



BOARD OF TRUSTEES
October 14, 2025
6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

Regular Meeting Agenda

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

The Zoom information below is for online viewing and listening only.

Please click the link below to join the webinar:

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Webinar ID: 848 7116 2393

A. CALL TO ORDER

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

B. PRESENTATION

1. Draft Fiscal Year 2026 Budget for the Town of Wellington, Colorado: Presentation with Public Comment
 - Presentation: Patti Garcia, Town Administrator; Nic Redavid, Finance Director | Town Treasurer

C. COMMUNITY PARTICIPATION

1. Public Comment

D. CONSENT AGENDA

1. September 23, 2025 Meeting Minutes

- Presentation: Hannah Hill, Town Clerk

2. Resolution No. 40-2025 - A Resolution of the Town of Wellington, Colorado Cancelling Regular Meetings

- Presentation: Hannah Hill, Town Clerk

E. ACTION ITEMS

1. CSU Department of Journalism & Media Communication

- Presentation: Jenny Fischer, Instructor

2. First Reading on Ordinance No. ##-2025 for Adoption of the 2024 International Building Codes and Schedule a Public Hearing

- Presentation: Cody Bird, Planning Director and Kelly Dykstra, Building Official

F. REPORTS

1. Town Attorney

2. Town Administrator

3. Staff Communications

a. Third Quarter 2025 Residential Building Permit and Lot Inventory Report

b. Board of Trustees Planning Calendar

c. Quarterly CORA Report (July-September 2025)

4. Board Reports

G. ADJOURN

The Town of Wellington will make reasonable accommodations for access to Town services, programs, and activities and special communication arrangements. Individuals needing special accommodation may request assistance by contacting at Town Hall or at 970-568-3380 ext. 110 at least 24 hours in advance.



Board of Trustees Meeting

Date: October 14, 2025

Subject: Draft Fiscal Year 2026 Budget for the Town of Wellington, Colorado: Presentation with Public Comment

- **Presentation:** Patti Garcia, Town Administrator; Nic Redavid, Finance Director | Town Treasurer

EXECUTIVE SUMMARY

The draft fiscal year 2026 budget for the Town of Wellington, Colorado is presented for review, public comment, and Board direction.

BACKGROUND / DISCUSSION

The Town Administrator, per Sec. 4-3-10 of the Municipal Code, shall submit the annual budget no later than the first regular meeting of October of each year. The Board of Trustees provided budget priorities to Staff at the May 20, 2025 Work Session. Operating expenditures requested for 2026 were discussed at the September 16, 2025 Work Session. Capital expenditure requests for 2026 were discussed at the September 30, 2025 Work Session.

The draft fiscal year 2026 budget for the Town of Wellington, Colorado consists of the draft estimated fund balances, draft projected revenues, draft budget expenditures, and draft capital projects. The draft 2026 estimated fund balances were calculated using the audited financial statements for fiscal year 2023, the financial statements for fiscal year 2024 submitted to Hinkle & Co. for audit review, and the estimated end-of-year 2025 revenues and expenditures determined by Staff.

The philosophy for drafting the draft fiscal year 2026 budget for the Town of Wellington, Colorado includes: balancing the budget by fund, including fund balance spending; linking expenditures to long-term community plans; alignment with current Fund Balance Policy and forthcoming Financial Management Policies; capital improvement projects to address long-term infrastructure and community needs; and conservatively estimate revenue forecasting.

CONNECTION WITH ADOPTED MASTER PLANS

The draft fiscal year 2026 budget for the Town of Wellington, Colorado was developed with direct alignment to the 2025–2029 Strategic Plan, which reflects the Board of Trustees’ vision, mission, and priorities for the community. The Strategic Plan serves as a guiding framework, ensuring that resources are allocated responsibly and intentionally in ways that advance long-term goals while meeting current needs. Each area of the 2026 Budget connects to the Board’s four overarching priorities: Ensure Strong Town Operations, Grow Responsibly, Foster Economic Vibrancy, and Cultivate & Nurture Community Spaces.

FISCAL IMPLICATIONS

Estimated Operating Revenue for FY2026: \$22,965,041

Estimated Operating Expenses for FY2026: \$22,307,985

Estimated Net Operating Revenue over Expenditures: \$657,056



Estimated Capital Projects: \$14,337,027

Estimated Beginning Fund Balance: \$38,394,298

Estimated Ending Fund Balance: \$29,330,413

STAFF RECOMMENDATION

Staff is seeking public comment and direction from the Board on the draft fiscal year 2026 budget for the Town of Wellington, Colorado.

MOTION RECOMMENDATION

N/A

ATTACHMENTS

1. Draft Fiscal Year 2026 Budget for the Town of Wellington, Colorado

TOWN OF WELLINGTON

BUDGET DEVELOPMENT PROCESS

Timeline:

- August 27, 2024: Adoption of the 2025-2029 Strategic Plan
- May 20, 2025: Board of Trustees 2026 Budget Priorities Work Session
- June 24, 2025: Budget Development Process Staff Kick-Off
- September 16, 2025: Personnel/Benefits and Operating Expenses Work Sesson
- September 30, 2025: Capital Improvement Projects Work Sesson
- October 14, 2025: Draft Budget Presentation (per Town Code)
- November 18, 2025: Budget Adoption Consideration (Special Meeting)

Strategic Plan:

- **Vision:** Welcome to Wellington, where deep-rooted values and a rich heritage unit to forge paths that honor our past, ignite a legacy of unity, and create a welcoming community for all.
- **Mission:** Provide outstanding municipal services for our community of today and tomorrow.
- **Guiding Principles:** Community-centered; Relationships; Fiscal responsibility; Accountability
- **Strategic Directions:** Grow responsibly; Cultivate and nurture community spaces; Foster economic vibrancy; Ensure strong town operations

Board of Trustees 2026 Budget Priorities:

- Economic Development
- Emergency Preparedness
- Home Rule
- Affordable Housing
- Alternative Water Solutions

For Board Consideration:

- **Home Rule:** \$125,000 (\$110,000 Administration; \$15,000 Clerk)
- **Discretionary Funds:** Board Discretionary \$25,000; Hardship Utility Grant \$25,000; Cleveland Avenue Business Support \$25,000
- **LCSO Contract:** Increase of \$132,611 from FY2025 contract; no additional officers included
- **TOTAL: \$332,611**

Operations Expenditures by Department/Fund:

General Fund:	As requested 9.16.25	Updates	FY2026 Budget
Legislative	314,510	(41,725)	272,785
Judicial	30,250	-	30,250
Administration	1,074,074	(66,210)	1,007,864
Finance	816,777	(10,345)	806,432
Clerk	337,620	(3,915)	333,705
Human Resources	403,424	(64,605)	338,819
Information Technology	494,773	(12,445)	482,328
Planning	1,179,888	2,261	1,182,149
Public Works Administration	1,480,047	(285,399)	1,194,648
Cemetery	10,000	-	10,000
Town Community & Administrative Facilities	118,000	6,300	124,300
Economic Development	58,200	(15,000)	43,200
Library	575,822	(1,050)	574,772
TOTAL OPERATIONS	6,893,386	(492,133)	6,401,253
			-7.14%
• Hiring Freeze: Did not include funding for two vacant Public Works Administration employees • Removed Placer.ai per Board direction • Moved Community Survey to 2027, last completed in 2023, will take place every four years going forward • Moved Compensation Study to 2027, last completed in 2024, will take place every three years going forward			
Larimer County Sheriff's Office	2,300,000	(31,672)	2,268,328
• Original budget was estimate prior to September 30, 2025 Work Sesson • Did not include funding for additional officers			

Street Fund	1,105,405	(495)	1,104,910
• No substantial changes			
Water Fund	3,451,132	(179,416)	3,271,716
• Reduction in interest rate for NPIC payment			
Sewer Fund	1,664,974	(115,982)	1,548,992
• Complete operations assessment and refinement with new facility			
Drainage Fund	527,533	(845)	526,688
• No substantial changes			
Park Fund	1,639,184	(40,757)	1,598,427
• Hiring Freeze: Did not add funding for requested Parks & Recreation staff • Reduction in services for trees and lawn care			

Capital Improvement Projects:

- **General Fund: Reduced from \$1.3M to \$445K** – delayed PW/Parks Admin Facility, Strategic Property Acquisition Fund, Cemetery Mapping,
- **Water Fund: Reduced from \$3.4M to \$2.4M** – Split WTF Plant Admin between 2026 and 2027, delayed Skid Steer
- **Sewer Fund: Reduced from \$535.7K to \$330K** – Delayed roof replacement to 2027

DRAFT ESTIMATED FUND BALANCE

2026 Estimated Fund Balance

	General Fund	Street Fund	Water Fund	Sewer Fund	Drainage Fund	Park Fund	Trust Funds	Total
Beg Fund Balance	\$ 8,297,904	\$ 5,158,910	\$ 16,670,002	\$ 3,578,255	\$ 1,616,951	\$ 1,426,670	\$ 1,645,606	\$ 38,394,298
Operations								
Revenue	6,543,469	2,218,249	6,867,974	3,180,418	785,402	1,532,468	41,833	21,169,812
Transfers In	1,795,229	-	-	-	-	-	-	1,795,229
Total Revenue	8,338,698	2,218,249	6,867,974	3,180,418	785,402	1,532,468	41,833	22,965,041
Expenditures	6,401,253	1,104,910	3,271,716	1,548,992	526,688	1,598,427	-	14,451,985
Public Safety - LCSO	2,268,328	-	-	-	-	-	-	2,268,328
Debt Service	-	-	1,321,951	2,470,492	-	-	-	3,792,443
Transfers Out - Overhead	-	442,349	496,797	465,336	134,267	256,480	-	1,795,229
Total Expenditures	8,669,581	1,547,259	5,090,464	4,484,820	660,956	1,854,906	-	22,307,985
Net Operations	(330,882)	670,990	1,777,510	(1,304,402)	124,446	(322,438)	41,833	657,056
Capital								
Loan Proceeds	-	-	-	172,000	-	-	-	172,000
Capital Grants - Awarded	-	3,094,624	-	-	1,349,462	-	-	4,444,086
Capital Grants - Applied	130,000	-	-	-	-	-	-	130,000
Capital Projects	445,000	7,756,847	3,425,000	330,101	2,195,079	185,000	-	14,337,027
Net Capital	(445,000)	(4,662,223)	(3,425,000)	(158,101)	(845,617)	(185,000)	-	(9,720,941)
Rev over Exp & Trans	(775,882)	(3,991,233)	(1,647,490)	(1,462,503)	(721,171)	(507,438)	41,833	(9,063,885)
End Fund Balance	\$ 7,522,022	\$ 1,167,678	\$ 15,022,512	\$ 2,115,752	\$ 895,780	\$ 919,232	\$ 1,687,438	\$ 29,330,413
Reserve Requirement	2,112,413	364,620	817,929	387,248	131,672	527,481		
	33% Operating Expenditures		90 Days Operating Expenditures*					

DRAFT PROJECTED REVENUES

Account Number	Account Title	EOY 2024 (not audited)	BUDGET 2025	2025 through 6/30/2025	2025 EOY Estimate	Projected 2026		NOTES
General Fund								
201-01-3110	Property Taxes	\$ -	\$ 2,112,290	\$ 3,789,367	4,607,492	2,193,245	3.8%	
201-01-3130	Sales Tax	\$ 2,574,829	\$ 2,643,338	\$ 1,331,107	2,662,214	2,773,581	4.9%	
201-01-3135	Severance Tax	\$ 44,445	\$ 25,000	\$ -	14,930	15,000	-40.0%	
201-01-3140	Use Tax - Building Materials	\$ 194,901	\$ 544,000	\$ 66,959	286,917	200,010	-63.2%	Use tax split between General Fund (67%), Street Fund (18.15%), and Park Fund (14.85%)
201-01-3145	Occupational Tax	\$ 59	\$ -	\$ 144	144	-	0.0%	
201-01-3320	Cigarette Tax							
201-01-3330	Retail Marijuana Tax							
201-02-3155	Town Plan Review Fees	\$ 13,600	\$ 46,000	\$ 6,545	11,200	15,000	-67.4%	
201-02-3430	County Tax Vendors Fee	\$ 2,581	\$ 5,885	\$ 898	4,390	3,000	-49.0%	
201-02-3435	Fire Dept. Vendor Fee	\$ 1,554	\$ 5,920	\$ 676	4,184	1,500	-74.7%	
201-02-3450	Bldg. Admin. Fee	\$ 19,513	\$ 46,000	\$ 7,933	20,017	20,000	-56.5%	
201-02-3462	Bldg. Inspection Fees	\$ 238,755	\$ 450,000	\$ 90,706	204,911	250,000	-44.4%	
201-03-3150	Franchise Fee-Communications	\$ -	\$ 25,000	\$ 23,996	23,997	25,000	0.0%	
201-03-3160	Franchise Fee-Electricity	\$ 200,098	\$ 173,801	\$ 93,781	215,166	199,301	14.7%	
201-03-3170	Franchise Fee-Natural Gas	\$ 20,000	\$ 20,000	\$ 10,000	18,333	20,000	0.0%	
201-03-3180	Franchise Fee-Telephone	\$ 26,375	\$ -	\$ -	-	-	0.0%	
201-04-3200	Business License	\$ 1,563	\$ -	\$ 2,925	5,000	3,750	0.0%	
201-04-3210	Liquor License	\$ 4,203	\$ -	\$ 2,233	2,000	3,000	0.0%	
201-04-3220	Contractor License	\$ 18,450	\$ 20,000	\$ 13,675	17,000	18,000	-10.0%	
201-04-3250	Retail Marijuana Store License	\$ -	\$ -	\$ 1,500	3,000	3,000	0.0%	
201-05-3420	Land Use Fees	\$ 15,958	\$ 25,000	\$ 3,731	9,000	15,000	-40.0%	
201-05-3460	General Charges For Services	\$ 17,095	\$ -	\$ -	-	-	0.0%	Moved Retail Marijuana Store License to own GL
201-05-3465	Payment Convenience Fee	\$ -	\$ -	\$ -	1,625	6,499	0.0%	
201-05-3510	Community Center User Fees	\$ 3,125	\$ 3,000	\$ 2,095	3,000	3,000	0.0%	
201-05-3520	Weed / Refuse Removal	\$ 6,361	\$ -	\$ 2,595	8,000	8,000	0.0%	
201-06-3550	Court Fines & Costs	\$ 18,353	\$ 20,000	\$ 2,556	5,000	12,000	-40.0%	
201-06-3555	LCISO Administrative Fees	\$ 1,160	\$ 1,200	\$ 360	720	1,000	-16.7%	
201-07-3460	Cemetery - Disinterment	\$ -	\$ -	\$ -	-	-	0.0%	
201-07-3470	Cemetery - Opening & Closing	\$ 8,000	\$ -	\$ 2,000	1,000	3,120	0.0%	
201-07-3480	Cemetery - Perpetual Care	\$ 2,175	\$ -	\$ 188	500	1,125	0.0%	
201-07-3490	Cemetery - Grave Space	\$ 15,325	\$ 9,500	\$ 563	1,500	3,375	-64.5%	
201-08-3350	Grants	\$ 29,700	\$ 29,700	\$ 92,450	195,075	-	-100.0%	Housing Needs Assessment; Transportation Masterplan; ADA Dock
201-08-3351	Grants - July 4th Celebration	\$ 1,500	\$ -	\$ 2,500	2,500	-	0.0%	
201-08-3353	Grants - Main Street Program	\$ -	\$ 40,000	\$ -	40,000	15,000	-62.5%	
201-08-3354	Grants - Library	\$ 7,921	\$ 6,000	\$ 5,895	5,895	6,000	0.0%	
201-08-3355	Investment Earnings - Library	\$ 24,757	\$ 16,500	\$ 10,655	20,245	18,220	10.4%	
201-08-3373	Library Contrib./Fines/Misc.	\$ 9,781	\$ 5,000	\$ 2,330	5,000	5,000	0.0%	
201-08-3506	Main Street DOLA Mini Grant	\$ -	\$ 10,000	\$ -	10,000	10,000	0.0%	
201-08-3610	Investment Earnings-General	\$ 398,595	\$ 300,000	\$ 161,775	307,373	305,836	1.9%	
201-08-3620	Carryout Bag Fee	\$ 895	\$ 2,400	\$ 75	129	2,400	0.0%	
201-08-3630	Car Show Revenue	\$ 650	\$ -	\$ -	-	-	0.0%	
201-08-3640	Community Events	\$ -	\$ -	\$ 5,965	6,140	5,000	0.0%	
201-08-3690	Miscellaneous Revenue	\$ 8,158	\$ 5,000	\$ 1,810	4,131	5,000	0.0%	
201-08-3910	Sale of Assets	\$ 78	\$ -	\$ 1,717	1,724	500	0.0%	
201-08-3913	Community Event Sponsorships	\$ -	\$ 1,000	\$ 5,250	5,250	2,500	150.0%	
255-02-3372	Library Impact Fees	\$ 10,250	\$ 27,000	\$ 1,500	7,250	9,500	-64.8%	38 Residential permits
TOTAL		\$ 4,109,716	\$ 6,860,732	\$ 5,940,903	9,126,848	6,543,469	-4.6%	

Account Number	Account Title	EOY 2024 (not audited)	BUDGET 2025	2025 through 6/30/2025	2025 EOY Estimate	Projected 2026		NOTES
Street Fund								
203-01-3130	Sales Tax	\$ 707,914	\$ 726,750	\$ 365,970	731,940	746,257	2.7%	
203-01-3140	Use Tax - Building Materials	\$ -	\$ -	\$ 18,410	78,884	54,990	0.0%	
203-01-3315	Motor Vehicle Use Tax	\$ 772,449	\$ 888,407	\$ 381,993	763,986	857,506	-3.5%	
203-01-3335	Highway Users Tax	\$ 211,136	\$ 376,552	\$ 275,109	545,815	385,732	2.4%	
203-04-3343	Street Cut Permits	\$ 50,409	\$ 15,000	\$ 49,685	67,485	1,500	-90.0%	
203-04-3350	Developer Road Fee Escrow	\$ -	\$ 24,000	\$ (5,798)	7,402	14,400	-40.0%	
203-04-3376	BP Road Impact Fee	\$ 45,700	\$ 159,600	\$ 16,232	75,751	73,636	-53.9%	38 Residential permits
203-05-3420	Land Use Fees	\$ 3,036	\$ -	\$ 470	470	-	0.0%	
203-08-3350	Grants	\$ -	\$ 3,580,269	\$ -	100,000	3,094,624	-13.6%	Reallocation of grant reimbursement by expected expenses
203-08-3610	Investment Earnings	\$ 102,292	\$ 65,000	\$ 44,024	83,646	83,227	28.0%	
203-08-3910	Sale of Assets	\$ 1,165	\$ 1,000	\$ 1,390	1,500	1,000	0.0%	
TOTAL		\$ 1,894,101	\$ 5,836,578	\$ 1,147,485	2,456,878	5,312,873	-9.0%	
Water Fund								
204-02-3444	BP Raw Water Fee	\$ 892,279	\$ 3,350,000	\$ 165,053	1,137,653	1,253,837	-62.6%	24 Single Unit Residential, 14 Multi Unit Residential permits
204-02-3446	Tap Fees	\$ 438,360	\$ 1,242,734	\$ 79,394	385,480	407,349	-67.2%	
204-03-3441	Water Sales	\$ 5,031,872	\$ 5,465,968	\$ 2,787,816	5,205,000	4,925,000	-9.9%	
204-03-3442	Shut-Off/Recon./Late/NSF/Trans	\$ 53,137	\$ 51,800	\$ 54,090	84,000	75,600	45.9%	
204-03-3443	Hydrant Water Sales	\$ 3,550	\$ -	\$ 14,169	16,135	-	0.0%	
204-03-3445	Raw Water Leases	\$ 11,160	\$ 10,000	\$ -	1,938	2,000	-80.0%	Calling Town owned shares as of 2025
204-03-3447	Bulk Water Sales	\$ 43,414	\$ 25,000	\$ 24,855	48,000	26,250	5.0%	FY2026 based on four year trend
204-04-3610	Investment Earnings	\$ 770,251	\$ 178,078	\$ 121,739	243,478	177,188	-0.5%	
204-04-3650	Loan Proceeds	\$ 6,193,596	\$ -	\$ 10,000	10,000	-	0.0%	
204-04-3690	Miscellaneous Revenue	\$ 1,544	\$ -	\$ 405	7,506	-	0.0%	
204-04-3910	Sale of Assets	\$ 762	\$ 1,000	\$ 682	782	750	-25.0%	
204-05-3420	Land Use Fees	\$ 1,012	\$ -	\$ 157	157	-	0.0%	
TOTAL		\$ 13,440,938	\$ 10,324,580	\$ 3,258,360	7,140,129	6,867,974	-33.5%	
Sewer Fund								
205-02-3350	Developer Sewer Fee Escrow	\$ -	\$ 30,520	\$ 3,815	20,601	18,312	-40.0%	
205-02-3446	Tap Fees	\$ 399,098	\$ 1,129,400	\$ 70,441	299,912	379,126	-66.4%	38 Residential permits
205-03-3445	Sewer User Fees	\$ 2,311,492	\$ 2,395,711	\$ 1,480,702	2,778,168	2,580,000	7.7%	
205-04-3610	Investment Earnings	\$ 548,555	\$ 250,000	\$ 108,977	204,000	202,980	-18.8%	
205-04-3650	Bond/Loan Proceeds	\$ 16,858,330	\$ 1,130,005	\$ 6,022,326	8,141,163	172,000	-84.8%	
205-04-3675	Intergovernmental Grants/Loans	\$ -	\$ 137,500	\$ -	-	-	-100.0%	Grant reimbursement for lift station will occur with construction in future years
205-04-3910	Sale of Assets	\$ -	\$ -	\$ 200	200	-	0.0%	
205-05-3420	Land Use Fees	\$ 3,542	\$ -	\$ 549	549	-	0.0%	
TOTAL		\$ 20,121,017	\$ 5,073,136	\$ 7,687,010	11,444,593	3,352,418	-33.9%	
Drainage Fund								
207-02-3451	TOW Strm Drn BP Impact	\$ 16,400	\$ 43,200	\$ 5,013	13,813	15,200	-64.8%	38 Residential permits
207-02-3453	AUTH Storm Drn BP Impact	\$ 18,040	\$ 47,520	\$ 7,865	17,985	16,720	-64.8%	38 Residential permits
207-03-3449	TOW Storm Drain Utility fees	\$ 276,246	\$ 273,138	\$ 162,615	276,000	276,000	1.0%	
207-03-3452	AUTH Storm Drain Utility Fees	\$ 419,815	\$ 413,779	\$ 248,831	420,000	420,000	1.5%	
207-05-3420	Land Use Fees	\$ 3,542	\$ -	\$ 549	549	-	0.0%	
207-08-3364	Grant	\$ -	\$ 888,817	\$ -	-	1,349,462	51.8%	Reallocation of grant reimbursement by expected expenses
207-08-3610	Investment Earnings	\$ 55,930	\$ 35,000	\$ 24,071	57,770	57,482	64.2%	
TOTAL		\$ 789,974	\$ 1,701,454	\$ 448,944	786,118	2,134,864	25.5%	

Account Number	Account Title	EOY 2024 (not audited)	BUDGET 2025	2025 through 6/30/2025	2025 EOY Estimate	Projected 2026		NOTES
Park Fund								
210-01-3130	Sales Tax	\$ 579,307	\$ 594,721	\$ 299,484	598,968	635,572	6.9%	
210-01-3140	Use Tax Building Materials	\$ 95,996	\$ 136,000	\$ 15,065	64,553	45,000	-66.9%	
210-01-3315	Motor Vehicle Use Tax	\$ 158,213	\$ 181,963	\$ 78,239	156,478	143,724	-21.0%	
210-01-3700	Open Space Sales Tax	\$ 435,160	\$ 413,948	\$ 169,461	412,955	405,000	-2.2%	
210-02-3381	Trail Impact Fee	\$ 18,450	\$ 48,600	\$ 2,700	13,140	17,100	-64.8%	38 Residential permits
210-02-3620	BP Park Impact Fee	\$ 41,000	\$ 108,000	\$ 6,000	29,000	38,000	-64.8%	38 Residential permits
210-05-3174	Field Rentals	\$ 3,577	\$ -	\$ 3,690	9,830	6,000	0.0%	
210-05-3175	Recreation Fees	\$ 163,999	\$ 108,600	\$ 70,321	129,473	118,374	9.0%	
210-05-3177	Batting Cages Fees/Sales	\$ 2,009	\$ -	\$ 994	2,886	2,000	0.0%	
210-08-3190	WCP Veterans Memorial Plaza	\$ -	\$ -	\$ 1,944	2,005	-	0.0%	
210-08-3505	Misc. Grants / Contributions	\$ -	\$ -	\$ -	40,215	-	0.0%	
210-08-3610	Investment Earnings	\$ 146,758	\$ 95,000	\$ 63,580	120,802	120,198	26.5%	
210-08-3623	Cash-In-Lieu of Public Lands	\$ 87,500	\$ -	\$ -	-	-	0.0%	
210-08-3690	Miscellaneous Revenue	\$ 457	\$ -	\$ -	-	-	0.0%	
210-08-3910	Sale of Assets	\$ 1,735	\$ -	\$ 1	-	1,000	0.0%	
210-08-3913	Parks & Rec Sponsorships	\$ -	\$ -	\$ 700	700	500	0.0%	
TOTAL		\$ 1,734,162	\$ 1,686,832	\$ 712,179	1,581,005	1,532,468	-9.2%	
Trust Funds								
209-08-3610	Investment Earnings	\$ 36,618	\$ 51,500	\$ 15,792	32,495	32,333	-37.2%	
255-02-3372	Library Impact Fees	\$ 10,250	\$ 27,000	\$ 1,500	7,250	9,500	-64.8%	38 Residential permits
TOTAL		\$ 46,868	\$ 78,500	\$ 17,292	39,745	41,833	-46.7%	
TOTAL REVENUES		42,136,775	31,561,812	19,212,173	32,575,316	25,785,898	-18.3%	

DRAFT BUDGET EXPENDITURES

Account Number	Account Title	EOY 2024 (not audited)	BUDGET 2025	2025 through 6/30/2025	2025 EOY Estimate	Requested 2026	Updates + / -	Updated Requests 2026		NOTES
Legislative										
201-11-5102	Benefits	848	910	424	850	910		910	0.0%	
201-11-5107	Elected Official Compensation	10,818	10,800	5,400	10,800	10,800		10,800	0.0%	
201-11-5192	Community Events	98,782	125,015	66,532	125,015	150,000	(33,725)	116,275	-7.0%	Cost savings in community events
201-11-5214	Office Supplies	770	700	36	700	1,200		1,200	71.4%	
201-11-5321	Printing Services	203	300	279	300	300		300	0.0%	
201-11-5335	Dues & Subscriptions	5,570	5,381	5,381	5,381	5,500		5,500	2.2%	
201-11-5352	Municipal Legal Services	46,291	45,000	21,318	40,000	45,000		45,000	0.0%	
201-11-5363	R&M Computer/Office Equipment	1,264	1,000	-	1,000	4,800		4,800	380.0%	
201-11-5380	PROFESSIONAL DEVELOPMENT	4,135	11,000	5,655	7,397	11,000	(3,000)	8,000	-27.3%	CML in Westminster (lower cost)
201-11-5513	Insurance Deductible	-	5,000	-	-	5,000		5,000	0.0%	
201-11-5951	Board Discretionary Fund	10,500	30,000	-	30,000	25,000		25,000	-16.7%	
201-11-5952	Hardship Utility Grant	39,765	12,000	8,400	31,500	25,000		25,000	108.3%	
NEW	Cleveland Avenue Business Support	-	-	-	-	30,000	(5,000)	25,000	0.0%	
TOTAL		218,946	247,106	113,425	252,943	314,510	(41,725)	272,785	10.4%	
Judicial										
201-12-5109	Magistrate	7,500	12,000	3,750	9,600	12,000		12,000	0.0%	
201-12-5214	Office Supplies	519	500	84	250	500		500	0.0%	
201-12-5359	Prosecuting Attorney	13,621	12,000	7,414	12,000	13,000		13,000	8.3%	
201-12-5380	PROFESSIONAL DEVELOPMENT	672	1,850	428	975	1,650		1,650	-10.8%	
201-12-5381 NEW	Mileage Reimbursement	-	-	-	-	100		100	0.0%	
201-12-5394	Jury Fees	-	1,000	-	-	1,000		1,000	0.0%	
201-12-5498	Court Appointed Counsel	-	1,000	-	-	1,000		1,000	0.0%	
201-12-5499	Translator Fees	1,160	1,000	184	250	1,000		1,000	0.0%	
TOTAL		23,472	29,350	11,860	23,075	30,250	-	30,250	3.1%	
Administration										
201-13-5100	Wages & Salaries	509,778	568,318	244,623	562,244	592,568	(210)	592,358	4.2%	Calculation correction
201-13-5102	Benefits	131,140	179,500	73,806	175,933	193,406		193,406	7.7%	
201-13-5214	Office Supplies	416	1,500	239	500	500		500	-66.7%	
201-13-5335	Dues & Subscription	3,171	8,500	3,089	8,500	8,500	(3,500)	5,000	-41.2%	Analysis of current dues
201-13-5352	Legal Services	44,186	65,000	16,040	60,000	65,000		65,000	0.0%	
201-13-5356	Professional Services	38,586	40,000	1,952	30,000	61,000	(51,000)	10,000	-75.0%	Moved Community Survey to every four years; Emergency Response Plan in-house; COOP in 2027
NEW	Professional Services - Home Rule	-	-	-	-	110,000		110,000	0.0%	
201-13-5363	R&M Computer/Office Equipment	6,973	1,000	41	300	1,000		1,000	0.0%	
201-13-5380	PROFESSIONAL DEVELOPMENT	4,691	10,500	3,951	7,000	10,500	(5,500)	5,000	-52.4%	Reduction in professional development opportunities
201-13-5381	Mileage Reimbursement	-	-	-	-	100		100	0.0%	
201-13-5496	Communications Division	5,755	15,000	2,655	13,000	15,000	(6,000)	9,000	-40.0%	
201-13-5903	Grant Programs Expenditures	-	40,000	-	40,000	-		-	-100.0%	
201-13-5933	Wellington Senior Resource Cen	12,115	16,500	13,504	16,500	16,500		16,500	0.0%	
201-13-5934	Opioid Settlement Redirection	6,714	-	-	-	-		-	0.0%	
TOTAL		763,525	945,818	359,900	913,977	1,074,074	(66,210)	1,007,864	6.6%	
Finance										
201-14-5100	Wages & Salaries	222,747	343,651	145,870	320,719	353,540	(45)	353,495	2.9%	Calculation correction
201-14-5102	Benefits	71,918	105,750	38,663	86,746	99,613		99,613	-5.8%	
201-14-5214	Office Supplies	927	1,000	264	1,000	1,000		1,000	0.0%	
201-14-5311	Postage	5,875	5,500	2,113	4,226	4,649		4,649	-15.5%	
201-14-5321	Printing Services	-	600	697	800	900		900	50.0%	
201-14-5335	Dues and Subscriptions	1,599	2,000	220	729	2,000	(800)	1,200	-40.0%	GFOA \$500, Amazon \$499, CGFOA \$65 x2, Other \$30 x2
201-14-5338	Bank Service Charge	138	-	1,047	2,094	2,250	6,500	8,750	0.0%	Removed Card Processing Fees for non-utility payments from enterprise funds
201-14-5353	Accounting & Auditing	39,900	45,000	28,800	64,700	37,695		37,695	-16.2%	
201-14-5356	Professional Services	83,383	45,000	16,006	37,931	40,000	(5,000)	35,000	-22.2%	
201-14-5363	R&M Computer/Office Equip	1,273	2,000	1,301	1,301	2,250		2,250	12.5%	
201-14-5380	PROFESSIONAL DEVELOPMENT	7,442	8,500	2,893	6,180	9,000	(3,000)	6,000	-29.4%	Reduction in professional development opportunities
201-14-5381 NEW	Mileage Reimbursement	-	-	-	-	200		200	0.0%	
201-14-5510	Insurance & Bonds	164,903	223,176	165,716	274,984	262,830	(8,000)	254,830	14.2%	CIRSA policy selection impacted estimate
201-14-5640	Paying Agent Fees	500	-	-	500	500		500	0.0%	
201-14-5950	Document Shredding	203	350	147	294	350		350	0.0%	
201-14-5960	Over/Short	17,380	-	(19,944)	(19,944)	-		-	0.0%	
TOTAL		618,187	783,027	383,793	782,259	816,777	(10,345)	806,432	3.0%	

