



BOARD OF TRUSTEES
February 10, 2026
6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

Regular Meeting Agenda

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

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

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/84871162393?pwd=UkVaaDE4RmhJaERnalIEK1hvNHJ5Zz09>

Telephone Dial US: +1 720 707 2699 or +1 719 359 4580 or +1 669 444 9171

Webinar ID: 848 7116 2393

Passcode: 726078

A. CALL TO ORDER

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

B. COMMUNITY PARTICIPATION

1. Public Comment

C. PRESENTATION

1. Xcel Energy Presentation - Public Safety Power Shutoffs (PSPS) Event & Wind Storm
 - Presentation: Hans Rodvik, Northern Colorado Area Manager, Community & Local Government Affairs
2. Wellington Colorado Main Street Program: 4th Quarter 2025 Report

- Presentation: Caitlin Morris, Main Street & Events Coordinator

3. Cleveland Avenue Business Support

- Presentation: Patti Garcia, Town Administrator & Kelly Houghteling, Deputy Town Administrator

4. 2026 Recommended Municipal Utility Rates - Presentation with Public Comment

- Presentation: Meagan Smith, Deputy Public Works Director

5. 2026 Recommended Water and Wastewater Utility Impact Fees - Presentation with Public Comment

- Presentation: Meagan Smith, Deputy Public Works Director

D. CONSENT AGENDA

1. January 27, 2026 Board of Trustees Meeting Minutes

- Presentation: Hannah Hill, Town Clerk

E. ACTION ITEMS

1. Resolution No. 03-2026: A Resolution Supporting and Authorizing Application for Grant Funding to Colorado Energy Office for Local Impact Accelerator to Support Housing Affordability

- Presentation: Cody Bird, Planning Director

2. Resolution No. 04-2026: A Resolution Adjusting Appropriations of the Town of Wellington, Colorado for the Fiscal Year Beginning January 1, 2026, and Ending on December 31, 2026

- Presentation: Nic Redavid, Finance Director | Town Treasurer

3. Resolution No. 05-2026: A Resolution Approving a Letter of Engagement for Special Legal Counsel for Metropolitan District Representation by Lyons Gaddis

- Presentation: Patti Garcia, Town Administrator

F. REPORTS

1. Town Attorney

2. Town Administrator

3. Staff Communications

a. Larimer County Sheriff's Office December 2025 Report

- b. Memo from Town Clerk's Office and Parks & Recreation
- c. 2025 Annual Report - Construction, Development and Neighborhood Services
- d. Board of Trustees Planning Calendar

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: February 10, 2026

Subject: Xcel Energy Presentation - Public Safety Power Shutoffs (PSPS) Event & Wind Storm

- **Presentation: Hans Rodvik, Northern Colorado Area Manager, Community & Local Government Affairs**

EXECUTIVE SUMMARY

Hans Rodvik, Xcel Energy Northern Colorado Area Manager, Community & Local Government Affairs will be presenting on the event that impacted Wellington residents on January 16, 2026.

BACKGROUND / DISCUSSION

Northern Colorado experienced an extreme wind event on January 16, 2026, during which Xcel Energy implemented Public Safety Power Shutoffs (PSPS) in some communities. Mr. Rodvik, representing Xcel Energy, will present on the PSPS process and respond to questions from the Board of Trustees at the meeting.

CONNECTION WITH ADOPTED MASTER PLANS

Grow Responsibly - Proactively maintain & improve utilities, streets, and built environment.

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

For Board of Trustee discussion.

MOTION RECOMMENDATION

N/A

ATTACHMENTS

1. Xcel Energy PSPS 1.16.26 Event

JANUARY 16, 2026

PSPS EVENT & WIND STORM

Town of Wellington Board Meeting – 2/10/2026

Hans Rodvik
Northern Colorado Area Manager, Community & Local Government
Affairs



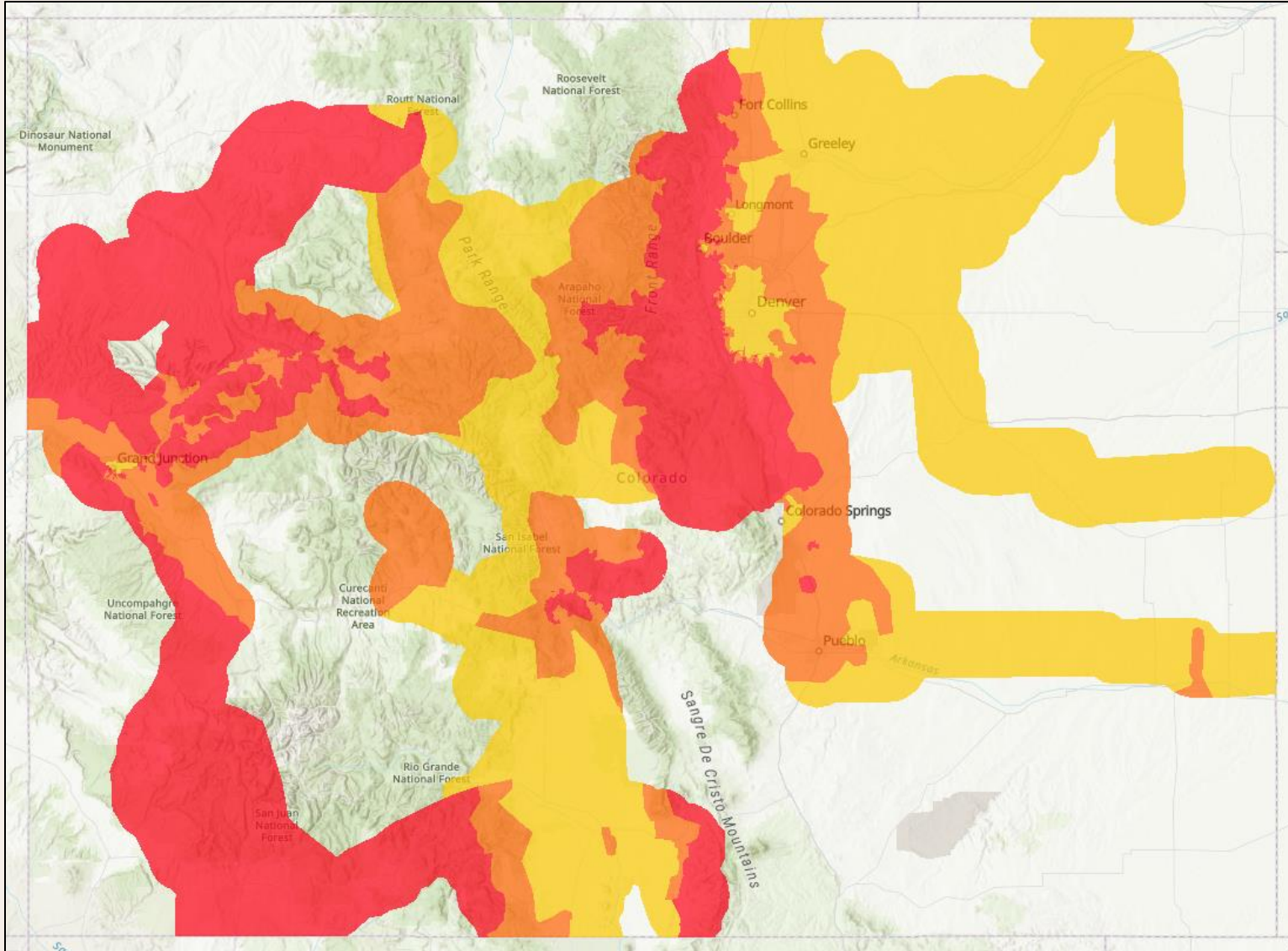


WILDFIRE MITIGATION EFFORTS

What are we doing to prepare communities for wildfire risk?
How are we reducing outages from wildfire risk and how does that
improve restoration post-PSPS?



WILDFIRE RISK IN COLORADO



[View our interactive Wildfire Risk Tier map](#)

Color

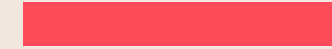
Tier



Tier 1



Tier 2



Tier 3

Tier

Description

Tier 1

Areas with significant human development and/or surfaces resistant to fire.

Tier 2

Areas where wildfire may cause significant damage to human infrastructure due to fuel continuity and terrain.

Tier 3

Areas where wildfire will likely rapidly become large, destructive or catastrophic events due to fuel continuity and population density.

2025 – 2027 WILDFIRE MITIGATION PLAN

REDUCING WILDFIRE RISK WHILE PROMOTING RESILIENCY

OVERVIEW

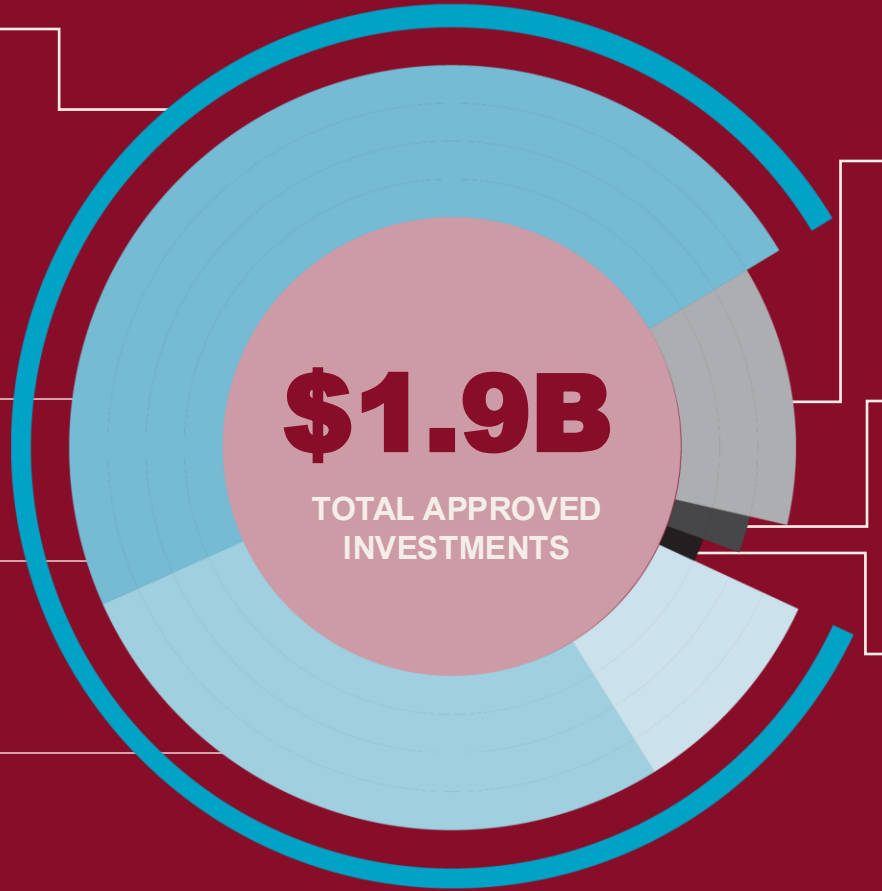
82.7%

System Resiliency
\$1.56 billion

57%
Pole Remediation Efforts
\$897 million

32%
Power Line Related Improvements
\$496 million

11%
Vegetation Management and Tech Services
\$175 million



11.5%

Operational Mitigations
\$217 million

1.3%

Customer & Other Support
\$24 million

4.5%

Situational Awareness
\$50 million



System Resiliency

50
miles of underground power lines

10,000
pole replacements, with a focus on higher risk areas



Operational Mitigations

100%
feeders enabled with Enhanced Powerline Safety Settings (EPSS) capability for higher risk areas



Situational Awareness

3x
the number of AI-enabled wildfire monitoring cameras

29,000
non-traditional fault detection sensors deployed

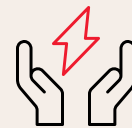


WILDFIRE MITIGATION PROGRAM OVERVIEW



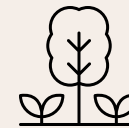
System Maintenance and Upgrades

We're conducting enhanced maintenance, upgrading equipment and strengthening the reliability of power lines and other equipment to reduce the potential for ignitions.



Preventative Measures

We're leveraging Enhanced Powerline Safety Settings and, when needed, Public Safety Power Shutoffs (PSPS), to help reduce wildfire risk.



Vegetation Management

Our crews continually clear trees, brush and grass around power lines to reduce or eliminate potential fuel sources for fires.



First Responder & Community Outreach

We're reaching out to local officials, first responders and the communities we serve to better understand the unique needs of each community.



Advanced Technologies

We're enhancing our situational awareness by integrating advanced technologies to help make data-driven decisions that protect our communities.

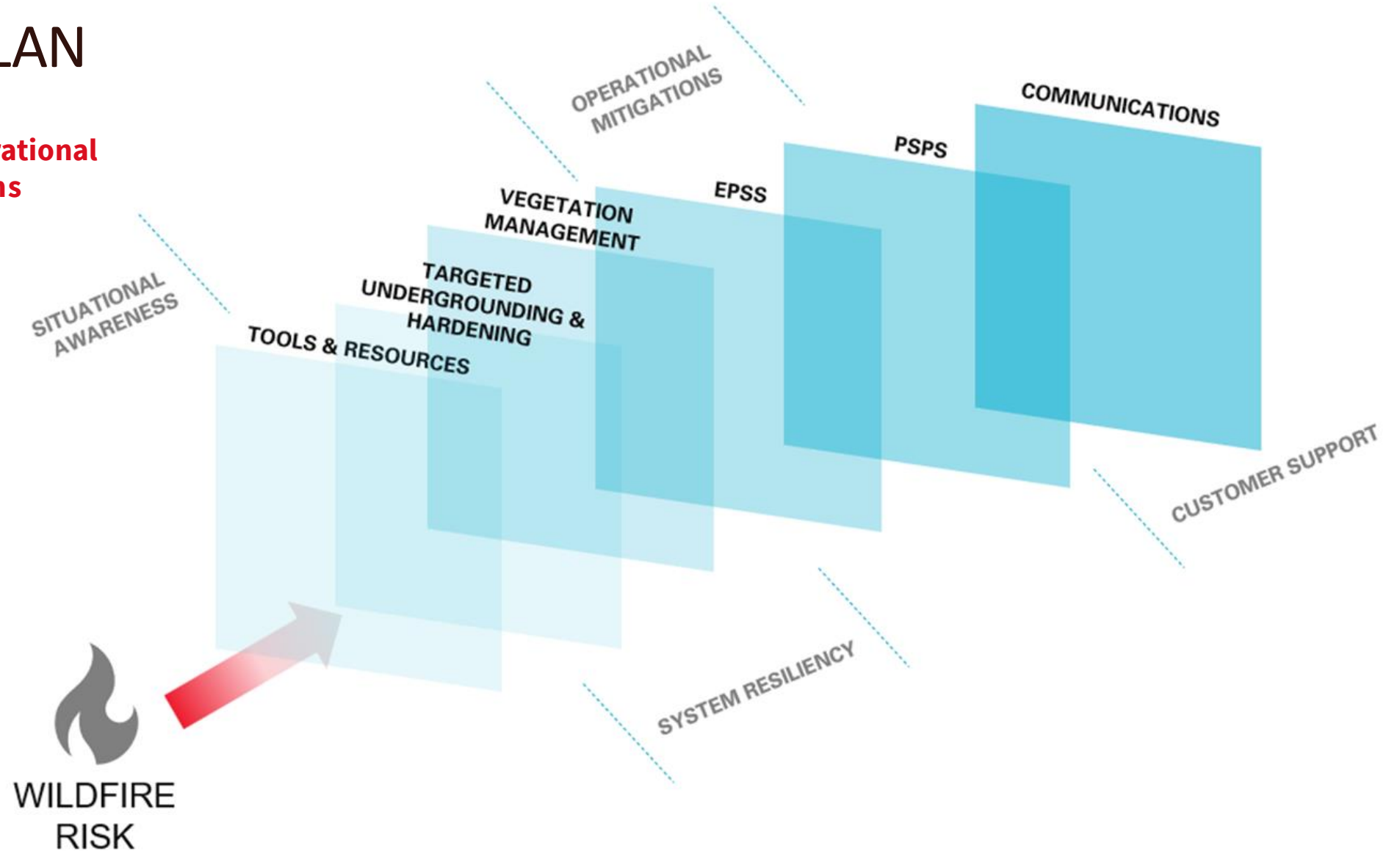


Safety and Preparedness

We regularly share and update safety information and resources to help prepare our communities for outages and potential wildfires.

COLORADO WILDFIRE MITIGATION PLAN

Multiple layers of defense including physical and operational wildfire mitigation programs



REDUCING WILDFIRE RISK IN OUR COMMUNITIES

ENTERPRISE COMMAND CENTER

Monitors wildfire conditions and supports event response

SITUATIONAL AWARENESS: Risk modeling software evaluates current and forecasted weather conditions, wind speed, moisture and ground fuel conditions to predict potential wildfire spread



LIDAR

LiDAR equipped helicopter inspections create 3D maps of our equipment to perform wind strength analysis



ENHANCED POWERLINE SAFETY SETTINGS

We operate our system more conservatively when wildfire conditions are elevated—if an object strikes the line or a fault occurs, protective devices shut off the power until it can be safely restored

WILDFIRE DETECTION CAMERAS

AI-enhanced cameras speed the process of wildfire detection and response



VEGETATION MANAGEMENT



Pole brushing



UNDERGROUNDING

Burying power lines, where possible, helps reduce wildfire ignition risk



WEATHER DATA

Local weather conditions are used to inform Enhanced Powerline Safety Settings and when we can perform work safely



DRONE INSPECTIONS

Inspecting the electric system to identify equipment needing repair



COMMUNITY OUTREACH

Connecting with local stakeholders to understand the unique needs of each community



SAFETY AND PREPAREDNESS

We provide safety tips to help you prepare for potential wildfires and power outages



SUBSTATION



SYSTEM HARDENING

System rebuild projects to upgrade electric lines within wildfire zones to wildfire rated equipment

LEARN MORE AT

my.xcelenergy.com/s/outage-safety/wildfires

Note - the tools and techniques used to reduce wildfire risk vary across the communities we serve.

ONGOING COLORADO WILDFIRE MITIGATION WORK

We've invested **millions in wildfire mitigation activities.**

In 2024 alone, these measures included:



8,337

**DISTRIBUTION
POLES
REPLACED**



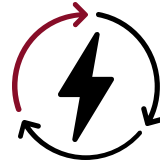
18,740

**DISTRIBUTION
POLES INSPECTED
USING UNMANNED AERIAL SYSTEMS
(DRONES)**



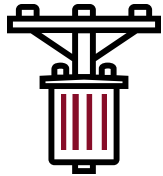
345

**PRIORITY
REPAIRS
ON TRANSMISSION
EQUIPMENT**



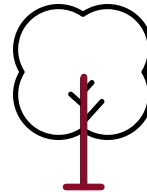
2,832

**MILES OF TRANSMISSION LINE
INSPECTED
USING VISUAL INSPECTIONS**



18

**SUBSTATION
PROTECTION
RELAYS INSTALLED**



108%

**COMPLETION RATE OF PLANNED
VEGETATION MANAGEMENT
EXCEEDING 90% ANNUAL GOAL**



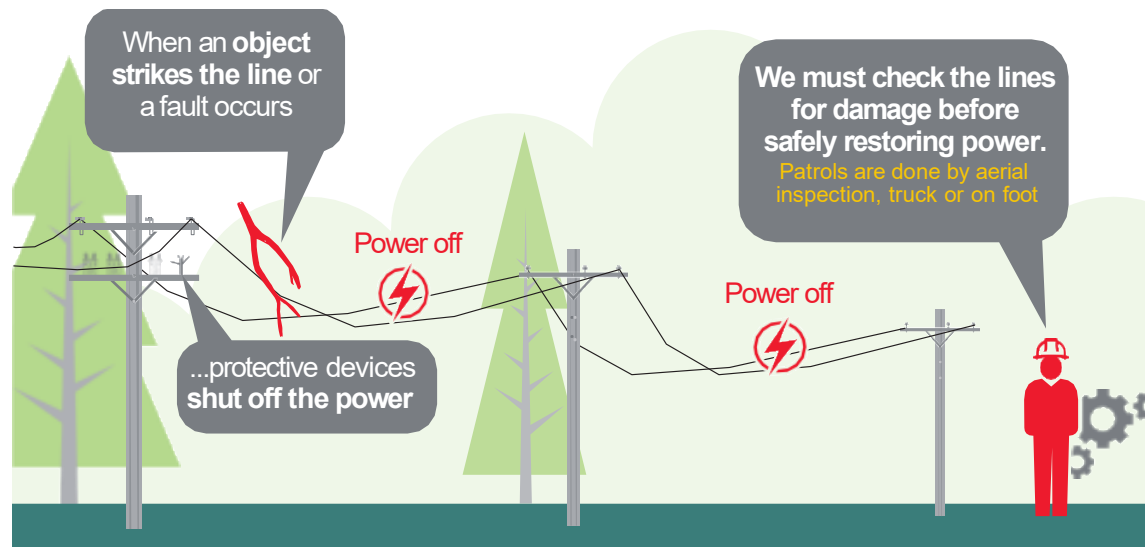
REDUCING OPERATIONAL RISK AND GETTING TO “GO”

Explaining EPSS and PSPS



EPSS IS A PROVEN WILDFIRE MITIGATION TOOL

EPSS allows for power lines to remain in-service during periods of elevated wildfire risk, with protection settings enabled.



