



BOARD OF TRUSTEES
November 12, 2025
6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

Regular Meeting Minutes

A. CALL TO ORDER

Mayor Chaussee called the meeting to order at 6:30 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 - Absent
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 the agenda, to which there were none.

B. COMMUNITY PARTICIPATION

1. Public Comment

Patrick Redman, volunteer for Craig Lopez campaign, introduced himself.

C. PRESENTATION

1. Introduction - Liz Magargel, Business Development Manager

Cody Bird, Planning and Building Director, introduced the new staff member, filling a vacancy and adding in several new responsibilities.

Ms. Magargel expressed appreciation for the welcome to the community.

D. CONSENT AGENDA

1. October 28, 2025 Meeting Minutes

2. Resolution No. 45-2025 Authorizing the Temporary Closure of Portions of State Highway 1/Cleveland Avenue within the Town of Wellington During the Annual Parade of Lights Event on December 6, 2025
3. Resolution No. 46-2025 Confirming and Establishing Fees to be Charged by the Town of Wellington Municipal Court

Trustee Cannon moved to approve the consent agenda

Mayor Pro Tem Mason provided the second and the motion passed.

E. ACTION ITEMS

1. Resolution No. 44-2025 Adopting Town of Wellington Financial Management Policies Effective January 1, 2026

Nic Redavid, Finance Director and Town Treasurer presented the item, and expressed appreciation to Deputy Town Administrator Kelly Houghteling for support and assistance on the policies.

Mr. Redavid noted specific definitions within the policy, and noted a clarification on the P-card spending limits being able to be updated on a consent agenda item at a future Board of Trustees meeting.

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

Trustee Cannon moved to Approve Resolution No. 44-2025 a Resolution of the Town of Wellington, Colorado Adopting Town of Wellington Management Policies Effective January 1, 2026

Mayor Pro Tem Mason provided the second and the motion passed.

2. Ordinance No. 14-2025 Amending Article 4 of Chapter 4 of the Wellington Municipal Code Regarding the Vendor's Fee for the Collection of Sales Tax

Mr. Redavid noted House Bill 25B-1005 to simplify the collection of state-collected sales tax, with Larimer County removing the vendor fee in October of 2025. The presented ordinance would bring the Town into alignment with both state and county processes. Mr. Redavid noted estimated potential impact of eliminating the fee for various businesses, noting this item is not a tax increase nor a tax change under TABOR.

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

Mayor Pro Tem Mason moved to approve Ordinance No. 14-2025 Amending Article 4 of Chapter 4 of the Wellington Municipal Code Regarding the Vendor's Fee for the Collection of Sales Tax

Trustee Wiegand provided the second and the motion passed.

3. Resolution No. 47-2025 Establishing an Intergovernmental Agreement between Larimer County, Colorado and the Town of Wellington, Colorado Regarding Cooperation on Managing Urban Development

Mr. Bird spoke to the history of the item and noted the included boundary map for the Growth Management Area. An Open House was held in August with the majority of those in attendance understanding the presented IGA and not expressing any concerns.

Staff did note recommendation of approval of the resolution as amended, as presented.

The Board asked for clarification on the cooperative planning area regarding other municipalities coordinating with the Town. Mr. Bird noted other entities can use their annexation authority, however Wellington could do the same, nothing there may be other risks to take into consideration.

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

The Board noted this may be the most important item approved in several years, allowing for open space in-between Fort Collins and Wellington.

Trustee Cannon moved to Approve Resolution No. 47-2025 Establishing an Intergovernmental Agreement between Larimer County Colorado and the Town of Wellington, Colorado Regarding Cooperation on Managing Urban Development

Mayor Pro Tem Mason provided the second and the motion passed.

4. Public Hearing and Second Reading on Ordinance No. 15-2025 Considering Adoption by Reference of the 2024 International Building Codes with Local Amendments, and Adoption of the Colorado Model Electric Ready and Solar Ready Code, and Adoption of the 2025 Colorado Wildfire Resiliency Code Version 1.0

Mayor Chaussee opened the public hearing.

Mr. Bird presented this item and noted this item is legislative and the Town is acting as the applicant. The Town is currently operating on the 2018 International Codes and is looking to align with other stakeholders by adopting 2024 and 2025 codes.

Mayor Chaussee opened the hearing for public comment.

Jamie Baessler, from Baessler Homes, spoke to the 2024 International Residential Code.

Hank McDougall from Baessler Homes, spoke to townhomes being built in various municipalities.

AJ Cortese, from Baessler Homes spoke to working with people who are not able to purchase a home and Baessler Homes' goal to accomplish home ownership with individuals.

