189,609.00	147,052.69	22.4
201-15-5102 BENEFITS	4,091.87	10,195.00	67,790.00	57,595.00	15.0
201-15-5214 OFFICE SUPPLIES	9.99	164.52	1,500.00	1,335.48	11.0
201-15-5331 PUBLISHING & LEGAL NOTICES	21.88	63.00	4,500.00	4,437.00	1.4
201-15-5335 DUES & SUBSCRIPTIONS	.00	.00	826.00	826.00	.0
201-15-5356 PROFESSIONAL SERVICES	.00	.00	7,500.00	7,500.00	.0
201-15-5363 R&M COMPUTER/OFFICE EQUIP.	.00	.00	3,500.00	3,500.00	.0
201-15-5380 PROFESSIONAL DEVELOPMENT	120.45	220.45	4,000.00	3,779.55	5.5
201-15-5381 MILEAGE REIMBURSEMENT	.00	.00	150.00	150.00	.0
201-15-5414 ELECTION EXPENSES	.00	.00	45,000.00	45,000.00	.0
201-15-5530 CODE REVIEW & UPDATE	.00	2,899.58	5,000.00	2,100.42	58.0
TOTAL TOWN CLERK	18,450.05	56,098.86	329,375.00	273,276.14	17.0

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>HUMAN RESOURCES</u>					
201-16-5100 WAGES & SALARIES	16,798.37	50,395.10	220,542.00	170,146.90	22.9
201-16-5102 BENEFITS	4,896.60	12,267.63	68,320.00	56,052.37	18.0
201-16-5103 TEMPORARY EMPLOYMENT SERVICES	.00	.00	10,000.00	10,000.00	.0
201-16-5214 OFFICE SUPPLIES	.00	52.54	300.00	247.46	17.5
201-16-5226 EXECUTIVE SEARCH	.00	.00	29,000.00	29,000.00	.0
201-16-5335 DUES & SUBSCRIPTIONS	8,350.00	8,614.00	8,500.00	(114.00)	101.3
201-16-5356 PROFESSIONAL FEES	1,660.00	2,210.00	5,000.00	2,790.00	44.2
201-16-5363 R&M COMPUTER/OFFICE EQUIP.	.00	.00	1,300.00	1,300.00	.0
201-16-5380 PROFESSIONAL DEVELOPMENT	495.00	495.00	7,000.00	6,505.00	7.1
201-16-5580 EMPLOYEE DRUG TESTING	.00	66.88	1,500.00	1,433.12	4.5
201-16-5582 EMPLOYEE RELATIONS	211.29	1,111.29	15,000.00	13,888.71	7.4
201-16-5583 BACKGROUND CHECK	318.50	392.50	2,500.00	2,107.50	15.7
201-16-5948 EMPLOYEE APPAREL	802.00	802.00	1,000.00	198.00	80.2
201-16-5949 EMPLOYEE ADVERTISING	.00	.00	1,000.00	1,000.00	.0
TOTAL HUMAN RESOURCES	33,531.76	76,406.94	370,962.00	294,555.06	20.6
<u>INFORMATION TECHNOLOGY</u>					
201-17-5100 WAGES & SALARIES	.00	.00	120,000.00	120,000.00	.0
201-17-5102 BENEFITS	.00	.00	39,720.00	39,720.00	.0
201-17-5214 OFFICE SUPPLIES	.00	.00	1,000.00	1,000.00	.0
201-17-5345 TELEPHONE SERVICES	6,077.01	10,913.83	60,000.00	49,086.17	18.2
201-17-5356 PROFESSIONAL SERVICES	4,025.00	15,898.75	15,000.00	(898.75)	106.0
201-17-5363 R&M COMPUTER/OFFICE EQUIP.	69.99	69.99	3,000.00	2,930.01	2.3
201-17-5380 PROFESSIONAL DEVELOPMENT	.00	.00	1,000.00	1,000.00	.0
201-17-5381 MILEAGE REIMBURSEMENT	.00	.00	50.00	50.00	.0
201-17-5384 INTERNET SERVICES	3,044.62	9,132.91	45,000.00	35,867.09	20.3
201-17-5579 SOFTWARE LICENSE/SUPPORT	13,056.39	28,851.33	175,000.00	146,148.67	16.5
201-17-5585 WEBSITE MAINTENANCE	.00	11,504.14	15,480.00	3,975.86	74.3
201-17-5947 COPIER EXPENSE	1,164.85	3,390.69	13,500.00	10,109.31	25.1
TOTAL INFORMATION TECHNOLOGY	27,437.86	79,761.64	488,750.00	408,988.36	16.3

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>PLANNING AND ZONING</u>					
201-18-5100	WAGES & SALARIES	44,745.59	134,241.47	686,217.00	551,975.53	19.6
201-18-5102	BENEFITS	9,576.34	24,969.41	199,070.00	174,100.59	12.5
201-18-5214	OFFICE SUPPLIES	.00	300.46	2,500.00	2,199.54	12.0
201-18-5231	FUEL, OIL, GREASE	39.60	157.70	4,875.00	4,717.30	3.2
201-18-5233	VEHICLE R&M	18.86	56.76	2,250.00	2,193.24	2.5
201-18-5331	RECORDING & LEGAL PUBLISHING	30.68	60.48	1,500.00	1,439.52	4.0
201-18-5335	DUES & SUBSCRIPTIONS	.00	163.43	2,743.00	2,579.57	6.0
201-18-5350	BUILDING INSP. FEE REMITTANCE	17,251.97	37,514.22	240,000.00	202,485.78	15.6
201-18-5355	REIMBURSABLE SERVICES	.00	136.00	20,000.00	19,864.00	.7
201-18-5356	PROFESSIONAL SERVICES	1,490.00	1,796.00	30,000.00	28,204.00	6.0
201-18-5363	R&M COMPUTER/OFFICE EQUIP	.00	.00	393.00	393.00	.0
201-18-5370	SAFETY SUPPLIES & EQUIPMENT	.00	.00	270.00	270.00	.0
201-18-5372	UNIFORMS	.00	.00	525.00	525.00	.0
201-18-5374	NOCO HUMANE	2,947.33	8,841.99	35,368.00	26,526.01	25.0
201-18-5375	PROTECTIVE INSP. EQUIPMENT	.00	.00	170.00	170.00	.0
201-18-5380	PROFESSIONAL DEVELOPMENT	510.88	2,801.14	10,780.00	7,978.86	26.0
201-18-5579	SOFTWARE LICENSE SUPPORT	1,156.71	1,156.71	2,469.00	1,312.29	46.9
	TOTAL PLANNING AND ZONING	77,767.96	212,195.77	1,239,130.00	1,026,934.23	17.1
	<u>LAW ENFORCEMENT</u>					
201-21-5364	LCISO CONTRACT	533,929.29	533,929.29	2,135,717.00	1,601,787.71	25.0
	TOTAL LAW ENFORCEMENT	533,929.29	533,929.29	2,135,717.00	1,601,787.71	25.0
	<u>PUBLIC WORKS</u>					
201-34-5100	WAGES & SALARIES	58,405.14	166,699.58	954,170.00	787,470.42	17.5
201-34-5102	BENEFITS	11,508.52	30,627.80	267,600.00	236,972.20	11.5
201-34-5231	FUEL, OIL & GREASE	1,552.46	4,841.15	28,000.00	23,158.85	17.3
201-34-5233	R&M- MACHINERY & EQUIP. PARTS	3,970.61	7,913.45	59,914.00	52,000.55	13.2
201-34-5241	SHOP SUPPLIES	.00	.00	2,000.00	2,000.00	.0
201-34-5335	DUES & SUBSCRIPTIONS	276.00	5,672.50	5,500.00	(172.50)	103.1
201-34-5356	PROFESSIONAL SERVICES	.00	.00	30,000.00	30,000.00	.0
201-34-5363	R&M COMPUTER/OFFICE EQUIP.	654.35	654.35	7,500.00	6,845.65	8.7
201-34-5370	SAFETY WORKWEAR & EQUIPMENT	49.89	359.87	2,000.00	1,640.13	18.0
201-34-5372	UNIFORMS	4,911.60	6,423.05	16,500.00	10,076.95	38.9
201-34-5380	PROFESSIONAL DEVELOPMENT	1,261.74	1,261.74	10,500.00	9,238.26	12.0
201-34-5422	SMALL TOOLS	.00	.00	1,000.00	1,000.00	.0
201-34-5456	MOSQUITO CONTROL	.00	.00	25,300.00	25,300.00	.0
201-34-5512	INSURANCE-PROPERTY RELATED	.00	.00	13,064.00	13,064.00	.0
201-34-5579	SOFTWARE SUBSCRIPTIONS	2,016.71	7,708.80	10,000.00	2,291.20	77.1
201-34-5941	PW OFFICE SUPPLIES	365.48	1,179.04	10,000.00	8,820.96	11.8
201-34-5947	COPIER EXPENSE	123.56	290.44	3,500.00	3,209.56	8.3
	TOTAL PUBLIC WORKS	85,096.06	233,631.77	1,446,548.00	1,212,916.23	16.2

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CEMETERY</u>					
201-42-5382 GROUNDS MAINTENANCE SERVICE	.00	.00	5,000.00	5,000.00	.0
201-42-5423 SAND & GRAVEL & ROAD BASE	.00	.00	5,000.00	5,000.00	.0
201-42-5454 SURVEY	.00	.00	7,000.00	7,000.00	.0
TOTAL CEMETERY	.00	.00	17,000.00	17,000.00	.0
<u>GEN. USE BLDGS. & COM. CENTERS</u>					
201-49-5329 HOA FEES	.00	.00	2,500.00	2,500.00	.0
201-49-5341 ELECTRICITY	1,058.46	3,768.51	2,100.00	(1,668.51)	179.5
201-49-5342 WATER	477.02	702.60	4,000.00	3,297.40	17.6
201-49-5343 SEWER	340.14	495.18	2,000.00	1,504.82	24.8
201-49-5344 NATURAL GAS - HEAT	822.54	3,935.90	30,000.00	26,064.10	13.1
201-49-5346 STORM DRAINAGE	387.98	581.97	3,000.00	2,418.03	19.4
201-49-5367 R&M SERV./SUPPLIES - BUILDINGS	2,035.46	2,977.47	40,000.00	37,022.53	7.4
201-49-5369 JANITORIAL SERVICE	2,949.40	4,424.10	25,000.00	20,575.90	17.7
201-49-5370 GENERAL BUILDING SUPPLIES	496.80	1,521.04	11,700.00	10,178.96	13.0
201-49-5375 SENIOR CENTER SUPPLIES	67.98	271.14	1,500.00	1,228.86	18.1
201-49-5398 TRASH	1,016.77	3,277.99	10,500.00	7,222.01	31.2
201-49-5405 PARKING LOT LEASE PAYMENTS	.00	1,500.00	1,500.00	.00	100.0
201-49-5513 INSURANCE DEDUCTIBLE	.00	.00	5,000.00	5,000.00	.0
TOTAL GEN. USE BLDGS. & COM. CENTERS	9,652.55	23,455.90	138,800.00	115,344.10	16.9
<u>ECONOMIC DEVELOPMENT</u>					
201-51-5214 OFFICE SUPPLIES	.00	.00	200.00	200.00	.0
201-51-5356 PROFESSIONAL SERVICES	.00	.00	10,000.00	10,000.00	.0
201-51-5379 PROFESSIONAL DEVELOPMENT	1,052.07	1,982.07	2,000.00	17.93	99.1
201-51-5401 MARKETING SERVICES	287.98	287.98	2,000.00	1,712.02	14.4
201-51-5903 GRANT PROGRAMS EXPENDITURES	.00	.00	40,000.00	40,000.00	.0
TOTAL ECONOMIC DEVELOPMENT	1,340.05	2,270.05	54,200.00	51,929.95	4.2

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LIBRARY</u>					
201-55-5100 WAGES & SALARIES	27,590.36	83,707.02	360,268.00	276,560.98	23.2
201-55-5101 SEASONAL	.00	.00	20,000.00	20,000.00	.0
201-55-5102 BENEFITS	5,567.82	14,801.23	78,670.00	63,868.77	18.8
201-55-5214 OFFICE SUPPLIES	310.67	2,786.57	9,000.00	6,213.43	31.0
201-55-5311 POSTAGE	.00	4.40	200.00	195.60	2.2
201-55-5321 PRINTING SERVICES	.00	.00	1,000.00	1,000.00	.0
201-55-5333 DUES	.00	155.00	200.00	45.00	77.5
201-55-5337 PROGRAMS	900.75	1,671.14	7,000.00	5,328.86	23.9
201-55-5347 STORY TIME SUPPLIES	37.92	37.92	500.00	462.08	7.6
201-55-5363 R&M COMPUTER/OFFICE EQUIP.	.00	.00	750.00	750.00	.0
201-55-5380 PROFESSIONAL DEVELOPMENT	.00	102.00	2,500.00	2,398.00	4.1
201-55-5384 INTERNET SERVICE	.00	.00	2,000.00	2,000.00	.0
201-55-5387 SPECIAL EVENT SUPPLIES	.00	.00	375.00	375.00	.0
201-55-5579 SOFTWARE LICENSE/SUPPORT	.00	2,169.00	10,000.00	7,831.00	21.7
201-55-5792 MULTI MEDIA	373.88	657.41	3,500.00	2,842.59	18.8
201-55-5793 E-BOOKS - SUBSCRIPTION/MISC.	.00	3,750.00	5,500.00	1,750.00	68.2
201-55-5900 LIBRARY BOOKS	56.55	2,357.60	18,000.00	15,642.40	13.1
201-55-5901 LIBRARY SHELVING & FURNISHINGS	.00	309.97	2,000.00	1,690.03	15.5
201-55-5902 COURIER SERVICE	.00	.00	2,500.00	2,500.00	.0
201-55-5903 GRANT PROGRAMS EXPENDITURES	.00	.00	11,000.00	11,000.00	.0
TOTAL LIBRARY	34,837.95	112,509.26	534,963.00	422,453.74	21.0
<u>TRANSFERS-OUT</u>					
201-56-5001 TRANSFER TO CAPITAL PROJECTS F	.00	.00	207,500.00	207,500.00	.0
201-56-5208 TRANSFER TO WATER FUND	.00	.00	690,000.00	690,000.00	.0
201-56-5209 TRANSFER TO SEWER FUND	.00	.00	380,000.00	380,000.00	.0
TOTAL TRANSFERS-OUT	.00	.00	1,277,500.00	1,277,500.00	.0
TOTAL FUND EXPENDITURES	976,786.92	1,716,425.29	10,038,246.00	8,321,820.71	17.1
NET REVENUE OVER EXPENDITURES	(592,461.90)	(526,944.40)	(1,258,077.00)	(731,132.60)	(41.9)

TOWN OF WELLINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

STREET FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>TAX REVENUE</u>					
203-01-3130	SALES TAX	56,910.12	192,634.66	726,750.00	534,115.34	26.5
203-01-3315	MOTOR VEHICLE USE TAX	70,377.09	208,462.95	888,407.00	679,944.05	23.5
203-01-3335	HIGHWAY USERS TAX	.00	.00	376,552.00	376,552.00	.0
	TOTAL TAX REVENUE	127,287.21	401,097.61	1,991,709.00	1,590,611.39	20.1
	<u>LICENSES & PERMITS</u>					
203-04-3343	STREET CUT PERMITS	1,459.81	30,184.81	15,000.00	(15,184.81)	201.2
203-04-3350	DEVELOPER ROAD FEE ESCROW	600.00	(6,998.05)	24,000.00	30,998.05	(29.2)
203-04-3376	BP ROAD IMPACT FEE	10,172.00	14,032.00	159,600.00	145,568.00	8.8
	TOTAL LICENSES & PERMITS	12,231.81	37,218.76	198,600.00	161,381.24	18.7
	<u>MISCELLANEOUS REVENUE</u>					
203-08-3350	GRANTS	.00	.00	3,580,269.00	3,580,269.00	.0
203-08-3610	INVESTMENT EARNINGS	7,492.53	21,983.72	65,000.00	43,016.28	33.8
203-08-3910	SALE OF ASSETS	.00	813.34	1,000.00	186.66	81.3
	TOTAL MISCELLANEOUS REVENUE	7,492.53	22,797.06	3,646,269.00	3,623,471.94	.6
	TOTAL FUND REVENUE	147,011.55	461,113.43	5,836,578.00	5,375,464.57	7.9

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

STREET FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING</u>					
203-34-5100 WAGES & SALARIES	38,555.96	113,775.69	482,745.00	368,969.31	23.6
203-34-5102 BENEFITS	13,094.89	34,268.42	184,272.00	150,003.58	18.6
203-34-5110 ON-CALL STIPEND	600.00	1,800.00	8,600.00	6,800.00	20.9
203-34-5233 R&M- MACHINERY & EQUIP. PARTS	.00	.00	3,567.00	3,567.00	.0
203-34-5240 STREET PAINT, SIGNS, & PARTS	.00	37.00	40,000.00	39,963.00	.1
203-34-5341 ELECTRICITY FOR STREET LIGHTS	15,557.54	48,835.38	210,000.00	161,164.62	23.3
203-34-5342 WATER	104.78	144.24	15,000.00	14,855.76	1.0
203-34-5344 NATURAL GAS	505.11	3,242.05	.00	3,242.05)	.0
203-34-5370 SAFETY WORKWEAR & EQUIPMENT	.00	1,696.65	5,000.00	3,303.35	33.9
203-34-5397 WEED CONTROL	.00	.00	6,000.00	6,000.00	.0
203-34-5422 SMALL TOOLS	9,322.70	9,329.67	9,000.00	329.67)	103.7
203-34-5424 STREET CONSTRUCTION MATERIAL	2,400.00	2,400.00	10,000.00	7,600.00	24.0
203-34-5426 WEATHER RESPONSE MANAGEMENT	.00	.00	8,000.00	8,000.00	.0
203-34-5427 SNOW MANAGEMENT MATERIALS	6,758.24	7,758.34	30,000.00	22,241.66	25.9
203-34-5428 STREET MAINTENANCE	.00	.00	35,000.00	35,000.00	.0
203-34-5458 R&M LANDSCAPE	.00	.00	5,000.00	5,000.00	.0
203-34-5533 EQUIPMENT RENTAL	.00	100.66	3,000.00	2,899.34	3.4
203-34-5941 SAFETY & FIRST AID KITS	115.06	366.69	4,900.00	4,533.31	7.5
TOTAL OPERATING	87,014.28	223,754.79	1,060,084.00	836,329.21	21.1
<u>TRANSFERS - OUT</u>					
203-56-5000 TRANSFER TO GENERAL FUND	.00	.00	455,501.00	455,501.00	.0
203-56-5001 TRANSFER TO CAPITAL PROJECTS F	.00	.00	5,509,000.00	5,509,000.00	.0
TOTAL TRANSFERS - OUT	.00	.00	5,964,501.00	5,964,501.00	.0
TOTAL FUND EXPENDITURES	87,014.28	223,754.79	7,024,585.00	6,800,830.21	3.2
NET REVENUE OVER EXPENDITURES	59,997.27	237,358.64	(1,188,007.00)	(1,425,365.64)	20.0

TOWN OF WELLINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>CONTRIBUTED CAPITAL</u>					
204-02-3444	BP RAW WATER FEE	71,978.00	103,003.00	3,350,000.00	3,246,997.00	3.1
204-02-3446	TAP FEES	23,014.00	56,380.00	1,242,734.00	1,186,354.00	4.5
	<u>TOTAL CONTRIBUTED CAPITAL</u>	<u>94,992.00</u>	<u>159,383.00</u>	<u>4,592,734.00</u>	<u>4,433,351.00</u>	<u>3.5</u>
	<u>OPERATING REVENUE</u>					
204-03-3441	WATER SALES	304,323.98	931,366.50	5,465,968.00	4,534,601.50	17.0
204-03-3442	SHUT-OFF/RECON./LATE/NSF/TRANS	7,060.00	20,020.00	51,800.00	31,780.00	38.7
204-03-3445	RAW WATER LEASES	.00	.00	10,000.00	10,000.00	.0
204-03-3447	BULK WATER SALES	3,642.50	10,660.89	25,000.00	14,339.11	42.6
	<u>TOTAL OPERATING REVENUE</u>	<u>315,026.48</u>	<u>962,047.39</u>	<u>5,552,768.00</u>	<u>4,590,720.61</u>	<u>17.3</u>
	<u>NON-OPERATING REVENUE</u>					
204-04-3610	INVESTMENT EARNINGS	20,414.00	61,690.09	178,078.00	116,387.91	34.6
204-04-3650	LOAN PROCEEDS	.00	10,000.00	.00	(10,000.00)	.0
204-04-3690	MISCELLANEOUS REVENUE	.00	405.00	.00	(405.00)	.0
204-04-3910	SALE OF ASSETS	.00	682.00	1,000.00	318.00	68.2
	<u>TOTAL NON-OPERATING REVENUE</u>	<u>20,414.00</u>	<u>72,777.09</u>	<u>179,078.00</u>	<u>106,300.91</u>	<u>40.6</u>
204-09-3380	TRANS IN FROM GENERAL FUND	.00	.00	690,000.00	690,000.00	.0
	<u>TOTAL SOURCE 09</u>	<u>.00</u>	<u>.00</u>	<u>690,000.00</u>	<u>690,000.00</u>	<u>.0</u>
	<u>TOTAL FUND REVENUE</u>	<u>430,432.48</u>	<u>1,194,207.48</u>	<u>11,014,580.00</u>	<u>9,820,372.52</u>	<u>10.8</u>