When EPSS is activated, power lines are more sensitive and can quickly stop the flow of energy if an issue is detected, like a tree branch or other object touching the line. When that occurs, the power will remain off until our crews can inspect the line to make sure it's safe to turn it back on.

It is intended to enhance public safety during heightened risk conditions, but it means power outages are likely to occur more frequently, and if they do, are likely to last longer because crews need to patrol the line before restoring power.

EPSS is used in risk zones identified by the CO State Forest Service and risk probability models considering factors like weather, housing density, terrain, miles of overhead lines.

PSPS IS A TOOL OF LAST RESORT

When deciding whether to implement a PSPS, we consider three factors: wind speed, relative humidity, and fuel/vegetation moisture. PSPS is only considered when all three factors indicate extreme wildfire risk in specific areas. This is not a step we take lightly.



Extreme Wind Speed

Wind speeds greater than or equal to the 99th percentile at specific locations.



Low Relative Humidity

The air is dry, meaning there is a small amount of water vapor in the air compared to what the air can hold at a given temperature.



Low Fuel Moisture

Presence of drier fuel sources, calculated by considering day length, hours of rain and daily temperature and humidity ranges

COMPARING EPSS AND PSPS

EPSS and PSPS are only used when weather conditions, including the temperature, wind speed, relative humidity and available fuel sources, indicate an elevated or extreme risk for wildfire.

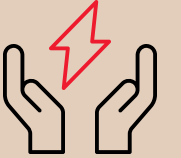
ENHANCED POWERLINE SAFETY SETTINGS (EPSS)



EPSS allow power lines to remain in service during periods of high wildfire risk with additional protection settings enabled to enhance public safety.

Customers impacted by EPSS may experience more frequent or longer outages. This is because crews must inspect power lines and the surrounding area to ensure it's safe to restore service.

PUBLIC SAFETY POWER SHUTOFFS (PSPS)



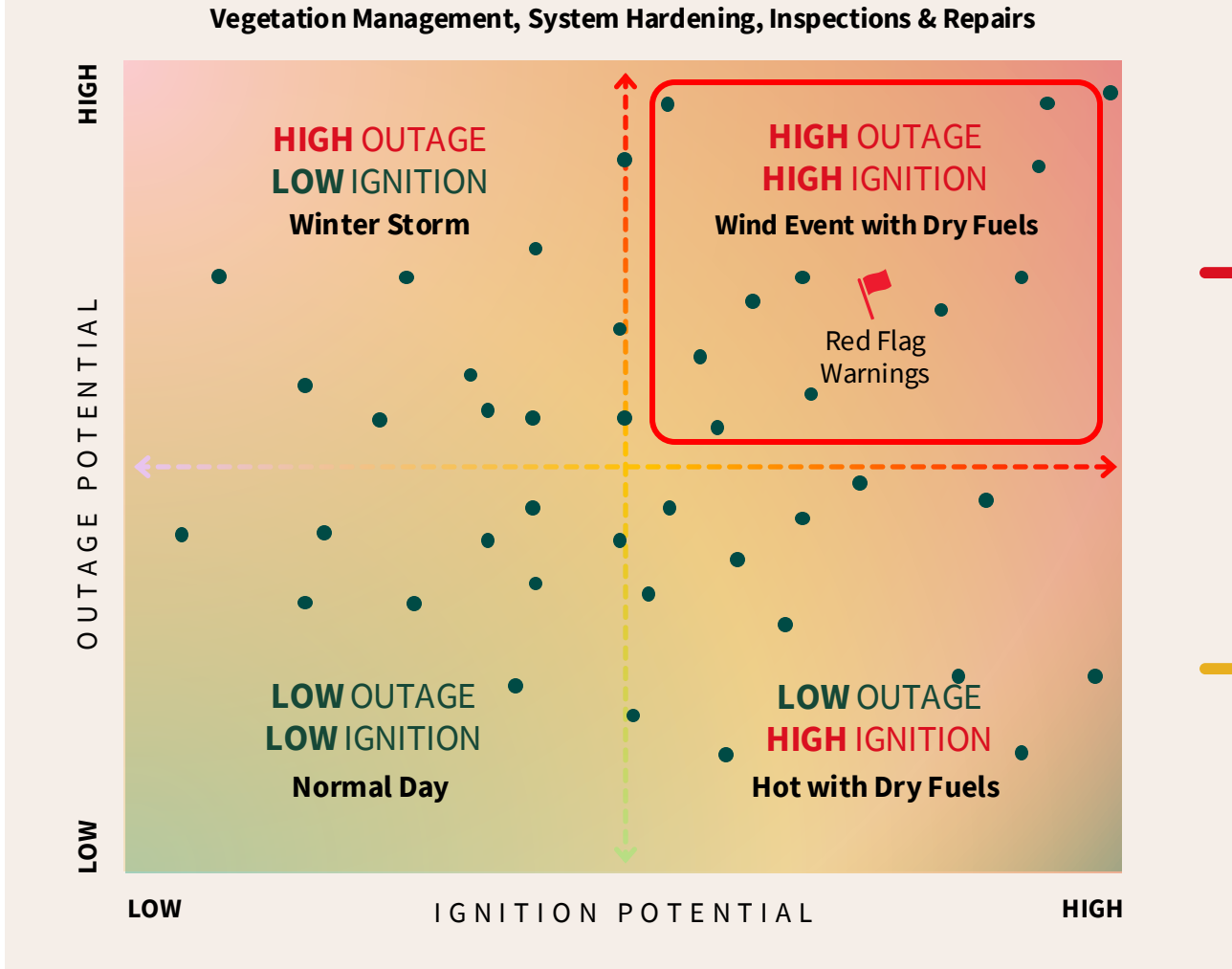
PSPS is a risk reduction strategy in which we temporarily turn off electricity to customers in targeted areas during extreme or critical wildfire risk conditions.

Proactively shutting off the power is not a step we take lightly. We work closely with our customers and communities to help them prepare and connect them with available resources.

We're committed to continuous improvement and working to identify opportunities to reduce the frequency, duration, extent and number of customers impacted by potential power disruptions.

OPERATIONAL MITIGATIONS: EPSS & PSPS

YEAR-ROUND WILDFIRE MITIGATION



WEATHER-DRIVEN RESPONSE

Operational Mitigations

Public Safety Power Shutoff (PSPS)

PSPS is a proactive power deenergization to prevent wildfire ignitions during extreme fire weather conditions.

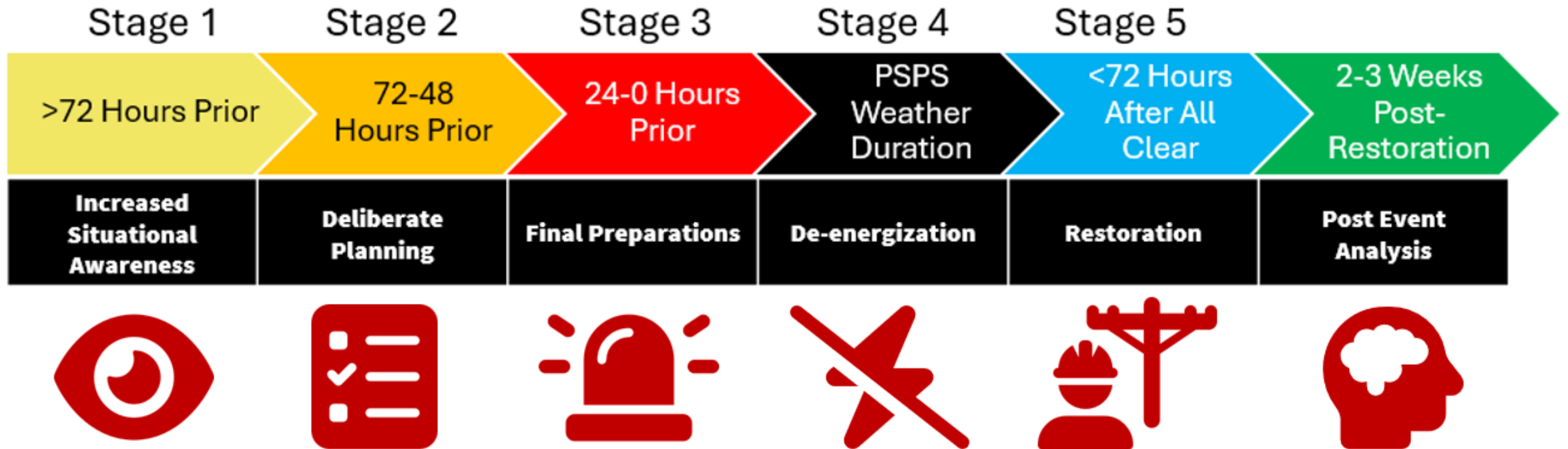
Wildfire Safety Operations (WSO)/ Enhanced Powerline Safety Settings (EPSS)

Used to mitigate the risk of wildfire ignition during elevated fire weather conditions by adjusting system protection settings.



EVENT PROCESS

How the company approaches and performs a PSPS



PSPS COMMUNICATIONS PLAYBOOK

Severe weather in the forecast, including high winds and low relative humidity, indicates heightened wildfire risk and the potential need for a PSPS.

48-72 Hours in Advance of PSPS

POTENTIAL FOR EVENT



PRE-EVENT



48-72 Hours in Advance of PSPS

Severe weather forecast persists, and it appears likely that we will need to conduct a PSPS within the next 72 hours.

Due to weather conditions and increased wildfire risk, we decide that a PSPS event is necessary to prevent possible wildfires.

1-4 Hours in Advance of PSPS

GO DECISION



EVENT



Every 24 Hours during PSPS

During a PSPS, we continue to communicate with affected customers, provide updated information to the community and assess risk on the ground.

Once we have determined that wildfire risk has subsided, and conditions have improved, we will begin the restoration process.

Our crews visually inspect and patrol all power lines to ensure it is safe to turn service back on. Power is restored segment by segment once inspected and cleared.

RESTORATION





PSPS EVENT JANUARY 16, 26

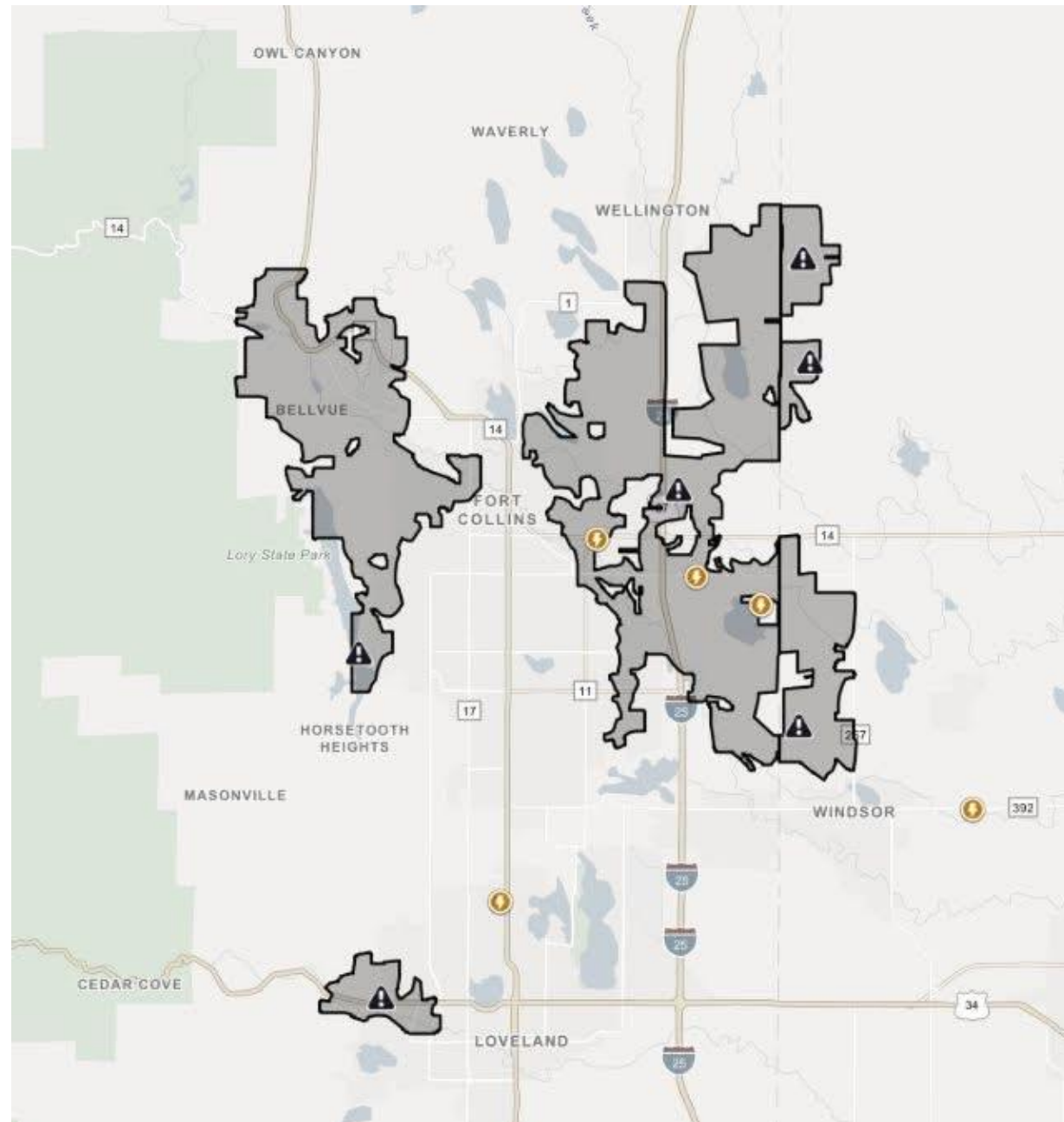


What happened?

What was the company's decision-making process?

PSPS SCOPE JANUARY 16

- Original Area of Concern included 20,000 customers, including Wellington
- **Wellington was removed from PSPS on 1/14/2026**
- Final customer count was roughly 9,000 in PSPS zone
- Customers in Fort Collins, Loveland, Bellevue, Laporte, Windsor, and Timnath impacted by PSPS



METEOROLOGY FORECASTS AND RECORDED WIND

National Weather Service criteria of Red Flag Warnings

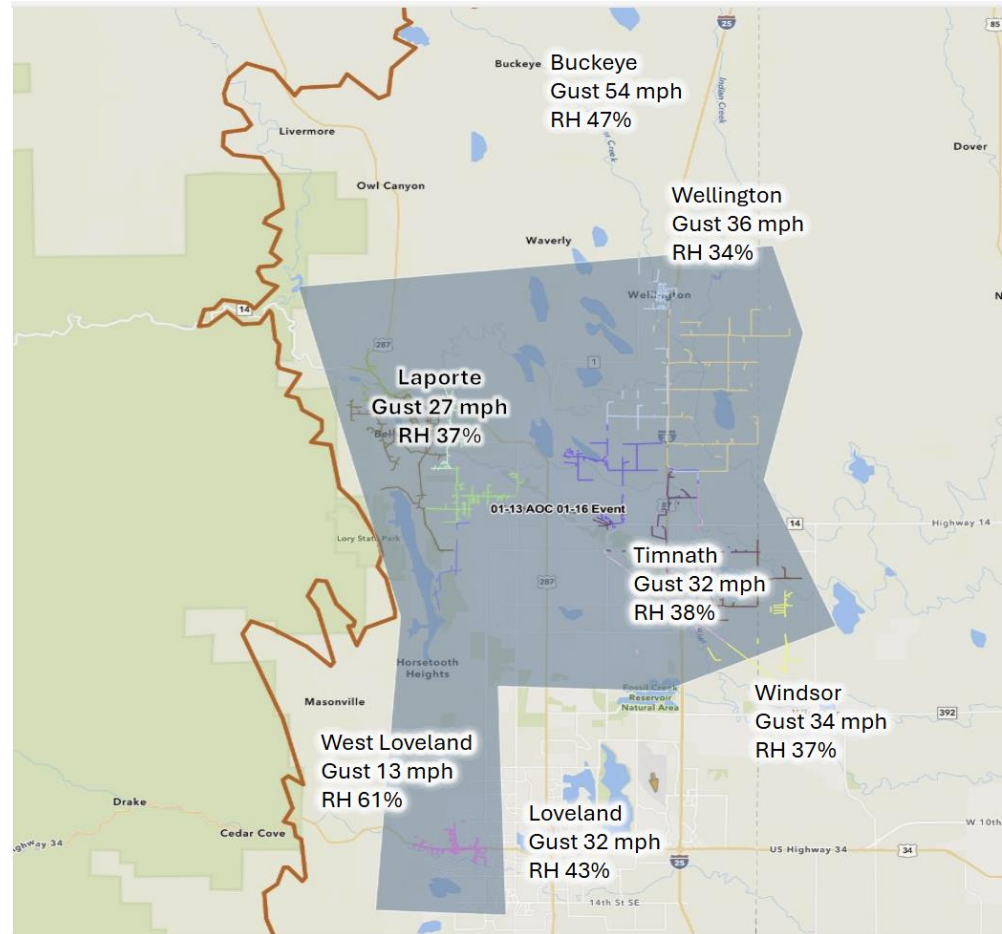
- Relative humidity of **15% or less**
- Sustained surface winds, or frequent gusts, of **25 mph or greater**
- Both conditions must occur simultaneously for at least 3 hours in a 12 hour period

Xcel Energy's criteria for PSPS

- Wind speeds must be greater or equal to the 99th percentile of historic recorded winds
- Low relative humidity
- Low fuel / vegetation moisture

