



BOARD OF TRUSTEES
January 23, 2024
6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

Regular Meeting Minutes

A. CALL TO ORDER

Mayor Chaussee called the meeting to order at 6:31 p.m.

1. Pledge of Allegiance

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

2. Roll Call

The Clerk noted a quorum with the following roll:

Gaiter – present

Dailey – present

Mason – present

Tietz – present

Wiegand – present

Macdonald – present

Chaussee – present

3. Amendments to Agenda

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

4. Conflict of Interest

Mayor Chaussee asked if there were any conflicts of interest on agenda items; there were none.

B. COMMUNITY PARTICIPATION

1. Public Comment

Mayor Chaussee called for public comment on non-agenda items. Mario Quinonez provided public comment.

C. LIQUOR LICENSE AUTHORITY BOARD

Mayor Chaussee closed the Regular Meeting and opened the Liquor License Authority Board at 6:37 p.m.

The Clerk noted a quorum with the following roll:

Gaiter – present

Dailey – present

Mason – present

Tietz – present

Wiegand – present

Macdonald – present

Chaussee – present

1. New License Application & Public Hearing: Family Dollar - Retail Fermented Malt Beverage and Wine (City) License

Mayor Chaussee asked if there were any conflicts of interest from members of the Board on this item; there were none.

Mayor Chaussee asked if there were any disclosures of ex parte communications from members of the Board on this item; there were none.

Mayor Chaussee invited the Town Clerk to present this item. Mr. Muhs provided an introduction on this item and responded to questions from the Board.

Mr. Tommy Jackson, representing the applicant, presented additional information and responded to questions from the Board.

Mayor Chaussee opened the public hearing on this item at 6:46 p.m. and called for public comment; there was none.

Mayor Chaussee closed the public hearing on this item at 6:47 p.m.

Mayor Chaussee called for closing comments from the applicant and Mr. Muhs, which they provided.

Mayor Chaussee called for a motion on this item.

Trustee Wiegand moved to approve this application. Trustee Mason seconded.

Yeas: Wiegand, Mason, Tietz, Dailey, Gaiter, Macdonald, Chaussee

Nays: N/A

The motion carried unanimously, and the application was approved.

Mayor Chaussee closed the Liquor License Authority Board and reopened the Regular Meeting at 6:48 p.m.

D. **CONSENT AGENDA**

1. January 9, 2024 Regular Meeting Minutes

2. Resolution No. 05-2024: A Resolution of the Town of Wellington Making An Appointment to the Wellington Housing Authority

3. Resolution No. 09-2024 CIP Fleet Vehicle Purchase Approval

Mayor Chaussee called for a motion on the Consent Agenda.

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

Yeas: Dailey, Tietz, Mason, Gaiter, Wiegand, Macdonald, Chaussee

Nays: N/A

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

E. ACTION ITEMS

1. Resolution No. 07-2024: Approving an Intergovernmental Agreement Between the Town of Wellington, the Town of Berthoud and the Town of Timnath Concerning a Joint Agreement for Animal Control Services with NOCO Humane

Mayor Chaussee invited Mr. Cody Bird, Director of Planning, to present this item along with Mr. Rigo Niera, a representative of NOCO Humane. Mr. Bird and Mr. Niera presented this item and responded to questions from the Board.

Mayor Chaussee called for public comment on this item. Mr. Chad Zadina provided public comment.

Mayor Chaussee called for further deliberation from the Board on this item.

Mayor Chaussee called for a motion on this item.

With unanimous consent of the Board, Mayor Chaussee recessed the Regular Meeting at 7:44 p.m.

Mayor Chaussee called the Regular Meeting back to order at 7:50 p.m.

Trustee Gaiter moved to postpone consideration of this item to the February 13, 2024 Regular Meeting and in the meantime conducting a meeting along with Trustee Dailey with the Wellington community regarding animal control. Trustee Tietz seconded.

Yeas: Gaiter, Tietz, Mason, Wiegand, Dailey, Macdonald, Chaussee

Nays: N/A

The motion carried unanimously, and the item was tabled to the February 13, 2024 Regular Meeting.

2. Resolution No. 08-2024: Approving a Joint Agreement for Animal Control Services with NOCO Humane

Trustee Gaiter moved to postpone consideration of this item to the February 13, 2024 Regular Meeting. Trustee Tietz seconded.

Yeas: Gaiter, Tietz, Mason, Wiegand, Dailey, Macdonald, Chaussee

Nays: N/A

The motion carried unanimously, and the item was tabled to the February 13, 2024 Regular Meeting.