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING</u>						
204-34-5100	WAGES & SALARIES	43,133.94	131,225.46	542,834.00	411,608.54	24.2
204-34-5102	BENEFITS	16,805.13	42,905.23	209,984.00	167,078.77	20.4
204-34-5110	ON-CALL STIPEND	700.00	2,500.00	11,800.00	9,300.00	21.2
204-34-5221	CHEMICALS	22,881.73	47,679.02	300,000.00	252,320.98	15.9
204-34-5227	PROPANE	8,900.59	17,270.47	50,000.00	32,729.53	34.5
204-34-5229	PERMIT AND PROGRAM FEES	.00	.00	3,000.00	3,000.00	.0
204-34-5231	FUEL, OIL & GREASE	360.26	1,184.19	10,500.00	9,315.81	11.3
204-34-5233	R&M- MACHINERY & EQUIP. PARTS	410.16	4,089.80	18,963.00	14,873.20	21.6
204-34-5241	SHOP SUPPLIES	218.65	218.65	2,500.00	2,281.35	8.8
204-34-5321	UTILITY BILLING PRINTING	2,180.73	6,860.39	25,000.00	18,139.61	27.4
204-34-5334	WATER TESTING	1,877.00	2,400.20	90,000.00	87,599.80	2.7
204-34-5339	ON-LINE UTILITY BILL PAY-FEES	4,003.12	10,073.84	32,500.00	22,426.16	31.0
204-34-5341	ELECTRICITY	9,718.10	30,861.09	120,000.00	89,138.91	25.7
204-34-5345	TELEPHONE SERVICE	157.66	232.83	925.00	692.17	25.2
204-34-5352	WATER RESOURCE LEGAL SERVICES	1,826.00	1,826.00	35,000.00	33,174.00	5.2
204-34-5353	WATER EFFICIENCY PROGRAM	3,368.75	3,407.39	15,000.00	11,592.61	22.7
204-34-5356	PROFESSIONAL SERVICES	4,765.00	4,765.00	45,000.00	40,235.00	10.6
204-34-5363	R&M COMPUTER EQUIPMENT	.00	.00	7,000.00	7,000.00	.0
204-34-5370	SAFETY WORKWEAR & EQUIPMENT	1,112.62	1,942.05	10,000.00	8,057.95	19.4
204-34-5380	PROFESSIONAL DEVELOPMENT	154.00	1,438.00	12,000.00	10,562.00	12.0
204-34-5384	INTERNET SERVICE	.00	417.84	2,000.00	1,582.16	20.9
204-34-5422	SMALL TOOLS	2,377.57	2,377.57	7,000.00	4,622.43	34.0
204-34-5423	CONSTRUCTION MATERIAL	.00	.00	3,000.00	3,000.00	.0
204-34-5430	DISTRIBUTION SYS EMR REPAIR	.00	.00	15,000.00	15,000.00	.0
204-34-5433	R&M PLANT	4,627.10	24,097.29	70,000.00	45,902.71	34.4
204-34-5434	R&M DISTRIBUTION	2,050.58	2,151.54	70,000.00	67,848.46	3.1
204-34-5437	R&M SCADA	.00	.00	50,000.00	50,000.00	.0
204-34-5440	SLUDGE REMOVAL	.00	.00	125,000.00	125,000.00	.0
204-34-5455	LAB SUPPLIES	423.58	2,354.48	17,000.00	14,645.52	13.9
204-34-5513	INSURANCE DEDUCTIBLE	.00	.00	5,000.00	5,000.00	.0
204-34-5533	EQUIPMENT RENTAL	609.44	609.44	2,500.00	1,890.56	24.4
204-34-5579	SOFTWARE SUBSCRIPTIONS	495.00	899.00	25,000.00	24,101.00	3.6
204-34-5593	NPIC WATER LEASE AGREEMENT	10,759.00	10,759.00	2,909,000.00	2,898,241.00	.4
204-34-5597	RAW WATER FEES AND ASSESSMENTS	14,800.00	14,800.00	20,000.00	5,200.00	74.0
204-34-5903	WATER METERS - NEW HOMES	.00	.00	16,000.00	16,000.00	.0
204-34-5941	SAFETY & FIRST AID KITS	543.56	883.38	3,250.00	2,366.62	27.2
204-34-5969	LAB EQUIPMENT	664.39	664.39	25,000.00	24,335.61	2.7
TOTAL OPERATING		159,923.66	370,893.54	4,906,756.00	4,535,862.46	7.6
<u>TRANSFER</u>						
204-56-5000	TRANSFER TO GENERAL FUND	.00	.00	527,394.00	527,394.00	.0
204-56-5001	TRANSFER TO CAPITAL PROJECTS F	.00	.00	4,070,000.00	4,070,000.00	.0
TOTAL TRANSFER		.00	.00	4,597,394.00	4,597,394.00	.0

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>DEBT SERVICE</u>					
204-90-5630	2019 CWRPDA LOAN PRINC. (WTP)	.00	554,775.00	1,109,550.00	554,775.00	50.0
204-90-5631	2019 CWRPDA LOAN INT. (WTP)	.00	176,233.12	352,466.00	176,232.88	50.0
	TOTAL DEBT SERVICE	.00	731,008.12	1,462,016.00	731,007.88	50.0
	TOTAL FUND EXPENDITURES	159,923.66	1,101,901.66	10,966,166.00	9,864,264.34	10.1
	NET REVENUE OVER EXPENDITURES	270,508.82	92,305.82	48,414.00	(43,891.82)	190.7

TOWN OF WELLINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

SEWER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>CONTRIBUTED CAPITAL</u>					
205-02-3350	DEVELOPER SEWER FEE ESCROW	763.00	2,289.00	30,520.00	28,231.00	7.5
205-02-3446	TAP FEES	20,791.00	50,487.00	1,129,400.00	1,078,913.00	4.5
	TOTAL CONTRIBUTED CAPITAL	21,554.00	52,776.00	1,159,920.00	1,107,144.00	4.6
	<u>OPERATING REVENUE</u>					
205-03-3445	SEWER USER FEES	201,756.00	603,864.59	2,395,711.00	1,791,846.41	25.2
	TOTAL OPERATING REVENUE	201,756.00	603,864.59	2,395,711.00	1,791,846.41	25.2
	<u>NON-OPERATING REVENUE</u>					
205-04-3610	INVESTMENT EARNINGS	18,053.40	55,871.46	250,000.00	194,128.54	22.4
205-04-3650	BOND/LOAN PROCEEDS	1,441,398.86	5,390,917.64	1,130,005.00	(4,260,912.64)	477.1
205-04-3675	INTERGOVERNMENTAL GRANTS/LOANS	.00	.00	137,500.00	137,500.00	.0
205-04-3910	SALE OF ASSETS	.00	127.00	.00	(127.00)	.0
	TOTAL NON-OPERATING REVENUE	1,459,452.26	5,446,916.10	1,517,505.00	(3,929,411.10)	358.9
	<u>TRANS IN FROM GENERAL FUND</u>					
205-09-3380	TRANS IN FROM GENERAL FUND	.00	.00	380,000.00	380,000.00	.0
	TOTAL SOURCE 09	.00	.00	380,000.00	380,000.00	.0
	TOTAL FUND REVENUE	1,682,762.26	6,103,556.69	5,453,136.00	(650,420.69)	111.9

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

SEWER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>OPERATING</u>					
205-34-5100	WAGES & SALARIES	38,666.21	114,549.90	503,809.00	389,259.10	22.7
205-34-5102	BENEFITS	13,257.69	33,886.39	176,201.00	142,314.61	19.2
205-34-5110	ON-CALL STIPEND	900.00	2,800.00	11,800.00	9,000.00	23.7
205-34-5221	CHEMICALS	.00	.00	35,000.00	35,000.00	.0
205-34-5228	PERMIT AND PROGRAM FEES	.00	.00	5,000.00	5,000.00	.0
205-34-5231	FUEL, OIL & GREASE	1,924.54	3,498.42	10,000.00	6,501.58	35.0
205-34-5233	R&M- MACHINERY & EQUIP. PARTS	18,622.05	19,544.18	52,118.00	32,573.82	37.5
205-34-5241	SHOP SUPPLIES	89.91	222.80	1,500.00	1,277.20	14.9
205-34-5321	UTILITY BILLING PRINTING	1,539.34	4,842.63	18,000.00	13,157.37	26.9
205-34-5339	ON-LINE UTILITY BILL PAY FEES	2,838.41	7,140.14	22,500.00	15,359.86	31.7
205-34-5341	ELECTRICITY	17,718.18	56,539.85	350,000.00	293,460.15	16.2
205-34-5342	WATER	634.91	855.39	8,500.00	7,644.61	10.1
205-34-5344	NATURAL GAS	5,012.15	28,462.47	20,000.00	(8,462.47)	142.3
205-34-5345	TELEPHONE SERVICE	329.94	487.59	.00	(487.59)	.0
205-34-5356	PROFESSIONAL SERVICES	.00	.00	25,000.00	25,000.00	.0
205-34-5363	R&M COMPUTER EQUIPMENT	.00	172.99	5,000.00	4,827.01	3.5
205-34-5370	SAFETY WORKWEAR & EQUIPMENT	1,630.45	2,300.39	20,000.00	17,699.61	11.5
205-34-5380	PROFESSIONAL DEVELOPMENT	.00	455.00	11,500.00	11,045.00	4.0
205-34-5384	INTERNET SERVICE	328.45	1,130.55	6,500.00	5,369.45	17.4
205-34-5422	SMALL TOOLS	.00	58.52	10,000.00	9,941.48	.6
205-34-5423	CONSTRUCTION MATERIAL	.00	.00	3,000.00	3,000.00	.0
205-34-5431	R&M PUMPS	.00	.00	25,000.00	25,000.00	.0
205-34-5432	R&M SCADA	.00	.00	25,000.00	25,000.00	.0
205-34-5433	R&M PLANT	3,278.59	5,020.20	50,000.00	44,979.80	10.0
205-34-5434	R&M COLLECTIONS	2,387.14	4,787.99	15,000.00	10,212.01	31.9
205-34-5440	SLUDGE DISPOSAL	5,872.00	6,606.00	50,000.00	43,394.00	13.2
205-34-5455	LAB SUPPLIES	156.59	1,037.52	12,000.00	10,962.48	8.7
205-34-5512	INSURANCE-PROPERTY RELATED	.00	.00	5,870.00	5,870.00	.0
205-34-5513	INSURANCE DEDUCTIBLE	.00	.00	5,000.00	5,000.00	.0
205-34-5533	EQUIPMENT RENTAL	.00	.00	2,500.00	2,500.00	.0
205-34-5554	SEWER TESTING	7,347.15	9,065.70	45,000.00	35,934.30	20.2
205-34-5579	SOFTWARE SUBSCRIPTIONS & SUPP.	(900.00)	(900.00)	45,000.00	45,900.00	(2.0)
205-34-5941	SAFETY & FIRST AID KITS	193.05	353.33	3,000.00	2,646.67	11.8
205-34-5969	LAB EQUIPMENT	.00	17.06	7,000.00	6,982.94	.2
	TOTAL OPERATING	121,826.75	302,935.01	1,585,798.00	1,282,862.99	19.1
	<u>TRANSFERS - OUT</u>					
205-56-5000	TRANSFER TO GENERAL FUND	.00	.00	527,394.00	527,394.00	.0
205-56-5001	TRANSFER TO CAPITAL PROJECTS F	.00	.00	2,177,500.00	2,177,500.00	.0
	TOTAL TRANSFERS - OUT	.00	.00	2,704,894.00	2,704,894.00	.0

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

SEWER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>DEBT SERVICE</u>					
205-90-5618	2022 CWRPDA LOAN PRINC. (WWTP)	.00	484,362.00	968,724.00	484,362.00	50.0
205-90-5619	2022 CWRPDA LOAN INT. (WWTP)	.00	687,490.02	1,374,980.00	687,489.98	50.0
205-90-5621	2022 GPR LOAN W22F467 - PRINCI	.00	.00	83,192.00	83,192.00	.0
205-90-5622	2022 GPR LOAN W22F467 - INTERE	.00	.00	42,753.00	42,753.00	.0
	TOTAL DEBT SERVICE	.00	1,171,852.02	2,469,649.00	1,297,796.98	47.5
	TOTAL FUND EXPENDITURES	121,826.75	1,474,787.03	6,760,341.00	5,285,553.97	21.8
	NET REVENUE OVER EXPENDITURES	1,560,935.51	4,628,769.66	(1,307,205.00)	(5,935,974.66)	354.1

TOWN OF WELLINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

DRAINAGE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>CONTRIBUTED CAPITAL</u>					
207-02-3451	TOW STRM DRN BP IMPACT	3,012.74	4,212.74	43,200.00	38,987.26	9.8
207-02-3453	AUTH STORM DRN BP IMPACT	5,665.48	6,985.48	47,520.00	40,534.52	14.7
	TOTAL CONTRIBUTED CAPITAL	8,678.22	11,198.22	90,720.00	79,521.78	12.3
	<u>OPERATING REVENUE</u>					
207-03-3449	TOW STORM DRAIN UTILITY FEES	23,542.12	69,614.81	273,138.00	203,523.19	25.5
207-03-3452	AUTH STORM DRAIN UTILITY FEES	35,942.08	106,541.07	413,779.00	307,237.93	25.8
	TOTAL OPERATING REVENUE	59,484.20	176,155.88	686,917.00	510,761.12	25.6
	<u>MISCELLANEOUS REVENUE</u>					
207-08-3364	GRANT	.00	.00	888,817.00	888,817.00	.0
207-08-3610	INVESTMENT EARNINGS	4,096.69	12,020.08	35,000.00	22,979.92	34.3
	TOTAL MISCELLANEOUS REVENUE	4,096.69	12,020.08	923,817.00	911,796.92	1.3
	TOTAL FUND REVENUE	72,259.11	199,374.18	1,701,454.00	1,502,079.82	11.7

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

DRAINAGE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING</u>					
207-34-5231 FUEL, OIL & GREASE	.00	.00	2,600.00	2,600.00	.0
207-34-5321 UTILITY BILLING PRINTING SERV.	555.87	1,748.73	6,500.00	4,751.27	26.9
207-34-5339 ON-LINE UTILITY BILL PAY-FEE	1,025.44	2,579.46	8,000.00	5,420.54	32.2
207-34-5341 ELECTRICITY	37.52	113.45	600.00	486.55	18.9
207-34-5356 PROFESSIONAL SERVICES	.00	.00	20,000.00	20,000.00	.0
207-34-5459 R&M DRAINAGE FACILITIES	7,642.23	7,642.23	30,000.00	22,357.77	25.5
207-34-5522 AUTHORITY UTILITIES PAYMENTS	.00	.00	413,779.00	413,779.00	.0
207-34-5524 AUTHORITY IMPACT FEES	.00	.00	47,520.00	47,520.00	.0
207-34-5533 EQUIPMENT RENTAL	.00	.00	1,000.00	1,000.00	.0
TOTAL OPERATING	9,261.06	12,083.87	529,999.00	517,915.13	2.3
<u>TRANSFERS - OUT</u>					
207-56-5000 TRANSFER TO GENERAL FUND	.00	.00	177,352.00	177,352.00	.0
207-56-5001 TRANSFER TO CAPITAL PROJECTS F	.00	.00	1,158,534.00	1,158,534.00	.0
TOTAL TRANSFERS - OUT	.00	.00	1,335,886.00	1,335,886.00	.0
TOTAL FUND EXPENDITURES	9,261.06	12,083.87	1,865,885.00	1,853,801.13	.7
NET REVENUE OVER EXPENDITURES	62,998.05	187,290.31	(164,431.00)	(351,721.31)	113.9

TOWN OF WELLINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

CONSERVATION TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>MISCELLANEOUS REVENUE</u>					
209-08-3610	INVESTMENT EARNINGS	2,675.35	7,846.76	51,500.00	43,653.24	15.2
	TOTAL MISCELLANEOUS REVENUE	2,675.35	7,846.76	51,500.00	43,653.24	15.2
	TOTAL FUND REVENUE	2,675.35	7,846.76	51,500.00	43,653.24	15.2
	NET REVENUE OVER EXPENDITURES	2,675.35	7,846.76	51,500.00	43,653.24	15.2

TOWN OF WELLINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

PARK FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>TAX REVENUE</u>					
210-01-3130	SALES TAX	46,571.29	157,638.81	594,721.00	437,082.19	26.5
210-01-3140	USE TAX BUILDING MATERIALS	.00	.00	136,000.00	136,000.00	.0
210-01-3315	MOTOR VEHICLE USE TAX	14,414.58	42,697.21	181,963.00	139,265.79	23.5
210-01-3700	OPEN SPACE SALES TAX	28,070.69	103,851.96	413,948.00	310,096.04	25.1
	TOTAL TAX REVENUE	89,056.56	304,187.98	1,326,632.00	1,022,444.02	22.9
	<u>BUILDING PERMITS</u>					
210-02-3381	TRAIL IMPACT FEE	450.00	1,800.00	48,600.00	46,800.00	3.7
210-02-3620	BP PARK IMPACT FEE	1,000.00	4,000.00	108,000.00	104,000.00	3.7
	TOTAL BUILDING PERMITS	1,450.00	5,800.00	156,600.00	150,800.00	3.7
	<u>RECREATION PROGRAM FEES</u>					
210-05-3174	FIELD RENTALS	40.00	290.00	.00 (	290.00)	.0
210-05-3175	RECREATION FEES	10,485.50	39,742.00	108,600.00	68,858.00	36.6
	TOTAL RECREATION PROGRAM FEES	10,525.50	40,032.00	108,600.00	68,568.00	36.9
	<u>MISCELLANEOUS REVENUE</u>					
210-08-3190	WCP VETERANS MEMORIAL PLAZA	961.00	1,421.00	.00 (	1,421.00)	.0
210-08-3610	INVESTMENT EARNINGS	10,820.99	31,748.35	95,000.00	63,251.65	33.4
210-08-3913	PARKS & REC SPONSORSHIPS	700.00	700.00	.00 (	700.00)	.0
	TOTAL MISCELLANEOUS REVENUE	12,481.99	33,869.35	95,000.00	61,130.65	35.7
	TOTAL FUND REVENUE	113,514.05	383,889.33	1,686,832.00	1,302,942.67	22.8