Account Number	Account Title	EOY 2024 (not audited)	BUDGET 2025	2025 through 6/30/2025	2025 EOY Estimate	Requested 2026	Updates + / -	Updated Requests 2026		NOTES
Clerk										
201-15-5100	Wages & Salaries	163,062	189,609	85,138	184,160	190,338	(15)	190,323	0.4%	Calculation correction
201-15-5102	Benefits	45,170	67,790	26,271	57,342	60,682		60,682	-10.5%	
201-15-5214	Office Supplies	509	1,500	586	1,400	1,400	(400)	1,000	-33.3%	
201-15-5331	Publishing & Legal Notices	1,040	4,500	3,039	4,000	4,500		4,500	0.0%	
201-15-5335	Dues & Subscriptions	-	826	-	500	500		500	-39.5%	
201-15-5356	Professional Services	756	7,500	7,500	7,500	1,000		1,000	-86.7%	
201-15-5363	R&M Computer/Office Equip.	255	3,500	1,317	3,500	3,500		3,500	0.0%	
201-15-5380	PROFESSIONAL DEVELOPMENT	122	4,000	1,364	4,000	7,000	(1,000)	6,000	50.0%	
201-15-5381	Mileage Reimbursement	75	150	-	246	300		300	100.0%	
201-15-5414	ELECTION EXPENSES	36,675	45,000	-	44,720	60,000		60,000	33.3%	
201-15-5530	CODE REVIEW & UPDATE	1,815	5,000	-	5,000	8,400	(2,500)	5,900	18.0%	Code update reductions
TOTAL		249,478	329,375	125,215	312,368	337,620	(3,915)	333,705	1.3%	
Human Resources										
201-16-5100	Wages & Salaries	194,788	220,542	100,790	219,263	228,535	(105)	228,430	3.6%	Calculation correction
201-16-5102	Benefits	62,388	68,320	29,917	68,782	73,039		73,039	6.9%	
201-16-5103	TEMPORARY EMPLOYMENT SERVICES	-	10,000	-	5,000	10,000	(7,000)	3,000	-70.0%	Reduced emergency spending amount
201-16-5214	OFFICE SUPPLIES	81	300	104	300	350		350	16.7%	
201-16-5226	Executive Search	-	29,000	-	-	30,000	(30,000)	-	-100.0%	To be completed in-house
201-16-5335	Dues & Subscriptions	8,144	8,500	8,614	8,614	9,500		9,500	11.8%	
201-16-5356	Professional Fees	23,145	5,000	2,210	4,500	27,000	(22,000)	5,000	0.0%	Move Compensation Study to every third year
201-16-5363	R&M Computer/Office Equip.	1,064	1,300	22	450	1,400		1,400	7.7%	
201-16-5380	PROFESSIONAL DEVELOPMENT	2,374	7,000	515	3,000	5,500	(2,000)	3,500	-50.0%	Tuition reimbursement freeze
201-16-5381 NEW	Mileage Reimbursement	-	-	-	-	100		100	0.0%	
201-16-5580	Employee Drug Testing	1,205	1,500	67	1,000	1,500	(500)	1,000	-33.3%	Moved to PW - Employee Drug Testing
201-16-5582	Employee Relations	6,036	15,000	2,485	8,000	11,000	(3,000)	8,000	-46.7%	
201-16-5583	Background Check	2,661	2,500	1,700	2,000	2,500		2,500	0.0%	
201-16-5948	Employee Apparel	1,075	1,000	735	1,000	1,000		1,000	0.0%	
201-16-5949	Employee Advertising	694	1,000	-	600	2,000		2,000	100.0%	
TOTAL		303,654	370,962	147,159	322,509	403,424	(64,605)	338,819	-8.7%	
Information Technology										
201-17-5100	Wages & Salaries	-	120,000	20,338	82,061	123,085	(45)	123,040	2.5%	Calculation correction
201-17-5102	Benefits	-	39,720	5,996	24,741	36,988		36,988	-6.9%	
201-17-5214	OFFICE SUPPLIES	10	1,000	311	900	800		800	-20.0%	
201-17-5345	Telephone Services	53,674	60,000	26,000	55,000	47,900	(3,800)	44,100	-26.5%	
201-17-5356	Professional Services	-	15,000	19,866	19,866	15,000		15,000	0.0%	
201-17-5357	Professional Fees	73,370	-	-	-	-		-	0.0%	
201-17-5363	R&M Computer/Office Equip.	-	3,000	2,703	2,900	12,600		12,600	320.0%	
201-17-5380	PROFESSIONAL DEVELOPMENT	-	1,000	-	1,000	2,650		2,650	165.0%	
201-17-5381	Mileage Reimbursement	-	50	-	-	50		50	0.0%	
201-17-5384	Internet Services	35,653	45,000	18,288	41,000	34,000	(1,100)	32,900	-26.9%	
201-17-5579	Software License/Support	151,550	175,000	58,607	176,000	187,000	(7,100)	179,900	2.8%	Updated estimates of current services
201-17-5585	Website Maintenance	6,743	15,480	11,504	15,000	20,000	(400)	19,600	26.6%	
201-17-5947	Copier Expense	12,716	13,500	7,054	14,200	14,700		14,700	8.9%	
TOTAL		333,716	488,750	170,667	432,668	494,773	(12,445)	482,328	-1.3%	
Planning										
201-18-5100	Wages & Salaries	565,317	686,217	270,920	602,080	718,169	(225)	717,944	4.6%	Calculation correction
201-18-5102	Benefits	146,599	199,070	64,557	144,382	198,309		198,309	-0.4%	
201-18-5214	Office Supplies	3,381	2,500	801	1,200	2,000	(1,000)	1,000	-60.0%	
201-18-5231	Fuel, Oil, Grease	600	4,875	408	600	750		750	-84.6%	
201-18-5233	Vehicle R&M	348	2,250	205	400	1,750		1,750	-22.2%	
201-18-5331	Recording & Legal Publishing	326	1,500	87	800	1,500	(750)	750	-50.0%	
201-18-5335	Dues & Subscriptions	242	2,743	163	2,000	3,159		3,159	15.2%	
201-18-5350	Building Insp. Fee Remittance	140,743	240,000	54,236	178,000	150,000	12,000	162,000	-32.5%	KRI BP issued in 2025; Wellington Business Center in 2026 (corresponding revenues from permit fees)
201-18-5355	Reimbursable Services	7,743	20,000	4,450	8,000	15,000		15,000	-25.0%	
201-18-5356	Professional Services	20,723	30,000	5,923	30,000	35,000	(10,000)	25,000	-16.7%	Thimmig Property Planning services reduced
201-18-5363	R&M Computer/Office Equip	2,474	393	-	300	1,590		1,590	304.6%	
201-18-5370	Safety Supplies & Equipment	-	270	-	270	270		270	0.0%	
201-18-5372	Uniforms	-	525	354	500	525		525	0.0%	
201-18-5374	NOCO Humane	19,694	35,368	17,684	35,368	40,000	2,986	42,986	21.5%	2026 Joint Service Agreement - Received 9/9/2025 (total is \$42,986)
201-18-5375	PROTECTIVE INSP. EQUIPMENT	-	170	-	170	170		170	0.0%	
201-18-5380	PROFESSIONAL DEVELOPMENT	4,624	10,780	4,489	7,000	9,087	(750)	8,337	-22.7%	
201-18-5381	Mileage Reimbursement	-	-	-	-	300		300	0.0%	
201-18-5579	Software License Support	-	2,469	1,157	1,400	2,309		2,309	-6.5%	
TOTAL		912,815	1,239,130	425,434	1,012,470	1,179,888	2,261	1,182,149	-4.6%	

Account Number	Account Title	EOY 2024 (not audited)	BUDGET 2025	2025 through 6/30/2025	2025 EOY Estimate	Requested 2026	Updates + / -	Updated Requests 2026		NOTES
Larimer County Sheriff's Office										
201-21-5364	LCSO Contract	1,979,620	2,135,717	533,929	2,135,717	2,300,000	(31,672)	2,268,328	6.2%	
TOTAL		1,979,620	2,135,717	533,929	2,135,717	2,300,000	(31,672)	2,268,328	6.2%	
Public Works Administration										
201-34-5100	Wages & Salaries	738,926	954,170	369,966	819,299	988,304	(181,375)	806,929	-15.4%	Hiring Freeze - Vacant position x2
201-34-5102	Benefits	188,092	267,600	85,041	180,477	293,428	(72,560)	220,868	-17.5%	Hiring Freeze - Vacant position x2
201-34-5231	Fuel, Oil & Grease	23,725	28,000	9,627	17,000	20,000		20,000	-28.6%	
201-34-5233	R&M- Machinery & Equip. Parts	52,562	59,914	16,155	35,000	50,000	(500)	49,500	-17.4%	Moved to PW - Employee Drug Testing
201-34-5241	Shop Supplies	4,270	2,000	13	-	-		-	-100.0%	
201-34-5335	Dues & Subscriptions	1,996	5,500	5,872	5,872	6,500		6,500	18.2%	
201-34-5356	Professional Services	2,500	30,000	-	20,000	28,000	(10,000)	18,000	-40.0%	
201-34-5363	R&M Computer/Office Equip.	8,155	7,500	908	7,500	7,000	(3,000)	4,000	-46.7%	
201-34-5370	Safety Workwear & Equipment	2,158	2,000	784	1,568	2,000		2,000	0.0%	
201-34-5372	Uniforms	18,909	16,500	15,375	16,500	16,500	(1,650)	14,850	-10.0%	
201-34-5380	PROFESSIONAL DEVELOPMENT	4,699	10,500	1,857	5,000	8,000	(500)	7,500	-28.6%	Moved to PW - Employee Drug Testing
201-34-5381 NEW	Mileage	-	-	-	-	500		500	0.0%	
201-34-5382	Employee Recognition	100	-	-	-	-		-	0.0%	
201-34-5422	Small Tools	410	1,000	-	1,000	1,000		1,000	0.0%	
201-34-5456	Mosquito Control	12,738	25,300	9,200	20,000	25,000	(5,000)	20,000	-20.9%	One reduced spraying (four total)
201-34-5512	Insurance-Property Related	18,905	13,064	-	6,532	13,064	(13,064)	-	-100.0%	2022 hail damage repairs - no longer necessary
201-34-5533	Equipment Rental	259	-	-	-	-		-	0.0%	
201-34-5579	Software Subscriptions	7,807	10,000	8,147	10,000	12,500		12,500	25.0%	
204-34-5580 NEW	Employee Drug Testing	-	-	-	-	-	2,750	2,750	0.0%	Town's CDL drug testing pulled out for separate GL
201-34-5941	PW office Supplies	9,479	10,000	3,913	7,000	8,250	(500)	7,750	-22.5%	
201-34-5947	Copier Expense	1,493	3,500	626	1,250	-		-	-100.0%	
TOTAL		1,097,183	1,446,548	527,484	1,153,997	1,480,047	(285,399)	1,194,648	-17.4%	
Cemetery										
201-42-5382	Grounds Maintenance Service	57	5,000	-	4,000	5,000		5,000	0.0%	
201-42-5423	Sand & Gravel & Road Base	1,948	5,000	-	4,500	5,000		5,000	0.0%	
201-42-5454	Survey	-	7,000	-	-	-		-	-100.0%	
TOTAL		2,005	17,000	-	8,500	10,000	-	10,000	-41.2%	
Town Community & Administrative Facilities										
201-49-5329	HOA Fees	-	2,500	-	2,500	2,500	(1,500)	1,000	-60.0%	HOA dues for Harvest Village
201-49-5341	Electricity	9,908	2,100	7,639	15,278	15,500		15,500	638.1%	
201-49-5342	Water	3,533	4,000	1,603	3,206	3,500		3,500	-12.5%	
201-49-5343	Sewer	1,496	2,000	1,100	2,200	2,500		2,500	25.0%	
201-49-5344	Natural Gas - Heat	11,754	30,000	4,811	9,622	10,000		10,000	-66.7%	
201-49-5346	Storm Drainage	1,632	3,000	1,164	2,328	2,500		2,500	-16.7%	
201-49-5367	R&M Serv./Supplies - Buildings	37,280	40,000	20,686	37,000	40,000		40,000	0.0%	
201-49-5369	Janitorial Service	34,469	25,000	8,933	18,716	20,000		20,000	-20.0%	
201-49-5370	General Building Supplies	3,962	11,700	2,835	5,670	7,500	(1,500)	6,000	-48.7%	
201-49-5375	Leeper Center Supplies	-	1,500	511	1,022	1,500		1,500	0.0%	
201-49-5398	Trash	14,689	10,500	5,224	10,913	6,000	(700)	5,300	-49.5%	New vendor selected from RFQ
NEW	ADA Community Improvements	21,010	10,000	5,210	10,000	-	10,000	10,000	0.0%	Moved from CIP - As needed funding source to make ADA infrastructure improvements.
201-49-5405	Parking Lot Lease Payments	-	1,500	1,500	1,500	1,500		1,500	0.0%	
201-49-5513	Insurance Deductible	-	5,000	-	-	5,000		5,000	0.0%	
TOTAL		139,732	148,800	61,216	119,955	118,000	6,300	124,300	-16.5%	
Economic Development										
201-51-5214	Office Supplies	-	200	11	100	200		200	0.0%	
201-51-5356	Professional Services	-	10,000	-	2,000	35,000	(15,000)	20,000	100.0%	Removal of Placer.ai per Board direction
201-51-5379	Professional Development	-	2,000	(59)	-	-		-	-100.0%	
201-51-5401	Marketing Services	20	2,000	3,250	4,000	5,000		5,000	150.0%	
201-51-5903	MSP Grant Expenditures	-	40,000	40,000	40,000	15,000		15,000	-62.5%	
NEW	MSP Administration Expenditures	-	-	-	-	3,000		3,000	0.0%	
TOTAL		20	54,200	43,202	46,100	58,200	(15,000)	43,200	-20.3%	

Account Number	Account Title	EOY 2024 (not audited)	BUDGET 2025	2025 through 6/30/2025	2025 EOY Estimate	Requested 2026	Updates + / -	Updated Requests 2026		NOTES
Library										
201-55-5100	Wages & Salaries	322,015	360,268	167,603	319,841	373,424	(375)	373,049	3.5%	Calculation correction
201-55-5101	Seasonal	10,276	20,000	3,221	20,000	30,000	(5,000)	25,000	25.0%	Reduced funding increase request by 50%
201-55-5102	Benefits	69,979	78,670	35,175	76,310	99,873		99,873	27.0%	
201-55-5214	Office Supplies	7,401	9,000	5,337	9,000	10,000		10,000	11.1%	
201-55-5311	Postage	-	200	4	200	200		200	0.0%	
201-55-5321	Printing Services	691	1,000	-	1,000	1,000		1,000	0.0%	
201-55-5333	Dues	-	200	155	200	400		400	100.0%	
201-55-5337	Programs	5,161	7,000	2,823	7,000	7,000	3,000	10,000	42.9%	Increased Early Literacy, Caregiver, and supplemental education support
201-55-5347	Story Time Supplies	86	500	357	500	500	500	1,000	100.0%	Increased Neurodivergent supplies/support
201-55-5363	R&M Computer/Office Equip.	753	750	-	750	750		750	0.0%	
201-55-5380	PROFESSIONAL DEVELOPMENT	86	2,500	1,765	2,612	2,500	1,000	3,500	40.0%	Federal funding shortfall through grant scholarship/attendance
201-55-5381 NEW	Mileage Reimbursement	-	-	-	-	300		300	0.0%	
201-55-5384	Internet Service	-	2,000	-	-	-		-	-100.0%	
201-55-5387	Special Event Supplies	350	375	169	375	375	625	1,000	166.7%	Increased need for supplemental supplies/support
201-55-5579	Software License/Support	6,728	10,000	2,564	10,000	10,000		10,000	0.0%	
201-55-5792	Multi Media	2,698	3,500	1,318	3,500	3,500		3,500	0.0%	
201-55-5793	E-Books - Subscription/Misc.	-	5,500	3,750	5,500	5,500		5,500	0.0%	
201-55-5900	Library Books	21,309	18,000	6,816	18,000	20,000		20,000	11.1%	
201-55-5901	Library Shelving & Furnishings	1,120	2,000	310	2,000	2,000	(300)	1,700	-15.0%	
201-55-5902	Courier Service	1,568	2,500	-	1,927	2,500	(500)	2,000	-20.0%	
201-55-5903	Grant Programs Expenditures	5,080	11,000	5,895	5,895	6,000		6,000	-45.5%	
TOTAL		455,301	534,963	237,262	484,610	575,822	(1,050)	574,772	7.4%	
Street Fund Expenditures										
203-34-5100	Wages & Salaries	449,252	482,745	225,784	496,548	510,062	(495)	509,567	5.6%	Calculation correction
203-34-5102	Benefits	168,508	184,272	76,556	169,149	203,476		203,476	10.4%	
203-34-5110	On-Call Stipend	8,400	8,600	3,400	8,600	8,600		8,600	0.0%	
203-34-5233	R&M- Machinery & Equip. Parts	1,287	3,567	\$ -	-	-		-	-100.0%	
203-34-5240	Street Paint, Signs, & Parts	22,503	40,000	4,414	31,000	40,000		40,000	0.0%	
203-34-5341	Electricity for Street Lights	200,524	210,000	105,926	211,852	219,267		219,267	4.4%	
203-34-5342	Water	700	15,000	314	628	1,000		1,000	-93.3%	
203-34-5344	Natural Gas	1,072	-	3,803	7,606	8,000		8,000	0.0%	
203-34-5370	Safety Workwear & Equipment	3,116	5,000	1,939	5,000	7,000		7,000	40.0%	
203-34-5397	Weed Control	245	6,000	354	3,500	5,000		5,000	-16.7%	
203-34-5422	Small Tools	13,966	9,000	9,368	9,338	9,000		9,000	0.0%	
203-34-5423	Sand & Gravel & Roadbase	585	-	\$ -	-	-		-	0.0%	
203-34-5424	Street Construction Material	12,873	10,000	2,592	9,500	10,000		10,000	0.0%	
203-34-5426	WEATHER RESPONSE MANAGEMENT	4,348	8,000	\$ -	8,000	8,000		8,000	0.0%	
203-34-5427	SNOW MANAGEMENT MATERIALS	1,265	30,000	7,758	20,000	30,000		30,000	0.0%	
203-34-5428	STREET MAINTENANCE	755	35,000	280	30,000	35,000		35,000	0.0%	
203-34-5453	R&M Supplies - Street Sweeper	137	-	\$ -	-	-		-	0.0%	
203-34-5458	R&M Landscape	-	5,000	\$ -	5,000	5,000		5,000	0.0%	
203-34-5533	Equipment Rental	2,075	3,000	202	2,500	3,000		3,000	0.0%	
203-34-5941	Safety & First Aid Kits	2,718	4,900	897	4,500	3,000		3,000	-38.8%	
TOTAL		894,329	1,060,084	443,587	1,022,722	1,105,405	(495)	1,104,910	4.2%	

Account Number	Account Title	EOY 2024 (not audited)	BUDGET 2025	2025 through 6/30/2025	2025 EOY Estimate	Requested 2026	Updates + / -	Updated Requests 2026		NOTES
Water Fund Expenditures										
204-34-5100	Wages & Salaries	451,894	542,834	233,693	496,839	570,778	(532)	570,246	5.0%	Calculation correction
204-34-5102	Benefits	177,378	209,984	85,252	179,938	215,791		215,791	2.8%	
204-34-5110	On-Call Stipend	11,600	11,800	4,800	11,800	11,800		11,800	0.0%	
204-34-5221	Chemicals	180,116	300,000	96,603	155,000	225,000		225,000	-25.0%	
204-34-5227	Propane	28,852	50,000	24,679	48,000	60,000		60,000	20.0%	
204-34-5229	Permit and Program Fees	2,672	3,000	-	3,000	3,000		3,000	0.0%	
204-34-5231	Fuel, Oil & Grease	6,222	10,500	4,414	8,100	10,000		10,000	-4.8%	
204-34-5233	R&M- Machinery & Equip. Parts	13,196	18,963	7,007	18,000	19,600		19,600	3.4%	
204-34-5241	Shop Supplies	1,826	2,500	1,051	2,500	2,500		2,500	0.0%	
204-34-5321	Utility Billing Printing	25,670	25,000	16,694	28,618	30,049		30,049	20.2%	
204-34-5334	Water Testing	23,314	90,000	7,725	12,000	20,000		20,000	-77.8%	
204-34-5339	On-Line Utility Bill Pay-Fees	29,092	32,500	19,165	38,330	41,205	(3,315)	37,890	16.6%	Removed Card Processing Fees for non-utility payments from enterprise funds
204-34-5341	Electricity	118,879	120,000	65,284	137,884	142,710		142,710	18.9%	
204-34-5345	Telephone Service	855	925	477	954	800		800	-13.5%	
204-34-5352	Water Resource Legal Services	12,855	35,000	8,158	15,000	25,000		25,000	-28.6%	
204-34-5353	Water Efficiency Program	7,007	15,000	4,105	10,000	15,000		15,000	0.0%	
204-34-5356	Professional Services	28,181	45,000	12,887	35,000	45,000		45,000	0.0%	
204-34-5363	R&M Computer Equipment	6,592	7,000	2,351	7,000	7,000		7,000	0.0%	
204-34-5370	Safety Workwear & Equipment	7,467	10,000	3,464	6,500	8,000		8,000	-20.0%	
204-34-5380	PROFESSIONAL DEVELOPMENT	5,583	12,000	2,700	5,500	12,000		12,000	0.0%	
204-34-5381 NEW	Mileage Reimbursement	-	-	-	-	100		100	0.0%	
204-34-5384	Internet Service	1,468	2,000	836	1,672	1,400		1,400	-30.0%	
204-34-5398 NEW	Trash	-	-	-	-	1,250	80	1,330	0.0%	New vendor selected from RFQ
204-34-5422	Small Tools	1,350	7,000	4,184	7,000	8,000		8,000	14.3%	
204-34-5423	Construction Material	885	3,000	-	3,000	8,000		8,000	166.7%	
204-34-5430	DISTRIBUTION SYS EMR REPAIR	-	15,000	3,508	8,000	20,000		20,000	33.3%	
204-34-5432 NEW	R&M Nano & Wells	-	-	-	-	15,000		15,000	0.0%	
204-34-5433	R&M Plant	64,396	70,000	43,996	70,000	60,000		60,000	-14.3%	
204-34-5434	R&M Distribution	62,580	70,000	12,371	50,000	60,000		60,000	-14.3%	
204-34-5437	R&M SCADA	9,368	50,000	8,739	25,000	30,000		30,000	-40.0%	
204-34-5440	Sludge Removal	127,410	125,000	-	5,000	10,000		10,000	-92.0%	
204-34-5455	Lab Supplies	8,236	17,000	3,515	9,000	12,000		12,000	-29.4%	
204-34-5512	Insurance-Property Related	-	-	-	-	25,649	(25,649)	-	0.0%	2022 hail damage repairs - no longer necessary
204-34-5513	Insurance Deductible	-	5,000	-	-	5,000		5,000	0.0%	
204-34-5533	Equipment Rental	25	2,500	609	4,000	2,500		2,500	0.0%	
204-34-5579	Software Subscriptions	21,230	25,000	4,030	12,000	15,000		15,000	-40.0%	
204-34-5593	NPIC Water Lease Agreement	1,788,151	2,909,000	10,759	1,250,000	1,650,000	(150,000)	1,500,000	-48.4%	Interest rate reduction
204-34-5597	RAW WATER FEES AND ASSESSMENTS	15,123	20,000	16,783	17,000	20,000		20,000	0.0%	
204-34-5903	Water Meters - New Homes	20,000	16,000	13,320	16,000	14,000		14,000	-12.5%	
204-34-5941	Safety & First Aid Kits	835	3,250	1,518	3,000	3,000		3,000	-7.7%	
204-34-5969	Lab Equipment	5,163	25,000	11,234	22,000	25,000		25,000	0.0%	
TOTAL		3,265,472	4,906,756	735,911	2,722,635	3,451,132	(179,416)	3,271,716	-33.3%	
204-90-5630	2019 CWRPDA Loan Princ. (WTP)	1,091,978	1,109,550	554,775	1,109,550	1,129,785		1,129,785	1.8%	
204-90-5631	2019 CWRPDA Loan Int. (WTP)	372,716	352,466	176,233	352,466	192,166		192,166	-45.5%	Interest reduction 2025 & 2026 due to additional credits following closeout (rec'd 9.25.25)

Account Number	Account Title	EOY 2024 (not audited)	BUDGET 2025	2025 through 6/30/2025	2025 EOY Estimate	Requested 2026	Updates + / -	Updated Requests 2026		NOTES
Sewer Fund Expenditures										
205-34-5100	Wages & Salaries	501,010	503,809	236,099	510,172	539,434	(352)	539,082	7.0%	Calculation correction
205-34-5102	Benefits	185,576	176,201	82,923	175,240	194,666		194,666	10.5%	
205-34-5110	On-Call Stipend	13,300	11,800	5,900	11,800	11,800		11,800	0.0%	
205-34-5221	Chemicals	16,917	35,000	18,680	45,000	85,000	(20,000)	65,000	85.7%	
205-34-5228	Permit and Program Fees	4,097	5,000	459	5,000	5,000		5,000	0.0%	
205-34-5231	Fuel, Oil & Grease	4,321	10,000	4,585	10,000	10,000		10,000	0.0%	
205-34-5233	R&M- Machinery & Equip. Parts	24,407	52,118	15,720	30,000	40,000	(5,000)	35,000	-32.8%	
205-34-5241	Shop Supplies	2,338	1,500	414	1,500	1,500		1,500	0.0%	
205-34-5321	Utility Billing Printing	18,217	18,000	11,414	19,567	20,545		20,545	14.1%	
205-34-5339	On-Line Utility Bill Pay Fees	20,703	22,500	13,583	27,166	29,203	(2,340)	26,863	19.4%	Removed Card Processing Fees for non-utility payments from enterprise funds
205-34-5341	Electricity	257,003	350,000	118,341	215,341	246,683	(11,000)	235,683	-32.7%	Digester operational changes requiring reducing in blower hertz
205-34-5342	Water	11,441	8,500	1,921	3,840	4,032		4,032	-52.6%	
205-34-5344	Natural Gas	23,510	20,000	32,676	65,352	66,000	(6,000)	60,000	200.0%	Reducing heaters lower in other buildings
205-34-5345	Telephone Service	-	-	999	1,998	2,100		2,100	0.0%	
205-34-5356	Professional Services	8,233	25,000	-	20,000	30,000	(10,000)	20,000	-20.0%	Removing prof svcs for orbal in 2026, pushing to CIP in 2027
205-34-5363	R&M Computer Equipment	4,133	5,000	233	4,800	8,000		8,000	60.0%	
205-34-5370	Safety Workwear & Equipment	11,028	20,000	3,117	10,000	15,000	(5,000)	10,000	-50.0%	
205-34-5380	PROFESSIONAL DEVELOPMENT	5,416	11,500	1,704	5,500	11,500	(5,000)	6,500	-43.5%	
205-34-5381 NEW	Mileage Reimbursement	-	-	-	-	100		100	0.0%	
205-34-5384	Internet Service	6,153	6,500	2,638	6,500	8,000		8,000	23.1%	
205-34-5398 NEW	Trash	-	-	-	-	5,040	(1,420)	3,620	0.0%	New vendor selected from RFQ
205-34-5422	Small Tools	1,904	10,000	1,063	7,500			7,500	-25.0%	
205-34-5423	Construction Material	-	3,000	-	-	1,000		1,000	-66.7%	
205-34-5431	R&M PUMPS	4,858	25,000	-	25,500	25,000		25,000	0.0%	
205-34-5432	R&M SCADA	6,068	25,000	2,155	5,000	30,000	(12,000)	18,000	-28.0%	Removing services for orbal in 2026, pushing to CIP in 2027
205-34-5433	R&M Plant	36,808	50,000	12,554	50,000	50,000	(10,000)	40,000	-20.0%	
205-34-5434	R&M Collections	21,036	15,000	5,820	6,000	15,000		15,000	0.0%	
205-34-5436	Collection System Emergency Repair	-	-	-	-	15,000		15,000	0.0%	
205-34-5440	Sludge Disposal	35,884	50,000	20,552	57,000	50,000		50,000	0.0%	
205-34-5455	Lab Supplies	4,050	12,000	2,142	2,500	10,000	(2,500)	7,500	-37.5%	
205-34-5512	Insurance-Property Related	1,733	5,870	-	-	5,870	(5,870)	-	-100.0%	2022 hail damage repairs - no longer necessary
205-34-5513	Insurance Deductible	-	5,000	-	-	5,000		5,000	0.0%	
205-34-5533	Equipment Rental	5	2,500	-	10,000	15,000	(12,000)	3,000	20.0%	
205-34-5554	Sewer Testing	28,621	45,000	19,981	40,000	45,000	(5,000)	40,000	-11.1%	
205-34-5579	Software Subscriptions & Supp.	23,338	45,000	3,437	10,000	45,000		45,000	0.0%	
205-34-5941	Safety & First Aid Kits	1,317	3,000	3,927	5,500	4,500		4,500	50.0%	
205-34-5969	Lab Equipment	4,247	7,000	17	2,000	7,500	(2,500)	5,000	-28.6%	
TOTAL		1,287,672	1,585,798	623,054	1,389,775	1,664,974	(115,982)	1,548,992	-2.3%	
205-90-5618	W22AX116 Loan Principal (WRF)	936,944	968,724	484,362	968,724	1,000,567		1,000,567	3.3%	
205-90-5619	W22AX116 Loan Interest (WRF)	1,405,230	1,374,980	687,490	1,374,980	1,343,980		1,343,980	-2.3%	
205-90-5621	W22F467 Loan Principal (WRF)	81,958	83,192	41,441	83,192	84,445		84,445	1.5%	
205-90-5622	W22F467 Loan Interest (WRF)	43,987	42,753	21,532	42,753	41,500		41,500	-2.9%	

