



BOARD OF TRUSTEES
June 10, 2025
6:00 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

B. EXECUTIVE SESSION

1. For the purpose of considering the purchase, acquisition, lease, or transfer of real property pursuant to C.R.S. Section 24-6-402(4)(a), regarding potential property purchases within the Town of Wellington for municipal purposes and to receive legal advice C.R.S. Section 24-6-402(4)(b). 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 September 8, 2025

C. RECONVENE REGULAR MEETING

1. Amendments to Agenda
2. Conflict of Interest

D. COMMUNITY PARTICIPATION

1. Public Comment

E. PRESENTATION

1. 2025Q1 Treasurer's Report Presentation

- Nic Redavid, Finance Director/Treasurer

F. CONSENT AGENDA

1. May 27, 2025 Board of Trustees Meeting Minutes

- Presentation: Hannah Hill, Town Clerk

2. Resolution No. 23-2025: A Resolution Authorizing the Temporary Closure of Portions of State Highway 1/Cleveland Avenue, First Street, Second Street, Third Street, Fourth Street, Fifth Street, Sixth Street, Harrison Avenue, and Wilson Avenue within the Town of Wellington During the Annual Fourth of July celebration on July 4, 2025

- Presentation: Caitlin Morris, Community and Business Liaison

3. Resolution No. 24-2025: A Resolution Considering the Renewal of an Annual Contract with the Wellington Senior Resource Center

- Presentation: Jenny Jones, Program Administrator

G. ACTION ITEMS

1. Public Hearing for Ordinance No. 11-2025 Considering Approval of a Final Plat for Wellington Business Center, Amendment No. 1

- Presentation: Cody Bird, Planning Director

2. Ordinance No. 11-2025 Approving a Final Plat for Wellington Business Center, Amendment No. 1, and Approval of a Development Agreement

- Presentation: Cody Bird, Planning Director

3. Discussion and Direction on Public Access to Rate Advisory Group Meetings

- Presentation: Patti Garcia, Town Administrator and Meagan Smith, Deputy Director of Public Works

H. REPORTS

1. Town Attorney
2. Town Administrator
3. Staff Communications
 - a. BOT Planning Calendar
4. Board Reports

I. 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.

TOW
BOT Meeting
May 27, 2025

The 03/25/25 BOT Packet states:

"A Rate Advisory Group (RAG) will serve as a stakeholder engagement body to provide input on the study and assist in reviewing rate structure options and impacts...

This group will play a key role in ensuring transparency, public engagement, and community representation in the rate-setting process." (Pgs. 30-31, <https://www.townofwellington.com/ArchiveCenter/ViewFile/Item/1118>)

However, in the BOT meeting on 05/13/25, a RAG member asked the BOT to not allow the RAG to be open to the public because it would be hard to have discussions that represent the values of the community "if you knew you were on camera or that people are watching you."

(https://www.youtube.com/watch?v=xZo_RjyO46E&list=PLegRxdIIQQTRPs3r8XMTfH8eOHVNPAzeBZ&index=2)

The argument for the RAG to not be open to the public or available for streaming seems odd as at least two of the members of the RAG are current or former board or commission members who should be accustomed to meetings that include the public as well as meetings that are recorded or streamed.

Additionally, a closed meeting is inconsistent with the stated objective that "This RAG will play a key role in ensuring transparency, public engagement, and community representation in the rate-setting process."

Finally, based on the key elements of the Colorado Open Meetings Law, I believe most residents in the TOW would consider the RAG to be a decision-making body **making policy recommendations** to the TOW and BOT regarding water rates. Furthermore, the RAG will have 3 or more members meeting about business that affects the residents of the TOW (the public). And, finally, the RAG is likely to result in formal action by the staff of the TOW and ultimately the BOT. On this basis, not to mention the volatile history of the water issue in the TOW, I am asking that the BOT seriously consider making the RAG meetings open to the public consistent with COML.

(<https://dlg.colorado.gov/open-meetings-requirements>)

Stephen Carman
sbcarman@gmail.com



Board of Trustees Meeting

Date: June 10, 2025
Subject: 2025Q1 Treasurer's Report Presentation

- Nic Redavid, Finance Director/Treasurer

EXECUTIVE SUMMARY

Attached is the 2025 first-quarter Treasurer's Report presentation and 2025 first-quarter Treasurer's Report.

BACKGROUND / DISCUSSION

The unaudited financial statements reflecting actual revenue received, and actual expenditures incurred, in the first-quarter of 2025 are reviewed and compared against anticipated revenue and appropriated expenditures in the 2025 budget for the Town of Wellington, Colorado.

CONNECTION WITH ADOPTED MASTER PLANS

Ensure Strong Town Operations: Communicate strategically to community audiences; Cultivate effective staff and trustee interactions.

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

Review and retain report.

MOTION RECOMMENDATION

N/A

ATTACHMENTS

1. 2025Q1 Treasurer's Report Presentation
2. 2025Q1 Treasurer's Report

2025Q1 Treasurer's Report

Nic Redavid, Finance Director/Treasurer



Overview

- Finance Department Updates
 - 2023 Audit
 - Department Projects
- 2025Q1 Budget Performance Review
 - Operating Revenue & Expenditures Compared to Budget YTD
 - 2023 – 2025 First-Quarter Sales Tax Trends
 - Summary
- Questions

NOTE: Governmental accounting standards allow for prior period adjustments to ensure that financial statements present a true and fair view of the entity's financial position and performance. Treasurer's Reports are not audited financial statements. Modified accrual basis of accounting records expenditures when the liability for payment is incurred, regardless of when the payment is made. The 2025Q1 Treasurer's Report was generated 05.29.25 and includes all invoices received prior to 05.28.25, including invoices for January, February, and March, which may affect amounts presented in previously generated Treasurer's Reports.



Finance Department Updates

- **Department Staff:**
 - Nic Redavid, Director
 - Patty Lundy, Controller
 - Flip Barker, Administrative Finance Clerk
 - Karleigh, Utility Billing Coordinator
- **2023 Audit:**
 - Auditor: Hinkle & Company, PC
- **Department Projects:**
 - Equal Payment Program for Water Volume Usage Bills
 - Pilot March – May 2025; Go-live June 2025
 - Eligibility:
 - Residential accounts
 - Owner-occupied
 - Connection date on/before March 31, 2024
 - Financial Management Policy
 - Auditing and Financial Reporting
 - Budget
 - Debt
 - Fund Balance
 - Capital Improvement Projects
 - Emergency Procurement
 - Purchasing
 - Signature Authorization
 - Municipal Utilities Rate and Fees Study
 - Credit Card Processing for non-utility billing
 - Wellington Finance Committee Advisory Board
 - Meeting: May 19, 2025
 - Updating Bylaws



Operating Revenues & Expenditures with Comparison to Budget YTD

	Operating Revenue (cash basis)			
	Budget YTD (25%)	Actual YTD	Over/(Under) Budget	
General	\$ 1,708,433	\$ 1,189,481	\$ (518,952)	-30.4%
Street	\$ 564,077	\$ 461,113	\$ (102,964)	-18.3%
Water	\$ 2,581,145	\$ 1,184,207	\$ (1,396,938)	-54.1%
Sewer	\$ 951,408	\$ 712,639	\$ (238,769)	-25.1%
Drainage	\$ 203,159	\$ 199,374	\$ (3,785)	-1.9%
Park	\$ 421,708	\$ 383,889	\$ (37,819)	-9.0%
2025 Actual YTD as of 5.27.25 including prior period adjustments				

	Operating Expenditures			
	Budget YTD (25%)	Actual YTD	Over/(Under) Budget	
General	\$ 2,190,187	\$ 1,716,425	\$ (473,762)	-21.6%
Street	\$ 265,021	\$ 223,755	\$ (41,266)	-15.6%
Water	\$ 1,226,689	\$ 370,894	\$ (855,795)	-69.8%
Sewer	\$ 396,450	\$ 302,935	\$ (93,515)	-23.6%
Drainage	\$ 132,500	\$ 12,084	\$ (120,416)	-90.9%
Park	\$ 382,032	\$ 315,457	\$ (66,575)	-17.4%
2025 Actual YTD as of 5.27.25 including prior period adjustments				

- **Property Tax revenue:**
 - Received \$2,348,421 as of 5.13.25 for 2022 audit
 - All funds collected through 09.2024
 - 24/25 Property Tax revenue delayed: \$1,317,053 as of 4.30.25
 - Q1 revenue delayed: \$845,365
- **Street Fund:** Received \$242,512 in HUTF revenue as of 5.19.25
- **Water, Sewer, and Park Funds:** difference due to impact fee revenue
- **Water Fund:** user fees lower in winter
- **Sewer Fund:** user fees at 25.2% (on pace)
- Street Fund does not include \$3.6M grant for RMS
- Water Fund does not include loan proceeds or transfers
- Sewer Fund does not include loan proceeds, transfers, or grants
- Drainage Fund does not include \$889K grant for RMS
- **Water Fund:** NPIC payment is made in Q4
- **Drainage Fund:** Boxelder Basin Regional Stormwater Authority payment was made in Q2
- Debt service and capital projects not included in budget or actual

Operating Revenues: Governmental Funds

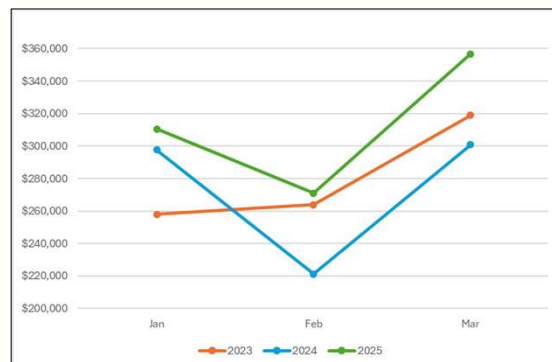
	Budget YTD (25%)	Actual YTD	Over/(Under) Budget	
General Fund				
Tax Revenue	\$ 1,391,707	\$ 865,447	\$ (526,260)	-37.8%
Building Permits	\$ 138,451	\$ 73,143	\$ (65,308)	-47.2%
Franchise Fees	\$ 54,700	\$ 80,594	\$ 25,894	47.3%
Licenses & Permits	\$ 5,000	\$ 14,125	\$ 9,125	182.5%
Other	\$ 118,575	\$ 156,172	\$ 37,597	31.7%
Street Fund				
Tax Revenue	\$ 497,927	\$ 401,098	\$ (96,829)	-19.4%
Licenses & Permits	\$ 49,650	\$ 37,219	\$ (12,431)	-25.0%
Other	\$ 16,500	\$ 22,797	\$ 6,297	38.2%
Park Fund				
Tax Revenue	\$ 331,658	\$ 304,188	\$ (27,470)	-8.3%
Building Permits	\$ 39,150	\$ 5,800	\$ (33,350)	-85.2%
Recreation Program Fees	\$ 27,150	\$ 40,032	\$ 12,882	47.4%
Other	\$ 23,750	\$ 33,869	\$ 10,119	42.6%
Does not include delayed property tax and HUTF funds received 05.2025				

Does not include delayed property tax and HUTF funds received 05.2025



2023 – 2025 First-Quarter Sales Tax Trends

Revenue Pd.	Jan	Feb	Mar	YTD
2023	\$ 258,044.56	\$ 263,939.66	\$ 319,046.17	\$ 841,030.39
2024	\$ 297,578.61	\$ 221,137.19	\$ 300,805.03	\$ 819,520.83
+ / -	15.3%	-16.2%	-5.7%	-2.6%
2025	\$ 310,475.28	\$ 271,007.03	\$ 356,751.28	\$ 938,233.59
+ / -	4.3%	22.6%	18.6%	14.5%



Operating Expenditures: Governmental Funds

	Budget YTD (25%)	Actual YTD	Over/(Under) Budget	
General Fund				
Legislative	\$ 61,777	\$ 82,619	\$ 20,843	33.7%
Judicial	\$ 7,338	\$ 5,048	\$ (2,290)	-31.2%
Administration	\$ 236,455	\$ 162,641	\$ (73,814)	-31.2%
Finance	\$ 195,757	\$ 135,857	\$ (59,900)	-30.6%
Clerk	\$ 82,344	\$ 56,099	\$ (26,245)	-31.9%
Human Resources	\$ 92,741	\$ 76,407	\$ (16,334)	-17.6%
IT	\$ 122,188	\$ 79,762	\$ (42,426)	-34.7%
Building & Planning	\$ 309,783	\$ 212,196	\$ (97,587)	-31.5%
LCSO	\$ 533,929	\$ 533,929	\$ (0)	0.0%
Public Works Admin	\$ 361,637	\$ 233,631	\$ (128,006)	-35.4%
Cemetery	\$ 17,000	-	\$ (17,000)	-100.0%
Facilities	\$ 34,700	\$ 23,456	\$ (11,244)	-32.4%
Economic Development	\$ 13,550	\$ 2,270	\$ (11,280)	-83.2%
Library	\$ 133,741	\$ 112,509	\$ (21,232)	-15.9%
Street Fund				
Operating	\$ 265,021	\$ 223,755	\$ (41,266)	-15.6%
Park Fund*				
Operating	\$ 217,629	\$ 170,915	\$ (46,714)	-21.5%
Recreation	\$ 164,403	\$ 114,542	\$ (49,861)	-30.3%
* Does not include debt service				

* Does not include debt service



2025Q1 Budget Performance Summary

	Net Revenue over Expenditures Actual YTD	Debt Service Payments	Net Revenue over Expenditures Total YTD
General	\$ (526,944)	-	\$ (526,944)
Street	\$ 237,358	-	\$ 237,358
Water	\$ 813,313	\$ (731,008)	\$ 82,305
Sewer	\$ 409,704	\$ (1,171,852)	\$ (762,148)
Drainage	\$ 187,290	-	\$ 187,290
Park	\$ 68,432	\$ (67,365)	\$ 1,067
Net Revenue over Expenditures (Operations) YTD			\$ (781,072)
Capital Project Expenditures YTD			\$ (345,717)
Net Revenue over Expenditures (Total) YTD			\$ (1,126,789)

- Capitol Projects Expenditures does not include loan-funded treatment plants construction
- Water and Sewer debt service payments have already been made for 50% of the year
- When including Q1 property tax revenue (\$845K):
 - General Fund net revenue over expenditures would be \$318,421
 - Net revenue over expenditures (operations) would be \$64,293
 - Net revenue over expenditures (total) would be \$(281,424)

Questions?

Thank you!

Nic Redavid
Finance Director/Treasurer



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	700,652.05	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	70,817.43	70,817.43	544,000.00	473,182.57	13.0
201-01-3145	OCCUPATIONAL TAX	131.75	131.75	.00	(131.75)	.0
201-01-3320	CIGARETTE TAX	██████	██████	██████	██████	██████
201-01-3330	RETAIL MARIJUANA TAX	██████	██████	██████	██████	██████
	TOTAL TAX REVENUE	865,447.28	865,447.28	5,566,826.00	4,701,378.72	15.6
	<u>BUILDING PERMITS</u>					
201-02-3155	TOWN PLAN REVIEW FEES	3,230.00	3,230.00	46,000.00	42,770.00	7.0
201-02-3430	COUNTY TAX VENDORS FEE	629.49	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	5,373.16	5,373.16	46,000.00	40,626.84	11.7
201-02-3462	BLDG. INSPECTION FEES	63,234.03	63,234.03	450,000.00	386,765.97	14.1
	TOTAL BUILDING PERMITS	73,142.64	73,142.64	553,805.00	480,662.36	13.2
	<u>FRANCHISE FEES</u>					
201-03-3150	FRANCHISE FEE-COMMUNICATIONS	23,998.16	23,998.16	25,000.00	1,001.84	96.0
201-03-3160	FRANCHISE FEE-ELECTRICITY	51,596.11	51,596.11	173,801.00	122,204.89	29.7
201-03-3170	FRANCHISE FEE-NATURAL GAS	5,000.01	5,000.01	20,000.00	14,999.99	25.0
	TOTAL FRANCHISE FEES	80,594.28	80,594.28	218,801.00	138,206.72	36.8
	<u>LICENSES & PERMITS</u>					
201-04-3200	BUSINESS LICENSE	1,700.00	1,700.00	.00	(1,700.00)	.0
201-04-3210	LIQUOR LICENSE	1,375.00	1,375.00	.00	(1,375.00)	.0
201-04-3220	CONTRACTOR LICENSE	11,050.00	11,050.00	20,000.00	8,950.00	55.3
	TOTAL LICENSES & PERMITS	14,125.00	14,125.00	20,000.00	5,875.00	70.6
	<u>FEES FOR SERVICE</u>					
201-05-3420	LAND USE FEES	136.00	136.00	25,000.00	24,864.00	.5
201-05-3510	COMMUNITY CENTER USER FEES	925.00	925.00	3,000.00	2,075.00	30.8
	TOTAL FEES FOR SERVICE	1,061.00	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	1,221.00	1,221.00	20,000.00	18,779.00	6.1
201-06-3555	LCSD ADMINISTRATIVE FEES	200.00	200.00	1,200.00	1,000.00	16.7
	TOTAL FINES & PENALTIES	1,421.00	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	50,000.00	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	5,320.58	5,320.58	16,500.00	11,179.42	32.3
201-08-3373	LIBRARY CONTRIB./FINES/MISC.	1,460.00	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	85,653.28	85,653.28	300,000.00	214,346.72	28.6
201-08-3620	CARRYOUT BAG FEE	39.90	39.90	2,400.00	2,360.10	1.7
201-08-3640	COMMUNITY EVENTS	1,225.00	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	871.00	871.00	.00	(871.00)	.0
201-08-3913	COMMUNITY EVENT SPONSORSHIPS	2,250.00	2,250.00	1,000.00	(1,250.00)	225.0
	TOTAL MISCELLANEOUS REVENUE	153,439.69	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	1,189,480.89	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	211.95	211.95	910.00	698.05	23.3
201-11-5107 ELECTED OFFICIAL COMPENSATION	2,700.00	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	278.80	278.80	300.00	21.20	92.9
201-11-5335 DUES & SUBSCRIPTIONS	5,381.00	5,381.00	5,381.00	.00	100.0
201-11-5352 MUNICIPAL LEGAL SERVICES	7,480.00	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	5,675.29	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	3,300.00	3,300.00	12,000.00	8,700.00	27.5
TOTAL LEGISLATIVE	82,619.17	82,619.17	247,106.00	164,486.83	33.4
<u>JUDICIAL</u>					
201-12-5109 MAGISTRATE	2,250.00	2,250.00	12,000.00	9,750.00	18.8
201-12-5214 OFFICE SUPPLIES	76.75	76.75	500.00	423.25	15.4
201-12-5359 PROSECUTING ATTORNEY	2,478.00	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	183.60	183.60	1,000.00	816.40	18.4
TOTAL JUDICIAL	5,048.35	5,048.35	29,350.00	24,301.65	17.2
<u>ADMINISTRATION</u>					
201-13-5100 WAGES & SALARIES	117,847.16	117,847.16	568,318.00	450,470.84	20.7
201-13-5102 BENEFITS	29,238.38	29,238.38	179,500.00	150,261.62	16.3
201-13-5214 OFFICE SUPPLIES	182.61	182.61	1,500.00	1,317.39	12.2
201-13-5335 DUES & SUBSCRIPTION	1,892.00	1,892.00	8,500.00	6,608.00	22.3
201-13-5352 LEGAL SERVICES	10,463.50	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	1,002.95	1,002.95	10,500.00	9,497.05	9.6
201-13-5496 COMMUNICATIONS DIVISION	1,005.24	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	968.69	968.69	16,500.00	15,531.31	5.9
TOTAL ADMINISTRATION	162,641.29	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	66,864.48	66,864.48	343,651.00	276,786.52	19.5
201-14-5102	BENEFITS	14,842.64	14,842.64	105,750.00	90,907.36	14.0
201-14-5214	OFFICE SUPPLIES	193.36	193.36	1,000.00	806.64	19.3
201-14-5311	POSTAGE	1,493.28	1,493.28	5,500.00	4,006.72	27.2
201-14-5321	PRINTING SERVICES	697.09	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	287.71	287.71	.00	(287.71)	.0
201-14-5353	ACCOUNTING & AUDITING	9,600.00	9,600.00	45,000.00	35,400.00	21.3
201-14-5356	PROFESSIONAL SERVICES	3,936.50	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	2,258.93	2,258.93	8,500.00	6,241.07	26.6
201-14-5510	INSURANCE & BONDS	55,554.79	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	72.00	72.00	350.00	278.00	20.6
201-14-5960	OVER/SHORT	(19,943.78)	(19,943.78)	.00	19,943.78	.0
	TOTAL FINANCE	135,857.00	135,857.00	783,027.00	647,170.00	17.4