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

PARK FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING</u>					
210-34-5100 WAGES & SALARIES	22,024.97	64,730.55	277,156.00	212,425.45	23.4
210-34-5101 SEASONALS	.00	.00	33,000.00	33,000.00	.0
210-34-5102 BENEFITS	7,706.12	18,822.99	100,690.00	81,867.01	18.7
210-34-5110 ON-CALL STIPEND	600.00	1,600.00	5,200.00	3,600.00	30.8
210-34-5111 VANDALISM	1,083.95	1,083.95	1,000.00	(83.95)	108.4
210-34-5112 HORTICULTURE	.00	.00	3,000.00	3,000.00	.0
210-34-5221 POND CHEMICALS	.00	.00	3,000.00	3,000.00	.0
210-34-5231 FUEL, OIL & GREASE	928.92	2,149.19	9,000.00	6,850.81	23.9
210-34-5233 R&M- MACHINERY & EQUIP. PARTS	6,020.20	6,931.10	23,813.00	16,881.90	29.1
210-34-5237 IRRIG. SYS. SUPPLIES/REPAIRS	.00	3,224.34	38,000.00	34,775.66	8.5
210-34-5239 WELLS & WELL HOUSES	1,351.51	1,351.51	8,000.00	6,648.49	16.9
210-34-5241 SHOP SUPPLIES	20.93	50.77	2,100.00	2,049.23	2.4
210-34-5252 TREE REPLACEMENT & TRIMMING	5,620.00	5,882.00	30,000.00	24,118.00	19.6
210-34-5253 TREE SPRAYING	262.00	524.00	20,000.00	19,476.00	2.6
210-34-5254 PARKS PLAYGROUND & GENERAL R&M	7,378.42	9,967.10	32,000.00	22,032.90	31.2
210-34-5256 SPLASH PAD CHEMICALS	.00	.00	1,100.00	1,100.00	.0
210-34-5341 IRRIGATION ELECTRICITY	395.80	897.56	4,500.00	3,602.44	20.0
210-34-5342 WATER	1,166.12	1,736.25	50,000.00	48,263.75	3.5
210-34-5343 SEWER	138.06	199.58	1,000.00	800.42	20.0
210-34-5344 NATURAL GAS	354.64	2,287.81	1,000.00	(1,287.81)	228.8
210-34-5346 STORM DRAINAGE	581.66	872.49	1,250.00	377.51	69.8
210-34-5356 PROFESSIONAL SERVICES	.00	.00	2,000.00	2,000.00	.0
210-34-5365 TOILET RENTAL	2,296.89	9,301.89	27,730.00	18,428.11	33.5
210-34-5366 SERVICES - PARKS & LAWN CARE	11,000.00	11,000.00	70,000.00	59,000.00	15.7
210-34-5370 SAFETY WORKWEAR & EQUIPMENT	225.00	289.99	1,200.00	910.01	24.2
210-34-5372 UNIFORMS	489.86	489.86	2,500.00	2,010.14	19.6
210-34-5380 PROFESSIONAL DEVELOPMENT	.00	175.00	5,000.00	4,825.00	3.5
210-34-5397 WEED CONTROL	.00	.00	250.00	250.00	.0
210-34-5422 SMALL TOOLS	110.00	10,945.71	10,000.00	(945.71)	109.5
210-34-5423 SAND, GRAVEL, MULCH	.00	.00	10,000.00	10,000.00	.0
210-34-5512 INSURANCE-PROPERTY RELATED	.00	.00	20,028.00	20,028.00	.0
210-34-5513 INSURANCE DEDUCTIBLE	.00	.00	5,000.00	5,000.00	.0
210-34-5533 EQUIPMENT RENTAL	648.00	648.00	3,000.00	2,352.00	21.6
210-34-5941 SAFETY SUPPLIES & EQUIPMENT	326.29	574.35	4,000.00	3,425.65	14.4
210-34-5942 MINOR PARK IMPROVEMENTS	.00	15,178.78	65,000.00	49,821.22	23.4
TOTAL OPERATING	70,729.34	170,914.77	870,517.00	699,602.23	19.6

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

PARK FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>RECREATION</u>					
210-51-5100 WAGES & SALARIES	21,214.27	63,594.62	275,846.00	212,251.38	23.1
210-51-5101 SEASONALS	3,908.46	13,421.06	85,000.00	71,578.94	15.8
210-51-5102 BENEFITS	7,985.00	20,584.11	106,100.00	85,515.89	19.4
210-51-5110 ON-CALL STIPEND	200.00	800.00	5,200.00	4,400.00	15.4
210-51-5130 START SMART BASEBALL	.00	800.00	800.00	.00	100.0
210-51-5131 START SMART BASKETBALL	.00	640.00	640.00	.00	100.0
210-51-5132 START SMART FLAG FOOTBALL	.00	960.00	960.00	.00	100.0
210-51-5133 START SMART SOCCER	.00	1,800.00	1,800.00	.00	100.0
210-51-5135 YOUTH SPORTS APPAREL	.00	1,462.79	5,100.00	3,637.21	28.7
210-51-5140 YOUTH SOCCER	137.99	137.99	3,500.00	3,362.01	3.9
210-51-5142 YOUTH FOOTBALL	.00	.00	1,500.00	1,500.00	.0
210-51-5144 YOUTH BASEBALL	.00	.00	7,000.00	7,000.00	.0
210-51-5145 YOUTH SOFTBALL	1,298.00	1,298.00	3,500.00	2,202.00	37.1
210-51-5146 YOUTH BASKETBALL	.00	.00	1,025.00	1,025.00	.0
210-51-5148 YOUTH VOLLEYBALL	1,361.50	1,431.88	1,500.00	68.12	95.5
210-51-5149 YOUTH TENNIS	.00	.00	500.00	500.00	.0
210-51-5155 EXTERNAL PROGRAMMING SUBSIDY	.00	.00	4,000.00	4,000.00	.0
210-51-5156 SENIOR PROGRAMS	.00	.00	2,000.00	2,000.00	.0
210-51-5157 ADULT BASKETBALL	.00	.00	800.00	800.00	.0
210-51-5158 ADULT KICKBALL	.00	.00	500.00	500.00	.0
210-51-5161 ADULT TENNIS	.00	.00	500.00	500.00	.0
210-51-5162 ADULT SOFTBALL	728.99	728.99	3,500.00	2,771.01	20.8
210-51-5164 ADULT VOLLEYBALL	620.00	620.00	1,000.00	380.00	62.0
210-51-5165 NCSO REFEREES ADMIN FEE	625.00	1,875.00	8,000.00	6,125.00	23.4
210-51-5166 INSTRUCTOR/OFFICIAL FEES	1,630.40	3,700.40	30,000.00	26,299.60	12.3
210-51-5168 COMPUTER EQUIP./SOFTWARE	1,804.38	4,890.82	17,000.00	12,109.18	28.8
210-51-5181 REC. PROG. SUPPLIES/EXP.	23.37	13,076.85	14,000.00	923.15	93.4
210-51-5183 BATTING CAGES - MAINT. & OPER.	.00	.00	11,000.00	11,000.00	.0
210-51-5185 BALL FIELD/CAGE ELECTRICITY	2,670.85	6,013.42	15,500.00	9,486.58	38.8
210-51-5186 INFIELD MIX	.00	.00	10,000.00	10,000.00	.0
210-51-5190 YOGA CLASSES	.00	.00	500.00	500.00	.0
210-51-5223 OPERATING SUPPLIES	65.18	579.83	2,000.00	1,420.17	29.0
210-51-5335 DUES & SUBSCRIPTIONS	1,740.00	1,740.00	2,590.00	850.00	67.2
210-51-5372 STAFF UNIFORMS	990.30	1,099.30	2,750.00	1,650.70	40.0
210-51-5380 PROFESSIONAL DEVELOPMENT	.00	.00	5,000.00	5,000.00	.0
210-51-5392 GYM RENTAL	2,440.50	2,440.50	12,000.00	9,559.50	20.3
210-51-5401 MARKETING SERVICES	760.39	846.90	10,000.00	9,153.10	8.5
210-51-5513 INSURANCE DEDUCTIBLE	.00	.00	5,000.00	5,000.00	.0
TOTAL RECREATION	50,204.58	144,542.46	657,611.00	513,068.54	22.0
<u>TRANSFERS - OUT</u>					
210-56-5000 TRANSFER TO GENERAL FUND	.00	.00	258,796.00	258,796.00	.0
210-56-5001 TRANSFER TO CAPITAL PROJECTS	.00	.00	260,000.00	260,000.00	.0
TOTAL TRANSFERS - OUT	.00	.00	518,796.00	518,796.00	.0

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

PARK FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>DEBT SERVICE</u>					
210-90-5630	WCP - PRINCIPAL	22,054.02	66,074.84	253,000.00	186,925.16	26.1
210-90-5632	WCP - INTEREST	400.97	1,290.13	16,500.00	15,209.87	7.8
	TOTAL DEBT SERVICE	22,454.99	67,364.97	269,500.00	202,135.03	25.0
	TOTAL FUND EXPENDITURES	143,388.91	382,822.20	2,316,424.00	1,933,601.80	16.5
	NET REVENUE OVER EXPENDITURES	(29,874.86)	1,067.13	(629,592.00)	(630,659.13)	.2

TOWN OF WELLINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

CAPITAL PROJECTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
211-09-3380	TRANS IN FROM GENERAL FUND	.00	.00	207,500.00	207,500.00	.0
211-09-3694	TRANS IN FROM STREET FUND	.00	.00	5,509,000.00	5,509,000.00	.0
211-09-3695	TRANS IN FROM WATER FUND	.00	.00	4,070,000.00	4,070,000.00	.0
211-09-3696	TRANS IN FROM SEWER FUND	.00	.00	2,177,500.00	2,177,500.00	.0
211-09-3697	TRANS IN FROM DRAINAGE FUND	.00	.00	1,158,534.00	1,158,534.00	.0
211-09-3698	TRANS IN FROM PARK FUND	.00	.00	260,000.00	260,000.00	.0
	TOTAL SOURCE 09	.00	.00	13,382,534.00	13,382,534.00	.0
	TOTAL FUND REVENUE	.00	.00	13,382,534.00	13,382,534.00	.0

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CAPITAL EXPENDITURES</u>					
211-80-4007 NEWER SUBDIVISION SEAL COAT	.00	.00	150,000.00	150,000.00	.0
211-80-4009 PAVEMENT STUDY	.00	.00	65,000.00	65,000.00	.0
211-80-4014 WILSON WELL IMPROVEMENTS	.00	.00	30,000.00	30,000.00	.0
211-80-4019 DISTRIBUTION SYSTEM MASTER PLA	.00	.00	125,000.00	125,000.00	.0
211-80-4022 NANO PLANT EXPANSION	24,746.24	24,746.24	20,000.00	(4,746.24)	123.7
211-80-4039 STORM DRAIN & PAN REPLACEMENTS	.00	.00	30,000.00	30,000.00	.0
211-80-4042 PARKS MASTER PLAN UPDATE	.00	.00	175,000.00	175,000.00	.0
211-80-4054 TRACT F	.00	.00	75,000.00	75,000.00	.0
211-80-4061 WWTP EXPANSION DESIGN	49,277.80	49,277.80	255,000.00	205,722.20	19.3
211-80-4065 B-DAMS IMPROVEMENT	93,534.00	93,534.00	93,534.00	.00	100.0
211-80-4068 REPLACE SOFT TRAILS	.00	.00	10,000.00	10,000.00	.0
211-80-4083 WWTP EXPANSION CONSTRUCTION	1,441,398.86	1,441,398.86	1,600,000.00	158,601.14	90.1
211-80-4089 VIEWPOINT LIFT STATION UPGRADE	.00	.00	137,500.00	137,500.00	.0
211-80-5001 VEHICLE REPLACEMENT	.00	71,271.05	75,000.00	3,728.95	95.0
211-80-5013 WATER EFFICIENCY PROGRAM	.00	.00	990,000.00	990,000.00	.0
211-80-5022 CLEVELAND AVE IMP. - DESIGN	75,731.70	75,731.70	268,914.00	193,182.30	28.2
211-80-5023 STREET AND SIDEWALK SAFETY IMP	.00	.00	324,086.00	324,086.00	.0
211-80-5024 TRANSPORTATION MASTER PLAN	.00	.00	160,000.00	160,000.00	.0
211-80-5028 OUTFALL FOR CLEVELAND AVE IMP	.00	.00	1,000,000.00	1,000,000.00	.0
211-80-5032 PRE-TREATMENT FACILITY - SECUR	.00	.00	50,000.00	50,000.00	.0
211-80-5035 WATER SOURCE DEV PLAN	50,124.85	50,124.85	92,655.00	42,530.15	54.1
211-80-5036 WATER PURCHASES	.00	.00	2,500,000.00	2,500,000.00	.0
211-80-5041 SCADA TELEMETRY SYSTEM UPGRADE	.00	.00	40,000.00	40,000.00	.0
211-80-5044 ROOF REPLACE FOR EXISTING BLDG	.00	.00	150,000.00	150,000.00	.0
211-80-5050 ELEVATOR IN MUNI BLDG	20,000.00	20,000.00	85,000.00	65,000.00	23.5
211-80-5051 HOUSING NEEDS	9,900.00	9,900.00	10,000.00	100.00	99.0
211-80-5052 ADA COMMUNITY IMPROVEMENTS	.00	409.46	10,000.00	9,590.54	4.1
211-80-5053 WCP POURED IN PLACE BORDER REP	.00	.00	6,930.00	6,930.00	.0
211-80-5059 LIBRARY EVENT SHADE STRUCTURE	.00	.00	27,500.00	27,500.00	.0
211-80-5060 STREET STRIPING EQUIPMENT	.00	.00	60,000.00	60,000.00	.0
211-80-5061 AIR CONDITIONER RECHARGE SYS	.00	.00	16,000.00	16,000.00	.0
211-80-5062 CLEVELAND AVE IMP. - CONSTRUCT	.00	.00	4,000,000.00	4,000,000.00	.0
211-80-5063 TRANSP. GRANTS MATCHING FUNDS	.00	.00	400,000.00	400,000.00	.0
211-80-5064 MAIN STREET ALLEY NORTH PAVING	.00	.00	65,000.00	65,000.00	.0
211-80-5065 WTP ADMIN & LAB EXP. - DESIGN	.00	.00	200,000.00	200,000.00	.0
211-80-5066 UTIL RATE & FEE UPDATE - WATER	.00	.00	35,000.00	35,000.00	.0
211-80-5067 UTIL RATE & FEE UPDATE - SEWER	.00	.00	35,000.00	35,000.00	.0
211-80-5068 UTIL RATE & FEE UPDATE - DRAIN	.00	.00	35,000.00	35,000.00	.0
211-80-5069 FLUORIDE/CAUSTIC INJ AUTOMATIO	.00	.00	120,000.00	120,000.00	.0
TOTAL CAPITAL EXPENDITURES	1,764,713.45	1,836,393.96	13,522,119.00	11,685,725.04	13.6
TOTAL FUND EXPENDITURES	1,764,713.45	1,836,393.96	13,522,119.00	11,685,725.04	13.6
NET REVENUE OVER EXPENDITURES	(1,764,713.45)	(1,836,393.96)	(139,585.00)	1,696,808.96	(1315.

TOWN OF WELLINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2025

LIBRARY TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>BUILDING PERMITS</u>					
255-02-3372	LIBRARY IMPACT FEES	250.00	1,000.00	27,000.00	26,000.00	3.7
	TOTAL BUILDING PERMITS	250.00	1,000.00	27,000.00	26,000.00	3.7
	TOTAL FUND REVENUE	250.00	1,000.00	27,000.00	26,000.00	3.7
	NET REVENUE OVER EXPENDITURES	250.00	1,000.00	27,000.00	26,000.00	3.7

Board of Trustees Meeting

Date: May 27, 2025
Subject: Report of Bills (March 2025)

EXECUTIVE SUMMARY

Attached is the Report of Bills for March 2025.

BACKGROUND / DISCUSSION

N/A

CONNECTION WITH ADOPTED MASTER PLANS

N/A

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

Review and retain report.

MOTION RECOMMENDATION

N/A

ATTACHMENTS

1. Report of Bills (March 2025)

Report Criteria:

Report type: GL detail

Check.Voided = no

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
71602									
03/25	03/03/2025	71602	13266	AMAZON	13JL-DNQD-	201-55-5214	37.99	37.99	EVENT / PROGRAMMING SUPPLIES
03/25	03/03/2025	71602	13266	AMAZON	14DQ-6TN3-	201-49-5375	37.56	37.56	SENIOR CENTER SUPPLIES
03/25	03/03/2025	71602	13266	AMAZON	1CJC-NVDC-	201-55-5214	9.79	9.79	CIRC SUPPLY
03/25	03/03/2025	71602	13266	AMAZON	1DP9-KRPN-	201-13-5496	41.48	41.48	ST. PATRICK'S DAY SUPPLIES
03/25	03/03/2025	71602	13266	AMAZON	1F6G-4M43-	210-51-5223	57.92	57.92	2 TICKET HOLDERS
03/25	03/03/2025	71602	13266	AMAZON	1G3Y-MFXJ-	201-55-5214	37.56	37.56	WPL SUPPLY
03/25	03/03/2025	71602	13266	AMAZON	1HCT-6PLH-	201-55-5900	14.99	14.99	CIRC BOOK PATRON REQUEST
03/25	03/03/2025	71602	13266	AMAZON	1N6J-H4L1-P	201-55-5214	202.48	202.48	CIRC REPLACEMENT WIFI PRINTER
03/25	03/03/2025	71602	13266	AMAZON	1P4R-FFFN-	201-49-5370	208.18	208.18	CLEANING SUPPLIES
03/25	03/03/2025	71602	13266	AMAZON	1PNR-1JL3-	201-15-5214	26.94	26.94	UNDER CABINET LIGHT, ARCHIVAL PHOTO GLOVES,
03/25	03/03/2025	71602	13266	AMAZON	1XKW-PXGV	201-55-5337	53.26	53.26	SRP SUPPLY
Total 71602:								728.15	
71603									
03/25	03/03/2025	71603	14322	SCHEELS ALL SPORTS	TSE283	210-51-5164	500.00	500.00	2 - VOLLEYBALL SET
03/25	03/03/2025	71603	14322	SCHEELS ALL SPORTS	TSE283	210-51-5148	1,000.00	1,000.00	2 - VOLLEYBALL SET
Total 71603:								1,500.00	
71604									
03/25	03/04/2025	71604	13266	AMAZON	1KJW-K9W7-	201-55-5214	31.17	31.17	CIRC SUPPLY
03/25	03/04/2025	71604	13266	AMAZON	1P15-6YWF-	201-55-5792	19.96	19.96	CIRC DVD
03/25	03/04/2025	71604	13266	AMAZON	1WTL-XCJN-	201-49-5370	46.45	46.45	PAPER TOWELS, COMMAND STRIPS
03/25	03/04/2025	71604	13266	AMAZON	1WTL-XCJN-	201-15-5214	99.98	99.98	OFFICE CHAIR
03/25	03/04/2025	71604	13266	AMAZON	1WTL-XCJN-	201-15-5214	5.00-	5.00-	DISCOUNT
Total 71604:								192.56	
71605									
03/25	03/04/2025	71605	14215	POO FREE PARKS	PFP2521	210-34-5254	1,399.90	1,399.90	1 CASE OF 200 BAGS
Total 71605:								1,399.90	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
71606									
03/25	03/04/2025	71606	14323	FRIENDS OF THE GARDENS O	GS25001	201-55-5337	300.00	300.00	PHYSICAL MEMBERSHIP PASS
Total 71606:								300.00	
71607									
03/25	03/04/2025	71607	13528	NORTHERN COLORADO SPOR	12050	210-51-5166	435.00	435.00	BASKETBALL AND VOLLEYBALL
Total 71607:								435.00	
71608									
03/25	03/04/2025	71608	14232	POUDRE LEGAL ADVISORS LLC	180	201-13-5352	3,587.00	3,587.00	ADMINISTRATION ATTORNEY FEES
03/25	03/04/2025	71608	14232	POUDRE LEGAL ADVISORS LLC	180	201-11-5352	2,788.00	2,788.00	BOARD MATTERS ATTORNEY FEES
03/25	03/04/2025	71608	14232	POUDRE LEGAL ADVISORS LLC	180	201-12-5359	999.00	999.00	DOCKET ATTORNEY FEES
03/25	03/04/2025	71608	14232	POUDRE LEGAL ADVISORS LLC	180	201-18-5356	170.00	170.00	WILSON AVE
Total 71608:								7,544.00	
71609									
03/25	03/04/2025	71609	13922	VALERIE JO FAGAN	1026	210-51-5166	295.40	295.40	ART CLASS REGISTRATION
Total 71609:								295.40	
71623									
03/25	03/05/2025	71623	14325	MEARS BROADBAND LLC	ROW-081924	203-04-3343	6,950.00	6,950.00	REFUND DEPOSIT FOR ROW PERMIT
Total 71623:								6,950.00	
71624									
03/25	03/06/2025	71624	14316	BAKER TILLY ADVISORY GROU	BT3091124	201-14-5356	522.50	522.50	FINANCIAL SERVICES PROVIDED THROUGH FEBRUARY 25, 2025
Total 71624:								522.50	
71625									
03/25	03/06/2025	71625	13434	BUSINESS CARD FACTORY OF	66107	201-12-5214	76.75	76.75	BUSINESS CARDS
03/25	03/06/2025	71625	13434	BUSINESS CARD FACTORY OF	66107	201-16-5214	40.00	40.00	BUSINESS CARDS
03/25	03/06/2025	71625	13434	BUSINESS CARD FACTORY OF	66107	201-13-5214	58.00	58.00	BUSINESS CARDS
03/25	03/06/2025	71625	13434	BUSINESS CARD FACTORY OF	66107	201-16-5214	12.54	12.54	NAME TAG
03/25	03/06/2025	71625	13434	BUSINESS CARD FACTORY OF	66107	201-13-5214	12.54	12.54	NAME TAG