Account Number	Account Title	EOY 2024 (not audited)	BUDGET 2025	2025 through 6/30/2025	2025 EOY Estimate	Requested 2026	Updates + / -	Updated Requests 2026		NOTES
Drainage Expenditures										
207-34-5231	Fuel, Oil & Grease	1,044	2,600	412	2,600	3,500		3,500	34.6%	
207-34-5233	R&M-Machinery & Equipment	-	-	-	-	10,000		10,000	0.0%	
207-34-5321	Utility Billing Printing Serv.	6,448	6,500	4,122	7,066	7,420		7,420	14.1%	
207-34-5339	On-Line Utility Bill Pay-Fee	7,482	8,000	4,907	9,814	10,550	(845)	9,705	21.3%	Removed Card Processing Fees for non-utility payments from enterprise funds
207-34-5341	Electricity	581	600	279	558	578		578	-3.7%	
207-34-5356	Professional Services	-	20,000	-	15,500	20,000		20,000	0.0%	
207-34-5459	R&M Drainage Facilities	-	30,000	11,262	25,000	30,000		30,000	0.0%	
207-34-5522	Authority Utilities Payments	414,973	413,779	421,417	421,417	426,441		426,441	3.1%	
207-34-5524	Authority Impact Fees	66,628	47,520	18,040	18,040	17,545		17,545	-63.1%	
207-34-5533	Equipment Rental	1,296	1,000	-	1,000	1,500		1,500	50.0%	
TOTAL		498,452	529,999	460,439	500,995	527,533	(845)	526,688	-0.6%	
Parks Fund Expenditures										
210-34-5100	Wages & Salaries	227,642	277,156	128,230	283,530	297,487	(250)	297,237	7.2%	Calculation correction; Hiring Freeze - Vacant position
210-34-5101	Seasonals - Parks & Recreation	7,037	33,000	4,269	10,000	118,000		118,000	257.6%	
210-34-5102	Benefits	81,876	100,690	48,534	106,882	125,574	-	125,574	24.7%	Hiring Freeze - Vacant position
210-34-5110	On-Call Stipend	5,000	5,200	2,600	5,200	5,200		5,200	0.0%	
210-34-5111	Vandalism	838	1,000	1,342	24,000	10,000		10,000	900.0%	
210-34-5112	Horticulture	1,889	3,000	1,355	2,900	3,000		3,000	0.0%	
210-34-5221	Pond Chemicals	4,986	3,000	-	3,100	3,100		3,100	3.3%	
210-34-5231	Fuel, Oil & Grease	13,975	9,000	6,415	11,000	15,000		15,000	66.7%	
210-34-5233	R&M- Machinery & Equip. Parts	17,818	23,813	11,694	24,000	24,000		24,000	0.8%	
210-34-5237	Irrig. Sys. Supplies/Repairs	40,703	38,000	18,820	37,500	41,000		41,000	7.9%	
210-34-5239	Wells & Well Houses	185	8,000	2,158	10,500	10,000		10,000	25.0%	
210-34-5241	Shop Supplies	1,884	2,100	104	2,000	2,000		2,000	-4.8%	
210-34-5251 NEW	Tree Care	-	-	-	-	50,000	(5,000)	45,000	0.0%	
210-34-5252	Tree Replacement & Trimming	41,526	30,000	14,582	30,000	-		-	-100.0%	
210-34-5253	Tree Spraying	17,310	20,000	524	18,000	-		-	-100.0%	
210-34-5254	R&M - Parks & Playground	30,919	32,000	19,397	31,000	32,000		32,000	0.0%	
210-34-5256	Splash Pad Chemicals	1,574	1,100	45	1,200	1,100		1,100	0.0%	
210-34-5341	Irrigation Electricity	5,068	4,500	1,968	4,100	4,500		4,500	0.0%	
210-34-5342	Water	71,867	50,000	8,934	30,000	40,000		40,000	-20.0%	
210-34-5343	Sewer	1,175	1,000	677	1,200	1,200		1,200	20.0%	
210-34-5344	Natural Gas	1,111	1,000	2,606	5,212	4,500		4,500	350.0%	
210-34-5346	Storm Drainage	2,256	1,250	1,745	3,490	3,500		3,500	180.0%	
210-34-5356	Professional Services	2,002	2,000	1,318	2,000	2,000	(2,000)	-	-100.0%	
210-34-5365	Toilet Rental	19,096	27,730	13,972	27,730	30,600	150	30,750	10.9%	New vendor selected from RFQ; one-time delivery fee \$150
210-34-5366	Services - Parks & Lawn Care	73,670	70,000	27,908	70,000	70,000	(20,000)	50,000	-28.6%	
210-34-5370	Safety Workwear & Equipment	871	1,200	290	1,200	1,500		1,500	25.0%	
210-34-5372	Uniforms	1,042	2,500	490	2,450	2,750		2,750	10.0%	
210-34-5380	PROFESSIONAL DEVELOPMENT	4,193	5,000	175	5,000	5,500		5,500	10.0%	
210-34-5381	Mileage Reimbursement	-	-	-	-	100		100	0.0%	
210-34-5397	Weed Control	167	250	327	450	600		600	140.0%	
210-34-5422	Small Tools	5,538	10,000	11,008	11,100	11,000		11,000	10.0%	
210-34-5423	Sand, Gravel, Mulch, Seed	11,806	10,000	-	8,000	11,000		11,000	10.0%	
210-34-5512	Insurance-Property Related	5,729	20,028	-	-	20,028	(20,028)	-	-100.0%	2022 hail damage repairs - no longer necessary
210-34-5513	Insurance Deductible	-	5,000	-	5,000	5,000		5,000	0.0%	
210-34-5533	Equipment Rental	1,395	3,000	648	2,500	3,000		3,000	0.0%	
210-34-5941	Safety & First Aid Kits	3,664	4,000	1,055	3,100	4,000		4,000	0.0%	
210-34-5942	Minor Park Improvements	64,183	65,000	48,904	65,000	65,000		65,000	0.0%	
TOTAL		769,994	870,517	382,094	848,344	1,023,239	(47,128)	976,111	12.1%	

Account Number	Account Title	EOY 2024 (not audited)	BUDGET 2025	2025 through 6/30/2025	2025 EOY Estimate	Requested 2026	Updates + / -	Updated Requests 2026		NOTES
Recreation										
210-51-5100	Wages & Salaries	231,062	275,846	127,249	279,863	293,817	(130)	293,687	6.5%	Calculation correction of 2025 reclass
210-51-5101	Seasonals	100,839	85,000	27,246	85,000	-		-	-100.0%	
210-51-5102	Benefits	88,299	106,100	49,226	103,481	118,878		118,878	12.0%	
210-51-5110	On-Call Stipend	3,600	5,200	2,000	5,200	5,200		5,200	0.0%	
210-51-5130	Start Smart Baseball	-	800	800	800	1,000		1,000	25.0%	
210-51-5131	Start Smart Basketball	-	640	640	640	750		750	17.2%	
210-51-5132	Start Smart Flag Football	-	960	960	960	1,050		1,050	9.4%	
210-51-5133	Start Smart Soccer	-	1,800	1,800	1,800	2,000		2,000	11.1%	
210-51-5135	Youth Sports Apparel	4,089	5,100	1,463	5,100	5,300		5,300	3.9%	
210-51-5140	Youth Soccer	1,667	3,500	210	3,300	3,500		3,500	0.0%	
210-51-5142	Youth Football	1,612	1,500	171	1,500	1,500		1,500	0.0%	
210-51-5144	Youth Baseball	2,779	7,000	1,506	7,100	8,000		8,000	14.3%	
210-51-5145	Youth Softball	3,204	3,500	2,401	7,500	5,000	3,000	8,000	128.6%	Generated \$11K in Rec Fees, participation increasing, need additional equip, dues may increase
210-51-5146	Youth Basketball	768	1,025	-	1,000	1,050		1,050	2.4%	
210-51-5148	Youth Volleyball	409	1,500	2,309	2,500	3,000		3,000	100.0%	
210-51-5149	Youth Tennis	-	500	93	500	600		600	20.0%	
210-51-5155	External Programming Subsidy	-	4,000	-	1,000	4,000		4,000	0.0%	
210-51-5156	Senior Programs	-	2,000	-	1,000	2,000		2,000	0.0%	
210-51-5157	Adult Basketball	25	800	-	800	800		800	0.0%	
210-51-5158	Adult Kickball	10	500	-	-	500		500	0.0%	
210-51-5161	Adult Tennis	-	500	202	500	500		500	0.0%	
210-51-5162	Adult Softball	3,344	3,500	2,248	3,500	3,750		3,750	7.1%	
210-51-5164	Adult Volleyball	342	1,000	620	850	1,000		1,000	0.0%	
210-51-5165	NCSO Referees Admin Fee	8,705	8,000	3,750	8,000	8,000		8,000	0.0%	
210-51-5166	Instructor/Official Fees	21,805	30,000	9,765	23,000	30,000		30,000	0.0%	
210-51-5168	Computer Equip./Software	17,278	17,000	8,732	15,000	18,000		18,000	5.9%	
210-51-5181	Rec. Prog. Supplies/Exp.	12,804	14,000	13,466	14,500	16,000		16,000	14.3%	
210-51-5183	Batting Cages - Maint. & Oper.	13,804	11,000	3,815	10,000	11,000		11,000	0.0%	BOT Direction Requested: Generates \$2,000-\$2,500 in revenue, temporary closure until MP?
210-51-5185	Ball Field/Cage Electricity	22,607	15,500	12,090	17,500	16,000	3,000	19,000	22.6%	Increased night rentals. Increased electricity rates
210-51-5186	Infield Mix	-	10,000	6,386	10,000	10,000		10,000	0.0%	
210-51-5190	Yoga Classes	163	500	-	250	500		500	0.0%	
210-51-5223	Operating Supplies	732	2,000	1,279	2,000	2,000		2,000	0.0%	
210-51-5335	Dues & Subscriptions	2,590	2,590	1,740	2,590	3,000		3,000	15.8%	
210-51-5372	Staff Uniforms	2,728	2,750	1,099	2,750	3,250		3,250	18.2%	
210-51-5380	PROFESSIONAL DEVELOPMENT	5,465	5,000	45	5,000	5,000		5,000	0.0%	
210-51-5392	Gym Rental	7,271	12,000	8,001	12,000	14,000		14,000	16.7%	
210-51-5401	Marketing Services	1,332	10,000	3,375	10,000	11,000		11,000	10.0%	
NEW	Zumba Classes	-	-	-	-	-	500	500	0.0%	Introduced in 2025
210-51-5513	Insurance Deductible	-	5,000	-	-	5,000		5,000	0.0%	
TOTAL		559,329	657,611	294,687	646,484	615,945	6,370	622,315	-5.4%	
210-90-5630	WCP - Principal	260,866	253,000	110,332	253,000	-		-	-100.0%	
210-90-5632	WCP - Interest	31,048	16,500	1,943	16,500	-		-	-100.0%	
TOTAL EXPENDITURES		14,372,902	18,381,511	6,080,319	15,132,105	17,581,613	(861,300)	16,720,313	-9.0%	

DRAFT CAPITAL PROJECTS

Capital Projects | General Fund
Five Year Summary

GL	Project Name	BUDGET 2025	2025 through 6/30/2025	2025 EOY Estimate	Unexpended 2025	2026 Requests	BUDGET 2026	2027	2028	2029	2030	Description
211-80-5050	Elevator in Muni Building	85,000	20,000	85,000	-	-	-					Installation of ADA Lift in Municipal Services Building.
211-80-5051	Housing Needs Assessment and Strategy Development	30,000	30,000	30,168	-	-	-					Detailed analysis that identifies and evaluates the current and future housing demands, trends, and challenges. The effort includes developing code or policy strategies to increase opportunities for affordable housing.
211-80-4054	Tract F	75,000	-	20,986	54,014	986	55,000					Stormwater retention pond improvements on 12.5 parcel along I-25 frontage road.
	ADA Self- Evaluation & Transition Plan: Facilities/Parks/Programming/Events				-	80,000	80,000					The self-evaluation reviews the town's public facilities, programs, services, activities and events to determine compliance with the ADA and identify any barriers to accessibility. The Transition Plan is a rolling fluid document that prioritizes the identified barriers and how they will be corrected.
	ADA Self- Evaluation & Transition Plan: Right-of-way				-	-	-	95,000				The self-evaluation reviews the town's public facilities, programs, services, activities and events to determine compliance with the ADA and identify any barriers to accessibility. The Transition Plan is a rolling fluid document that prioritizes the identified barriers and how they will be corrected.
	6th Street Undergrounding/Lights Bonfire Subdivision DA				-	75,000	75,000					Reimbursement outlined in the development agreement (DA) for Bonfire Subdivision for powerline upsizing, undergrounding and street lighting installation.
211-80-5059	Library Outdoor Event Space Shade Structure	27,500	-	25,333	-	-	-					Replacement for shade formerly provided by large tree in Library Park that was removed during 2022 due to disease and safety concerns. This is a community space for outdoor events organized by the Library for all residents of Wellington. Grant funds provided by AARP for seating purchased in 2023, including ADA compliant tables with benches. ADA accessible concrete stage pad poured in 2024. The Friends of the Library would like to provide funding for this project.
UPDATED	General Fund Contribution Saddleback Subdivision				-	-	-	45,120	56,400	64,296	65,424	Required by the Development Agreement for Saddleback, as amended in 2024, totaling no more than \$231,240.
UPDATED	Public Works and Parks Admin Facility				-	-	-	250,000				Site analysis, programming, site design, of new public works and parks admin facility to be located on Town property.
UPDATED	Community Facility Development, Property Acquisition, and Grant Matching Funds				-	-	-	400,000	480,000			This proactive approach allows the town to shape its future by securing land for strategic projects that align with the Board's vision.
NEW	Cemetery Mapping - Cemetery Land & Survey Initiative				-	-	-	30,000				Title search, easements, annexation and survey
NEW	Cemetery - Columbarium				-	-	-				80,000	Design and construction of columbarium to add grave spaces
NEW	Housing Action Plan and Comprehensive Plan Elements for Water Supply and Strategic Growth (required by SB24-174)				-	120,000	120,000				75,000	Housing Action Plan and Comprehensive Plan Elements for Water Supply and Strategic Growth are required to be adopted by 12/31/2026 (required by SB24-174). Seeking grant funds with a 25% matching requirement. Required to be updated at least every 5 years.
NEW	Housing Affordability - Local Planning Capacity Grant				-	50,000	50,000	200,000				Seeking grant funds available through Proposition 123 for professional services to assist with meeting requirements of legislative acts including land use code updates and policy recommendations for affordable housing incentives. Seeking grant funds with a 20% matching requirement.

GL	Project Name	BUDGET 2025	2025 through 6/30/2025	2025 EOY Estimate	Unexpended 2025	2026 Requests	BUDGET 2026	2027	2028	2029	2030	Description
NEW	Update Landscape and Irrigation Standards (required for compliance with HB25-1113)				-	65,000	65,000					Update Landscape and Irrigation Design Manual and Land Use Code Amendments for compliance with HB25-1113. Align code and standards with recommendations of the Comprehensive Plan Water Supply Element and Water Efficiency Plan. (required by 12/31/2027)
NEW	Business Development Incentives Feasibility Study				-		-	50,000				Professional services to study and recommend incentive policies to assist business development.
NEW	Economic Development Strategy				-		-		100,000			Professional services to evaluate the overall economic health of the community and recommendations for prioritizing resources.
NEW	Downtown Entry Monumentation Design and Engagement				-		-		75,000			Architectural and Engineering Design services for Downtown Entry Monumentation. Public engagement and outreach included.
NEW	Downtown Entry Monumentation Construction				-		-			325,000		Construction of Downtown Entry Monumentation, east and west entries.
NEW	Housing Needs Assessment Update				-		-				75,000	Detailed analysis that identifies and evaluates the current and future housing demands, trends, and challenges. Includes implementation strategies in accordance with Housing Action Plan. Required to be updated at least every 6 years.
TOTAL:		\$ 217,500	\$ 50,000	\$ 161,487	\$ 54,014	\$ 390,986		\$ 1,070,120	\$ 711,400	\$ 389,296	\$ 295,424	
		2026 TOTAL: \$ 445,000										

Capital Projects | Street Fund
Five Year Summary

GL	Project Name	BUDGET 2025	2025 through 6/30/2025	2025 EOY Estimate	Unexpended 2025	2026 Requests	BUDGET 2026	2027	2028	2029	2030	Description
211-80-4007	Pavement Preventive Maintenance	150,000	-	150,000	-	157,500	157,500	165,375	173,644	182,326	191,442	On-going preventive maintenance for town streets, including crack seal, overlays, chipseal, and other measures to lengthen lifespan of existing pavements.
211-80-4009	Pavement Condition Assessment	65,000	-	40,000	25,000	65,000	90,000					The Pavement Condition Assessment will evaluate Wellington streets and provide conceptual long-range planning information to prioritize, schedule and budget on-going street maintenance and repair.
211-80-5022	Cleveland Ave Improvements - Design Phase Services	268,914	162,117	261,573	7,341	250,000	257,341					Design and construction phase professional services for street improvements including curb/gutter, storm drainage, paving, sidewalks, ADA accessibility, lighting and landscaping along Cleveland Ave.
211-80-5023	Street/Sidewalk Safety Improvements - Construction	324,086	-	-	324,086	50,764	374,850					Construction of various sidewalk and accessibility improvements as funded with the HSIP grant.
211-80-5024	Transportation Master Plan	160,000	-	50,000	110,000	40,000	150,000					Strategic document that outlines goals, policies, and projects aimed at improving the town's transportation system and infrastructure.
	Street Rehabilitation				-	750,000	750,000	1,575,000	1,653,750	1,736,438	1,823,259	Multi-year rehabilitation plan for streets throughout town, as informed by the Paving Condition Assessment.
UPDATED	Road Off-site Improvement Saddleback				-	-	-	48,000	60,000	68,400	69,600	Reimbursements as required by the Development Agreement for the Saddleback Subdivision as amended in 2024, totaling no more than \$246,000.
NEW	Railroad Crossing Improvements Sage Meadows 2nd					7,402	7,402	14,400	6,600			Reimbursements as required by the Development Agreement for Sage Meadows 2nd Subdivision
	Old Town Sidewalk Pedestrian Improvements				-		-		525,000	551,250	578,813	Ongoing program to install missing sidewalk throughout the old town area.
211-80-5046	Vehicle Replacement - Street Fund				-		-	64,000		68,000		The goal of the vehicle replacement plan is to remove older vehicles in poor condition from the Town's fleet and replace those with more reliable new vehicles. These are anticipated to cost approximately \$60,000 in 2024 with price increases in future years.
211-80-5060	Street Striping Equipment	60,000	-	-	60,000		60,000	135,000				New truck mounted pavement striping equipment to replace existing stripers and enable more efficient production.
211-80-5061	Air Conditioner Recharge System	16,000	15,417	15,417	-		-					New fleet shop equipment to create costing saving by bringing this maintenance function in house.
211-80-5062	Cleveland Avenue Improvements - Construction	4,000,000	-	-	4,000,000	1,529,754	5,529,754					Estimated construction cost for street and drainage improvements including paving, hardscape, ADA accessibility, safety lighting, and other improvements along Cleveland Ave. See related street and drainage fund line items. Total grant funding for the project is \$4.44 million.
211-80-5063	Transportation Grants Matching Funds	400,000	-		400,000	(200,000)	200,000					Estimated grant matching funds for a maximum grant award of \$2,000,000 through the Reconnecting Communities Program, for planning and preliminary design of the overpass at I-25 and Cleveland Avenue.
211-80-5064	Main Street Alley North Paving	65,000	-	45,000	20,000		20,000					New paving for the alley between Cleveland and Harrison, between 2nd and 3rd.
NEW	Safe Routes to School Infrastructure Project						-	150,000	150,000			Pursue grant application for Safe Routes to Schools for priority pedestrian safety around Eyestone Elementary and connecting key destinations. Grant applications include a local 20% match requirement. Minimum award is \$100,000 and maximum award is \$1M.

GL	Project Name	BUDGET 2025	2025 through 6/30/2025	2025 EOY Estimate	Unexpended 2025	2026 Requests	BUDGET 2026	2027	2028	2029	2030	Description
NEW	Used Dump Truck / Snow Plow					85,000	85,000				110,000	Purchase of a used dump truck/snow plow to replace the existing 1990s truck that is nearing its end of service life. Upgraded vehicle would improve fleet as well as driver safety.
NEW	Front End Loader Boxer / Clamshell Attachment					35,000	35,000					New equipment for snow maintenance on Cleveland Ave. Used for collecting loose compactable materials like leaves, yard waste, snow collection for then loading onto trucks.
NEW	Snow Blade for Loader					40,000	40,000					New equipment for snow maintenance on Cleveland Ave.
NEW	Skag Mower						-		30,000			Replacement mower
NEW	Scissor Lift						-	17,500				Used two man scissor lift, we currently rent one several times a year for use at multiple facilities. This unit would be available for use at WRF, WTP, Streets, and Parks and Rec to reach elevated lighting/HVAC equipment inside and outside.
TOTAL:		\$ 5,509,000	\$ 177,534	\$ 561,990	\$ 4,946,427	\$ 2,810,420		\$ 2,169,275	\$ 2,598,994	\$ 2,606,413	\$ 2,773,115	
		2026 TOTAL: \$ 7,756,847										

Capital Projects | Water Fund
Five Year Summary

GL	Project Name	BUDGET 2025	2025 through 6/30/2025	2025 EOY Estimate	Unexpended 2025	2026 Requests	BUDGET 2026	2027	2028	2029	2030	Description
211-80-4010	Water Plant Expansion Engineering and Construction	-	1,216	1,216	-		-					Variety of infrastructure improvements to address the well system, safety concerns, access hatches, fencing etc.
211-80-4014	Wilson Wellhouses Improvements	30,000	-	25,000	5,000		5,000					Variety of infrastructure improvements to address the well system, safety concerns, access hatches, fencing etc.
211-80-4019	Distribution System Master Plan	125,000	12,912	70,000	55,000		55,000					The current distribution masterplan is incomplete and was based on a modeling system that is no longer supported. The master plan includes a new distribution system model, identification of water main and/or pumping improvements, and alternative analysis.
211-80-4020	Buffalo Creek Booster Station				-		-	75,000				The Buffalo Creek Booster Station provides flow and pressure to the northwest area of town, such as Buffalo Creek and planned future developments. The station was not constructed with VFDs or adequate control systems, which impacts operation and consistent performance.
211-80-4079	Reservoir Management Project				-		-		100,000			This project is the starting point for a Reservoir Management Program. With the new plant coming online in 2024, Staff is looking to operate the plant for more than a year to determine the best multi-barrier approach to treating and delivering the highest quality drinking water possible. Needs may include additional water quality testing, data collection, and/or in-situ chemical or physical treatment.
211-80-5013	Automated Metering Infrastructure	990,000	-	247,500	742,500		742,500					This project will upgrade 1,300 residential meters to Smart Meters and install the required networking infrastructure and software needed to move to a fully Automated Metering Infrastructure (AMI), to include a customer facing portal.
211-80-5032	Source Water Intake Facility Fencing	50,000	-	-	50,000		50,000					The Town needs to secure the property purchased from NPIC around the Source Water Intake Station. This project will include an improved access gate.
211-80-5065	Water Treatment Plant Admin and Lab Expansion Design Alternatives	200,000	-	67,155	132,845		132,845					Planning and preliminary design of Plant Administration building and lab expansion. The design has been moved up to 2025.
	Water Treatment Plant Admin Building and Lab Expansion Construction				-	900,000	900,000	900,000				Construction of Plant Administration building and lab expansion. Final cost will be refined based on alternatives analysis.
UPDATED	Water Oversizing Reimbursement Saddleback Subdivision				-	-	-	78,000	97,500	111,150	113,100	Required by the Development Agreement for Saddleback, as amended in 2024, totaling to no more than \$399,750.
211-80-4022	Nano Plant Expansion	20,000	24,746	24,746	-		-					
	Skid Steer				-		-	115,000				Bobcat with tracks, to be purchased on rollout system. Expense reduced and timing pushed from 2024 CIP of \$225,000 for Front End Loader in 2025.
211-80-5066	Utilities Rate and Fee Update - Water	35,000	18,738	35,000	-		-				45,000	Five year update to the 2025 Utility Rate and Fee Study, funded between Water, Wastewater, and Drainage Funds.
	Source Water Redundancy - Engineering				-		-	200,000				NPIC has identified O&M needs on Reservoir 3 with planned execution winter 2027/2028. The Town needs to coordinate our own O&M needs and source water redundancy.
	Source Water Redundancy - Construction				-		-		1,000,000	1,000,000		This number will be refined through the engineering planning and design process in 2026.
	Source Water Pump Station Automatic Transfer Switch				-	325,000	325,000					Automatic Transfer Switch - Allows an automatic transition from grid power to generator power during an outage.
211-80-5069	Fluoride / Caustic Injection Automation	120,000	11,896	60,000	60,000		60,000					Current pH control and fluoride injection are manual operations. This project will upgrade both systems to be flow controlled and SCADA managed.
	Distribution System rehabilitation and Upgrades				-		-		430,000	600,000		Programmed construction dollars for projects identified through the Distribution System Master Plan

Capital Projects | Water Fund
Five Year Summary

GL	Project Name	BUDGET 2025	2025 through 6/30/2025	2025 EOY Estimate	Unexpended 2025	2026 Requests	BUDGET 2026	2027	2028	2029	2030	Description
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211-80-4020	Buffalo Creek Booster Station				-		-	75,000				The Buffalo Creek Booster Station provides flow and pressure to the northwest area of town, such as Buffalo Creek and planned future developments. The station was not constructed with VFDs or adequate control systems, which impacts operation and consistent performance.
211-80-4079	Reservoir Management Project				-		-		100,000			This project is the starting point for a Reservoir Management Program. With the new plant coming online in 2024, Staff is looking to operate the plant for more than a year to determine the best multi-barrier approach to treating and delivering the highest quality drinking water possible. Needs may include additional water quality testing, data collection, and/or in-situ chemical or physical treatment.
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	Water Treatment Plant Admin Building and Lab Expansion Construction				-	900,000	900,000	900,000				Construction of Plant Administration building and lab expansion. Final cost will be refined based on alternatives analysis.
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211-80-4022	Nano Plant Expansion	20,000	24,746	24,746	-		-					
	Skid Steer				-		-	115,000				Bobcat with tracks, to be purchased on rollout system. Expense reduced and timing pushed from 2024 CIP of \$225,000 for Front End Loader in 2025.
211-80-5066	Utilities Rate and Fee Update - Water	35,000	18,738	35,000	-		-				45,000	Five year update to the 2025 Utility Rate and Fee Study, funded between Water, Wastewater, and Drainage Funds.
	Source Water Redundancy - Engineering				-		-	200,000				NPIC has identified O&M needs on Reservoir 3 with planned execution winter 2027/2028. The Town needs to coordinate our own O&M needs and source water redundancy.
	Source Water Redundancy - Construction				-		-		1,000,000	1,000,000		This number will be refined through the engineering planning and design process in 2026.
	Source Water Pump Station Automatic Transfer Switch				-	325,000	325,000					Automatic Transfer Switch - Allows an automatic transition from grid power to generator power during an outage.
211-80-5069	Fluoride / Caustic Injection Automation	120,000	11,896	60,000	60,000		60,000					Current pH control and fluoride injection are manual operations. This project will upgrade both systems to be flow controlled and SCADA managed.
	Distribution System rehabilitation and Upgrades				-		-		430,000	600,000		Programmed construction dollars for projects identified through the Distribution System Master Plan

GL	Project Name	BUDGET 2025	2025 through 6/30/2025	2025 EOY Estimate	Unexpended 2025	2026 Requests	BUDGET 2026	2027	2028	2029	2030	Description
	New Potable Water Tank				-		-		500,000	1,500,000	1,500,000	Additional potable water storage to meet future demands and replace aging infrastructure
NEW	UTV w/ Plow					32,000	32,000					UTV w/Plow to replace existing Gator that has on going maintenance issues and has reached the end of its service life.
NEW	Wilson Well South Well House #3 Improvements						-	35,000				Replace existing ARV, Replace existing Sump Pump, Modify or Install new Access Hatch.
NEW	Alternative Water Source and Distribution Master Planning					75,000	75,000	82,500	90,750	99,825		Project to fund regional water master planning and design efforts, related to new supply sources, as well as potential regional partnerships.
NEW	PRV Coating						-		86,000			Strip and re-coat valves, piping and other appurtenances inside existing Pressure Reducing Valve Vaults to prolong the life of the equipment and minimize future maintenance needs. 4 locations
NEW	Old Town Fire Hydrant Replacement						-	47,000	47,000	47,000	47,000	Install insert-a-valves at various hydrant leads throughout old town to minimize street excavation and be able to isolate and replace aging fire hydrants.
NEW	Water line replacement - 3rd Street						-		25,000	100,000		Install approx. 300ft of waterline in 3rd street between previous replacement projects
NEW	Vehicle Replacement						-	45,000				4 Door Small AWD SUV
NEW	Municipal Water Efficiency Plan Update						-		85,000			Last MWEP was completed in 2018. The timing of this update is planned to include use of AMI data and reflect recommendations of the Water Supply Master Plan and Comprehensive Plan Element for Water Supply Planning.
NEW	Vehicle Replacement - C&D						-		95,000			Larger truck to pull leak repair trailer
NEW	Flow Meter - 1 MG tank					30,000	30,000					New Flow meter to replace existing meter that isn't functional.
TOTAL: \$ 1,570,000 \$ 69,508 \$ 530,617 \$ 1,045,345 \$ 1,362,000 \$ 1,577,500 \$ 2,556,250 \$ 3,457,975 \$ 1,705,100												
2026 TOTAL: \$ 2,407,345												

Capital Projects | Water Source Development
Five Year Summary

GL	Project Name	BUDGET 2025	2025 through 6/30/2025	2025 EOY Estimate	Unexpended 2025	2026 Requests	BUDGET 2026	2027	2028	2029	2030	Description
211-80-5035	Water Source Development Plan	92,655	60,565	75,000	17,655		17,655					The Water Source Development Plan will offer the Town of Wellington a strategic and actionable roadmap for sustainable long-term water resource development. This plan will integrate Wellington’s current water system with projected future needs, incorporating thorough financial analyses and stakeholder input. By doing so, it aims to establish reliable and affordable water supply solutions to meet both present and future demands.
211-80-5036	Water Purchase	2,500,000	-	250,000	2,250,000	(1,250,000)	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	Purchase of water shares.