TOWN CLERK

201-15-5100	WAGES & SALARIES	42,556.31	42,556.31	189,609.00	147,052.69	22.4
201-15-5102	BENEFITS	10,195.00	10,195.00	67,790.00	57,595.00	15.0
201-15-5214	OFFICE SUPPLIES	164.52	164.52	1,500.00	1,335.48	11.0
201-15-5331	PUBLISHING & LEGAL NOTICES	63.00	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	220.45	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	2,899.58	2,899.58	5,000.00	2,100.42	58.0
	TOTAL TOWN CLERK	56,098.86	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	50,395.10	50,395.10	220,542.00	170,146.90	22.9
201-16-5102 BENEFITS	12,267.63	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	52.54	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	8,614.00	8,614.00	8,500.00	(114.00)	101.3
201-16-5356 PROFESSIONAL FEES	2,210.00	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	66.88	66.88	1,500.00	1,433.12	4.5
201-16-5582 EMPLOYEE RELATIONS	1,111.29	1,111.29	15,000.00	13,888.71	7.4
201-16-5583 BACKGROUND CHECK	392.50	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	76,406.94	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	10,913.83	10,913.83	60,000.00	49,086.17	18.2
201-17-5356 PROFESSIONAL SERVICES	15,898.75	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	9,132.91	9,132.91	45,000.00	35,867.09	20.3
201-17-5579 SOFTWARE LICENSE/SUPPORT	28,851.33	28,851.33	175,000.00	146,148.67	16.5
201-17-5585 WEBSITE MAINTENANCE	11,504.14	11,504.14	15,480.00	3,975.86	74.3
201-17-5947 COPIER EXPENSE	3,390.69	3,390.69	13,500.00	10,109.31	25.1
TOTAL INFORMATION TECHNOLOGY	79,761.64	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	134,241.47	134,241.47	686,217.00	551,975.53	19.6
201-18-5102	BENEFITS	24,969.41	24,969.41	199,070.00	174,100.59	12.5
201-18-5214	OFFICE SUPPLIES	300.46	300.46	2,500.00	2,199.54	12.0
201-18-5231	FUEL, OIL, GREASE	157.70	157.70	4,875.00	4,717.30	3.2
201-18-5233	VEHICLE R&M	56.76	56.76	2,250.00	2,193.24	2.5
201-18-5331	RECORDING & LEGAL PUBLISHING	60.48	60.48	1,500.00	1,439.52	4.0
201-18-5335	DUES & SUBSCRIPTIONS	163.43	163.43	2,743.00	2,579.57	6.0
201-18-5350	BUILDING INSP. FEE REMITTANCE	37,514.22	37,514.22	240,000.00	202,485.78	15.6
201-18-5355	REIMBURSABLE SERVICES	136.00	136.00	20,000.00	19,864.00	.7
201-18-5356	PROFESSIONAL SERVICES	1,796.00	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	8,841.99	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	2,801.14	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		212,195.77	212,195.77	1,239,130.00	1,026,934.23	17.1
<u>LAW ENFORCEMENT</u>						
201-21-5364	LCSO 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	166,699.58	166,699.58	954,170.00	787,470.42	17.5
201-34-5102	BENEFITS	30,627.80	30,627.80	267,600.00	236,972.20	11.5
201-34-5231	FUEL, OIL & GREASE	4,841.15	4,841.15	28,000.00	23,158.85	17.3
201-34-5233	R&M- MACHINERY & EQUIP. PARTS	7,913.45	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	5,672.50	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	359.87	359.87	2,000.00	1,640.13	18.0
201-34-5372	UNIFORMS	6,423.05	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	7,708.80	7,708.80	10,000.00	2,291.20	77.1
201-34-5941	PW OFFICE SUPPLIES	1,179.04	1,179.04	10,000.00	8,820.96	11.8
201-34-5947	COPIER EXPENSE	290.44	290.44	3,500.00	3,209.56	8.3
TOTAL PUBLIC WORKS		233,631.77	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	3,768.51	3,768.51	2,100.00	(1,668.51)	179.5
201-49-5342	WATER	702.60	702.60	4,000.00	3,297.40	17.6
201-49-5343	SEWER	495.18	495.18	2,000.00	1,504.82	24.8
201-49-5344	NATURAL GAS - HEAT	3,935.90	3,935.90	30,000.00	26,064.10	13.1
201-49-5346	STORM DRAINAGE	581.97	581.97	3,000.00	2,418.03	19.4
201-49-5367	R&M SERV./SUPPLIES - BUILDINGS	2,977.47	2,977.47	40,000.00	37,022.53	7.4
201-49-5369	JANITORIAL SERVICE	4,424.10	4,424.10	25,000.00	20,575.90	17.7
201-49-5370	GENERAL BUILDING SUPPLIES	1,521.04	1,521.04	11,700.00	10,178.96	13.0
201-49-5375	SENIOR CENTER SUPPLIES	271.14	271.14	1,500.00	1,228.86	18.1
201-49-5398	TRASH	3,277.99	3,277.99	10,500.00	7,222.01	31.2
201-49-5405	PARKING LOT LEASE PAYMENTS	1,500.00	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	23,455.90	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	1,982.07	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	2,270.05	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	83,707.02	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	14,801.23	14,801.23	78,670.00	63,868.77	18.8
201-55-5214	OFFICE SUPPLIES	2,786.57	2,786.57	9,000.00	6,213.43	31.0
201-55-5311	POSTAGE	4.40	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	155.00	155.00	200.00	45.00	77.5
201-55-5337	PROGRAMS	1,671.14	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	102.00	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	2,169.00	2,169.00	10,000.00	7,831.00	21.7
201-55-5792	MULTI MEDIA	657.41	657.41	3,500.00	2,842.59	18.8
201-55-5793	E-BOOKS - SUBSCRIPTION/MISC.	3,750.00	3,750.00	5,500.00	1,750.00	68.2
201-55-5900	LIBRARY BOOKS	2,357.60	2,357.60	18,000.00	15,642.40	13.1
201-55-5901	LIBRARY SHELVING & FURNISHINGS	309.97	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	112,509.26	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	1,716,425.29	1,716,425.29	10,038,246.00	8,321,820.71	17.1
	NET REVENUE OVER EXPENDITURES	(526,944.40)	(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	192,634.66	192,634.66	726,750.00	534,115.34	26.5
203-01-3315	MOTOR VEHICLE USE TAX	208,462.95	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	401,097.61	401,097.61	1,991,709.00	1,590,611.39	20.1
	<u>LICENSES & PERMITS</u>					
203-04-3343	STREET CUT PERMITS	30,184.81	30,184.81	15,000.00	(15,184.81)	201.2
203-04-3350	DEVELOPER ROAD FEE ESCROW	(6,998.05)	(6,998.05)	24,000.00	30,998.05	(29.2)
203-04-3376	BP ROAD IMPACT FEE	14,032.00	14,032.00	159,600.00	145,568.00	8.8
	TOTAL LICENSES & PERMITS	37,218.76	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	21,983.72	21,983.72	65,000.00	43,016.28	33.8
203-08-3910	SALE OF ASSETS	813.34	813.34	1,000.00	186.66	81.3
	TOTAL MISCELLANEOUS REVENUE	22,797.06	22,797.06	3,646,269.00	3,623,471.94	.6
	TOTAL FUND REVENUE	461,113.43	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	113,775.69	113,775.69	482,745.00	368,969.31	23.6
203-34-5102	BENEFITS	34,268.42	34,268.42	184,272.00	150,003.58	18.6
203-34-5110	ON-CALL STIPEND	1,800.00	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	37.00	37.00	40,000.00	39,963.00	.1
203-34-5341	ELECTRICITY FOR STREET LIGHTS	48,835.38	48,835.38	210,000.00	161,164.62	23.3
203-34-5342	WATER	144.24	144.24	15,000.00	14,855.76	1.0
203-34-5344	NATURAL GAS	3,242.05	3,242.05	.00	(3,242.05)	.0
203-34-5370	SAFETY WORKWEAR & EQUIPMENT	1,696.65	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	9,329.67	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	7,758.34	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	100.66	100.66	3,000.00	2,899.34	3.4
203-34-5941	SAFETY & FIRST AID KITS	366.69	366.69	4,900.00	4,533.31	7.5
	TOTAL OPERATING	223,754.79	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	223,754.79	223,754.79	7,024,585.00	6,800,830.21	3.2
	NET REVENUE OVER EXPENDITURES	237,358.64	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	103,003.00	103,003.00	3,350,000.00	3,246,997.00	3.1
204-02-3446	TAP FEES	56,380.00	56,380.00	1,242,734.00	1,186,354.00	4.5
	TOTAL CONTRIBUTED CAPITAL	159,383.00	159,383.00	4,592,734.00	4,433,351.00	3.5
	<u>OPERATING REVENUE</u>					
204-03-3441	WATER SALES	931,366.50	931,366.50	5,465,968.00	4,534,601.50	17.0
204-03-3442	SHUT-OFF/RECON./LATE/NSF/TRANS	20,020.00	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	10,660.89	10,660.89	25,000.00	14,339.11	42.6
	TOTAL OPERATING REVENUE	962,047.39	962,047.39	5,552,768.00	4,590,720.61	17.3
	<u>NON-OPERATING REVENUE</u>					
204-04-3610	INVESTMENT EARNINGS	61,690.09	61,690.09	178,078.00	116,387.91	34.6
204-04-3650	LOAN PROCEEDS	10,000.00	10,000.00	.00	(10,000.00)	.0
204-04-3690	MISCELLANEOUS REVENUE	405.00	405.00	.00	(405.00)	.0
204-04-3910	SALE OF ASSETS	682.00	682.00	1,000.00	318.00	68.2
	TOTAL NON-OPERATING REVENUE	72,777.09	72,777.09	179,078.00	106,300.91	40.6
204-09-3380	TRANS IN FROM GENERAL FUND	.00	.00	690,000.00	690,000.00	.0
	TOTAL SOURCE 09	.00	.00	690,000.00	690,000.00	.0
	TOTAL FUND REVENUE	1,194,207.48	1,194,207.48	11,014,580.00	9,820,372.52	10.8

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	131,225.46	131,225.46	542,834.00	411,608.54	24.2
204-34-5102 BENEFITS	42,905.23	42,905.23	209,984.00	167,078.77	20.4
204-34-5110 ON-CALL STIPEND	2,500.00	2,500.00	11,800.00	9,300.00	21.2
204-34-5221 CHEMICALS	47,679.02	47,679.02	300,000.00	252,320.98	15.9
204-34-5227 PROPANE	17,270.47	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	1,184.19	1,184.19	10,500.00	9,315.81	11.3
204-34-5233 R&M- MACHINERY & EQUIP. PARTS	4,089.80	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	6,860.39	6,860.39	25,000.00	18,139.61	27.4
204-34-5334 WATER TESTING	2,400.20	2,400.20	90,000.00	87,599.80	2.7
204-34-5339 ON-LINE UTILITY BILL PAY-FEES	10,073.84	10,073.84	32,500.00	22,426.16	31.0
204-34-5341 ELECTRICITY	30,861.09	30,861.09	120,000.00	89,138.91	25.7
204-34-5345 TELEPHONE SERVICE	232.83	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	3,407.39	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	1,942.05	1,942.05	10,000.00	8,057.95	19.4
204-34-5380 PROFESSIONAL DEVELOPMENT	1,438.00	1,438.00	12,000.00	10,562.00	12.0
204-34-5384 INTERNET SERVICE	417.84	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	24,097.29	24,097.29	70,000.00	45,902.71	34.4
204-34-5434 R&M DISTRIBUTION	2,151.54	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	2,354.48	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	899.00	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	883.38	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	370,893.54	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)	554,775.00	554,775.00	1,109,550.00	554,775.00	50.0
204-90-5631	2019 CWRPDA LOAN INT. (WTP)	176,233.12	176,233.12	352,466.00	176,232.88	50.0
	TOTAL DEBT SERVICE	731,008.12	731,008.12	1,462,016.00	731,007.88	50.0
	TOTAL FUND EXPENDITURES	1,101,901.66	1,101,901.66	10,966,166.00	9,864,264.34	10.1
	NET REVENUE OVER EXPENDITURES	92,305.82	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	2,289.00	2,289.00	30,520.00	28,231.00	7.5
205-02-3446	TAP FEES	50,487.00	50,487.00	1,129,400.00	1,078,913.00	4.5
	TOTAL CONTRIBUTED CAPITAL	52,776.00	52,776.00	1,159,920.00	1,107,144.00	4.6
	<u>OPERATING REVENUE</u>					
205-03-3445	SEWER USER FEES	603,864.59	603,864.59	2,395,711.00	1,791,846.41	25.2
	TOTAL OPERATING REVENUE	603,864.59	603,864.59	2,395,711.00	1,791,846.41	25.2
	<u>NON-OPERATING REVENUE</u>					
205-04-3610	INVESTMENT EARNINGS	55,871.46	55,871.46	250,000.00	194,128.54	22.4
205-04-3650	BOND/LOAN PROCEEDS	5,390,917.64	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	127.00	127.00	.00	(127.00)	.0
	TOTAL NON-OPERATING REVENUE	5,446,916.10	5,446,916.10	1,517,505.00	(3,929,411.10)	358.9
	<u>205-09-3380 TRANS IN FROM GENERAL FUND</u>	.00	.00	380,000.00	380,000.00	.0
	TOTAL SOURCE 09	.00	.00	380,000.00	380,000.00	.0
	TOTAL FUND REVENUE	6,103,556.69	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	114,549.90	114,549.90	503,809.00	389,259.10	22.7
205-34-5102 BENEFITS	33,886.39	33,886.39	176,201.00	142,314.61	19.2
205-34-5110 ON-CALL STIPEND	2,800.00	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	3,498.42	3,498.42	10,000.00	6,501.58	35.0
205-34-5233 R&M- MACHINERY & EQUIP. PARTS	19,544.18	19,544.18	52,118.00	32,573.82	37.5
205-34-5241 SHOP SUPPLIES	222.80	222.80	1,500.00	1,277.20	14.9
205-34-5321 UTILITY BILLING PRINTING	4,842.63	4,842.63	18,000.00	13,157.37	26.9
205-34-5339 ON-LINE UTILITY BILL PAY FEES	7,140.14	7,140.14	22,500.00	15,359.86	31.7
205-34-5341 ELECTRICITY	56,539.85	56,539.85	350,000.00	293,460.15	16.2
205-34-5342 WATER	855.39	855.39	8,500.00	7,644.61	10.1
205-34-5344 NATURAL GAS	28,462.47	28,462.47	20,000.00	(8,462.47)	142.3
205-34-5345 TELEPHONE SERVICE	487.59	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	172.99	172.99	5,000.00	4,827.01	3.5
205-34-5370 SAFETY WORKWEAR & EQUIPMENT	2,300.39	2,300.39	20,000.00	17,699.61	11.5
205-34-5380 PROFESSIONAL DEVELOPMENT	455.00	455.00	11,500.00	11,045.00	4.0
205-34-5384 INTERNET SERVICE	1,130.55	1,130.55	6,500.00	5,369.45	17.4
205-34-5422 SMALL TOOLS	58.52	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	5,020.20	5,020.20	50,000.00	44,979.80	10.0
205-34-5434 R&M COLLECTIONS	4,787.99	4,787.99	15,000.00	10,212.01	31.9
205-34-5440 SLUDGE DISPOSAL	6,606.00	6,606.00	50,000.00	43,394.00	13.2
205-34-5455 LAB SUPPLIES	1,037.52	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	9,065.70	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	353.33	353.33	3,000.00	2,646.67	11.8
205-34-5969 LAB EQUIPMENT	17.06	17.06	7,000.00	6,982.94	.2
TOTAL OPERATING	302,935.01	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)	484,362.00	484,362.00	968,724.00	484,362.00	50.0
205-90-5619	2022 CWRPDA LOAN INT. (WWTP)	687,490.02	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	1,171,852.02	1,171,852.02	2,469,649.00	1,297,796.98	47.5
	TOTAL FUND EXPENDITURES	1,474,787.03	1,474,787.03	6,760,341.00	5,285,553.97	21.8
	NET REVENUE OVER EXPENDITURES	4,628,769.66	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	4,212.74	4,212.74	43,200.00	38,987.26	9.8
207-02-3453	AUTH STORM DRN BP IMPACT	6,985.48	6,985.48	47,520.00	40,534.52	14.7
	TOTAL CONTRIBUTED CAPITAL	11,198.22	11,198.22	90,720.00	79,521.78	12.3
	<u>OPERATING REVENUE</u>					
207-03-3449	TOW STORM DRAIN UTILITY FEES	69,614.81	69,614.81	273,138.00	203,523.19	25.5
207-03-3452	AUTH STORM DRAIN UTILITY FEES	106,541.07	106,541.07	413,779.00	307,237.93	25.8
	TOTAL OPERATING REVENUE	176,155.88	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	12,020.08	12,020.08	35,000.00	22,979.92	34.3
	TOTAL MISCELLANEOUS REVENUE	12,020.08	12,020.08	923,817.00	911,796.92	1.3
	TOTAL FUND REVENUE	199,374.18	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.	1,748.73	1,748.73	6,500.00	4,751.27	26.9
207-34-5339	ON-LINE UTILITY BILL PAY-FEE	2,579.46	2,579.46	8,000.00	5,420.54	32.2
207-34-5341	ELECTRICITY	113.45	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	12,083.87	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	12,083.87	12,083.87	1,865,885.00	1,853,801.13	.7
	NET REVENUE OVER EXPENDITURES	187,290.31	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	7,846.76	7,846.76	51,500.00	43,653.24	15.2
	TOTAL MISCELLANEOUS REVENUE	7,846.76	7,846.76	51,500.00	43,653.24	15.2
	TOTAL FUND REVENUE	7,846.76	7,846.76	51,500.00	43,653.24	15.2
	NET REVENUE OVER EXPENDITURES	7,846.76	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	157,638.81	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	42,697.21	42,697.21	181,963.00	139,265.79	23.5
210-01-3700	OPEN SPACE SALES TAX	103,851.96	103,851.96	413,948.00	310,096.04	25.1
	TOTAL TAX REVENUE	304,187.98	304,187.98	1,326,632.00	1,022,444.02	22.9
	<u>BUILDING PERMITS</u>					
210-02-3381	TRAIL IMPACT FEE	1,800.00	1,800.00	48,600.00	46,800.00	3.7
210-02-3620	BP PARK IMPACT FEE	4,000.00	4,000.00	108,000.00	104,000.00	3.7
	TOTAL BUILDING PERMITS	5,800.00	5,800.00	156,600.00	150,800.00	3.7
	<u>RECREATION PROGRAM FEES</u>					
210-05-3174	FIELD RENTALS	290.00	290.00	.00	(290.00)	.0
210-05-3175	RECREATION FEES	39,742.00	39,742.00	108,600.00	68,858.00	36.6
	TOTAL RECREATION PROGRAM FEES	40,032.00	40,032.00	108,600.00	68,568.00	36.9
	<u>MISCELLANEOUS REVENUE</u>					
210-08-3190	WCP VETERANS MEMORIAL PLAZA	1,421.00	1,421.00	.00	(1,421.00)	.0
210-08-3610	INVESTMENT EARNINGS	31,748.35	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	33,869.35	33,869.35	95,000.00	61,130.65	35.7
	TOTAL FUND REVENUE	383,889.33	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	64,730.55	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	18,822.99	18,822.99	100,690.00	81,867.01	18.7
210-34-5110 ON-CALL STIPEND	1,600.00	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	2,149.19	2,149.19	9,000.00	6,850.81	23.9
210-34-5233 R&M- MACHINERY & EQUIP. PARTS	6,931.10	6,931.10	23,813.00	16,881.90	29.1
210-34-5237 IRRIG. SYS. SUPPLIES/REPAIRS	3,224.34	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	50.77	50.77	2,100.00	2,049.23	2.4
210-34-5252 TREE REPLACEMENT & TRIMMING	5,882.00	5,882.00	30,000.00	24,118.00	19.6
210-34-5253 TREE SPRAYING	524.00	524.00	20,000.00	19,476.00	2.6
210-34-5254 PARKS PLAYGROUND & GENERAL R&M	9,967.10	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	897.56	897.56	4,500.00	3,602.44	20.0
210-34-5342 WATER	1,736.25	1,736.25	50,000.00	48,263.75	3.5
210-34-5343 SEWER	199.58	199.58	1,000.00	800.42	20.0
210-34-5344 NATURAL GAS	2,287.81	2,287.81	1,000.00	(1,287.81)	228.8
210-34-5346 STORM DRAINAGE	872.49	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	9,301.89	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	289.99	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	175.00	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	10,945.71	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	574.35	574.35	4,000.00	3,425.65	14.4
210-34-5942 MINOR PARK IMPROVEMENTS	15,178.78	15,178.78	65,000.00	49,821.22	23.4
TOTAL OPERATING	170,914.77	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	63,594.62	63,594.62	275,846.00	212,251.38	23.1
210-51-5101	SEASONALS	13,421.06	13,421.06	85,000.00	71,578.94	15.8
210-51-5102	BENEFITS	20,584.11	20,584.11	106,100.00	85,515.89	19.4
210-51-5110	ON-CALL STIPEND	800.00	800.00	5,200.00	4,400.00	15.4
210-51-5130	START SMART BASEBALL	800.00	800.00	800.00	.00	100.0
210-51-5131	START SMART BASKETBALL	640.00	640.00	640.00	.00	100.0
210-51-5132	START SMART FLAG FOOTBALL	960.00	960.00	960.00	.00	100.0
210-51-5133	START SMART SOCCER	1,800.00	1,800.00	1,800.00	.00	100.0
210-51-5135	YOUTH SPORTS APPAREL	1,462.79	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	1,431.88	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	1,875.00	1,875.00	8,000.00	6,125.00	23.4
210-51-5166	INSTRUCTOR/OFFICIAL FEES	3,700.40	3,700.40	30,000.00	26,299.60	12.3
210-51-5168	COMPUTER EQUIP./SOFTWARE	4,890.82	4,890.82	17,000.00	12,109.18	28.8
210-51-5181	REC. PROG. SUPPLIES/EXP.	13,076.85	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	6,013.42	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	579.83	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	1,099.30	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	846.90	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	144,542.46	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	66,074.84	66,074.84	253,000.00	186,925.16	26.1
210-90-5632	WCP - INTEREST	1,290.13	1,290.13	16,500.00	15,209.87	7.8
	TOTAL DEBT SERVICE	67,364.97	67,364.97	269,500.00	202,135.03	25.0
	TOTAL FUND EXPENDITURES	382,822.20	382,822.20	2,316,424.00	1,933,601.80	16.5
	NET REVENUE OVER EXPENDITURES	1,067.13	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 SUBDIVISON 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	71,271.05	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 SAFTEY 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	409.46	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	1,836,393.96	1,836,393.96	13,522,119.00	11,685,725.04	13.6
TOTAL FUND EXPENDITURES	1,836,393.96	1,836,393.96	13,522,119.00	11,685,725.04	13.6
NET REVENUE OVER EXPENDITURES	(1,836,393.96)	(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	1,000.00	1,000.00	27,000.00	26,000.00	3.7
	TOTAL BUILDING PERMITS	1,000.00	1,000.00	27,000.00	26,000.00	3.7
	TOTAL FUND REVENUE	1,000.00	1,000.00	27,000.00	26,000.00	3.7
	NET REVENUE OVER EXPENDITURES	1,000.00	1,000.00	27,000.00	26,000.00	3.7

Board of Trustees Meeting

Date: June 10, 2025
Subject: May 27, 2025 Board of Trustees Meeting Minutes

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

EXECUTIVE SUMMARY

Board of Trustees May 27, 2025 Meeting Minutes.