Mayor Chaussee closed public comment for the hearing.

The Board asked for clarification on if the ordinance was related to town homes, or residential. Mr. Bird noted that anything with 3 or more units is currently required to have automatic sprinklers. It was asked if a development in Greeley required sprinklers, which Mr. Baessler noted they were required at that location.

The Board spoke to the requirement of sprinklers, which Mr. Bird noted was in the 2018 International Fire Code, and Wellington Fire does support continuing current practices. The Board spoke to the requested amendment from public comment.

Mr. Bird noted current requirements in fire code and spoke to the difference between fire suppression and fire protection systems such as sprinklers, noting that if any amendments were requested staff would recommend working with Wellington Fire and SafeBuilt to review the suggestions and provide comments to any amendments.

Mayor Chaussee closed the public hearing.

5. Ordinance No. 15-2025 Considering Adoption by Reference of the 2024 International Building Codes with Local Amendments, and Adoption of the Colorado Model Electric Ready and Solar Ready Code, and Adoption of the 2025 Colorado Wildfire Resiliency Code Version 1.0

Mr. Bird noted the previous hearing and staff's recommendation of approval.

The Board noted a desire to pursue housing affordability on this item and requested to hear from the fire district regarding any amendments.

Trustee Dailey moved to Approve Ordinance No. 15-2025 Considering Adoption by Reference of the 2024 International Building Codes with Local Amendments and Adoption of the Colorado Model Electric Ready and Solar Ready Code, and Adoption of the 2025 Colorado Wildfire Resiliency Code Version 1.0

Mayor Pro Tem Mason provided the second and the motion passed.

6. Resolution No. 48-2025 A Resolution by the Town of Wellington, Colorado Committing to Diversify and Secure the Town's Long-Term Water Supply

Meagan Smith, Deputy Director of Public Works, spoke to the resolution and the 1983 Agreement with Long-Term Water Supply with North Poudre Irrigation Company. Ms. Smith noted the increase in cost of water in the past decade, and the Town's search for alternative water supplies. It was noted that this resolution does not immediately obligate the Town to spend any funds but does direct staff to explore other possibilities.

The Board expressed appreciation for Ms. Smith's work on this item.

Mayor Chaussee opened public comment to which there was none.

Trustee Moyer moved to Approve Resolution No. 48-2025 A Resolution by the Town of Wellington, Colorado Committing to Diversify and Secure the Town's Long-Term Water Supply

Trustee Dailey provided the second and the motion passed.

7. Resolution No. 49-2025 A Resolution by the Town of Wellington, Colorado Supporting the Northern Colorado Water Alliance and the Associated Northern Colorado Water Principles

Ms. Smith noted the resolution would affirm support for the Northern Colorado Water Alliance, which the Town has been a member of since 2022, and the resolution would adopt the principles.

The Board asked about conversation regarding guiding principles, which Ms. Smith noted many municipalities with determination to adopt and adhere to the principles. Appreciation for the collaboration was expressed.

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

Trustee Cannon moved to Approve No. 49-2025 A Resolution by the Town of Wellington, Colorado Supporting the Northern Colorado Water Alliance and the Associated Northern Colorado Water Principles

Mayor Pro Tem Mason provided the second and the motion passed.

F. REPORTS

1. Town Attorney

Jed Scott, Town Attorney, noted that he is starting with the Town and getting to know staff.

2. Town Administrator

Patti Garcia, Town Administrator, noted the Northern Colorado Water Alliance, the Town being part of the core group in the beginning and spoke to Ms. Smith's great addition to that group. It was noted the start of the next Board meeting at 6:00 pm; an email regarding Home Rule discussion date was noted; and a work session with Wellington Fire District will be scheduled.

3. Staff Communications

Items were included

a. NOCO Humane - 3rd Quarter 2025 Service Report

4. Board Reports

Trustee Moyer noted communities affected by disasters and expressed appreciation for the Town's commitment to prioritizing an emergency management plan.

Trustee Dailey noted Main Street's Trick or Treat Down Main Street's success. The annual dinner from Main Street was noted to be on November 20th. PROST continues to talk with the Legion and other non-profits in Town regarding funding for the Veterans Garden in Wellington Community Park. Attendance at the Wellington Affordable Housing Board Meeting was also noted.

Mayor Chaussee noted the Wellington Middle High School football team's recent game win.

G. ADJOURN

Mayor Chaussee adjourned the meeting at 7:56 p.m.




Calar Chaussee, Mayor


Hannah Hill, Town Clerk