TOTAL: \$ 2,592,655 \$ 60,565 \$ 325,000 \$ 2,267,655 \$ (1,250,000) \$ 1,000,000 \$ 1,000,000 \$ 1,000,000 \$ 1,000,000

2026 TOTAL: \$ 1,017,655

Capital Projects | Sewer Fund
Five Year Summary

GL	Project Name	BUDGET 2025	2025 through 6/30/2025	2025 EOY Estimate	Unexpended 2025	2026 Requests	BUDGET 2026	2027	2028	2029	2030	Description
211-80-4061	Water Reclamation Facility Engineering	255,000	171,899	294,000	-		-					Engineering cost associated with the expansion of the Water Reclamation Facility.
211-80-4062	Collection System Improvements				-		-	100,000	300,000	100,000	300,000	Programmed engineering design followed by construction for wastewater collection system improvements as per the Collection System Masterplan.
211-80-4083	Water Reclamation Facility Construction	1,600,000	2,334,456	4,171,758	-		-					Construction cost associated with the expansion of the Water Reclamation Facility.
211-80-4084	Water Reclamation Facility Risk & Resiliency Assessment and Emergency Response Plan				-		-	85,000				Evaluate the town's wastewater system for risk and create an updated emergency response plan.
211-80-4089	Viewpoint Lift Station	137,500	-	-	137,500	-	137,500	500,000	500,000			Improvements needed at the lift station to increase capacity, operational efficiency, and reliability. Project partially funded by a grant award in the amount of \$608,000.
211-80-4091 UPDATED	Sewer Oversizing Reimbursement Sage Meadows 2nd Development Agreement			30,520	-	20,601	20,601	18,312	8,393			The Town required the developer to oversize a sanitary sewer line within the project to accommodate future development.
UPDATED	Sewer Oversizing Reimbursement Saddleback Development Agreement				-	-	-	9,600	12,000	13,680	13,920	Required by the Development Agreement for Saddleback, as amended in 2024, totaling no more than \$49,200.
211-80-5044	Roof Replacement for Existing Buildings	150,000	-	119,345	-		-	90,000				Address failing roof systems for the RAS/WAS, Lab, and Dewatering buildings.
211-80-5067	Utilities Rate and Fee Update - Sewer	35,000	18,738	35,000	-		-				45,000	Five year update to the 2025 Utility Rate and Fee Study, funded between Water, Wastewater, and Drainage Funds.
NEW	DO Probe Airblast System					72,000	72,000					Install DO probe airblast system to replace weekly DO probe cleaning currently required by operators. Includes installation of electrical components necessary to power the system.
NEW	Emergency Radio Services Radio System						-			175,000		Install emergency services radio booster system at each building on site. Needed to provide guaranteed radio service for PFA.
NEW	Quanset Hut Electrical Service						-	30,000				Expansion project installed conduit for adding electrical but no electrical was run or connected. Engineering design will be required for permitting and construction. Adding electrical will make the building useable as a work shop though no insulation or heating/cooling is expected.
NEW	Sanitary Sewer Line Replacement - 4th Street to 6th Street, Alley south of Hayes St.						-	65,000	320,000			Multiple dips (aka bellies) in pipe identified through camera efforts, replacement is necessary to correct. Considering open trenching through unpaved alley. Engineering in '27, construction in '28
NEW	Sanitary Sewer Line Replacement - 1st St. McKinley to Kennedy						-		38,000	188,000		Multiple sewer backups have occurred in this line in the last 5 years. Replacement is necessary - Engineering to consider trenchless techniques due to 1st St. concrete paving.
NEW	Vehicle Replacement						-	45,000				4 Door small AWD SUV for sample runs to Denver
NEW	RAS/WAS Lab Generator ATS Repair / Replacement					100,000	100,000					
NEW	West Interceptor Design and Construction				-		-			500,000	2,500,000	Design and construction of an interceptor sewer to serve business development and residential and affordable housing development along the SH1 corridor. Includes crossing the railroad and I-25 and tie into the water reclamation facility.
NEW	Orbal Restart				-		-	50,000				Bring the orbal back online timing of which will be dependent on timing of Sage Farms and other large developments

TOTAL: \$ 2,177,500 \$ 2,525,093 \$ 4,650,623 \$ 137,500 \$ 192,601 \$ 992,912 \$ 1,178,393 \$ 976,680 \$ 2,858,920

2026 TOTAL: \$ 330,101

Capital Projects | Drainage Fund
Five Year Summary

GL	Project Name	BUDGET 2025	2025 through 6/30/2025	2025 EOY Estimate	Unexpended 2025	2026 Requests	BUDGET 2026	2027	2028	2029	2030	Description
211-80-4039	Storm Drain & Pan Replacement	30,000		30,000	-	31,500	31,500	33,075	34,729	36,465	38,288	On-going program to re-construct failed storm drainage pans.
211-80-4065	B-Dams Improvements	93,534	93,534	93,534	-	93,534	93,534	93,534	93,534	12,403	12,403	Wellington's cost share of flood early warning system, emergency response plan, and ongoing maintenance for the B-Dams.
	Regional Drainage Improvements			-	-	475,000	475,000	2,110,000	1,570,000	1,350,000	775,000	Future projects as informed by the Stormwater Masterplan.
211-80-5028	Outfall for Cleveland Ave Improvements	1,000,000		-	1,000,000	505,045	1,505,045					Funding for certain elements of the Cleveland Avenue Improvement Project, including the Cleveland and 5th Street Outfall projects, as recommended by the Stormwater Management Masterplan. See overall project line item in the Street Fund for more information.
211-80-5068	Utilities Rate and Fee Update - Drainage	35,000	18,738	35,000	-		-				45,000	Five year update to the 2025 Utility Rate and Fee Study, funded between Water, Wastewater, and Drainage Funds.
	Street Rehabilitation				-	90,000	90,000	94,500	99,225	104,186	109,396	Various street repair and rehabilitation projects throughout town.
UPDATED	Stormwater Off-site Reimbursement - Saddleback				-	-	-	16,000	20,000	22,800	23,200	Reimbursements as required by the Development Agreement for the Saddleback Subdivision as amended in 2024, totaling to no more than \$82,000.
	Clark Reservoir Dredging				-		-				2,000,000	Project required as part of the agreements associated with the Boxelder Basin Regional Stormwater Authority. The exact timing for when this project will be required is unknown.
TOTAL: \$ 1,158,534 \$ 112,272 \$ 158,534 \$ 1,000,000 \$ 1,195,079 \$ 2,347,109 \$ 1,817,488 \$ 1,525,854 \$ 3,003,287												

2026 TOTAL: \$ 2,195,079

Capital Projects | Park Fund
Five Year Summary

GL	Project Name	BUDGET 2025	2025 through 6/30/2025	2025 EOY Estimate	Unexpended 2025	2026 Requests	BUDGET 2026	2027	2028	2029	2030	Description
211-80-4042	Parks Master Plan and Community Center Feasibility Study	175,000	13,905	85,000	90,000		90,000					Blueprint that guides the development and management of town's parks and recreational spaces and trails. Potential to also include Community Center Feasibility Study.
211-80-4068	Replace Soft Trails	10,000	-	10,000	-	10,000	10,000	10,000	10,000	10,000	10,000	Replaces soft trails with concrete trails, move soft trail adjacent to new concrete trails where applicable.
211-80-4077	Playground at Viewpointe Park				-		-	300,000				Replacement of playground at Viewpointe Park.
	Pour & Place Viewpointe Park				-		-	80,000				Add pour & place to Viewpointe Playground.
	Shade Structure Viewpointe Park				-		-	25,000				Shade structure at Viewpointe Park
	ADA Bridge across Boxelder Creek				-		-	150,000	150,000			ADA access for public use and disc golfers at Griffin Greens. Current access is on north and south side of park and does not provide safe crossing for student, disc golfers, or those needing to use the restroom facility from the trail.
	Vehicle Replacement - Recreation				-		-	60,000				New safer vehicle
	Wellville Pump				-		-	80,000				Assessment will be done in 2026 to ensure 2027 is the correct year for replacement.
211-80-5001	Vehicle Replacement - Park	75,000	71,271	71,271	-		-					Completed
211-80-5053	WCP poured in place Border Replacement	6,930	6,070	6,070	-		-					Noted on CIRSA assessment. Completed in FY2025.
NEW	Mower Replacement				-	30,000	30,000	35,000	165,000			One mower every few years. It is imperative to start replacing old mowers that are failing after years of use. Smaller mowers first, then a larger one in 2028.
NEW	UTV Replacement				-	55,000	55,000					This UTV will be an upgrade to be able to have hydraulics for attachments for various parks/agronomic uses - will come with snow broom and plow blade for trails and Cleveland.
TOTAL:		\$266,930	\$91,246	\$172,341	\$90,000	\$95,000		740,000	325,000	10,000	10,000	
						2026 TOTAL:	\$185,000					

Board of Trustees Meeting

Date: October 14, 2025
Subject: September 23, 2025 Meeting Minutes

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

EXECUTIVE SUMMARY

Attached are the September 23, 2025 Board of Trustees Meeting Minutes.

BACKGROUND / DISCUSSION

N/A

CONNECTION WITH ADOPTED MASTER PLANS

N/A

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

Staff recommends approval on the consent agenda.

MOTION RECOMMENDATION

Option 1) Move to approve the consent agenda

Option 2) Move to approve the September 23, 2025 Meeting Minutes

ATTACHMENTS

1. 9-23-25 Minutes



BOARD OF TRUSTEES
September 23, 2025
6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

Regular Meeting Minutes

A. CALL TO ORDER

Mayor Chaussee called the September 23, 2025 regular meeting to order at 6:30 p.m.

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

B. PRESENTATIONS

1. Water Source Development Plan and Recommended Strategy

Meagan Smith, Deputy Public Works Director, spoke to the history of the item and introduced Adam Jokerst from West Water Research, spoke to the contract with the Town to deliver a draft plan for near and long-term water demands.

Mr. Jokerst noted options including Northern Integrated Supply Project (NISP), acquisition of ditch company shares and non-tributary groundwater, such as VITA. The Town cannot afford to purchase shares as a standalone opportunity, however was recommended to pair with another alternative or have shares obtained through dedication. Mr. Jokerst noted VITA is affordable if bonding can be delayed, the risk being that this would be an option with a private contractor.

Mr. Jokerst spoke to financing options, recommending a mix of dedication and cash-in-lieu. The final recommendation offered was to pursue purchase of 750-acre feet of the VITA project and allow both dedication and cash-in lieu payments for the acquisition of North Poudre shares to meet the remainder of demand.

The Board spoke to having options, such as option 3, and being less reliant on one source. Clarification was provided on re-use of water, including additional treatments for other uses of the

water. Concerns about the contract with the North Poudre Irrigation Company were noted from the Board with the need to diversify water sources.

C. COMMUNITY PARTICIPATION

1. Public Comment

Lori Garcia Sander from the Colorado State Representative House District 65 reintroduced herself and spoke to interest.

Jon Gaiter, noted ceding his speaking time to Cam Tietz.

Cam Tietz spoke to recent events and noted attendance for a vigil and spent time in a moment of silence.

D. CONSENT AGENDA

1. September 9, 2025 Meeting Minutes

Mayor Pro Tem Mason moved to approve the consent agenda

Trustee Cannon seconded and the motion passed.

E. ACTION ITEMS

1. Resolution No. 38-2025 — A Resolution of the Town of Wellington, Colorado Amending the Town of Wellington Fee Schedule Effective January 1, 2026

Nic Redavid, Finance Director & Town Treasurer presented the resolution, noting the review and part this item takes in the budget planning process as well as the work session previously had regarding this item.

The Board spoke to increasing fees for the marijuana licenses and noted a request to bring these fees back for consideration at a later date.

Mayor Chaussee opened the item for public comment, to which there was none.

Trustee Cannon moved to approve Resolution No. 38-2025 Amending the Town of Wellington Fee Schedule Effective January 1, 2026

Trustee Dailey seconded and the motion passed.

2. Resolution No. 39-2025: A Resolution of the Board of Trustees of the Town of Wellington Approving a Restated Employment Agreement with the Town Administrator

Dan Sapienza, Town Attorney, presented the resolution, noting that each year minor changes have been requested and that the intent of the restated agreement was to remove the requirement for the annual renewal, being renewed automatically as requested by the Board previously, to make this item more efficient. There were several technical changes included as well.

The Board spoke in support of this item, referencing the discussion from the previous years and streamlining meetings and processes. Clarification on what the current and future Boards can act on with employment and new contracts was discussed, which Mr. Sapienza noted the Board continues to have control over employment and can open negotiations on the contract at any time. Concerns about an indefinite agreement were noted, and a contract with a structured annual review was discussed.

Discussion centered around previous conversations and the administrative nature of the change, with performance and an annual review

Mayor Chaussee opened public comment.

Jon Gaiter spoke to comments the Board made and against an auto-renewal contract.

Christine Gaiter spoke to negotiations on a contract with the Town Administrator.

The Board asked for clarification on annual evaluation process and noted that future Boards can amend the contract at any time, but there would not be an affirmative vote on the contract itself yearly and Mr. Sapienza noted any future Boards can amend or negotiate the contract.

Trustee Tietz moved to amend the Contract to Remove the Auto Renewal

Trustee Wiegand seconded.

Motion failed.

YES VOTES: Tietz

Trustee Moyer moved to approve Resolution No. 39-2025 Approving a Restated Employment Agreement with the Town Administrator

Trustee Cannon seconded.

Motion passed.

NO VOTES: Tietz

F. REPORTS

1. Town Attorney
There was no report.
2. Town Administrator
There was no report.
3. Staff Communications
Report items were included in the packet.
 - a. BOT Planning Calendar
 - b. Larimer County Sheriff's Office Report (August 2025)
 - c. Utilities Report (August 2025)

4. Treasurer's Report (July 2025)
5. Report of Bills (July 2025)
6. Board Reports

Trustee Moyer noted an upcoming partnership with Safe Routes to School, and spoke to dignity belonging to all.

Trustee Wiegand spoke to the Grand Opening of the Larimer County juvenile section that opened and is currently being used.

Trustee Dailey spoke to the Grand Opening facility, and recent Parks and Recreation events. A Main Streets meeting for grant or business assistance options during the Cleveland Ave. project was noted. The Boxelder Cup with the Middle-High School football game was also noted.

Trustee Cannon noted the BizWest's 40 Under 40 honoring Cody Bird. The upcoming Northern Colorado Elected Officials and CML's legislative meetings were noted.

Mayor Pro Tem Mason noted upcoming meetings.

Mayor Chaussee invited all to attend the upcoming Boxelder Cup.

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 acquisition of water resources by the Town. 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 December 22, 2025.

Trustee Tietz moved to recess into executive session

Trustee Cannon seconded and the motion passed.

Mayor Chaussee called for a break from 8:39 to 8:48 p.m.

The Board entered Executive Session at 8:48 p.m.

Mayor Chaussee reconvened the Regular meeting at 9:18

H. ADJOURN

Mayor Chaussee adjourned the meeting at 9:18 p.m.

Calar Chaussee, Mayor



Board of Trustees Meeting

Date: October 14, 2025

Subject: Resolution No. 40-2025 - A Resolution of the Town of Wellington, Colorado Cancelling Regular Meetings

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

EXECUTIVE SUMMARY

This resolution is intended to provide public notice of meeting cancellations due to the 2025 Thanksgiving and Christmas holidays. The regular meeting dates scheduled for cancellation are November 25, 2025 and December 23, 2025.

BACKGROUND / DISCUSSION

N/A

CONNECTION WITH ADOPTED MASTER PLANS

Ensure Strong Town Operations: Communicate strategically to community audiences.

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

Staff recommends approval of the resolution on the consent agenda.

MOTION RECOMMENDATION

Option 1) Move to approve the consent agenda

Option 2) Move to approve Resolution No. 40-2025, a Resolution of the Town of Wellington, Colorado Cancelling Regular Meetings

ATTACHMENTS

1. Resolution No. 40-2025

TOWN OF WELLINGTON

RESOLUTION NO. 40-2025

A RESOLUTION OF THE TOWN OF WELLINGTON, COLORADO CANCELLING
REGULAR MEETINGS

WHEREAS, the Town of Wellington has scheduled holidays on Thanksgiving Day (November 27, 2025) and Christmas Day (December 25, 2025); and

WHEREAS, the Board of Trustees wishes to cancel its Regular Meetings approximately corresponding to these scheduled holidays.

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

1. The Board of Trustees hereby approves the cancellation of the November 25, 2025 and December 23, 2025 Regular Meetings.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 14th day of October, 2025.

TOWN OF WELLINGTON, COLORADO

By: _____
Calar Chaussee, Mayor

ATTEST:

Hannah Hill, Town Clerk

Board of Trustees Meeting

Date: October 14, 2025

Subject: CSU Department of Journalism & Media Communication

- **Presentation: Jenny Fischer, Instructor**

EXECUTIVE SUMMARY

The Town is in receipt of a Community Grant Application from CSU Department of Journalism & Media Communication for \$4,647.36. As funding comes directly from the Board of Trustees Discretionary Fund, the request is being provided to the Board for discussion.

BACKGROUND / DISCUSSION

The Town of Wellington has received a discretionary grant application from Colorado State University (CSU) Department of Journalism & Media Communication. The request seeks funding to extend the Wellington Local Media research project beyond December 31, 2025.

The initial phase of this project, supported with nearly \$12,000 in funding from the CSU Office of the Vice President for Research and Rocky Mountain Student Media Corp., investigated the viability of a local media outlet for Wellington. This phase included community surveys and in-person meetings, which informed the prototype of the Wellington Bulletin, a potential local media platform designed to address Wellington's status as a "news desert."

For 2026, CSU is requesting Town funding to:

- Develop a communications plan to inform residents about the Bulletin, gather feedback, and encourage engagement on content.
- Create a business plan that includes a proposed budget and sustainable partnership model to support local media in Wellington.

The application aligns with the Town's Strategic Plan in the areas of community engagement, communication, and public trust, by providing residents with access to reliable, locally focused information and fostering transparency.

The use of discretionary funds must meet a public purpose which means the expenditure of government funds must benefit the community as a whole, not just a private individual or group. The application provides a public purpose as it describes measurable outcomes and broad community benefits through Health & Safety, Education & Enrichment, and Equity and Access.

CONNECTION WITH ADOPTED MASTER PLANS

The application notes that the project aligns with the strategic plan goal to "Cultivate Community Spaces" through the use of websites and social media profiles to serve as virtual spaces where citizens can engage with journalists and one another.

FISCAL IMPLICATIONS



The Board of Trustees budgeted \$30,000 in the 2025 Board Discretionary Fund. The Board has authorized the expenditures below which leaves a current balance of \$17,262.

- Boys & Girls Club of Larimer County - \$5,238
- Grace Village - \$7,500

STAFF RECOMMENDATION

For Board of Trustee consideration.

MOTION RECOMMENDATION

Motion options:

Option 1: I move to approve the Community Grant Application in the amount of \$4,647.36 as submitted by CSU Department of Journalism & Media Communication, with funding to be provided from the Board of Trustee Discretionary Fund.

Option 2: I move to amend the grant amount requested by CSU Department of Journalism & Media Communication to (designated amount), with funding being provided from the Board of Trustee Discretionary Fund.

Option 3: I move to deny the Community Grant Application submitted by CSU Department of Journalism & Media Communication.

ATTACHMENTS

1. CSU Grant App
2. FY26_CSU_Board
3. CSU_Tax_Information_Letter
4. Public Purpose_Defined
5. Presentation added to Packet 10-15-2025 Wellington_Meeting_GrantProposal

APPLICATION

Organization Summary

Organization Name: CSU Dept. of Journalism & Media Communication

Mailing Address: 1785 Campus Delivery, Colorado State University, Fort Collins, CO 80523

Contact Person: Jenny Fischer, Instructor

Name

Title

Phone Number 970-219-7440

Email Address jenny.fischer@colostate.edu

Federal Tax ID: 84-6000545

State Tax ID: 98-02381-000

Please describe your project, the reason for your request and explain how it aligns with at least one area of the Town of Wellington Strategic Plan.

This project expands upon the work done by the Wellington Local Media research project, which will end on December 31, 2025. Additional funding is necessary to develop the business model and continue communicating with Wellington residents about progress and soliciting feedback. The first phase of the project is funded with almost \$12,000 provided by the CSU Office of the Vice President for Research and Rocky Mountain Student Media Corp. Initial research was designed to investigate the viability of a local media outlet in the town of Wellington, in which residents of Wellington participated in a survey and in-person meetings designed to gauge sentiment about coverage of the town. Feedback from those resources have been used to develop a prototype of the Wellington Bulletin, a potential media outlet, and to inform further research being done to develop an academic paper about the town of Wellington, specifically its status as a news desert.

The goal in continuing the project into 2026 is to focus on developing a communications plan and business plan for the Wellington Bulletin. The communications plan will include strategies, tactics and messaging developed to inform Wellington residents about the Bulletin, to encourage engagement with them about potential content topics, and to gather feedback on the prototype of the Bulletin website. The business plan will include a proposed budget; and will outline how the partnership will work to provide journalists to work on the project, support the website, sell advertisements, seek grant funding, and maintain communication with residents of Wellington.

The communications plan will work in tandem with upcoming community-driven content research and development, for which we have sought funding, done by Dr. Ashley Anderson, in that it will work within existing online and social media outlets to communicate with residents of Wellington to inform them about progress on the Wellington Bulletin project, and to engage them in participating in online and in-person conversations about science-based journalistic content intended for publication by the Wellington Bulletin. Contingent on the award of a grant from the Center for Cooperative Media, we will host in-person meetings as part of this

research. We will gather the Citizen Advisory Board developed for the current project and invite residents to attend, as a way of introducing the project and soliciting feedback on the Wellington Bulletin prototype.

The business plan will be developed in partnership with Rocky Mountain Student Media Corp., specifically President and CEO Peter Waack, and Advertising Director Christa Reed. The Dept. of Journalism and Media Communication is currently partnered with RMSMC for the purposes of completing the initial project, and this will be a continuation of that partnership.

This project aligns with the Strategic Plan goal to Cultivate Community Spaces. The websites and social media profiles of local media outlets serve as virtual spaces in which citizens can engage with journalists and one another. All digital platforms for the Wellington Bulletin will be built to engage residents in this way. Community members will be able to respond to posts and provide content to the outlet – creating an online space in which residents' voices can be heard and on which local news will be published.



Request is over \$2,500

Amount Requested: \$ **4647.36**

1. Number of Town of Wellington residents and/or visitors that will participate and/or benefit from the program you are proposing: all residents of Wellington could benefit
2. In what way will this program enhance the Town of Wellington's positive image, provide opportunity for informal education, community building and/or family entertainment:

Wellington is currently a news desert, without its own local media outlet. Cities and towns that do not have a media outlet dedicated to covering local government, community news and sports tend to have a more disjointed culture and face higher long-term costs, according to Bloomberg.

<https://www.bloomberg.com/news/articles/2018-05-30/when-local-newspapers-close-city-financing-costs-rise>

In addition to working to communicate directly with community members about the potential project and content concepts being developed by Dr. Anderson, developing this communication plan has the potential to start bringing the community together and begin doing some of the work of a local news outlet.

Has your organization applied for a grant or received funding from the Town of Wellington before?

YES _ NO ☒ (if YES, please complete questions 4, 5 and 6)

3. How much did you receive from the Town of Wellington? \$ _____
4. How was the funding used?

5. Were there funds left over? If so, how were those funds utilized by your organization:

6. Please provide a list of organizations you have already solicited or will be soliciting for funding:

Montclair State University – Rita Allen Foundation (proposal submitted 8/2025)
Colorado Media Project
Scripps Howard Fund

7. Please include the following attachments:

- a. Board of Directors or list of officers and key staff noting any paid staff.
- b. Copy of the IRS Determination Letter indicating Tax-Exempt Status of the organization.

Name and Signature of Organization's Project Chairperson:

Jenny Fischer

970-219-7440

Name (Please Print)

Telephone Number



9/11/2025

Signature

Date

Program / Project Budget

Program Name: Building a Solid Base: Developing Communication & Business Plans for the Wellington Bulletin

Total Project Budget (Please Itemize): Amount:
(Personnel, Promotion, Supplies, Services, etc.)

Graduate student hourly: \$23/hour x 20 hours/month x 4 months \$1,840.00

Graduate student hourly fringe (8.4%) \$7.36

Web development \$2,000.00

Food for event \$400.00

Supporting materials for event \$400.00

TOTAL \$4,647.36

Sources of Funding for the Program (pledged or paid):

Corporations: \$ _____

Foundations: \$ _____

Individuals: \$ _____

Government: \$ _____

Other: \$ _____

Total Funds Available (B) \$0 _____

Balance Required (A minus B) \$0 _____

Amount Requested: \$4647.36 _____

Colorado State University Board of Governors FY26

John Fischer, Chair, Entrepreneur, Dec. 31, 2028

Dr. Nate Easley Jr. Vice Chair, Educator, Dec. 31, 2027

Kenzo Kawanabe, Treasurer, Attorney, Dec. 31, 2025

Elizabeth Markey, Secretary, Public Official, Dec. 31, 2025

Polly Baca, Public Official, Dec. 31, 2027

Ray Baker, Banker, Dec. 31, 2026

Dominic DiSanti, Agriculturalist, Dec. 31, 2026

Louis Martin, Rancher, Dec. 31, 2025

Andy Wirth, Executive, Dec. 31, 2028

ACT Programming and Advisory Committee 2026

As a program of Colorado State University, all legal and fiscal management decisions are made by CSU's Board of Governors. ACT organizes an informal Advisory Committee to assist with planning, marketing, fundraising, and program decision making.

Usama Alshaibi, Teaching Associate Professor of Film, CSU and CU Boulder

Karrin Vasby Anderson, Professor, Communication CSU

Aaunterria Bollinger-Deters, Instructor, CSU

Rita Brown, Community Volunteer

Michael Cain, Filmmaker and Entrepreneur

Jesus Castro Gonzalez, ISAAC Northern Colorado

Kevin Foskin, Director of Interdisciplinary Liberal Arts Major, CSU

Shantel Hansen, Documentary Filmmaker and Training Consultant

Maya Jairam, Northern Colorado Director, Women in Film Media Colorado, artist, and filmmaker

Solei Johnston, Graduate Teaching Assistant, Communication Studies

Sue Ellen Klein, Partners for Peace

Melina McKinnon, Filmmaker and Elevations Credit Union

Kristen Mullen, CLA Recruitment and Communication Coordinator, CSU

Devin Odell, Eighth Judicial District Judge (Ret.)

Vincent Piturro, Professor of Film, MSU Denver

Shelby Sack, Director of Impact MBA, CSU

Mary Ellen Sanger, Associate Director, Community Literacy Center, Program Coordinator, English, CSU

Shane Omar Slattery-Quintanilla, Professor, Journalism and Media Communication, CSU

Ty Smith, Director, Native American Cultural Center, CSU



BUSINESS AND FINANCIAL SERVICES COLORADO STATE UNIVERSITY

Office of the Tax Manager
Fort Collins, CO 80523-6003
Phone: (970) 491-5509

Re: Federal Tax Status
Colorado State University
EIN: 84-6000545

To Whom It May Concern:

Colorado State University (CSU) is a state governmental entity entrusted with a mission of teaching, research, and public service. As a state university, CSU is exempt from federal income tax but is subject to unrelated business income tax under IRC §511(a)(2)(B).

CSU is also exempt from:

- Backup withholding under IRC §3406(g)(1)(A).
- Federal excise taxes, with Certificate of Registry # 84-730123K on file with the IRS, Ogden, Utah.

CSU is not classified as a 501(c)(3) organization and does not possess a determination letter under that section. However, CSU qualifies as a governmental entity under IRC §170(c)(1), which allows it to receive tax-deductible charitable contributions. While such gifts are typically processed through the Colorado State University Foundation, funding received directly by CSU for public or charitable purposes complies with Treasury Regulation §53.4945-5(a)(4)(ii), enabling private foundations to provide support under these rules.

The following documents substantiate CSU's federal tax status:

- **IRS Form W-9** – Provides CSU's taxpayer identification number (TIN) and certifies that CSU is not subject to backup withholding.
- **IRS Governmental Information Letter** – Certifies CSU's status as a tax-exempt U.S. governmental entity under IRS rules.

For **international tax matters**, including tax treaty benefits and withholding exemptions, CSU's IRS Form 6166 (Certification of U.S. Tax Residency) is available upon request. Please email BFS_Tax_Accounting@Mail.ColoState.EDU for assistance.

For **sales tax matters**, including exemption certificates and related resources, visit:
<https://busfin.colostate.edu/Depts/TaxSvcs.aspx>.

This letter confirms CSU's tax-exempt status and eligibility to receive tax-deductible contributions.

Colorado State University
Business & Financial Services
Tax Accounting Office

**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
requester. Do not
send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Colorado State University	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☒ Other (see instructions) State Government	
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) 3 Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) C <i>(Applies to accounts maintained outside the United States.)</i>	
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐	
	5 Address (number, street, and apt. or suite no.). See instructions. 555 S Howes Street	
6 City, state, and ZIP code Fort Collins, CO 80523-6003		
7 List account number(s) here (optional)		
Requester's name and address (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

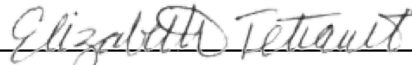
Social security number									
			-				-		
or									
Employer identification number									
8	4	-	6	0	0	0	5	4	5

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person 	Date 01/23/2025
------------------	---	-------------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

CINCINNATI OH 45999-0038

In reply refer to: 0248188034
July 23, 2018 LTR 4076C 0
84-6000545 000000 00
00020890
BODC: TE

COLORADO STATE UNIVERSITY
% PAYROLL SUPERVISOR
6004 CAMPUS DELIVERY
FORT COLLINS CO 80523



049302

Federal Identification Number: 84-6000545
Person to Contact: Customer Service
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This responds to your request for information about your federal tax status. Our records do not specify your federal tax status. However, the following general information about the tax treatment of state and local governments and affiliated organizations may be of interest to you.

GOVERNMENTAL UNITS

Governmental units, such as States and their political subdivisions, are not generally subject to federal income tax. Political subdivisions of a State are entities with one or more of the sovereign powers of the State such as the power to tax. Typically they include counties or municipalities and their agencies or departments. Charitable contributions to governmental units are tax-deductible under section 170(c)(1) of the Internal Revenue Code if made for a public purpose.