BACKGROUND / DISCUSSION

N/A

CONNECTION WITH ADOPTED MASTER PLANS

N/A

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

Approve on the consent agenda.

MOTION RECOMMENDATION

Option 1) Move to Approve the Consent Agenda

Option 2) Move to Approve the May 27, 2025 Board of Trustees Meeting Minutes

ATTACHMENTS

1. 5-27-2025 Minutes



BOARD OF TRUSTEES

May 27, 2025

6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

Regular Meeting Minutes

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. Public Comment

Dan Sattler spoke to Xfinity and concerns about damage related to the project.

Tim Singewald spoke to Xfinity and concerns related to damages related to their project.

Steven Carman spoke to water rates and the water rate roundtable advisory group.

C. CONSENT AGENDA

1. May 13, 2025 Meeting Minutes

2. Caustic Injection Automation Design Services Contract

Trustee Moyer moved to approve the consent agenda

Trustee Tietz seconded and the motion passed.

D. LIQUOR LICENSE AUTHORITY BOARD

Mayor Pro Tem Mason recessed the Regular Meeting and called the Liquor License Authority Board to order at 6:42 p.m. and the Clerk noted a quorum with the following roll call:

Cannon – Present
Dailey – Present
Moyer – Present
Tietz- Present
Wiegand - Present
Mason – Present
Chaussee – Absent

1. Special Event Permit Application Grace Village, Cereal Box Concert

Hannah Hill, Town Clerk, presented the Special Event Permit application noting the applicant provided all required documentation and posting for the event.

Mayor Pro Tem Mason opened the item for comment, to which there was none.

Trustee Dailey moved to approve the Special Event Permit Application

Trustee Tietz seconded and the motion passed unanimously.

2. Special Event Permit Application for Spargetoberfest Foundation, Spargetoberfest

Ms. Hill presented the Special Event Permit application noting the applicant provided all required documentation and posting for the event.

Mayor Pro Tem Mason opened the item for comment, to which there was none.

Trustee Wiegand moved to approve the Special Event Permit Application

Trustee Moyer seconded and the motion passed unanimously.

3. New License Application - Deppen Brewing LLC - Brew Pub

Ms. Hill presented the concurrent new license request, noting the applicant posting, requirements met and needs and desires petition.

Mayor Pro Tem Mason opened the item for comment from interested parties, to which there was none.

Trustee Moyer moved to approve the Brew Pub Liquor License for Deppen Brewing LLC

Trustee Wiegand seconded and the motion passed unanimously.

4. Soul Squared: Modification of Premise and Report of Changes

Ms. Hill presented the request for modification, noting occupancy concerns from Building and Fire, with a recommendation to approve the modification upon final inspections being passed.

Mayor Pro Tem opened the item for comment, to which there was none.

Trustee Dailey moved 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.

Trustee Moyer seconded and the motion passed unanimously.

Mayor Pro Tem Mason adjourned the Liquor License Authority Board and reconvened the Regular Meeting at 6:55 p.m.

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.

Cody Bird, Planning Director and Brittany Lenoir, Planner III, presented the public hearing. Ms. Lenoir presented the various phases of the preliminary plat. It was noted this plat plans for single family lots, with plans for just over 140. Discussion on landscape and transportation were noted, including a proposed roundabout. Planning Commission's findings were presented in the packet, which the Board expressed agreement of.

The Board noted the following as ex parte communication: a previous presentation at a PROST meeting; an email from the Town Administrator related to questions on the packet; a Facebook comment and a previous hearing at Planning Commission when the location was annexed in.

Mayor Pro Tem Mason opened the hearing for public comment.

Steven Carmen spoke to financing agreements and asked the Board not to treat this development differently than others.

Mayor Pro Tem Mason closed public comment.

Mr. Daren Roberson noted cost sharing looks to future development, including water and sewer lines or regional traffic impacts. Mr. Bird noted the preliminary plat presented the overall intent of the development, with final plats and development agreements providing details on specific items.

The Board noted changes and adjustments should be aligned to the 2015 Parks and Trails Masterplan. Concerns related to the cost sharing agreements were referenced, with concerns specifically to the language of the development narrative and who pays for the share. The Town Attorney noted that any items related to cost sharing would be required to come back to the Board for review and approval. Anticipation of growth in the Comprehensive Plan and the diversity and holistic type of plan were noted.

Mr. Roberson spoke to the next steps of any cost share and all items need more research and planning prior to any development agreements related to cost sharing.

Trustee Moyer moved 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.

Trustee Dailey seconded and the motion passed.

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)

Mr. Bird presented the public hearing related to the ordinance next on the agenda for approval, noting the amended language related to single-family A and removes overly restrictive language to allow for flexibility with unit and block layout.

The Board asked for clarification about the block layout and potential changes related to alley load lots. Mr. Roberson noted that if there are any changes, the alley load lots would be eliminated.

Mayor Pro Tem Mason opened the item for public comment, to which there was none.

3. Ordinance No. 10-2025 Approving Amendments to the Text of Section D.2.B. of the Approved Sage Farms Planned Unit Development (PUD)

Mr. Bird noted the ordinance reflected the previous item's public hearing and this ordinance is the Board's action. The Board noted the Planning Commission findings, and spoke in agreement.

Trustee Cannon moved to approve Ordinance No. 10-2025 Approving Amendments to the Text of 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.

Trustee Tietz seconded and the motion passed unanimously.

F. REPORTS

1. Town Attorney
Dan Sapienza, Town Attorney, noted a previously adopted resolution for the exclusion of Sage Farms, and noted the counsel of Developers did file in Court the previous week. The Cleveland Ave. project and right-of-way was noted, related to property and easements acquisition.
2. Town Administrator
Patti Garcia, Town Administrator, noted the Senior Resource Center has received several donations related to their fundings needs.
3. Staff Communications
Staff communications were included in the packet.
 - 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

Trustee Tietz spoke to attending the graduations at Wellington Middle High School and noted a request to have the Water Rate Roundtables to be open to the public.

Mr. Sapienza noted a memo that was sent to the Board related to open meetings law, and there was nothing prohibiting opening the meetings. Mayor Pro Tem Mason asked if other Board members were in agreement of the request.

Trustee Cannon and Wiegand noted they have no problems with the public attending.

Trustee Dailey noted agreeing with everyone needing to know what Wellington is doing with water but spoke in concern to the roundtable group not being the place for mass learning and proposed a Town Hall. It was noted there is no policy being created in the roundtable sessions, rather the group is providing input on what they believe are values of the town.

Trustee Dailey noted Memorial Day events, and expressed appreciation for all veterans, along with future upcoming events such as Movie in the Park, a town clean up, and the upcoming Cereal Box Concert. The new non-profit, Friends of Wellington, was noted.

Trustee Moyer noted the upcoming fifth grade graduation and spoke in favor of a Town Hall but would note the roundtable intimacy is important.

Meagan Smith, Deputy Director of Public Works, mentioned concerns related to changing the format of the roundtable meetings. Direction was provided to bring the item back to the Board for a vote.

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.

Trustee Dailey moved to recess into executive session

Trustee Tietz seconded, and the motion passed.

NO VOTES: Moyer, Mason

Mayor Pro Tem Mason called for a five-minute recess.

Mayor Pro Tem Mason recessed into executive session at 8:43 pm.

Mayor Pro Tem Mason reconvened the meeting at 9:14 pm.

H. ADJOURN

Mayor Pro Tem Mason adjourned the meeting at 9:14 p.m.

Calar Chaussee, Mayor

Hannah Hill, Town Clerk



Board of Trustees Meeting

Date: June 10, 2025

Subject: Resolution No. 23-2025: A Resolution Authorizing the Temporary Closure of Portions of State Highway 1/Cleveland Avenue, First Street, Second Street, Third Street, Fourth Street, Fifth Street, Sixth Street, Harrison Avenue, and Wilson Avenue within the Town of Wellington During the Annual Fourth of July celebration on July 4, 2025

- **Presentation: Caitlin Morris, Community and Business Liaison**

EXECUTIVE SUMMARY

The Town of Wellington hosts an annual 4th of July celebration that includes a parade, festival, and fireworks. These road closures will provide protection for the large number of attendees expected to attend the parade down Cleveland Avenue, Main Street Market and car show in Centennial Park, the festival at Wellington Community Park, and the fireworks show on 6th Street. Temporary road closures are permitted under C.R.S. 42-4-106 and Section 106(6)(b) of the Colorado Model Traffic Code.

BACKGROUND / DISCUSSION

N/A

CONNECTION WITH ADOPTED MASTER PLANS

N/A

FISCAL IMPLICATIONS

Included in the 2025 Budget.

STAFF RECOMMENDATION

Approve on the consent agenda.

MOTION RECOMMENDATION

- Option 1) Move to Approve the Consent Agenda
Option 2) Move to Approve Resolution No. 23-2025

ATTACHMENTS

1. Resolution No. 23-2025 Authorizing the Temporary Closure of Streets for the Fourth of July Celebration
2. 2025 4th of July 1A
3. 2025 4th of July 1B
4. 2025 4th of July 1C

TOWN OF WELLINGTON
RESOLUTION NO. 23-2025

A RESOLUTION AUTHORIZING THE TEMPORARY CLOSURE OF PORTIONS OF
STATE HIGHWAY 1/CLEVELAND AVENUE, FIRST STREET, SECOND STREET, THIRD
STREET, FOURTH STREET, FIFTH STREET, SIXTH STREET, HARRISON AVENUE, and
WILSON AVENUE WITHIN THE TOWN OF WELLINGTON DURING THE ANNUAL
FOURTH OF JULY CELEBRATION ON JULY 4, 2025

WHEREAS, the Town of Wellington is conducting the Fourth of July Celebration for the residents of Wellington; and

WHEREAS, it is necessary to temporarily close a portion of State Highway 1/Cleveland Avenue within the Town of Wellington to traffic on July 4, 2025, for the Fourth of July parade; and

WHEREAS, it is necessary to temporarily close portions of local residential streets within the Town of Wellington to traffic on July 4, 2025, for the Fourth of July parade and festival; and

WHEREAS, it is necessary to temporarily close a portion of Sixth Street within the Town of Wellington to traffic on July 4, 2025, for the Fourth of July Fireworks; and

WHEREAS, said temporary closures are permitted by C.R.S. 42-4-106 and Section 106(6)(b) of the Colorado Model Traffic Code.

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

Section 1. The following streets are to be closed to automobile traffic, except for residents and/or business owners of these streets at the time specified;

Section 2. State Highway 1 from the Y (intersection of CR 9 and Hwy 1) - North to First Street and Cleveland Avenue from First Street to Fifth Street from 8:00 am to 1:00 pm; and First Street South from Cleveland Avenue to Roosevelt Avenue from 8:00 a.m. to 1:00 p.m.; and Fifth Street from Cleveland Avenue to Kennedy Avenue from 8:00 a.m. to 1:00 p.m.; and Harrison Avenue from Third Street to Fifth Street from 8:00 a.m.-3:00 p.m.; and Fourth Street from Cleveland Avenue to Harrison Avenue from 8:00 a.m.-3:00 p.m.; and Sixth Street from Grant Avenue to Washington Avenue/CR 64 from 2:00 p.m.-11:00 p.m.

Section 3. State Highway 1 and Cleveland Avenue traffic during the time of closure will be rerouted on State Highway 1 at Jefferson Avenue (County Road 62) East to Sixth Street and North to Cleveland Avenue, on State Highway 1 at County Road 9 and north to E. County Road 64, or Cleveland Avenue at Sixth Street South to Jefferson Avenue and West on Jefferson Avenue to State Highway 1.

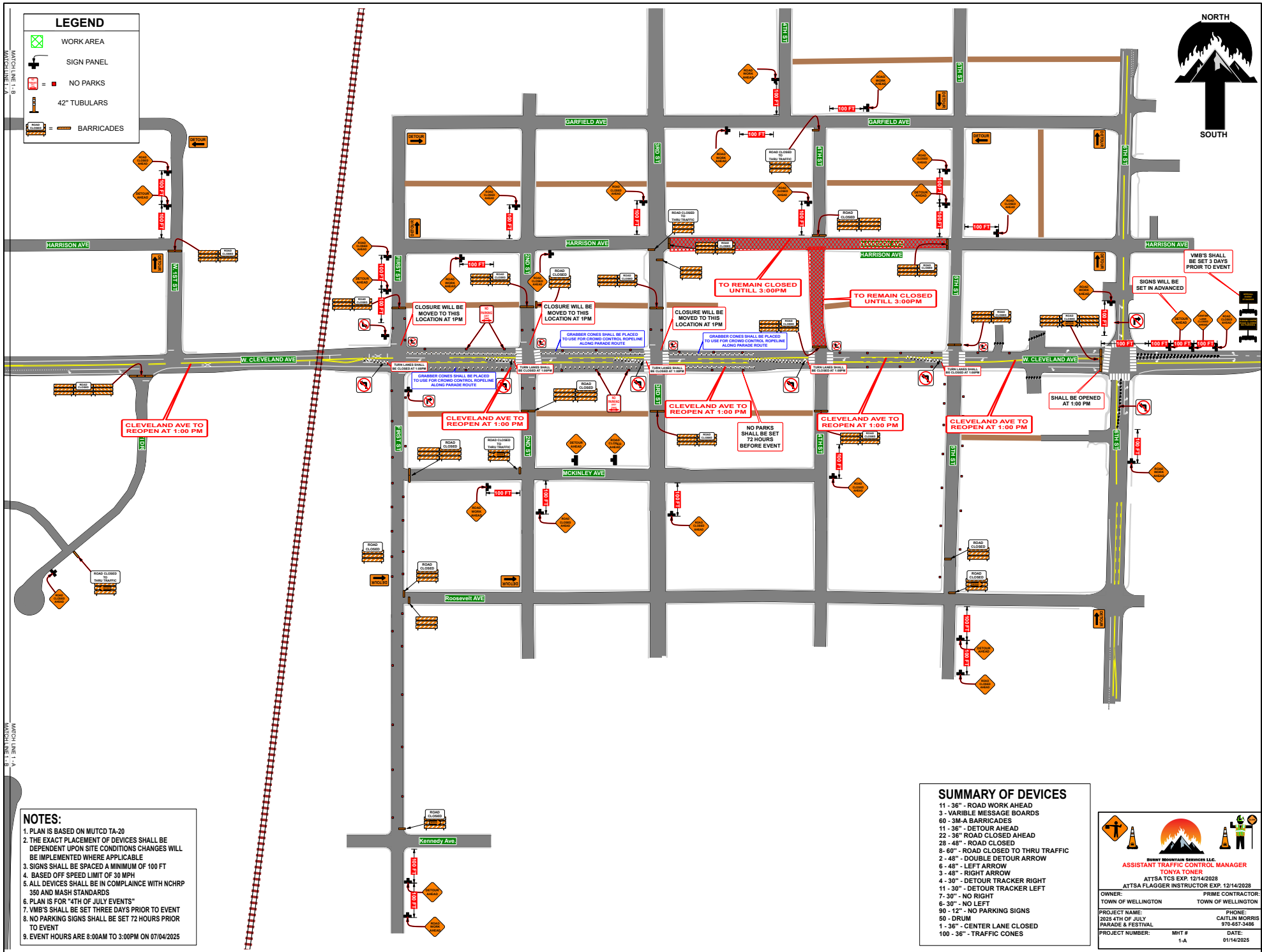
Upon a motion duly made, seconded and carried, the foregoing Resolution was adopted this 10th day of June 2025.

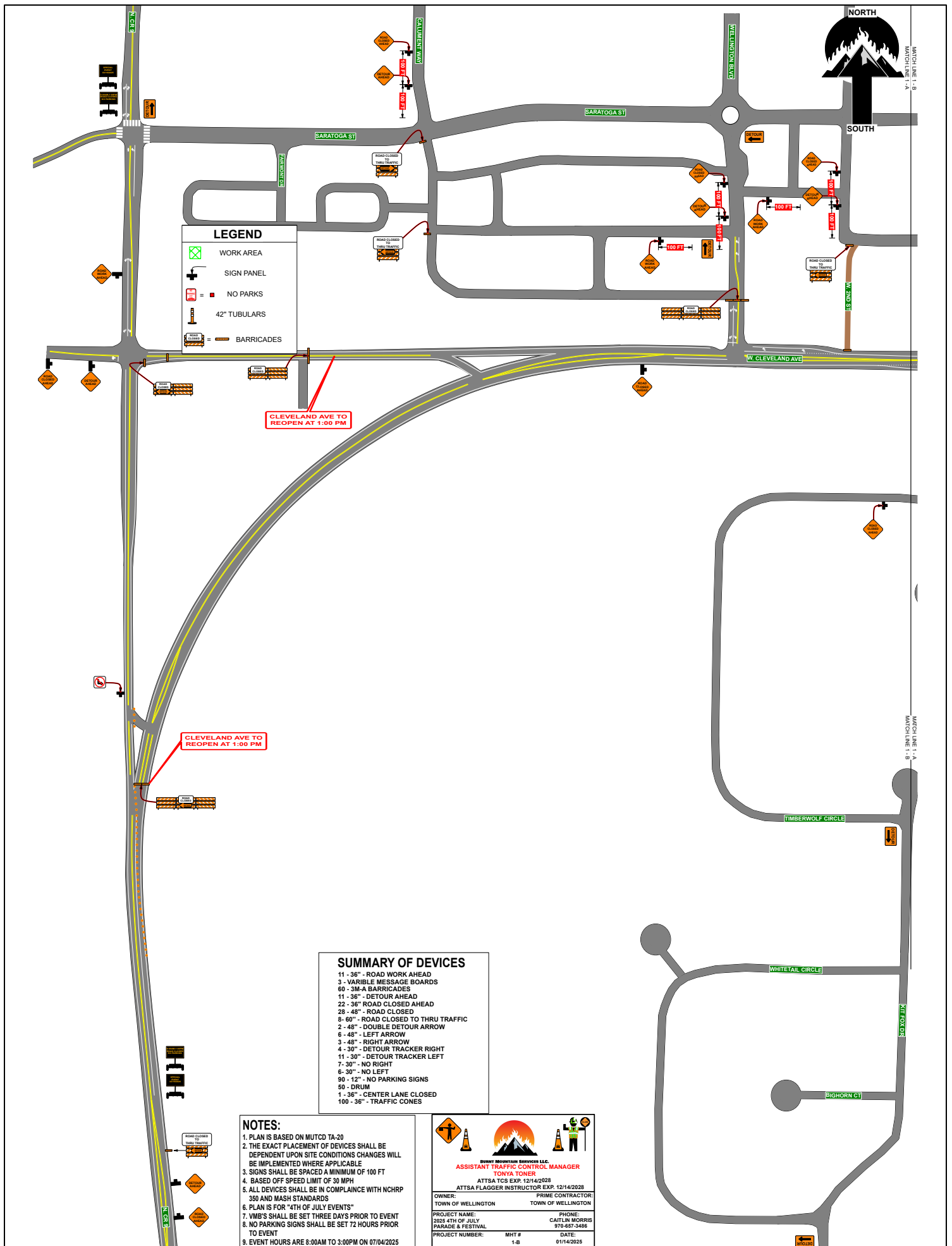
TOWN OF WELLINGTON, COLORADO

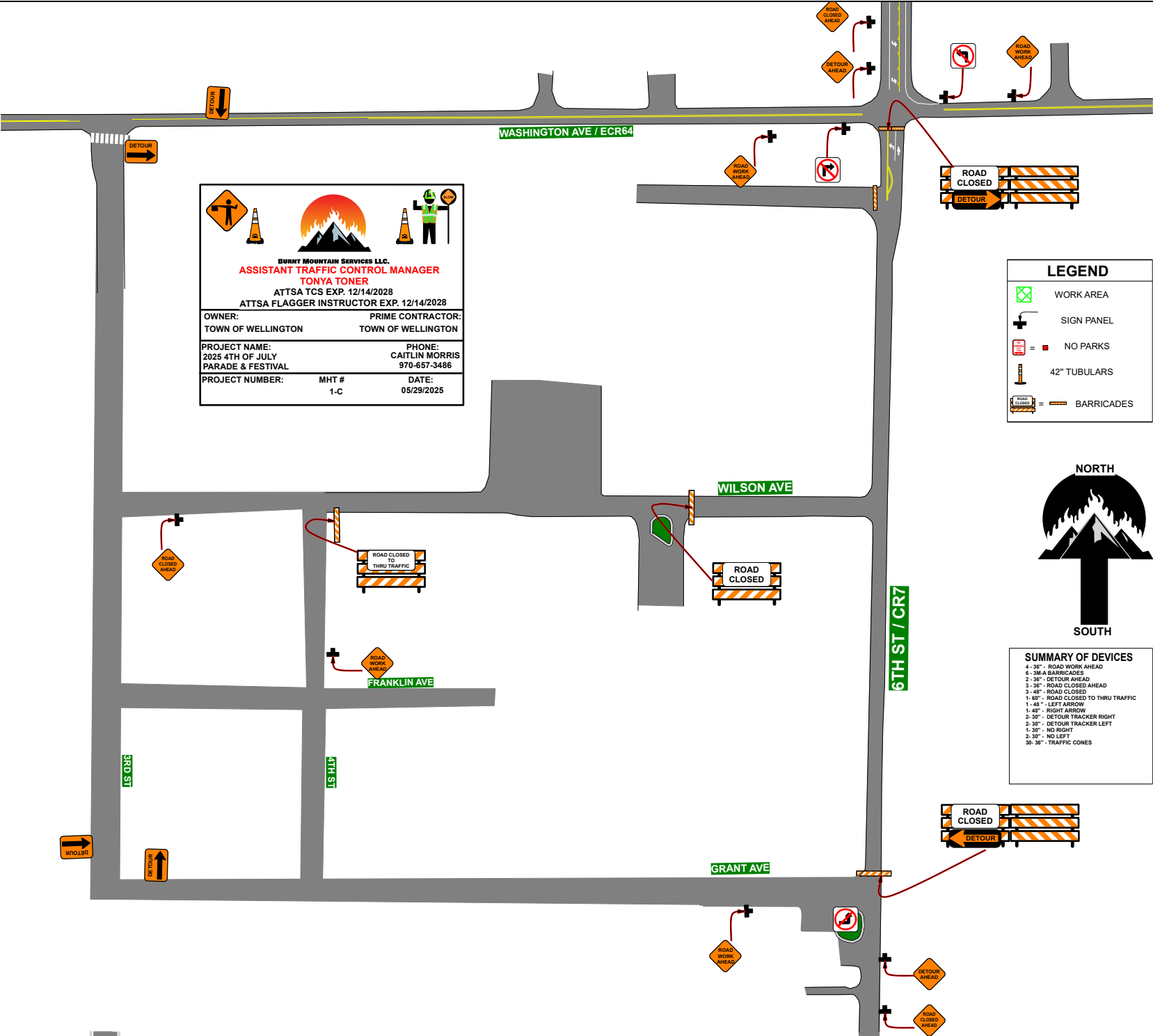
ATTEST:

Calar Chaussee, Mayor

Hannah Hill, Town Clerk









Board of Trustees Meeting

Date: June 10, 2025

Subject: Resolution No. 24-2025: A Resolution Considering the Renewal of an Annual Contract with the Wellington Senior Resource Center

- **Presentation: Jenny Jones, Program Administrator**

EXECUTIVE SUMMARY

The annual contract renewal between the Wellington Senior Resource Center, Inc. and the Town of Wellington includes support costs for fuel, maintenance, insurance, and registration for the Senior passenger van. This contract renewal has a \$1,046.64 increase due to rising insurance premium costs, as well as a 5% increase for repair and maintenance. The contract year would be effective July 1, 2025 through June 30, 2026, with subsequent renewals to be in line with the Larimer County of Aging fiscal/grant year to happen by July 1, 2026. All expenses will be paid by GL #: 201-13-5933.

BACKGROUND / DISCUSSION

The Wellington Senior Resource Center, Inc. (WSRC) has a long-standing partnership with the Town of Wellington. The Town has historically provided fuel, maintenance, and insurance, and registration for the van, as well as provided the use of the Leeper Center Community Room for various programming and activities through this annual contract. Part of the WSRC programming, in connection with the Larimer County Office on Aging (LCOA) transportation funding, is to provide transportation to local older adults for critical medical appointments and local pick-up of prescriptions. This transportation program is financially separate from the WSRC programming costs and support provided by the Town through the annual contract renewal. Transportation is provided by the Senior ADA-accessible 16- passenger van, which is owned by WSRC and is made possible with the funding provided by LCOA. This County funding pays for the daily driver fees and administrative costs for operating the transportation program. Since 2023, the national funding for this program has been drastically cut, resulting in some funding gaps over the past two years. In late July/early August of this year, the LCOA available funding, if any, will be available for application for local older adult programs. Depending on what is available, it could result in a follow-up meeting and/or funding request. Fundraising efforts for the transportation program are currently underway by the WSRC members to help fill any potential funding gaps.

CONNECTION WITH ADOPTED MASTER PLANS

Town of Wellington 2025 – 2029 Strategic Plan

- Grow Responsibly – Goal 2: Retain, revitalize, and invest in meeting and gathering spaces.

FISCAL IMPLICATIONS

This contract renewal has an overall increase of \$1,046.64 due to rising insurance premium costs, as well as a 5% increase for repair and maintenance. The contract year would be effective July 1, 2025 through June 30, 2026, with subsequent renewals to be in line with Larimer County Office on Aging fiscal/grant year to happen by July 1, 2026. All expenses will be paid by GL #: 201-13-5933.

STAFF RECOMMENDATION



Staff recommends approving Resolution No. 24-2025 for the annual contract renewal between Wellington Senior Resource, Inc. and the Town of Wellington for \$38,679.44.

MOTION RECOMMENDATION

Option 1) Move to Approve the Consent Agenda

Option 2) Move to Approve Resolution No. 24-2025

ATTACHMENTS

1. Resolution 24-2025 Considering the Renewal of An Annual Contract with the Wellington Senior Resource Center
2. Senior Resource Center Agreement 6-10-2025
3. WSRC Director's Update

TOWN OF WELLINGTON
RESOLUTION NO. 24-2025

A RESOLUTION OF THE TOWN OF WELLINGTON, COLORADO CONSIDERING THE
RENEWAL OF AN ANNUAL CONTRACT WITH THE WELLINGTON SENIOR
RESOURCE CENTER

WHEREAS, the Town of Wellington has a history of annually contracting with Wellington Senior Resources, Inc. regarding services and resources to support the operations of the Wellington Senior Resource Center and associated programs for the community; and

WHEREAS, the term of the previous contract agreement was June 30, 2024 through June 30, 2025; and

WHEREAS, the Board of Trustees wishes to extend the term of the Contract Agreement and make related amendments thereto.

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 renewal of the Contract Agreement with the Wellington Senior Resource Center for the term July 1, 2025 through June 30, 2026.

Upon a motion duly made, seconded and carried, the foregoing Resolution was adopted this 10th day of June 2025.

TOWN OF WELLINGTON, COLORADO

ATTEST:

Calar Chaussee, Mayor

Hannah Hill, Town Clerk



Town of Wellington & Wellington Senior Resource Center, Inc Agreement

This agreement is made on June 10, 2025, between the Town of Wellington, Colorado, herein referred to as the "Town," and the Wellington Senior Resources, Inc., hereafter referred to as "WSRC," for the purpose of allocating space at the Leeper Community Center to serve as the Wellington Senior Resource Center, as well as to renew the Town's historical commitment to provide maintenance, fuel, vehicle registration, and insurance costs for the WSRC Senior Van.

This agreement shall be effective from July 1, 2025, through June 30, 2026. This contract directly aligns with the Larimer County Office on Aging annual funding, hereafter referred to as "LCOA," grant year. LCOA provides critical funding to WSRC for program activities.

1. Purpose of the Agreement

It is the intent of WSRC to assume partial maintenance, as defined in Section 3 and 4 of this agreement of the community room and kitchen at the Leeper Community Center, 3800 Wilson Avenue, Wellington, Colorado, (herein referred to as the "Center") in lieu of rent to the Town.

2. Services to be Provided by the Town

In return for the services outlined in this agreement, the Town agrees to provide, without charge, the following services to WSRC:

- a) Use of the community room, kitchen, and office at the southeast corner of the Center from 8:00AM to 1:30PM on Monday, Wednesday, and Friday each week.
- b) Use of the community room for the 1st Saturday each December from 7:00AM to 4:30PM for the annual WSRC fund-raiser.
- c) Use of the lawn and patio outside the Center for lawn and outdoor activities on the days and times outlined above.
- d) Use of the kitchen and bathroom facilities on the days and times outlined above.
- e) Use of the shed as needed.
- f) The Town will provide fuel, maintenance, and the required vehicle registration and insurance coverage costs for the Senior Van (see Exhibit A).
- g) The Town will also continue to provide normal janitorial bathroom supplies such as toilet paper, paper towels, and soap.
- h) Website assistance for all updates and special event notification.

i) Facilitate the volunteer driver selection. The WSRC agrees to not allow any person to operate any Town-insured vehicle(s) who has traffic infractions totaling more than four (4) points within the prior three (3) years. The WSRC shall require an initial driving record review upon volunteer sign up and an annual review thereafter. The WSRC shall promptly notify the Town of any new volunteer drivers. If the Town learns that any volunteer driver has a driving record that would disqualify him or her from volunteering, the Town will promptly notify WSRC.

3. Services to be Provided by WSRC

Assist the Town to advertise and promote the use and availability of the Center through:

- a) Newspaper articles and advertisements
- b) Posters at strategic locations
- c) Newsletters
- d) Larimer County Office on Aging Services
- e) Word of mouth to residents throughout the Town and surrounding community

4. Maintenance Provided by WSRC

Cleaning and organization of:

- a) Oven
- b) Refrigerator and freezer
- c) Chairs and tables
- d) Floor "spot" cleaning
- e) Vacuum if needed
- f) Trash receptacles
- g) Contents of kitchen cabinets
- h) Bathrooms in the community room, including tissues and towels, soap, and spot clean/mopping as needed
- i) Dusting and wiping down kitchen, community room and WSRC office
- j) Light snow removal (broomable dusting)
- k) Outdoor perimeter clean-up of small trash.

5. Maintenance provided by Town

- a) Painting and repair of interior and exterior

- b) Lawn care and maintenance
- c) Snow removal (other than item 4.j above)
- d) Major floor maintenance including floor stripping and waxing
- e) Light bulb and fixture replacement
- f) Weekly cleaning as needed (other than items mentioned in 4. a-k)
- g) Standard vehicle maintenance on the Senior Van, fuel for operations, and vehicle registration and insurance costs as required by the Larimer County Office on Aging Funding.

6. Provisions

- a) This agreement shall be effective from July 1, 2025 through June 30, 2026.
- b) This agreement does not automatically renew and must be renewed annually under the following provision:

Prior to, but no later than the expiration date of this agreement, the designated representative or spokesperson for WSRC shall come before the Wellington Board of Trustees with an accounting of the WSRC activities for the previous year and their relation to the continued use of the facilities of the Center. The purpose of this provision is to ensure, in the least, an annual accounting of the status of the Center, and an opportunity for the WSRC to request any additional assistance from the Board or propose changes to this agreement.

- c) Subsequent renewals shall take place no later than June 30th
- d) Expiration or renewal of this agreement is solely the responsibility of WSRC.
- e) It shall be the sole responsibility of the Town to purchase supplies as needed to fulfill the maintenance obligations contained in this agreement.
- f) The WSRC shall contact their Town liaison to request scheduling of the Center if the Center is needed for additional use other than the times stated in this agreement. The Town will work to accommodate additional requests beyond the normal M, W, F schedule within reason, and at no additional cost to WSRC.
- g) The Town reserves the right to schedule the Center for use at any other time which does not conflict with the times and days of use as stated in this agreement and shall be responsible for the inspection and use of the facility and equipment, collection of rent, damage deposits, and admission of renters for using any or all of the center and its equipment.
- h) All equipment within the WSRC office that is the property of WSRC will not be used or removed without the permission of the designated WSRC spokesperson.

SIGNATORS:

Wellington Senior Resources, Inc.

Name, Director

Date

Phone

Email

Town of Wellington

Calar Chaussee, Mayor

Date

Hannah Hill, Town Clerk

Exhibit A

Town of Wellington Compilation of Estimated Support Wellington Senior Resource Center

July 1, 2025 – June 30, 2026

	Annual	Monthly
Fuel & Maintenance - Senior Van (5% Increase from 2024)	\$8500.59	\$708.38
Value of Leeper Center use Approximately 16.5 hours a week 52 weeks \$25.00 hour + December Saturday 9.5 Hours for Holiday Fundraising Event	\$21,687.50	\$1807.29
Actual Insurance Premium - Progressive	\$8491.35	\$707.61
2021 Starcraft AllStar Van (5% Increase from 2024)		
		<u>\$38,679.44</u>
		<u>\$3,223.29</u>

To the Mayor and the Board of Trustees members,

The Wellington Senior Resource Center, Inc. (WSRC) would like to thank the Town of Wellington for your generous past support of the area's Senior population by providing the facilities at The Leeper Center and maintaining our passenger bus.

The Wellington Senior Center's Van/Bus is used to:

- Transport local seniors to and from medical-related appointments within a 15-mile radius on Mondays, Wednesdays and Fridays. 1,238 rides so far this year for 27 riders
- Provide members, who cannot transport themselves, to the Wellington Senior Center for meals and social events
- Provide group transportation for Center outings

The WSRC Medical Transportation program is operated totally separate from the Wellington Senior Center. Operating funds for transportation and the Senior Center are kept separate and do not comeingle.

The current government cuts to funding for non-profits and charities has affected WSRC Transportation Program funding. Without financial help from the Town of Wellington and our local community, this much needed transportation program faces possible closure due to loss of funding. We are actively seeking additional avenues of funding to help support this program such as a grandmother/mother daughter tea and a car show for later this year. We will continue to fundraise to help fill potential funding gaps for this program.

Our current membership totals 98 seniors with 16 new members. We currently hold two yearly fundraisers to benefit the Senior Center:

- Pancake Breakfast in connection with the Town wide yard sale.
- Breakfast/Lunch Bake Sale and Craft Fair in December.

In the past year, the Center has implemented three new program offering:

- Senior Book Club
- Show and Tell for our Seniors
- Tai chi for Balance class

The continuing Center activities are:

- Senior haircuts cost \$20
- Foot care cost \$35
- Sit & Be Fit exercise on Monday and Friday
- Friday Lunch – Thanks to a generous donation from Comcast Communications, our Friday lunches are now free to WSRC members and are topped at 40 participants
- 5-Star Band providing Country, Western and Gospel music on Wednesdays
- A potluck on the 3rd Wednesday of each month
- On the second Wednesday of the month, the Sheriff's department, Fire department and Town Administrators meet, with our seniors, for an informative presentation and question & answer session
- Celebrate all members' birthdays on the 2nd Wednesday of the month
- Scheduled several outings a month to surrounding area restaurants and tours of interesting places for 285 seniors this past year
- Opportunities to play games, including cribbage, Bingo, Dominos and Cards on Mondays and Fridays
- Bring in outside speakers with helpful information on Senior issues

Our members have served the community by:

- Helping with the recent fishing & bike safety derbies
- Helping at the local food bank
- Participating in the Christmas Parade

In closing, we want to thank you for your past support of the Senior Center and hope you see fit to continue supporting us in the future. The Wellington Senior Center provides vital support and connections for area seniors by providing a gathering place to share with friends, obtain useful information regarding senior issues, provide stimulating, fun and educational outings, and provide vital, medical related transportation.

Thank you for your time and consideration!

Dorothy McClure
WSRC, Inc. Director



Board of Trustees Meeting

Date: June 10, 2025

Subject: Public Hearing for Ordinance No. 11-2025 Considering Approval of a Final Plat for Wellington Business Center, Amendment No. 1

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

EXECUTIVE SUMMARY

Lot 7 & Lot 8, Wellington Business Center, is proposed for commercial development. A site development plan including four multi-tenant commercial buildings proposed to be constructed in phases was considered and approved by the Planning Commission at its meeting of October 7, 2024. The site development plans were considered concurrently with a preliminary plat for the property to make adjustments to public utility easement dedications and align the property lines and easement dedications with the proposed development plan. The preliminary plat was recommended for approval by the Planning Commission and the Board of Trustees. The applicant subsequently addressed the required comments, and revisions are reflected on the final plat.

In review of the final plat, Town staff and outside referral agencies requested minor adjustments to plat text, easement width, labels and signatures/certifications on the final plat. The proposed revisions are minor in nature and will not result in any substantive changes affecting the final plat.

The Planning Commission held a public hearing to consider the final plat on June 2, 2025, and following the public hearing, the Planning Commission voted unanimously to forward a recommendation to the Board of Trustees to approve the final plat of Wellington Business Center, Amendment No. 1 based on its Findings for Approval and subject to minor revisions noted in the staff report.

The Board of Trustees conducts a public hearing when evaluating a final plat request. 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 Ordinance No. 11-2025, the final plat, and a proposed Development Agreement.

BACKGROUND / DISCUSSION

The owner/developer of Lots 7 and 8, Wellington Business Center, located south of Wine Cup Street and west of I-25 Frontage Road (location map attached) has submitted a request for final plat approval to facilitate commercial development of the property. The Planning Commission approved a site development plan and concurrently approved a preliminary plat at its regular meeting of October 7, 2024. The Board of Trustees also approved a preliminary plat at its meeting of October 22, 2024. Changes requested to the preliminary plat have been addressed in the final plat and coordinated with the approved site plans.

The property is zoned C-3 Mixed-Use Commercial. The C-3 zone district allows a wide range of business, office, retail, restaurant and service-related uses. The proposed multiple tenant buildings can accommodate uses suitable and allowed within the district, and the lot layout and dimensions meet the district requirements of the C-3 zone district.

The site is proposed to be developed in phases. The attached Site Phasing Plan identifies the proposed phases. A sidewalk connecting the development to Globeflower St. is proposed as part of Phase 1A to meet the



pedestrian connection until the later phases are constructed. A turn lane on the I-25 Frontage Road is required to be constructed as part of Phase 2. The phasing plan and obligations for construction of public improvements needed to serve the development are included in a proposed Development Agreement (attached and presented with the subsequent Agenda Item G.2.).

The request for final plat was advertised for public hearing for the June 2, 2025 Planning Commission meeting and the June 10, 2025 Board of Trustees meeting. No written or verbal public comments have been received at the date of this report, and no public comments were shared at the Planning Commission hearing. The Board of Trustees will need to consider any testimony presented during the public hearing for the final plat.

Final Plat Process and Findings for Approval:

A final plat request is submitted to Town staff for review in accordance with Section 15-2-170 of the Land Use Code. Town staff reviews the final plat, grading and drainage, utility plans, landscape and open space plans, traffic impact studies, draft covenants and design guidelines, mineral/oil/gas rights, and soils reports. Town staff reviews the final plat and supporting documentation and presents the final plat and findings to the Planning Commission. The Planning Commission makes a recommendation to the Board of Trustees for consideration.

The Board of Trustees conducts a public hearing on the final plat and closes the public hearing.

The Board of Trustees then takes action on the final plat by considering adoption of an ordinance and a Development Agreement. During its consideration of a final plat, the Board of Trustees evaluates the Findings for Approval, Subsection 15-2-170(g), below:

(g) Findings for Approval

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

The Findings for Approval recommended by the Planning Commission and Town staff are presented during the public hearing and are included in this staff report. The Board of Trustees will deliberate and make its Findings for Approval with the subsequent agenda item, G.2.

Staff Comments:

The Findings for Approval for a final plat are listed below along with the Planning Commission's recommendation for each finding.

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

- 1. The final plat conforms with the approved preliminary plat and incorporates recommended changes, modification and conditions attached to the approval of the preliminary plat unless otherwise approved by the Town Board.**

- The final plat is substantially similar to the approved preliminary plat. The applicant has addressed the conditions discussed during the preliminary plat, including adjusting easement lines to encompass water meter pits for Town public infrastructure as required, and adding sidewalks to the phasing plan to meet pedestrian access requirements.

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

- The final plat complies with the applicable design and development standards of Article 5 of the Land Use Code. Adequate space for required landscape buffers and screening are satisfied on the plat. The plat is compliant with applicable site access and circulation standards and dedicates appropriate access easements. No additional street right-of-way dedication is required to meet street and turn lane requirements. There are no park and open space dedication requirements for commercial development projects.
- Other applicable standards of Article 5 were evaluated by the Planning Commission on October 7, 2024 and found to be compliant on the approved site development plan.

3. All applicable technical standards have been met.

- Applicable technical standards for the final plat have been satisfied. Minor changes are required on the final plat to address the following:
 - Adjust a Town water and sewer line easement to ensure it is exclusive (no other utilities allowed within the Town easement) and to adjust the width from 40 ft. to 30 ft. to allow space for other utilities.
 - Text amendments are needed on the Ownership Certificate to reflect appropriate business entity names and signature authorities, and to remove a duplicate Attorney Certification. Names and Titles of Town signatures are also requested to be included below signature lines on the Final Plat.
 - Labels on adjacent lots to the north need to be updated to "Wellington Business Center."
 - Additional easement dedication language was requested by Xcel Energy that should be incorporated on the Final Plat.
- CDOT has verified that their standards are satisfied for Phase I. CDOT has issued an access permit for Phase I and identified that a turn lane will be required for Phase 2. The Phase 2 turn lane requirement is included in the Development Agreement.