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
Total 71625:								199.83	
71626									
03/25	03/06/2025	71626	13670	COLORADO PARKS & RECREAT	5111	210-51-5335	1,040.00	1,040.00	ANNUAL MEMBERSHIP
Total 71626:								1,040.00	
71627									
03/25	03/06/2025	71627	14170	DEDICATED OVERHEAD DOOR	16111	201-49-5367	1,475.00	1,475.00	OVERHEAD DOOR FINISHED INSTALLED 3/25 BUT WAS ORDERED IN NOV 2
Total 71627:								1,475.00	
71628									
03/25	03/06/2025	71628	14225	GANNETT MEDIA CORP	0006991072	201-18-5331	29.80	29.80	PUBLIC hearing - PLANNING COMMISSION HOUSING NEEDS ASSESSMENT
Total 71628:								29.80	
71629									
03/25	03/06/2025	71629	14319	Ken Garff Ford Greeley	FEB 2025	211-80-5001	69,324.00	69,324.00	2024 F-250 4x4 SD Crew Cab 8' box 176" WB SRW XL (W2B)
Total 71629:								69,324.00	
71630									
03/25	03/06/2025	71630	322	L.C. SALES TAX ADMINISTRATO	FEBRUARY	201-00-2210	5,722.70	5,722.70	Building Permit Tax FEBRUARY 2025
03/25	03/06/2025	71630	322	L.C. SALES TAX ADMINISTRATO	FEBRUARY	201-02-3430	190.76-	190.76-	Less 3 1/3% Vendor Fee
Total 71630:								5,531.94	
71631									
03/25	03/06/2025	71631	14098	REPUBLIC SERVICES INC.	0642-001260	201-49-5398	766.77	766.77	TRASH & RECYCLING
03/25	03/06/2025	71631	14098	REPUBLIC SERVICES INC.	0642-001263	210-34-5365	2,335.00	2,335.00	PORTABLE RESTROOM SERVICE
Total 71631:								3,101.77	
71632									
03/25	03/06/2025	71632	114	SAFEBUILT COLORADO, LLC	1377144	201-18-5350	10,441.11	10,441.11	FEBRUARY 2025 PERMIT ACTIVITY

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
Total 71632:								10,441.11	
71633									
03/25	03/07/2025	71633	13266	AMAZON	11R3-C4TD-	201-55-5214	87.98	87.98	CIRC SUPPLY
03/25	03/07/2025	71633	13266	AMAZON	17CG-DCLN-	201-55-5214	32.82	32.82	CIRC RESOURCE SUPPLY / LOW VISION
03/25	03/07/2025	71633	13266	AMAZON	1DHK-DF49-	201-16-5582	74.97	74.97	SENSORY STICKERS, STRESS BALLS
03/25	03/07/2025	71633	13266	AMAZON	1DHK-DF49-	201-13-5214	15.24	15.24	INDEX CARDS, NOTE PADS
03/25	03/07/2025	71633	13266	AMAZON	1DHK-DF49-	201-49-5370	13.60	13.60	PENS, TELEPHONE CORDS,
03/25	03/07/2025	71633	13266	AMAZON	1DHK-DF49-	201-14-5214	99.99	99.99	KEYBOARD AND MOUSE COMBO
03/25	03/07/2025	71633	13266	AMAZON	1FPW-1RLN-	201-55-5214	45.59	45.59	CIRCULATION LOW VISION / DYSLEXIC DEVICE
03/25	03/07/2025	71633	13266	AMAZON	1FPW-1RLN-	201-55-5214	39.19	39.19	FLOOR SUPPLIES
03/25	03/07/2025	71633	13266	AMAZON	1GQ4-V1GV-	210-51-5401	20.49	20.49	ST. PATRICK'S GOLD COINS
03/25	03/07/2025	71633	13266	AMAZON	1P1T-GNDQ-	201-55-5792	41.17	41.17	CIRC MEDIA
Total 71633:								471.04	
71634									
03/25	03/07/2025	71634	14268	GRAVES CONSULTING,LLC	20250327	201-16-5356	1,500.00	1,500.00	EMPLOYEE RELATIONS PROJECT
Total 71634:								1,500.00	
71635									
03/25	03/07/2025	71635	13833	LARIMER COUNTY ENGINEERI	20250306-IN	211-80-4065	93,534.00	93,534.00	SHORT AND LONG TERM O&M BDAMS
Total 71635:								93,534.00	
71636									
03/25	03/07/2025	71636	13847	LEWAN TECHNOLOGY	XIN84681	201-17-5356	5,721.25	5,721.25	JON ACKERMAN- IT-
Total 71636:								5,721.25	
71637									
03/25	03/07/2025	71637	14082	LUMEN	724126923	201-17-5384	1,950.40	1,950.40	IP AND DATA SERVICES
03/25	03/07/2025	71637	14082	LUMEN	728023688	201-17-5384	2,096.10	2,096.10	IP AND DATA SERVICES
Total 71637:								4,046.50	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
71638									
03/25	03/10/2025	71638	10291	ADVANCE AUTO PARTS	2203-958347	201-34-5233	50.64	50.64	Oil Filter for Fleet Vehicle
03/25	03/10/2025	71638	10291	ADVANCE AUTO PARTS	2203-959463	201-34-5233	200.29	200.29	Windshield Wipers for Replacement
03/25	03/10/2025	71638	10291	ADVANCE AUTO PARTS	2203-962061	201-34-5233	6.60	6.60	FEM Disconnect for Fleet Vehicle
03/25	03/10/2025	71638	10291	ADVANCE AUTO PARTS	2203-962216	210-34-5231	133.20	133.20	Motor Oil for Fleet Vehicle
03/25	03/10/2025	71638	10291	ADVANCE AUTO PARTS	2203-962233	201-34-5233	6.42	6.42	Oil Filter for Fleet Vehicle
03/25	03/10/2025	71638	10291	ADVANCE AUTO PARTS	2203-962279	201-34-5233	25.68	25.68	Oil Filter for Fleet Vehicle
03/25	03/10/2025	71638	10291	ADVANCE AUTO PARTS	2203-962338	201-34-5233	19.98	19.98	Headlight Replacement for Fleet Vehicle
Total 71638:								442.81	
71639									
03/25	03/10/2025	71639	4	AIRGAS USA, LLC	9500895945	204-34-5533	508.18	508.18	LEASE RENEWAL FOR EQUIPMENT CYLINDERS
Total 71639:								508.18	
71640									
03/25	03/10/2025	71640	13266	AMAZON	1GN9-13M6-	204-34-5433	426.69	426.69	Temperature Sensors & Hub for Plant Facilities
03/25	03/10/2025	71640	13266	AMAZON	1GN9-13M6-	205-34-5433	426.69	426.69	Temperature Sensors & Hub for Plant Facilities
03/25	03/10/2025	71640	13266	AMAZON	1GWM-XHW	201-34-5372	135.40	135.40	Uniform Pant Allowance for JL
03/25	03/10/2025	71640	13266	AMAZON	1J6F-PTT3-1	201-34-5372	545.95	545.95	PW Annual Uniform Items
03/25	03/10/2025	71640	13266	AMAZON	1JPL-Q47W-	201-34-5372	71.94	71.94	Employee Uniform Apparel
03/25	03/10/2025	71640	13266	AMAZON	1JPL-Q47W-	201-34-5363	243.20	243.20	Monitor Replacement, Battery Backup/Surge Protectors
03/25	03/10/2025	71640	13266	AMAZON	1KV7-7MYP-	201-34-5941	399.92	399.92	PW Annual Uniform Apparel Order
03/25	03/10/2025	71640	13266	AMAZON	1LQY-KWYF-	201-34-5372	520.05	520.05	Annual PW Uniform Items
03/25	03/10/2025	71640	13266	AMAZON	1PXN-XMFW	201-34-5947	61.78	61.78	Toner for C&D Printer
03/25	03/10/2025	71640	13266	AMAZON	1VWV-FNMG	201-34-5941	31.99	31.99	Coffee Creamer for WRF
03/25	03/10/2025	71640	13266	AMAZON	1YWH-9KRG	201-34-5363	35.90	35.90	Phone Case for New PW Engineer
Total 71640:								2,899.51	
71641									
03/25	03/10/2025	71641	14123	Backflow Solutions, Inc.	10068	204-34-5579	495.00	495.00	Annual BSI ONLINE SUBSCRIPTION FEE
Total 71641:								495.00	
71642									
03/25	03/10/2025	71642	14048	C & W TRUCK AND TRAILER PA	01NV065715	201-34-5233	46.61	46.61	Fleet Parts R&M

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
Total 71642:								46.61	
71643									
03/25	03/10/2025	71643	13681	CINTAS	5252714509	204-34-5941	159.29	159.29	SAFETY AND FIRST AID KITS
Total 71643:								159.29	
71644									
03/25	03/10/2025	71644	13354	CITY OF FORT COLLINS	1102702	203-34-5427	6,103.24	6,103.24	64.34 Tons Ice Buster, 570 Gallons of Salt Brine
Total 71644:								6,103.24	
71645									
03/25	03/10/2025	71645	13448	COLORADO ANALYTICAL LAB	250129022	205-34-5554	302.00	302.00	Ammonia Nitrogen, BOD-5, Nitrate Nitrogen, TSS Sampling
03/25	03/10/2025	71645	13448	COLORADO ANALYTICAL LAB	250203027	205-34-5554	339.00	339.00	Ammonia Nitrogen, BOD-5, Nitrate Nitrogen, TKN Testing
03/25	03/10/2025	71645	13448	COLORADO ANALYTICAL LAB	250205025	204-34-5334	164.00	164.00	Alkalinity B/C, DOC, TOC
03/25	03/10/2025	71645	13448	COLORADO ANALYTICAL LAB	250205042	204-34-5334	1,276.00	1,276.00	524.2 TTHMS, 552.2 HAA5, & Chlorite Sampling
03/25	03/10/2025	71645	13448	COLORADO ANALYTICAL LAB	250210018	205-34-5554	27.00	27.00	E-Coli Testing
03/25	03/10/2025	71645	13448	COLORADO ANALYTICAL LAB	250210038	205-34-5554	302.00	302.00	Ammonia Nitrogen, BOD-5, Nitrate Nitrogen, TSS Testing
03/25	03/10/2025	71645	13448	COLORADO ANALYTICAL LAB	250211126	204-34-5334	162.00	162.00	Bromate Sampling
03/25	03/10/2025	71645	13448	COLORADO ANALYTICAL LAB	250218020	205-34-5554	302.00	302.00	Ammonia Nitrogen, BOD-5, Nitrate Nitrogen, TSS Testing
03/25	03/10/2025	71645	13448	COLORADO ANALYTICAL LAB	250226020	205-34-5554	27.00	27.00	E-Coli
Total 71645:								2,901.00	
71646									
03/25	03/10/2025	71646	14315	COLORADO ASPHALT SERVICE	0066810	203-34-5424	1,200.00	1,200.00	Pallet EZ Cold Asphalt
Total 71646:								1,200.00	
71647									
03/25	03/10/2025	71647	14173	CORE & MAIN LP	W476746	204-34-5434	265.00	265.00	Coppersetter 7" Line Repair Parts
Total 71647:								265.00	
71648									
03/25	03/10/2025	71648	14127	Dumpster Diverz LLC	2172025	201-49-5398	85.00	85.00	WTP TRASH SERVICE

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
Total 71648:								85.00	
71649									
03/25	03/10/2025	71649	13624	E-470	2100495988	205-34-5554	32.20	32.20	Sample Drop off tolls
Total 71649:								32.20	
71650									
03/25	03/10/2025	71650	12664	E-Z POUR READY MIX	14566	207-34-5459	1,422.00	1,422.00	Rice Bowl Work
03/25	03/10/2025	71650	12664	E-Z POUR READY MIX	14570	207-34-5459	1,600.00	1,600.00	Rice Bowl Work
03/25	03/10/2025	71650	12664	E-Z POUR READY MIX	14571	207-34-5459	1,580.00	1,580.00	Rice Bowl Work
Total 71650:								4,602.00	
71651									
03/25	03/10/2025	71651	13702	GENERAL AIR SERVICE AND S	96682763-1	204-34-5533	50.63	50.63	CYLINDER RENTAL FOR WTP
03/25	03/10/2025	71651	13702	GENERAL AIR SERVICE AND S	96682765-1	204-34-5533	50.63	50.63	CYLINDER RENTAL FOR WTP
Total 71651:								101.26	
71652									
03/25	03/10/2025	71652	14287	GENUINE PARTS COMPANY	197731	201-34-5233	15.98	15.98	Wiper Blades for 98 Chevy
Total 71652:								15.98	
71653									
03/25	03/10/2025	71653	12799	INTERSTATE BATTERY	420588	201-34-5233	305.90	305.90	FLEET BATTERY REPLACEMENT
03/25	03/10/2025	71653	12799	INTERSTATE BATTERY	421310	201-34-5233	155.95	155.95	MTP-94R/H7 Battery Replacement
Total 71653:								461.85	
71654									
03/25	03/10/2025	71654	13695	KING LEE CHECMICAL COMPA	12455	211-80-4022	24,746.24	24,746.24	Hydranautics membrane
Total 71654:								24,746.24	
71655									
03/25	03/10/2025	71655	14075	LOVELAND STEAM LAUNDRY	0060712	201-34-5372	38.42	38.42	WRF Laundry Service

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	
03/25	03/10/2025	71655	14075	LOVELAND STEAM LAUNDRY	0062114	201-34-5372	33.06	33.06	WRF Laundry Service
03/25	03/10/2025	71655	14075	LOVELAND STEAM LAUNDRY	1W4W-TYY6	201-34-5941	153.32	153.32	Trash Bags, Toilet Paper, Paper Towels, Coffee for WRF
03/25	03/10/2025	71655	14075	LOVELAND STEAM LAUNDRY	61066	201-34-5372	33.06	33.06	WRF Laundry Service
Total 71655:								257.86	
71656									
03/25	03/10/2025	71656	358	MGS INCORPORATED	252751	210-34-5233	182.59	182.59	Pigtail Trailer cord & Hook Slip for R&M
Total 71656:								182.59	
71657									
03/25	03/10/2025	71657	13760	McDonald Farms Enterprises	0135405-IN	205-34-5440	1,468.00	1,468.00	SLUDGE REMOVAL
03/25	03/10/2025	71657	13760	McDonald Farms Enterprises	0135527-IN	205-34-5440	734.00	734.00	SLUDGE REMOVAL
03/25	03/10/2025	71657	13760	McDonald Farms Enterprises	0135733-IN	205-34-5440	734.00	734.00	SLUDGE REMOVAL
03/25	03/10/2025	71657	13760	McDonald Farms Enterprises	0136943-IN	205-34-5440	734.00	734.00	SLUDGE REMOVAL
Total 71657:								3,670.00	
71658									
03/25	03/10/2025	71658	14275	MIDWEST MOTOR SUPPLY CO I	103009178	201-34-5233	212.64	212.64	Cleaner for Equipment
03/25	03/10/2025	71658	14275	MIDWEST MOTOR SUPPLY CO I	103108108	201-34-5233	319.00	319.00	Rack for Fleet Truck
Total 71658:								531.64	
71659									
03/25	03/10/2025	71659	12448	NALCO COMPANY	6603229808	204-34-5221	6,560.35	6,560.35	Nalcolyte #8100
Total 71659:								6,560.35	
71660									
03/25	03/10/2025	71660	399	NORTH POUDRE IRRIGATION	2182025	204-34-5593	10,759.00	10,759.00	53 Share Assessment
03/25	03/10/2025	71660	399	NORTH POUDRE IRRIGATION	2242025	204-34-5597	14,800.00	14,800.00	2025 Share Assessment
Total 71660:								25,559.00	
71661									
03/25	03/10/2025	71661	13965	NORTHWEST PARKWAY	5438153	205-34-5554	15.15	15.15	Sampling Drop off Tolls

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
Total 71661:								15.15	
71662									
03/25	03/10/2025	71662	10328	PVS DX, INC	737000407-2	204-34-5221	11,036.51	11,036.51	Sodium Hypo 10%
Total 71662:								11,036.51	
71663									
03/25	03/10/2025	71663	12930	RAILROAD MANAGEMENT COM	519416	204-34-5434	417.05	417.05	16 inch Water Pipeline Crossing Annual License Fee
Total 71663:								417.05	
71664									
03/25	03/10/2025	71664	14086	RESOURCE CENTRAL	6333	204-34-5353	3,368.75	3,368.75	Water Efficiency Slow the Flow & Garden in a Box Program
Total 71664:								3,368.75	
71665									
03/25	03/10/2025	71665	10253	SUNSTATE EQUIPMENT CO	13186228-00	207-34-5459	334.13	334.13	Drill Core with Stand and Bit Rental for Drainage work
Total 71665:								334.13	
71666									
03/25	03/10/2025	71666	14313	HIGH ALTITUDE EQUIPMENT	1573	203-34-5422	9,322.70	9,322.70	Electric Tool Conversion per Mandate
Total 71666:								9,322.70	
71667									
03/25	03/10/2025	71667	547	UNCC	225021491	204-34-5434	60.94	60.94	Water line Locates
03/25	03/10/2025	71667	547	UNCC	225021491	205-34-5434	60.94	60.94	Sewer Line Locates
Total 71667:								121.88	
71668									
03/25	03/10/2025	71668	553	USA BLUE BOOK	INV0055612	204-34-5241	218.65	218.65	Manhole Cover Lifter
03/25	03/10/2025	71668	553	USA BLUE BOOK	INV0061559	205-34-5434	2,251.20	2,251.20	Mill Discharge Hose 3" 50'

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
Total 71668:								2,469.85	
71669									
03/25	03/10/2025	71669	13738	WELD CNTY DEPT PUBLIC HEA	E250086	204-34-5334	225.00	225.00	Total Coliform and E. Coli
Total 71669:								225.00	
71670									
03/25	03/10/2025	71670	14138	WESTWATER RESEARCH LLC	1733	204-34-5356	3,540.00	3,540.00	ON CALL SUPPORT
03/25	03/10/2025	71670	14138	WESTWATER RESEARCH LLC	1749	211-80-5035	33,558.75	33,558.75	WATER SOURCE DEVELOPMENT PLAN
Total 71670:								37,098.75	
71671									
03/25	03/10/2025	71671	14119	Williams Scotsman, INC	9023038384	204-34-5433	1,764.54	1,764.54	Mobile office
Total 71671:								1,764.54	
71673									
03/25	03/13/2025	71673	14297	A.R.C. INCORPORATED	10233	201-49-5369	1,474.70	1,474.70	FEBRUARY JANITORIAL SERVICES
03/25	03/13/2025	71673	14297	A.R.C. INCORPORATED	10233	205-34-5433	440.44	440.44	FEBRUARY JANITORIAL SERVICES
Total 71673:								1,915.14	
71675									
03/25	03/13/2025	71675	13266	AMAZON	16NC-FV1V-	201-49-5370	43.99	43.99	COPY PRINTER PAPER
03/25	03/13/2025	71675	13266	AMAZON	1H61-PX49-	201-55-5792	20.98	20.98	CIRC MEDIA
03/25	03/13/2025	71675	13266	AMAZON	1H61-PX49-	201-55-5792	1.02-	1.02-	CREDIT FOR INVOICE 1H61-PX49-VXCL
03/25	03/13/2025	71675	13266	AMAZON	1HP4-VQRN-	201-49-5370	45.51	45.51	COFFEE
03/25	03/13/2025	71675	13266	AMAZON	1HP4-VQRN-	201-13-5214	14.38	14.38	MECHANICAL PENCILS
03/25	03/13/2025	71675	13266	AMAZON	1J65-9QJG-9	201-55-5792	19.95	19.95	CIRC MEDIA
03/25	03/13/2025	71675	13266	AMAZON	1JFY-9HP1-6	201-13-5363	40.76	40.76	PHONE CASE AND SCREEN PROTECTOR
03/25	03/13/2025	71675	13266	AMAZON	1JFY-9HP1-6	201-13-5214	47.87	47.87	NOTEBOOK PAPER AND FOLDERS
03/25	03/13/2025	71675	13266	AMAZON	1JFY-9HP1-6	201-13-5214	4.00-	4.00-	DISCOUNTS
03/25	03/13/2025	71675	13266	AMAZON	1JTM-H1Y6-	201-13-5214	26.28	26.28	BROCHURE HOLDER AND NOTE PADS
03/25	03/13/2025	71675	13266	AMAZON	1JTM-H1Y6-	201-49-5370	67.98	67.98	2 - 4 PACK BROCHURE HOLDER
03/25	03/13/2025	71675	13266	AMAZON	1JTM-H1Y6-	201-49-5370	3.40-	3.40-	DISCOUNTS
03/25	03/13/2025	71675	13266	AMAZON	1RRH-V3GF-	201-55-5900	36.36	36.36	CIRC BOOKS