ENTITIES MEETING THE REQUIREMENTS OF SECTION 115(1)

An entity that is not a governmental unit but that performs an essential government function may not be subject to federal income tax, pursuant to Code section 115(1). The income of such entities is excluded from the definition of gross income as long as the income (1) is derived from a public utility or the exercise of an essential government function, and (2) accrues to a State, a political subdivision of a State, or the District of Columbia. Contributions made to entities whose income is excluded income under section 115 may not be tax deductible to contributors.

TAX-EXEMPT CHARITABLE ORGANIZATIONS

An organization affiliated with a State, county, or municipal government may qualify for exemption from federal income tax under section 501(c)(3) of the Code, if (1) it is not an integral part of the government, and (2) it does not have governmental powers inconsistent with exemption (such as the power to tax or to exercise enforcement or regulatory powers). Note that entities may meet the requirements of both sections 501(c)(3) and 115 under certain circumstances. See Revenue Procedure 2003-12, 2003-1 C.B. 316.

0248188034
July 23, 2018 LTR 4076C 0
84-6000545 000000 00
00020891

COLORADO STATE UNIVERSITY
% PAYROLL SUPERVISOR
6004 CAMPUS DELIVERY
FORT COLLINS CO 80523

Most entities must file a Form 1023, Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code, to request a determination that the organization is exempt from federal income tax under 501(c)(3) of the Code and that charitable contributions are tax deductible to contributors under section 170(c)(2). In addition, private foundations and other persons sometimes want assurance that their grants or contributions are made to a governmental unit or a public charity. Generally, grantors and contributors may rely on the status of governmental units based on State or local law. Form 1023 and Publication 4220, Applying for 501(c)(3) Tax-Exempt Status, are available online at www.irs.gov/eo.

We hope this general information will be of assistance to you. This letter, however, does not determine that you have any particular tax status. If you are unsure of your status as a governmental unit or state institution whose income is excluded under section 115(1) you may seek a private letter ruling by following the procedures specified in Revenue Procedure 2007-1, 2007-1 I.R.B. 1 (updated annually).

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,



Kim A. Billups, Operations Manager
Accounts Management Operations 1

In municipal finance, a “public purpose” means the expenditure of government funds must benefit the community as a whole, not just a private individual or group. Courts and auditors usually apply a “public purpose test” to determine whether financial support is appropriate.

Here are some common categories that are generally considered a public purpose:

1. Health, Safety, and Welfare

- Funding police, fire, EMS, or disaster preparedness programs.
- Grants to nonprofits providing emergency shelter, food assistance, or health services.
- Support for youth programs that reduce crime, drug use, or unsafe behavior.

2. Infrastructure and Community Assets

- Building or maintaining roads, sidewalks, water/sewer systems, or parks.
- Support for accessibility projects (ADA compliance, senior mobility, etc.).
- Public facilities like libraries, recreation centers, or cultural venues.

3. Economic Development

- Incentives tied to job creation, workforce development, or revitalization of blighted areas.
- Downtown revitalization (streetscapes, Main Street programs).
- Tourism promotion when it has a measurable community benefit.

4. Education, Arts, and Cultural Enrichment

- Programs that provide broad access to education, literacy, and workforce readiness.
- Events, festivals, or public art that foster civic pride and community identity.

5. Equity and Access

- Programs that expand access to housing, transportation, or utilities for low-income residents.
- Grants that ensure underserved populations can participate in civic life.

What would not usually qualify:

- Direct donations or gifts with no measurable public return.
 - Financial aid that benefits only a narrow group without broader community impact (e.g., gifts to individuals or holiday presents without a tie to public welfare).
 - Expenditures that primarily support a private entity’s operations without contractual obligations to deliver public benefit.
-

Key takeaway: If the expenditure can be linked to a service, project, or program that advances the community's welfare, safety, infrastructure, or economic health, it likely meets the public purpose test. If it looks like a donation without measurable community impact, it probably doesn't.



JOURNALISM AND
MEDIA COMMUNICATION
COLORADO STATE UNIVERSITY

Exploring the Development of a Local Newsroom in Wellington

Jenny Fischer
October 14, 2025



Our Goal

To determine the best way to create a new local news source for the Town of Wellington, through gathering relevant information and concerns from community members and leaders.



Local News Source

By this, we mean a platform or service that provides information about events, issues, and stories that impact the Wellington community.

This could include news about local government, community events, public safety, K-12 school happenings, and other relevant topics.



What We are Considering

- Community engagement
- Media consumption habits of the community
- Financial support for a new media outlet
- The importance and impact of good local news
- Benefits to the community of Wellington
- Partnership between CSU, Rocky Mountain Student Media and the new media outlet



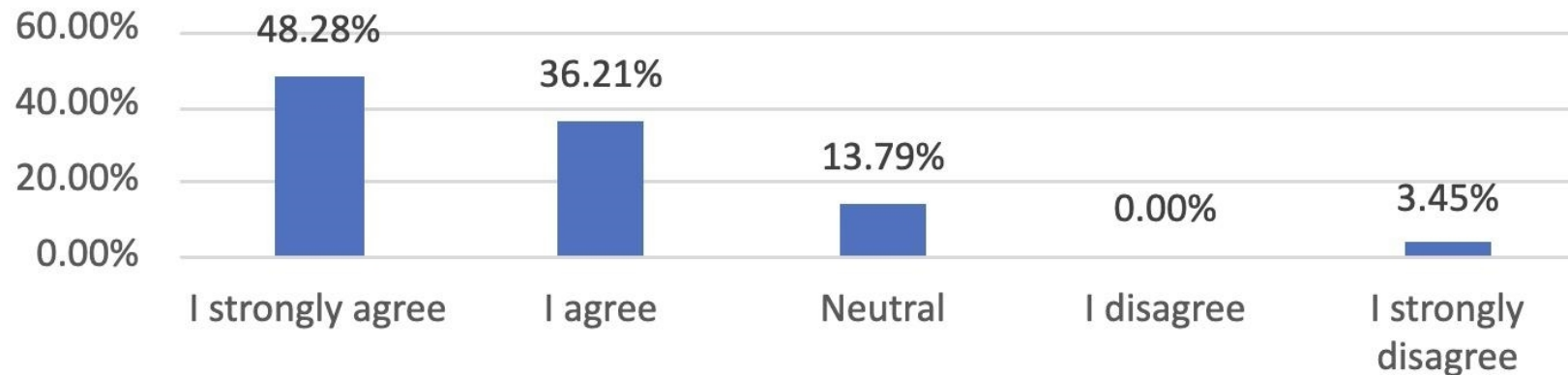
Benefits of a Local News Outlet

- Dedicated reporting on local government and issues shared across the community
- Engagement from community members about shared issues
- The cost of government goes up in cities and towns that do not have a local media outlet ([Bloomberg](#))
- The cost of municipal bonds goes up as much as 11 basis points



Selected Survey Results

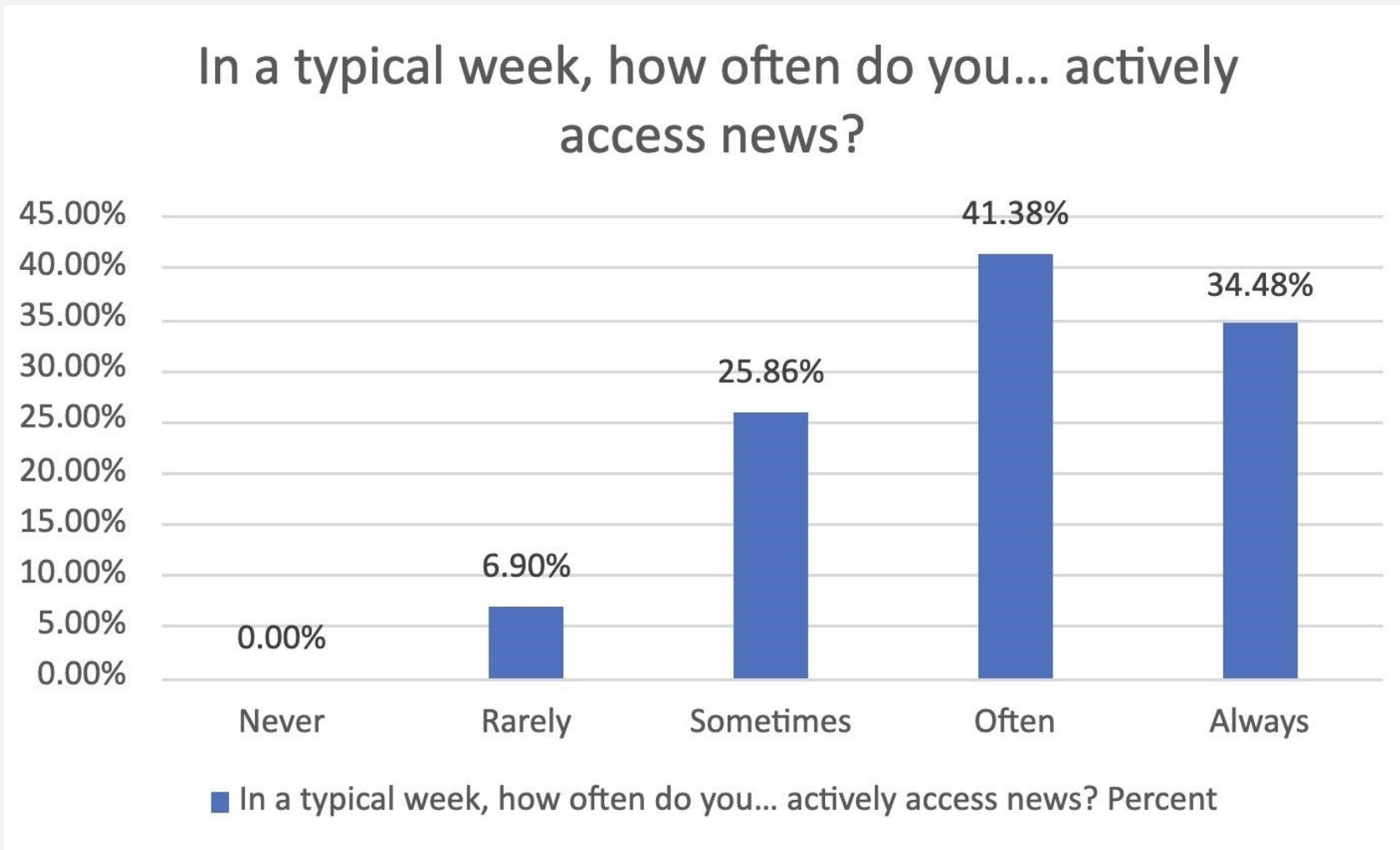
Please indicate the extent to which you agree with each statement using the provided scale.—
Assuming I had access to the local news source, I intend to use it.



- Please indicate the extent to which you agree with each statement using the provided scale. — Assuming I had access to the local news source, I intend to use it. Percent



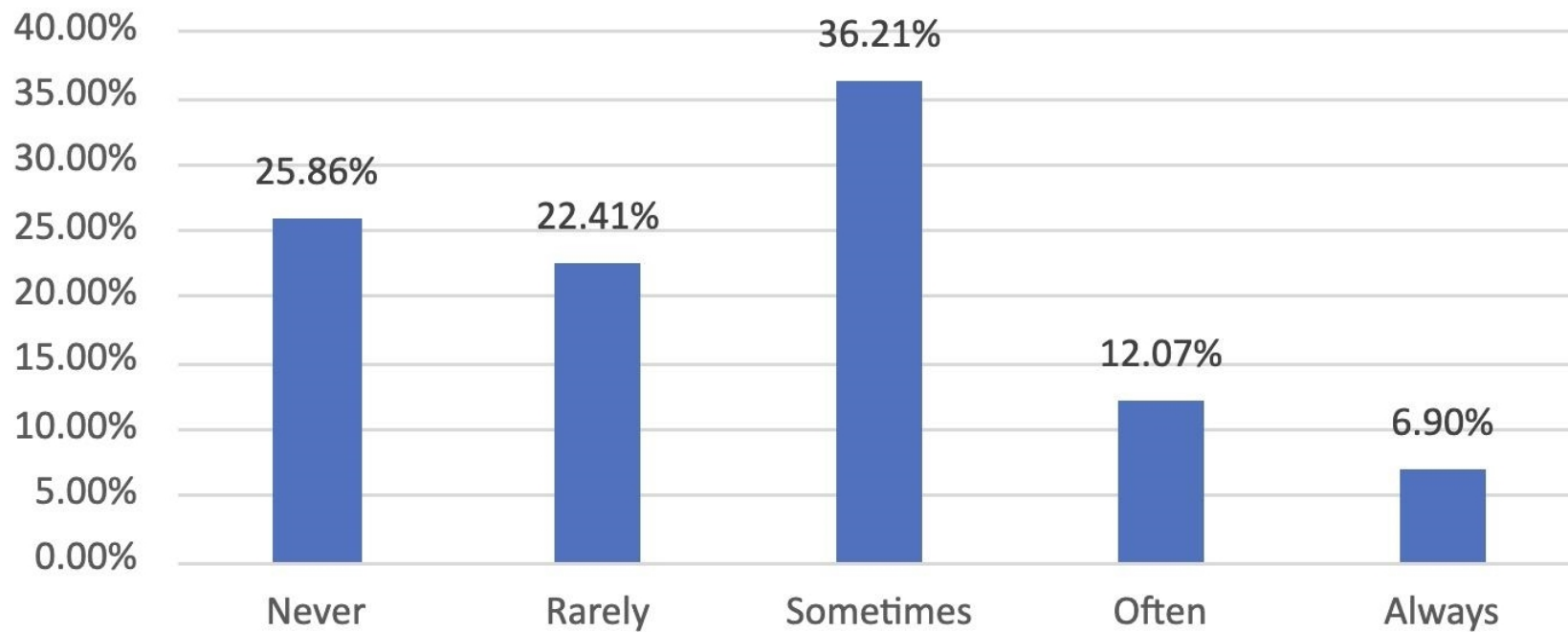
Selected Survey Results





Selected Survey Results

In a typical week, how often do you... actively try to avoid the news?

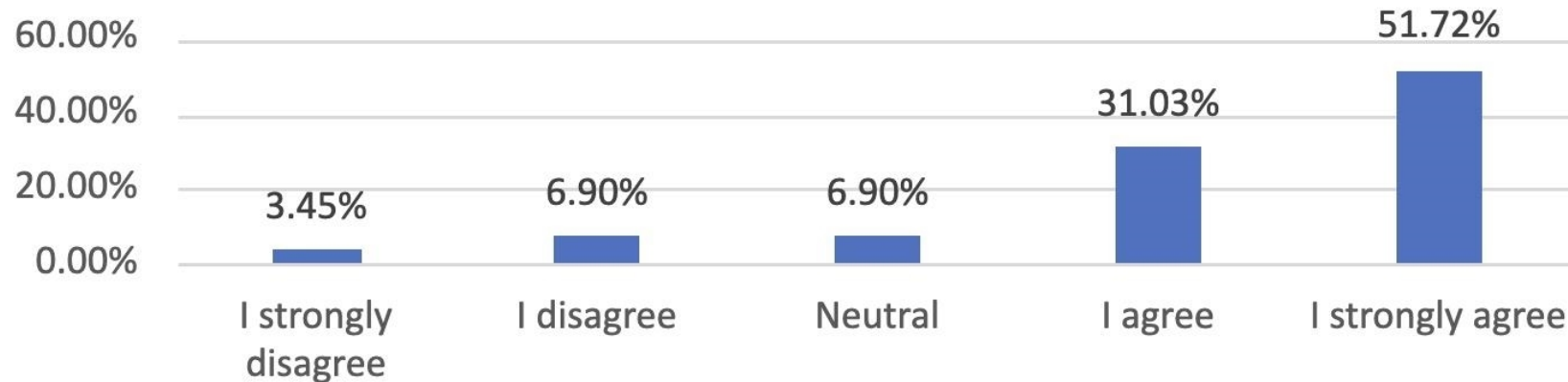


■ In a typical week, how often do you... actively try to avoid the news? Percent



Selected Survey Results

Please indicate the extent to which you agree with each statement using the provided scale.— I want it to help me learn more about my community and its issues



- "Please indicate the extent to which you agree with each statement using the provided scale. – I want it to help me learn more about my community and its issues
Percent



Continuing Our Work

Develop a communications plan to inform residents of Wellington and surrounding areas about the potential new media outlet

- Solicit feedback on the prototype and content strategy in progress
- Continue to gather information about local topics to cover
- Engage residents in conversations about their media consumption habits
- Determine the best way to engage the community in conversations about shared issues



Continuing Our Work

Develop a business plan to outline the structure of the media outlet, organize the editorial process and research a plan for ad sales and other funding

- Create a strong organizational structure between Rocky Mountain Student Media and the Dept. of Journalism and Media Comm.
- Establish editorial control and an editing process for all reporters and other content contributors
- Conduct market research to strategize ad sales and other funding



Continuing Our Work

Continuing to work with the developers on the Wellington Bulletin prototype

- Ensure the prototype includes functions and aesthetics preferred by survey respondents and the Citizen Advisory Board
- Continue to engage the Citizen Advisory Board and residents of Wellington to gather feedback on the prototype



LOCAL NEWS

New Community Garden Planned Near Viewpointe Park

Local volunteers and students team up to turn unused land into a thriving hub for fresh produce, pollinators, and neighborhood connection.

BY RIVER MADDOX / October 13, 2025

SPORTS

Wellington Eagles Shock 2A League Powerhouse

MAX RIDGELINE



FOOD & ENTERTAINMENT

Wellington Grill's Summer Sizzle

RILEY SUMMIT



AROUND COLORADO

Colorado Declares Statewide Water Emergency

JAXON MESA



AROUND THE NATION

Congress Deadlocked as 'National AI Bill of Rights'

SAGE MARLOWE



EDUCATION

Colorado Legislature Approves 'Future-Ready'



SCOREBOARD

Final

	Poudre	21
	Wellington	24
	Limon	7
	Yuma	17

Upcoming

	Wellington	Sat 8/16
	Fort Collins	10 AM
	Fossil Ridge	Sun 8/17
	Poudre	11 AM

[Submit a Game](#)

[View All](#)



<https://bit.ly/Wellington-Bulletin>



https://bit.ly/JMC_GrantPresentation_2025



JOURNALISM AND
MEDIA COMMUNICATION
COLORADO STATE UNIVERSITY

THANK YOU

Board of Trustees Meeting

Date: October 14, 2025

Subject: First Reading on Ordinance No. ##-2025 for Adoption of the 2024 International Building Codes and Schedule a Public Hearing

- **Presentation: Cody Bird, Planning Director and Kelly Dykstra, Building Official**

EXECUTIVE SUMMARY

The Town is proposing to adopt the 2024 International Building Codes, The Colorado Model Electric Ready and Solar Ready Code, and the 2025 State of Colorado Wildfire Resiliency Code. As a region, from March to July of 2025, local building departments, including Larimer County, and several Northern Colorado jurisdictions, code contractors and representatives of SAFEbuilt, participated in a weekly review committee where the 2024 International Codes were evaluated in conjunction with The Colorado Model Electric Ready and Solar Ready Code and 2025 Colorado Wildfire Resiliency Code established by the State of Colorado. The region worked collaboratively on the review to propose needed local amendments and to align codes for consistency across jurisdictions. Adoption of the 2024 International Building Codes is recommended with local amendments as identified.

This staff report and attachment is to introduce a draft ordinance for adoption of the proposed codes and amendments for first reading and to set a date for a public hearing. The second reading and public hearing are proposed to be scheduled for November 12, 2025.

BACKGROUND / DISCUSSION

The current building codes adopted by the Town are as follows:

- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Fuel Gas Code
- 2018 International Plumbing Code
- 2018 International Mechanical Code
- 2018 International Existing Building Code
- 2018 International Property Maintenance Code
- 2018 International Energy Conservation Code
- 2018 International Fire Code
- 2023 National Electric Code (as required by State of Colorado)

The Town is proposing to adopt the 2024 International Building Codes, The Colorado Model Electric Ready and Solar Ready Code, and the 2025 State of Colorado Wildfire Resiliency Code. The recommended codes for adoption were introduced and discussed by the Board of Trustees at its regular meeting of August 26, 2025.

- All 2024 International Codes are proposed for adoption by reference.
- Wellington Fire Protection District (WFPD) is the authority responsible for enforcement of the Fire Code. WFPD is proposing to adopt the 2024 International Fire Code with amendments and has



coordinated with the Town Building Department to align the Fire Code and Building Code with local amendments. The Town adopts the same Fire Code as WFPD, including amendments.

- The 2025 State of Colorado Wildfire Resiliency Code was established by the State of Colorado June 1, 2025. All municipalities must adopt the code or a more stringent code by April 1, 2026, and enforce the code by July 1, 2026.
- The Colorado Model Electric Ready and Solar Ready was established by the State of Colorado June 1, 2023. All municipalities must adopt and enforce the code when adopting or updating any building codes after July 1, 2023.
- The National Electric Code is adopted by the State of Colorado. The current code adopted by the State is the 2023 National Electric Code. This is already adopted by the Town and will remain the same.

C.R.S. 31-16-202 *et seq.* allows municipalities to adopt codes by reference. When the Town adopts codes by reference in accordance with State Statutes, the Town is required to introduce the ordinance and schedule a public hearing to consider the ordinance at least 15 days prior to adoption. A draft ordinance including local amendments is attached. 2024 International Building Code books and the Colorado Model Electric Ready and Solar Ready Code and 2025 State of Colorado Wildfire Resiliency Code are available for inspection at the Town Building Department during regular business hours and are available digitally online. Town staff will advertise the required public hearing for consideration of the ordinance for November 12, 2025 in accordance with law.

CONNECTION WITH ADOPTED MASTER PLANS

N/A

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

Staff recommends adoption of the 2024 International Codes with local amendments identified in the draft ordinance and adoption of the Colorado Model Electric Ready and Solar Ready Code and the 2025 State of Colorado Wildfire Resiliency Code, following a second reading and a public hearing thereon.

MOTION RECOMMENDATION

Move to Establish November 12, 2025 as the Date for a Public Hearing to Consider Adoption of the 2024 International Building Codes with Local Amendments and the Colorado Model Electric Ready and Solar Ready Code and the 2025 State of Colorado Wildfire Resiliency Code

ATTACHMENTS

1. First Reading - Draft Ordinance for 2024 Building Codes Adoption

TOWN OF WELLINGTON

ORDINANCE NO. ____-2025

AN ORDINANCE ADOPTING BY REFERENCE THE INTERNATIONAL BUILDING CODE, 2024 EDITION, THE INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION, THE INTERNATIONAL FUEL GAS CODE, 2024 EDITION, THE INTERNATIONAL FIRE CODE, 2024 EDITION THE INTERNATIONAL PLUMBING CODE, 2024 EDITION, THE INTERNATIONAL MECHANICAL CODE, 2024 EDITION, THE INTERNATIONAL EXISTING BUILDING CODE, 2024 EDITION, THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2024 EDITION, THE INTERNATIONAL SWIMMING POOL and SPA CODE, 2024 EDITION, AND THE INTERNATIONAL ENERGY CONSERVATION CODE, 2024 EDITION, PROMULGATED BY THE INTERNATIONAL CODE COUNCIL, THE COLORADO MODEL SOLAR AND ELECTRIC READY CODE AND THE 2025 COLORADO WILDFIRE RESILIENCY CODE, VERSION 1.0.

WHEREAS, the Town of Wellington desires to adopt an ordinance repealing Ordinance No. 05-2019 and any amendments thereto and adopting by reference the International Building Code (2024 Edition); The International Residential Code for One – and Two – Family Dwellings (2024 Edition); The International Fuel Gas Code (2024 Edition); The International Plumbing Code (2024 Edition); The International Mechanical Code (2024 Edition); The International Existing Building Code (2024 Edition); The International Property Maintenance Code (2024 Edition); The International Swimming Pool and Spa Code (2024 Edition); The International Energy Conservation Code (2024 Edition), promulgated by the International Code Council, Inc, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, with specified amendments to each.

WHEREAS, the Town of Wellington desires to adopt by reference The Colorado Model Electric Ready and Solar Ready Code, promulgated by the Colorado Department of Local Affairs, and Colorado Energy Office pursuant to HB22-1362, CRS 24-38.5-401(5).

WHEREAS, the Town of Wellington desires to adopt by reference the 2025 Colorado Wildfire Resiliency Code version 1.0 and the 2025 Colorado Wildfire Resiliency State Code Map promulgated by the Colorado Department of Public Safety and Colorado Division of Fire Prevention and Control, pursuant to SB23-166, CRS 25-33-.5-1236.

NOW, THEREFORE BE IT ORDAINED by the Board of Trustees of the Town of Wellington, Colorado as follows:

Section: 1. International Building Code. The Board of Trustees hereby repeals Article 1, Chapter 18 of the Wellington Municipal Code and reenacts the same Article to read as follows:

Sec. 18-1-10. Adoption.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the building code of the Town, by reference thereto, the International Building Code, 2024 Edition, Chapters 1 through 35 inclusive and Appendix P, as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-579, to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code includes the comprehensive provisions and standards regulating the erection, constructions, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height,

area, and maintenance of buildings and structures for the purpose of protecting the public health, safety and general welfare.

Sec. 18-1-20. Copy on File.

At least one (1) copy of the International Building Code, certified to be a true copy, has been and is now on file in the Town Building Department and may be inspected, by any interested person during regular business hours. The code as finally adopted shall be available for sale to the public at a price established in the Town's adopted Fee Schedule.

Sec. 18-1-30. Amendments.

IBC Section 101.1 IBC Section 101.1 (Title) is amended by the addition of the term "Town of Wellington" where indicated.

IBC Section 101.4.3 IBC Section 101.4.3 (Plumbing) is amended by deletion of the last sentence.

IBC Section 101.4.5 IBC Section 101.4.5 (Fire prevention) is amended by replacing "International Fire Code" with "adopted fire code".

IBC Section 101.4.6 IBC Section 101.4.6 (Energy) is amended by replacing the words "International Energy Conservation Code" to "2024 International Energy Conservation Code".

IBC Section 103.1 IBC Section 103.1 (Creation of Enforcement Agency) is amended by adding "Town of Wellington" where indicated.

IBC Section 105.2 IBC Section 105.2 (Work exempt from permit) is amended by deleting;

Exception #1 and replacing with "One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and the roof height does not exceed 10 feet above grade measured from a point directly outside the exterior walls of the structure."

Exception #2 is deleted in its entirety and replaced with "Fences not over 6 feet (2134mm) high. Swimming pool barriers of any height are not exempt from permits.

Adding Exception #14 "Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.

IBC Section 105.5 IBC Section 105.5 (Expiration) is amended by the deletion of this section in its entirety and replaced with "Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be commenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided

further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.”

IBC Section 109.4 IBC Section 109.4 (Work commencing before permit issuance) is deleted in its entirety and replaced with “Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be assessed for the specific type of construction activity, with any such investigation fee being *in addition to* all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.

IBC Section 109.6 IBC Section 109.6 (Refunds) is amended by deleting the section in its entirety and replacing the section with the following:

“The town may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The town may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done.

The town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.”

IBC Section 111.3 IBC Section 111.3 (Temporary Occupancy) is amended by deleting the words “Building Official” and replacing with “Town of Wellington.”

IBC Section 113.1 IBC Section 113.1 (General) is amended by deleting the last two sentences and inserting the following:

“The members of the Board of Appeals shall be comprised of the members of the Town Board of Adjustment.”

IBC Section 113.3 IBC Section 113.3 (Qualifications) is amended by deleting the section in its entirety.

IBC Section 202 IBC Section 202 (Definitions) is amended by the addition of the following:

“Sleeping Room” (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IBC Section 1208 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

IBC Section 310.4.1 IBC Section 310.4.1 (Care Facilities within a Dwelling) is amended by adding “Except as provided in C.R.S. § 26-6-104.5 (concerning family childcare homes)” as the first paragraph.

IBC Section 903.2 IBC Section 903.2 (Where required) is amended to read as follows:

“Approved automatic sprinkler systems in new and existing buildings and structures shall be

provided in the locations described in Sections 903.2.1 through 903.2.12 and 903.2.13 as amended and 903.2.14 as amended.”

IBC Section 903.2.1 903.2.1(Group A) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings as Group A occupancies as provided in this section.”

IBC Section 903.2.1.1 903.2.1.1 (Group A-1) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing Group A-1 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 ft² (557 m²).
2. The *fire area* has an occupant load of 50 or more.”

IBC Section 903.2.1.2 903.2.1.2 (Group A-2) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing Group A-2 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 5,000 ft² (464 m²).
2. The *fire area* has an occupant load of 50 or more.”

IBC Section 903.2.1.3 903.2.1.3 (Group A-3) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing Group A-3 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 ft² (557 m²).
2. The *fire area* has an occupant load of 50 or more.”

IBC Section 903.2.1.4 903.2.1.4 (Group A-4) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing Group A-4 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 ft² (557 m²).
2. The *fire area* has an occupant load of 50 or more.”

IBC Section 903.2.1.6 903.2.1.6 (Assembly occupancies on roofs) is amended to read as follows:

“Where an occupied roof has an assembly occupancy with an occupant load exceeding 50 for Group A occupancies, an automatic sprinkler system shall be provided throughout buildings in accordance with Section 903.3.1.1 or 903.3.1.2.

IBC Section 903.2.1.7 903.2.1.7 (Multiple fire areas) is amended to read as follows:

“An automatic sprinkler system shall be provided where multiple *fire areas* of Group A-1, A-2, A-3 or A-4 occupancies share exit or exit access components and the combined occupant load of these *fire areas* is 50 or more.”

IBC Section 903.2.2 903.2.2 (Group B) is amended to read as follows:

“An automatic sprinkler system shall be provided for Group B occupancies as follows:

1. Throughout all Group B *fire areas* greater than 6,000 ft² (557 m²) in area.
2. Where the combined *fire areas* of Group B on all floors, including mezzanines, is greater than 6,000 ft² (577 m²).”

IBC Section 903.2.2.1 903.2.2.1 (Ambulatory care facilities) is amended to read as follows:

“An automatic sprinkler system shall be installed throughout the entire building containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation.
2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.”

IBC Section 903.2.3 903.2.3 (Group E) is amended to read as follows:

“An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E *fire areas* greater than 6,000 ft² (557 m²) in area.
2. The Group E *fire area* is located on a floor other than a level of exit discharge serving such occupancies.
3. The Group E *fire area* has an occupant load of 50 or more.”

IBC Section 903.2.4 903.2.4 (All Group F-1) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1—occupancy where one of the following conditions exists:

1. The combined area of all Group F-1 *fire areas*, including any mezzanines exceeds 6,000 ft² (557 m²).
2. A Group F-1 *fire area* is located more than two stories above grade plane.
3. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 ft² (232 m²).”

IBC Section 903.2.6 903.2.6 (Group I) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings with a Group I *fire area*.

Exceptions:

1. An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1, Condition 1 facilities.
2. An automatic sprinkler system is not required where Group I-4 daycare facilities are at the level of exit discharge and where every room where care is provided has not fewer than one exterior exit door.”