Weather conditions on January 16

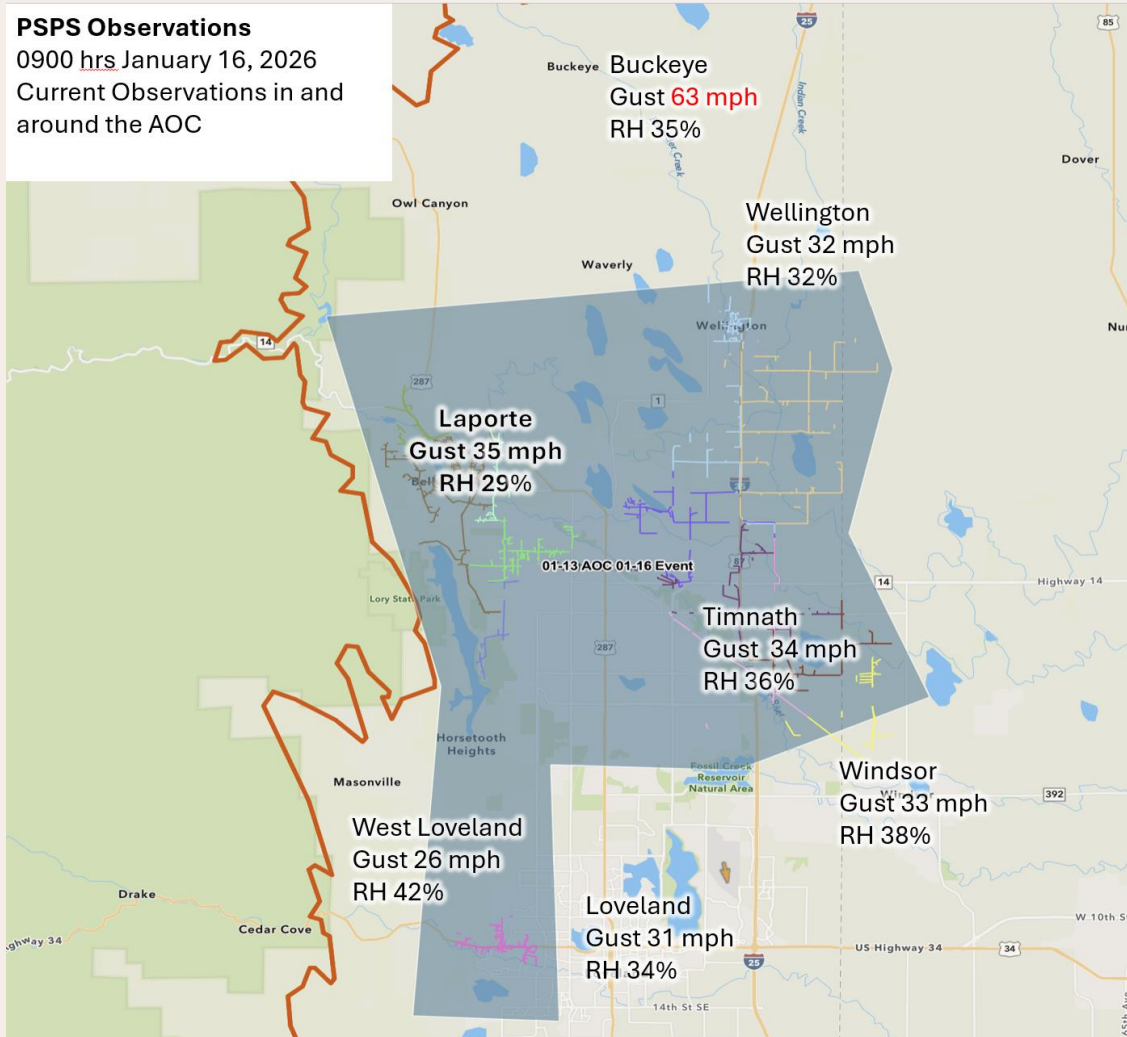
- 7:00am - 1/16/26



WEATHER CONDITIONS ON JANUARY 16

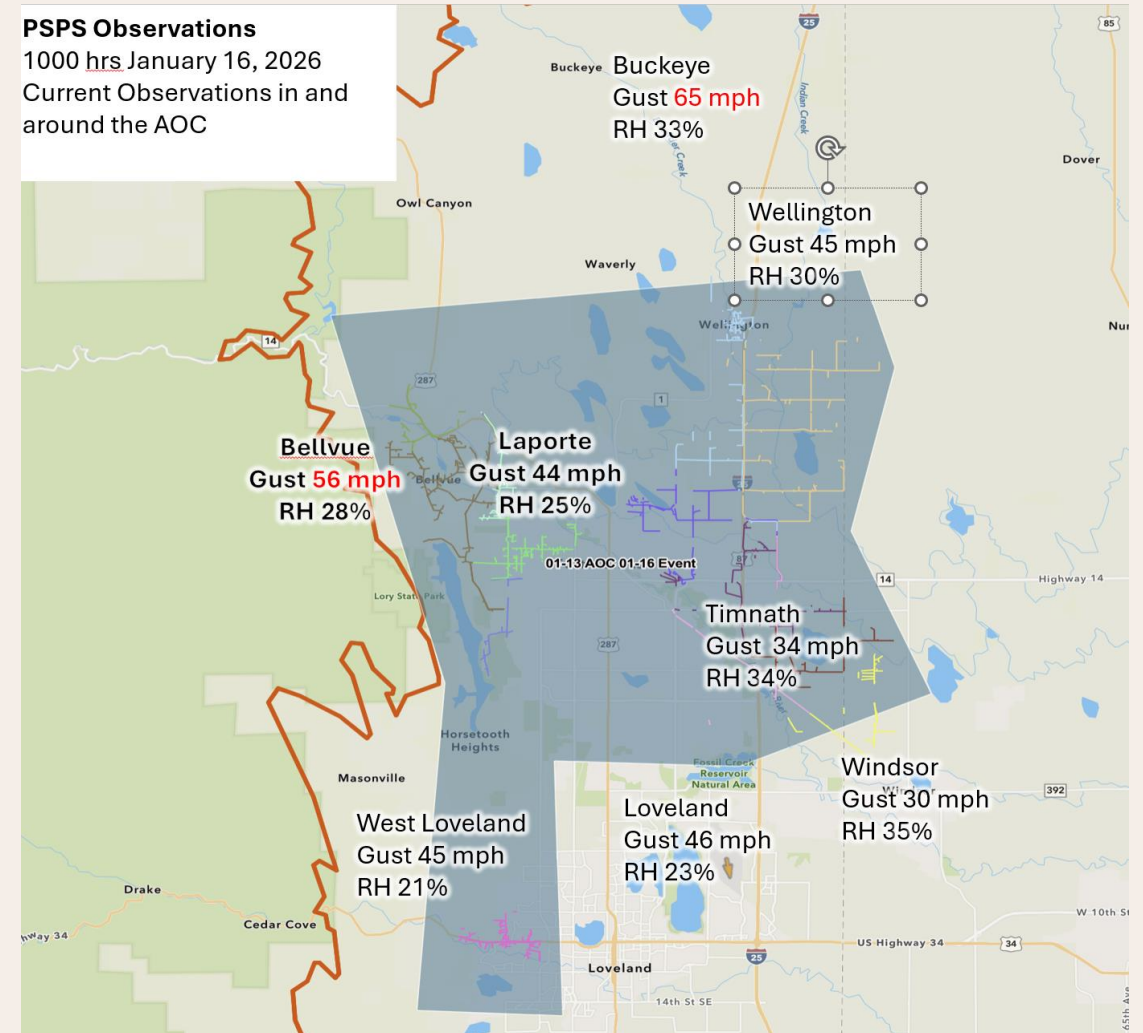
PSPS Observations

0900 hrs January 16, 2026
Current Observations in and around the AOC



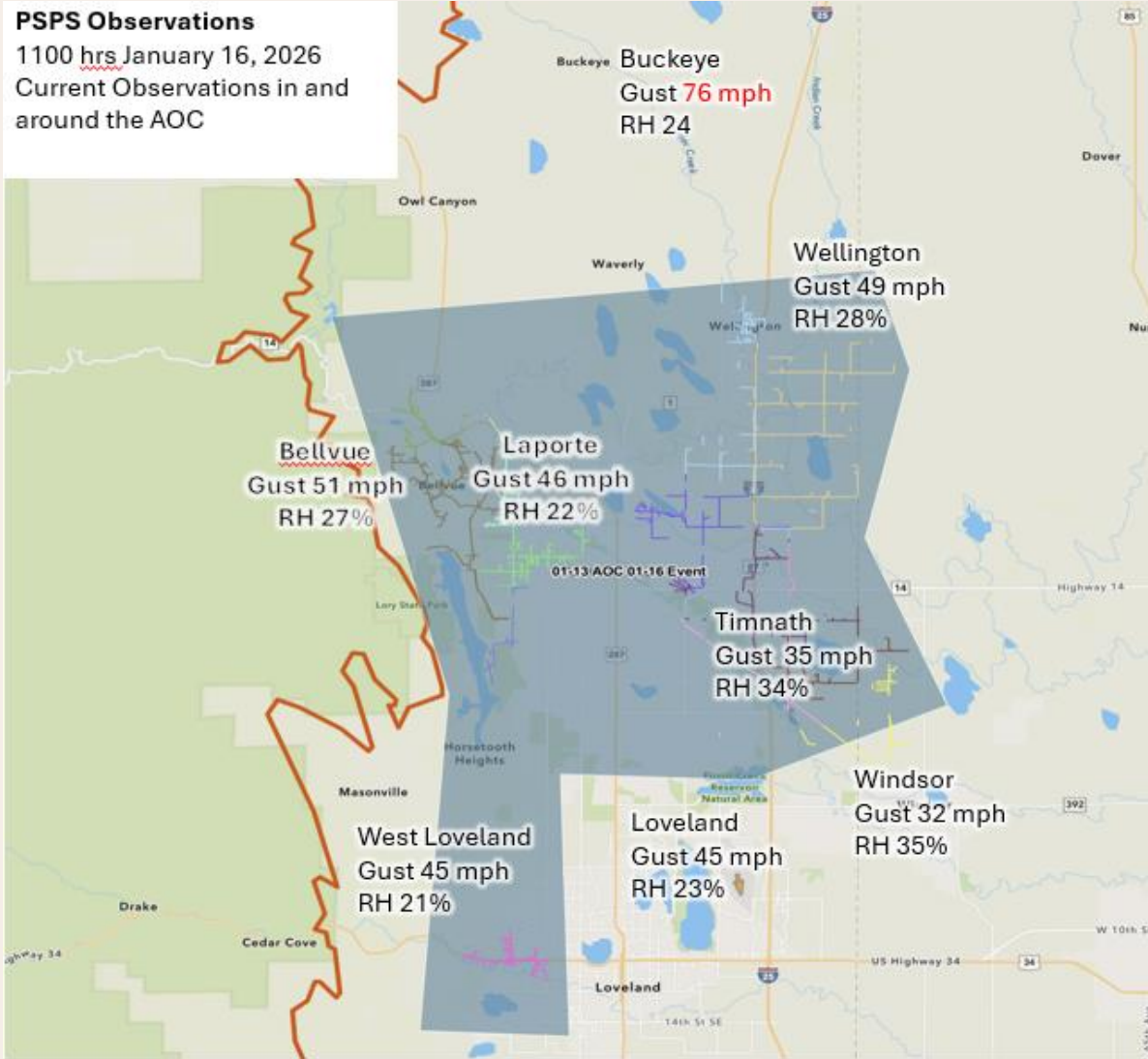
PSPS Observations

1000 hrs January 16, 2026
Current Observations in and around the AOC

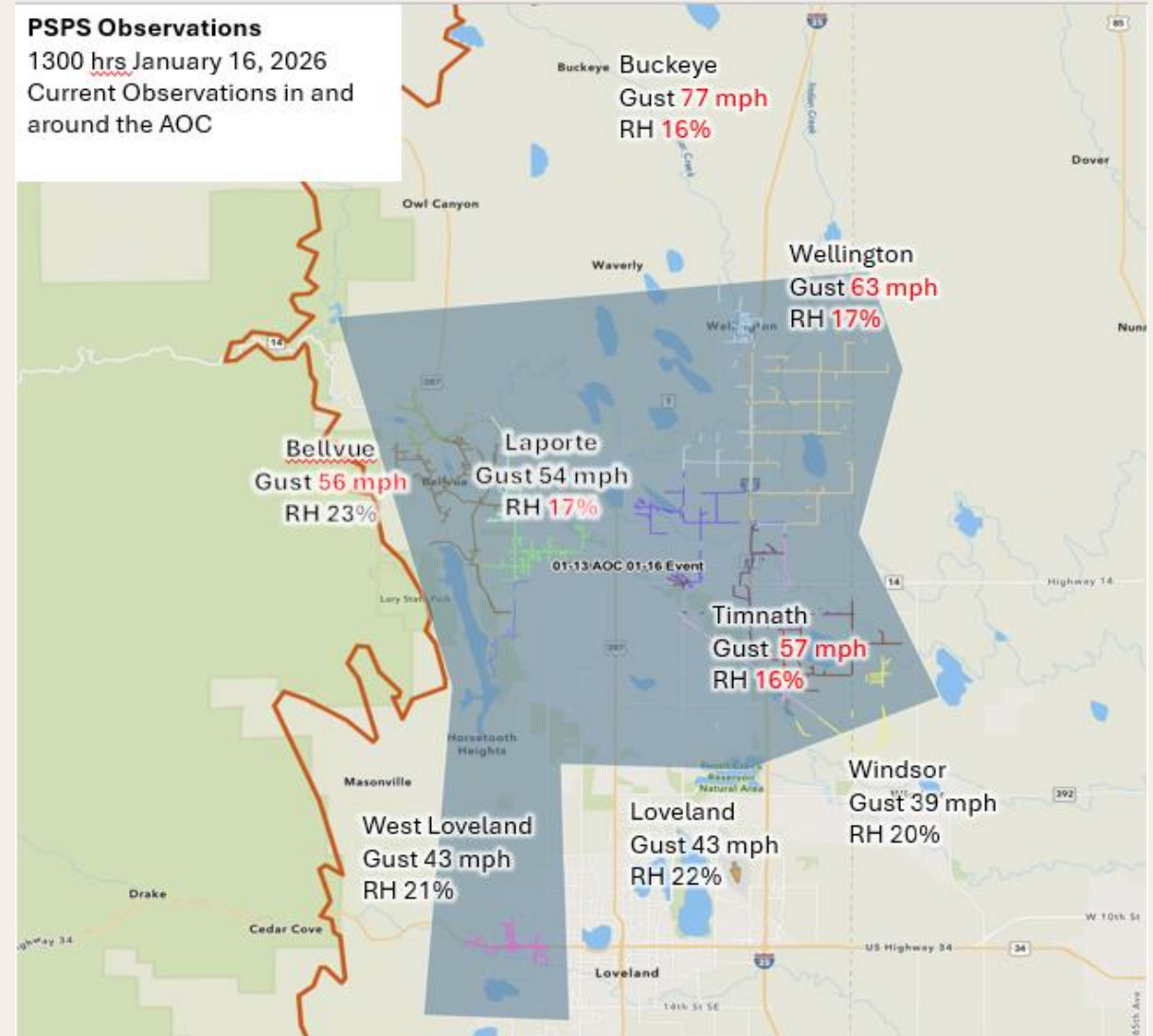


WEATHER CONDITIONS ON JANUARY 16

PSPS Observations
 1100 hrs January 16, 2026
 Current Observations in and
 around the AOC

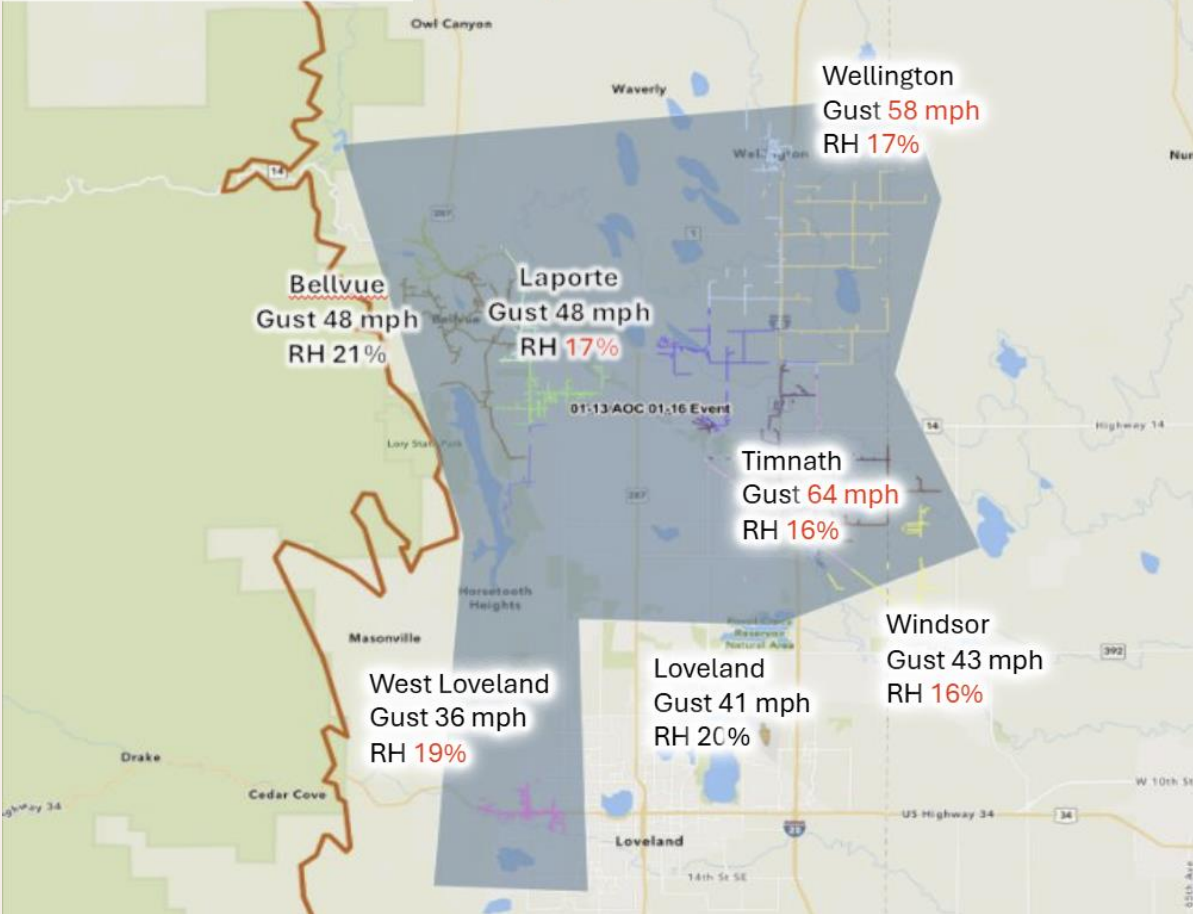


PSPS Observations
 1300 hrs January 16, 2026
 Current Observations in and
 around the AOC

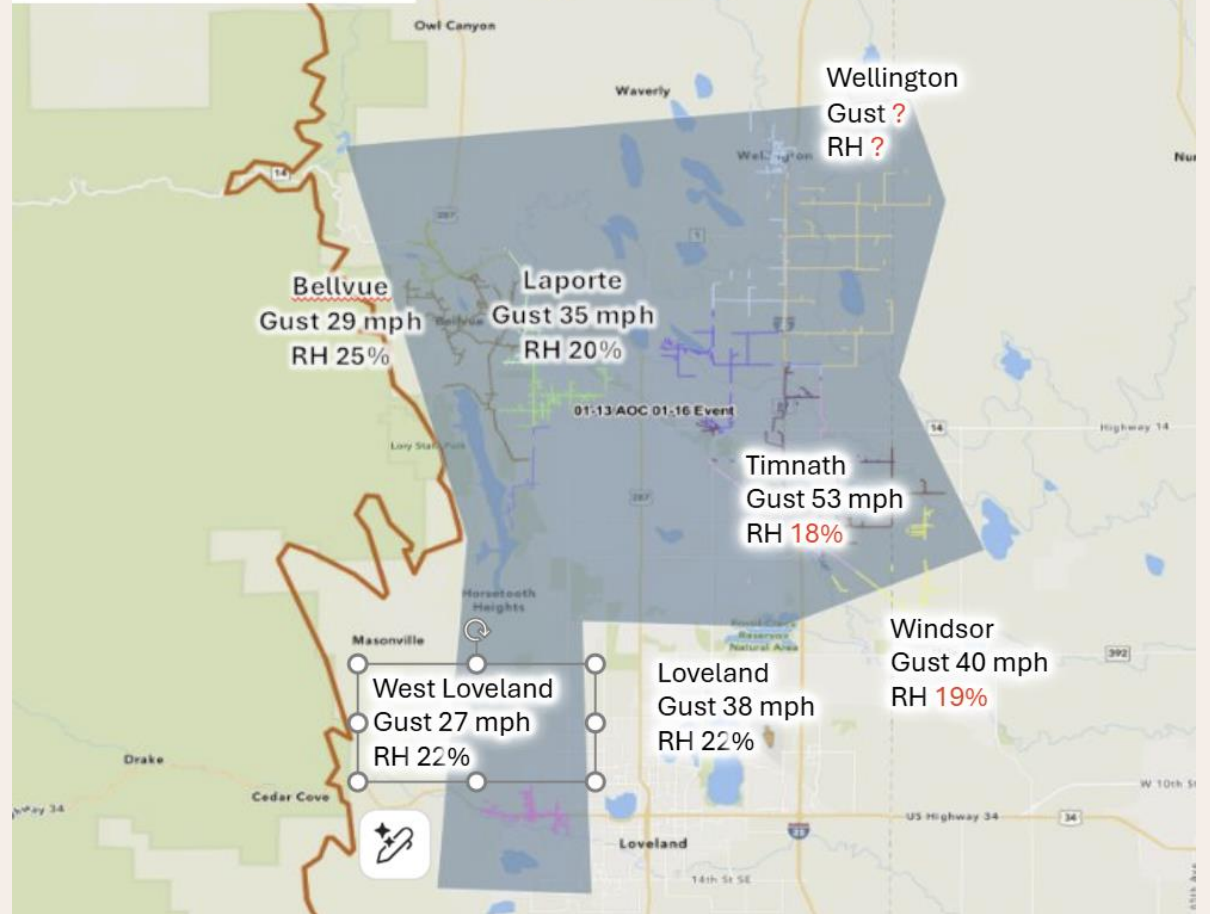


WEATHER CONDITIONS ON JANUARY 16

PSPS Observations
 1500 hrs January 16, 2026
 Current Observations in and around the AOC