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
03/25	03/13/2025	71675	13266	AMAZON	1WTM-9WKF	210-34-5254	29.76	29.76	FOAM CLEANING SPRAY
03/25	03/13/2025	71675	13266	AMAZON	1X1P-3Q93-	201-55-5214	37.36	37.36	PROGRAM SUPPLIES
Total 71675:								422.76	
71676									
03/25	03/13/2025	71676	13681	CINTAS	8407345924	210-34-5941	326.29	326.29	First aid restock -
Total 71676:								326.29	
71677									
03/25	03/13/2025	71677	13591	Employers Council	0000528049	201-16-5356	8,350.00	8,350.00	ENTERPRISE MEMBERSHIP DUES MARCH 2025 - FEB 2026
03/25	03/13/2025	71677	13591	Employers Council	0000540044	201-16-5583	201.00	201.00	BACKGROUND CHECKS
Total 71677:								8,551.00	
71678									
03/25	03/13/2025	71678	13268	FIRST ADVANTAGE LNS OCC. H	2503112502	201-34-5380	79.70	79.70	DRUG TEST
Total 71678:								79.70	
71679									
03/25	03/12/2025	71679	13752	IDEAL FENCING CORP., LLC	19158	203-34-5512	12,325.00	12,325.00	Insurance Claim for Guardrail Type 3 Repair & Traffic Control
Total 71679:								12,325.00	
71681									
03/25	03/13/2025	71681	14326	JGIBBS CONSTRUCTION, LLC	3457	201-18-5356	1,490.00	1,490.00	SECURING A NUISANCE PROPERTY
Total 71681:								1,490.00	
71682									
03/25	03/13/2025	71682	11713	OCCUPATIONAL HEALTH CENT	18098575	201-34-5233	232.00	232.00	DOT PHYSICAL RECERTIFICATIONS
Total 71682:								232.00	
71683									
03/25	03/13/2025	71683	428	PITNEY BOWES BANK INC PUR	1027086892	201-14-5311	77.40	77.40	C SERIES IMI METER

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
Total 71683:								77.40	
71684									
03/25	03/11/2025	71684	13843	POLAR GAS INC	1516418289	204-34-5227	891.69	891.69	PLANT UTILITIES
03/25	03/11/2025	71684	13843	POLAR GAS INC	1516418290	205-34-5344	121.76	121.76	Viewpointe Lift Station Refill
03/25	03/11/2025	71684	13843	POLAR GAS INC	1516418291	204-34-5227	641.09	641.09	PLANT UTILITIES
03/25	03/11/2025	71684	13843	POLAR GAS INC	1516418292	204-34-5227	563.16	563.16	PLANT UTILITIES
03/25	03/11/2025	71684	13843	POLAR GAS INC	1516418293	204-34-5227	541.50	541.50	PLANT UTILITIES
03/25	03/11/2025	71684	13843	POLAR GAS INC	1516418294	204-34-5227	876.45	876.45	PLANT UTILITIES
03/25	03/11/2025	71684	13843	POLAR GAS INC	1516506686	204-34-5227	373.35	373.35	PLANT UTILITIES
03/25	03/11/2025	71684	13843	POLAR GAS INC	1516507481	204-34-5227	1,765.82	1,765.82	PLANT UTILITIES
Total 71684:								5,774.82	
71685									
03/25	03/13/2025	71685	12497	POUDRE SCHOOL DISTRICT	AR952079	210-51-5392	1,621.50	1,621.50	SCHOOL RENTAL
Total 71685:								1,621.50	
71686									
03/25	03/13/2025	71686	13816	SMART DOCUMENT MANAGEM	330707	201-14-5950	22.00	22.00	MONTHLY SHREDDING
03/25	03/13/2025	71686	13816	SMART DOCUMENT MANAGEM	330707	201-14-5356	184.00	184.00	ADDITIONAL SHREDDING OF BOXES
03/25	03/13/2025	71686	13816	SMART DOCUMENT MANAGEM	330707	201-16-5356	160.00	160.00	ADDITIONAL SHREDDING OF BOXES
Total 71686:								366.00	
71687									
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	1002.01 JAN	210-34-5342	26.53	26.53	CENTENNIAL PARK WATER FOUNTAIN
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	1124.01 JAN	203-34-5342	52.39	52.39	4021 GRANT AVENUE
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	1124.01 JAN	201-49-5343	30.41	30.41	4021 GRANT AVENUE
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	1124.01 JAN	201-49-5346	64.25	64.25	4021 GRANT AVENUE
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	1145.01 JAN	201-49-5342	39.46	39.46	3815 HARRISON AVENUE
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	1145.01 JAN	201-49-5343	22.89	22.89	3815 HARRISON AVENUE
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	1145.01 JAN	201-49-5346	15.58	15.58	3815 HARRISON AVENUE
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	1157.06 JAN	201-49-5342	54.81	54.81	8225 THIRD STREET
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	1157.06 JAN	201-49-5343	33.06	33.06	8225 THIRD STREET
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	1157.06 JAN	201-49-5346	11.33	11.33	8225 THIRD STREET
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	1198.02 JAN	210-34-5342	39.46	39.46	4006 HAYES AVENUE

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	1198.02 JAN	210-34-5343	22.89	22.89	4006 HAYES AVENUE
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	1198.02 JAN	210-34-5346	36.75	36.75	4006 HAYES AVENUE
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	1483.01 JAN	201-49-5342	65.32	65.32	3800 WILSON AVENUE
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	1483.01 JAN	201-49-5343	37.92	37.92	3800 WILSON AVENUE
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	1483.01 JAN	201-49-5346	64.25	64.25	3800 WILSON AVENUE
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	1910.01 JAN	201-49-5342	52.39	52.39	3735 CLEVELAND AVENUE
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	1910.01 JAN	201-49-5343	30.41	30.41	3735 CLEVELAND AVENUE
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	1910.01 JAN	201-49-5346	23.00	23.00	3735 CLEVELAND AVENUE
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	1920.19 JAN	201-49-5342	26.53	26.53	3804 CLEVELAND AVENUE
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	1920.19 JAN	201-49-5343	15.38	15.38	3804 CLEVELAND AVENUE
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	1920.19 JAN	201-49-5346	15.58	15.58	3804 CLEVELAND AVENUE
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	1992.01 JAN	210-34-5342	26.53	26.53	CLEVELAND & THRID STREET
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	2002.01 JAN	210-34-5342	26.53	26.53	THIRD STREET & CLEVELAND AVENUE
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	3759.02 JAN	210-34-5342	26.53	26.53	PARK MEADOWS IRRIGATION
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	3866.02 JAN	210-34-5342	5.00	5.00	CARLYLE TREE SCAPE
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	3872.01 JAN	210-34-5342	26.53	26.53	3800 WILSON AVENUE
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	3891.01 JAN	210-34-5342	26.53	26.53	8700 THIRD STREET
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	3891.01 JAN	210-34-5343	15.38	15.38	8700 THIRD STREET
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	3891.01 JAN	210-34-5346	15.58	15.58	8700 THIRD STREET
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	3926.01 JAN	210-34-5342	26.53	26.53	6TH STREET IRRIGATION
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	3927.01 JAN	210-34-5342	5.00	5.00	VP PARK
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	3928.01 JAN	210-34-5342	5.00	5.00	JEFFERSON TREESCAPE WEST
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	3929.01 JAN	210-34-5342	5.00	5.00	JEFFERSON TREESCAPE EAST
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	3930.01 JAN	210-34-5342	26.53	26.53	VP TREESCAPE
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	3931.01 JAN	210-34-5342	5.00	5.00	WELLINGTON BLVD TREESCAPES
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	3932.01 JAN	210-34-5342	26.53	26.53	VP PARK WATER FOUNTAIN
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	3933.01 JAN	210-34-5342	104.71	104.71	CENTENNIAL PARK
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	3937.02 JAN	210-34-5342	26.53	26.53	3901 SVETA LANE
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	3951.01 JAN	205-34-5342	349.78	349.78	6190 NE FRONTAGE ROAD
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	4139.02 JAN	210-34-5342	5.00	5.00	MCCLELLAN AND REAGAN
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	4617.01 JAN	210-34-5342	38.88	38.88	WCP SOUTH RESTROOM
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	4617.01 JAN	210-34-5343	15.38	15.38	WCP SOUTH RESTROOM
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	4617.01 JAN	210-34-5346	174.25	174.25	WCP SOUTH RESTROOM
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	4618.01 JAN	210-34-5342	104.71	104.71	WCP NORTH RESTROOM
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	4618.01 JAN	210-34-5343	15.38	15.38	WCP NORTH RESTROOM
03/25	03/13/2025	71687	571	TOWN OF WELLINGTON	4618.01 JAN	210-34-5346	64.25	64.25	WCP NORTH RESTROOM
Total 71687:								1,947.66	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
71688									
03/25	03/13/2025	71688	14278	ULINE	32472803	210-34-5239	1,148.61	1,148.61	TRAFFIC CONES
Total 71688:								1,148.61	
71689									
03/25	03/13/2025	71689	13795	UNITED MAILING	21497	204-34-5321	2,180.73	2,180.73	PRINTING AND MAILING UTILITY BILLS
03/25	03/13/2025	71689	13795	UNITED MAILING	21497	205-34-5321	1,539.34	1,539.34	PRINTING AND MAILING UTILITY BILLS
03/25	03/13/2025	71689	13795	UNITED MAILING	21497	207-34-5321	555.87	555.87	PRINTING AND MAILING UTILITY BILLS
Total 71689:								4,275.94	
71691									
03/25	03/17/2025	71691	13266	AMAZON	1C44-K7CH-	210-51-5401	105.34	105.34	ST. PATRICK'S DAY PARADE SUPPLIES
03/25	03/17/2025	71691	13266	AMAZON	1HJT-9YXT-	210-51-5401	19.98	19.98	SPORTS BANNERS
03/25	03/17/2025	71691	13266	AMAZON	1RQH-LDHQ	201-17-5363	69.99	69.99	APC BATTERY BACKUP
Total 71691:								195.31	
71692									
03/25	03/17/2025	71692	551	CENTURYLINK	FEB 2025	205-34-5384	90.28	90.28	VIEWPOINTE LIFT STATION INTERNET
03/25	03/17/2025	71692	551	CENTURYLINK	FEB 2025	205-34-5345	159.69	159.69	TELEPHONE SERVICES 970-568-3276
03/25	03/17/2025	71692	551	CENTURYLINK	FEB 2025	201-17-5345	92.94	92.94	TELEPHONE SERVICES 970-568-9354
03/25	03/17/2025	71692	551	CENTURYLINK	FEB 2025	204-34-5345	76.19	76.19	TELEPHONE SERVICES 970-568-3021
03/25	03/17/2025	71692	551	CENTURYLINK	MARCH 202	204-34-5345	81.47	81.47	TELEPHONE SERVICES 970-568-3021
03/25	03/17/2025	71692	551	CENTURYLINK	MARCH 202	205-34-5345	170.25	170.25	TELEPHONE SERVICES 970-568-3276
03/25	03/17/2025	71692	551	CENTURYLINK	MARCH 202	201-17-5345	100.34	100.34	TELEPHONE SERVICES 970-568-9354
03/25	03/17/2025	71692	551	CENTURYLINK	MARCH 202	205-34-5384	98.17	98.17	VIEWPOINTE LIFT STATION INTERNET
Total 71692:								869.33	
71693									
03/25	03/17/2025	71693	13641	EWING IRRIGATION PRODUCT	25130191	210-34-5254	162.00	162.00	BRANCH RECYCLING
Total 71693:								162.00	
71694									
03/25	03/17/2025	71694	14210	NOCO HUMANE	1150	201-18-5374	2,947.33	2,947.33	Monthly Billing

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
Total 71694:								2,947.33	
71695									
03/25	03/17/2025	71695	13528	NORTHERN COLORADO SPOR	12112	210-51-5166	150.00	150.00	VOLLEYBALL
Total 71695:								150.00	
71696									
03/25	03/17/2025	71696	571	TOWN OF WELLINGTON	1894.08	201-11-5952	300.00	300.00	HUG
Total 71696:								300.00	
71697									
03/25	03/17/2025	71697	13962	WELLINGTON TOY STORAGE	MARCH 202	201-11-5192	1,870.00	1,870.00	Storage 3/2025- 2/2026
Total 71697:								1,870.00	
71698									
03/25	03/17/2025	71698	14223	WILSON WILLIAMS LLP	1450	201-13-5352	25.50	25.50	ATTORNEY EMAIL AND COMMUNICATION
Total 71698:								25.50	
71699									
03/25	03/18/2025	71699	14182	21st CENTURY EQUIPMENT LL	P10846	210-34-5233	144.84	144.84	V-BELT PART
Total 71699:								144.84	
71700									
03/25	03/18/2025	71700	10291	ADVANCE AUTO PARTS	2203-960462	210-34-5233	1,362.66	1,362.66	SPARK PLUG, HUB BEARINGS
03/25	03/18/2025	71700	10291	ADVANCE AUTO PARTS	2203-ID-963	210-34-5233	487.30	487.30	IGNITION COILS AND GAS INJECTORS
03/25	03/18/2025	71700	10291	ADVANCE AUTO PARTS	2203-ID-963	201-34-5233	172.30	172.30	HD FUEL FILTER, LUBE, AND FLUIDS
03/25	03/18/2025	71700	10291	ADVANCE AUTO PARTS	2203-ID-963	210-34-5233	147.33	147.33	PCV VALVE, SPARK PLUG, AND FUEL INJECTOR CONNECTOR
03/25	03/18/2025	71700	10291	ADVANCE AUTO PARTS	2203-ID-963	210-34-5233	84.25	84.25	FUEL INJECTOR CONNECTOR
Total 71700:								2,253.84	
71701									
03/25	03/18/2025	71701	13681	CINTAS	5257538002	205-34-5941	193.05	193.05	SAFETY AND FIRST AID KITS

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	
03/25	03/18/2025	71701	13681	CINTAS	5257538004	203-34-5941	115.06	115.06	SAFETY AND FIRST AID KITS
03/25	03/18/2025	71701	13681	CINTAS	5257799301	204-34-5941	384.27	384.27	First aid restock -
Total 71701:								692.38	
71702									
03/25	03/18/2025	71702	13354	CITY OF FORT COLLINS	1102967	203-34-5427	655.00	655.00	655 GALLONS OF SALT BRINE
Total 71702:								655.00	
71703									
03/25	03/18/2025	71703	13448	COLORADO ANALYTICAL LABO	241202034	205-34-5554	339.00	339.00	Ammonia Nitrogen, BOD-5, Nitrate Nitrogen, TKN
03/25	03/18/2025	71703	13448	COLORADO ANALYTICAL LABO	241209014	205-34-5554	27.00	27.00	E-Coli
03/25	03/18/2025	71703	13448	COLORADO ANALYTICAL LABO	250226039	205-34-5554	302.00	302.00	Ammonia Nitrogen, BZOD-5, Nitrate Nitrogen, TSS
03/25	03/18/2025	71703	13448	COLORADO ANALYTICAL LABO	250303040	205-34-5554	27.00	27.00	E-Coli
03/25	03/18/2025	71703	13448	COLORADO ANALYTICAL LABO	250303052	205-34-5554	339.00	339.00	Ammonia Nitrogen, BOD-5, Nitrate Nitrogen, TKN
03/25	03/18/2025	71703	13448	COLORADO ANALYTICAL LABO	250310025	205-34-5554	27.00	27.00	E-Coli
03/25	03/18/2025	71703	13448	COLORADO ANALYTICAL LABO	250310064	205-34-5554	302.00	302.00	Ammonia Nitrogen, BOD-5, Nitrate Nitrogen, TSS
Total 71703:								1,363.00	
71704									
03/25	03/18/2025	71704	14127	Dumpster Diverz LLC	03152025	201-49-5398	110.00	110.00	WTP TRASH SERVICE
Total 71704:								110.00	
71705									
03/25	03/18/2025	71705	12664	E-Z POUR READY MIX	14557	207-34-5459	240.00	240.00	Rice Bowl Work
03/25	03/18/2025	71705	12664	E-Z POUR READY MIX	14573	207-34-5459	760.00	760.00	Rice Bowl Work
03/25	03/18/2025	71705	12664	E-Z POUR READY MIX	14687	207-34-5459	280.00	280.00	Rice Bowl Work
Total 71705:								1,280.00	
71706									
03/25	03/18/2025	71706	13702	GENERAL AIR SERVICE AND S	6512134-1	204-34-5221	3,434.97	3,434.97	Liquid CO2 Industrial for Plant
03/25	03/18/2025	71706	13702	GENERAL AIR SERVICE AND S	6517959-1	204-34-5221	1,849.90	1,849.90	OXYGEN LIQUID TRANSPORT BULK
03/25	03/18/2025	71706	13702	GENERAL AIR SERVICE AND S	96401510-1	204-34-5433	54.25	54.25	TELEMETRY SYSTEM MONTHLY RENTAL
03/25	03/18/2025	71706	13702	GENERAL AIR SERVICE AND S	96401511-1	204-34-5433	54.25	54.25	TELEMETRY SYSTEM MONTHLY RENTAL
03/25	03/18/2025	71706	13702	GENERAL AIR SERVICE AND S	96457463-1	204-34-5433	56.05	56.05	TELEMETRY SYSTEM MONTHLY RENTAL

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
03/25	03/18/2025	71706	13702	GENERAL AIR SERVICE AND S	96457464-1	204-34-5433	56.05	56.05	TELEMETRY SYSTEM MONTHLY RENTAL
03/25	03/18/2025	71706	13702	GENERAL AIR SERVICE AND S	96682764-1	204-34-5433	50.63	50.63	TELEMETRY SYSTEM MONTHLY RENTAL
Total 71706:								5,556.10	
71707									
03/25	03/18/2025	71707	232	GRAINGER	9426782752	205-34-5370	156.27	156.27	Emergency Shower Tester for Plant
Total 71707:								156.27	
71708									
03/25	03/18/2025	71708	14043	GREELEY LOCK & KEY	37906	204-34-5433	338.00	338.00	Troubleshoot network issue Service Call
Total 71708:								338.00	
71709									
03/25	03/18/2025	71709	12799	INTERSTATE BATTERY	421048	201-34-5233	461.85	461.85	FLEET BATTERY REPLACEMENT
Total 71709:								461.85	
71710									
03/25	03/18/2025	71710	13965	NORTHWEST PARKWAY	15060673	205-34-5554	29.45	29.45	Sample Drop Off tolls
Total 71710:								29.45	
71711									
03/25	03/18/2025	71711	13122	SEACREST GROUP	525065.B	205-34-5554	2,650.00	2,650.00	CHRONIC BIOMONITORING TESTS
03/25	03/18/2025	71711	13122	SEACREST GROUP	525108.B	205-34-5554	1,255.00	1,255.00	CHRONIC BIOMONITORING
Total 71711:								3,905.00	
71712									
03/25	03/18/2025	71712	14138	WESTWATER RESEARCH LLC	1824	204-34-5356	1,225.00	1,225.00	Phase 1 Water Supply Evaluation
03/25	03/18/2025	71712	14138	WESTWATER RESEARCH LLC	1826	211-80-5035	9,175.00	9,175.00	WELLINGTON WATER MASTER PLAN
Total 71712:								10,400.00	
71713									
03/25	03/18/2025	71713	14119	Williams Scotsman, INC	9023243305	204-34-5433	1,739.28	1,739.28	WTP MOBILE MINI OFFICE

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 71713:								1,739.28	
71714									
03/25	03/20/2025	71714	11250	ABLAW LAW LLC	1342	201-12-5109	750.00	750.00	MARCH COURT
03/25	03/20/2025	71714	11250	ABLAW LAW LLC	1342	201-12-5380	60.00	60.00	CMJA DUES REIMBURSEMENT
Total 71714:								810.00	
71715									
03/25	03/20/2025	71715	13266	AMAZON	11NX-JTM7-	201-34-5372	766.65	766.65	PW Annual Uniform Items
03/25	03/20/2025	71715	13266	AMAZON	16M3-K9NC-	201-34-5372	39.75	39.75	Hats for PW Uniforms
03/25	03/20/2025	71715	13266	AMAZON	16M3-K9NC-	201-34-5941	42.80	42.80	PW Kitchen Cleaning Supplies
03/25	03/20/2025	71715	13266	AMAZON	16NP-F6VC-	201-49-5367	93.40	93.40	Rug for Greenhouse Conference Room space
03/25	03/20/2025	71715	13266	AMAZON	16VV-KGQ3-	201-55-5792	14.96	14.96	CIRC MEDIA
03/25	03/20/2025	71715	13266	AMAZON	17GW-JDXK-	201-34-5363	375.25	375.25	Solar Phone Charges for Fleet Vehicles
03/25	03/20/2025	71715	13266	AMAZON	1LN9-9QDN-	201-34-5941	79.98	79.98	Hard Drive for Engineering file storage & cleaning scrub
03/25	03/20/2025	71715	13266	AMAZON	1PVG-V19X-	201-34-5372	116.99	116.99	PW Annual Uniform Items
03/25	03/20/2025	71715	13266	AMAZON	1T7Y-1FPT-4	201-34-5372	384.94	384.94	PW Annual Uniform Items
03/25	03/20/2025	71715	13266	AMAZON	1WPJ-WLYV-	201-49-5370	158.50	158.50	PRINTER INK AND HAND SOAP
03/25	03/20/2025	71715	13266	AMAZON	1XC9-9T6R-	201-34-5372	112.57	112.57	PW Annual Uniform Items
Total 71715:								2,185.79	
71716									
03/25	03/20/2025	71716	13454	BRYAN EHRlich	135	201-11-5192	44,984.00	44,984.00	80% OF AGREEMENT AMOUNT 4TH OF JULY
Total 71716:								44,984.00	
71717									
03/25	03/20/2025	71717	14040	CIRSA	INV1001244	204-34-5513	1,000.00	1,000.00	Deductible - DATE OF LOSS 10/4/2024
03/25	03/20/2025	71717	14040	CIRSA	INV1001454	201-14-5510	55,147.79	55,147.79	2ND QTR 2025 INSURANCE
Total 71717:								56,147.79	
71718									
03/25	03/20/2025	71718	14173	CORE & MAIN LP	W51180	204-34-5434	47.52	47.52	BRASS HEAD CORED PLUGS C&D
03/25	03/20/2025	71718	14173	CORE & MAIN LP	W553518	204-34-5434	857.32	857.32	24-30" VALVE SUPPORT & SEAL & GASKETS C&D
03/25	03/20/2025	71718	14173	CORE & MAIN LP	W561146	204-34-5434	163.68	163.68	FLG ACC SET FOR LINE REPAIR C&D