IBC Section 903.2.7 903.2.7 (Group M) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. The combined area of all Group M *fire areas* on all floors, including any mezzanines, exceeds 6,000 ft² (557 m²).
2. A Group M *fire area* is located more than two stories above grade plane.”

IBC Section 903.2.9 903.2.9 (Group S-1) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. The combined area of all Group S 1 *fire areas* on all floors, including any mezzanines, exceeds 6,000 ft² (557 m²).
2. A Group S-1 *fire area* is located more than two stories above grade plane.
3. A Group S-1 *fire area* used for the storage of commercial motor vehicles where the *fire area* exceeds 5,000 ft² (464 m²).

4. A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 ft² (46.4 m²)."

IBC Section 903.2.9.1 903.2.9.1 (Repair garages) is amended to read as follows:

"An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the International Building Code, as shown.

1. Buildings with a fire area containing a repair garage exceeding 6,000 ft² (557 m²).
2. Buildings with repair garages servicing vehicles parked in basements.
3. A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 5,000 ft² (464 m²).
4. A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 ft² (46.4 m²)."

IBC Section 903.2.9.2 903.2.9.2 (Bulk storage of tires) is amended to read as follows:

"Buildings and structures where the area for the storage of tires exceeds 10,000 ft³ (566 283 m³) shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1."

IBC Section 903.2.10 903.2.10 (Group S-2 enclosed parking garages) is amended to read as follows:

"An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.6 of the International Building Code where either of the following conditions exists:

1. Where the fire area of the enclosed parking garage exceeds 6,000 ft² (557 m²).
2. Where the enclosed parking garage is located beneath other groups.
Exception: Enclosed parking garages located beneath Group R 3 occupancies.
3. Where the fire area of the open parking garage exceeds 6,000 ft² (557 m²)."

IBC Section 903.2.13 Add a new section to read as follows:

"903.2.13 (Mixed Occupancies) An automatic sprinkler system shall be provided throughout all buildings containing mixed occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 ft² (577 m²).
2. Where the combined *fire areas* of mixed occupancies on all floors including mezzanines and basements is greater than 6,000 ft² (577 m²)."

IBC Section 903.2.14 Add a new section to read as follows:

"903.2.14 (Buildings constructed under the International Residential Code) An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be provided throughout all multiple (three or more) attached single-family dwellings (townhouses), complying with the requirements of the International Residential Code.

Exception:

Unless otherwise required by more restrictive local codes, policies, amendments, ordinances, or plat note."

IBC Section 903.3.1.3 903.3.1.3 (NFPA 13D sprinkler systems) is amended to read as follows:

"Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D and local codes, ordinances, and policies."

IBC Section 903.3.1.4 Add a new section to read as follows:

“903.3.1.4 (Core and shell buildings) Automatic fire sprinkler systems in buildings constructed to house future tenant spaces that are not assigned an occupancy shall have minimum hazard classification of Ordinary Hazard 2 in accordance with NFPA 13.”

IBC Section 903.4 903.4 (Sprinkler system supervision and alarms) is amended to read as follows:

“Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit.

Exceptions:

1. Automatic sprinkler systems valves, pumps, and tanks in one- and two family dwellings.
2. Jockey pump control valves that are sealed or locked in the open position.
3. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
4. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.”

IBC Section 915.2.1 IBC Section 915.2.1 (Dwelling units) The first paragraph is amended as follows:

“Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area.”

IBC Section 915.2.1 IBC Section 915.2.1 (Dwelling units) The first paragraph is amended as follows:

“Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area.”

IBC Section 1015.2 IBC Section 1015.2 (Where required) is amended by the addition of a second paragraph inserted before the exceptions as follows:

“All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914.4 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.”

IBC Section 1015.9 IBC Section 1015.9 (Below Grade Openings) Below grade openings in all R-2 and R-3 Occupancies add section to read;

“All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.

Exceptions:

1. The access side of stairways need not be protected.
2. Area and window wells provided for emergency escape and rescue windows may be protected with approved grates or covers that comply with Section R310.4 of this code.
3. Covers and grates may be used over stairways and other openings used exclusively for service access or for admitting light or ventilation.”

IBC Section 1031.2 IBC Section 1031.2 (Where required) is amended by the deletion of Exception #5.

IBC Section 1031.3.1 IBC Section 1031.3.1 (Minimum Size) is amended by the deletion of the Exception.

IBC Section 1031.5.1 IBC Section 1031.5.1 (Minimum size) is amended as follows:

"For all building permits issued after the effective date of the 1997 UBC Adoption, all escape and rescue windows requiring a window well pursuant to the International Residential Code shall comply with the dimension requirements set forth in this section, whether or not said escape or rescue window is located in a sleeping room.

With regard to building permits issued prior to the effective date of the 1997 UBC Adoption, for additions to or alterations of existing buildings or structures, any window well with a finished sill height below adjacent ground level shall be deemed in compliance with the Towns regulations if said window well meets the dimensions set forth in the 1991 Edition of the Uniform Building Code, previously in effect in the town."

IBC Section 1301.1.1 IBC Section 1301.1.1 (Criteria) is amended by replacing "International Energy Conservation Code" with the "2024 International Energy Conservation Code."

IBC Section 1507.2.1 IBC Section 1507.2.1 (Deck Requirements) is amended by adding a second sentence "Gaps in solidly sheathed or plank decking shall not exceed 1/8 inch."

IBC Section 1612.3 IBC Section 1612.3 (Establishment of flood hazard areas) is amended by the insertion of "Larimer County, Colorado and Incorporated Areas" where indicated for jurisdiction, and "December 19, 2006" where indicated for date of issuance.

IBC Section 1809.5 IBC Section 1809.5 (Frost Protection) is amended to clarify #1 "Extending below the frost line of the locality" to specifically state the frost line is 30 inches.

IBC Section 2902.2 IBC Section 2902.2 (Separate Facilities) is amended by deleting the section in its entirety and replacing the section with the following:

"Restrooms fixtures shall be provided in quantities per table 2902.1, which shall be achieved by either gender-neutral single user restrooms, or by multi-user (multi-fixture) restrooms for each sex. Gender neutral multi-user restrooms are allowed only where water closets and showers are each provided in compartments with walls or partitions and a door enclosing the fixtures to the remainder of the facility or each urinal must be located in a stall with door.

The numbers of fixtures shall be calculated based on the average number of male/female fixtures in table 2902.1

Exceptions:

#1 For mercantile occupancies in which the maximum occupant load is 100 or fewer, one gender neutral single user restroom is allowed.

#2 For buildings or tenant spaces in which the maximum occupant load is 25 or fewer, one gender neutral single user restroom is allowed."

Appendix P “Sleeping Lofts” is hereby adopted in its entirety.

Sec. 18-1-40. Violations.

It is unlawful and constitutes a public nuisance for any person to maintain any property, building or any other structure in the Town in a condition which is in violation of the Building Code or this Chapter.

Sec. 18-1-50. Penalties.

Any person who violates a provision of this Code or this Chapter or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directives of the building official, or of a permit or certificate issued under the provisions of this Code or this Chapter, shall be subject to penalties as prescribed by law.

Section 2. International Residential Code. The Board of Trustees hereby repeals Article 2, Chapter 18 of the Wellington Municipal Code and reenacts the same Article to read as follows:

Sec. 18-2-10. Adoption.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the residential code of the Town, by reference thereto, the International Residential Code, 2024 Edition, Chapters 1 through 43 inclusive and Appendix BE, as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 604781, to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code includes comprehensive provisions and standards regulating the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings and structures for the purpose of protecting the public health, safety and general welfare.

Sec. 18-2-20. Copy on file.

At least one (1) copy of the International Residential Code, certified to be a true copy, has been and is now on file in the Town Building Department and may be inspected by any interested person during regular business hours. The code as finally adopted shall be available for sale to the public at a price established in the Town’s adopted Fee Schedule.

Sec. 18-2-30. Amendments.

IRC Section R101.1 IRC Section R101.1 (Title) is amended by the addition of the term “Town of Wellington” where indicated.

IRC Section R103.1 IRC Section 103.1 (Creation of Agency) is amended by adding “Town of Wellington” where indicated.

IRC Section R105.2 IRC Section R105.2 (Work Exempt from Permit) is amended by deleting the following Exceptions:

Exception #1 and replacing with “One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and the roof height does not exceed 10 feet above grade measured from a point directly outside the exterior walls of the structure.”

Exception #2 is deleted in its entirety and replaced with “Fences not over 6 feet (2134mm) high. Swimming pool barriers of any height are not exempt from permits.

Exception #10 is deleted in its entirety and replaced with “Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.

IRC Section 105.5 IRC Section 105.5 (Expiration) is amended by the deletion of this section in its entirety and replaced with the following:

“Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.”

IRC Section R108.5 IRC Section R108.5 (Refunds) is amended by deleting the section in its entirety and replacing the section with the following:

“The town may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The town may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done.

The town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.”

IRC Section R108.6 IRC Section R108.6 (Work commencing before permit issuance) is amended by deleting the section in its entirety and replacing the section with the following:

“Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to the fee schedule adopted by the Town of Wellington.”

IRC Section R112.1 IRC Section R112.1 (General) is amended by deleting the last three sentences and inserting the following:

“The members of the Board of Appeals shall be comprised of the members of the Town Board of Adjustment.”

IRC Section R112.3 IRC Section R112.3 (Qualifications) is amended by deleting this section in its entirety.

IRC Section R202 IRC Section R202 (Definitions) is amended by addition of the following:

“Sleeping Room” (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IRC Sections R312 and R313 and contains a

closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

IRC Table R301.2 (1) IRC Table R301.2 (1) is established as following:

TABLE R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA												
GROUND SNOW LOAD *	WIND DESIGNS				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
35 PSF	Speed* (MPH)	Topographic effects	Special wind region	Windborne Debris	B	Weathering	Frost Depth	Termite	Yes	**	1,000	45°F
	115	No	Yes	No		Severe	30 Inches	Slight to Moderate				
*The design ground snow load pg. shall 35 psf for the Town of Wellington per the Colorado Design Snow Loads, published by the Structural Engineers Association of Colorado (dated April 2016.) The design roof snow load values shall be determined from Chapter 7, ASCE 7, including all the applicable factors, and loading and drifting consideration. In no case shall the final design roof snow load be less than a uniformity distributed load of 30 psf. Alternatively, the basic design wind speed, V, in mph, for the determination of wind speed may comply with the Colorado Front Range Gust Map - ASCE 7 compatible, published by the Structural Engineers Associations of Colorado (dated November 18th, 2013).												
** The Flood Insurance Study for 4 maps, 08069C0759F, 08069C0778F, 08069C0767F, 08069C0786F all effective 12/19/2006. Amendments are dated: 2/04/2013 and 1/29/2025.												

MANUAL J DESIGN CRITERIA* SITE SPECIFIC						
ELEVATION	ALTITUDE CORRECTION FACTOR*	COINCIDENT WET BULB	INDOOR WINTER DESIGN DRY-BULB TEMPERATURE	INDOOR WINTER DESIGN DRY-BULB TEMPERATURE	OUTDOOR WINTER DESIGN DRY-BULB TEMPERATURE	HEATING TEMPERATURE DIFFERENCE
5200		62	72	72	6	66
LATITUDE	DAILY RANGE	INDOOR SUMMER DESIGN RELATIVE HUMIDITY	INDOOR WINTER DESIGN RELATIVE HUMIDITY	INDOOR SUMMER DESIGN DRYBULB TEMPERATURE	OUTDOOR SUMMER DESIGN DRY-BULB TEMPERATURE	COOLING TEMPERATURE DIFFERENCE
40.70	High	50	30	75	91	16

IRC Section R309.2 IRC Section R309.2 (One-two family dwellings automatic fire sprinklers) is amended by the deletion of this section in its entirety.

IRC Section 310.4.1 IBC Section 310.4.1 (Care Facilities within a Dwelling) is amended by adding “Except as in provided in C.R.S. § 26-6-104.5 (concerning family childcare homes)” as the first paragraph.

IRC Section 311.3 IRC Section 311.3 (Location) is amended by addition to the first paragraph as follows:
“Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area.”

IRC Section R319.1 IRC Section R319.1 (Emergency Escape and Rescue Openings) is amended by the deletion of the first paragraph and replaced with “All windows located in basements, and not less than one, in habitable attics and sleeping rooms shall meet all the requirements of section R319.1 through R319.2.”

Exception #3 is deleted in its entirety.

IRC Section R319.2.1 IRC Section R319.2.1 (Minimum size) is amended by the deletion of the exception.

IRC Section R319.4 IRC Section R319.4 (Area wells) is amended by the addition of the following:
"For all building permits issued after the effective date of the 1997 UBC Adoption, all escape and rescue windows requiring a window well pursuant to the International Residential Code shall comply with the dimension requirements set forth in this section, whether or not said escape or rescue window is located in a sleeping room.

With regard to building permits issued prior to the effective date of the 1997 UBC Adoption, for additions to or alterations of existing buildings or structures, any window well with a finished sill height below adjacent ground level shall be deemed in compliance with the Towns regulations if said

window well meets the dimensions set forth in the 1991 Edition of the Uniform Building Code, previously in effect in the town."

IRC Section R319.4.2 IRC Section R319.4.2 (Ladder and steps) is amended by the addition of the following exception to read as follows:

"Exception: Only one window well ladder shall be required in an unfinished basement."

IRC Section R401.2 IRC Section R401.2 (Requirements) is amended by the addition of the following:

"All for new Group R, one and two family dwellings, and townhomes shall be designed and the construction drawings stamped by a Colorado registered design professional. The foundation design must be based on an engineer's soils report. The drawings must be noted with the engineering firm's name, specific location for design and soils report number. A site certification prepared by State of Colorado registered design professional is required for setback verification on all new Group R Division 3 occupancies."

IRC Section R405.1 IRC Section R405.1 (Concrete or masonry foundations) is amended with the addition of the following after the first sentence:

"All foundation drains shall be designed and inspected by a State of Colorado registered design professional."

IRC Section R502.6. IRC Section R502.6 (Bearing) is amended to read as follows:

"The ends of each joist, beam or girder shall have not less than 1 1/2 inches (38 mm) of bearing on wood or metal, have not less than 3 inches of bearing (76 mm) on masonry or concrete or be supported by *approved* joist hangers. Alternatively, the ends of joists shall be supported on a 1-inch by 4-inch (25 mm by 102 mm) ribbon strip and shall be nailed to the adjacent stud. The bearing on masonry or concrete shall be direct, or a sill plate of 2-inch-minimum (51mm) nominal thickness shall be provided under the joist, beam or girder, or a maximum of 2-inch solid steel shims with a minimum thickness each of 1 inch (25.4 mm) shall be provided under the joist, beam or girder." Individual shims shall not be stacked greater than 1/4 inch under any single beam. Wood shims shall NOT be allowed. The sill plate shall provide a minimum nominal bearing area of 48 square inches (30 865 mm²) or as otherwise engineered."

IRC Section M1502.4.6 IRC Section M1502.4.6 (Duct Length) is amended to "the maximum allowable exhaust duct length shall be determined by section M1502.4.6.1."

IRC Section M1502. 4.6.2. IRC Section M1502.4.6.2. (Manufacturer's instructions) is amended by the deletion of this section in its entirety.

IRC Section M1502. 4.6.3. IRC Section M1502. 4.6.3. (Dryer exhaust duct power ventilator) is amended by the deletion of this section in its entirety.

IRC Section M1502. 4.7. IRC Section M1502. 4.7. (Length identification) is amended by the deletion of this section in its entirety.

IRC Section M1502. 4.8. IRC Section M1502. 4.8. (Exhaust duct required) is amended by the deletion of this section in its entirety.

IRC Section G2415.12 IRC Section G2415.12 (Minimum burial depth) is amended by the addition of the following:

“All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.”

IRC Section G2415.12.1 IRC Section G2415.12.1 (Individual outside appliances) is deleted in its entirety.

IRC Section G2417.4.1 IRC Section G2417.4.1 (Test pressure) is amended by changing 3 psig to 10 psig.

IRC Section G2417.4.2 IRC Section G2417.4.2 (Test Duration) is amended by replacing “10 Minutes” with “15 Minutes.”

IRC Section P2503.5.1 IRC Section P2503.5.1 (Rough plumbing) is amended by deleting the first paragraph and replacing with “DWV systems shall be tested on completion of the rough piping installation by water or air with no evidence of leakage.”

IRC Section P2603.5.1 IRC Section P2603.5.1 (Sewer depth) is amended by filling in both areas where indicated to read “12 inches (305 mm)”.

IRC Section P2503.6 IRC Section P2503.6 (Shower Liner Test) is deleted in its entirety.

IRC Section P2913 IRC Section P2913 (Reclaimed Water systems) is amended by deletion of this section in its entirety and replaced with the following:

“Town of Wellington prohibits the installation of greywater treatments works and the use of all greywater pursuant to C.R.S. 25-8-205.4 (2)(a)(I).”

IRC Section R2913 IRC Section R3009 (Greywater Soil Absorption Systems) is amended by deleting this section in its entirety.

IRC Section P3103.1 IRC Section P3103.1 (Roof extension) is amended by replacing the words “6 inches” with “12 inches”.

IRC Appendix BE IRC Appendix BE (Radon Control Methods) is deleted in its entirety, and amended as follows:

BE103.5 Passive submembrane depressurization system.

In *buildings* with *crawl space* foundations, the following components of a passive *submembrane depressurization system* shall be installed during construction.

Exception: *Buildings* in which an *approved mechanical crawl space ventilation system* or other equivalent system is installed.

BE103.5.1 Ventilation.

Crawl spaces shall be provided with vents to the exterior of the *building*. The minimum net area of ventilation openings shall comply with Section R408.1.

BE103.5.2 Soil-gas-retarder.

The soil in *crawl spaces* shall be covered with a continuous layer of minimum 6-mil (0.15 mm) polyethylene *soil-gas-retarder*. The ground cover shall be lapped not less than 12 inches (305 mm) at joints and shall extend to all foundation walls enclosing the *crawl space* area.

BE103.5.3 Vent pipe.

A plumbing tee or other *approved* connection shall be inserted horizontally beneath the sheeting and connected to a 3- or 4-inch-diameter (76 or 102 mm) fitting with a vertical vent pipe installed through the sheeting.

BE103.6 Passive subslab depressurization system.

In *basement* or slab-on-grade buildings, the following components of a passive *subslab depressurization system* shall be installed during construction.

BE103.6.1 Vent pipe.

A minimum 3-inch-diameter (76 mm) ABS, PVC or equivalent gastight pipe shall be embedded horizontally into the subslab aggregate or other permeable material before the slab is cast. A “T” fitting or equivalent method shall be used to ensure that the pipe opening remains within the subslab permeable material and extend and terminate above the slab a minimum of 6 inches.

Sec. 18-2-40. Violations.

It is unlawful and constitutes a public nuisance for any person to maintain any property, building or any other structure in the Town in a condition which is in violation of the Residential Code or this Chapter.

Sec. 18-2-50 . Penalties.

Any person who violates a provision of this Code or this Chapter or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this Code or this Chapter, shall be subject to penalties as prescribed by law.

Section 3. International Plumbing Code. The Board of Trustees hereby repeals Article 3, Chapter 18 of the Wellington Municipal Code and reenacts the same Article to read as follows:

Sec. 18-3-10. Adoption.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the plumbing code of the Town, by reference thereto, the International Plumbing Code, 2024 Edition, Chapters 1 through 13 inclusive, as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 604781, to have the same force and effect as if set forth herein in every particular. The purpose of said code is to protect the health and sanitation of the residents of the Town by providing comprehensive regulations governing materials, installation methods and other matters pertaining to plumbing for the purpose of protecting the public health, safety and general welfare.

Sec. 18-3-20. Copy on file.

At least one (1) copy of the International Plumbing Code, certified to be a true copy, has been and is now on file in the Town Building Department and may be inspected by any interested person during regular business hours. The code as finally adopted shall be available for sale to the public at a price established in the Town’s adopted Fee Schedule.

Sec. 18-3-30. Amendments.

IPC Section 101.1 IPC Section 101.1 (Title) is amended by the addition of the term “Town of Wellington” where indicated.

IPC Section 103.1 IPC Section 103.1 (Creation of Agency) is amended by adding “Town of Wellington” where indicated.

IPC Section 305.4.1 IPC Section 305.4.1 (Sewer depth) is amended by filling in both areas where indicated to read “12 inches (305 mm)”.

IPC Section 312.3 IPC Section 312.3 (Drainage and vent air test) is amended by deleting the first paragraph.

IPC Section 903.1.1 IPC Section 903.1.1 (Roof extension unprotected) is amended by inserting the number “12” (152.4 mm) where indicated.

IPC Section 1304 IPC Section 1304 (Reclaimed Water Systems) is amended by deletion of this section in its entirety and replaced with the following:

“The Town of Wellington prohibits the installation of greywater treatments works and the use of all greywater pursuant to C.R.S. 25-8-205.4 (2)(a)(I).”

Sec. 18-3-40. Violations.

It is unlawful and constitutes a public nuisance for any person to maintain any property, building or any other structure in the Town in a condition which is in violation of the Plumbing Code or this Chapter.

Sec. 18-3-50. Penalties.

Any person who violates a provision of this Code or this Chapter or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this Code or this Chapter, shall be subject to penalties as prescribed by law.

Section 4. International Mechanical Code. The Board of Trustees hereby repeals Article 4, Chapter 18 of the Wellington Municipal Code and reenacts the same Article to read as follows:

Sec. 18-4-10. Adoption.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the mechanical code of the Town, by reference thereto, the International Mechanical Code, 2024 Edition, Chapters 1 through 15 inclusive, as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 604781, to have the same force and effect as if set forth herein in every particular. The purpose and subject matter of the adopted code is to include comprehensive provisions and standards relating to the mechanical installations in or in connection with the construction, erection, installation, alteration, repair, relocation, replacement, addition to, maintenance or use of heating, ventilating, cooling and refrigeration systems, incinerators and other miscellaneous heatproducing appliances within the Town for the purpose of protecting the public health, safety and general welfare.

Sec. 18-4-20. Copy on file.

At least one (1) copy of the International Mechanical Code, certified to be a true copy, has been and is now on file in the Town Building Department and may be inspected by any interested person during regular business hours. The code as finally adopted shall be available for sale to the public at a price established in the Town's adopted Fee Schedule.

Sec. 18-4-30. Amendments.

IMC Section 101.1 IMC Section 101.1 (Title) is amended by the addition of the term "Town of Wellington" where indicated.

IMC Section 103.1 IMC Section 103.1 (Creation of Agency) is amended by adding "Town of Wellington" where indicated.

Sec. 18-4-40. Violations.

It is unlawful and constitutes a public nuisance for any person to maintain any property, building or any other structure in the Town in a condition which is in violation of the Mechanical Code or this Chapter.

Sec. 18-4-50. Penalties.

Any person who violates a provision of this Code or this Chapter or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this Code or this Chapter, shall be subject to penalties as prescribed by law.

Section 5. International Fuel Gas Code. The Board of Trustees hereby repeals Article 5, Chapter 18 of the Wellington Municipal Code and reenacts the same Article to read as follows:

Sec. 18-5-10. Adoption.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the fuel gas code of the Town, by reference thereto, the International Fuel Gas Code, 2024 Edition, Chapters 1 through 8 inclusive, as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 604781, to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code establishes minimum regulations for fuel gas systems and gas-fired appliances for the purpose of protecting the public health, safety and general welfare.

Sec. 18-5-20. Copy on file.

At least one (1) copy of the International Fuel Gas Code, certified to be a true copy, has been and is now on file in the Town Building Department and may be inspected by any interested person during regular business hours. The code as finally adopted shall be available for sale to the public at a price established in the Town's adopted Fee Schedule.

Sec. 18-5-30. Amendments.

IFGC Section 101.1 IFGC Section 101.1 (Title) is amended by the addition of the term "Town of Wellington" where indicated.

IFGC Section 103.1 IFGC Section 103.1 (Creation of Agency) is amended by adding “Town of Wellington” where indicated.

IFGC Section 404.12 IFGC Section 404.12 (Minimum burial depth) is amended by the addition of the following:

“All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.”

IFGC Section 404.12.1 IFGC Section 404.12.1 (Individual Outdoor appliances) is amended to read as follows:

“Individual lines to outdoor lights, grills and other appliances shall be installed not less than 18 inches (457 mm) below finished grade, provided that such installation is approved and is installed in locations not susceptible to physical damage.”

IFGC Section 406.4.1 IFGC Section 406.4.1 (Test pressure) is amended by changing 3 psig to 10 psig.

IFGC Section 406.4.2 IFGC Section 406.4.2 (Test duration) is amended by changing the second paragraph to read as follows:

“When testing a system having a volume less than 10 cubic feet or a system in a single-family dwelling, the test duration shall be not less than 15 minutes.”

Sec. 18-5-40. Violations.

It is unlawful and constitutes a public nuisance for any person to maintain any property, building or any other structure in the Town in a condition which is in violation of the Fuel Gas Code or this Chapter.

Sec. 18-5-50. Penalties.

Any person who violates a provision of this Code or this Chapter or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this Code or this Chapter, shall be subject to penalties as prescribed by law.

Section 6. International Fire Code. The Board of Trustees hereby repeals Article 7, Chapter 18 of the Wellington Municipal Code and reenacts the same Article to read as follows:

Sec. 18-7-10. Adoption.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the fire code of the Town, by reference thereto, the International Fire Code, 2024 Edition, Chapters 1 through 80 inclusive, and Appendices A-I, inclusive with amendments, and Appendices N and O, as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 604781, to have the same force and effect as if set forth herein in every particular. The purpose and subject matter of the adopted code is to establish standards for the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises and conditions affecting the safety of firefighters and emergency responders during emergency operations.

Sec. 18-7-20. Copy on file.

At least one (1) copy of the International Fire Code, certified to be a true copy, has been and is now on file in the Town Building Department and may be inspected by any interested person during regular business hours. The code as finally adopted shall be available for sale to the public at a price established in the Town's adopted Fee Schedule.

Sec. 18-7-30. Amendments.

IFC Section 101.1 IFC Section 101.1 (Title) is amended to read as follows:

"These regulations shall be known as the Fire Code of the Town of Wellington, hereinafter referred to as "this code."

IFC Section 101.2.1 IFC Section 101.2.1 (Appendices) is amended to read as follows:

"Provisions in the appendices shall not apply unless specifically adopted. Appendices shall hereby be adopted as outlined in Table 101.2.1:

Table 101.2.1- Appendices Adoption Status		
APPENDIX	TITLE	STATUS
A	Board of Appeals	Adopted
B	Fire-flow Requirements for Buildings	Adopted, with amendments
C	Fire Hydrant Locations and Distribution	Adopted, with amendments
D	Fire Apparatus Access Roads	Adopted, with amendments
E	Hazard Categories	Adopted
F	Hazard Ranking	Adopted
G	Cryogenic Fluids—Weights and Volume Equivalents	Adopted
H	Hazardous Materials Management Plan (HMMP)	Adopted
I	Fire Protection Systems—Non-compliant Conditions	Adopted
J	Building Information Sign	Not Adopted
K	Construction Requirements for Existing Ambulatory Care Facilities	Not Adopted
L	Requirements for Fire Fighter Air Replenishment Systems	Not Adopted
M	High-rise Buildings—Retroactive Automatic Sprinkler Requirements	Not Adopted
N	Indoor Trade Shows and Exhibitions	Adopted
O	Valet Trash And Recycling Collection In Group R-2 Occupancies	Adopted

IFC Section 102.13 add a new section to read as follows:

"IFC Section 102.13 (Wildland-urban interface areas) The design and construction of new structures located within wildland-urban interface areas shall comply with the *2025 Colorado Wildfire Resiliency Code version 1.0.*"

IFC Section 103.1 IFC Section 103.1 (Creation of agency) is amended to read as follows:

“The Wellington Fire Protection District is hereby created and the official in charge thereof shall be known as the *fire code official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.”

IFC Section 104.8 IFC Section 104.8 (Liability) is amended to read as follows:

“The fire code official, member of the board of appeals, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered civilly or criminally liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or a mission or by reason of an act or mission in the discharge of official duties, unless such act or a mission is willful and wanton, as provided in the Colorado Governmental Immunity Act, Section 24-10-101, et seq., C.R.S.”

IFC Section 104.8.1 IFC Section 104.8.1 (Legal defense) is amended to read as follows:

“Any suit or criminal complaint instituted against any officer or employee because of an act or mission performed by the officer or employee in the lawful discharge of duties under the provisions of this code, unless such act or a mission is willful and wanton, as provided in the Colorado Governmental Immunity Act, Section 24-10-101, et seq., C.R.S. Shall be defended by a legal representative of the jurisdiction until the final termination of the proceedings. The fire code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code: and any officer of the department of fire prevention, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of act or omission in the performance of official duties in connection therewith.”

IFC Section 112.1 IFC Section 112.1 (Board of Appeals) is amended by deleting the last three sentences and inserting the following:

“The members of the Board of Appeals shall be comprised of the members of the Town Board of Adjustment.”

IFC Section 112.1.1 IFC Section 112.1.1 (Procedures) is amended to read as follows:

“To request a hearing before the board of appeals, the applicant shall file a request in writing to the fire chief. The fire chief shall arrange for the board of appeals to meet within ten (10) working days from the receipt of the request. All applicable fees as stated in the fire district fee schedule shall be paid at the time the written request is made.”

IFC Section 113.4 IFC Section 113.4 (Violation penalties) is deleted in its entirety.

IFC Section 307.2.2 IFC Section 307.2.2 (Time and Atmospheric Restrictions) is amended to read as follows:

“Open burning shall only be performed when time and atmospheric conditions comply with the limits set forth in the Open Burning Permit.”

IFC Section 307.4.1 IFC Section 307.4.1 (Bonfires) is amended to read as follows:

“A *bonfire* shall not be conducted within 100 ft (30m) of a structure or combustible material unless

the fire is contained in a barbecue pit. Conditions that could cause a fire to spread within 100 ft (30m) of a structure shall be eliminated prior to ignition.”

IFC Section 307.4.1.1 Add a new section to read as follows:

“IFC Section 307.4.1.1 (Bonfire size) The fuel package pile for a *bonfire* must be approved prior to ignition and shall not exceed 10 feet in diameter in 8 feet in height unless approved by the *fire code official*. Based on atmospheric conditions, location, adjacent structures, combustible materials or wildland fire danger rating, smaller fuel package piles may be required. Fuels for a bonfire shall be clean, dry, untreated wood products only. Fuel shall not be added to the bonfire once it is ignited without prior approval of the *fire code official*. The use of Class I flammable liquids is prohibited. Class II combustible liquids may only be used prior to ignition and only in accordance with an approved ignition plan.”

IFC Section 307.4.3 IFC Section 307.4.3 (Outdoor Fireplaces) is amended to read as follows:

“Outdoor fireplaces shall be used in accordance with the manufacturer's instructions. Outdoor fireplaces shall not be placed closer to combustibles than stated in the manufacturer's instructions and if the manufacturer's instructions are not available, or do not establish a distance, they shall not be operated within 15 feet of a structure or combustible material. Outdoor fireplaces shall not be operated underneath a structure of any type.”