PSPS Observations
 1700 hrs January 16, 2026
 Current Observations in and around the AOC





RESTORATION



MATERIAL CONSUMPTION OVERVIEW

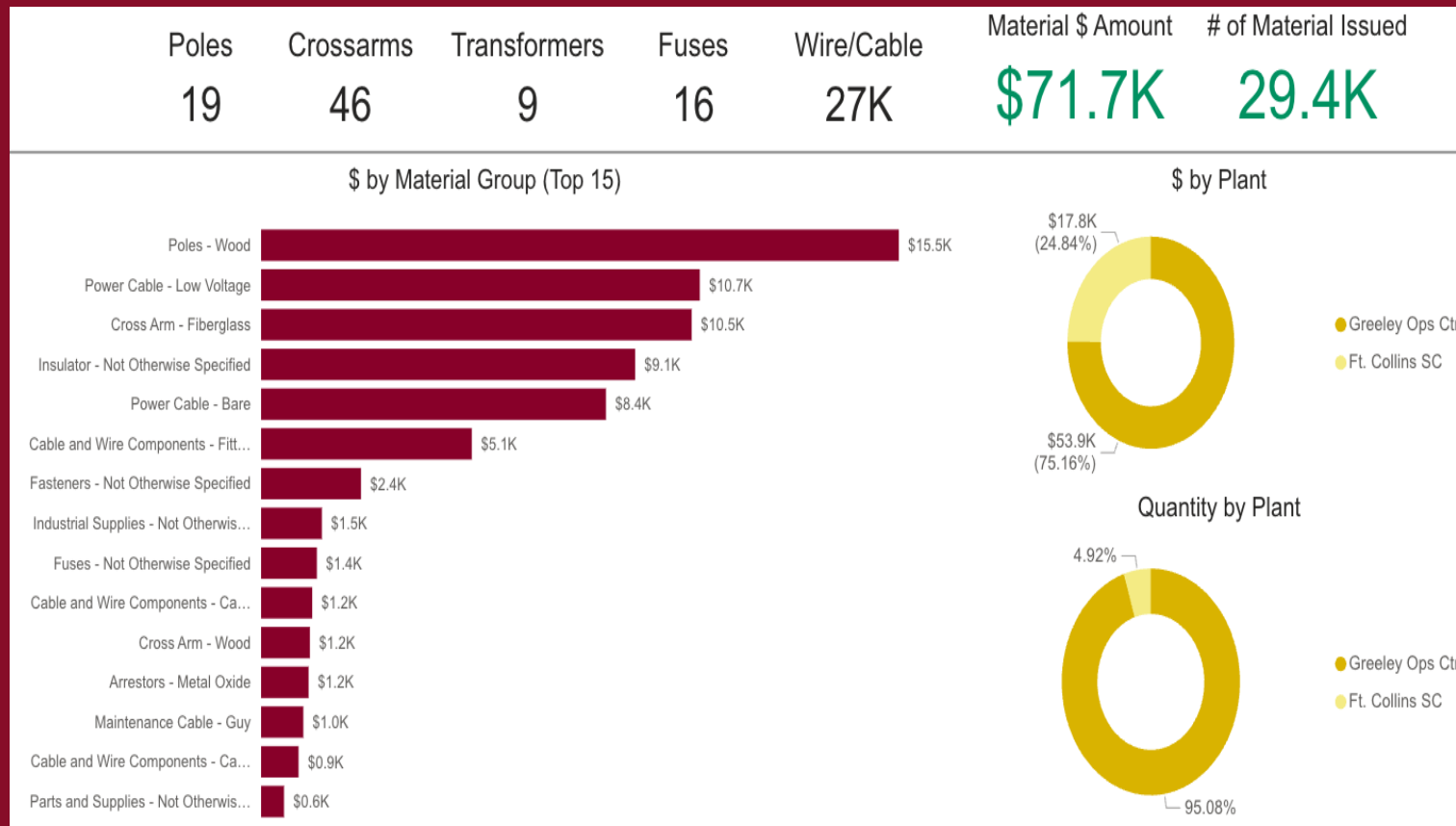
Key Insights

Structural Damage Intensity: The 01/2026 event required **19 wood poles**, nearly double the count of the severe 04/2024 wind event (10 poles) and significantly more than typical snowstorms. This suggests extreme localized wind speeds or debris impact causing "cascading" structural failures.

Anomalous Crossarm Consumption: With **46 crossarms** issued, the January event saw a roughly **7.5x increase** over the 04/2024 baseline. This indicates that while poles were lost, an even higher ratio of hardware-only failures occurred, likely due to lateral stress on the fiberglass and wood components.

Regional Concentration: Greeley Ops Center bore the brunt of the impact, accounting for **75.16% (\$53.9K)** of the material spend and over **95% of the total quantity** of items issued. Supply chain staging should continue to prioritize Greeley as the primary logistics hub for Northern Colorado PSPS response.

Cost Efficiency vs. Volume: Despite the high volume of structural components (Poles/Arms), the total spend of **\$71.7K** is only marginally higher than the 04/2024 wind event (\$69K). This is due to a lower volume of high-cost items like fuses (16 vs. 82) and moderate transformer loss (9 units), keeping the financial impact "contained" relative to the physical damage.



Event Category	Date	Poles	Crossarms	Transformers	Fuses	Wire/Cable	Total Material \$
PSPS (Current)	01/2026	19	46	9	16	27K ft	\$71.7K
Wind Event	04/2024	10	6	2	82	20K ft	\$69K
Wind Event	03/2024	2	1	1	14	18K ft	\$51K
Snowstorm	05/2022	1	2	0	5	38K ft	\$68K

EXECUTIVE COMPARISON TABLE

2026 PSPS PERFORMANCE VS. HISTORICAL EVENT AVERAGES

Final Bold Insight

- The 2026 PSPS event fundamentally shifted the "damage profile" for Northern Colorado.
- Historically, your biggest headache was **Wire/Cable** (especially in the 05/2022 Snowstorm). In 2026, the crisis moved to **Poles and Crossarms**.
- Greeley is now clearly defined as your **Logistical Bottleneck** for structural timber, while Fort Collins remains a **Technical Repair** hub.

Category	Greeley (2026)	Ft. Collins (2026)	Historical Avg (Pre-2026)	2026 Trend
Total Spend	\$53.9K	\$17.8K	\$43.1K	↑ Above Avg
Wood Poles	~18	~1	3.2	↑ Record High
Crossarms	~44	~2	3.0	↑ Record High
Fuses	High Vol	Low Vol	22.5	↓ Below Avg
Primary Driver	Structural Failure	Equipment Repair	Conductor/Wire	Shift to Structural



MATERIAL CONSUMPTION FT. COLLINS

The High-Value Surgical Response

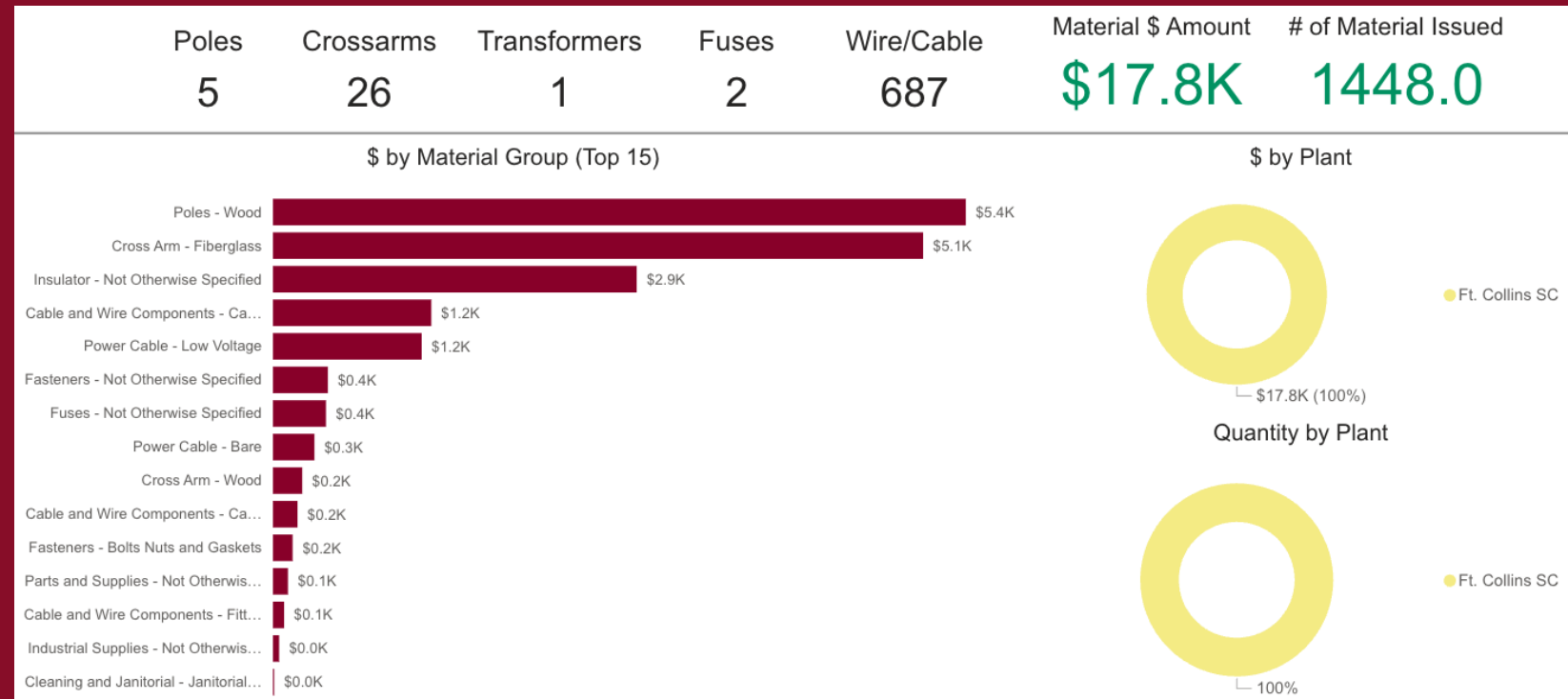
Fort Collins typically maintains a lower physical footprint in major events, and 2026 followed this trend but with a "surgical" high-cost profile.

Material Value Density: Despite accounting for less than 5% of the total physical items issued in 2026, it claimed 25% of the total spend (\$17.8K).

Historical Comparison: In previous wind events (like 03/2024), Ft. Collins spend was often buried in the total. In 2026, the cost-per-issued-item in Ft. Collins was roughly 6x higher than in Greeley.

Lower Structural Impact: Historically, Ft. Collins sees fewer pole and crossarm failures during wind events compared to Greeley. The 2026 data confirms this, with the vast majority of the 19 poles and 46 arms allocated to Greeley's rebuild efforts.

Restoration Strategy: The low quantity/high cost suggests that Ft. Collins experienced fewer cascading failures and instead required specialized equipment (transformers/arrestors) to restore localized outages.





LESSONS LEARNED



XCEL ENERGY AFTER ACTION PLAN

What went well

- Communications to all stakeholders (business and residential customers, OEMs, state/local officials, critical customers, medical device customers, key accounts, media, etc.) were timely throughout the event
- Reduced scope from 20K to 9K customers
- Daily outreach to key accounts, critical customers for 7 days
- All PSPS customers restored on evening of 1/16/26

Where we can improve

- The online outage map and its automated estimated restoration times provided customers with inaccurate information, frustrating and confusing customers
- Conflicting communication to customers who were in the PSPS vs those not included
- How to provide accurate restoration updates accounting for unknown damage, meteorology risk and repairs?
- Notification to tenants (non-account holders) could not take place with current capabilities
- Overall awareness of power shutoffs and how residential and business customers can be prepared for the next extended outage



PREPARING FOR OUTAGES

If outages occur, it's important to have access to the most recent updates about power restoration.

Customers should make sure their account information and communications preferences are up to date through the [My Xcel Energy mobile app](#) or by visiting the [Xcel Energy website](#).

Building a Home Emergency Kit

- Acquire a first aid kit of sufficient size for the household and keep it stocked.
- Stock up on batteries and consider purchasing portable chargers and communications devices that do not require electricity, such as a battery-powered radio or a phone not reliant on electricity.
- Write down emergency numbers and critical contact information.

Medical and Food Considerations

- Keep an emergency supply of prescription and non-prescription medications on hand, and plan for medications, like insulin, that require refrigeration.
- Fully charge personal medical devices and ensure a backup power source is available for electrically powered medical equipment.
- Purchase non-perishable food (and a manual can opener if needed) and bottled water.







Board of Trustees Meeting

Date: February 10, 2026

Subject: Wellington Colorado Main Street Program: 4th Quarter 2025 Report

- **Presentation: Caitlin Morris, Main Street & Events Coordinator**

EXECUTIVE SUMMARY

This memo accompanies the Wellington Main Street Program's (WCMSPP) 2025 Quarter Four report. It provides a summary of key activities, accomplishments, and community impact from October, November, and December 2025, while also highlighting how this work positions the Program for a strong and strategic start to 2026.

As part of our continued commitment to transparency, communication, and collaboration, these quarterly updates are intended to keep the Board of Trustees informed, demonstrate alignment with Town strategic priorities, and showcase tangible outcomes that support downtown vitality, economic resilience, and community connection.

BACKGROUND / DISCUSSION

Quarter Four served as both a culmination of 2025 efforts and a strategic transition into 2026. The Program's focus during this period centered on community engagement, seasonal activation, local economic support, and organizational readiness for the year ahead.

A major highlight of the quarter was Trick or Treat Down Main Street, which brought thousands of residents and visitors downtown and reinforced Main Street's role as a hub for family-friendly community experiences. The event strengthened partnerships with local businesses, increased downtown foot traffic, and contributed to a positive and welcoming identity for Wellington's Main Street district.

The holiday season was further activated through Wellington Lights and a series of new and expanded festive experiences designed to infuse holiday spirit throughout downtown while encouraging residents to shop locally. Enhanced décor, community gatherings, and holiday-focused programming invited residents to spend more time downtown during a critical retail period, strengthening Main Street's role as a seasonal destination as well as our partnerships with the Town of Wellington and Wellington Area Chamber of Commerce.

The Shop Local Campaign moved into implementation during Quarter Four, with a direct \$2,000 investment into the Yiftee *Shop Wellington* digital gift card program. This investment supported a Buy One, Get One (BOGO) incentive campaign designed to drive additional spending at participating local businesses while keeping consumer dollars circulating within the local economy.

Collectively, Quarter Four programming and investments were intentionally designed to maximize economic impact during one of the most important retail periods of the year. Through event-based activation, targeted incentives, and increased downtown visibility, the Program generated additional foot traffic, encouraged repeat



visits, and reinforced Main Street as a year-round destination. Estimated attendance across all Quarter Four events totaled approximately 6,825 participants, reflecting strong community engagement and reach.

Quarter Four also marked a pivotal period of organizational growth, volunteer engagement, and leadership development. Volunteers contributed an extraordinary 896 hours (746 hours from Board and committee members and an additional 150 volunteer hours), demonstrating deep community investment in the Program’s mission. The Program also hosted its Annual Dinner and expanded the Board of Directors from seven to eleven members, with the addition of one alternate. Together, these efforts reflect a deliberate focus on long-term succession planning and leadership transition, strengthening governance capacity and supporting the long-term resiliency of the Program.

As the quarter concluded, staff and leadership turned attention toward finalizing 2025 deliverables while preparing for 2026. This included evaluating program outcomes, refining priorities, and developing the proposed 2026 budget and workplan. A significant focus moving into 2026 will be the Cleveland Avenue Construction project, with the Program well positioned organizationally to support businesses, residents, and visitors through this period of disruption. Building on prior planning efforts, partnerships, and increased leadership capacity, WCMSP will shift additional focus toward communication, access, activation, and business support strategies that help mitigate impacts and maintain downtown vitality throughout construction.

CONNECTION WITH ADOPTED MASTER PLANS

The projects and initiatives of the WCMSP continue to support key goals outlined in the Town of Wellington Comprehensive Plan and the Town’s Strategic Plan, particularly those related to economic development, community identity, downtown vitality, and resident engagement.

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

Review and retain report.

MOTION RECOMMENDATION

N/A

ATTACHMENTS

1. 2025 Q4 WCMSP BOT Report Presentation



MAIN STREET PROGRAM
WELLINGTON, CO • EST. 2014

2025 QUARTER 4 REPORT

Board of Trustees Meeting
February 10, 2026
Presented by: Caitlin Morris

Quarter 4 Focus Areas

Wrap-up
2025 Initiatives



Support Local



Lay Groundwork
for 2026



Quarter 4 Achievements – Events & Engagement

- Main Street Markets
 - Hosted final Fall market on October 17
 - Season grossed ~\$80K-\$100K in sales
 - 2026 planning underway
 - Fridays, 4:30-7:30 pm | June 12-September 25
 - Initiated SNAP/EBT certification process
- Trick or Treat Down Main Street
 - Fundraised ~\$10,000
 - ~3,000 attendees
 - 45 local businesses
 - Added: Spooky Walk Experience
- Wellington Lights Events
 - Expanded décor, experiences, and community gatherings
 - Partnered with Town and Chamber



Nov. 29 2:30-4:30 P.M. PETTING ZOO
5 P.M. DOWNTOWN LIGHTING

Dec. 6 3-5 P.M. SANTA AT OWL CANYON
5:30 P.M. PARADE OF LIGHTS

Dec. 19 4 P.M. MINGLE ON MAIN: HOLIDAY SPECIALS AT LOCAL BUSINESSES

AND MORE! SCAN THE QR CODE FOR FULL DETAILS!