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	
03/25	03/20/2025	71718	14173	CORE & MAIN LP	W580847	204-34-5434	51.42	51.42	4X1/8 FLG ACC SET C&D
03/25	03/20/2025	71718	14173	CORE & MAIN LP	W593406	204-34-5434	15.36	15.36	3/4 BRASS CORED PLUG C&D
Total 71718:								1,135.30	
71719									
03/25	03/20/2025	71719	143	CPS DISTRIBUTORS	0019490145-	210-34-5237	1,434.34	1,434.34	PVC DIFFERENT SIZES, VALVE BOXES,
Total 71719:								1,434.34	
71720									
03/25	03/20/2025	71720	12061	F&C Door Check & Lock	318525	201-49-5367	1,565.99	1,565.99	KEYPAD LOCK INSTALL FOR STREETS SHOP
Total 71720:								1,565.99	
71721									
03/25	03/20/2025	71721	232	GRAINGER	9435113940	204-34-5422	1,031.52	1,031.52	ROCKET TOWER LIGHTS & BATTERY FOR C&D
03/25	03/20/2025	71721	232	GRAINGER	9435185138	204-34-5422	1,106.06	1,106.06	HEADLAMPS, PIPE CUTTER, IMPACT WRENCH FOR C&D
03/25	03/20/2025	71721	232	GRAINGER	9436202676	204-34-5370	448.14	448.14	SAFETY ITEMS FOR C&D
Total 71721:								2,585.72	
71722									
03/25	03/20/2025	71722	14286	HINKLE & COMPANY, PC	16933	201-14-5353	9,600.00	9,600.00	AUDIT FINANCIAL STATEMENT YEAR ENDED DECEMBER 31, 2023 (INTERIM
Total 71722:								9,600.00	
71723									
03/25	03/20/2025	71723	13847	LEWAN TECHNOLOGY	XIN75858	201-17-5579	1,301.00	1,301.00	MICROSOFT 365 BUSINESS AND OFFICE 365 E3
03/25	03/20/2025	71723	13847	LEWAN TECHNOLOGY	XIN77469	201-17-5579	3,747.00	3,747.00	Cloud / MANAGED LICENSING AND RMM / MANAGED IFRASTRUCUTE AND H
03/25	03/20/2025	71723	13847	LEWAN TECHNOLOGY	XIN79044	201-17-5356	6,152.50	6,152.50	XEQ172389 PSTM-WG02-L MIS-MISC EQ
Total 71723:								11,200.50	
71724									
03/25	03/20/2025	71724	14075	LOVELAND STEAM LAUNDRY	0062823	201-34-5372	38.42	38.42	WRF Laundry Service
Total 71724:								38.42	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
71725									
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	1002.01 FEB	210-34-5342	26.53	26.53	CENTENNIAL PARK WATER FOUNTAIN
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	1124.01 FEB	203-34-5342	39.46	39.46	4021 GRANT AVE
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	1124.01 FEB	201-49-5343	22.89	22.89	4021 GRANT AVE
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	1124.01 FEB	201-49-5346	64.25	64.25	4021 GRANT AVE
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	1145.01 FEB	201-49-5342	26.53	26.53	3815 HARRISON AVE
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	1145.01 FEB	201-49-5343	15.38	15.38	3815 HARRISON AVE
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	1145.01 FEB	201-49-5346	15.58	15.58	3815 HARRISON AVE
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	1157.06 FEB	201-49-5342	54.81	54.81	8225 THIRD STREET
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	1157.06 FEB	201-49-5343	33.06	33.06	8225 THIRD STREET
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	1157.06 FEB	201-49-5346	11.33	11.33	8225 THIRD STREET
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	1198.02 FEB	210-34-5342	26.53	26.53	4006 HAYES AVE
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	1198.02 FEB	210-34-5343	15.38	15.38	4006 HAYES AVE
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	1198.02 FEB	210-34-5346	36.75	36.75	4006 HAYES AVE
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	1483.01 FEB	201-49-5342	91.18	91.18	3800 WILSON
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	1483.01 FEB	201-49-5343	52.95	52.95	3800 WILSON
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	1483.01 FEB	201-49-5346	64.25	64.25	3800 WILSON
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	1910.01 FEB	201-49-5342	26.53	26.53	3735 CLEVELAND AVE
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	1910.01 FEB	201-49-5343	15.38	15.38	3735 CLEVELAND AVE
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	1910.01 FEB	201-49-5346	23.00	23.00	3735 CLEVELAND AVE
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	1920.19 FEB	201-49-5342	26.53	26.53	3804 CLEVELAND AVE
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	1920.19 FEB	201-49-5343	15.38	15.38	3804 CLEVELAND AVE
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	1920.19 FEB	201-49-5346	15.58	15.58	3804 CLEVELAND AVE
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	1992.01 FEB	210-34-5342	26.53	26.53	CLEVELAND & THIRD STREET
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	2002.01 FEB	210-34-5342	26.53	26.53	THIRD ST & CLEVELAND
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	3759.02 FEB	210-34-5342	26.53	26.53	PARK MEADOWS IRRIGATION
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	3866.02 FEB	210-34-5342	5.00	5.00	CARLYLE TREE SCAPE
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	3872.01 FEB	210-34-5342	26.53	26.53	3800 WILSON AVE SHED
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	3891.01 FEB	210-34-5342	26.53	26.53	8700 THIRD STREET
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	3891.01 FEB	210-34-5343	15.38	15.38	8700 THIRD STREET
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	3891.01 FEB	210-34-5346	15.58	15.58	8700 THIRD STREET
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	3926.01 FEB	210-34-5342	26.53	26.53	6TH ST IRRIGATION
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	3927.01 FEB	210-34-5342	5.00	5.00	VP PARK
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	3928.01 FEB	210-34-5342	5.00	5.00	JEFFERSON TREESCAPE WEST
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	3929.01 FEB	210-34-5342	5.00	5.00	JEFFERSON TREESCAPE EAST
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	3930.01 FEB	210-34-5342	26.53	26.53	VP TREESCAPE
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	3931.01 FEB	210-34-5342	5.00	5.00	WELLINGTON BLVD TREESCAPES
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	3932.01 FEB	210-34-5342	26.53	26.53	VP PARK WATER FOUNTAIN
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	3933.01 FEB	210-34-5342	104.71	104.71	CENTENNIAL PARK

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	3937.02 FEB	210-34-5342	26.53	26.53	3901 SVETA LANE
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	3951.01 FEB	205-34-5342	220.48	220.48	6190 NE FRONTAGE ROAD
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	4139.02 FEB	210-34-5342	5.00	5.00	MCCLELLAN AND REAGAN
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	4617.01 FEB	210-34-5342	38.88	38.88	WCP SOUTH RESTROOM
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	4617.01 FEB	210-34-5343	15.38	15.38	WCP SOUTH RESTROOM
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	4617.01 FEB	210-34-5346	174.25	174.25	WCP SOUTH RESTROOM
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	4618.01 FEB	210-34-5342	104.71	104.71	WCP NORTH RESTROOM
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	4618.01 FEB	210-34-5343	15.38	15.38	WCP NORTH RESTROOM
03/25	03/20/2025	71725	571	TOWN OF WELLINGTON	4618.01 FEB	210-34-5346	64.25	64.25	WCP NORTH RESTROOM
Total 71725:								1,757.03	
71726									
03/25	03/20/2025	71726	553	USA BLUE BOOK	INV0064837	204-34-5969	422.06	422.06	PIPE DEVURRING TOOL AND CARTRIDGE FOR C&D
Total 71726:								422.06	
71727									
03/25	03/20/2025	71727	12739	WHITE CAP CONST. SUPPLY	1002133598	201-34-5370	49.89	49.89	Hard Hat & Safety Vest for new engineer Josh M
Total 71727:								49.89	
71728									
03/25	03/25/2025	71728	14287	GENUINE PARTS COMPANY	198861	201-34-5233	186.99	186.99	Battery
03/25	03/25/2025	71728	14287	GENUINE PARTS COMPANY	198965	201-34-5233	73.94	73.94	Battery Cables, Fuse Holders, Circuit
03/25	03/25/2025	71728	14287	GENUINE PARTS COMPANY	199009	210-34-5233	199.99	199.99	Class I Battery
03/25	03/25/2025	71728	14287	GENUINE PARTS COMPANY	199046	210-34-5233	38.61	38.61	Spark Plug
03/25	03/25/2025	71728	14287	GENUINE PARTS COMPANY	199204	210-34-5233	115.98	115.98	Ignition Coils for Ford Fleet Vehicle
03/25	03/25/2025	71728	14287	GENUINE PARTS COMPANY	199208	210-34-5233	289.95	289.95	Ford Ignition Coil
03/25	03/25/2025	71728	14287	GENUINE PARTS COMPANY	199208	210-34-5233	19.43	19.43	Ford Ignition Coil
03/25	03/25/2025	71728	14287	GENUINE PARTS COMPANY	199209	210-34-5233	289.95-	289.95-	Coil On Plug Coil
03/25	03/25/2025	71728	14287	GENUINE PARTS COMPANY	199209	210-34-5233	19.43-	19.43-	Coil On Plug Coil
03/25	03/25/2025	71728	14287	GENUINE PARTS COMPANY	199210	210-34-5233	289.95	289.95	Coil On Plug Coil
03/25	03/25/2025	71728	14287	GENUINE PARTS COMPANY	199212	210-34-5233	173.97	173.97	Coil On Plug Coil
03/25	03/25/2025	71728	14287	GENUINE PARTS COMPANY	199247	210-34-5233	115.48-	115.48-	Coil On Plug Coil Credit
03/25	03/25/2025	71728	14287	GENUINE PARTS COMPANY	199247	210-34-5233	7.74-	7.74-	Coil On Plug Coil Credit
03/25	03/25/2025	71728	14287	GENUINE PARTS COMPANY	1993302	201-34-5233	68.47	68.47	PX118DA Spray Adhesive

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
Total 71728:								1,024.68	
71731									
03/25	03/27/2025	71731	10291	ADVANCE AUTO PARTS	2203-963274	210-34-5233	487.30	487.30	Gas Injector and Ignition Coil
03/25	03/27/2025	71731	10291	ADVANCE AUTO PARTS	2203-963726	210-34-5233	147.33	147.33	Valve, Spark Plug, & Fuel Injector Connector
03/25	03/27/2025	71731	10291	ADVANCE AUTO PARTS	2203-963743	210-34-5233	84.25	84.25	FUEL INJECTOR CONNECTOR
03/25	03/27/2025	71731	10291	ADVANCE AUTO PARTS	2203-963962	201-34-5233	371.91-	371.91-	WARRANTY RETURN IGNITION COIL
03/25	03/27/2025	71731	10291	ADVANCE AUTO PARTS	2203-964511	210-34-5233	5.30	5.30	Oil Filter for Fleet Vehicle
Total 71731:								352.27	
71732									
03/25	03/27/2025	71732	14048	C & W TRUCK AND TRAILER PA	01NV066560	201-34-5233	656.76	656.76	STARTER
03/25	03/27/2025	71732	14048	C & W TRUCK AND TRAILER PA	01NV066720	201-34-5233	44.72	44.72	MASTER DISCONNECT SWITCH
Total 71732:								701.48	
71733									
03/25	03/27/2025	71733	13448	COLORADO ANALYTICAL LABO	250317011	205-34-5554	302.00	302.00	Ammonia Nitrogen, BOD-5, TSS
03/25	03/27/2025	71733	13448	COLORADO ANALYTICAL LABO	250317012	205-34-5554	27.00	27.00	E-Coli
Total 71733:								329.00	
71734									
03/25	03/27/2025	71734	14287	GENUINE PARTS COMPANY	199302	210-34-5233	68.47	68.47	Spray Adhesive
Total 71734:								68.47	
71735									
03/25	03/27/2025	71735	13760	McDonald Farms Enterprises	0139599-IN	205-34-5440	734.00	734.00	SLUDGE REMOVAL
03/25	03/27/2025	71735	13760	McDonald Farms Enterprises	0139671-IN	205-34-5440	734.00	734.00	SLUDGE REMOVAL
03/25	03/27/2025	71735	13760	McDonald Farms Enterprises	0139995-IN	205-34-5440	734.00	734.00	SLUDGE REMOVAL
Total 71735:								2,202.00	
71736									
03/25	03/27/2025	71736	13710	ALL COPY PRODUCTS INC	38808197	201-17-5947	1,164.85	1,164.85	COPY MACHINE STANDARD PAYMENT

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
Total 71736:								1,164.85	
71737									
03/25	03/27/2025	71737	13266	AMAZON	16NQ-RRJR-	201-49-5367	27.99	27.99	FOAM CORNERS
03/25	03/27/2025	71737	13266	AMAZON	16NQ-RRJR-	201-49-5370	5.39	5.39	PICTURE FRAME
03/25	03/27/2025	71737	13266	AMAZON	16NQ-RRJR-	201-15-5214	9.99	9.99	PRESENTATION CLICKER
03/25	03/27/2025	71737	13266	AMAZON	16NQ-RRJR-	201-49-5367	3.64-	3.64-	DISCOUNT
03/25	03/27/2025	71737	13266	AMAZON	17KD-NLD4-	201-55-5214	59.92	59.92	AFTER SCHOOL SUPPLIES
03/25	03/27/2025	71737	13266	AMAZON	1DJP-4PCT-	201-55-5792	98.16	98.16	CIRC MEDIA
03/25	03/27/2025	71737	13266	AMAZON	1G4N-41M4-	201-55-5214	15.29	15.29	OFFICE SUPPLY / BUILDING
03/25	03/27/2025	71737	13266	AMAZON	1RPQ-NR46-	201-55-5792	.33-	.33-	CREDIT FOR CIRC MEDIA
03/25	03/27/2025	71737	13266	AMAZON	1RRX-VWY4	201-13-5214	12.30	12.30	PACKING TAPE
03/25	03/27/2025	71737	13266	AMAZON	1RRX-VWY4	201-14-5214	19.00	19.00	NOTEBOOKS
03/25	03/27/2025	71737	13266	AMAZON	1RRX-VWY4	201-49-5370	78.98	78.98	PAPER TOWELS, COPY PAPER
Total 71737:								323.05	
71738									
03/25	03/27/2025	71738	14102	BARTLETT TREE EXPERT	42256940	210-34-5253	262.00	262.00	WATERING PROGRAM
03/25	03/27/2025	71738	14102	BARTLETT TREE EXPERT	42468471	210-34-5252	4,000.00	4,000.00	TRIMMING ON MCCLELLAN
Total 71738:								4,262.00	
71740									
03/25	03/27/2025	71740	13434	BUSINESS CARD FACTORY OF	66241	210-51-5401	123.50	123.50	NAME BADGES
03/25	03/27/2025	71740	13434	BUSINESS CARD FACTORY OF	66312	201-13-5496	236.39	236.39	2024 ANNUAL REPORT
Total 71740:								359.89	
71741									
03/25	03/27/2025	71741	14327	HENSCHEL CO	0325	210-34-5422	110.00	110.00	SKIL ELECTRIC MOWER
Total 71741:								110.00	
71742									
03/25	03/27/2025	71742	14163	INTELLIGENT MARKING USA, IN	43853	210-34-5366	11,000.00	11,000.00	SOFTWARE PACKAGE AND PAINT CREDIT

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
Total 71742:								11,000.00	
71743									
03/25	03/27/2025	71743	14326	JGIBBS CONSTRUCTION, LLC	CONTRACT	211-80-5050	20,000.00	20,000.00	PAYMENT ADVANCE FOR ADA ACCESSIBLE LIFT WORK
Total 71743:								20,000.00	
71744									
03/25	03/27/2025	71744	428	PITNEY BOWES INC.	1027146788	201-14-5311	82.99	82.99	E-Z SEAL BOTTLES
Total 71744:								82.99	
71745									
03/25	03/27/2025	71745	428	PITNEY BOWES BANK INC PUR	MARCH 202	201-14-5311	626.99	626.99	POSTAGE AND ACTIVITY FEE
Total 71745:								626.99	
71746									
03/25	03/27/2025	71746	571	TOWN OF WELLINGTON	1268.15	201-11-5952	300.00	300.00	HUG
03/25	03/27/2025	71746	571	TOWN OF WELLINGTON	5381.04 MA	201-11-5952	300.00	300.00	HUG
03/25	03/27/2025	71746	571	TOWN OF WELLINGTON	7023.04	201-11-5952	300.00	300.00	HUG
Total 71746:								900.00	
71747									
03/25	03/27/2025	71747	13473	BLACK'S GLASS	N 9725	210-34-5111	1,083.95	541.98	TEMPERED GLASS WEST SIDE BATHROOMS
Total 71747:								541.98	
5005361									
03/25	03/03/2025	5005361	12840	RISE BROADBAND	MARCH 202	204-34-5384	139.28	139.28	10691 CR 11 WTP
03/25	03/03/2025	5005361	12840	RISE BROADBAND	MARCH 202	205-34-5384	144.28	144.28	6190 NE FRONTAGE ROAD
Total 5005361:								283.56	
5005381									
03/25	03/17/2025	5005381	13991	MOLTZ CONSTRUCTION, INC	PAY REQUE	211-80-4083	764,828.45	764,828.45	WWTP EXPANSION Construction
03/25	03/17/2025	5005381	13991	MOLTZ CONSTRUCTION, INC	PAY REQUE	211-80-4083	676,570.41	676,570.41	WWTP EXPANSION 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 5005381:								1,441,398.86	
5005385									
03/25	03/19/2025	5005385	13266	AMAZON	1CNP-J3N3-	205-34-5433	157.98	157.98	GLASS WHITEBOARD, WALL CLOCK,
03/25	03/19/2025	5005385	13266	AMAZON	1DFH-QF94-	204-34-5370	43.95	43.95	WORK GLOVES
03/25	03/19/2025	5005385	13266	AMAZON	1GYK-YFPC-	201-34-5941	6.75	6.75	PENTEL SUPER HI-POLYMER LEADS
03/25	03/19/2025	5005385	13266	AMAZON	1W4W-YTT6-	201-34-5941	153.32	153.32	AIR FRESHENER, GARBAGE DISPOSAL CLEANER, COFFEE CUPS, POILET
03/25	03/19/2025	5005385	13266	AMAZON	1WTH-HMR	201-34-5947	61.78	61.78	PRINTER INK
Total 5005385:								423.78	
5005386									
03/25	03/19/2025	5005386	13266	AMAZON	16LD-61VD-	201-55-5214	14.84	14.84	PROGRAMMING SUPPLIES
03/25	03/19/2025	5005386	13266	AMAZON	1MQ1-V6YN-	201-55-5214	17.02	17.02	3D PRINT SUPPLIES
03/25	03/19/2025	5005386	13266	AMAZON	1VQX-16YY-	201-55-5792	139.07	139.07	CIRC MEDIA
Total 5005386:								170.93	
5005387									
03/25	03/03/2025	5005387	12896	FIRST NATIONAL BANK - WCP L	02262025	210-90-5632	402.05	402.05	Park Loan Interest Payment
03/25	03/03/2025	5005387	12896	FIRST NATIONAL BANK - WCP L	02262025	210-90-5630	22,052.94	22,052.94	Park Loan Payment
Total 5005387:								22,454.99	
5005389									
03/25	03/10/2025	5005389	14038	CEBT PAYMENTS	APRIL 2025	201-00-2508	76,158.00	76,158.00	CEBT INSURANCE PAYMENT
03/25	03/10/2025	5005389	14038	CEBT PAYMENTS	APRIL 2025	201-00-2518	3,776.00	3,776.00	CEBT INSURANCE PAYMENT
03/25	03/10/2025	5005389	14038	CEBT PAYMENTS	APRIL 2025	201-00-2519	526.00	526.00	CEBT INSURANCE PAYMENT
03/25	03/10/2025	5005389	14038	CEBT PAYMENTS	APRIL 2025	201-00-2521	1,001.54	1,001.54	CEBT INSURANCE PAYMENT
Total 5005389:								81,461.54	
5005390									
03/25	03/25/2025	5005390	13491	WEX BANK	103212065	210-34-5231	506.51	506.51	FUEL
03/25	03/25/2025	5005390	13491	WEX BANK	103212065	201-18-5231	39.64	39.64	FUEL
03/25	03/25/2025	5005390	13491	WEX BANK	103212065	204-34-5231	310.56	310.56	FUEL
03/25	03/25/2025	5005390	13491	WEX BANK	103212065	205-34-5231	310.57	310.57	FUEL
03/25	03/25/2025	5005390	13491	WEX BANK	103212065	204-34-5231	264.70	264.70	FUEL