3. Continued - Ordinance No. 02-2024: Approving Sage Farms Annexation and Village at Sage Farms Annexation; Establishing Zoning as Planned Unit Development (PUD); Approving Annexation Agreements; and Establishing Vested Development Rights

Mayor Chaussee invited Mr. Bird to present this item. Mr. Bird presented this item and responded to questions from the Board along with the Sage Farms representative, Mr. Darren Roberson.

The Board further deliberated on this item.

Mayor Chaussee called for a motion on this item.

Trustee Mason moved to: 1) adopt Ordinance No. 02-2024 conditionally annexing the Sage Farms Annexation and Village at Sage Farms Annexation to the Town of Wellington and zoning the property Planned Unit Development (PUD) in accordance with the Zoning Map for Sage Farms PUD, and updating the official maps of the Town; 2) approve the annexation agreements for Sage Farms Annexation and Village at Sage Farms Annexation; and 3) establish Vested Development Rights as defined in the Annexation Agreements. Trustee Dailey seconded.

Yeas: Mason, Dailey, Wiegand, Tietz, Gaiter, Macdonald, Chaussee

Nays: N/A

The motion carried unanimously, and Ordinance No. 02-2024 was approved.

With unanimous consent, Mayor Chaussee recessed the Regular Meeting at 8:34 p.m.

Mayor Chaussee called the meeting back to order at 8:42 p.m.

4. Resolution No. 06-2024: A Resolution Amending the Town Administrator Contract

Mayor Chaussee invited Ms. Stephanie Anderson, Human Resources Director, to present this item. Ms. Anderson presented this item and responded to questions, along with Ms. Patti Garcia, the Town Administrator.

Mayor Chaussee called for public comment on this item. Mr. Ed Cannon and Ms. Dawn Peacock provided public comment on this item.

Mayor Chaussee called for further deliberations from the Board on this item. The Board further deliberated on this item.

Mayor Chaussee called for a motion on this item.

Mayor Pro Tem Macdonald moved to approve this item with the amendment that severance benefits be provided to Ms. Garcia, regardless of timing, for a period of 12 months following termination without cause. Trustee Dailey seconded.

Yeas: Macdonald, Dailey, Mason, Tietz, Wiegand, Chaussee

Nays: Gaiter

With a vote of 6 in favor and 1 against, the motion carried with the stated amendment, and Resolution No. 06-2024 was approved.

5. Ordinance No. 03-2024: An Ordinance of the Town of Wellington, Colorado Recodifying Municipal Code Chapter 6 Concerning Business Licensing

Mayor Chaussee invited Mr. Dan Sapienza, the Town Attorney, to present this item. Mr. Sapienza presented this item and responded to questions from the Board, along with Ms. Garcia.

Mayor Chaussee called for public comment on this item. Mr. Ed Cannon provided public comment on this item.

Mayor Chaussee called for a motion on this item.

Trustee Gaiter moved to approve this item. Trustee Tietz seconded.

Yeas: Gaiter, Tietz, Dailey, Mason, Wiegand, Macdonald, Chaussee

Nays: N/A

The motion carried unanimously, and Ordinance No. 03-2024 was approved.

F. REPORTS

1. Town Attorney
Mr. Sapienza reported on revision of Ch. 10 of the Wellington Municipal Code.
2. Town Administrator
No report.
3. Staff Communications
Mayor Chaussee called for questions on staff communications, to which Ms. Garcia responded.
 - a. 2023 Building Activity Summary
 - b. Monthly Utility Report through December 2023
 - c. Larimer County Sheriff's Office Report (December 2023)
 - d. Treasurer's Report (November 2023)
4. Board Reports
Mayor Chaussee called for Board reports, and the Board discussed the reports.

G. EXECUTIVE SESSION

Mayor Chaussee called for a motion to open the Executive Session.

Trustee Gaiter moved to open the Executive Session. Trustee Dailey seconded.

Yeas: Gaiter, Dailey, Mason, Tietz, Wiegand, Macdonald, Chaussee

Nays: N/A

The motion carried unanimously.

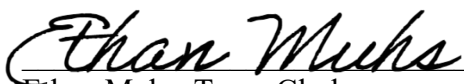
Mayor Chaussee opened the Executive Session at 9:59 p.m.

1. Executive Session: 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 Section 24-6-402(4)(e), C.R.S. – regarding negotiations related to 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 April 22, 2024.

With unanimous consent, Mayor Chaussee closed the Executive session at 10:51 p.m.

H. ADJOURN

With unanimous consent, Mayor Chaussee adjourned the Regular Meeting at 10:51 p.m.


Ethan Muhs, Town Clerk