Quarter 4 Achievements: Shop Local Campaign

- \$2,000 investment in Yiftee Shop Wellington digital gift card
- Buy One, Get One (BOGO) holiday incentive campaign
- Encouraged residents to shop local during critical retail season
- Kept consumer dollar circulating within Wellington economy



Quarter 4 Achievements: Annual Dinner

- “Taste of Wellington” style dinner
- Decorations provided by 3 Main Street businesses
- ~65-70 guests
- Recognition awards presented:
 - Business of the Year: Old Colorado Brewing Co.
 - Volunteer of the Year: Melanie Murphy
 - Youth Volunteer of the Year: Sophia Parten
- Board expanded from 7 to 11 members, plus 1 alternate
- Focus on succession planning, board growth, and leadership development



DOLA Partnership & Support

- Benefits of being a Colorado Main Street:
 - Scholarship Funding - \$15,000 for 5 years (2025-2030)
 - Mini-Grant Funding - \$65,000 for 5 years (2025-2030)
 - Main Street Managers Summit – Lyons (10/1-10/2)



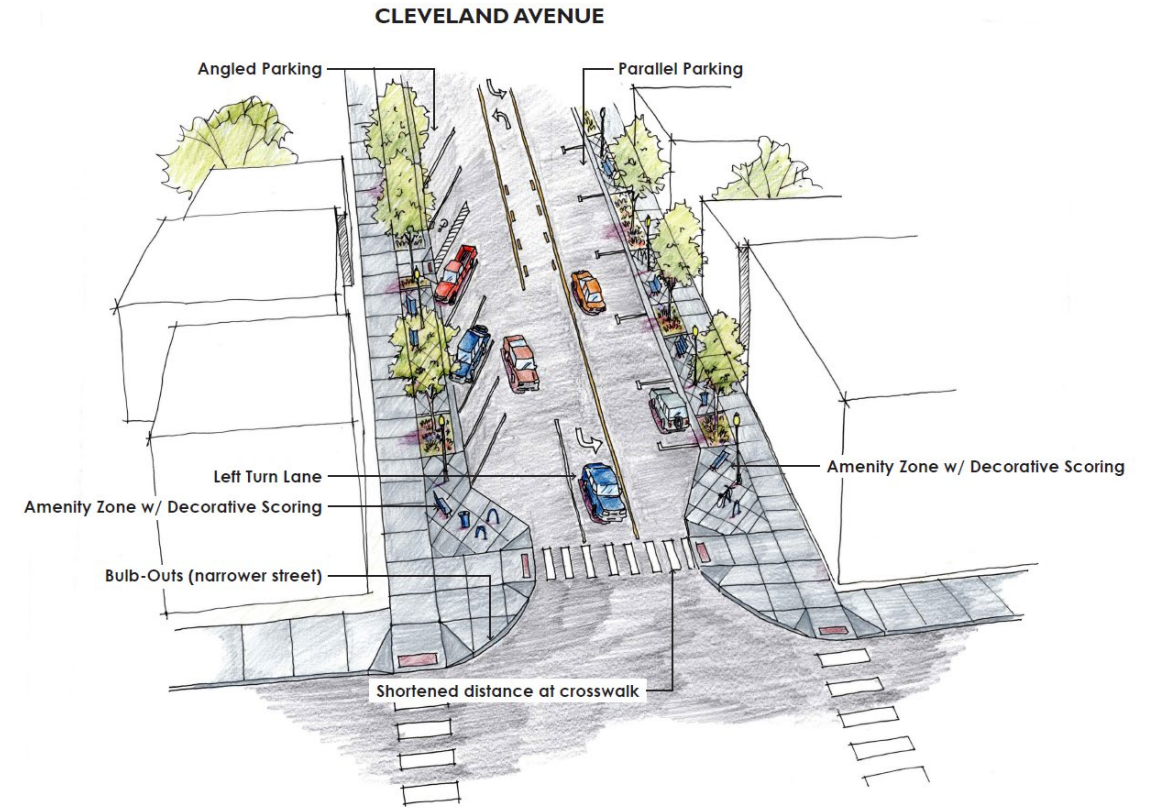
COLORADO
Department of Local Affairs



DOLA Consulting Services

- Underway: 3D rendering of Cleveland Ave (\$22,095)
- Strategic Plan and board retreat (\$13,850)
- Facilitation (\$2,750)
- Promotional video (\$2,100)
- Building/business inventory (\$2,400)

Total consulting investment: \$43,165



DOLA Architectural Services

- Old First National bank building
 - New owner (Dragon & Cone)
 - Restoration
 - National Register for Historic Place
- Roll 'N Stroll
 - ADA Accessibility



WELLINGTON MAIN STREET



2025 Q4 Program Impact



896 Volunteer Hours (3,850 total hours for 2025!)



~\$35,000 Fundraised



14 out of 15 Partnerships & Collaborations engaged



8,000+ Community Members Engaged



2 Properties Sold/Leased



0 New Businesses



\$8,000+ Spent Locally During Holidays

What's Ahead (2026)

Cleveland Ave.
Construction

Expansion of Sign
& Awning Grant
Program

DOLA virtual site
visit (February 17)

Communications
Plan with Slate
Communications

Updated website
with Brandesigns

Volunteer
Engagement
Program

Historic
storytelling series
with WMHS

Continuation of
Shop Local
Campaign

Development of
Art in Public
Places Program

Finalization of
Economic Vitality
Plan

Children's
Entrepreneurial
Market

New partnerships



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wellingtonmainstreetco@gmail.com
(970)657-3486



Board of Trustees Meeting

Date: February 10, 2026

Subject: Cleveland Avenue Business Support

- **Presentation: Patti Garcia, Town Administrator & Kelly Houghteling, Deputy Town Administrator**

EXECUTIVE SUMMARY

During the 2026 Budget process, the Board of Trustees set aside \$35,000 for Cleveland Avenue Business Support in recognition that downtown businesses will experience significant impacts during construction. These impacts include temporary loss of storefront access due to sidewalk replacement, reduced visibility, parking constraints, noise, pedestrian detours, and a major roadway overhaul.

Research from peer communities shows that similar construction projects often result in reduced business revenue and sales tax collections, prompting many municipalities to implement targeted business support programs during construction. While each community's needs differ, the consistent theme is that timely, visible, and community-focused support can mitigate economic harm and sustain downtown vitality.

BACKGROUND / DISCUSSION

To ensure the proposed approach reflects local needs, staff worked closely with the Cleveland Avenue Construction Committee (C3 Committee), comprised of downtown business owners. Given the limited funding available, staff and the C3 Committee focused on a targeted, high-impact strategy that prioritizes:

- Immediate financial relief
- Maintaining visibility and access
- Sustaining foot traffic
- Supporting positive community sentiment during construction

Below is the proposed allocation of the \$35,000, followed by a detailed description of each program component.

Budget Overview

Category	Amount
Direct Business Support (Gift Cards)	\$20,000
Marketing	\$3,000
Events	\$5,000
Signage & Wayfinding	\$5,000
Aesthetic Improvements & Art	\$3,000
Total	\$35,000

Direct Business Support – \$20,000

- Business Gift Card Purchase & Re-Circulation Program – \$17,000

- Purchase gift cards directly from each significantly impacted business for use in prize giveaways and promotions throughout construction.
 - Gift cards will be distributed through town-led marketing efforts, events, and incentive programs to encourage residents to continue shopping downtown.
 - Benefit: This approach provides an immediate cash infusion to businesses, promotes repeat visits, increases customer loyalty, and delivers a high return on investment.
 - Eligible Businesses: Businesses primarily dependent on in-person customer traffic and located within or immediately adjacent to active construction zones. These include retail stores, restaurants, breweries, bars, and personal service businesses such as salons and barbershops. “Pardon Our Mess” Dollars – \$3,000
- Small-denomination gift cards (\$5–\$10) provided to businesses for discretionary distribution to customers experiencing construction-related inconvenience.
 - Businesses may receive these cards by attending monthly business/property owner meetings.
 - Benefit: Maintains goodwill, reduces customer frustration, encourages return visits, and supports ongoing engagement with construction communications.

Marketing – \$3,000

- Construction-Related Marketing Campaign: Funding for paid advertising (print, digital, social media, and radio), graphic design, photography, video services, and printed materials. Messaging will emphasize that downtown businesses remain open and accessible during construction.
- Benefit: Offsets lost foot traffic by intentionally driving awareness and maintaining consistent, positive messaging.
- Door Hangers
 - Distributed to Wellington residents with construction information on one side and “Shop Local” messaging on the other.
 - Based on C3 Committee feedback, door hangers are expected to be more effective than direct mail.
 - Volunteer support will be used for distribution.
- BINGO Cards
 - Monthly or quarterly downtown BINGO promotions with larger prize incentives.
 - Prizes may include Shop Wellington gifts and business gift cards.
 - Benefit: Encourages playful participation, maintains positivity, and keeps community morale high.

Events – \$5,000

- Monthly Business & Property Owner Meetings

- Rotating locations with construction updates, issue resolution, and collaborative problem-solving.
- One complimentary non-alcoholic beverage and light appetizers may be offered.
- Attendance at least once during construction will be required to receive “Pardon Our Mess” gift cards.
- Benefit: Ensures consistent, transparent communication and strengthens relationships during construction.
- Construction Concert Series
 - Indoor and outdoor concerts hosted at local businesses.
 - Free tickets with limited capacity.
 - Features Northern Colorado musicians, prioritizing Wellington-based artists, with a strong youth and family-friendly focus.
 - Benefit: Drives foot traffic, increases sales, and builds community excitement during construction.
- Seasonal Mini-Events
 - Flexible, low-cost events designed to encourage downtown exploration and repeat visits.

Signage & Wayfinding – \$5,000

- Strategic Access Signage
 - Large branded gateway signage at I-25 north/south entrances and Cleveland Avenue east/west corridors.
 - Temporary wayfinding signage for alley access, parking, and “Businesses Open” messaging.
- Main Street Sign & Awning Grant Contribution
 - Supplemental funding to expand the existing signage grant program.
 - Option for businesses to purchase CDOT-approved signs for placement at the I-25 interchange.
 - Benefit: Reduces confusion, improves access, and increases business visibility during construction.

Aesthetic Improvements & Art – \$3,000

- Downtown & Construction-Zone Enhancements
 - Art installations such as painted pianos, murals, transformer boxes, window art, plywood art, and decorated construction fencing.



- Three donated pianos and multiple mural locations have already been identified.
- Art may be incorporated into events and Art Crawls as live placemaking experiences.
- Benefit: Creates a welcoming downtown environment during construction, increases time spent downtown, and supports arts-driven economic development.

Total Program Investment: \$35,000

This proposal reflects direct input from impacted businesses and focuses on high-impact, community-centered strategies to support downtown through the Cleveland Avenue construction period while maintaining transparency, accountability, and fiscal responsibility.

CONNECTION WITH ADOPTED MASTER PLANS

This aligns with the Strategic Plan goal, "foster economic vibrancy."

FISCAL IMPLICATIONS

A total of \$35,000 is included in the 2026 Budget, under the legislative expenditures.

STAFF RECOMMENDATION

Staff welcomes feedback from the Board of Trustees on the proposed direction and whether it aligns with the Board's expectations.

MOTION RECOMMENDATION

N/A

ATTACHMENTS

None

Board of Trustees Meeting

Date: February 10, 2026

Subject: 2026 Recommended Municipal Utility Rates - Presentation with Public Comment

- **Presentation: Meagan Smith, Deputy Public Works Director**

EXECUTIVE SUMMARY

This agenda item presents Staff's recommended 2026 water, wastewater, and stormwater rate adjustments developed through the 2025 Utility Rate & Fee Study and refined based on Board work sessions held on December 16, 2025 and January 20, 2026. Staff is seeking public comment and direction from the Board of Trustees at the February 10 meeting with formal adoption by ordinance scheduled for the February 24, 2026 Trustee meeting.

The proposed adjustments maintain the existing water rate structure for residential classes, propose uniform water rate structures for the commercial and irrigation classes, implement needed wastewater revenue increases and commercial strength-based surcharges, and update the Town's stormwater drainage rate. Collectively, these changes support long-term financial sustainability and cost-of-service alignment.

Key elements of the recommendation include maintaining the existing water rate structure for residential classes while enhancing class-level cost recovery, implementing an 18% wastewater revenue adjustment with strength-based rates for commercial customers; and applying a 25% increase to the Town stormwater drainage fee.

BACKGROUND / DISCUSSION

Water Rates

The Board of Trustees held work sessions on December 16, 2025 and January 20, 2026 to review proposed updates to water, wastewater, and stormwater rates and water and wastewater impact fees developed as part of the 2025 Utility Rate & Fee Study. At the December session, the Rate Advisory Group presented their recommended changes to the Town's water rate structure. Following their presentation, Raftelis and Staff provided an overview of the five-year financial outlook for all three utilities, including projected revenue requirements, reserve performance, and debt service coverage targets.

As part of that discussion, Staff and Raftelis presented proposed wastewater rate changes and stormwater rate changes and outlined two possible water rate structure options for Board consideration:

1. Adopt the Advisory Group's proposed rate structure changes. Although this option did not increase the overall water fund revenue requirement, it would result in increases on most customer water bills due to shifts in allocations across customer classes.
2. Maintain the existing water rate structure. Under this option, the Town would continue using its current structure and cost allocations, avoiding broad bill impacts.

The Board asked Staff and Raftelis to develop a third alternative rate structure and to return with a comprehensive comparison of monthly and annual bill impacts, including the effects of the proposed



wastewater and stormwater rate changes, under all three water rate structure options. Staff and Raftelis completed this work and presented the analysis at the January 20, 2026 work session. At that meeting, the Board directed Staff to maintain the existing water rate structure for 2026 and to proceed with the proposed updates to both water and wastewater impact fees.

Rate Advisory Group Feedback

During the work sessions, Rate Advisory Group members provided two primary areas of feedback regarding the existing water rate structure.

1. Concern about low-use residential customers paying for more water than they consume.

The advisory group noted that the existing water rate structure includes a monthly base charge that allows for 3,000 gallons of water use. As a result, customers who use less than 3,000 gallons are effectively paying for more water than they consume.

This structure was intentionally adopted in 2022 following the Town's comprehensive rate and fee study, based on policy direction from the Board and the then-convened citizen advisory committee to ensure affordability and predictability for essential indoor household water use. The 3,000-gallon baseline was selected to achieve that objective while maintaining cost-of-service compliance across customer classes.

The current advisory group expressed a desire to eliminate this prior policy direction in favor of a structure that places more emphasis on volumetric pricing and individualized monthly consumption. This represents a shift in policy perspective rather than a financial necessity.

2. Concern about under-recovery of cost of service for the multi-unit residential class.

The advisory group also raised concern that the multi-unit residential class is not fully recovering its proportional cost of service under the existing structure, with a current annual under-recovery estimated at approximately \$20,000. While this represents a small portion of the water utility's total annual rate revenue (approximately \$5.2 million), the advisory group emphasized the importance of equitable cost distribution tied to actual system demands.

Together, these concerns highlight the advisory group's interest in increasing both consumption-based equity and class-based cost alignment within the Town's water rate design. Staff acknowledges the validity of these perspectives while also considering Board direction, recent policy decisions, and the Town's current financial position.

In balancing the Board's January 20 direction to maintain the existing water rate structure with the advisory group's concerns regarding cost-of-service alignment and low-use customer equity, Staff collaborated with Raftelis to identify an approach that improves class-level cost recovery without requiring structural rate changes. This solution respects the Board's commitment to rate stability, acknowledges the advisory group's feedback, and maintains the integrity of the cost-of-service methodology established in the 2022 rate study and updated with the 2025 rate study.

Proposed Water Rate Adjustments

Staff recommends adopting 2026 water rates that maintain the existing rate structure while improving alignment with cost-of-service targets and responding to advisory group feedback on multi-unit cost recovery.



To develop the recommended rates, Staff worked with Raftelis to establish allocated class costs (cost of service by customer class) and then design fixed and volumetric charges so that each class's projected revenue aligns with its assigned cost target.

Under the recommended approach, the single-unit residential, commercial, and irrigation classes would reflect a 3% reduction in their revenue targets. This reduction was implemented by:

1. Setting each class's allocated revenue target equal to revenue produced under existing rates and then reducing that target by 3%,
2. Applying a corresponding 3% reduction to existing service charges.

Remaining class costs are recovered through volumetric rates consistent with the existing structure. For commercial and irrigation classes, volumetric rates were converted to a uniform rate (in support of the Rate Advisory Group recommendation) using a weighted average based on three-year average usage patterns and then reduced by 3%.

Because the recommended 2026 adjustment includes a 3% reduction to the residential base charge, the change will be felt most directly by low-use residential customers. Particularly those who do not exceed the 3,000-gallon monthly base allowance. All single-unit residential customers are expected to see a reduction in their water bill under the recommended rates; however, customers who remain at or below the 3,000-gallon base allowance will receive the largest proportional benefit, since a greater share of their monthly bill is comprised of the base portion rather than volumetric charges. This recommendation does not eliminate the existing policy decision embedded in the current rate structure (i.e., inclusion of 3,000 gallons in the base rate), but it provides the greatest relative bill relief to the lowest-use customers and partially addresses the advisory group concern while maintaining the Board-directed rate structure for 2026.

For multi-unit residential, the recommended approach maintains cost-of-service integrity by setting the class revenue target equal to revenue under existing rates (i.e., not reduced) to move the class closer to full recovery of its proportional cost of service. Consistent with other residential customers, the multi-unit service charge is reduced by 3%; however, the remaining allocated costs are recovered through volumetric rates under the existing multi-unit rate structure.

This methodology allows the Town to maintain the Board-directed rates structure for 2026 while addressing the identified multi-unit under-recovery through class-based revenue targets and consistent application of rate adjustments.

See Attachment 1 for a comparison of existing and proposed water rates by customer class.

Wastewater Rates

The wastewater utility's five-year financial outlook shows a near-term need for rate revenue adjustments to support operating costs, reserve targets, and debt service coverage requirements. Raftelis' wastewater financial plan reflects an 18% rate revenue increase in 2026 (followed by 10% in 2027 and 8% in 2028) to maintain long-term utility sustainability and to progress toward the Town's targeted debt service coverage metrics.

The Rate Advisory Group reviewed Raftelis' recommended wastewater rate revenue adjustments and associated updates to the wastewater rate structure and expressed support for the proposed approach, including the introduction of strength-based surcharges for commercial customers.

Proposed Wastewater Rate Adjustments

The Town's existing residential wastewater rate structure, consisting of a monthly base charge plus a volumetric charge based on average winter consumption (AWC), is consistent with industry best practices and remains appropriate for Wellington. As such, Staff is not recommending any changes to the residential wastewater rate structure for 2026. The updated cost-of-service analysis did result in refinements to the allocation of costs between the fixed monthly charge and the volumetric charge, ensuring that each component of the rate more accurately reflects the underlying cost drivers for the utility. The proposed adjustment for residential customers reflects the updated cost alignments and the revenue increase necessary under the wastewater financial plan, not structural redesign.

A key component of the staff recommendation, and supported by the Rate Advisory Group, is to introduce strength-based surcharge rates for commercial wastewater customers. This change recognizes that wastewater costs are driven not only by volume (flow) but also by the strength of the wastewater discharged (i.e., higher concentrations of pollutants requiring more treatment). Under the recommended structure, commercial customers would continue to be billed based on 85% of actual monthly water consumption to estimate wastewater flow, but the volumetric wastewater rate would vary by strength category.

This structure is intended to improve equity and cost recovery by better aligning commercial bills with the relative treatment burden placed on the wastewater system. The surcharge framework provides a transparent mechanism for recovering higher treatment costs from users who contribute higher-strength waste.

See Attachment 2 for a comparison of existing and proposed wastewater rates by customer class.

Stormwater (Drainage) Rates

The Town's drainage utility supports operation and maintenance of the stormwater system as well as implementation of capital improvements identified in the 2023 Storm Drainage Master Plan. The Town also continues active coordination with the Boxelder Basin Regional Stormwater Authority (Authority) regarding the anticipated sunset of the Authority and its associate drainage fee. While the actual closure date may extend into 2027, the financial modeling used to develop the proposed rates assumes the Authority closes by the end of 2026.

Wellington utility customers currently see two drainage-related fees on their monthly bills:

- Town of Wellington Stormwater fee, a flat monthly charge adopted by Ordinance 1-2017:
 - \$5.00 per month for residential (single-unit and multi-unit)
 - \$9.25 per month for commercial customers

- Authority Stormwater Fee, charged separately by the regional authority:
 - \$6.33 per month for residential customers
 - Commercial fees vary by impervious area

Proposed Stormwater (Drainage) Rate Adjustments

To support the drainage utility's operation, maintenance, and capital needs, Staff recommends increasing the Town's stormwater fee to \$6.25 per month for single-unit and multi-unit residential customers. Commercial customers would experience a proportional increase to \$11.56 per month. These adjustments match the rate structure presented at the December 16 work session.

This increase represents a 25% adjustment, which is consistent across customer classes to maintain equity and retain the simplicity of the current structure.

See Attachment 3 for a comparison of existing and proposed stormwater rates.

Customer Bill Impacts

See Attachment 4 for a monthly and annual bill comparison under existing and proposed rates for all three utilities for multiple user profiles.

CONNECTION WITH ADOPTED MASTER PLANS

Updating municipal utility rates supports the 2025-2029 Strategic Plan objective: Grow Responsibly Goal 1 – Proactively maintain & improve utilities, streets, and built environment.

FISCAL IMPLICATIONS

Adopting the proposed 2026 rates will:

- Generate sufficient revenue for operations and maintenance across all three utilities.
- Align class-level revenues with cost-of-service findings from the 2025 study.
- Support wastewater debt service coverage and reserve requirements.
- Prepare for the anticipated sunset of the Boxelder Basin Regional Stormwater Authority.
- Maintain sustainable utility finances consistent with Board-adopted policies.

STAFF RECOMMENDATION

Staff is seeking public comment and direction from the Board of Trustees on the proposed utility rate adjustments.