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	
03/25	03/25/2025	5005390	13491	WEX BANK	103212065	205-34-5231	305.97	305.97	FUEL
03/25	03/25/2025	5005390	13491	WEX BANK	103212065	201-34-5231	1,484.07	1,484.07	FUEL
03/25	03/25/2025	5005390	13491	WEX BANK	103212065	201-13-5933	351.84	351.84	FUEL
Total 5005390:								3,573.86	
5005393									
03/25	03/31/2025	5005393	12380	TDS	MARCH 202	201-17-5384	172.95	172.95	3749 HARRISON AVENUE INTERNET
03/25	03/31/2025	5005393	12380	TDS	MARCH 202	201-17-5384	46.95	46.95	4006 HAYES AVE INTERNET
03/25	03/31/2025	5005393	12380	TDS	MARCH 202	201-17-5384	298.77	298.77	3815 HARRISON AVENUE
03/25	03/31/2025	5005393	12380	TDS	MARCH 202	201-17-5384	149.95	149.95	3804 CLEVELAND AVE INTERNET
03/25	03/31/2025	5005393	12380	TDS	MARCH 202	201-17-5384	279.90	279.90	3800 WILSON AVE INTERNET
Total 5005393:								948.52	
5005395									
03/25	03/10/2025	5005395	13592	ALLSTATE	MARCH 202	201-00-2520	265.28	265.28	MARCH PREMIUMS
Total 5005395:								265.28	
5005398									
03/25	03/25/2025	5005398	1	Black Hills Energy	FEBRUARY	201-49-5344	110.48	110.48	3804 Cleveland Ave
03/25	03/25/2025	5005398	1	Black Hills Energy	FEBRUARY	201-49-5344	253.53	253.53	3749 HARRISON AVE
03/25	03/25/2025	5005398	1	Black Hills Energy	FEBRUARY	201-49-5344	609.82	609.82	3800 WILSON
03/25	03/25/2025	5005398	1	Black Hills Energy	FEBRUARY	201-49-5344	214.82	214.82	3815 HARRISON AVE
03/25	03/25/2025	5005398	1	Black Hills Energy	FEBRUARY	201-49-5344	167.97	167.97	3735 Cleveland Ave.
03/25	03/25/2025	5005398	1	Black Hills Energy	FEBRUARY	203-34-5344	1,206.57	1,206.57	4021 Grant Ave.
03/25	03/25/2025	5005398	1	Black Hills Energy	FEBRUARY	205-34-5344	9,178.55	9,178.55	6190 NE Frontage Rd
03/25	03/25/2025	5005398	1	Black Hills Energy	FEBRUARY	210-34-5344	133.48	133.48	8700 3RD
03/25	03/25/2025	5005398	1	Black Hills Energy	FEBRUARY	210-34-5344	695.69	695.69	4006 Hayes Ave
Total 5005398:								12,570.91	
5005401									
03/25	03/28/2025	5005401	13867	PINNACOL ASSURANCE	21997255	201-00-2516	7,636.00	7,636.00	MARCH INSURANCE
Total 5005401:								7,636.00	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
5005405									
03/25	03/13/2025	5005405	433	POUDRE VALLEY REA	FEB 2025	210-34-5341	24.79	24.79	Wellington Jr. High
03/25	03/13/2025	5005405	433	POUDRE VALLEY REA	FEB 2025	207-34-5341	37.66	37.66	3500 GW Bush Ave
03/25	03/13/2025	5005405	433	POUDRE VALLEY REA	FEB 2025	203-34-5341	47.01	47.01	CLEVELAND AVE
03/25	03/13/2025	5005405	433	POUDRE VALLEY REA	FEB 2025	204-34-5341	68.50	68.50	7250 Kit Fox Dr. Viewpointe
03/25	03/13/2025	5005405	433	POUDRE VALLEY REA	FEB 2025	203-34-5341	312.01	312.01	Wellington HIGH SCHOOL
03/25	03/13/2025	5005405	433	POUDRE VALLEY REA	FEB 2025	203-34-5341	688.18	688.18	Sage Meadows Street Lights
03/25	03/13/2025	5005405	433	POUDRE VALLEY REA	FEB 2025	204-34-5341	1,711.10	1,711.10	10691 N CO RD 11
03/25	03/13/2025	5005405	433	POUDRE VALLEY REA	FEB 2025	204-34-5341	6,239.66	6,239.66	10697 N CR11
Total 5005405:								9,128.91	
5005407									
03/25	03/28/2025	5005407	13320	VERIZON WIRELESS	6107900208	201-17-5345	3,239.29	3,239.29	TOWN CELL PHONES
Total 5005407:								3,239.29	
5005414									
03/25	03/03/2025	5005414	439	XCEL ENERGY	915041958	205-34-5341	5,274.55	5,274.55	6172 NE FRONTAGE ROAD UNIT D
Total 5005414:								5,274.55	
5005415									
03/25	03/04/2025	5005415	439	XCEL ENERGY	915037220	205-34-5341	7,620.00	7,620.00	6172 NE FRONTAGE ROAD UNIT F
Total 5005415:								7,620.00	
5005416									
03/25	03/05/2025	5005416	439	XCEL ENERGY	914609636	210-51-5185	680.51	680.51	8760 BUFFALO CREEK PKWY - BATTING CAGES
03/25	03/05/2025	5005416	439	XCEL ENERGY	914960633	203-34-5341	66.60	66.60	6744 E FRONTAGE ROAD
03/25	03/05/2025	5005416	439	XCEL ENERGY	915039719	204-34-5341	922.73	922.73	8890 BUFFALO CREEK WELLHOUSE
Total 5005416:								1,669.84	
5005417									
03/25	03/06/2025	5005417	439	XCEL ENERGY	915519956	201-49-5341	1,385.52	1,385.52	UTILITIES MAIN ACCOUNT
03/25	03/06/2025	5005417	439	XCEL ENERGY	915519956	204-34-5341	1,136.94	1,136.94	UTILITIES MAIN ACCOUNT
03/25	03/06/2025	5005417	439	XCEL ENERGY	915519956	210-34-5341	175.28	175.28	UTILITIES MAIN ACCOUNT
03/25	03/06/2025	5005417	439	XCEL ENERGY	915519956	205-34-5341	3,643.45	3,643.45	UTILITIES MAIN ACCOUNT

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
03/25	03/06/2025	5005417	439	XCEL ENERGY	915519956	203-34-5341	105.39	105.39	UTILITIES MAIN ACCOUNT
Total 5005417:								6,446.58	
5005418									
03/25	03/21/2025	5005418	439	XCEL ENERGY	916695759	210-34-5341	13.36	13.36	3705 RONALD REAGAN AVE UNIT SPRINKLER
03/25	03/21/2025	5005418	439	XCEL ENERGY	916737074	201-49-5341	39.26	39.26	3804 CLEVELAND AVENUE
03/25	03/21/2025	5005418	439	XCEL ENERGY	916897911	204-34-5341	459.19	459.19	4000 WILSON AVE - PUMP HOUSE
03/25	03/21/2025	5005418	439	XCEL ENERGY	917014417	203-34-5341	1,332.13	1,332.13	STREET LIGHTS
Total 5005418:								1,843.94	
5005419									
03/25	03/28/2025	5005419	439	XCEL ENERGY	916992782	203-34-5341	13,372.50	13,372.50	STREET LIGHTS
Total 5005419:								13,372.50	
5005420									
03/25	03/31/2025	5005420	439	XCEL ENERGY	919143613	205-34-5341	7,142.21	7,142.21	6172 NE FRONTAGE ROAD UNIT D
03/25	03/31/2025	5005420	439	XCEL ENERGY	919180307	205-34-5341	2,383.29	2,383.29	6172 NE FRONTAGE ROAD UNIT H
Total 5005420:								9,525.50	
5005423									
03/25	03/03/2025	5005423	14324	ZSCHOOL, LLC	INV-000741	201-14-5380	4,995.00	4,995.00	EXECUTIVE EDUCATION
03/25	03/03/2025	5005423	14324	ZSCHOOL, LLC	INV-000741	201-14-5380	3,496.50-	3,496.50-	ADVISORY MEMBER DISCOUNT
Total 5005423:								1,498.50	
5005433									
03/25	03/14/2025	5005433	13769	Jive Communications Inc	INV1036568	201-17-5345	766.56	766.56	Town Phone Bill
Total 5005433:								766.56	
5005434									
03/25	03/28/2025	5005434	14046	STANDARD INSURANCE COMP	APRIL 2025	201-00-2517	322.53	322.53	SHORT TERM DISABILITY
03/25	03/28/2025	5005434	14046	STANDARD INSURANCE COMP	APRIL 2025	201-00-2523	1,484.02	1,484.02	LONG TERM DISABILITY

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	
Total 5005434:								1,806.55	
Grand Totals:								2,251,790.40	

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
201-00-2000	4,076.56	299,462.10-	295,385.54-
201-00-2210	5,722.70	.00	5,722.70
201-00-2508	76,158.00	.00	76,158.00
201-00-2516	7,636.00	.00	7,636.00
201-00-2517	322.53	.00	322.53
201-00-2518	3,776.00	.00	3,776.00
201-00-2519	526.00	.00	526.00
201-00-2520	265.28	.00	265.28
201-00-2521	1,001.54	.00	1,001.54
201-00-2523	1,484.02	.00	1,484.02
201-02-3430	.00	190.76-	190.76-
201-11-5192	46,854.00	.00	46,854.00
201-11-5352	2,788.00	.00	2,788.00
201-11-5952	1,200.00	.00	1,200.00
201-12-5109	750.00	.00	750.00
201-12-5214	76.75	.00	76.75
201-12-5359	999.00	.00	999.00
201-12-5380	60.00	.00	60.00
201-13-5214	186.61	4.00-	182.61
201-13-5352	3,612.50	.00	3,612.50
201-13-5363	40.76	.00	40.76
201-13-5496	277.87	.00	277.87
201-13-5933	351.84	.00	351.84
201-14-5214	118.99	.00	118.99
201-14-5311	787.38	.00	787.38
201-14-5353	9,600.00	.00	9,600.00
201-14-5356	706.50	.00	706.50
201-14-5380	4,995.00	3,496.50-	1,498.50

GL Account	Debit	Credit	Proof
201-14-5510	55,147.79	.00	55,147.79
201-14-5950	22.00	.00	22.00
201-15-5214	136.91	5.00-	131.91
201-16-5214	52.54	.00	52.54
201-16-5356	10,010.00	.00	10,010.00
201-16-5582	74.97	.00	74.97
201-16-5583	201.00	.00	201.00
201-17-5345	4,199.13	.00	4,199.13
201-17-5356	11,873.75	.00	11,873.75
201-17-5363	69.99	.00	69.99
201-17-5384	4,995.02	.00	4,995.02
201-17-5579	5,048.00	.00	5,048.00
201-17-5947	1,164.85	.00	1,164.85
201-18-5231	39.64	.00	39.64
201-18-5331	29.80	.00	29.80
201-18-5350	10,441.11	.00	10,441.11
201-18-5356	1,660.00	.00	1,660.00
201-18-5374	2,947.33	.00	2,947.33
201-34-5231	1,484.07	.00	1,484.07
201-34-5233	3,262.72	371.91-	2,890.81
201-34-5363	654.35	.00	654.35
201-34-5370	49.89	.00	49.89
201-34-5372	2,837.20	.00	2,837.20
201-34-5380	79.70	.00	79.70
201-34-5941	868.08	.00	868.08
201-34-5947	123.56	.00	123.56
201-49-5341	1,424.78	.00	1,424.78
201-49-5342	464.09	.00	464.09
201-49-5343	325.11	.00	325.11
201-49-5344	1,356.62	.00	1,356.62
201-49-5346	387.98	.00	387.98
201-49-5367	3,162.38	3.64-	3,158.74
201-49-5369	1,474.70	.00	1,474.70
201-49-5370	668.58	3.40-	665.18
201-49-5375	37.56	.00	37.56
201-49-5398	961.77	.00	961.77
201-55-5214	669.00	.00	669.00
201-55-5337	353.26	.00	353.26
201-55-5792	354.25	1.35-	352.90
201-55-5900	51.35	.00	51.35

GL Account	Debit	Credit	Proof
203-00-2000	.00	53,893.24-	53,893.24-
203-04-3343	6,950.00	.00	6,950.00
203-34-5341	15,923.82	.00	15,923.82
203-34-5342	91.85	.00	91.85
203-34-5344	1,206.57	.00	1,206.57
203-34-5422	9,322.70	.00	9,322.70
203-34-5424	1,200.00	.00	1,200.00
203-34-5427	6,758.24	.00	6,758.24
203-34-5512	12,325.00	.00	12,325.00
203-34-5941	115.06	.00	115.06
204-00-2000	.00	89,982.00-	89,982.00-
204-34-5221	22,881.73	.00	22,881.73
204-34-5227	5,653.06	.00	5,653.06
204-34-5231	575.26	.00	575.26
204-34-5241	218.65	.00	218.65
204-34-5321	2,180.73	.00	2,180.73
204-34-5334	1,827.00	.00	1,827.00
204-34-5341	10,538.12	.00	10,538.12
204-34-5345	157.66	.00	157.66
204-34-5353	3,368.75	.00	3,368.75
204-34-5356	4,765.00	.00	4,765.00
204-34-5370	492.09	.00	492.09
204-34-5384	139.28	.00	139.28
204-34-5422	2,137.58	.00	2,137.58
204-34-5433	4,539.74	.00	4,539.74
204-34-5434	1,878.29	.00	1,878.29
204-34-5513	1,000.00	.00	1,000.00
204-34-5533	609.44	.00	609.44
204-34-5579	495.00	.00	495.00
204-34-5593	10,759.00	.00	10,759.00
204-34-5597	14,800.00	.00	14,800.00
204-34-5941	543.56	.00	543.56
204-34-5969	422.06	.00	422.06
205-00-2000	.00	55,283.99-	55,283.99-
205-34-5231	616.54	.00	616.54
205-34-5321	1,539.34	.00	1,539.34
205-34-5341	26,063.50	.00	26,063.50
205-34-5342	570.26	.00	570.26
205-34-5344	9,300.31	.00	9,300.31
205-34-5345	329.94	.00	329.94

GL Account	Debit	Credit	Proof
205-34-5370	156.27	.00	156.27
205-34-5384	332.73	.00	332.73
205-34-5433	1,025.11	.00	1,025.11
205-34-5434	2,312.14	.00	2,312.14
205-34-5440	5,872.00	.00	5,872.00
205-34-5554	6,972.80	.00	6,972.80
205-34-5941	193.05	.00	193.05
207-00-2000	.00	6,809.66-	6,809.66-
207-34-5321	555.87	.00	555.87
207-34-5341	37.66	.00	37.66
207-34-5459	6,216.13	.00	6,216.13
210-00-2000	432.60	59,131.72-	58,699.12-
210-34-5111	1,083.95	.00	1,083.95
210-34-5231	639.71	.00	639.71
210-34-5233	4,329.50	432.60-	3,896.90
210-34-5237	1,434.34	.00	1,434.34
210-34-5239	1,148.61	.00	1,148.61
210-34-5252	4,000.00	.00	4,000.00
210-34-5253	262.00	.00	262.00
210-34-5254	1,591.66	.00	1,591.66
210-34-5341	213.43	.00	213.43
210-34-5342	1,153.19	.00	1,153.19
210-34-5343	130.55	.00	130.55
210-34-5344	829.17	.00	829.17
210-34-5346	581.66	.00	581.66
210-34-5365	2,335.00	.00	2,335.00
210-34-5366	11,000.00	.00	11,000.00
210-34-5422	110.00	.00	110.00
210-34-5941	326.29	.00	326.29
210-51-5148	1,000.00	.00	1,000.00
210-51-5164	500.00	.00	500.00
210-51-5166	880.40	.00	880.40
210-51-5185	680.51	.00	680.51
210-51-5223	57.92	.00	57.92
210-51-5335	1,040.00	.00	1,040.00
210-51-5392	1,621.50	.00	1,621.50
210-51-5401	269.31	.00	269.31
210-90-5630	22,052.94	.00	22,052.94
210-90-5632	402.05	.00	402.05
211-00-2000	.00	1,691,736.85-	1,691,736.85-

GL Account	Debit	Credit	Proof
211-80-4022	24,746.24	.00	24,746.24
211-80-4065	93,534.00	.00	93,534.00
211-80-4083	1,441,398.86	.00	1,441,398.86
211-80-5001	69,324.00	.00	69,324.00
211-80-5035	42,733.75	.00	42,733.75
211-80-5050	20,000.00	.00	20,000.00
Grand Totals:	2,261,350.69	2,260,808.72-	541.97

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:
Report type: GL detail
Check.Voided = no

Board of Trustees Meeting

Date: May 27, 2025
Subject: Utilities Report (April 2025)

EXECUTIVE SUMMARY

Attached are the monthly operational summaries and production reports for the Water and Wastewater Utilities.

BACKGROUND / DISCUSSION

N/A

CONNECTION WITH ADOPTED MASTER PLANS

N/A

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

Review and retain report.

MOTION RECOMMENDATION

N/A

ATTACHMENTS

1. 2025-05-01 Utilities Production and Operational Summary Report
2. Water Production Through April 2025
3. Wastewater Production Through April 2025



Wellington Drinking Water and Wastewater Utilities Monthly Production and Operational Summary Report As of May 1, 2025

Monthly Production Summary

- Drinking Water
 - Total April monthly volumetric production to meet demand was 22 million gallons (MG), which is slightly above average production for the last 5 years.
 - The Conventional Plant produced 15 MG.
 - The Nanofiltration Plant came back into production in April.
 - The Nanofiltration Plant produced 7 MG.
 - Please see the attached charts for various additional data related to drinking water production.
- Wastewater
 - The total influent volume for April was approximately 18 MG, which is in line with the average influent volume for April over the last 5 years.
 - Hydraulic loading for April was at 0.61 million gallons per day (MGD). This hydraulic load represents 67% of the currently permitted maximum hydraulic capacity.
 - Organic loading for March was 1,760 pounds of BOD, which is below average for April over the last 5 years. This represents 67% of the currently permitted maximum organic capacity.
 - Please see the attached charts for various additional data related to water reclamation production.

Monthly Operational Summary

- Drinking Water Treatment Plants
 - Conventional Plant
 - Treatment processes were operational all month without issue.
 - Nanofiltration Plant
 - The Nanofiltration plant was brought back online for production in the first week of April. It remained operational throughout most of the month without significant issue.
- Water Reclamation Facility
 - Operational all month on the new side of the plant.
 - Water Operations staff continued to work closely with the expansion project instrumentation and controls team, as well as the electrical and HVAC teams, to address ongoing plant optimization processes.



Wellington Water Reclamation Facility Expansion Project

Project Status Summary Report

As of May 1, 2025

Schedule Update

- The project's substantial and final completion dates were modified on May 31, 2024. The project dates are shown in the bullets below. The new substantial completion date is when the plant expansion became operational, and the final completion will be when the Orbal repairs are complete. 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 October 1, 2024
- Final Completion June 13, 2025
- Days remaining until Final Completion 30 days

Construction Update

- Work completed or in progress listed under each structure:
 - Site Work
 - Cleanup
 - Step Feed Aeration Basin
 - Turned on Hach Claros system, troubleshooting, programming modifications
 - Influent Pump Station
 - No work
 - Secondary Clarifiers
 - No work
 - Step Feed Process Building
 - HVAC modifications
 - Electrical modifications and investigations
 - New Orbal Reactor
 - No work
 - Existing Orbal Reactor
 - Completed installation of equipment
 - Digester 5 & 6
 - No work
 - Digesters 1 & 2
 - No work
 - Digesters 3 & 4
 - No work
 - UV Digester Blower Building
 - Programming changes/modifications and corrections
 - HVAC issue investigation
 - Administration Building
 - HVAC corrections
 - Headworks Building
 - Programming changes/modifications and corrections

- Existing RAS/WAS Basement
 - Punchlist work
- Start-Up
 - Continued instrumentation and control modification to optimize plant processes
- **Issues**
 - Worked through various programming and controls, and HVAC issues.