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
- Foster Economic Vibrancy
 - Retain & expand current local businesses
 - Recruit new businesses

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

- Thriving Economy Goal 1. Diversify the Town's Economic Base
 - TE. 1.1. Ensure land uses and supporting infrastructure and utilities are available to provide opportunities for needed services

- Thriving Economy Goal 2. Balance commercial, industrial, and residential land uses to ensure a variety of convenient amenities and appropriate infrastructure.
 - TE. 2.2. Ensure land use standards accommodate a variety of businesses so small local businesses, big box, and chain stores have available options.
- Thriving Economy Goal 4. Develop a supportive business environment that aids in creating a thriving local economy.
 - TE. 4.1. Balance residential with commercial land uses to promote local job opportunities and needed services for residents.

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

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

Town staff have identified minor changes needed on the final plat, including revising a Town exclusive utility easement by reducing the width to 30 ft. and updating labels, adding easement dedication language requested by Xcel Energy, updating Owner Certifications with the appropriate business entity name and signature authority, adding names/titles to Town Certifications, and removing a duplicate Attorney Certification. The minor changes described above do not otherwise affect the final plat, and can be made on the final mylar that will be presented for Town signatures.

The Planning Commission voted unanimously to forward a recommendation of approval of the final plat for Wellington Business Center, Amendment No. 1, subject to the noted staff comments for revisions on the final plat.

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

MOTION RECOMMENDATION

N/A

ATTACHMENTS

1. Location Map
2. Final Plat - Wellington Business Center, Amendment No. 1
3. Site Phasing Plan
4. Site Layout and Utility Plan
5. Presentation Slides

Location Map
Lot 7 and Lot 8, Wellington Business Center



WELLINGTON BUSINESS CENTER, AMENDMENT NO. 1
REPLAT OF LOTS 7 AND 8, WELLINGTON BUSINESS CENTER,
SITUATED IN THE NE 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO, WITHIN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 7 AND 8, WELLINGTON BUSINESS CENTER, AT RECEPTION NUMBER 20150075922

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 421,467 SQUARE FEET OR 9.676 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW RECORD OR EXISTING.

DEDICATION OF PUBLIC PROPERTY

THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS PLAT HAS CAUSED THE REAL PROPERTY TO BE SURVEYED, LAID OUT AND SUB-DIVIDED UNDER THE NAME OF WELLINGTON BUSINESS CENTER, TOWNSHIP NO. 1, AND DOES HEREBY SELL, GRANT, CONVEY AND WARRANT TO THE TOWN OF WELLINGTON THE FIFTH PART OF THE NORTH HALF OF ALL LOTS 1 AND 2, AND TOWNSHIP NO. 1, AND WELLINGTON SHALL HAVE AND ENJOY ALL RIGHTS OF ALLIANCE AND ENCUMBRANCE, AND SHALL HAVE AND ENJOY ALL RIGHTS OF EASEMENTS, AND OTHER PUBLIC WAYS AND PLACES, AS SHOWN ON THE ACCOMPANYING PLAT TO USE OF THE PUBLIC FOREVER. THE OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF ALL IMPROVEMENTS OF SAID STREETS, ALLEYS, AND EASEMENTS, AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF BY THE TOWN AS PROVIDED IN WELLINGTON MUNICIPAL CODE.

CERTIFICATE OF TITLE

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 TO THE EXTENT SHOWN OF RECORD IN THE REAL ESTATE RECORDS IN THE CLERK AND RECORDER'S OFFICE OF LARIMER COUNTY, COLORADO OR ACTUALLY KNOWN BY ME TO EXIST, ALL OWNERS AND PROPRIETORS AS DEFINED BY C.R.S. 31_203_111 HAVE SIGNED THIS PLAT.

ATTORNEY _____ REGISTRATION NO. _____

CERTIFICATE OF OWNERSHIP

I CERTIFY THAT FRS PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY, THERE ARE NO MORTGAGEES AND HOLDER OF LIENS UPON THE PROPERTY, AND EACH AND ALL HEREBY CONSENT TO THIS PLAT AND JOIN IN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS, AND PLACES SHOWN HEREON.

EXECUTED THIS DAY OF A.D. 20

OWNER: FRS PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

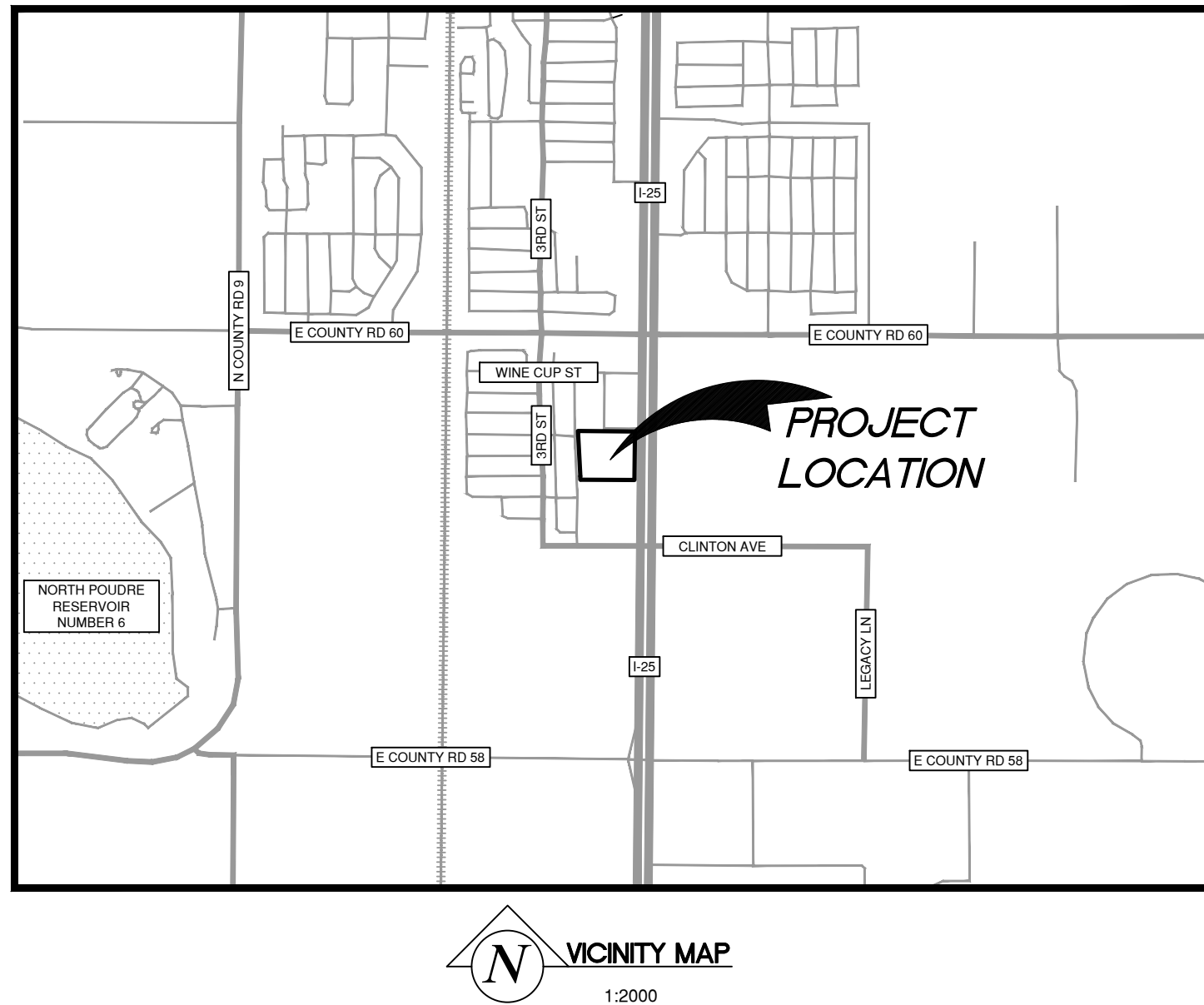
NAME: _____
TITLE: _____

STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
A.D. 20_____

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____



PLAT NOTES:

1. A BLANKET GRADING, DRAINAGE AND ACCESS EASEMENT IS HEREBY DEDICATED ACROSS LOTS 1 AND 2 OUTSIDE OF THE BUILDING EXCLUSION EASEMENTS.
2. RIDGETOP ENGINEERING AND SURVEYING DOES NOT HAVE THE EXPERTISE TO ADDRESS MINERAL RIGHTS, AND RECOMMENDS THE OWNER RETAIN AN EXPERT TO ADDRESS THESE MATTERS. RIDGETOP ENGINEERING AND SURVEYING ASSUMES NO RESPONSIBILITY FOR THE MINERAL RIGHTS UPON THIS TRACT OF LAND.
3. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGETOP ENGINEERING AND SURVEYING. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, RIDGETOP ENGINEERING AND SURVEYING RELIED ON THE PROPERTY INFORMATION BINDER, BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: FC1F25211222, DATED APRIL 24, 2024 AT 5:00 P.M.
4. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY
5. BASIS OF BEARINGS: BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 18 WEST OF THE 10TH P.M. WITH A BEARING OF SOUTH 00°46'18" EAST, MONUMENTED BY THE NORTH BY 5'-1/4" ALUMINUM CAP IN RANGE BOX STAMPED, "COLORADO DEPARTMENT OF HIGHWAYS," PLS 12374, AND MONUMENTED AT THE SOUTH BY A 1/4" ALUMINUM CAP IN RANGE BOX STAMPED, "COLORADO DEPARTMENT OF HIGHWAYS," PLS 12374, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.
6. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS ESTABLISHED BY FEMA PER FIRM PANEL NUMBER 08069C0767F, EFFECTIVE DATE: DECEMBER 19, 2006.

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20_____, BY THE TOWN PLANNING
AND ZONING COMMISSION, WELLINGTON, COLORADO.

BY: _____
AS: _____

BOARD OF TRUSTEES CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20_____, BY THE BOARD OF TRUSTEES, WELLINGTON, COLORADO. THIS APPROVAL IS CONDITIONED UPON ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN.

BY: _____

AS: _____

SURVEYORS CERTIFICATE

I, MICHAEL DAVID LANG, PLS 37053, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF WELLINGTON BUSINESS CENTER, AMENDMENT NO. 1 WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY AND WITHIN MY CONTROL AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF.

MICHAEL DAVID LANG, PLS 37053

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.:

[illegible]

Project: 24-272-001
Drawing: PLAT01
Drafted By: BSA, MM
Date: 03/19/2025
Rev. Date:
Check By: ML

WELLINGTON BUSINESS CENTER, AMENDMENT NO. 1
 REPLAT OF LOTS 7 AND 8, WELLINGTON BUSINESS CENTER,
 SITUATED IN THE NE 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

541 E. GARDEN DRIVE
UNIT N
WINDSOR, CO 80550
970-663-4552



RidgeTop
ENGINEERING & SURVEYING

Sheet: 1 / 2

TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

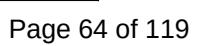
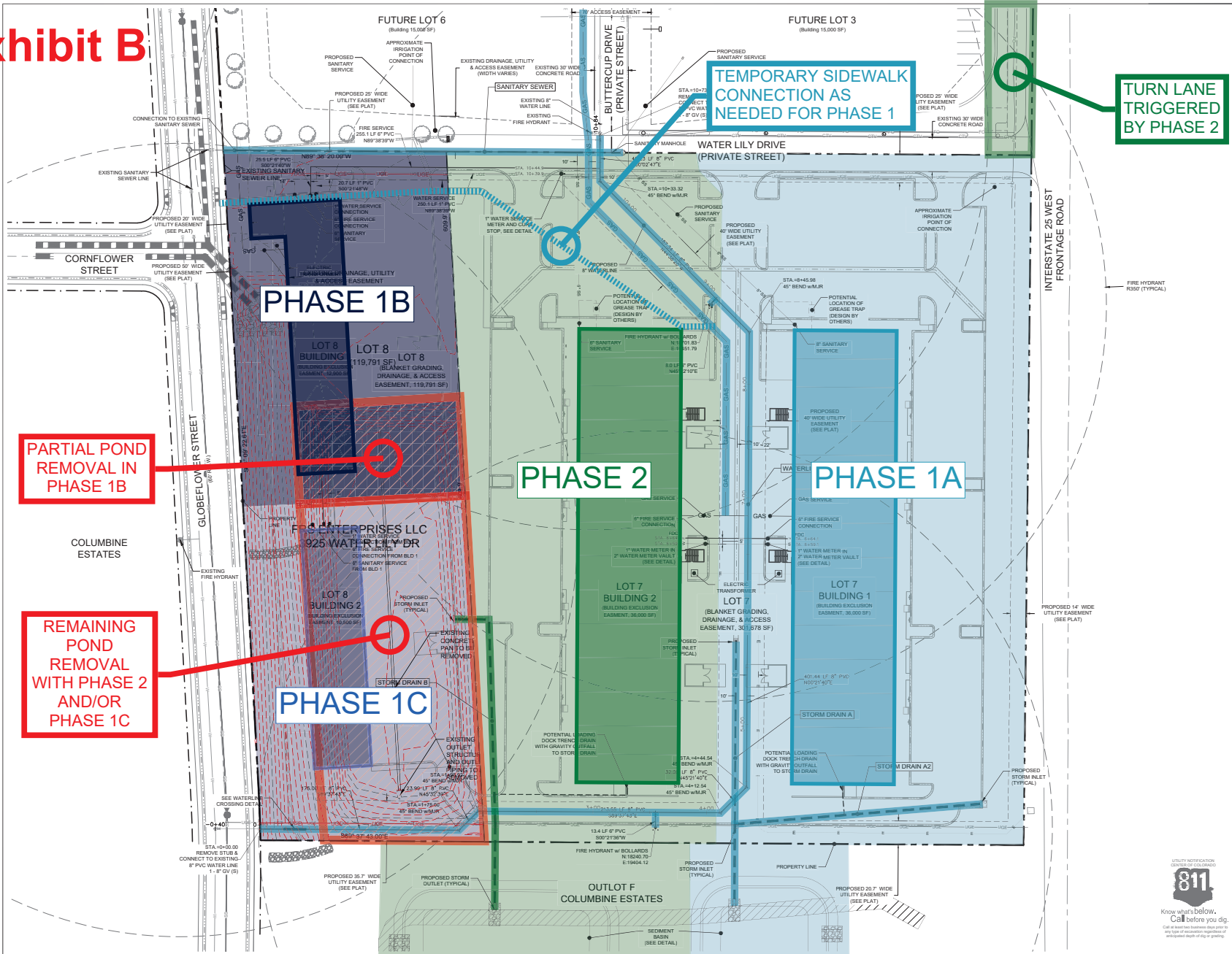


Exhibit B



Legend

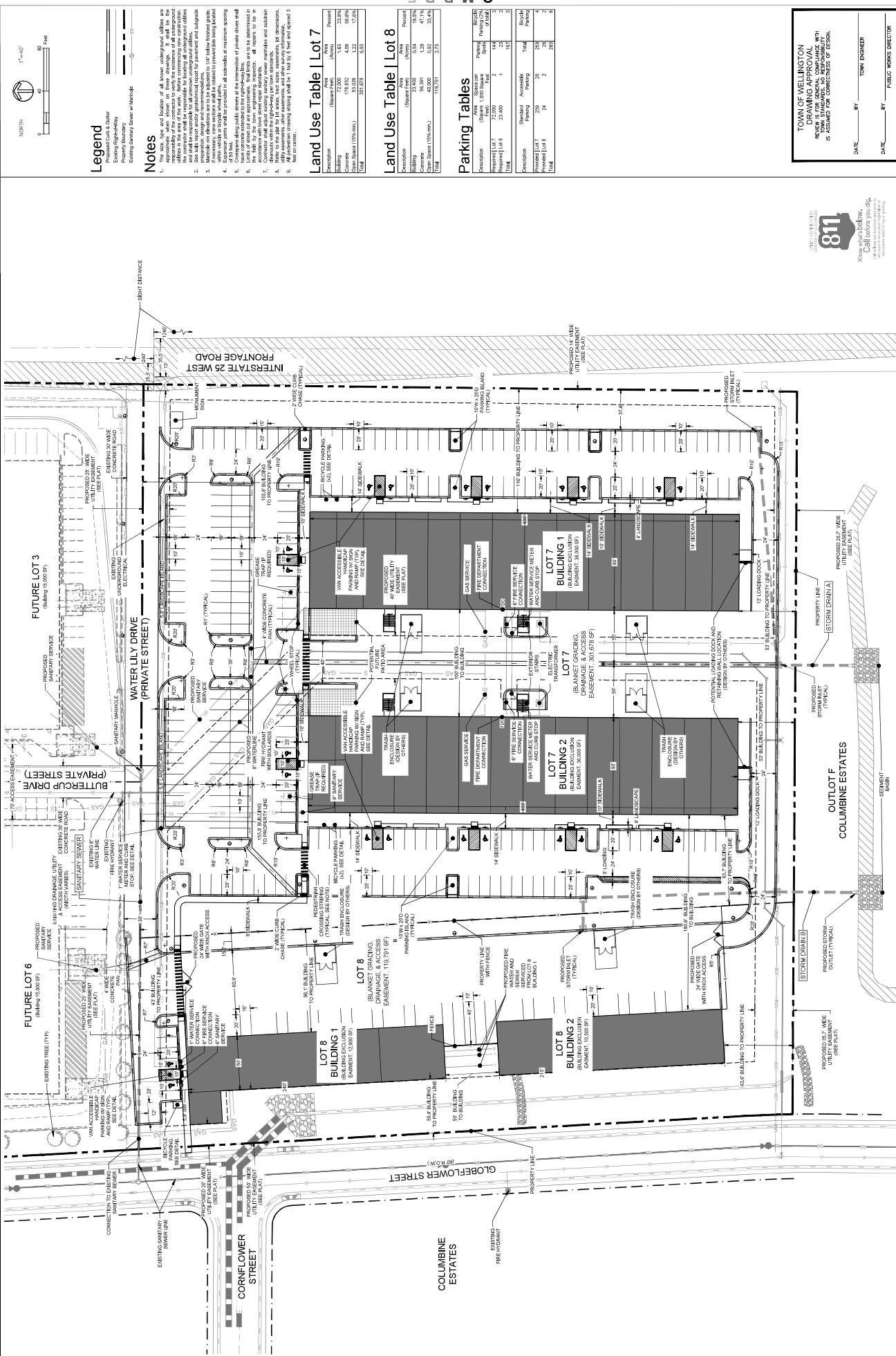
- Proposed Curb & Gutter
- Existing Right-of-Way
- Property Boundary
- Existing Sanitary Sewer w/ Manhole
- Proposed Sanitary Sewer w/ Manhole
- Proposed Sanitary Sewer Service
- Existing Water Main
- Proposed Water Main
- Proposed Water Service
- Proposed Fire Service
- Proposed Fire Hydrant
- Proposed Easement Line
- Proposed Storm Structure

Notes

- The name, type and location of all known underground utilities are 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.
- All construction shall be per Town of Wellington Standard Design Criteria and Standard Construction Requirements, latest edition.
- All water fittings and valves are only graphically represented and are not to scale.
- All waterlines shall have a minimum of 5 feet from finished grade to top of pipe unless otherwise noted.
- Dry utility services are shown in a schematic fashion only. Exact locations shall be per the requirements of the respective utility providers, and are subject to change in the field.
- Maintain 10' horizontal and 18" vertical minimum separation between all sanitary sewer mains, water mains & services.
- Refer to the plan for lot areas, load sizes, easements, lot dimensions, utility easements, other easements, and other survey information.
- Limits of street cut are approximate. Final limits are to be determined in the field by the Town of Wellington engineering inspector. All repairs to be in accordance with Town of Wellington street repair standards.
- All manhole rim elevations (existing & proposed) are to be adjusted to 1" below finished grade. If necessary, core sections shall be related to prevent lifts being located within vehicle or bicyclist wheel paths.

811
Know what's below.
Call before you dig.
Call to locate business data prior to any type of excavation regardless of anticipated depth of dig or grading.