MOTION RECOMMENDATION

N/A

ATTACHMENTS

1. Attachment 1 - Existing and Proposed Water Rates
2. Attachment 2 - Existing and Proposed Wastewater Rates
3. Attachment 3 - Existing and Proposed Stormwater Rates
4. Attachment 4 - Municipal Utility Bill Comparisons for Single-Unit Multi-Unit Commercial
5. 2-16-2026 Recommended Utility Rate Presentation_Updated 2-9-2016

Attachment 1 - Existing and Proposed Water Rates

Single-Unit Residential Water Rates

Base Charge			
Meter Size	Existing	Proposed	
0.75 inch	\$54.81	\$53.17	
1 inch	\$67.16	\$65.15	

Volume Rates			
Tier (gallons)	% of Volume	Existing	Proposed
Tier 1 (0-3,000)	49%	\$0.00	\$0.00
Tier 2 (3,001-7,000)	27%	\$12.90	\$12.58
Tier 3 (7,001-20,000)	20%	\$16.76	\$16.36
Tier 4 (>20,000)	4%	\$23.86	\$23.28

Multi-Unit Residential Water Rates

Base Charge		
	Existing	Proposed
Per Unit	\$34.13	\$33.11

Volume Rates			
Tier (gallons)	% of Volume	Existing	Proposed
Tier 1 (0-3,000)	73%	\$0.00	\$0.00
Tier 2 (3,001-5,000)	10%	\$7.80	\$8.77
Tier 3 (5,001-14,000)	14%	\$10.15	\$11.40
Tier 4 (>14,000)	3%	\$14.46	\$16.22

Attachment 1 - Existing and Proposed Water Rates

Commercial Water Rates

Base Charge			
Meter Size	Existing	Proposed	
0.75 inch	\$26.53	\$25.73	
1 inch	\$38.88	\$37.71	
1.5 inch	\$67.89	\$65.85	
2.0 inch	\$104.71	\$101.57	

Volume Rates			
Existing		Proposed	
Tier (gallons)	Rates	Tier (gallons)	Rates
Tier 1 (0-25,000)	\$12.93	Uniform Rate (all usage)	\$14.88
Tier 2 (25,001-120,000)	\$16.14		
Tier 3 (>120,000)	\$19.37		

Irrigation Water Rates

Base Charge			
Meter Size	Existing	Proposed	
0.75 inch	\$26.53	\$25.73	
1 inch	\$38.88	\$37.71	
1.5 inch	\$67.89	\$65.85	
2.0 inch	\$104.71	\$101.57	

Volume Rates			
Existing		Proposed	
Tier (gallons)	Rates	Tier (gallons)	Rates
Winter Months (Nov-Apr)	\$9.91	Uniform Rate (all usage)	\$19.10
Summer Months (May-Oct)	\$19.82		

Attachment 2 - Existing and Proposed Wastewater Rates

Wastewater Rates

Base Charge		
Customer Class	Existing	Proposed
All Classes	\$15.38	\$15.25

Volume Rates (per 1,000 gallons)		
Customer Class	Existing	Proposed
Single-Unit Residential*	\$8.84	\$10.46
Multi-Unit Residential*	\$8.84	\$10.46
Commercial**	\$8.84	
Low Strength		\$10.18
Medium Strength		\$12.76
High Strength		\$20.46

* Residential volume based on average winter consumption (Jan, Feb, Mar)

** Commercial volume based on 85% of actual monthly consumption

Attachment 3 - Existing and Proposed Stormwater Rates

Town of Wellington Stormwater Rates

Customer Class	Existing	Proposed
Residential Rate	\$5.00	\$6.25
Commercial Rate	\$9.25	\$11.56

Single-unit Residential Class

Line No	Summary by User Profile	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Avg. Monthly Change (Annual Change - \$ / 12 months)	Avg. Monthly Bill (Annual Bill / 12 Months)
Low Users		1,000 gallons	2	2	1	2	2	2	2	2	2	2	2	23		
2025 Rates																
1	Water - Existing	\$54.81	\$54.81	\$54.81	\$54.81	\$54.81	\$54.81	\$54.81	\$54.81	\$54.81	\$54.81	\$54.81	\$54.81	\$54.81	\$657.72	
2	Sewer - Existing	\$33.06	\$33.06	\$33.06	\$33.06	\$33.06	\$33.06	\$33.06	\$33.06	\$33.06	\$33.06	\$33.06	\$33.06	\$33.06	\$396.72	
3	Drainage - Existing	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$60.00	
4	Total Bill	\$92.87	\$92.87	\$92.87	\$92.87	\$92.87	\$92.87	\$92.87	\$92.87	\$92.87	\$92.87	\$92.87	\$92.87	\$92.87	\$1,114.44	
Proposed Structure																
5	Alt 3 - Revenue Reduction, Existing Structure	\$53.17	\$53.17	\$53.17	\$53.17	\$53.17	\$53.17	\$53.17	\$53.17	\$53.17	\$53.17	\$53.17	\$53.17	\$53.17	\$638.04	
6	Sewer - 2026 Proposed	\$36.17	\$36.17	\$36.17	\$36.17	\$36.17	\$36.17	\$36.17	\$36.17	\$36.17	\$36.17	\$36.17	\$36.17	\$36.17	\$434.04	
7	Drainage - 2026 Proposed	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$75.00	
8	Total Bill	\$95.59	\$95.59	\$95.59	\$95.59	\$95.59	\$95.59	\$95.59	\$95.59	\$95.59	\$95.59	\$95.59	\$95.59	\$95.59	\$1,147.08	
9	<i>Difference (Line 8 - Line 4)</i>	\$2.72	\$2.72	\$2.72	\$2.72	\$2.72	\$2.72	\$2.72	\$2.72	\$2.72	\$2.72	\$2.72	\$2.72	\$2.72	\$32.64	\$2.72
																\$95.59

Single-unit Residential Class

Line No	Summary by User Profile	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Avg. Monthly Change (Annual Change - \$ / 12 months)	Avg. Monthly Bill (Annual Bill / 12 Months)
Average Non-Potable Irrigation Users		1,000 gallons	4	3	3	4	4	5	4	4	5	4	3	4	47	
2025 Rates																
10	Water - Existing	\$67.71	\$54.81	\$54.81	\$67.71	\$67.71	\$80.61	\$67.71	\$67.71	\$80.61	\$67.71	\$54.81	\$67.71	\$799.62		
11	Sewer - Existing	\$50.74	\$50.74	\$50.74	\$50.74	\$50.74	\$50.74	\$50.74	\$50.74	\$50.74	\$50.74	\$50.74	\$50.74	\$608.88		
12	Drainage - Existing	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$60.00		
13	Total Bill	\$123.45	\$110.55	\$110.55	\$123.45	\$123.45	\$136.35	\$123.45	\$123.45	\$136.35	\$123.45	\$110.55	\$123.45	\$1,468.50		
Proposed Structure																
14	Alt 3 - Revenue Reduction, Existing Structure	\$65.75	\$53.17	\$53.17	\$65.75	\$65.75	\$78.33	\$65.75	\$65.75	\$78.33	\$65.75	\$53.17	\$65.75	\$776.42		
15	Sewer - 2026 Proposed	\$57.09	\$57.09	\$57.09	\$57.09	\$57.09	\$57.09	\$57.09	\$57.09	\$57.09	\$57.09	\$57.09	\$57.09	\$685.08		
16	Drainage - 2026 Proposed	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$75.00		
17	Total Bill	\$129.09	\$116.51	\$116.51	\$129.09	\$129.09	\$141.67	\$129.09	\$129.09	\$141.67	\$129.09	\$116.51	\$129.09	\$1,536.50		\$128.04
18	<i>Difference (Line 17 - Line 13)</i>	<i>\$5.64</i>	<i>\$5.96</i>	<i>\$5.96</i>	<i>\$5.64</i>	<i>\$5.64</i>	<i>\$5.32</i>	<i>\$5.64</i>	<i>\$5.64</i>	<i>\$5.32</i>	<i>\$5.64</i>	<i>\$5.96</i>	<i>\$5.64</i>	\$68.00	\$5.67	

Single-unit Residential Class

Line No	Summary by User Profile	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Avg. Monthly Change (Annual Change - \$ / 12 months)	Avg. Monthly Bill (Annual Bill / 12 Months)	
Average Potable Irrigation Users		1,000 gallons	4	4	3	5	6	14	13	10	11	8	4	4	86		
2025 Rates																	
19	Water - Existing	\$67.71	\$67.71	\$54.81	\$80.61	\$93.51	\$223.73	\$206.97	\$156.69	\$173.45	\$123.17	\$67.71	\$67.71	\$1,383.78			
20	Sewer - Existing	\$50.74	\$50.74	\$50.74	\$50.74	\$50.74	\$50.74	\$50.74	\$50.74	\$50.74	\$50.74	\$50.74	\$50.74	\$608.88			
21	Drainage - Existing	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$60.00			
22	Total Bill	\$123.45	\$123.45	\$110.55	\$136.35	\$149.25	\$279.47	\$262.71	\$212.43	\$229.19	\$178.91	\$123.45	\$123.45	\$2,052.66			
Proposed Structure																	
23	Alt 3 - Revenue Reduction, Existing Structure	\$65.75	\$65.75	\$53.17	\$78.33	\$90.91	\$218.01	\$201.65	\$152.57	\$168.93	\$119.85	\$65.75	\$65.75	\$1,346.42			
24	Sewer - 2026 Proposed	\$57.09	\$57.09	\$57.09	\$57.09	\$57.09	\$57.09	\$57.09	\$57.09	\$57.09	\$57.09	\$57.09	\$57.09	\$685.08			
25	Drainage - 2026 Proposed	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$75.00			
26	Total Bill	\$129.09	\$129.09	\$116.51	\$141.67	\$154.25	\$281.35	\$264.99	\$215.91	\$232.27	\$183.19	\$129.09	\$129.09	\$2,106.50			
27	<i>Difference (Line 26 - Line 22)</i>	<i>\$5.64</i>	<i>\$5.64</i>	<i>\$5.96</i>	<i>\$5.32</i>	<i>\$5.00</i>	<i>\$1.88</i>	<i>\$2.28</i>	<i>\$3.48</i>	<i>\$3.08</i>	<i>\$4.28</i>	<i>\$5.64</i>	<i>\$5.64</i>	\$53.84	<i>\$4.49</i>	<i>\$175.54</i>	

Single-unit Residential Class

Line No	Summary by User Profile	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Avg. Monthly Change (Annual Change - \$ / 12 months)	Avg. Monthly Bill (Annual Bill / 12 Months)	
High Users		1,000 gallons	6	5	5	7	10	24	22	17	20	13	6	6	141		
2025 Rates																	
28	Water - Existing	\$93.51	\$80.61	\$80.61	\$106.41	\$156.69	\$419.73	\$372.01	\$274.01	\$324.29	\$206.97	\$93.51	\$93.51	\$2,301.86			
29	Sewer - Existing	\$68.42	\$68.42	\$68.42	\$68.42	\$68.42	\$68.42	\$68.42	\$68.42	\$68.42	\$68.42	\$68.42	\$68.42	\$821.04			
30	Drainage - Existing	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$60.00			
31	Total Bill	\$166.93	\$154.03	\$154.03	\$179.83	\$230.11	\$493.15	\$445.43	\$347.43	\$397.71	\$280.39	\$166.93	\$166.93	\$3,182.90			
Proposed Structure																	
32	Alt 3 - Revenue Reduction, Existing Structure	\$90.91	\$78.33	\$78.33	\$103.49	\$152.57	\$409.29	\$362.73	\$267.09	\$316.17	\$201.65	\$90.91	\$90.91	\$2,242.38			
33	Sewer - 2026 Proposed	\$78.01	\$78.01	\$78.01	\$78.01	\$78.01	\$78.01	\$78.01	\$78.01	\$78.01	\$78.01	\$78.01	\$78.01	\$936.12			
34	Drainage - 2026 Proposed	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$75.00			
35	Total Bill	\$175.17	\$162.59	\$162.59	\$187.75	\$236.83	\$493.55	\$446.99	\$351.35	\$400.43	\$285.91	\$175.17	\$175.17	\$3,253.50		\$271.13	
36	<i>Difference (Line 35 - Line 31)</i>	<i>\$8.24</i>	<i>\$8.56</i>	<i>\$8.56</i>	<i>\$7.92</i>	<i>\$6.72</i>	<i>\$0.40</i>	<i>\$1.56</i>	<i>\$3.92</i>	<i>\$2.72</i>	<i>\$5.52</i>	<i>\$8.24</i>	<i>\$8.24</i>	\$70.60	\$5.88		

Multi-unit Residential Class

Line No	Summary by User Profile	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Avg. Monthly Change (Annual Change - \$ / 12 months)	Avg. Monthly Bill (Annual Bill / 12 Months)
Average Use/Unit		1,000 gallons	3	3	3	3	3	4	4	4	4	3	2	3	39	
2025 Rates																
1	Water - Existing	\$34.13	\$34.13	\$34.13	\$34.13	\$34.13	\$41.93	\$41.93	\$41.93	\$41.93	\$34.13	\$34.13	\$34.13	\$440.76		
2	Sewer - Existing	\$34.21	\$34.21	\$34.21	\$34.21	\$34.21	\$34.21	\$34.21	\$34.21	\$34.21	\$34.21	\$34.21	\$34.21	\$410.52		
3	Drainage - Existing	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$60.00		
4	Total	\$73.34	\$73.34	\$73.34	\$73.34	\$73.34	\$81.14	\$81.14	\$81.14	\$81.14	\$73.34	\$73.34	\$73.34	\$911.28		
Proposed Structure																
5	Alt 3 - Revenue Reduction, Existing Structure	\$33.11	\$33.11	\$33.11	\$33.11	\$33.11	\$41.88	\$41.88	\$41.88	\$41.88	\$33.11	\$33.11	\$33.11	\$432.41		
6	Sewer - 2026 Proposed ¹	\$39.01	\$39.01	\$39.01	\$39.01	\$39.01	\$39.01	\$39.01	\$39.01	\$39.01	\$39.01	\$39.01	\$39.01	\$468.06		
7	Drainage - 2026 Proposed	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$6.25	\$75.00		
8	Total	\$78.37	\$78.37	\$78.37	\$78.37	\$78.37	\$87.14	\$87.14	\$87.14	\$87.14	\$78.37	\$78.37	\$78.37	\$975.47		
9	Difference (Line 8 - Line 4)	\$5.03	\$5.03	\$5.03	\$5.03	\$5.03	\$6.00	\$6.00	\$6.00	\$6.00	\$5.03	\$5.03	\$5.03	\$64.19	\$5.35	\$81.29

¹ Monthly base charge is divided by two to represent the shared cost for a duplex

Commercial Class

Line No	Summary by User Profile	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Avg. Monthly Change (Annual Change - \$ / 12 months)	Avg. Monthly Bill (Annual Bill / 12 Months)
3/4" Average User		1,000 gallons	7	7	8	9	8	14	15	13	15	9	7	7	119	
2025 Rates																
1	Water - Existing	\$117.04	\$117.04	\$129.97	\$142.90	\$129.97	\$207.55	\$220.48	\$194.62	\$220.48	\$142.90	\$117.04	\$117.04	\$1,857.03		
2	Sewer - Existing	\$68.42	\$68.42	\$77.26	\$86.10	\$77.26	\$121.46	\$130.30	\$112.62	\$130.30	\$86.10	\$68.42	\$68.42	\$1,095.08		
3	Drainage - Existing	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$111.00		
4	Total Bill	\$194.71	\$194.71	\$216.48	\$238.25	\$216.48	\$338.26	\$360.03	\$316.49	\$360.03	\$238.25	\$194.71	\$194.71	\$3,063.11		
Proposed Structure																
5	Alt 3 - Revenue Reduction, Existing Structure	\$129.89	\$129.89	\$144.77	\$159.65	\$144.77	\$234.05	\$248.93	\$219.17	\$248.93	\$159.65	\$129.89	\$129.89	\$2,079.48		
6	Sewer - 2026 Proposed	\$76.33	\$76.33	\$86.51	\$96.69	\$86.51	\$137.41	\$147.59	\$127.23	\$147.59	\$96.69	\$76.33	\$76.33	\$1,231.54		
7	Drainage - 2026 Proposed	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$138.72		
8	Total Bill	\$217.78	\$217.78	\$242.84	\$267.90	\$242.84	\$383.02	\$408.08	\$357.96	\$408.08	\$267.90	\$217.78	\$217.78	\$3,449.74		
9	<i>Difference (Line 8 - Line 4)</i>	<i>\$23.07</i>	<i>\$23.07</i>	<i>\$26.36</i>	<i>\$29.65</i>	<i>\$26.36</i>	<i>\$44.76</i>	<i>\$48.05</i>	<i>\$41.47</i>	<i>\$48.05</i>	<i>\$29.65</i>	<i>\$23.07</i>	<i>\$23.07</i>	\$386.63	\$32.22	\$287.48

Commercial Class

Line No	Summary by User Profile	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Avg. Monthly Change (Annual Change - \$ / 12 months)	Avg. Monthly Bill (Annual Bill / 12 Months)	
1 st	Average User	1,000 gallons	2	2	2	3	2	15	14	14	17	8	2	2	83		
2025 Rates																	
10	Water - Existing	\$64.74	\$64.74	\$64.74	\$77.67	\$64.74	\$232.83	\$219.90	\$219.90	\$258.69	\$142.32	\$64.74	\$64.74	\$1,539.75			
11	Sewer - Existing	\$33.06	\$33.06	\$33.06	\$41.90	\$33.06	\$130.30	\$121.46	\$121.46	\$139.14	\$77.26	\$33.06	\$33.06	\$829.88			
12	Drainage - Existing	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$111.00			
13	Total Bill	\$107.05	\$107.05	\$107.05	\$128.82	\$107.05	\$372.38	\$350.61	\$350.61	\$407.08	\$228.83	\$107.05	\$107.05	\$2,480.63			
Proposed Structure																	
14	Alt 3 - Revenue Reduction, Existing Structure	\$67.47	\$67.47	\$67.47	\$82.35	\$67.47	\$260.91	\$246.03	\$246.03	\$290.67	\$156.75	\$67.47	\$67.47	\$1,687.56			
15	Sewer - 2026 Proposed	\$35.61	\$35.61	\$35.61	\$45.79	\$35.61	\$147.59	\$137.41	\$137.41	\$157.77	\$86.51	\$35.61	\$35.61	\$926.14			
16	Drainage - 2026 Proposed	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$138.72			
17	Total Bill	\$114.64	\$114.64	\$114.64	\$139.70	\$114.64	\$420.06	\$395.00	\$395.00	\$460.00	\$254.82	\$114.64	\$114.64	\$2,752.42			
18	<i>Difference (Line 17 - Line 18)</i>	\$7.59	\$7.59	\$7.59	\$10.88	\$7.59	\$47.68	\$44.39	\$44.39	\$52.92	\$25.99	\$7.59	\$7.59	\$271.79	\$22.65	\$229.37	

Commercial Class

Line No	Summary by User Profile	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Avg. Monthly Change (Annual Change - \$ / 12 months)	Avg. Monthly Bill (Annual Bill / 12 Months)
1 1/2"	Average User	34	30	31	48	67	68	65	62	64	40	27	34	570		
	1,000 gallons															
2025 Rates																
19	Water - Existing	\$536.40	\$471.84	\$487.98	\$762.36	\$1,069.02	\$1,085.16	\$1,036.74	\$988.32	\$1,020.60	\$633.24	\$423.42	\$536.40	\$9,051.48		
20	Sewer - Existing	\$271.74	\$245.22	\$245.22	\$377.82	\$519.26	\$528.10	\$501.58	\$483.90	\$492.74	\$315.94	\$218.70	\$271.74	\$4,471.96		
21	Drainage - Existing	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$111.00		
22	Total Bill	\$817.39	\$726.31	\$742.45	\$1,149.43	\$1,597.53	\$1,622.51	\$1,547.57	\$1,481.47	\$1,522.59	\$958.43	\$651.37	\$817.39	\$13,634.44		
Proposed Structure																
23	Alt 3 - Revenue Reduction, Existing Structure	\$571.77	\$512.25	\$527.13	\$780.09	\$1,062.81	\$1,077.69	\$1,033.05	\$988.41	\$1,018.17	\$661.05	\$467.61	\$571.77	\$9,271.80		
24	Sewer - 2026 Proposed	\$310.47	\$279.93	\$279.93	\$432.63	\$595.51	\$605.69	\$575.15	\$554.79	\$564.97	\$361.37	\$249.39	\$310.47	\$5,120.30		
25	Drainage - 2026 Proposed	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$138.72		
26	Total Bill	\$893.80	\$803.74	\$818.62	\$1,224.28	\$1,669.88	\$1,694.94	\$1,619.76	\$1,554.76	\$1,594.70	\$1,033.98	\$728.56	\$893.80	\$14,530.82		
27	<i>Difference (Line 26 - Line 32)</i>	\$76.41	\$77.43	\$76.17	\$74.85	\$72.35	\$72.43	\$72.19	\$73.29	\$72.11	\$75.55	\$77.19	\$76.41	\$896.38	\$74.70	\$1,210.90