IFC Section 308.1.7 IFC Section 308.1.7 (Sky lanterns) is amended to read as follows:

“A person shall not release or cause to be released a tethered or an untethered sky lantern.”

IFC Section 503.1 IFC Section 503.1 (Where required) is amended to read as follows:

“Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1 through 503.1.3 and Appendix D “Fire Apparatus Access Roads.”

IFC Section 503.2 IFC Section 503.2 (Specifications) is amended to read as follows:

“Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8 and Appendix D “Fire Apparatus Access Roads.”

IFC Section 503.2.1 IFC Section 503.2.1 (Dimensions) is amended to read as follows:

“Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with section 503.6, and an unobstructed vertical clearance of not less than 14 feet.”

IFC Section 507.5 IFC Section 507.5 (Fire hydrant systems) is amended to read as follows:

“Fire hydrant systems shall comply with sections 507.5.1 through 507.5.6 and Appendix C.”

IFC Section 606.5 IFC Section 606.5 (Solid-fuel fired appliances) is amended to read as follows:

“Solid fuel commercial cooking appliances shall comply with applicable provisions of NFPA 96.”

IFC Section 701.2.2 Add a new section to read as follows:

“IFC Section 701.2.2 (Fire-resistance-rated labeling) The fire resistance rating of the construction identified in Section 701.2 shall be marked in an approved manner on the fire resistance rated construction feature.”

IFC Section 701.3.1 Add a new section to read as follows:

“IFC Section 701.3.1 (Smoke barriers labeling) The smoke-resistant characteristics of smoke barriers shall be marked in an approved manner on the smoke barrier rated construction feature.”

IFC Section 903.2 IFC Section 903.2 (Where required) is amended to read as follows:

“Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12 and 903.2.13 as amended and 903.2.14 as amended.”

IFC Section 903.2.1 IFC Section 903.2.1(Group A) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings as Group A occupancies as provided in this section.”

IFC Section 903.2.1.1 IFC Section 903.2.1.1 (Group A-1) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing Group A-1 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 ft² (557 m²).
2. The *fire area* has an occupant load of 50 or more.”

IFC Section 903.2.1.2 IFC Section 903.2.1.2 (Group A-2) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing Group A-2 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 5,000 ft² (464 m²).
2. The *fire area* has an occupant load of 50 or more.”

IFC Section 903.2.1.3 IFC Section 903.2.1.3 (Group A-3) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing Group A-3 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 ft² (557 m²).
2. The *fire area* has an occupant load of 50 or more.”

IFC Section 903.2.1.4 IFC Section 903.2.1.4 (Group A-4) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing Group A-4 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 ft² (557 m²).
2. The *fire area* has an occupant load of 50 or more.”

IFC Section 903.2.1.6 IFC Section 903.2.1.6 (Assembly occupancies on roofs) is amended to read as follows:

“Where an occupied roof has an assembly occupancy with an occupant load exceeding 50 for Group A occupancies, an automatic sprinkler system shall be provided throughout buildings in accordance with Section 903.3.1.1 or 903.3.1.2.

IFC Section 903.2.1.7 IFC Section 903.2.1.7 (Multiple fire areas) is amended to read as follows:

“An automatic sprinkler system shall be provided where multiple *fire areas* of Group A-1, A-2, A-3 or A-4 occupancies share exit or exit access components and the combined occupant load of these *fire areas* is 50 or more.”

IFC Section 903.2.2 IFC Section 903.2.2 (Group B) is amended to read as follows:

“An automatic sprinkler system shall be provided for Group B occupancies as follows:

1. Throughout all Group B *fire areas* greater than 6,000 ft² (557 m²) in area.
2. Where the combined *fire areas* of Group B on all floors, including mezzanines, is greater than 6,000 ft² (557 m²).”

IFC Section 903.2.2.1 IFC Section 903.2.2.1 (Ambulatory care facilities) is amended to read as follows:

“An automatic sprinkler system shall be installed throughout the entire building containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation.
2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.”

IFC Section 903.2.3 IFC Section 903.2.3 (Group E) is amended to read as follows:

“An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E *fire areas* greater than 6,000 ft² (557 m²) in area.
2. The Group E *fire area* is located on a floor other than a level of exit discharge serving such occupancies.
3. The Group E *fire area* has an occupant load of 50 or more.”

IFC Section 903.2.4 IFC Section 903.2.4 (All Group F-1) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1—occupancy where one of the following conditions exists:

1. The combined area of all Group F-1 *fire areas*, including any mezzanines exceeds 6,000 ft² (557 m²).
2. A Group F-1 *fire area* is located more than two stories above grade plane.
3. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 ft² (232 m²).”

IFC Section 903.2.6 IFC Section 903.2.6 (Group I) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings with a Group I *fire area*.

Exceptions:

1. An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1, Condition 1 facilities.
2. An automatic sprinkler system is not required where Group I-4 daycare facilities are at the level of exit discharge and where every room where care is provided has not fewer than one exterior exit door.”

IFC Section 903.2.7 IFC Section 903.2.7 (Group M) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. The combined area of all Group M *fire areas* on all floors, including any mezzanines, exceeds 6,000 ft² (557 m²).
2. A Group M *fire area* is located more than two stories above grade plane.”

IFC Section 903.2.9 IFC Section 903.2.9 (Group S-1) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. The combined area of all Group S 1 fire areas on all floors, including any mezzanines, exceeds 6,000 ft² (557 m²).
2. A Group S-1 *fire area* is located more than two stories above grade plane.
3. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 5,000 ft² (464 m²).
4. A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 ft² (46.4 m²)."

IFC Section 903.2.9.1 IFC Section 903.2.9.1 (Repair garages) is amended to read as follows:

"An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the International Building Code, as shown.

1. Buildings with a fire area containing a repair garage exceeding 6,000 ft² (557 m²).
2. Buildings with repair garages servicing vehicles parked in basements.
3. A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 5,000 ft² (464 m²).
4. A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 ft² (46.4 m²)."

IFC Section 903.2.9.2 IFC Section 903.2.9.2 (Bulk storage of tires) is amended to read as follows:

"Buildings and structures where the area for the storage of tires exceeds 10,000 ft³ (566 283 m³) shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1."

IFC Section 903.2.10 IFC Section 903.2.10 (Group S-2 enclosed parking garages) is amended to read as follows:

"An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.6 of the International Building Code where either of the following conditions exists:

1. Where the fire area of the enclosed parking garage exceeds 6,000 ft² (557 m²).
2. Where the enclosed parking garage is located beneath other groups.
Exception: Enclosed parking garages located beneath Group R 3 occupancies.
3. Where the fire area of the open parking garage exceeds 6,000 ft² (557 m²)."

IFC Section 903.2.13 Add a new section to read as follows:

"IFC Section 903.2.13 (Mixed Occupancies) An automatic sprinkler system shall be provided throughout all buildings containing mixed occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 ft² (577 m²).
2. Where the combined *fire areas* of mixed occupancies on all floors including mezzanines and basements is greater than 6,000 ft² (577 m²)."

IFC Section 903.2.14 Add a new section to read as follows:

"IFC Section 903.2.14 (Buildings constructed under the International Residential Code) An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be provided throughout all multiple (three or more) attached single-family dwellings (townhouses), complying with the requirements of the International Residential Code.

Exception:

Unless otherwise required by more restrictive local codes, policies, amendments, ordinances, or plat note.”

IFC Section 903.3.1.3 IFC Section 903.3.1.3 (NFPA 13D sprinkler systems) is amended to read as follows:

“Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D and local codes, ordinances, and policies.”

IFC Section 903.3.1.4 Add a new section to read as follows:

“IFC Section 903.3.1.4 (Core and shell buildings) Automatic fire sprinkler systems in buildings constructed to house future tenant spaces that are not assigned an occupancy shall have minimum hazard classification of Ordinary Hazard 2 in accordance with NFPA 13.”

IFC Section 903.4 IFC Section 903.4 (Sprinkler system supervision and alarms) is amended to read as follows:

“Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit.

Exceptions:

1. Automatic sprinkler systems valves, pumps, and tanks in one- and two family dwellings.
2. Jockey pump control valves that are sealed or locked in the open position.
3. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
4. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.”

IFC Section 907.8.5 Add a new section to read as follows:

“IFC Section 907.8.5 (Excessive fire alarms) An excessive number of false alarms shall be defined as two (2) alarm activations for a fire alarm system within a 60-day period provided that any such activations are not the result of a cause reasonably beyond the control of the owner, tenant or operator of the building. In the event of an excessive number of false alarms, the fire code official may order the building owner, tenant or operator of the building, or party responsible for the building to take reasonable actions necessary to prevent false alarms. These actions may include repair or replacement of the faulty alarm components, addition of tamper proof devices, modification of system design, and repair of other building components which affect alarm system performance. The fire code official may also require the building owner, tenant or operator or party responsible for the building to obtain an approved maintenance contract with a qualified fire alarm maintenance technician as required by NFPA 72 to provide continuous maintenance service of the system.”

IFC Section 1103.5.3 IFC Section 1103.5.3 (Group I-2, Condition 2) is amended to read as follows:

“In addition to the requirements of Section 1103.5.2, existing buildings of Group I-2, Condition 2 occupancy shall be equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1. The automatic sprinkler system shall be installed as established by the adopting ordinance. System to be installed as directed by the *fire code official*.”

IFC Section 1103.5.5 IFC Section 1103.5.5 (Additions and alterations to existing buildings) is amended to read as follows:

“Existing buildings constructed prior to adoption of this code, with a fire area exceeding 6,000 square feet (577 m²), undergoing additions, alterations or remodel work shall be evaluated under the International Fire Code, for the need for additional fire protection. Portions of buildings separated by approved fire walls as outlined in Chapter 7, Section 707 of the 2012 edition of the International Building Code may be considered as separate buildings.”

IFC Section 1103.5.5.1 Add a new section to read as follows:

“IFC Section 1103.5.5.1 Existing buildings with a fire area not exceeding 6,000 sq. ft. (577 m²). An automatic sprinkler system shall be provided throughout a building undergoing an addition and/or alteration work whose new aggregate fire area of the building exceeds 5,000 square feet (464 m²).”

IFC Section 1103.5.5.2 Add a new section to read as follows:

“IFC Section 1103.5.5.2 Existing buildings with a fire area exceeding 6,000 sq. ft. (577 m²). An automatic sprinkler system shall be provided throughout a building undergoing addition work that increases the fire area of the existing building.”

IFC Section 1103.5.5.3 Add a new section to read as follows:

“IFC Section 1103.5.5.3 Alterations to existing buildings with a fire area exceeding 6,000 sq. ft. (577 m²). An automatic sprinkler system shall be provided throughout a building when the area undergoing alterations equals or exceeds 50% of the aggregate fire area of the building. Exception: Alterations limited to the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using the same materials, elements, equipment or fixtures that serve the same purpose.”

IFC Section 5704.2.9.6.1 IFC Section 5704.2.9.6.1 (Locations where above ground tanks are prohibited) is amended to read as follows:

“Storage of Class I and II liquids in above ground tanks in said buildings is prohibited in accordance with local land use code.”

IFC Section 5704.3.3 IFC Section 5704.3.3 (Indoor storage) is amended to read as follows:

“Storage of flammable and combustible liquid inside buildings in containers or portable tank shall be in accordance with sections 5704.4.4.1 through 5704.3.3.10 unless otherwise required by more restrictive local codes, policies, amendments, ordinances, or plat.”

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IFC Appendix B is deleted in its entirety and readopted to read as follows:

APPENDIX B

FIRE-FLOW REQUIREMENTS FOR BUILDINGS

SECTION B101 GENERAL

B101.1 Scope. The procedure for determining fire-flow requirements for buildings or portions of buildings hereafter constructed shall be in accordance with this appendix. This appendix does not apply to structures other than buildings.

SECTION B102 DEFINITIONS

B102.1 Definitions. For the purpose of this appendix, certain terms are defined as follows.

FIRE-FLOW. The flow rate of a water supply, measured at 20 pounds per square inch (psi) (138 kPa) residual pressure, that is available for firefighting.

FIRE-FLOW CALCULATION AREA The floor area, in square feet (m²), used to determine the required fire flow.

SECTION B103 MODIFICATIONS

B103.1 Decreases. The fire chief is authorized to reduce the fire-flow requirements for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical.

B103.2 Increases. The fire chief is authorized to increase the fire-flow requirements where conditions indicate an unusual susceptibility to group fires or conflagrations. An increase shall not be more than twice that required for the building under consideration

B103.3 Areas without water supply systems. For information regarding water supplies for fire-fighting purposes in rural and suburban areas in which adequate and reliable water supply systems do not exist, the fire code official is authorized to utilize NFPA 1142 or the *International Wildland- Urban Interface Code*.

SECTION B104 FIRE-FLOW CALCULATION AREA

B104.1 General. The fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls, and under the horizontal projections of the roof of a building, except as modified in Section B104.3.

B104.2 Area separation. Portions of buildings which are separated by fire walls without openings, constructed in accordance with the International Building Code, are allowed to be considered as separate fire-flow calculation areas.

B104.3 Type 1A and Type 1B construction. The fire-flow calculation area of buildings constructed of Type 1A and Type 1B construction shall be the area of the three largest successive floors.

Exception:

Fire-flow calculation area for open parking garages shall be determined by the area of the largest floor.

SECTION B105 FIRE-FLOW REQUIREMENTS FOR BUILDINGS

B105.1 One- and two-family dwellings. The minimum fire-flow requirements for one- and two- family dwellings shall be 1,000 gallons per minute in urban areas and 500 gallons per minute in rural areas.

Exception:

A reduction in required fire flow of 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system.

B105.2 Buildings other than one- and two-family dwellings. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105

Table B105

APPLICATION	FIRE FLOW REQUIREMENTS (gpm)	SPACING BETWEEN HYDRANTS (feet) ^{a,b,c}	MAXIMUM DISTANCE FROM THE CLOSEST POINT ON A BUILDING TO A HYDRANT (feet) ^e
Commercial/ Multifamily	1,500	600	300 ^d
One- & Two- Family Dwelling - Urban	1,000	800	400
One- & Two- Family Dwelling - Rural	500	800	400

a) Reduce by 100 feet for dead-end streets or roads

b) Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or are arterial streets, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis.

c) Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards

d) For buildings equipped with a standpipe, see Section 507.5.1.1.

B105. Water supply for buildings equipped with an automatic sprinkler system. For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of:

1. The automatic sprinkler system demand, including hose stream allowance.
2. The required fire-flow.

IFC Appendix C is deleted in its entirety and readopted to read as follows:

APPENDIX C FIRE HYDRANT LOCATIONS AND DISTRIBUTION

SECTION C101 GENERAL

C101.1 Scope. Fire hydrants shall be provided in accordance with this appendix for the protection of buildings, or portions of buildings, hereafter constructed or moved into the jurisdiction.

SECTION C102 LOCATION

C102.1 Fire hydrant locations. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets.

SECTION C103 NUMBER OF FIRE HYDRANTS

C103.1 Fire hydrants available. The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table B105 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted

SECTION C104 CONSIDERATION OF EXISTING FIRE HYDRANTS

C104.1 Existing fire hydrants. Existing fire hydrants on public streets are allowed to be considered as available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads

SECTION C105 DISTRIBUTION OF FIRE HYDRANTS

C105.1 Hydrant spacing. The average spacing between fire hydrants shall not exceed that listed in Table B105. Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table B105.

Exception:

The fire chief is authorized to accept a deficiency of up to 10 percent where existing fire hydrants provide all or a portion of the required fire hydrant service.

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IFC Appendix D is deleted in its entirety and readopted to read as follows:

APPENDIX D FIRE APPARATUS ACCESS ROADS

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the International Fire Code.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 80,000 pounds (36,287 kg).

D102.2 Access road construction. All access roadways must be all weather driving surfaces capable of supporting fire apparatus. Surface shall be asphalt, concrete, or compacted road base and engineered for the imposed loads

D102.2.1 Temporary emergency access. Compacted road base or chip shall only be used for a temporary emergency access. Temporary access shall be available as long as the site is under construction. Thereafter permanent fire lanes shall be accessible and unobstructed at all times.

D102.2.2 Permanent emergency access. All permanent points of access shall be hard decks consisting of asphalt or concrete designed to HS 20 or support 40 tons (36,287 kg). Compacted road base or other surfaces engineered and capable of supporting the imposed loads may be approved for ground mounted solar installations, cell towers and similar isolated facilities and structures when approved by the fire code official.

D102.2.2 Installation timing. All required access roads must be installed and serviceable before aboveground construction begins.

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7,925 mm) exclusive of shoulders

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade. Exception: Grades steeper than 10 percent as approved by the fire code official. (See section D105.5 for aerial fire apparatus access roads.)

D103.3 Turning radius. The minimum turning radius shall be 25 feet inside radius and 50 feet outside radius

D103.4 Angle of Approach/Departure. Grade changes upon a Fire Apparatus Access Road or when entering or exiting from or to a Fire Apparatus Access Road shall not exceed a 10 percent Angle of Approach or Angle of Departure.

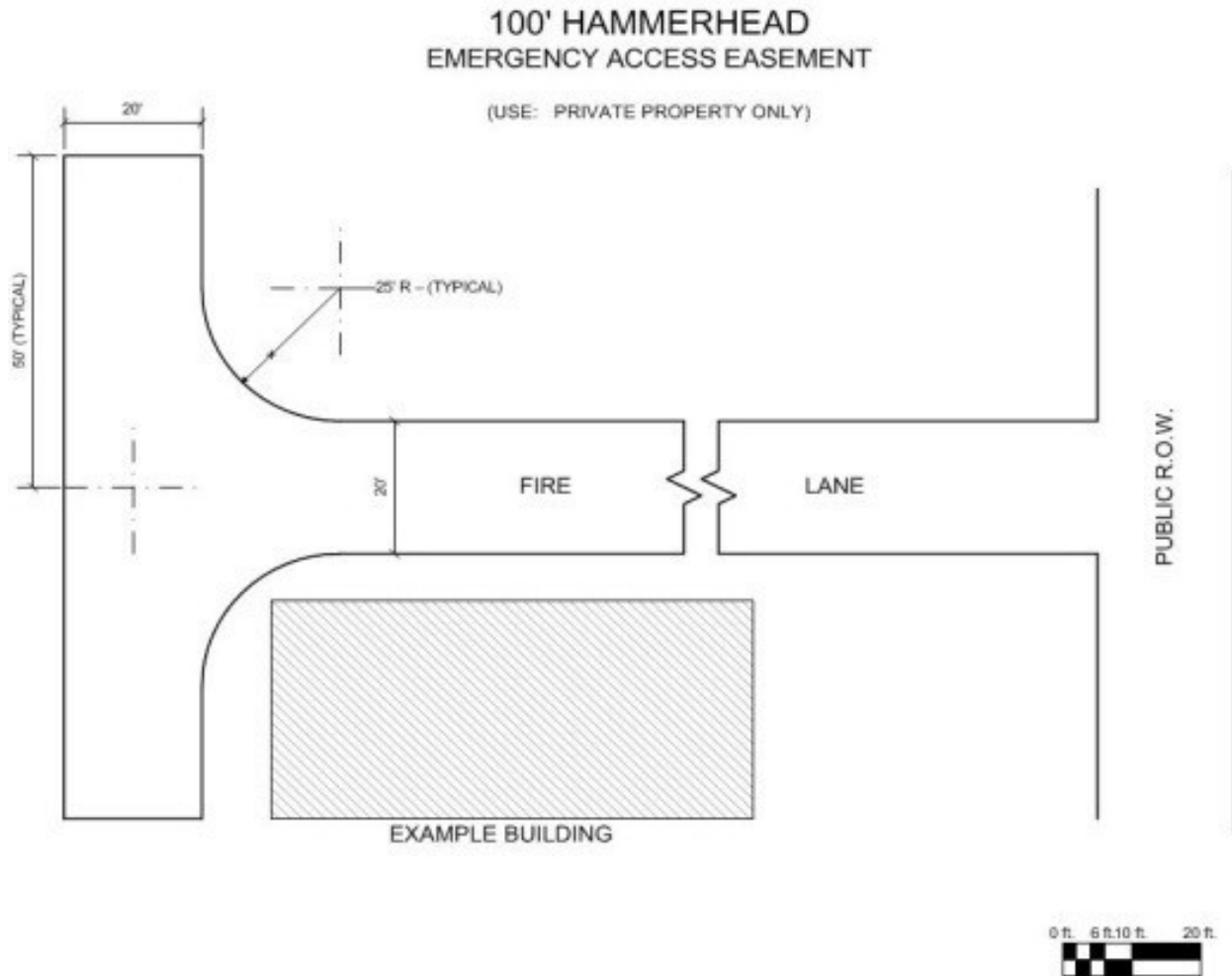


Figure D103.1

100' DIAMETER
CUL-DE-SAC
FOR USE ON PUBLIC OR PRIVATE PROPERTY

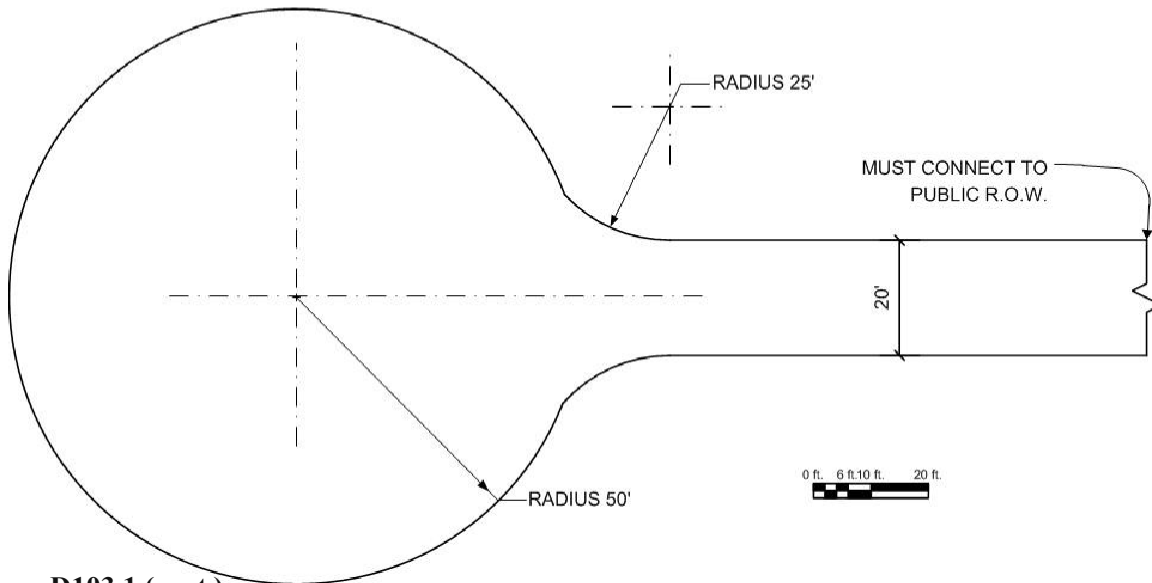


Figure D103.1 (cont.)

ALTERNATIVE HAMMERHEAD
EMERGENCY ACCESS EASEMENT
(FIRE LANE)
USE: PRIVATE PROPERTY ONLY

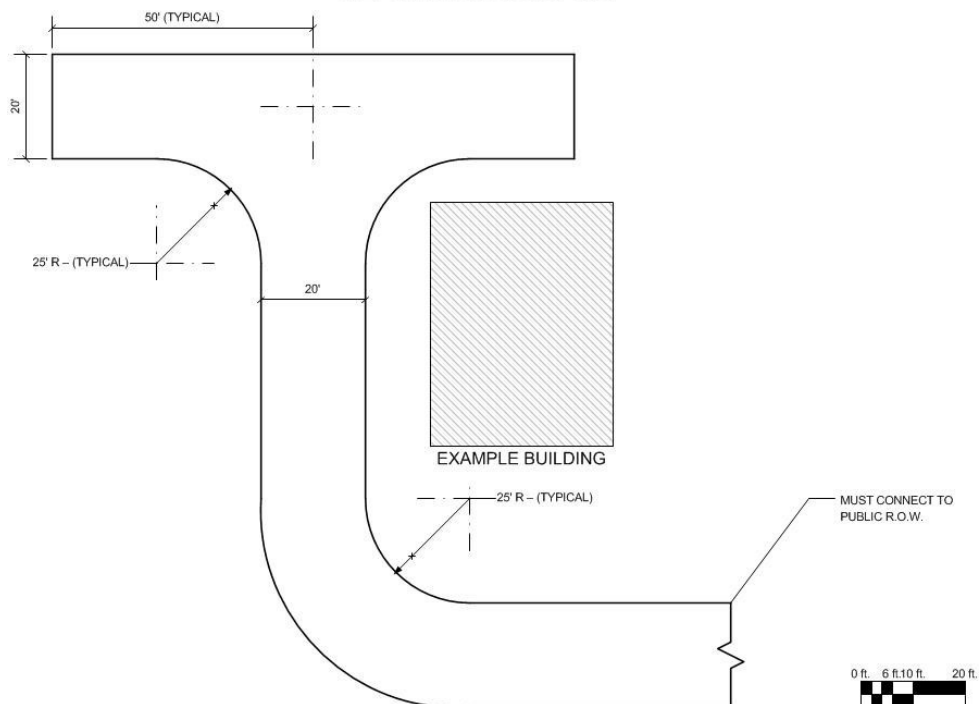


Figure D103.1 (cont.)

D103.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (46 m) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE 103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-660	20	100-foot hammerhead, 100-foot cul-de-sac in accordance with Figure D103.1
Over 660	Special Approval Required	

D103.5.1 Second Point of Access Required. A second point of access shall be required when the primary access roadway exceeds 660 feet (201 m) in length.

Exception: Where all dwelling units beyond 660 feet (201 m) are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3, access from two directions shall not be required.

D103.5.2 Third Point of Access Required. A third point of access will be required when any access road exceeds a distance of 1320 feet (1/4 mile) (402 m) in length

Exception:

Where all dwelling units beyond 660 feet (201 m) are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3, access from only two directions shall be required.

D103.5.3 Fourth Point of Access Required. A fourth point of access will be required when access road exceeds a distance of 2640 feet (1/2 mile) (804 m) in length

Exception:

Where all dwelling units beyond 660 feet (201 m) are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3, access from only three directions shall be required

D103.5.4 Access location. Where two or more points of access are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line.

D103.6 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria

1. Where a single gate is provided, the gate width shall be not less than 20 feet (6,096 mm). Where a fire apparatus road consists of a divided roadway, the gate shall be not less than 12 feet (3,658 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices must be approved by the fire code official.
6. Methods of locking the gate must be approved by the fire code official.
7. Manual opening gates shall not be locked with a padlock or chain and padlock unless the padlock is approved by the fire code official and is compatible with the approved Key Boxes in use by the fire department.
8. Gate design and locking device specifications shall be submitted for approval by the fire code official prior to installation.
9. Electric gate operators, where provided, shall be listed in accordance with UL325.
10. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.

D103.7 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs complying with Figure D 103.6 or other approved sign. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by section D103.6.1 or D103.6.2.

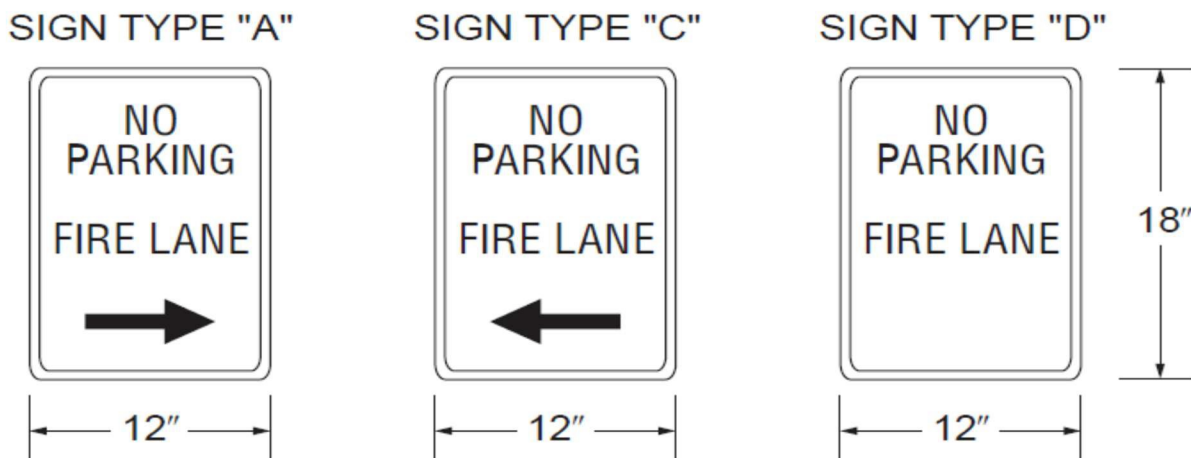


FIGURE D103.7 FIRE LANE SIGNS

D103.7.1 Roads 20 to 26 feet in width. Fire lane signs as specified in D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6,096 to 7,925 mm).

D103.7.2 Roads more than 26 feet in width. Fire lane signs as specified in D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7,925 mm) and less than 32 feet wide (9,754 mm).

D103.7.2 Minimum Overhead Clearance. Fire access roads shall have a minimum overhead clearance for the entire width of the access road of not less than 14 feet (4,267 mm).

SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9,144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

Exception:

Buildings or facilities exceeding 30 feet (9,144 mm) or three stories in height may have a single approved fire apparatus access road when the buildings are equipped throughout with approved automatic sprinkler systems.

D104.2 Buildings exceeding 62,000 ft² in area. Buildings or facilities having a gross building area of more than 62,000 ft² (5,760 m²) shall be provided with two separate and approved fire apparatus access roads.

Exception:

Projects having a gross building area of up to 124,000 ft² (11,520 m²) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9,144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7,925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9,144 mm) in height if the fire access road is not a dead end. Dead end fire apparatus access roads for aerial apparatus access shall be a minimum of 30 feet (9,144 mm) wide

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4,572 mm) and a maximum of 30 feet (9,144 mm) from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

D105.5 Grade. Aerial fire apparatus access roads adjacent to the building shall not exceed five percent in grade.

SECTION D106 MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception:

Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3 1.1.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and that comply with Section D103.4.4.

Exceptions:

Where there are more than 30 dwelling units on a single public or private fire apparatus

access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3, access from two directions shall not be required.

D107.2 Future Connections. The number of dwelling units on a single fire apparatus access road shall not exceed 30 dwelling units unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Sec. 18-7-40. Violations.

It is unlawful and constitutes a public nuisance for any person to maintain any property, building or any other structure in the Town in a condition which is in violation of the Fire Code or this Chapter.

Sec. 18-7-50. Penalties.