Exhibit B



- Notes**
1. The proposed building footprint is shown on this drawing. It will be the responsibility of the owner to obtain all necessary permits and approvals from the appropriate authorities.
 2. The proposed parking area is shown on this drawing. It will be the responsibility of the owner to obtain all necessary permits and approvals from the appropriate authorities.
 3. The proposed street is shown on this drawing. It will be the responsibility of the owner to obtain all necessary permits and approvals from the appropriate authorities.
 4. The proposed easement is shown on this drawing. It will be the responsibility of the owner to obtain all necessary permits and approvals from the appropriate authorities.
 5. The proposed utility easement is shown on this drawing. It will be the responsibility of the owner to obtain all necessary permits and approvals from the appropriate authorities.
 6. The proposed storm drain is shown on this drawing. It will be the responsibility of the owner to obtain all necessary permits and approvals from the appropriate authorities.
 7. The proposed storm inlet is shown on this drawing. It will be the responsibility of the owner to obtain all necessary permits and approvals from the appropriate authorities.
 8. The proposed storm outlet is shown on this drawing. It will be the responsibility of the owner to obtain all necessary permits and approvals from the appropriate authorities.
 9. The proposed storm manhole is shown on this drawing. It will be the responsibility of the owner to obtain all necessary permits and approvals from the appropriate authorities.
 10. The proposed storm valve is shown on this drawing. It will be the responsibility of the owner to obtain all necessary permits and approvals from the appropriate authorities.
 11. The proposed storm pipe is shown on this drawing. It will be the responsibility of the owner to obtain all necessary permits and approvals from the appropriate authorities.
 12. The proposed storm culvert is shown on this drawing. It will be the responsibility of the owner to obtain all necessary permits and approvals from the appropriate authorities.
 13. The proposed storm tunnel is shown on this drawing. It will be the responsibility of the owner to obtain all necessary permits and approvals from the appropriate authorities.
 14. The proposed storm bridge is shown on this drawing. It will be the responsibility of the owner to obtain all necessary permits and approvals from the appropriate authorities.
 15. The proposed storm viaduct is shown on this drawing. It will be the responsibility of the owner to obtain all necessary permits and approvals from the appropriate authorities.
 16. The proposed storm trestle is shown on this drawing. It will be the responsibility of the owner to obtain all necessary permits and approvals from the appropriate authorities.
 17. The proposed storm arch is shown on this drawing. It will be the responsibility of the owner to obtain all necessary permits and approvals from the appropriate authorities.
 18. The proposed storm viaduct is shown on this drawing. It will be the responsibility of the owner to obtain all necessary permits and approvals from the appropriate authorities.
 19. The proposed storm trestle is shown on this drawing. It will be the responsibility of the owner to obtain all necessary permits and approvals from the appropriate authorities.
 20. The proposed storm arch is shown on this drawing. It will be the responsibility of the owner to obtain all necessary permits and approvals from the appropriate authorities.

Land Use Table | Lot 7

Use	Area (Square Feet)	Area (Acres)	Percent of Total
Residential	176,000	4.06	58.4%
Commercial	53,000	1.22	17.4%
Open Space (10% min.)	20,000	0.46	6.4%
Total	249,000	5.74	100.0%

Land Use Table | Lot 8

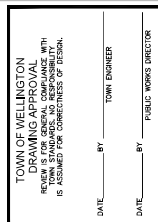
Use	Area (Square Feet)	Area (Acres)	Percent of Total
Residential	176,000	4.06	58.4%
Commercial	53,000	1.22	17.4%
Open Space (10% min.)	20,000	0.46	6.4%
Total	249,000	5.74	100.0%

Parking Tables

Use	Area (Square Feet)	Area (Acres)	Percent of Total
Residential	176,000	4.06	58.4%
Commercial	53,000	1.22	17.4%
Open Space (10% min.)	20,000	0.46	6.4%
Total	249,000	5.74	100.0%

TOWN OF WELLINGTON
DRAWING APPROVAL
I, **_____**, being the duly authorized representative of the Town of Wellington, hereby approve this drawing for construction.

DATE: **_____** BY: **_____** TOWN ENGINEER
DATE: **_____** BY: **_____** PUBLIC WORKS DIRECTOR



Board of Trustees

Public Hearing: Final Plat for Wellington Business Center, Amendment No. 1

Presented By: Cody Bird, Planning Director
Town of Wellington Planning Department

Tuesday, June 10, 2025



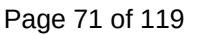
SITE LOCATION MAP



Application Background

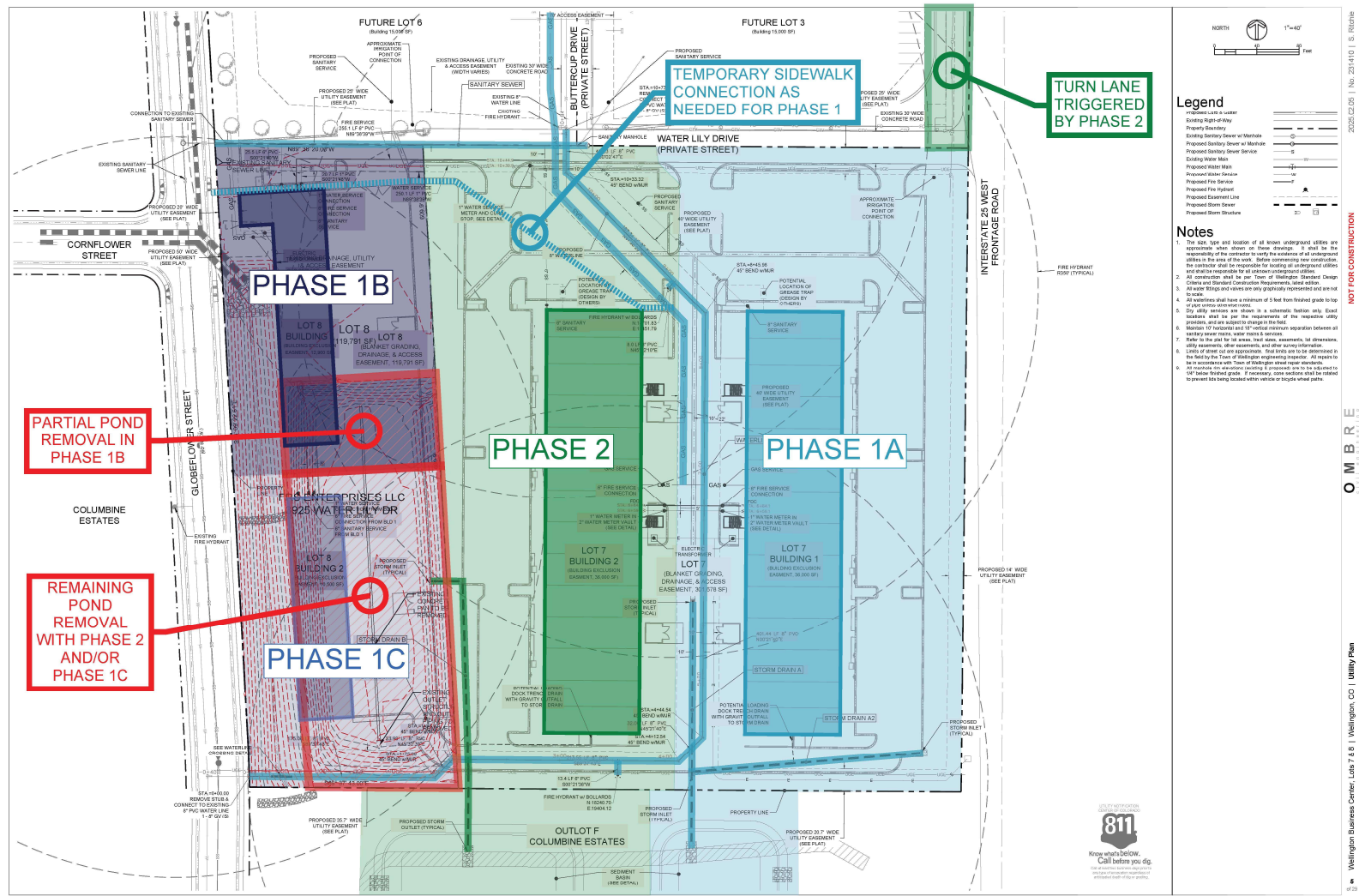
- The Planning Commission approved a site development plan for the property October 7, 2024.
- The Preliminary Plat was also considered and approved by the Planning Commission at the October 7, 2024 meeting, and the Board of Trustees at the October 22, 2024 meeting.
- Requested changes to the site development plan and preliminary plat are reflected on the Final Plat drawing.
- The Final Plat was considered and approved by the Planning Commission at its June 2, 2025 meeting.







Phasing Plan



Findings For Approval – Final Plat

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



Staff Recommendation

Staff recommends that the Findings for Approval are satisfied, and recommends approval of the Final Plat.

Minor revisions on the Plat are recommended as a condition of approval:

- Updating Owner Certification
- Updating Attorney Certification
- Correcting labeling
- Modifying easement dedication language
- Modifying a Town water and sewer easement to be exclusive and adjust width

Staff Recommendation

Conduct a public hearing for the final subdivision plat for Wellington Business Center, Amendment No. 1 and close the public hearing.

Questions or Comments?

Board of Trustees Meeting

Date: June 10, 2025

Subject: Ordinance No. 11-2025 Approving a Final Plat for Wellington Business Center, Amendment No. 1, and Approval of a Development Agreement

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

EXECUTIVE SUMMARY

This agenda item is for the official action of the Board of Trustees on the final plat of Wellington Business Center, Amendment No. 1. The action consists of making Findings for Approval (Planning Commission's recommended Findings are included in the prior agenda item, G.1.), consideration of Ordinance No. 11-2025 to approve the final subdivision plat, and consideration of a proposed development agreement for construction of public improvements serving the development.

The Planning Commission forwarded a recommendation to the Board of Trustees to approve the final plat of Wellington Business Center, Amendment No. 1 subject to comments noted in the staff report (report for agenda item G.1.). Town staff recommends approval of Ordinance No. 11-2025 and approval of the development agreement for public improvements.

BACKGROUND / DISCUSSION

Information relevant to consideration of Ordinance No. 11-2025 approving a final plat for Wellington Business Center, Amendment No. 1 is contained in the prior agenda item report (Agenda Item G.1.). Please refer to the staff report and attachments for that agenda item.

When considering a final plat request, the Board of Trustees should adopt findings for approval as outlined in the Land Use Code. The Planning Commission conducted a public hearing on the requested final plat on June 2, 2025. Following the public hearing, the Planning Commission voted unanimously to forward a recommendation to approve the final plat for Wellington Business Center, Amendment No. 1. The Planning Commission's recommended Findings for Approval are included in Agenda Item G.1. The Board of Trustees may choose to adopt the Planning Commission's findings, may modify the Planning Commission's findings, or may adopt its own findings.

Approval of a final plat requires adoption of an ordinance. An ordinance for approving the final plat for Wellington Business Center, Amendment No. 1 is included with this report.

Approval of a final plat for a development proposal that requires increased Town services for public infrastructure also requires approval of a development agreement. A standard development agreement for construction of public improvements was prepared by Town staff and coordinated with the developer. The recommended Development Agreement for Wellington Business Center, Amendment No. 1 is attached with this report. Town budget considerations are included in the Fiscal Implications section of this report below.

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
- Foster Economic Vibrancy
 - Retain & expand current local businesses
 - Recruit new businesses

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

- Thriving Economy Goal 1. Diversify the Town's Economic Base
 - TE. 1.1. Ensure land uses and supporting infrastructure and utilities are available to provide opportunities for needed services
- Thriving Economy Goal 2. Balance commercial, industrial, and residential land uses to ensure a variety of convenient amenities and appropriate infrastructure.
 - TE. 2.2. Ensure land use standards accommodate a variety of businesses so small local businesses, big box, and chain stores have available options.
- Thriving Economy Goal 4. Develop a supportive business environment that aids in creating a thriving local economy.
 - TE. 4.1. Balance residential with commercial land uses to promote local job opportunities and needed services for residents.

FISCAL IMPLICATIONS

Town financial considerations related to a final plat approval are contemplated in the corresponding Development Agreement. The Development Agreement outlines standard construction requirements for public improvements, outlines responsibilities of the Development to finance and install required improvements, creates protection for the Town for fiscal surety that public improvements are covered for construction and warranty, and contemplates special considerations unique to the Development.

- Public and private improvements are required to be installed and paid for by the Development. The proposed development plan will be privately financed by the Development. The development plan is anticipated to be developed in phases, with each phase of construction providing the required improvements necessary to serve that phase.
- Surety for Public Improvements – The Developer is required to provide a fiscal surety to the Town to ensure the construction of the required improvements, and to satisfy the required 2-year warranty period until the public improvements are accepted by the Town Engineer and when the Town takes over maintenance of the public improvements. The Developer has identified that a cash escrow is the preferred method of meeting the surety requirement, and this method is an acceptable option for the public improvements required. The amount of the escrow is required to be accepted by the Town Engineer, and the amount is due at the time of construction permit. 90% of the escrow is released at the time the Town Engineer issues a letter of construction approval, and the final 10% is held for the required 2-year warranty period. When the warranty period ends and the Town Engineer has accepted the infrastructure for maintenance, the final 10% is released back to the Developer.
- The property is adjacent to and accesses the CDOT I-25 Frontage Road. CDOT has issued an access permit allowing Phase I of the development to proceed based on the existing private commercial access. CDOT has also identified a requirement for construction of a turn lane into the development that is required for Phase II of the development. The requirement for the Developer to obtain required CDOT approvals and construct the turn lane for Phase II is identified in the Development

Agreement. Costs associated with the turn lane to serve the private access will be paid by the Development.

- The site development plan was evaluated for stormwater drainage considerations, and Town staff identified that both the development project and the Town's stormwater pond at Tract F, Columbine Estates would benefit from making improvements within Tract F.
 - Discharging stormwater drainage from Wellington Business Center, Amendment No. 1 directly into Tract F allows for a more favorable grading plan for the development and reduces the amount of stormwater piping required to move drainage to the existing temporary detention pond on the west side of the development. Discharging stormwater directly to Tract F also allows for the development project to eliminate the need for the temporary drainage pond, freeing up additional space for commercial development.
 - An infiltration trench is needed at the north end of Tract F to accommodate the direct discharge of the stormwater from the development. Construction of an infiltration trench at the north end of Tract F will also improve operation and maintenance for the Town's stormwater detention pond.
 - The Town appropriated funding in the 2025 Capital Improvement Plan for Tract F. The Town would be making trench improvements within Tract F using the available funds. Coordination with the commercial site development allows improvements to be designed that benefit both the Town and the commercial development, and allows for better contractor and materials pricing when the projects are coordinated.
 - The Developer has agreed to construct the necessary improvements within Tract F to meet the needs of the Town and accommodate the stormwater outfall structures that serve the commercial development. In consideration of the Developer constructing the drainage improvements, Town staff recommends the Town contribute to the cost of construction.
 - Funding for the Town's portion of the mutually beneficial drainage improvements is available in the Tract F line item of the 2025 CIP. Town staff recommends that \$40,000 is available to contribute to this coordinated project, and is a good value for the Town.
- Collection of Impact Fees – Impact fees are one-time fees collected from a development project and is typically collected at the time a building permit is issued. Impact fees are assessed based on the proportionate impact of the size and type of development project. This commercial development project is proposed to be constructed in phases, so each building phase will collect impact fees at the time a permit is issued. The buildings are anticipated to be constructed as “core & shell” buildings, meaning the developer will construct the foundation, utilities, and the outer building. Then each tenant finish permit, the interior improvements needed by an individual business occupant, will be a separate building permit. The Development Agreement contemplates that each core & shell permit will satisfy a base level requirement for raw water contributions and traffic impact fees. Then each tenant finish permit will be evaluated based on its water and traffic needs to identify if there is any additional increment above the base satisfied by the core & shell permit, and each tenant finish permit will be assessed the balance required to meet the then current impact fee schedule adopted by the Town. This approach ensures the Town collects the appropriate amount of fees from each business tenant based on the business's relative impact to the Town's infrastructure. The approach is also favorable from a development perspective because it allows construction at a predictable amount for the core & shell permit where construction loans are leveraged by the Developer, and the incremental amount can be financed as part of the tenant finish permit.

STAFF RECOMMENDATION

Staff recommends approval of Ordinance No. 11-2025 and recommends approval of the development agreement based on the following:

- The Planning Commission held a duly advertised public hearing on the proposed final plat for Wellington Business Center, Amendment No. 1, and following the public hearing, voted unanimously to forward a recommendation of approval to the Board of Trustees;
- The Planning Commission recommendation and the staff recommendation are conditioned upon making minor revisions to the final plat as noted in the staff report (report for Agenda Item G.1.);
- The public hearing of the Board of Trustees was duly advertised and held on June 10, 2025 and public testimony was considered;
- The applicable Findings for Approval for the final plat of Wellington Business Center, Amendment No. 1 are satisfied; and
- The development agreement is required for construction of public infrastructure and the attached proposed development agreement includes the required infrastructure necessary to serve the development and represents a good value to the Town and Developer.

MOTION RECOMMENDATION

Move to adopt Ordinance No. 11-2025 approving a final subdivision plat for Wellington Business Center, Amendment No. 1 and approving the Development Agreement.

ATTACHMENTS

1. Ordinance No. 11-2025
2. Final Plat - Wellington Business Center, Amendment No. 1
3. Proposed Development Agreement
4. Presentation Slides

TOWN OF WELLINGTON
ORDINANCE NO. 11-2025

AN ORDINANCE RELATING TO FINAL PLAT APPROVAL FOR WELLINGTON BUSINESS CENTER, AMENDMENT NO. 1, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

WHEREAS, the Preliminary Plat for Wellington Business Center, Amendment No. 1 was applied for by FRS Properties, LLC, and was subsequently heard for public hearings by the Planning Commission on October 7, 2024 and the Town Board of Trustees on October 22, 2024, at which times, said Preliminary Plat was recommended for approval; and

WHEREAS, FRS Properties, LLC submitted an application for Final Plat approval of the subdivision plat for Wellington Business Center, Amendment No. 1 with the Town; and

WHEREAS, the property that is subject to the Preliminary Plat approval and the application for Final Plat consideration was acquired by ORM Real Estate, LLC, and ORM Real Estate, LLC, as the new property owner, has assumed the development application; and

WHEREAS, Owner, ORM Real Estate, LLC, 1520 E. Mulberry Street, Suite 200, Fort Collins, CO 80524, seeks approval of the subdivision plat of Wellington Business Center, Amendment No. 1, a replat of Lot 7 & Lot 8, Wellington Business Center, located in the Town of Wellington, Colorado; and

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

WHEREAS, the Planning Commission by motion and vote on June 2, 2025 recommended approval of the final plat based on Findings for Approval, and forwarded its recommendation of approval to the Board of Trustees; and

WHEREAS, the Board of Trustees of the Town of Wellington, following a public hearing on the matter, has found the application to be in substantial compliance with the requirements of the Wellington Municipal Code.

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

1. The final plat of Wellington Business Center, Amendment No. 1, located in the Northeast Quarter of Section 9, Township 8 North, Range 68 West of the 6th Principal Meridian, Town of Wellington, County of Larimer, State of Colorado, is hereby approved as a final plat in accordance with the Wellington Municipal Code, except as may be specifically modified by this ordinance.

2. A Development Agreement for public improvements for Wellington Business Center, Amendment No. 1 shall be executed and recorded concurrently with the final plat.
3. Validity. The Board of Trustees hereby declares that should any section, paragraph, sentence, word or other portion of this ordinance or the rules and regulations adopted herein be declared invalid for any reason, such invalidity shall not affect any other portion of this ordinance or said rules and regulations, and the Board of Trustees hereby declares that it would have passed all other portions of this ordinance and adopted all other portions of said rules and regulations, independent of the elimination here from of any such portion which may be declared invalid.
4. Necessity. In the opinion of the Board of Trustees of the Town of Wellington, this ordinance is necessary for the preservation and protection of the health, safety, welfare and property of the inhabitants and owners of property in the Town of Wellington.
5. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than three (3) copies of the adopted ordinance available for inspection by the public during regular business hours and shall record at least one certified copy of the ordinance with the Clerk and Recorder of Larimer County.

PASSED AND ADOPTED by the Board of Trustees of the Town of Wellington, Colorado and ordered published this 10th Day of June, 2025 and ordered to become effective 30 days from the date of publication.

TOWN OF WELLINGTON, COLORADO

By: _____
Calar Chaussee, Mayor

ATTEST:

Hannah Hill, Town Clerk

WELLINGTON BUSINESS CENTER, AMENDMENT NO. 1

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO, WITHIN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 7 AND 8, WELLINGTON BUSINESS CENTER, AT RECEPTION NUMBER 20150075922

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 421,467 SQUARE FEET OR 9.676 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW RECORD OR EXISTING.

DEDICATION OF PUBLIC PROPERTY

THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS PLAT HAS CAUSED THE REAL PROPERTY TO BE SURVEYED, LAID OUT AND SUB-DIVIDED UNDER THE NAME OF WELLINGTON BUSINESS CENTER, AMENDMENT NO. 1, AND DOES HEREBY SELL, GRANT, DEED, CONVEY AND CARRY OVER TO THE BUYER IN FULL AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND SET APART ALL OF THE STREETS, ROADS, ALLEYS, EASEMENTS, AND OTHER PUBLIC WAYS AND PLACES, AS SHOWN ON THE ACCOMPANYING PLAT TO USE OF THE PUBLIC FOREVER. THE OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF ALL IMPROVEMENTS OF SAID STREETS, ALLEYS, EASEMENTS, AND OTHER PUBLIC WAYS AND PLACES TO BE MAINTAINED THEREOF BY THE TOWN AS PROVIDED IN WELLINGTON MUNICIPAL CODE.

CERTIFICATE OF TITLE

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 TO THE EXTENT SHOWN OF RECORD IN THE REAL ESTATE RECORDS IN THE CLERK AND RECORDER'S OFFICE OF LARIMER COUNTY, COLORADO OR ACTUALLY KNOWN BY ME TO EXIST, ALL OWNERS AND PROPRIETORS AS DEFINED BY C.R.S. 31 23 111 HAVE SIGNED THIS PLAT.