Commercial Class

Line No	Summary by User Profile	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Avg. Monthly Change (Annual Change - \$ / 12 months)	Avg. Monthly Bill (Annual Bill / 12 Months)
2nd	Average User	1,000 gallons	41	41	39	54	48	74	74	80	103	82	60	56	752	
2025 Rates																
28	Water - Existing	\$686.20	\$686.20	\$653.92	\$896.02	\$799.18	\$1,218.82	\$1,218.82	\$1,315.66	\$1,686.88	\$1,347.94	\$992.86	\$928.30	\$12,430.80		
29	Sewer - Existing	\$324.78	\$324.78	\$307.10	\$422.02	\$377.82	\$572.30	\$572.30	\$616.50	\$793.30	\$634.18	\$466.22	\$439.70	\$5,851.00		
30	Drainage - Existing	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$9.25	\$111.00		
31	Total Bill	\$1,020.23	\$1,020.23	\$970.27	\$1,327.29	\$1,186.25	\$1,800.37	\$1,800.37	\$1,941.41	\$2,489.43	\$1,991.37	\$1,468.33	\$1,377.25	\$18,392.80		
Proposed Structure																
32	Alt 3 - Revenue Reduction, Existing Structure	\$711.65	\$711.65	\$681.89	\$905.09	\$815.81	\$1,202.69	\$1,202.69	\$1,291.97	\$1,634.21	\$1,321.73	\$994.37	\$934.85	\$12,408.60		
33	Sewer - 2026 Proposed	\$371.55	\$371.55	\$351.19	\$483.53	\$432.63	\$656.59	\$656.59	\$707.49	\$911.09	\$727.85	\$534.43	\$503.89	\$6,708.38		
34	Drainage - 2026 Proposed	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$138.72		
35	Total Bill	\$1,094.76	\$1,094.76	\$1,044.64	\$1,400.18	\$1,260.00	\$1,870.84	\$1,870.84	\$2,011.02	\$2,556.86	\$2,061.14	\$1,540.36	\$1,450.30	\$19,255.70		
36	<i>Difference (Line 35 - Line 46)</i>	\$74.53	\$74.53	\$74.37	\$72.89	\$73.75	\$70.47	\$70.47	\$69.61	\$67.43	\$69.77	\$72.03	\$73.05	\$862.90	\$71.91	\$1,604.64

2026 Recommended Municipal Utility Rates – Presentation with Public Comment

February 16, 2026

Meagan Smith – Deputy Director of Public Works
Nic Redavid – Director of Finance



Purpose of Presentation

- Summarize Board work session direction (Dec 16, 2025 & Jan 20, 2026)
- Present recommended 2026 rate adjustments for all three utilities
- Review peer utility comparisons
- Seek public comment and Board direction

Board Direction & Rate Advisory Group Input

- Board Direction (December 16)
 - Supported wastewater and stormwater rate adjustments as proposed
 - Requested development of additional water rate alternative
 - Directed Staff to return with monthly and annual bill comparisons
- Board Direction (January 20)
 - Maintain existing water rate structure for 2026
 - Supported water and wastewater impact fees as proposed
- Rate Advisory Group Concerns
 - Low-use customers pay for more water than used (3k gal volume allowance)
 - Multi-unit class under-recovering cost of service (~\$20k annually)

Recommended 2026 Water Rate Adjustments

- Keep existing residential water rate structures (single-unit & multi-unit)
- Move commercial & irrigation volumetric rates to uniform rates
- Improve cost-of-service alignment without structural changes
- Reduce revenue targets by 3% for:
 - Single-unit residential, Commercial, and Irrigation classes
- Maintain multi-unit class revenue target to improve cost recovery
- Customer Impacts
 - 3% reduction in base charges across all customer classes
 - All single-unit residential customers see a water bill reduction
 - Low-use residential customers ($\leq 3\text{k gal}$) see largest proportional benefit

Existing and Proposed Water Rates – Residential

Single-Unit Residential Water Rates

Base Charge			
Meter Size	Existing	Proposed	
0.75 inch	\$54.81	\$53.17	
1 inch	\$67.16	\$65.15	

Volume Rates			
Tier (gallons)	% of Volume	Existing	Proposed
Tier 1 (0-3,000)	49%	\$0.00	\$0.00
Tier 2 (3,001-7,000)	27%	\$12.90	\$12.58
Tier 3 (7,001-20,000)	20%	\$16.76	\$16.36
Tier 4 (>20,000)	4%	\$23.86	\$23.28

Multi-Unit Residential Water Rates

Base Charge		
Per Unit	Existing	Proposed
Per Unit	\$34.13	\$33.11

Volume Rates			
Tier (gallons)	% of Volume	Existing	Proposed
Tier 1 (0-3,000)	73%	\$0.00	\$0.00
Tier 2 (3,001-5,000)	10%	\$7.80	\$8.77
Tier 3 (5,001-14,000)	14%	\$10.15	\$11.40
Tier 4 (>14,000)	3%	\$14.46	\$16.22

Existing and Proposed Water Rates – Commercial & Irrigation

Commercial Water Rates

Base Charge			
Meter Size	Existing	Proposed	
0.75 inch	\$26.53	\$25.73	
1 inch	\$38.88	\$37.71	
1.5 inch	\$67.89	\$65.85	
2.0 inch	\$104.71	\$101.57	

Volume Rates			
Existing		Proposed	
Tier (gallons)	Rates	Tier (gallons)	Rates
Tier 1 (0-25,000)	\$12.93	Uniform Rate (all usage)	\$14.88
Tier 2 (25,001-120,000)	\$16.14		
Tier 3 (>120,000)	\$19.37		

Irrigation Water Rates

Base Charge			
Meter Size	Existing	Proposed	
0.75 inch	\$26.53	\$25.73	
1 inch	\$38.88	\$37.71	
1.5 inch	\$67.89	\$65.85	
2.0 inch	\$104.71	\$101.57	

Volume Rates			
Existing		Proposed	
Tier (gallons)	Rates	Tier (gallons)	Rates
Winter Months (Nov-Apr)	\$9.91	Uniform Rate (all usage)	\$19.10
Summer Months (May-Oct)	\$19.82		

Wastewater: Why a Revenue Adjustment is Needed

- Financial plan requires 18% revenue increase
 - Supports O&M, reserves, and debt service coverage
- Further increases planned: 10% in 2027 and 8% in 2028
 - Financial plan reviewed annually with budget development
 - Rate increases proposed only if justified by financial plan
- Rate Advisory Group supports approach

Wastewater Rate Structure Updates – Existing & Proposed

- Residential structure remains the same
 - Single-unit & Multi-unit
 - Base Charge + Volume Charge based on Average Winter Consumption
 - Updated cost allocations between base charge and volumetric rate
- New strength-based surcharges for commercial customers
 - Aligns rates with treatment burden (flow + pollutant strength)
 - More equitable cost recovery for high-strength users

Wastewater Rates		
Base Charge		
Customer Class	Existing	Proposed
All Classes	\$15.38	\$15.25
Volume Rates (per 1,000 gallons)		
Customer Class	Existing	Proposed
Single-Unit Residential*	\$8.84	\$10.46
Multi-Unit Residential*	\$8.84	\$10.46
Commercial**	\$8.84	
Low Strength		\$10.18
Medium Strength		\$12.76
High Strength		\$20.46

* Residential volume based on average winter consumption
 ** Commercial volume based on 85% of actual monthly consumption

Stormwater (Drainage) Rate Updates – Existing & Proposed

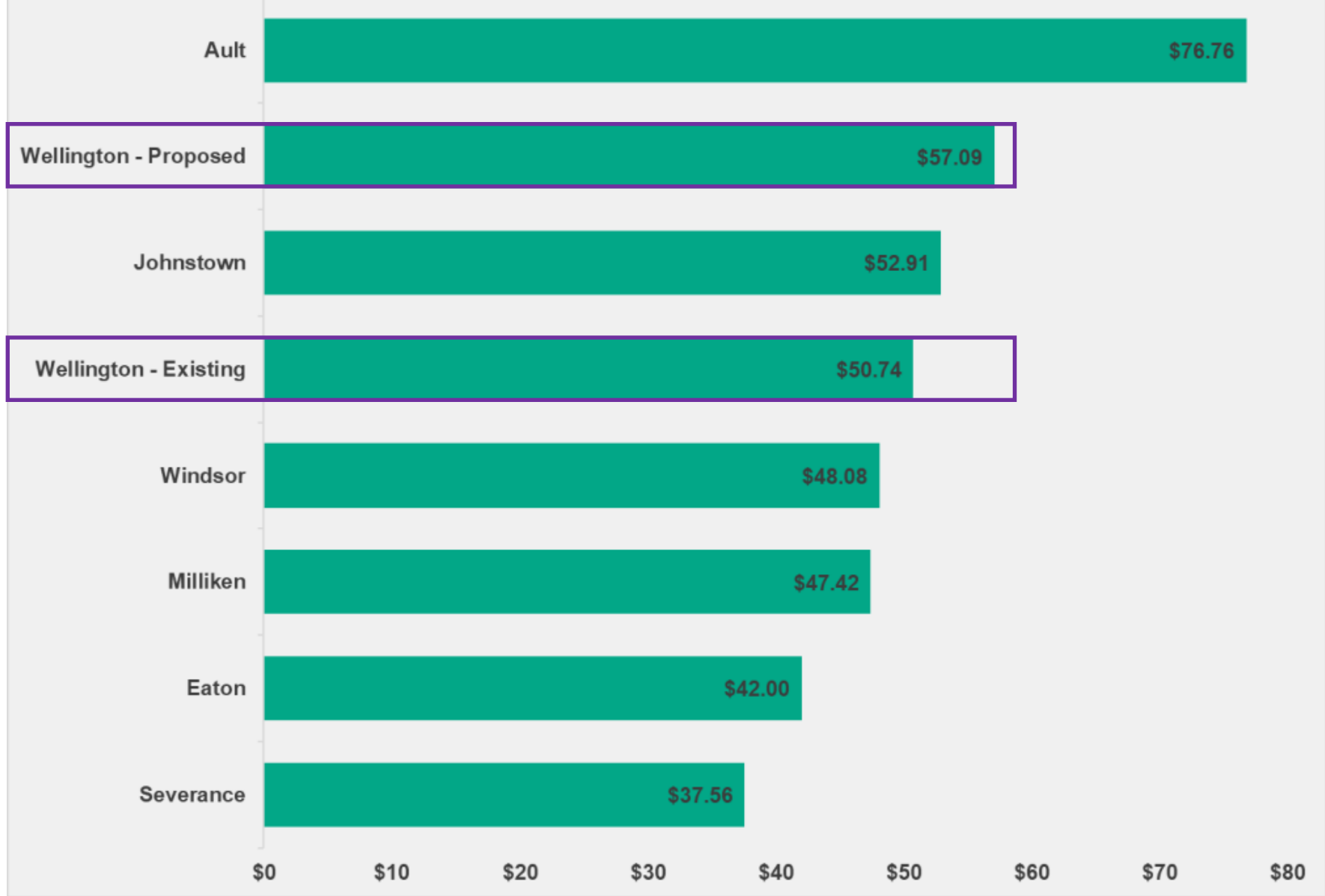
- Supports O&M + identified projects from 2023 Storm Drainage master plan
- Last stormwater rate update - 2017
- Proposing uniform increase across classes
 - Maintain equity and simplicity
- Proposed fee increases:

Town of Wellington Stormwater Rates		
Customer Class	Existing	Proposed
Residential Rate	\$5.00	\$6.25
Commercial Rate	\$9.25	\$11.56

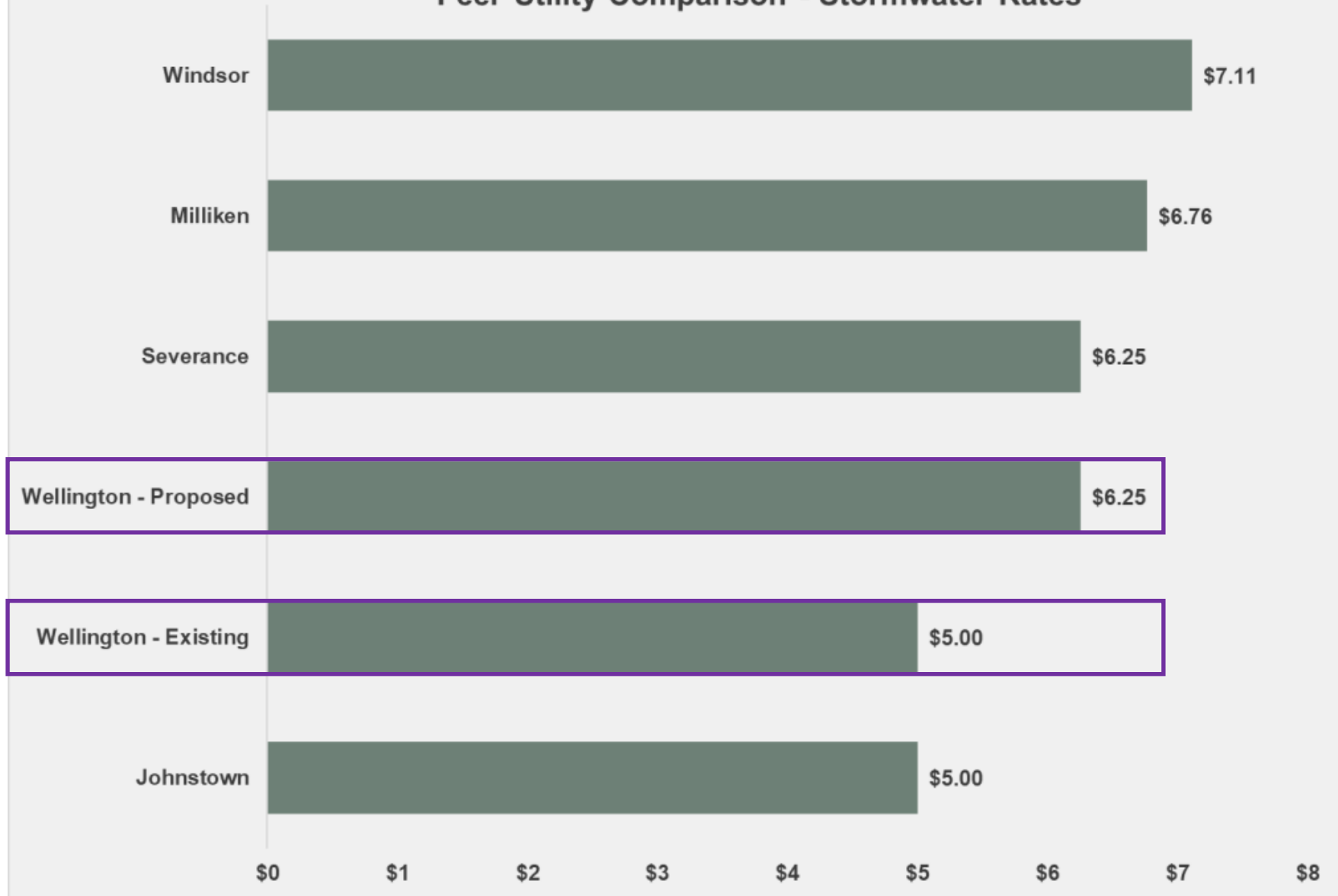
Peer Utility Residential Water Rate Comparison - 5,000 gallons



Peer Utility Residential Wastewater Rate Comparison - 4,000 gallons



Peer Utility Comparison - Stormwater Rates



Board Direction Requested

- Provide feedback on proposed 2026 municipal utility rate adjustments
- Confirm whether Staff should move forward with ordinance updates

Board of Trustees Meeting

Date: February 10, 2026

Subject: 2026 Recommended Water and Wastewater Utility Impact Fees - Presentation with Public Comment

- **Presentation: Meagan Smith, Deputy Public Works Director**

EXECUTIVE SUMMARY

This agenda item presents Staff's recommended 2026 impact fees for the water and wastewater utilities developed through the 2025 Utility Rate & Fee Study and discussed at a Board work session on January 20, 2026. Staff is seeking public comment and direction from the Board of Trustees.

The proposed updates continue to align the Town's fee structure with statutory requirements under Colorado Revised Statutes 29-20-104.5, which require impact fees to reflect the actual, quantifiable impacts of new development on utility capital facilities.

The recommended fees introduce a new non-potable water utility impact fee for developments that use private irrigation sources. These developments place significantly lower peak-day and peak-hour demands on the potable water system. The new category creates more equitable and legally defensible fee structure by ensuring customers pay only for the share of system capacity they require.

Wastewater utility impact fees are also updated using the same hybrid methodology and cost-of-service framework established in the 2022 Utility Rate & Fee Study. Proposed adjustments reflect updated system valuations and capital costs, inflation, and system planning needs utilized in the 2025 Utility Rate & Fee Study but do not change how customer classes are defined or calculated.

Together, the proposed 2026 water and wastewater utility impact fees ensure growth continues to fund its proportionate share of long-term utility infrastructure while protecting existing ratepayers from subsidizing development.

BACKGROUND / DISCUSSION

Utility Impact Fees

Utility impact fees are one-time charges assessed on new developments to recover the proportionate cost of backbone utility facilities required to serve growth. This includes wells, treatment plants, transmission mains, storage, pumping stations, and wastewater collection infrastructure. Under CRS 29-20-104.5, impact fees must be based on the reasonably quantified impacts of new development and cannot exceed the cost necessary to defray those impacts.

Consistent with industry standards, Wellington uses a hybrid capacity-based methodology that incorporates:

1. A system buy-in component, recovering the value of unused capacity in existing facilities.
2. An incremental expansion component, based on future growth-related capital projects needed to maintain levels of service.

This approach ensures growth pays a proportionate share of both existing and planned infrastructure.

Proposed Water Utility Impact Fee Adjustments

Updates to water utility impact fees reflect revised valuations of existing water treatment, pumping, storage, and transmission facilities, as well as updated peak demand factors and revised capital costs from the 2025 Utility Rate & Fee Study.

Key refinement:

A new non-potable water utility impact fee category is introduced for developments that supply their own irrigation water through private wells, ditch systems, or HOA-managed raw water sources. Because these developments avoid irrigation driven peak demands, which drive a significant portion of system capacity needs, their lower impact warrants a separate and reduced fee.

Benefits of the updated structure include:

- Improved proportionality and statutory defensibility
- Reduced costs for developments using private irrigation sources
- More accurate alignment between customer demands and system capacity requirements..

See Attachment 1 for a comparison of existing and proposed water utility impact fees.

Proposed Wastewater Utility Impact Fee Adjustments

Wastewater utility impact fees continue to rely on the methodology adopted in 2022 Utility Rate & Fee Study, with inputs and allocations updated as part of the 2025 Utility Rate & Fee Study. This methodology remains appropriate for valuing the system capacity available to serve new growth.

The proposed 2026 wastewater rate adjustments retain current customer classifications and calculation methods, with adjustments made for updated system valuation, capital improvement costs, and inflationary factors.

See Attachment 1 for a comparison of existing and proposed wastewater utility impact fees.

CONNECTION WITH ADOPTED MASTER PLANS

Updating water and wastewater utility impact fees supports the 2025-2029 Strategic Plan objective: Grow Responsibly Goal 1 – Proactively maintain & improve utilities, streets, and built environment.

Updated fees also support the following 2021 Comprehensive Plan Goals:

- CP Goal 2 – Ensure that existing and future residential development contribute to enhancing quality of life.
- F&P Goal 1 – Ensure a maintained level of service and efficient extension of services within the GMA.
- F&P Goal 2 – Ensure new developments contribute to essential community services and infrastructure.

FISCAL IMPLICATIONS

The revised utility impact fees will increase capital revenue used for water and wastewater infrastructure expansion, reducing pressure on user rates and future debt financing. Lower non-potable fees decrease per such



connection but improve statutory defensibility and proportionality. All revenues remain restricted to capital projects within the water and wastewater enterprise funds and has no impact on the General Fund.

STAFF RECOMMENDATION

Staff is seeking public comment and direction from the Board of Trustees on the proposed utility rate adjustments.