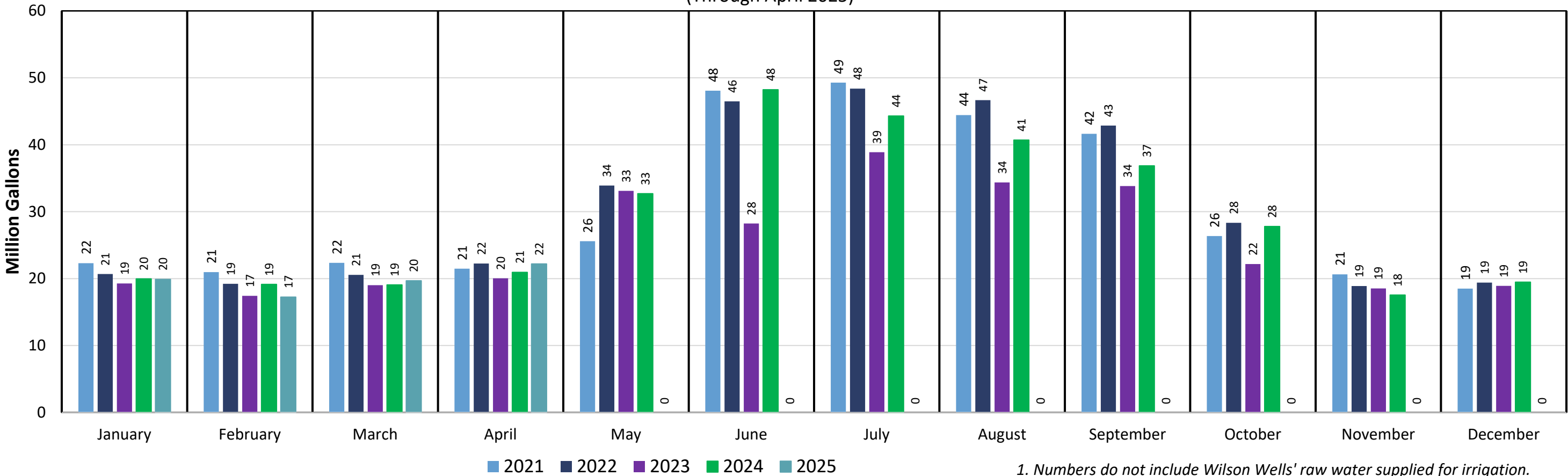
Contingency Update

- **Contractor Contingency**
 - No new contingency items this month
 - Contractor contingency currently has \$38,026.50 remaining, which is 2% of the original contingency.
- **Town Contingency**
 - No new contingency items this month
 - Owner contingency currently has \$73,465.50 remaining, which is 3% of the original contingency.

TOWN OF WELLINGTON
Water Treatment

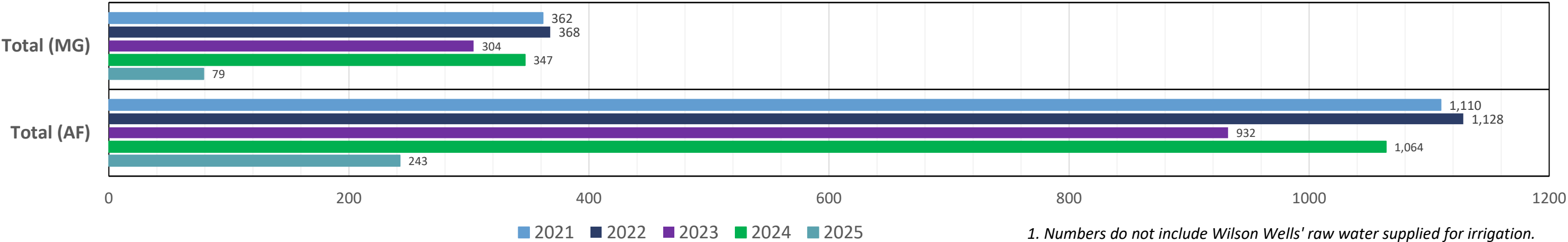
Total Monthly Production: Conventional WTP and Nano Plant₁

(Through April 2025)



Annual Production Volumes₁

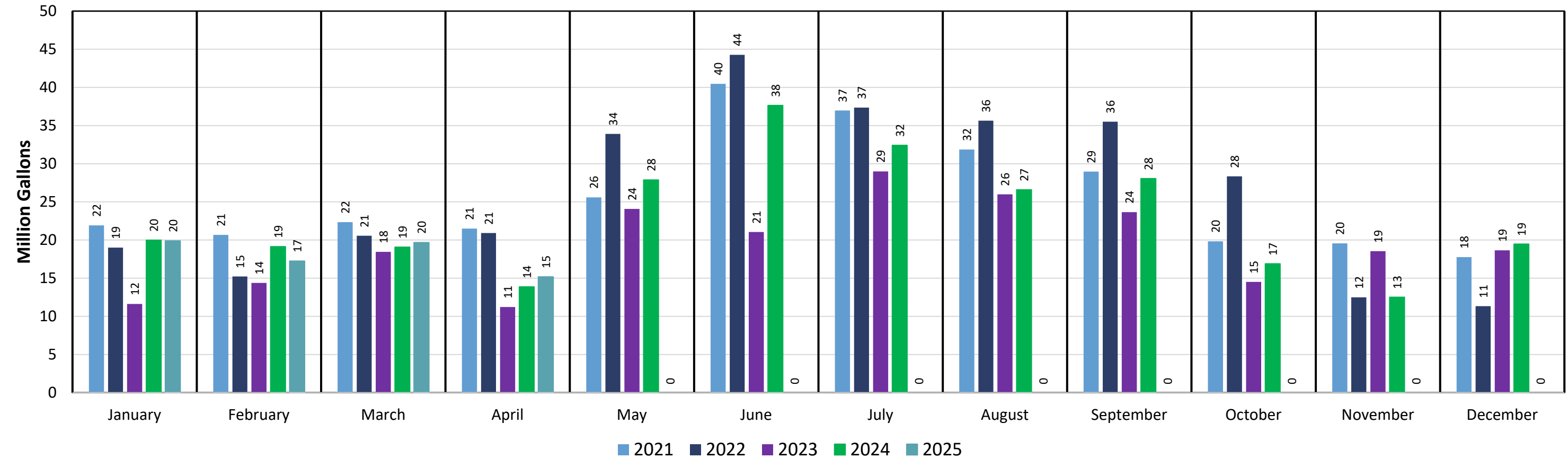
(Through April 2025)



TOWN OF WELLINGTON
Water Treatment

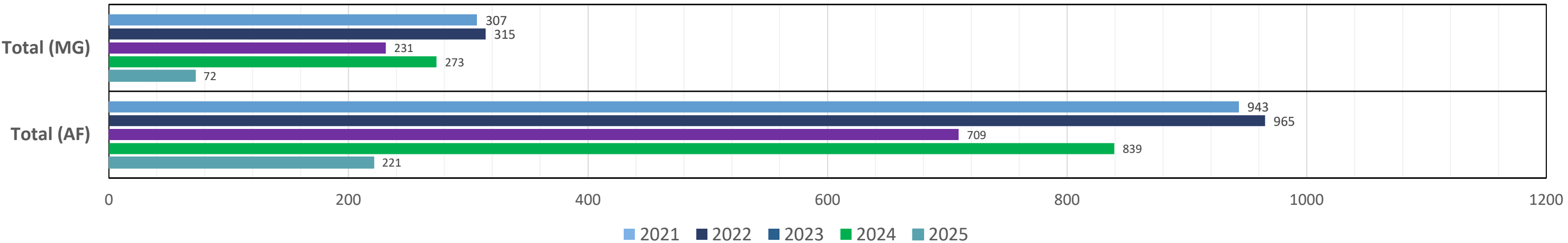
Monthly Production: Conventional WTP

(Through April 2025)



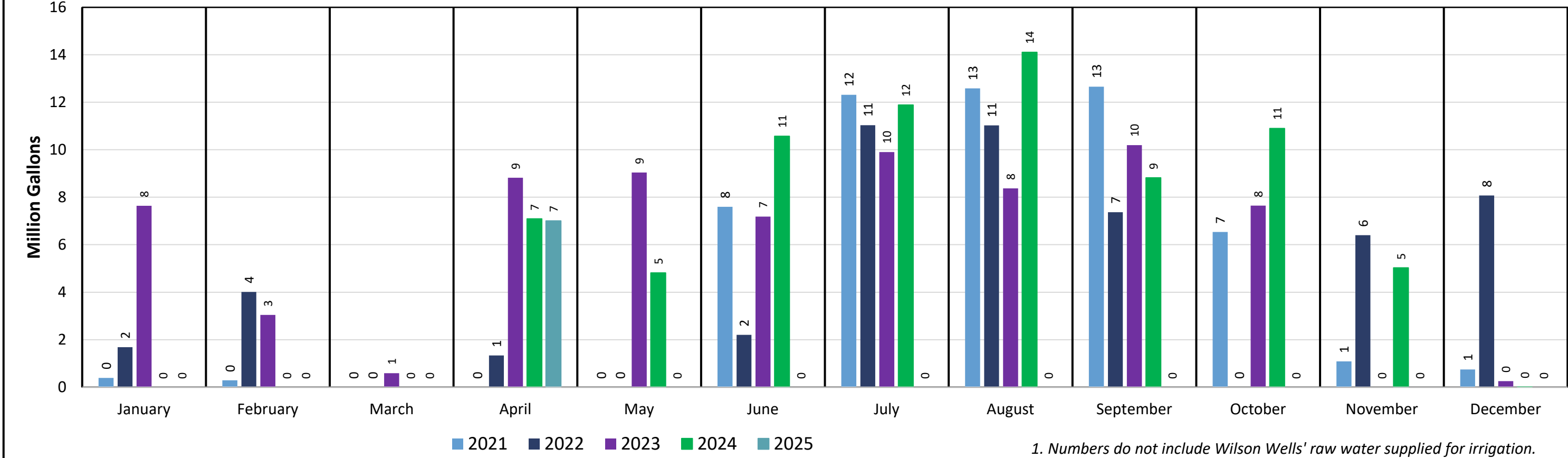
Annual Production Volumes

(Through April 2025)

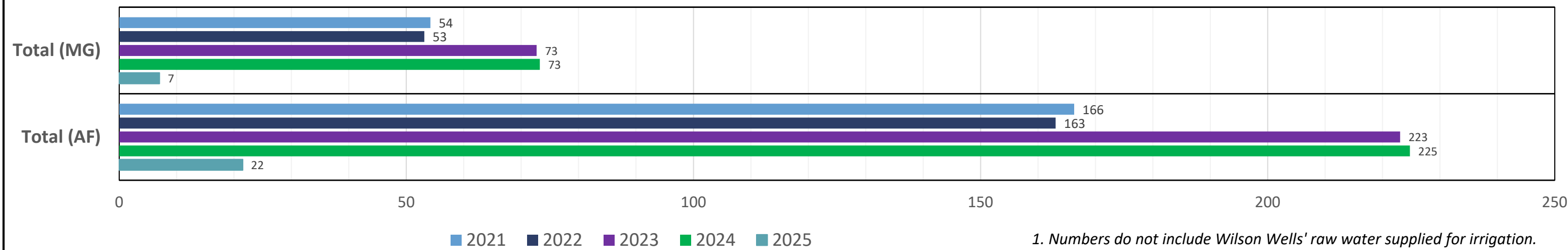


TOWN OF WELLINGTON
Water Treatment

Monthly Production: Nano Plant₁
(Through April 2025)

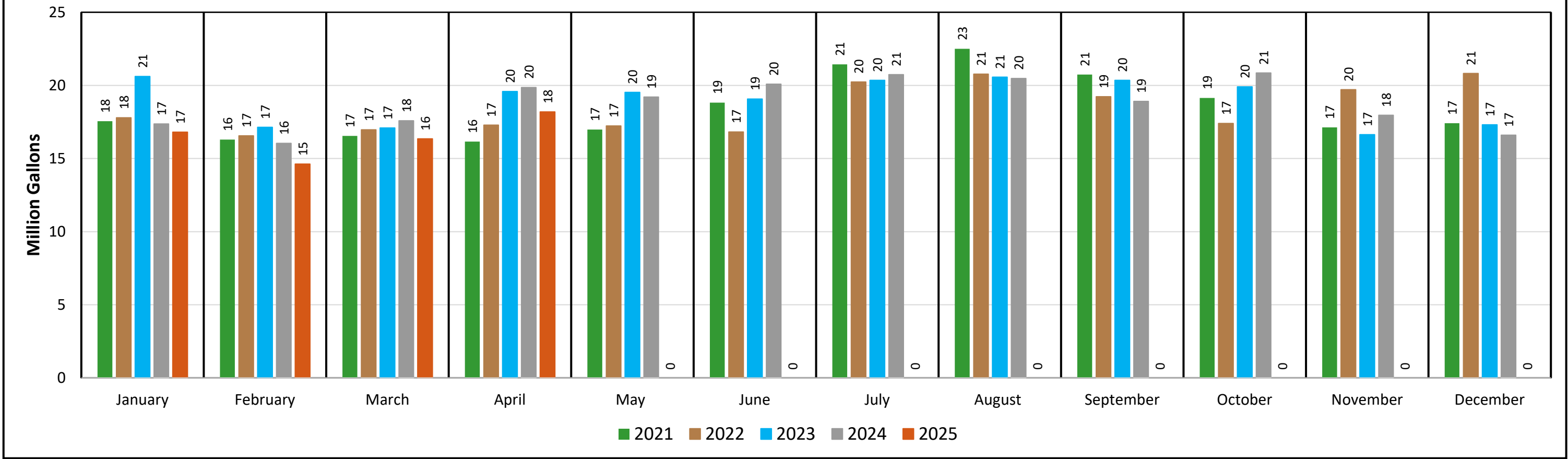


Annual Production Volumes₁
(Through April 2025)

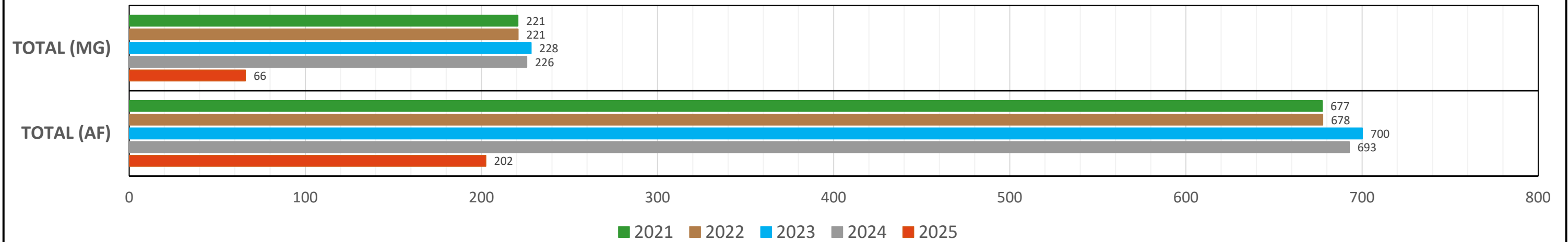


TOWN OF WELLINGTON
Water Reclamation Facility Treatment

Monthly Production: Monthly Volume of Influent
(Through April 2025)

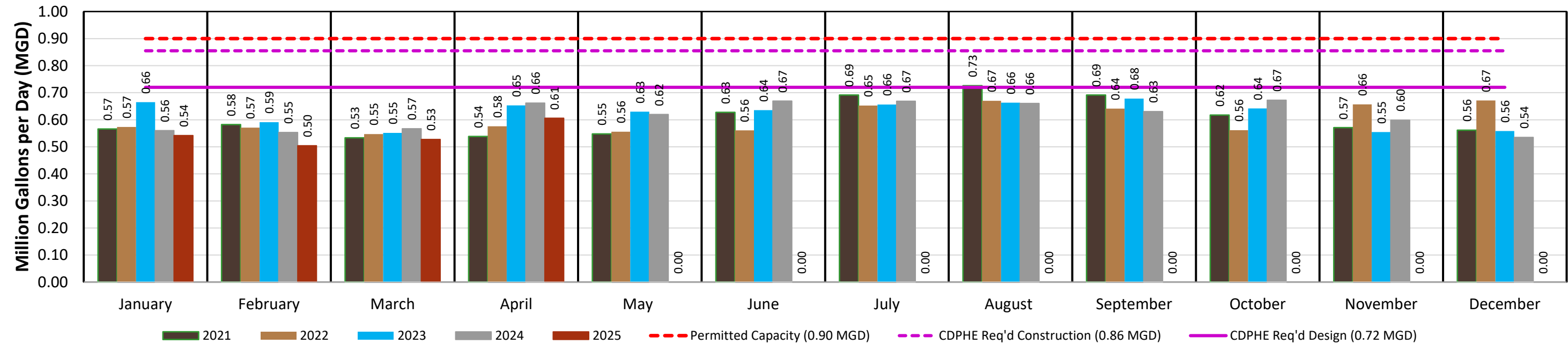


Annual Volume of Influent
(Through April 2025)

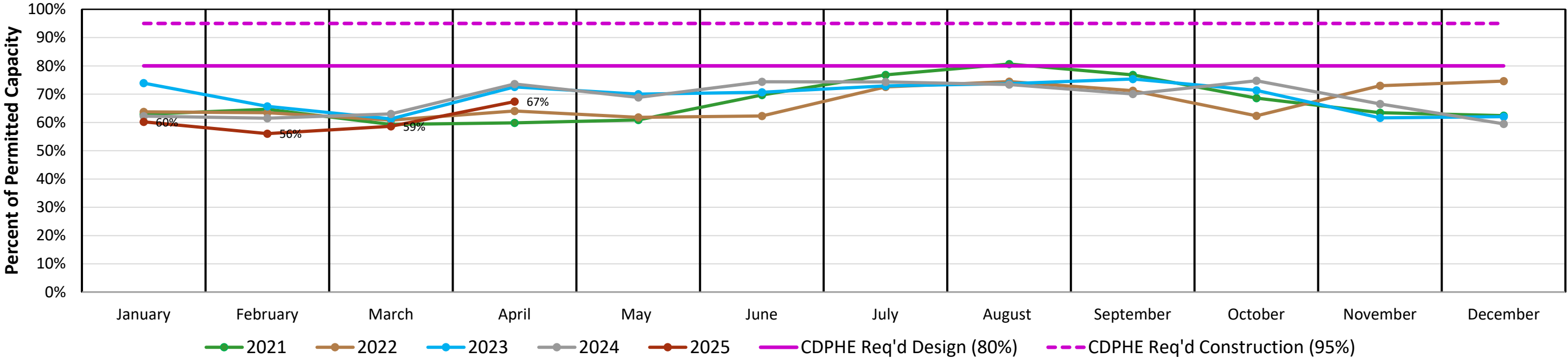


TOWN OF WELLINGTON
Water Reclamation Facility

Monthly Production: Hydraulic Loading
(Through April 2025)

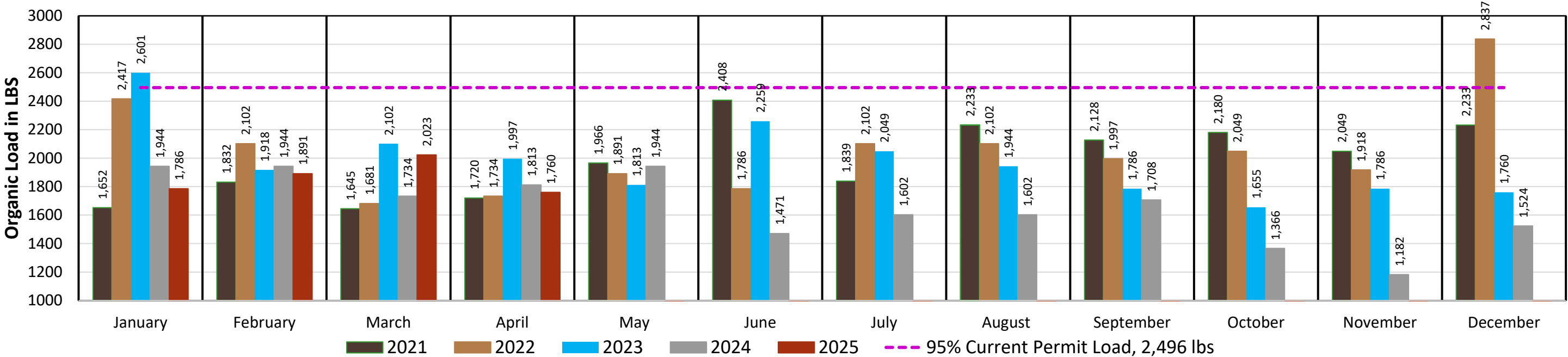


Monthly Production: Percent of Permitted Hydraulic Capacity
(Through April 2025)



TOWN OF WELLINGTON
Water Reclamation Facility

Monthly Production: Organic Loading
(Through April 2025)



Monthly Production: Percent of Permitted Organic Capacity
(Through April 2025)