ATTORNEY _____ REGISTRATION NO. _____

CERTIFICATE OF OWNERSHIP

I CERTIFY THAT FRS PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY, THERE ARE NO MORTGAGEES AND HOLDER OF LIENS UPON THE PROPERTY, AND EACH AND ALL HEREBY CONSENT TO THIS PLAT AND JOIN IN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS, AND PLACES SHOWN HEREON.

EXECUTED THIS DAY OF A.D. 20

OWNER: FRS PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

NAME: _____

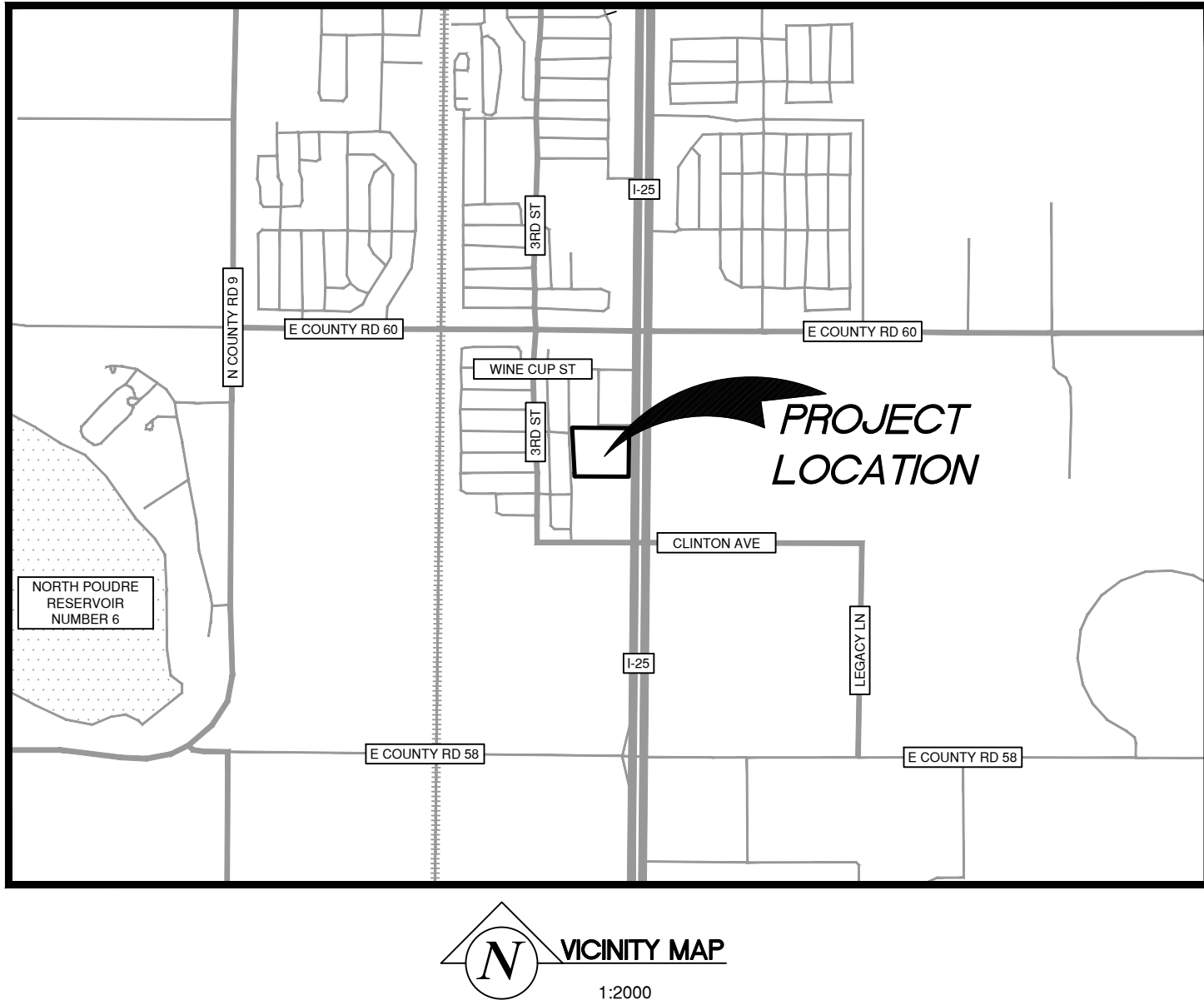
TITLE: _____

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
A.D. 20_____

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____



PLAT NOTES:

1. A BLANKET GRADING, DRAINAGE AND ACCESS EASEMENT IS HEREBY DEDICATED ACROSS LOTS 1 AND 2 OUTSIDE OF THE BUILDING EXCLUSION EASEMENTS.
2. RIDGETOP ENGINEERING AND SURVEYING DOES NOT HAVE THE EXPERTISE TO ADDRESS MINERAL RIGHTS, AND RECOMMENDS THE OWNER RETAIN AN EXPERT TO ADDRESS THESE MATTERS. RIDGETOP ENGINEERING AND SURVEYING ASSUMES NO RESPONSIBILITY FOR THE MINERAL RIGHTS UPON THIS TRACT OF LAND.
3. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGETOP ENGINEERING AND SURVEYING. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, RIDGETOP ENGINEERING AND SURVEYING RELIED ON THE PROPERTY INFORMATION BINDER, BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: FC1F25211222, DATED APRIL 24, 2024 AT 5:00 P.M.
4. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
5. BASIS OF BEARINGS: BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., WITH A BEARING OF SOUTH 00°46'48" WEST, MONUMENTED AT THE NORTH BY A 3'-1/4" ALUMINUM CAP IN RANGE BOX STAMPED, "COLORADO DEPARTMENT OF HIGHWAYS," PL'S 12374, AND MONUMENTED AT THE SOUTH BY A -1/4" ALUMINUM CAP IN RANGE BOX STAMPED, "COLORADO DEPARTMENT OF HIGHWAYS," PL'S 12374, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.
6. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS ESTABLISHED BY FEMA PER FIRM PANEL NUMBER 08069C0767F, EFFECTIVE DATE: DECEMBER 19, 2006.

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20_____, BY THE TOWN PLANNING
AND ZONING COMMISSION, WELLINGTON, COLORADO.

BY: _____
AS: _____

BOARD OF TRUSTEES CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____, BY THE BOARD OF TRUSTEES, WELLINGTON, COLORADO. THIS APPROVAL IS CONDITIONED UPON ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN.

SURVEYORS CERTIFICATE

I, MICHAEL DAVID LANG, LS 37053, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF WELLINGTON BUSINESS CENTER, AMENDMENT NO. 1 WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY AND WITHIN MY CONTROL AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF.

MICHAEL DAVID LANG, PLS 37053

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.: _____

[illegible]

Project: 24-272-001
Drawing: PLAT01
Drafted By: BSA, MM
Date: 03/19/2025
Rev. Date:
Check By: ML

WELLINGTON BUSINESS CENTER, AMENDMENT NO. 1
 REPLAT OF LOTS 7 AND 8, WELLINGTON BUSINESS CENTER,
 SITUATED IN THE NE 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

41 E. GARDEN DRIVE
UNIT N
WINDSOR, CO 80550
70-663-4552



RidgeTop
ENGINEERING & SURVEYING

Sheet: 1 / 2

**MEMORANDUM OF AGREEMENT
FOR PUBLIC IMPROVEMENTS
Wellington Business Center, Amendment No. 1
A replat of Lots 7 and 8, Wellington Business Center**

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between the TOWN OF WELLINGTON, COLORADO, a municipal Corporation, hereinafter referred to as the "Town," and ORM Real Estate, LLC, a Colorado limited liability company, hereinafter referred to as "Developer,"

WITNESSETH:

WHEREAS, the parties hereto are subject to a recorded Memorandum of Agreement for Public Improvements recorded November 13, 2015 at reception number 20150075921 of the records of the Clerk and Recorder of Larimer County, Colorado (the "Original Agreement"); and

WHEREAS, the Original Agreement was approved together with the Final Plat of Wellington Business Center recorded November 13, 2015 at reception number 20150075922 of the records of the Clerk and Recorder of Larimer County, Colorado ("Wellington Business Center Plat"); and

WHEREAS, Lots 7 and 8 of the Wellington Business Center Plat are subject to the Final Plat of Wellington Business Center, Amendment No. 1, recorded with the Larimer County Clerk and Recorder on the _____ day of _____, 20____ at Reception Number _____ ("Wellington Business Center, Amendment No. 1") for the property known as Wellington Business Center (hereinafter, the "Development"); and

WHEREAS, Developer is the owner of a portion or portions of undeveloped property affected by the Original Agreement as legally described on Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the Original Agreement as it relates to the Development as referenced herein shall be replaced with and superseded by this Memorandum of Agreement for Public Improvements – Wellington Business Center, Amendment No. 1; and

WHEREAS, the Town and Developer have agreed to allow stormwater from the Development to discharge directly to Tract F, Columbine Estates, the result of which requires certain off-site improvements; and

WHEREAS, the Town and Developer agree to participate in sharing of costs for off-site drainage improvements as defined herein; and

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

WHEREAS, the parties hereto have agreed that the Development will require increased municipal services from the Town in order to serve such area and will further require the installation of certain public improvements that will benefit the Development and the Town as a whole; and

WHEREAS, the Planning Commission of the Town of Wellington recommended approval of the Final Plat of Wellington Business Center, Amendment No. 1 on June 2, 2025, and the Town Board of Trustees granted approval on June 10, 2025 by Ordinance No. 11-2025, which requires the Developer to enter into this agreement to provide for the installation of required public infrastructure improvements hereinafter described, all on the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual promises and conditions hereinafter contained, it is agreed as follows:

1. Improvements; Acceptance and Ownership by Town.

In accordance with the standards, policies, ordinances and Municipal Code of the Town, public and private improvements, as described below, shall be constructed and installed in accordance with construction plans approved in accordance with Section 4(b) the Wellington Standard Design Criteria and Standard Construction Requirements, and to the satisfaction of the Town Engineer, on the terms and conditions hereinafter contained:

- a) Public Street Improvements, as located within a public street right-of-way – All construction, including but not limited to, complete and in-place subgrade preparation, road base, asphalt paving, curb/gutter, sidewalk, driveway aprons, signage, striping, and other improvements.
- b) Public Storm Sewer Improvements, as located within a public street right-of-way – All construction, including but not limited to, complete and in-place main line piping, manholes, inlets, detention facilities, water quality facilities, and other appurtenances.
- c) Public Water Main Improvements, as located within a public street right-of-way or public utility easement – All construction, including but not limited to, complete and in-place water main line piping, fittings, taps, valves, fire hydrants, curbstops, meter vaults, and other appurtenances.
- d) Public Sanitary Sewer Improvements, as located within a public street right-of-way or public utility easement – All construction, including but not limited to, complete and in-place main line piping, manholes, and appurtenances.
- e) Privately Owned and Maintained Infrastructure Improvements – All construction for those improvements that shall be privately owned and maintained by the Developer or their designee, but not limited to, buildings, building fire connections, driveways, parking lots, drive aisles, accessibility features, on-site drainage systems, on-site detention and water quality facilities, utility services laterals, fencing, landscaping, and other required improvements as shown on site development plans accepted by the Town or as otherwise needed.
- f) All landscaping and irrigation systems as shown on approved landscape and irrigation plans.

The Town agrees to accept for maintenance and repair the public improvements shown in the Construction Documents, including public water, public sewer, public street and public drainage systems, as may be applicable, upon the issuance of a final acceptance letter.

2. General Conditions.

- a) No Certificate of Occupancy will be issued for any structure within a phase until all improvements required for, or serving that phase have been inspected and approved for Construction Acceptance.
- b) Developer agrees to install in a specified sequence and pay for all improvements and other municipal facilities determined by the Town Engineer to be necessary as shown on the Approved Plans and attachments defining improvements to be installed, and as further provided under the Special Conditions section. The installation includes, but is not limited to, streets, sidewalks, curbs and gutters, landscaping, water lines, sanitary sewer, storm drainage and such other improvements as stated in this Agreement and shown on the Approved Plans on file with the Town.
- c) Street Improvements shall not be installed until all utility lines to be placed therein have been completely installed, including all individual lot service lines leading in and from the main to the property line of each lot in the Development.
- d) The installation of all utilities shown on the utility drawings shall be inspected by the Town Engineer and shall be subject to his approval. Developer shall correct any deficiencies in such installation in accordance with Section 5(h) below in order to meet the requirements of the Approved Plans. In case of conflict, the Standard Design and Construction Standards shall supersede the Approved Plans unless Developer has requested and received a variance from the Wellington Standard Design Criteria and Construction Requirements in writing from the Town Engineer.
- e) Developer shall provide the Town Clerk with copies of all drawings in digital form and certified as-built utility drawings upon completion of the construction.
- f) Developer agrees to control all weeds growing within the Development.
- g) Developer agrees to provide, install, and maintain at their expense adequate barricades, warning signs and similar safety devices at all construction sites within the public right-of-way and/or other areas as deemed necessary by the Town Engineer, Public Safety, Colorado Department of Transportation, Larimer County, Wellington Public Works Department, or other designated Town department or employee.
- h) Developer shall, at all times, keep the public right-of-way free from accumulation of waste material or rubbish caused by construction activities within the Development. It shall remove such rubbish no less than weekly and, at the completion of any phase of work, shall remove all waste materials, rubbish, tools, construction equipment, machinery, and surplus materials from the public right-of-way. Developer agrees to maintain the finished street surfaces free from any excessive accumulation of dirt and/or construction materials. In the event that Developer fail to adequately clean the street(s) within two (2) days after written notice, the Town may have the street(s) cleaned and charge Developer for said cost or

cleaning. If the Town is notified by the health or other authoritative agency that steps must be taken to address concerns, then the Town may without notice take such steps as necessary and may hold Developer liable for all reasonable costs of correction.

- i) Developer shall obtain a State of Colorado Stormwater Discharge Permit for Construction Activity and install and maintain erosion control in accordance with an approved Stormwater Management Plan (SWMP).

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

- a) Phasing Plan – The Town has agreed to allow Developer to develop the Development in phases as shown on the phasing plan attached as Exhibit “B” (“Phasing Plan”). Unless otherwise approved by the Town Engineer, required Public Improvements are to be built to Town standards for each Phase, and shall proceed in the manner identified on Exhibit “B”. No building permits shall be issued for a development phase within the Development until after construction of the associated public improvements associated with that phase in accordance with Approved Plans and a letter of construction approval has been issued by the Town Engineer. Any changes to the Phasing Plan must be agreed to in writing by the Town Engineer prior to commencing construction.
- b) Access to I-25 West Frontage Road – The Colorado Department of Transportation (“CDOT”) has approved Access Permit No. 424145 (the “Access Permit”) for use of the existing private driveway at Water Lily Dr. and I-25 West Frontage Road. The Access Permit authorizes use of the existing private driveway entrance in its current condition for Phase I of the Development only. Under the Access Permit for Phase I, no changes to the existing conditions are allowed to be made.

Prior to Phase II and/or any subsequent phase of development, the Developer is required to submit application for and obtain a new access permit from CDOT. Phase II and/or any subsequent phase of development is anticipated to generate traffic volumes requiring construction of a new turn lane on the I-25 West Frontage road to access the site. All CDOT access permit requirements and construction standards identified in the permit are required to be satisfied and accepted by CDOT prior to building permits being issued.

The Developer is solely responsible for satisfying all requirements and conditions for obtaining, designing, constructing, maintaining, and otherwise exercising the use of access to the CDOT controlled I-25 West Frontage Road, including any costs therefore.

- c) Storm Drainage Cost Sharing – The Development is located adjacent to a Town-owned and maintained stormwater detention pond – Tract F, Columbine Estates Subdivision (“Tract F”). The pre-development condition of the property is designed to direct stormwater runoff into a temporary drainage facility constructed on the west of the site along Globeflower Drive. Allowing stormwater runoff from the Development to discharge directly to Tract F results in a favorable site design for the Development, and would allow eventual elimination of the existing temporary stormwater detention facility benefitting the Developer and the Town. The Town has evaluated and agreed to allow the Development to discharge stormwater runoff directly into Tract F, subject to constructing off-site drainage improvements in accordance with Approved Plans accepted by the Town Engineer. The Developer shall construct the off-site drainage

improvements on Tract F. Upon completion and acceptance of the off-site drainage improvements, the Town agrees to pay Developer \$40,000.00 (forty thousand dollars) in consideration of the Town's contribution for construction of the mutually beneficial improvements.

- d) Payment of Impact Fees for Raw Water (water supply requirement) and Traffic Impact – Developer intends to construct buildings on the property as a “core & shell” and tenant finish phased construction. In consideration of the phased nature of constructing buildings, the Developer shall pay at the time of building permit issuance, a Raw Water and Traffic Impact Fee established for the minimum calculations for a core & shell building permit. Each tenant finish permit will be evaluated for any incremental increase to raw water demand and traffic impact and the applicable incremental increase will be charged for each tenant at the time of the tenant finish building permit. All impact fees shall be calculated and assessed at the then-current fee schedule adopted by the Town.
- e) Payment of other Impact Fees – Each tenant finish permit will be evaluated for any incremental increase to water tap size needs and wastewater tap size needs, and the applicable incremental increase in tap size or demand will be charged for each tenant at the time of the tenant finish building permit. All impact fees shall be calculated and assessed at the then-current fee schedule adopted by the Town. The Developer or tenant finish building permit will also be responsible for constructing public and/or private improvements needed to accommodate the increased demand.
- f) Non-potable Irrigation – There is a non-potable water system subject to the Mountain View Ranch at Columbine Estates At Wellington, First Amended and Restated Declaration of Protective Covenants recorded with the Larimer County Clerk and Recorder's Office and recorded on January 23, 2006 at Reception Number 20060005079 (the “Non-potable Water System”). Access to the Non-potable Water System was subsequently obtained by Wellington Business Center as evidenced by the Non-Potable Water System Agreement recorded with the Larimer County Clerk and Recorder's Office and recorded on August 1, 2016 at Reception Number 20160049896 (the “Non-Potable Agreement”). Developer will obtain non-potable irrigation water from the Non-potable Water System through the Non-Potable Agreement.

Developer is subject to the Declaration of Maintenance Covenants for Wellington Business Center recorded at the Larimer County Clerk and Recorder's Office and recorded on July 21, 2016 at Reception Number 20160047174 (the “Declaration”). Developer will construct and maintain its portion of the Non-potable Water System and improvements according to the Declaration.

- g) Developer is subject to the Declaration referenced in Section 3.(e) above and is additionally subject to the Condominium Declaration for WBC Condominium Association, a Colorado non-profit corporation, recorded with the Larimer County Clerk and Recorder's Office and recorded on July 27, 2017 at Reception Number 20170049749 (the “Association”). The Association will maintain all common areas and amenities, including but not limited to: pavement, parking lots, driveways, landscaping, the Non-potable Water System, on-site drainage infrastructure, site lighting, and other shared improvements identified in the covenants.

4. Public and Private Improvements.

- a) Developer. Developer will construct and install at the Developer's expense the improvements according to this Agreement, and all drawings, plats and regulation referred to herein. When a permit is issued for construction of improvements, Developer shall provide to the Town a specific sequence of work and estimated timetable and coordinate a pre-construction meeting with the Town Engineer prior to beginning any construction activities related to the Public and Private Improvements.
- b) Construction Documents and Approval Thereof. Developer will engage at the Developer's expense a Colorado-registered civil engineer to prepare engineered plans, specifications and reports for the complete installation of all public improvements and required private improvements in accordance with the Town's Standards. The Construction Documents shall be based on the appropriate design documents such as topographic surveys, boundary surveys, geotechnical analyses, traffic studies, drainage studies and other design documents as determined by the Town Engineer. All such Design and Construction Documents shall be submitted to and be approved in writing by the Town Engineer prior to the commencement of the construction of any public improvements.
- c) Services to be performed by the Town Engineer and Payment Therefor.
 - 1) The Town will perform the following activities with respect to Public Improvements: review and approve the work of the Developer's Engineer; the Town may, but shall not be required to, observe the construction of the improvements and review test results provided by the Developer regarding the construction methods and materials including but not limited to compaction tests, aggregate gradation tests, finished pavement density and depth tests, various utility testing; and conduct final project acceptance. No acceptance by the Town shall relieve Developer of its obligations, duties, and warranties.
 - 2) Developer shall pay the Town's pre-construction inspection fees for public improvements in accordance with the Town's adopted Fee Schedule in place at the time of construction. Developer shall pay any additional costs incurred by the Town in the performance of the above said services within ten (10) days of the Town submitting an invoice for said services. Failure by Developer to pay within the specified time shall be cause for the Town to deny future building permits and/or order a cessation of all activities on the Development.
- d) Services to be Performed by the Developer's Engineer. The Developer's Engineer shall be responsible for the preparation of the detailed construction plans, engineering reports, construction cost estimates, specifications, and designation and description of all necessary temporary and permanent easements; for the staking out of the construction, the tie in of utility locations; testing and inspection of construction methods and materials; the preparation of as-built drawings; and other duties as may be required by the Town Engineer.
- e) Construction of Public Improvements.
 - 1) Approval of Contractors. Any contractor selected by Developer to construct and install any public improvement must be determined in writing by the Town Engineer

to be acceptable. The Town reserves the right to require satisfactory proof of successful experience and adequate financial status by any such contractor.