Any person who violates a provision of this Code or this Chapter or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this Code or this Chapter, shall be subject to penalties as prescribed by law.

Section 7. 2025 Colorado Wildfire Resiliency Code. The Board of Trustees hereby adds a new Article 7.5, Chapter 18 of the Wellington Municipal Code to read as follows:

Sec. 18-7.5-10. Adoption.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the wildfire resiliency code of the Town, by reference thereto, The 2025 Colorado Wildfire Resiliency Code version 1.0, Chapters 1 through 5 inclusive, as promulgated by the Colorado Department of Public Safety and Colorado Division of Fire Prevention and Control pursuant to SB23-166, CRS 25-33-.5-1236, to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code establishes minimum regulations for the safeguarding of life and for property protection intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels within the Town for the purpose of protecting the public health, safety and general welfare.

Sec. 18-7.5-20. Copy on file.

At least one (1) copy of the Wildfire Resiliency Code, certified to be a true copy, has been and is now on file in the Town Building Department and may be inspected by any interested person during regular business hours. The code as finally adopted shall be available for sale to the public at a price established in the Town's adopted Fee Schedule.

Sec. 18-7.5-30. Amendments. – Reserved

Sec. 18-7.5-40. Violations.

It is unlawful and constitutes a public nuisance for any person to maintain any property, building or any other structure in the Town in a condition which is in violation of the Wildfire Resiliency Code or this Chapter.

Sec. 18-7.5-50. Penalties.

Any person who violates a provision of this Code or this Chapter or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this Code or this Chapter, shall be subject to penalties as prescribed by law.

Section 8. International Energy Conservation Code. The Board of Trustees hereby repeals Article 8, Chapter 18 of the Wellington Municipal Code and reenacts the same Article to read as follows:

Sec. 18-8-10. Adoption.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the energy code of the Town, by reference thereto, The International Energy Conservation Code, 2024 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 6 commercial, Chapters 1 through 6 residential including, as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 604781, to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code establishes minimum regulations for energy conservation within the Town for the purpose of protecting the public health, safety and general welfare.

Sec. 18-8-20. Copy on file.

At least one (1) copy of the International Energy Conservation Code, certified to be a true copy, has been and is now on file in the Town Building Department and may be inspected by any interested person during regular business hours. The code as finally adopted shall be available for sale to the public at a price established in the Town's adopted Fee Schedule.

Sec. 18-8-30. Amendments.

IECC Section C101.1 IECC Section C101.1 (Title) is amended by the addition of the term "Town of Wellington" where indicated.

IECC Section C103.1 IECC Section 103.1 (Creation of Agency) is amended by adding "Town of Wellington" where indicated.

IECC Section C103.2 IECC Section C103.2 (Appointment) is amended by the deletion of this section in its entirety.

IECC Section C109.1 IECC Section 109.1 (General) is amended by deleting the last three paragraphs and inserting the following:

“The members of the Board of Appeals shall be comprised of the members of the Town Board of Adjustment.”

IECC Section C109.3 IECC Section 109.3 (Qualifications) is amended by the deletion of this section in its entirety.

IECC Section R101.1 IECC Section R101.1 (Title) is amended by the addition of the term “Town of Wellington” where indicated.

IECC Section R103.1 IECC Section R103.1 (Creation of enforcement agency) is amended by adding “Town of Wellington” where indicated.

IECC Section R103.2 IECC Section R103.2 (Appointment). is amended by the deletion of this section in its entirety.

IECC Section R405.2 IECC Section R405.2 (Simulated building performance compliance) part 3 is amended to read as follows:

“For all dwelling units, the annual energy cost of the proposed design shall be less than or equal to 85 percent of the annual energy cost of the standard reference design. For each dwelling unit with greater than 5000 square feet of living space located above grade plane, the annual energy cost of the dwelling unit shall be reduced by an additional 5 percent of annual energy cost of the standard reference design. Energy prices shall be taken from an approved source, such as the US Energy Information Administration’s State Energy Data system prices and expenditures reports. Code official shall be permitted to require time-of-use pricing in energy cost calculations.

Sec. 18-8-40. Violations.

It is unlawful and constitutes a public nuisance for any person to maintain any property, building or any other structure in the Town in a condition which is in violation of the Energy Code or this Chapter.

Sec. 18-8-50. Penalties.

Any person who violates a provision of this Code or this Chapter or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this Code or this Chapter, shall be subject to penalties as prescribed by law.

Section 9. Colorado Model Electric Ready and Solar Ready. The Board of Trustees hereby adds a new Article 8.5, Chapter 18 of the Wellington Municipal Code to read as follows:

Sec. 18-8.5-10. Adoption.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the electric ready and solar ready code of the Town, by reference thereto, The Colorado Model Electric Ready and Solar Ready Code, Chapters 1 through 5 inclusive, as promulgated by the Colorado Department of Local Affairs, and Colorado Energy Office pursuant to HB22-1362, CRS 24-38.5-401(5), to

have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code establishes minimum regulations for the design and construction of buildings to prepare new buildings for solar photovoltaic or solar thermal, electric vehicle charging infrastructure, and electrification of building systems and to provide flexibility for accommodating solar and electric systems while balancing upfront costs of construction within the Town for the purpose of protecting the public health, safety and general welfare.

Sec. 18-8.5-20. Copy on file.

At least one (1) copy of the Wildfire Resiliency Code, certified to be a true copy, has been and is now on file in the Town Building Department and may be inspected by any interested person during regular business hours. The code as finally adopted shall be available for sale to the public at a price established in the Town's adopted Fee Schedule.

Sec. 18-8.5-30. Amendments. – Reserved

Sec. 18-8.5-40. Violations.

It is unlawful and constitutes a public nuisance for any person to maintain any property, building or any other structure in the Town in a condition which is in violation of the Wildfire Resiliency Code or this Chapter.

Sec. 18-8.5-50. Penalties.

Any person who violates a provision of this Code or this Chapter or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this Code or this Chapter, shall be subject to penalties as prescribed by law.

Section 10. International Property Maintenance Code. The Board of Trustees hereby repeals Article 9, Chapter 18 of the Wellington Municipal Code and reenacts the same Article to read as follows:

Sec. 18-9-10. Adoption.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the property maintenance code of the Town, by reference thereto, The International Property Maintenance Code, 2024 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 8 inclusive, The subject matter of the adopted code establishes minimum regulations for property maintenance within the Town for the purpose of protecting the public health, safety and general welfare.

Sec. 18-9-20. Copy on file.

At least one (1) copy of the International Property Maintenance Code, certified to be a true copy, has been and is now on file in the Town Building Department and may be inspected by any interested person during regular business hours. The code as finally adopted shall be available for sale to the public at a price established in the Town's adopted Fee Schedule.

Sec. 18-9-30. Amendments.

IPMC Section 101.1 IPMC Section 101.1 (Title) is amended by the addition of the term “Town of Wellington” where indicated.

IPMC Section 102.3 IPMC Section 102.3 (Application of Other Codes) is amended by the deletion of the last paragraph.

IPMC Section 103.1 IPMC Section 103.1 (Creation of Agency) is amended by the addition of the term “Town of Wellington” where indicated.

IPMC Section 104.1 IPMC Section 104.1 (Fees) is amended by deleting the section in its entirety.

IPMC Section 104.2 IPMC Section 104.2 (Refunds) is amended by deleting the section in its entirety.

IPMC Section 106.1 IPMC Section 106.1 (General) is amended by deleting the second paragraph and inserting the following:

“The members of the Board of Appeals shall be comprised of the members of the Town Board of Adjustment.”

IPMC Section 106.3 IPMC Section 106.3 (Qualifications) is amended by deleting the section in its entirety.

IPMC Section 302.3 IPMC Section 302.3 (Sidewalks and Driveways) is amended by the deletion of this section in its entirety.

IPMC Section 302.4 IPMC Section 302.4 (Weeds) is amended by deleting this section in its entirety.

IPMC Section 302.8 IPMC Section 302.8 (Motor Vehicles) is amended by deleting this section in its entirety.

IPMC Section 304.14 IPMC Section 304.14 (Insect Screens) is amended by the deletion of this section in its entirety.

IPMC Section 308 IPMC Section 308 (Rubbish and Garbage) is amended by the deleting this section in its entirety.

IPMC Section 309 IPMC Section 309 (Pest Elimination) is amended by the deletion of this section in its entirety.

Sec. 18-9-40. Violations.

It is unlawful and constitutes a public nuisance for any person to maintain any property, building or any other structure in the Town in a condition which is in violation of the Property Maintenance Code or this Chapter.

Sec. 18-9-50. Penalties.

Any person who violates a provision of this Code or this Chapter or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this Code or this Chapter, shall be subject to penalties as prescribed by law.

Section 11. International Existing Building Code. The Board of Trustees hereby repeals Article 10, Chapter 18 of the Wellington Municipal Code and reenacts the same Article to read as follows:

Sec. 18-10-10. Adoption.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the existing building code of the Town, by reference thereto, The International Existing Building Code, 2024 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 16 inclusive, The subject matter of the adopted code establishes minimum regulations for exceptions to the building codes for existing buildings within the Town for the purpose of protecting the public health, safety and general welfare.

Sec. 18-10-20. Copy on file.

At least one (1) copy of the International Existing Building Code, certified to be a true copy, has been and is now on file in the Town Building Department and may be inspected by any interested person during regular business hours. The code as finally adopted shall be available for sale to the public at a price established in the Town's adopted Fee Schedule.

Sec. 18-10-30. Amendments.

International Existing Building Code is amended by replacing all references to "International Fire Code" with "Adopted Fire Code".

IEBC Section 101.1 IEBC Section 101.1 (Title) is amended by the addition of the term "Town of Wellington" where indicated.

IEBC Section 103.1 IEBC Section 103.1 (Creation of Agency) is amended by adding "Town of Wellington" where indicated.

IEBC Section 1401.2 IEBC Section 1401.2 (Conformance) is amended by deleting the section in its entirety and replacing it with the following:

"Structures moved into or within the jurisdiction shall comply with the provision of this code for new structures."

Sec. 18-10-40. Violations.

It is unlawful and constitutes a public nuisance for any person to maintain any property, building or any other structure in the Town in a condition which is in violation of the Existing Building Code or this Chapter.

Sec. 18-10-50. Penalties.

Any person who violates a provision of this Code or this Chapter or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this Code or this Chapter, shall be subject to penalties as prescribed by law.

Section 12. Swimming Pool and Spa Code. The Board of Trustees hereby repeals Article 11, Chapter 18 of the Wellington Municipal Code and reenacts the same Article to read as follows:

Sec. 18-11-10. Adoption.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the swimming pool and spa code of the Town, by reference thereto, The International Swimming Pool and Spa Code, 2024 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 11 inclusive, The subject matter of the adopted code establishes minimum regulations for exceptions to the building codes for existing buildings within the Town for the purpose of protecting the public health, safety and general welfare.

Sec. 18-11-20. Copy on file.

At least one (1) copy of the International Swimming Pool and Spa Code, certified to be a true copy, has been and is now on file in the Town Building Department and may be inspected by any interested person during regular business hours. The code as finally adopted shall be available for sale to the public at a price established in the Town's adopted Fee Schedule.

Sec. 18-11-30. Amendments.

ISPSC Section 103.1 ISPSC Section 103.1 (Creation of Agency) is amended by adding "Town of Wellington" where indicated.

Sec. 18-11-40. Violations.

It is unlawful and constitutes a public nuisance for any person to maintain any property, building or any other structure in the Town in a condition which is in violation of the Swimming Pool and Spa Code or this Chapter.

Sec. 18-11-50. Penalties.

Any person who violates a provision of this Code or this Chapter or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this Code or this Chapter, shall be subject to penalties as prescribed by law.

Section 13. Severability. Should any one or more sections or provisions of this Ordinance or of any of the primary or secondary codes adopted by reference be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or the codes adopted by reference hereby, the intention being that the various sections and provisions are severable.

Section 14. Repeal. Any and all ordinances or codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such ordinance or code or part thereof shall not revive any other section or part of any ordinance or code heretofore repealed or superseded and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

Section 15. Effective Date. Except as otherwise expressly provided herein, the provisions enacted by this Ordinance shall become effective at 12:01 a.m. on January 1, 2026.

READ AND INTRODUCED this 14th day of October, 2025 and public hearing scheduled for November 12, 2025.

TOWN OF WELLINGTON

By: _____
Calar Chaussee, Mayor

ATTEST:

By: _____
Hannah Hill, Town Clerk

PASSED AND ADOPTED by the Board of Trustees of the Town of Wellington, Colorado following a public hearing hereon and ordered published this 12th day of November, 2025.

TOWN OF WELLINGTON

By: _____
Calar Chaussee, Mayor

ATTEST:

By: _____
Hannah Hill, Town Clerk

Board of Trustees Meeting

Date: **October 14, 2025**

Subject: **Third Quarter 2025 Residential Building Permit and Lot Inventory Report**

EXECUTIVE SUMMARY

This quarterly report on residential building activities provides an update of the current development trends and expected trends within the Town. It also identifies the number of buildable lots remaining within the Town, and future lots that will be available for permits once public infrastructure is installed.

BACKGROUND / DISCUSSION

Attached is a report of residential building permits issued through the 3rd Quarter 2025 (January 1, 2025 to September 30, 2025). Also included is a report of new residential dwelling permits issued since 2010. The report also includes projected residential dwelling permits based on expected development trends. The annual total number of residential building permits is used to identify trends and project future permits. An inventory report is included to show available residential lots by subdivision, the number of lots remaining for permits, and the status of zoning, platting and infrastructure availability. Residential lot supply and inventory is depicted graphically to show trends over time.

Also included in this report is a summary of the available platted and buildable lots for commercially zoned properties within the Town. The inventory includes lots that are currently undeveloped (some lots have been approved for commercial site development plans, but may not have been constructed yet - development lots that are currently vacant at the time of this report are included in the inventory).

CONNECTION WITH ADOPTED MASTER PLANS

N/A

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

Review and retain report.

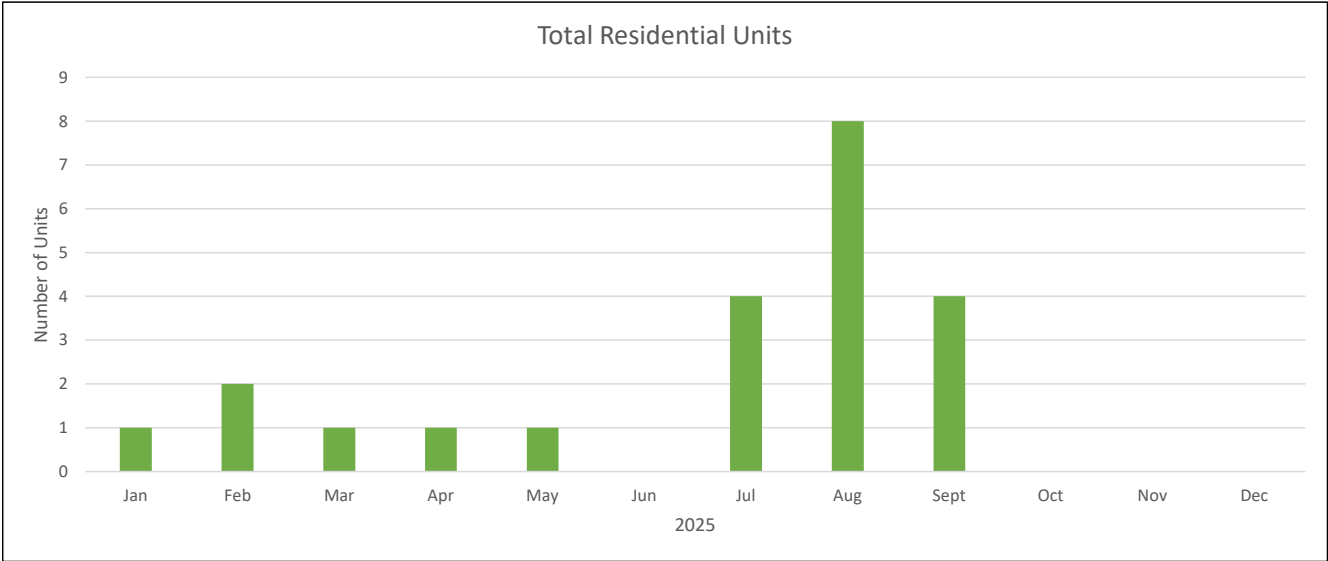
MOTION RECOMMENDATION

N/A

ATTACHMENTS

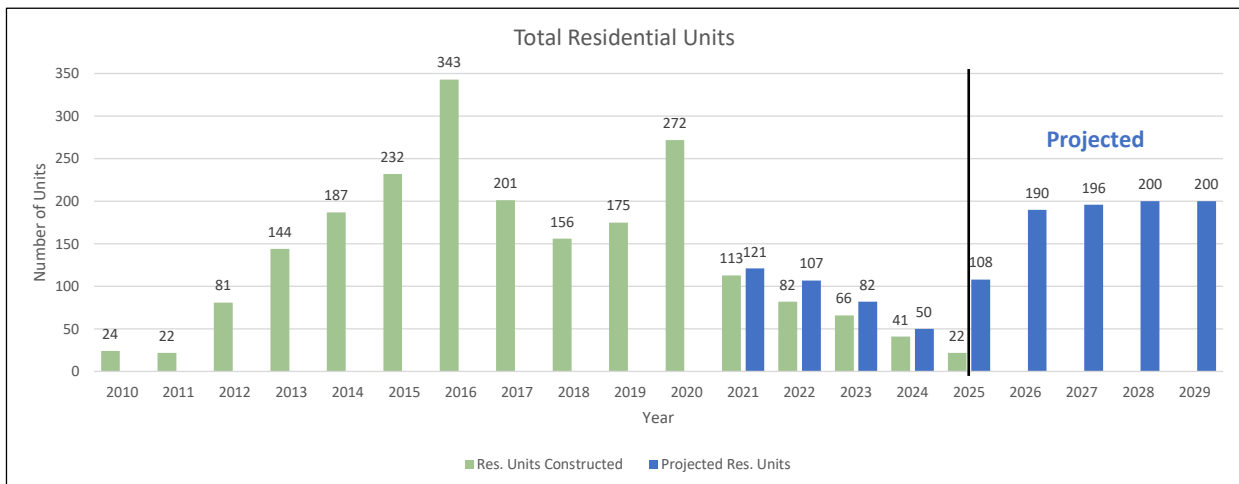
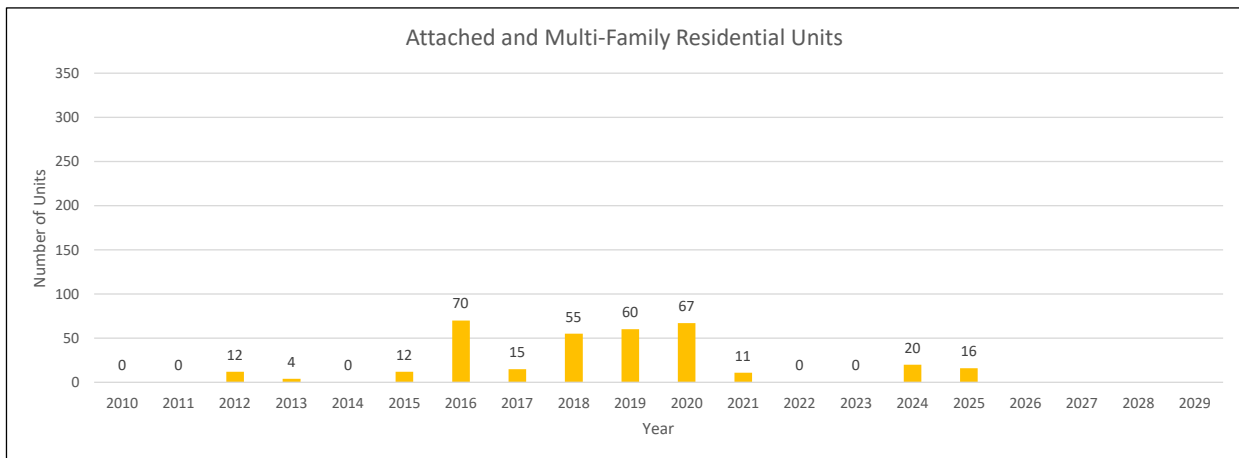
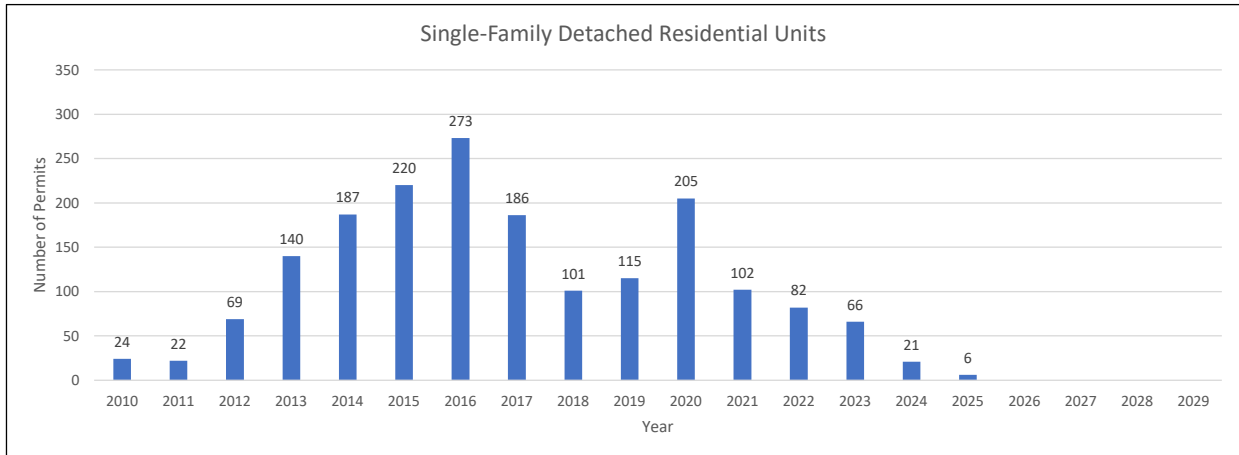
1. Third Quarter 2025 Residential Building Permit and Lot Inventory Report

New Residential Permits Issued by Month
2025



2025	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Single-Family Units	1	2	1	1	1	0	0	0	0	0	0	0
Attached Units	0	0	0	0	0	0	4	8	4	0	0	0
TOTAL RES. UNITS	1	2	1	1	1	0	4	8	4	0	0	0
			4	2			16			0		
											Total	22

Residential Dwelling Units - Historic and Projected



	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Single-Family Detached	24	22	69	140	187	220	273	186	101	115	205	102	82	66	21	6				
Attached and Multi-Family	0	0	12	4	0	12	70	15	55	60	67	11	0	0	20	16				
Res. Units Constructed	24	22	81	144	187	232	343	201	156	175	272	113	82	66	41	22				
Projected Res. Units												121	107	82	50	108	190	196	200	200

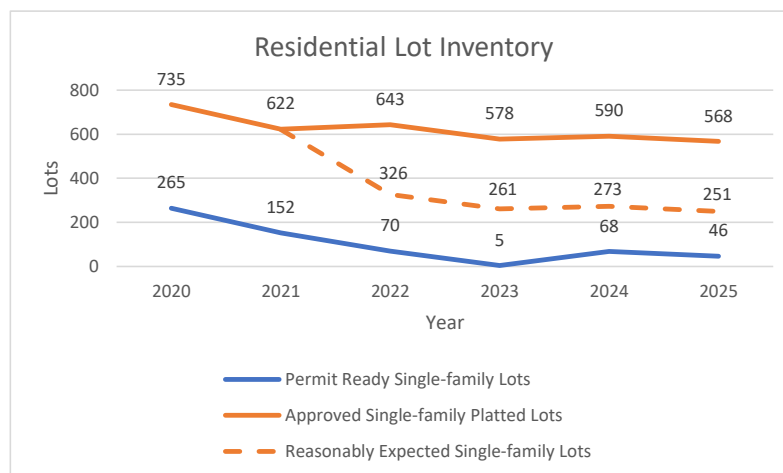
* Attached and Multi-family unit counts manually adjusted to reflect changes in the way permits were entered over time

** Years 2021, 2022 and 2023 - Permits limited due to capacity constraints during construction of water and wastewater treatment plant expansions

Subdivision Name	Remaining Lots/Units	Annexed	Zoned	Platted	Infrastructure
Infill (the Knolls)	2	Yes	Single-family	Yes	Yes
Infill (Fifth St.)	1	Yes	Single-family	Yes	Yes
Infill (Garfield Ave.)	1	Yes	Single-family	Yes	Yes
Sage Meadows 2nd	42	Yes	Single-family	Yes	Yes
Saddleback	205	Yes	Single-family	Yes	No
Sage Farms Filing 1 (expected)	241	Yes	Single-family	No	No
Sage Farms Phase 1B (estimated)	200	Yes	Multi-family	No	No
Sage Farms Phase 1C (estimated)	200	Yes	Multi-family	No	No
Sundance Phase 1A	60	Yes	Single-family	Yes	No
Sundance Phase 1B	91	Yes	Single-family	Yes	No
Sundance Phase 2	101	Yes	Single-family	Yes	No
Sundance Phase 3	65	Yes	Single-family	Yes	No
Country Lane Acres	41	Yes	Single-family	No	No
Sage Farms (Future Phases)	705	Yes	Mixed densities	No	No

ESTIMATED TOTAL UNITS 1955

Platted Lots	568
Buildable Lots (with infrastructure)	46



Zoning	Acres (total)	Parcels	Acres (buildable)	Lots (buildable)
C-1 - Neighborhood Commercial	6.1	11	4.8	9
C-2 - Downtown Commercial	0.6	4	0.6	4
C-3 - Mixed-Use Commercial	56.3	22	27.9	18
LI - Light Industrial	37.0	11	37.0	11
I - Industrial	59.5	2	0.0	0
PUD - Planned Unit Development	64.2	4	0.0	0

* "Buildable" indicates lots are platted and have public infrastructure installed and ready for permit.

Board of Trustees Meeting

Date: October 14, 2025
Subject: Board of Trustees Planning Calendar

EXECUTIVE SUMMARY

Attached is the Board of Trustees Planning Calendar.

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

October 14, 2025	Board of Trustees Regular Meeting
October 21, 2025	BOO-nanza
October 28, 2025	Board of Trustees Regular Meeting
November 12, 2025 (Wednesday meeting)	Board of Trustees Regular Meeting
November 18, 2025	Board of Trustees Work Session and Special Meeting
November 25, 2025	Cancelled - Board of Trustees Regular Meeting
December 9, 2025	Board of Trustees Regular Meeting
December 16, 2025	Board of Trustees Work Session
December 23, 2025	Cancelled – Board of Trustees Regular Meeting

Future Work Session Topics

Liquor Hearing Officer Training – Rescheduled

Other Meetings/Events

Trick or Treat on Main Street – October 31

Main Street Annual Dinner – November 20

Shop Small Saturday – November 29

Wellington Holiday Magic – December 7

This document is subject to change without notice



Board of Trustees Meeting

Date: October 14, 2025

Subject: Quarterly CORA Report (July-September 2025)

EXECUTIVE SUMMARY

This is a report of all Colorado Open Records Requests submitted to the Town.

BACKGROUND / DISCUSSION

This report covers CORA requests and activity from July to September of 2025.

CONNECTION WITH ADOPTED MASTER PLANS

N/A

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

Review and retain report.

MOTION RECOMMENDATION

N/A

ATTACHMENTS

1. CORA Report July-September 2025

Date	Requestor	Description of Request	Outcome	STAFF DEPT	Staff Minutes Spent	Charges	Date Closed	Pending Closure
6/27/2025	Anna Hobbs	Permits for 3701 McKinley Ave	Documents provided	BD	20	\$0	7/1/2025	
7/8/2025	Amy Hunt	Right-of-Way Permits for fiber installation on Adams Ct near Kit Fox Dr between 3/1/2024-10/1/2024 and any COI required for those permits (related to the Viewpointe subdivision Comcast project)	Documents provided	PW	20	\$0	7/9/2025	
7/8/2025	Jorie Kramer	Meeting minutes for the Rate Advisory Group	Link to website provided		5	\$0	7/9/2025	
7/18/2025	Tax Services	Outstanding check report (over \$500)	Document sent	FIN	55	\$0	7/23/2025	
7/28/2025	Cameron Stark	All records related to MOU of Public Improvements ZWZ LLC Reception No. 2002121534 (11/13/02); the final acceptance letter described in Section 5(h) on pg 13 and all records related to the MOU and Improvements	Document provided	PW/TCO	60	\$0	7/30/2025	
7/29/2025	Julie Pinkston	Records related to tree removal during the Third Street Improvement Project for 8540 Third Street	No responsive documents	PW	25	\$0	7/30/2025	
8/4/2025	Kacie Shea	Court file for 25-0024	Document provided	TCO	30	\$0	8/6/2025	
8/12/2025	Christine Gaiter	Salaries of all employees by title	Document provided	HR	30	\$0	8/13/2025	
8/14/2025	Christine Gaiter	the spreadsheet of indirect cost transfers, relating to the spreadsheet staff provided to Brian Mason that breaks down admin costs of the transfers out of utilities.	Document provided	HR	15	\$0	8/15/2025	
8/18/2025	Anna Hobbs	Permit information for 7979 5th St	Documents provided	BD	15	\$0	8/25/2025	Response delayed due to staff being out of town
8/20/2025	Woo Park	Purchase Order information	Link to website provided	TCO	5	\$0	8/20/2025	
8/21/2025	Jamie Lets	Building permit for 6333 Globeflower St	Document provided	BD	15	\$0	8/21/2025	
8/21/2025	Christine Jones	Building permit for 6333 Globeflower St	Document provided	BD	15	\$0	8/21/2025	
9/2/2025	John Link	Bid tabulation for Town of Wellington Roads Asphalt Repair Project submitted on 2/7/2019	Document provided	PW	10	\$0	9/4/2025	

9/4/2025	Cheryl Thompson	Any building permits and/or certificates of completion for the property located at 3814 Hamilton Avenue, Wellington. Assessor Parcel # 8933470007	Document provided	BD	15	\$0	9/5/2025	
9/17/2025	Pilar Amozoqueno	Roof Permit for 4402 Emerald Bay	Document Provided	BD	15	\$0	9/17/2025	
9/19/2025	Tony Ollila	Geotechnical report for Wellington Point Subdivision and Construction Plans for 3205 Mammoth Circle	No responsive documents	BD/PW	45	\$0	9/24/2025	
9/23/2025	Christy Bloedow	Building plans for 8400 6th Street	Documents provided	BD	30	\$0	9/25/2025	
9/29/2025	Anna Hobbs	Permit information for 312 Man O War Dr.	Documents provided	BD	30	\$0	9/30/2025	
9/29/2025	Cheryl Thompson	Any building permits or certificates of occupancy for 6845 Lee Street #1.	Documents provided	BD	15	\$0	10/1/2025	