- 2) Construction. Construction, installation, materials and equipment shall be in accordance with Approved Plans and Wellington Standard Design Criteria and Construction Requirements current at the time of construction. Developer will cause the contractors to furnish the Town Engineer with a schedule of proposed operations at least five (5) days prior to commencement of construction work.
- 3) Supervision. Construction activities for installation of public improvements may be subject to supervision by the Town Engineer.
- 4) Easements. Developer shall provide to the Town, at no cost to the Town, all permanent or temporary easements necessary for the installation of the public improvements, as determined by the Town Engineer. All such easements requested by the Town Engineer shall be in writing and legally sufficient in form and substance to convey to the Town the required easement(s). If Developer is not able to obtain easements required by this article Developer shall notify the Town and may request that the Town exercise its power of eminent domain. If the Town elects to exercise its power of eminent domain Developer will pay all costs incurred by the Town and associated with such exercise.
- 5) Insurance. Developer will furnish and will cause each person with whom Developer contracts for the construction and installation of any public improvements to furnish the Town with the same evidence of complete insurance coverage (including Workmen's Compensation, liability and Property damage) as is required on Town contracted construction jobs as determined by the general specifications now in use.
- 6) Faithful Performance of Construction Contracts; Guaranty. Developer shall fully and faithfully comply with all terms of any and all contracts entered into by Developer for the installation and construction of all public improvements and hereby guarantees the workmanship and materials serving the Development for a period of 25 months after the Town issues its letter of construction approval under Section 5(f) below (the "Warranty"). Developer agrees to repair or replace, as and when directed by the Town, and at the Developers' sole cost and expense, any deficiencies noted by the Town during the Warranty period in accordance with Section 5(h) below.

Developer shall fully and faithfully discharge the Developer's obligation with respect to the public improvements during the installation and construction period and with respect to those that may arise as a result of the Developer's Warranty, and shall promptly and fully pay persons doing work, furnishing skills, tools, machinery, materials, insurance, equipment, or supplies in connection with the construction and installation of the public improvements, or in connection with any work thereon under the Warranty.

- f) Security for Developer's Performance. Work shall not commence on any public improvements serving the Development until Developer has provided the Town with a fiscal surety as follows:

Developer shall deposit escrow funds to meet the fiscal surety requirement. The Developer shall pay to the Town an amount as identified below, such amount to be placed in escrow (the "Wellington Business Center Escrow"). The Wellington Business Center Escrow shall be in an amount determined by the Town Engineer to be equal to the estimated total cost of the public improvements serving that phase of the Development.

It is agreed the amount of \$ _____ for the Wellington Business Center Escrow per the cost estimate prepared by Ombre Civil attached hereto as Exhibit C is sufficient:

Upon the Town Engineer's issuance of a construction letter of approval for public improvements serving each phase of development, 90% of the Wellington Business Center Escrow applicable to that phase shall be released to the Developer. The Wellington Business Center Escrow, may be used to cure any breach of this Agreement including but not limited to the use of funds for repair, maintenance, and replacement of the public improvements, including any pre-existing public improvements damaged by Developer's work.

If the Town, in its reasonable discretion, determines Developer to be in default hereunder as defined in Section 6 of this Agreement, the Town may draw on the Wellington Business Center Escrow for the whole amount or any part thereof and hold the proceeds, without interest, and use the proceeds to pay for the costs incurred by the Town in performing and paying for any or all of the obligation of Developer in the installation of the public improvements that are not performed or paid for by Developer pursuant hereto, including all costs incurred by the Town, including, but not necessarily limited to attorney's fees, engineering, consultants and any in-house cost incurred, including time associated with work performed by the Public Works Department and other staff of the Town. The remedies of the Town above stated shall not be exclusive, but any one or more thereof may be exercised, separately or concurrently, by the Town, and without releasing Developer from liability or its obligations under this Agreement.

5. General Conditions.

- a) Recording. This Agreement may be recorded by the Town with the Clerk and Recorder of Larimer County, Colorado. Failure of the Town to record the Agreement shall not be in any way treated as a waiver of any rights the Town would otherwise have.
- b) Notices. Whenever in this Agreement it shall be required or permitted that notice or demand be given or served by either party to this Agreement to or on the other party, such notice or demand shall be delivered personally or mailed by United States mail to the addresses hereinafter set forth by certified mail (return receipt requested). Such notice or demand shall be deemed given when delivered personally or when deposited in the mail in accordance with the above. The addresses of the parties hereto are as follows, until change by notice given as above:

If to the Town, at:	Town Clerk Town of Wellington Post Office Box 127 Wellington, Colorado 80549
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If to Developer, at: ORM Real Estate, LLC
Braun Mincher, Manager
1520 E. Mulberry Street, Suite 200
Fort Collins, Colorado 80524

- c) Release of Security. Upon performance by Developer of the terms of this Agreement, related to a Development phase, including the expiration of any Warranty period herein and the performance by Developer of Developer's obligations herein with respect to any such Warranty, the Town will release to Developer the security filed with the Town pursuant hereto related to that Development phase, or so much thereof as has not been used by the Town pursuant hereto.
- d) Final Plan Approval. The Town has given final approval to the plat of the Development and this Agreement is executed and delivered by Developer to the Town, together with all required petitions, security, and upon fulfillment of the other conditions, if any, of the Town Board of Trustees.
- e) Incorporation by Reference. All plans, special provisions, proposals, specifications and contracts for the public improvements furnished and let pursuant to this Agreement shall be and hereby are made a part of this Agreement by reference as fully as if set out herein in full.
- f) Construction Approval of Public Improvements. As soon as the public improvements and non-potable water irrigation system are built in compliance with the Approved Plans and Town Wellington Standard Design Criteria and Construction Requirements required for the Development or any Development phase, Developer shall give notice to the Town requesting inspection to be made for construction approval. If the construction work complies with all requirements hereof and the Town Standards and Specifications to the satisfaction of the Town Engineer, the Town will issue a letter of construction approval.
- g) Dedication of Public Improvements. Developer shall dedicate in writing to the Town; all public improvements constructed or erected serving the Development, free and clear of all encumbrances or liens, said dedication(s) shall be legally sufficient in form and substance to convey said improvements to the Town. The dedication(s) shall be submitted to the Town at the time of requesting final acceptance of the public improvements required for the Development or any Development phase as provided below. Public improvements shall include on and off site water lines to lot boundaries, roads, sidewalks in public easements, on and off site sewer lines to lot boundaries, public parks, landscaping, and drainage facilities.
- h) Final Acceptance of Public Improvements. A final inspection shall be required before final acceptance by the Town of the public improvements required for the Development or any Development phase. It is the Developer's responsibility to request final inspection not less than twenty two (22) nor more than twenty three (23) months from the date of the construction approval letter in Section 5(f) above. A list of deficiencies, if any, will be sent to Developer for correction. Within thirty (30) days of the Town issuing the list of deficiencies, Developer shall correct the deficiencies and notify the Town in writing that the

deficiencies have been corrected. Upon receipt of such notice, another inspection shall be made when the improvements comply with all the Town requirements and Specifications, the Board of Trustees shall by resolution accept the public improvements required for the Development or any Development phase and issue a final acceptance letter stating that the improvements required for the Development or any Development phase have been accepted by the Board of Trustees for future maintenance and repair, and Developer shall be released from its Warranty obligations under Section 4(e) above.

6. Default. If Developer fails to fulfill the terms and conditions of this Agreement, including failure to correct Warranty defects, the Town of Wellington, in its sole discretion, may declare Developer in default and after giving thirty (30) days notice to Developer as provided herein, may call the security provided in Section 4(f) and exercise all remedies available to the Town. As an alternative to the Town calling the security Developer may extend Developer Letter of Credit for an additional one year period (or such lesser time as the Town Administrator and Developer agrees is appropriate) and, so long as Developer promptly commences and pursues correction of its default the Town will afford Developer a reasonable time to cure the default. Failure to comply with this Agreement shall further be sufficient cause for the Town to withhold building permits or certificates of occupancy until corrected to the satisfaction of the Town Engineer.

7. Indemnity. The Town shall have the right, but shall have no obligation or duty, to perform, or pay for the performance of, any of Developers' obligations hereunder, including, without limitation, payment of any subcontractors or suppliers of labor or materials, anything herein to the contrary notwithstanding. Developer agrees to indemnify the Town against, and hold it harmless from, any and all claims, damages, costs, and expenses, including, without limitation, attorney's fees arising out of, or claimed to arise out of, the performance or nonperformance by Developer of any of the work, or any of the obligations, to be done and fulfilled by Developer pursuant to this Agreement.

8. Agreement to Pay Attorney's Fees and Expenses. If Developer should default under any provision of this Agreement the Town may recover any costs incurred, including reasonable attorney's fees incurred in compelling Developer's compliance with this Agreement. If the Town commences litigation against Developer and does not substantially prevail in such litigation, the Court may award reasonable costs and attorney's fees to Developer.

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

10. Burden and Benefit to Development. This Agreement shall run with the land comprising the Development and shall be binding upon the parties hereto, their personal representatives, heirs, successors, grantees and assigns. It is agreed that all improvements required pursuant to this Agreement touch and concern the Development regardless of whether such improvements are located on the Development. Assignment of interest within the meaning of this paragraph shall specifically include, but not be limited to, a conveyance or assignment of any portion of Developer's real or proprietary interest in the Development, as well as any assignment of the Developer's rights to develop the Development under the terms and conditions of this Agreement.

11. Assignment. In the event Developer transfers title to the Development and is thereby divested of all equitable and legal interest in the Development, the Town hereby agrees to release said Developer from liability under this Agreement with respect to any breach of the terms and conditions of this

Agreement occurring after the date of any such transfer of interest. In such event, the succeeding Development owner shall be bound by the terms of this Agreement. This Agreement shall be assignable by Developer.

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

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

[Signature pages follow]

Dated this _____ day of _____, _____.

ORM Real Estate, LLC
a Colorado limited liability company

By: _____
Braun Mincher, Manager

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, _____, by Braun Mincher as Manager of ORM Real Estate, LLC, a Colorado limited liability company.

(Notarial Seal)

Notary Public
My commission expires: _____

[Signature Page of Town]

TOWN OF WELLINGTON

Calar Chaussee, Mayor

ATTEST:

Hannah Hill, Town Clerk

(SEAL)

EXHIBIT A
PROPERTY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO, WITHIN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1 AND LOT 2, BLOCK 1, WELLINGTON BUSINESS CENTER, AMENDMENT NO. 1, AT RECEPTION NUMBER _____

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 421,467 SQUARE FEET OR 9.676 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW RECORD OR EXISTING.

EXHIBIT B
PHASING PLAN

Accepted Phasing Plan Follows

EXHIBIT C
COST OF PUBLIC IMPROVEMENTS

Engineering Cost Estimate Follows

Board of Trustees

Final Plat and Development Agreement for Wellington Business Center, Amendment No. 1

Presented By: Cody Bird, Planning Director
Town of Wellington Planning Department

Tuesday, June 10, 2025



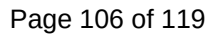
Actions on a Final Plat

1. Public Hearing was conducted and closed.
2. Deliberate and make Findings for Approval for the Final Plat.
3. Consider the proposed Development Agreement.
4. Take action on Ordinance No. 11-2025 and the Development Agreement.



Findings For Approval – Final Plat

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



Final Plat Recommendation

Staff recommends that the Findings for Approval are satisfied, and recommends approval of the Final Plat.

Minor revisions on the Plat are recommended as a condition of approval:

- Updating Owner Certification
- Updating Attorney Certification
- Correcting labeling
- Modifying easement dedication language
- Modifying a Town water and sewer easement to be exclusive and adjust width

Development Agreement Considerations

The proposed Development Agreement addresses construction of required public and private improvements needed to serve the development.

- Phasing Plan contemplates construction of the development in phases.
 - Phasing Plan includes public and private improvements
 - Development Agreement identifies required improvements, timing, anticipated expenses, and reasonable sharing of costs for mutual benefits.
- Development Agreement contemplates fiscal surety (escrow) for required public improvements.
 - Developer provides a cash escrow to the Town for 100% of the cost of the public improvement (cost estimate approved by the Town Engineer)
 - 90% is released after public improvements are accepted by the Town Engineer.
 - 10% is retained for a 2-year warranty period and is released upon final acceptance.

TOWN OF
WELLINGTON



Development Agreement Considerations

Public improvements installed and paid 100% by Development include:

- Phase I – Public water line
- Phase I – Public sewer line
- Phase II – Frontage Road turn lane (CDOT access permit required)

Private improvements installed and paid 100% by Development include:

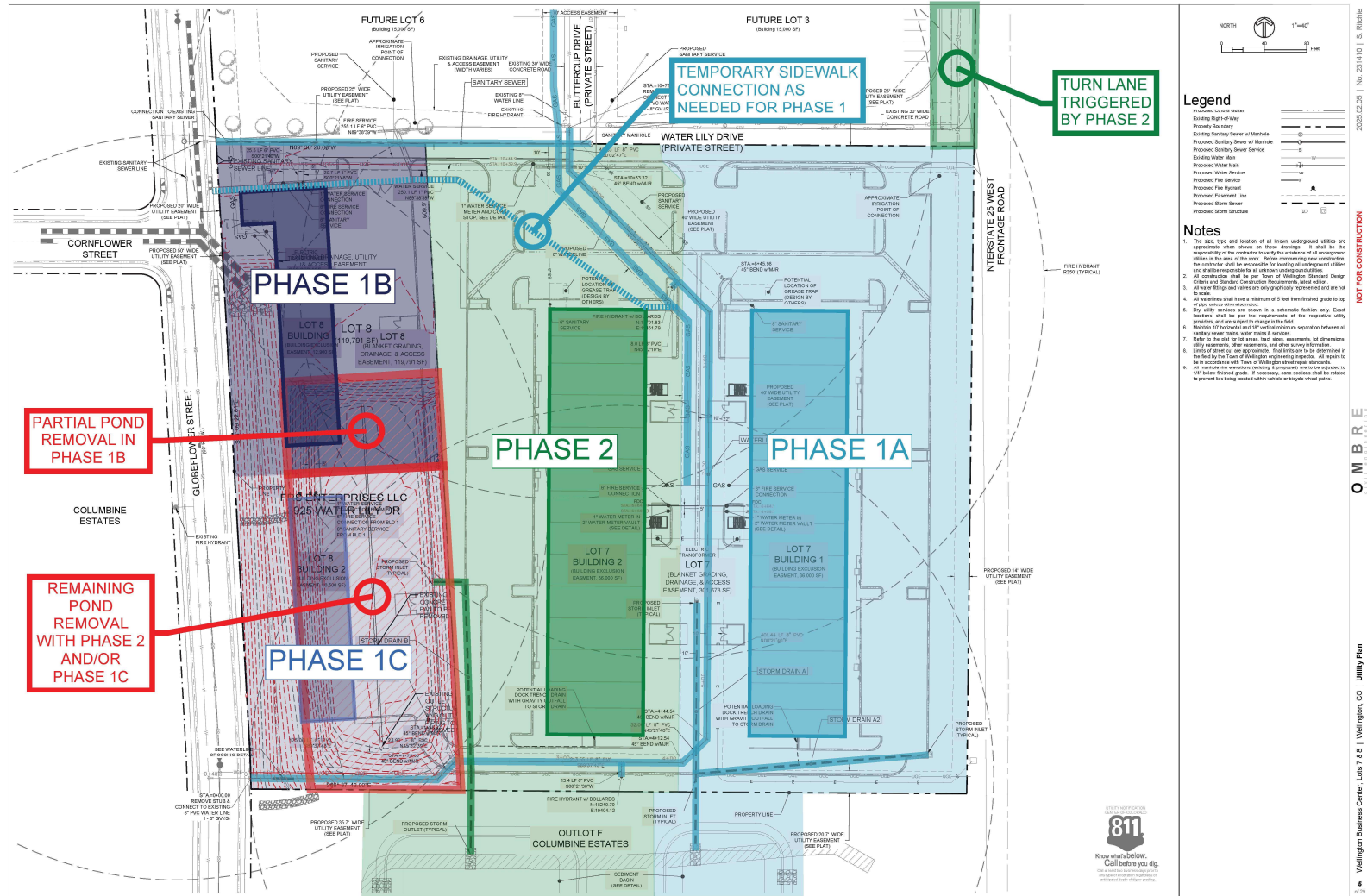
- Private driveways, parking lots, buildings, landscaping, non-potable irrigation system, etc. supporting the development
- All private utilities extensions and services lines
- Temporary sidewalk connection for Phase I
- On-site Stormwater drainage improvements



Development Agreement Considerations

- Improvements installed by Development and cost shared with Town:
 - Off-site stormwater outfall
 - Discharging stormwater directly to Tract F (owned by Town)
 - Benefits to the Development for grading and removal of temporary pond
 - Benefits to the Town for pond function and ongoing maintenance
 - Shared expense
 - The Developer will construct the required infiltration trench and the outfall structures at the time of development.
 - Leverages advantage of excavation crews already on site, and saves cost to the Town for mobilization, staff time and administration, and procurement of materials
 - Town's recommended contribution to the trench improvements is \$40,000.00

Phasing Plan



Development Agreement Considerations

- Collection of Impact Fees associated with Development
 - Impacts Fees are a one-time fee typically collected at the time of Building Permit
- Core & Shell Buildings
 - Each building (built in phases) will pay impact fees
 - Each core & shell permit will satisfy base raw water and traffic impact fees based on square footage for the whole building
 - Each tenant finish permit pays any incremental impact fee required that is more than the base impact fee satisfied for the core & shell building
- Ensures the Town collects required impact fees and each business pays its equitable share of the impacts
- Favorable for development for financing construction because it reduces the upfront amount required and reduces leveraging construction loans to make the project viable

Staff Recommendation

Recommended Motion:

Move to adopt Ordinance No. 11-2025 approving a final subdivision plat for Wellington Business Center, Amendment No. 1 and approving the Development Agreement.



Questions or Comments?

Board of Trustees Meeting

Date: June 10, 2025

Subject: Discussion and Direction on Public Access to Rate Advisory Group Meetings

- **Presentation: Patti Garcia, Town Administrator and Meagan Smith, Deputy Director of Public Works**

EXECUTIVE SUMMARY

The 2025 Rate Advisory Group (RAG) is composed of seven residents and will convene up to four times between May 27, 2025 and August 19, 2025. Previous iterations of rate-related stakeholder group meetings have been closed to the public to encourage open, candid discussion. At the May 27, 2025 Board of Trustees meeting, the Board requested a discussion on whether future Rate Advisory Group meetings should remain closed or be open to the public.

BACKGROUND / DISCUSSION

The first utility rate-related resident stakeholder group was formed in the fall of 2021 to assist staff in reviewing proposed wastewater rate changes to be proposed to the Board of Trustees. The group consisted of 13 members, including representatives from each of the Town's advisory boards and commission, the Wellington Chamber of Commerce, and the Wellington Main Streets Program, along with one member appointee by each Trustee. The Roundtable met four times between November and December 2021 and played a key role in providing resident feedback to be incorporated into Board discussions. The initiative was widely viewed as a successful model for community engagement in the rate-setting process.

Building on this success, the Town formed a second group, the Utility Rate Structure Roundtable, in the spring of 2022 to support the launch of a comprehensive Water and Wastewater Utility Rate and Fee Study that was performed by consultants. This 10-member group met five times throughout the summer and played a hands-on role in shaping the foundation of the study. Specifically, the roundtable was directly involved in identifying key pricing objectives that guided the rate study and informed the development of all-new rate structures for both water and wastewater services. The structure supported by the roundtable and consultants was presented to the Board of Trustees along with other pricing options. The group's input helped ensure the proposed rate structures aligned with community values, policy goals, and system sustainability.

In May 2025, the Town formed its third stakeholder group, the Rate Advisory Group (RAG), to continue this tradition of resident involvement in the ongoing rate study being performed by Raftelis. The RAG will provide feedback on updates to water, wastewater, and stormwater rates and capital investment fees. The seven-member group, with one appointee from each Trustee, brings a wide range of community perspectives to the table. The RAG will meet up to four times between May and August 2025. At its first meeting, members received a crash-course in utility rate-setting principles and provided valuable input on pricing objective considerations.

At the first meeting of the 2025 Rate Advisory Group, residents had the opportunity to discuss whether the meetings should be open to the public. They also submitted anonymous written feedback to indicate their preference and share any additional comments on the topic.

The majority of resident volunteers expressed support for holding open meetings, with the caveat that they not

be streamed. Comments included support for in-person attendance and public access as long as it does not hinder productivity, as well as a request for structured opportunities to provide feedback.

To enhance transparency, the Rate Advisory Group meeting packets and discussion summaries will be posted on the Town's website.

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

N/A

STAFF RECOMMENDATION

For Board discussion and direction.

MOTION RECOMMENDATION

There is no proposed motion; this item is for board discussion and direction to staff on how the Rate Advisory Group meetings are to be held. Optional considerations include, but are not limited to, the following:

- Move to continue the Rate Advisory Group meetings as they have been conducted in the past and closed to the public;
- Move to allow the Rate Advisory Group meetings to be open to the public but not recorded or live-streamed;
- Move to allow the Rate Advisory Group meetings to be open to the public and have them recorded and live-streamed.

ATTACHMENTS

None

Board of Trustees Meeting

Date: June 10, 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

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
September 23, 2025	Board of Trustees Regular Meeting
October 14, 2025	Board of Trustees Regular Meeting
October 21, 2025	BOO-nanza

Future Work Session Topics

LCSD Contract Renewal
Liquor Hearing Officer Training
Cleveland Ave Town Hall
2026 Budget Discussion - CIP

Other Meetings/Events

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