MOTION RECOMMENDATION

N/A

ATTACHMENTS

1. Attachment 1 - Existing and Proposed Water and Wastewater Utility Impact Fees
2. 2-16-2026 Recommended Utility Fee Presentation_Updated 2-9-2026

Attachment 1 - Existing and Proposed Water and Wastewater Impact Fees

Water Impact Fees

Customer Class and Meter Size	Existing	Proposed
Single-Unit Residential	\$11,507	
Non-Potable System		\$7,340
Full Potable System		\$16,312
Multi-Unit Residential (per unit)	\$8,055	
Non-Potable System (per unit)		\$7,340
Full Potable System (per unit)		\$11,419
Commercial		
0.75 inch	\$11,507	\$16,312
1 inch	\$18,411	\$26,099
1.5 inch	\$52,932	\$75,035
2 inch	\$65,589	\$92,978
>2 inch	<i>Calculated</i>	<i>Calculated</i>

Wastewater Impact Fees

Customer Class and Meter Size	Existing	Proposed
Single-Unit Residential	\$10,740	\$13,363
Multi-Unit Residential (per unit)	\$7,518	\$9,354
Commercial		
0.75 inch	\$10,740	\$13,363
1 inch	\$17,184	\$21,381
1.5 inch	\$49,407	\$61,474
2 inch	\$61,220	\$76,172
>2 inch	<i>Calculated</i>	<i>Calculated</i>

2026 Recommended Water & Wastewater Utility Impact Fees – Presentation with Public Comment

February 16, 2026

Meagan Smith – Deputy Director of Public Works

Nic Redavid – Director of Finance



Purpose of Presentation

- Present proposed 2026 water and wastewater utility impact fee adjustments
- Explain key changes – new non-potable water utility impact fee category
- Seek public comment and Board direction

Why Update Impact Fees?

- Required to reflect actual, quantifiable impacts of new development under CRS 29-20-104.5
- Updated system valuations, peak-demand factors, and capital costs from 2025 Utility Rate & Fee Study
- Ensures growth pays its proportionate share, protecting existing rate payers
- Maintains statutory defensibility and consistency with adopted methodology (2022 & 2025 studies)

How Wellington Calculates Utility Impact Fees

- Hybrid Capacity-Based Methodology – unchanged from 2022 study
 - System buy-in – value of unused capacity in existing infrastructure
 - Incremental expansion – cost of future growth projects required to maintain levels of service
 - Ensures proportionality for both existing and future capacity needs

Key Updates/Comparison: Water Utility Impact Fees

- Introduces non-potable water utility impact fee for developments with private irrigation
 - HOA raw water, wells, ditch systems
 - Recognizes lower peak-day & peak-hour demands on potable system capacity
- Updates valuations for treatment, pumping, storage, and transmission facilities
- Improves proportionality and legal defensibility

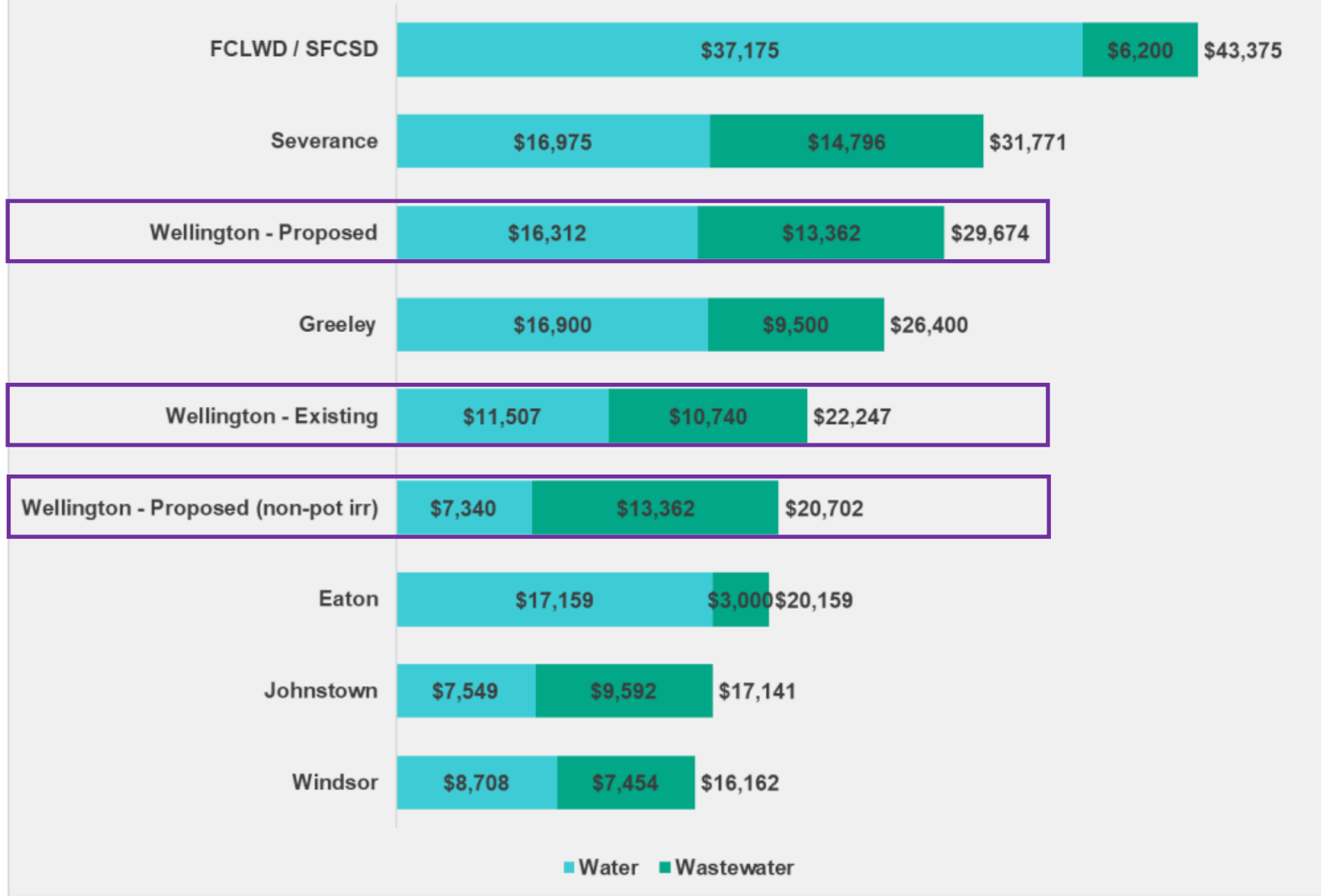
Water Utility Impact Fees		
Customer Class and Meter Size	Existing	Proposed
Single-Unit Residential	\$11,507	
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2 inch	\$65,589	\$92,978
>2 inch	<i>Calculated</i>	<i>Calculated</i>

Key Updates/Comparison: Wastewater Utility Impact Fees

- Updates system valuation, capital improvement costs, and inflation
- Customer classes and calculation methodologies remain unchanged

Wastewater Utility Impact Fees		
Customer Class and Meter Size	Existing	Proposed
Single-Unit Residential	\$10,740	\$13,363
Multi-Unit Residential (per unit)	\$7,518	\$9,354
Commercial		
0.75 inch	\$10,740	\$13,363
1 inch	\$17,184	\$21,381
1.5 inch	\$49,407	\$61,474
2 inch	\$61,220	\$76,172
>2 inch	<i>Calculated</i>	<i>Calculated</i>

Peer Utility Impact Impact Fee Comparison



Board Direction Requested

- Provide feedback on proposed 2026 water and wastewater utility impact fee adjustments
- Confirm whether Staff should move forward with ordinance updates



Board of Trustees Meeting

Date: February 10, 2026
Subject: January 27, 2026 Board of Trustees Meeting Minutes

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

EXECUTIVE SUMMARY

The January 27, 2026 Board of Trustees Meeting Minutes are attached for review.

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 January 27, 2026 Meeting Minutes

ATTACHMENTS

1. 2026-01-27 Meeting Minutes



BOARD OF TRUSTEES
January 27, 2026
6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

Regular Meeting Minutes

A. CALL TO ORDER

Mayor Chaussee called the January 27, 2026 Meeting to order at 6:30 p.m.

1. Pledge of Allegiance

Mayor Chaussee led the pledge of allegiance.

2. Roll Call

The Clerk noted a quorum with the below roll call:

Cannon – Present

Dailey – Present

Moyer – Present

Tietz – Present

Wiegand – 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 on the agenda, to which there were none.

B. COMMUNITY PARTICIPATION

1. Public Comment

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

C. PRESENTATION

1. Town Attorney Interview Process

Patti Garcia, Town Administrator, reviewed the process of appointing a Town Attorney, and asked for direction related to next steps in the process.

The Board provided comments noting they'd prefer two Trustees for the entire interview process, with Trustee Cannon and Trustee Tietz being the two included, with Mayor Pro Tem Mason as alternate should one not be able to attend all scheduled times.

2. Proposed 2026 Water Supply Agreement with North Poudre Irrigation Company and Related Storage & Carriage Operations Agreement

Meagan Smith, Deputy Director Public Works, spoke to the proposed 2026 agreement, reviewed the proposed terms and receive direction from the Board. Ms. Smith noted the 1983 agreement relies on a market-based pricing formula tied to NPIC share values and interest rates. There is unpredictability with the cost per acre-foot with this agreement. Current water supply was reviewed, as well as the need to diversify discussed.

The proposed key terms of the 2026 Water Supply agreement were noted to be that it would preserve perpetual legacy water, introduces a contract water under a 40-year term and replaces volatile market-based formula. Ms. Smith noted negotiations and prices.

The Board did discuss support of staff moving forward to finalize agreements for formal consideration.

The Board asked about the lease amounts, which Ms. Smith noted are based on a share holder vote, from August 2025.

The Board asked for clarification related to how much the Town has used Reservoir 3 and expressed appreciation for Town staff's work on this project.

The Board asked for clarity on opportunity for diversifying our water sources.

The Board expressed appreciation for bringing the negotiations to the place that it is at now, and the work it took with North Poudre to get it to this place to set the Town up for the future.

D. CONSENT AGENDA

1. January 13, 2026 Meeting Minutes
2. January 20, 2026 Meeting Minutes

Mayor Pro Tem Mason moved to approve the consent agenda.

Trustee Cannon seconded and the motion passed.

E. REPORTS

1. Town Attorney

Jed Scott, Interim Town Attorney, noted that the Board may wish to look into considering amendments to the mini bike code.

2. Town Administrator

Ms. Garcia noted that staff is looking into amending the code related to mini bikes and would be bringing findings to the Board shortly.

The 2024 draft audit was received and the MDA was submitted, with the audit being wrapped up shortly.

Ms. Garcia noted upcoming agenda items and meetings.

3. Staff Communications
Items were included in the packet.
 - a. Treasurer's Report (November 2025)
 - b. Report of Bills (November 2025)
 - c. BOT Planning Calendar
 - d. Utilities Report - December 2025
4. Board Reports

Trustee Dailey noted the Main Street Board just elected new board members, with an increased board member size. Attendance at the Cleveland Construction Committee was noted, and PROST preliminary plans for the draft Masterplan and feasibility. The Wellington Food Pantry will be moving temporarily to a new location off of Wilson.

Trustee Moyer spoke to the windstorm and planned outages, noting that several communities recently traveled in would have been saved if they had taken some of the precautions taken here.

Trustee Cannon noted attendance at an upcoming legislative session, and spoke to HB26-1001 regarding housing development qualifying properties.

Trustee Tietz read a letter received, and asked if there were additional options for electricity in the Town. Ms. Garcia noted that staff would look into this and provide an answer to the Board.

Mayor Pro Tem Mason asked a follow-up question on the noted house bill, and if it there was an opt-out option for home rule municipalities.

F. ADJOURN

Mayor Chaussee adjourned the January 27, 2026 meeting at 7:23 p.m.

Calar Chaussee, Mayor

Hannah Hill, Town Clerk



Board of Trustees Meeting

Date: February 10, 2026

Subject: Resolution No. 03-2026: A Resolution Supporting and Authorizing Application for Grant Funding to Colorado Energy Office for Local Impact Accelerator to Support Housing Affordability

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

EXECUTIVE SUMMARY

The Town of Wellington completed a Housing Needs and Affordability Assessment in 2025 to identify the type and number of housing needed to be affordable to residents. The Town is pursuing grant funding opportunities available through the State Affordable Housing Fund and other housing affordability planning fund sources to support local efforts to meet housing affordability goals. The attached resolution supports Town staff submitting an application for grant funds available through the Local Impact Accelerator program available through the Colorado Energy Office for funding that would support increasing affordable housing opportunities.

BACKGROUND / DISCUSSION

The State of Colorado utilizes the Local Implementation, Mitigation, and Policy Action (Local IMPACT) Accelerator Grant Program to help advance local government activities that promote state priorities in the categories of Buildings, Land Use, Transportation and Waste. The State allocates funding on a competitive application basis. The Town of Wellington identified the Local Impact Accelerator Grant Program as an eligible funding opportunity that supports the Town's goals of creating opportunities for housing affordability outlined in the Comprehensive Plan, the Housing Needs and Affordability Assessment and the Board of Trustee's Strategic Plan.

Town staff submitted a Letter of Intent to apply for funding to the Colorado Energy Office (CEO) that administers the grant funding. Town staff submitted the Letter of Intent including the desires to pursue policy research and development for becoming an Accessory Dwelling Unit (ADU) Supportive Jurisdiction, policy research and development for establishing land use guidelines for Neighborhood Centers to promote housing within easy access of transportation nodes, to research and propose development guidelines for suitable infill development opportunities, to conduct a fee nexus study to identify cost barriers to implementing approved affordable housing developments, and for direct funding to create fee reductions for qualifying affordable housing to help advance construction.

The Local Impact Accelerator Grant Program is a competitive application process. In this process, Wellington's proposal was selected to advance to the final round of applications. Town staff is working with the State's regional coordinator to discuss and strengthen the Town's application. A resolution from the Board of Trustees shows support for and strengthens the Town's application for the Local Impact Accelerator Grant.

Staff has been informed through the grant application process that this will be the final round of funding for this Local Impact Accelerator Grant funding source.

CONNECTION WITH ADOPTED MASTER PLANS



Applications for grant funds for Housing Affordability supports the goals and strategies outlined in the Board of Trustee’s 2025-2029 Strategic Plan, the Town’s Comprehensive Plan and the Town’s Housing Needs & Affordability Assessment, as outlined below:

2025-2029 Strategic Plan

- Explore financing options for development.
- Identify funding opportunities for economic growth.

2021 Comprehensive Plan

Community Cohesion Goal 2. Ensure that existing and future residential developments contribute to enhancing quality of life.

Housing Needs Assessment

Implementation Strategies:

- Pursue funding mechanisms through the U.S. Department of Housing and Urban Development (HUD) and the Colorado Department of Local Affairs (DOLA).
- Expand accessory dwelling units.
- Incentivize affordable development.
- Support housing rehabilitation, preservation, and infill development

FISCAL IMPLICATIONS

Applications for grant funding typically require a local municipality to provide matching funds. For the proposed Local Impact Accelerator program provided by the Colorado Energy Office, Wellington is eligible for a zero match option (normally 5% match). Town staff’s original Letter of Intent proposed a budget of \$2 million dollars to include policy research, land use code amendments, public engagement, a fee nexus study to inform an incentive policy, funding to provide financial incentives for qualifying affordable housing (such as using grant funding to offset reductions to impact fees), and creation of promotional materials to help inform and guide potential affordable housing applicants.

If awarded funds through this grant program, the Town would receive funds for qualified and awarded project work, and would not have a direct financial obligation. Town staff resources would be utilized to solicit professional services to advance project goals, as well as to administer the project work.

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 03-2026, as presented.

MOTION RECOMMENDATION

Move to approve Resolution No. 03-2026 supporting and authorizing application to the Local Impact Accelerator program offered by the Colorado Energy Office to support affordable housing opportunities.

ATTACHMENTS

1. Resolution No. 03-2026

TOWN OF WELLINGTON

RESOLUTION NO. 03-2026

A RESOLUTION SUPPORTING AND AUTHORIZING APPLICATION FOR GRANT FUNDING THROUGH THE COLORADO ENERGY OFFICE FOR LOCAL IMPACT ACCELERATOR TO SUPPORT HOUSING AFFORDABILITY

WHEREAS, the Colorado Energy Office (CEO) is tasked with administering grant funding, including those funds available through the Local Implementation Mitigation, and Policy Action (Local IMPACT) Accelerator; and

WHEREAS, the Local IMPACT Accelerator Grant Program provides \$50 million in grants supporting local governments with policy adoption to bolster local resilience, reduce emissions, and advance other state priorities; and

WHEREAS, the Local IMPACT Accelerator Grant Program is intended to reduce emissions and promote policies that exceed state requirements in four categories: Buildings, Land Use, Transportation, and Waste; and

WHEREAS, the Land Use and Transportation policies include those that promote housing adjacent to existing infrastructure, infill development and redevelopment, development of neighborhood centers with access to transportation nodes, and electric vehicle (EV) charging deployment, among other; and

WHEREAS, the Local IMPACT Accelerator Grant Program is intended to be complementary to and align with other state programs; and

WHEREAS, the Town of Wellington has adopted a Housing Needs Assessment, adopted building and energy codes promoted by the State, adopted EV Charging standards, and adopted turf grass management best practices promoted by the State to be in alignment with State goals; and

WHEREAS, the Town of Wellington Housing Needs and Affordability Assessment that was accepted by the Board of Trustees on April 8, 2025 includes strategies to pursue United States Department of Housing and Urban Development (HUD) and Colorado Department of Local Affairs (DOLA) funding mechanisms, expand Accessory Dwelling Units (ADUs), incentivize affordable development, and support housing rehabilitation, preservation, and infill development; and

WHEREAS, the Town Board of Trustees has adopted a 2025-2029 Strategic Plan that includes objectives to improve housing diversity, advance cohesive and holistic new developments, explore financing options for development, and to identify funding opportunities for economic development; and

WHEREAS, the accepted Housing Needs Assessment identified that expanding housing diversity in Wellington is vital to fostering economic and workforce development; and

WHEREAS, land use policies adopted by the Town of Wellington have generated interest and inquiries from affordable housing partners, home builders and local residents; and

WHEREAS, expenses for deployment of qualifying affordable housing projects, infill development and redevelopment, and Accessory Dwelling Units (ADUs) continues to be a leading cause for lack of affordable housing deployment; and

WHEREAS, the Local IMPACT Accelerator Grant Program can provide funding for policy research to inform additional land use code updates, studies to inform project implementation, and incentive programs, including fee reduction programs, to advance local projects.

NOW, THEREFORE, be it resolved, the Board of Trustees of the Town of Wellington, Colorado, hereby supports and authorizes application to the Colorado Energy Office for the Local IMPACT Accelerator Grant Program.

Upon a motion duly made, seconded, and carried, the foregoing Resolution was adopted this 10th day of February, 2026.

TOWN OF WELLINGTON, COLORADO

Calar Chaussee, Mayor

ATTEST:

Hannah Hill, Town Clerk



Board of Trustees Meeting

Date: February 10, 2026

Subject: Resolution No. 04-2026: A Resolution Adjusting Appropriations of the Town of Wellington, Colorado for the Fiscal Year Beginning January 1, 2026, and Ending on December 21, 2026

- **Presentation:** Nic Redavid, Finance Director | Town Treasurer

EXECUTIVE SUMMARY

Resolution No. 04-2026 makes several changes to appropriations for previously approved capital improvement projects. The Town of Wellington’s Financial Management Policies state: “CIP appropriations are project-based, not strictly bound to the fiscal year in which they are adopted...”. Unexpended funds approved for the Budget of Fiscal Year 2025 (“FY2025 budget”) will be rolled over, funds approved for capital improvement projects in Fiscal Year 2026 (“FY2026 budget”) will be reappropriated, and available remaining loan funds will be appropriated by this resolution.

BACKGROUND / DISCUSSION

First, this resolution will appropriate previously approved funds in the FY2025 budget for capital improvement projects that were estimated to have been expensed by year-end but were not completed. This resulted in unexpended funds in the end of year fund balance estimates. Rolling the funds over only affects the timing of the expenses and will have no impact to the estimated ending fund balance presented in the FY2026 budget.

Account	Account Title	Approved Budget FY2025	Estimated FY2025 Expenses	Actual FY2025 Expenses	Remaining FY2025 Budget	Approved Budget FY2026	Adjusted Budget FY2026
211-80-4042 (FY2025)	Parks Masterplan and Community Center Feasibility Study	\$175,000	\$85,000	\$25,946	\$149,054	\$90,000	\$149,054
210-80-5721 (FY2026)							
211-80-5069 (FY2025)	Caustic Injection Automation	\$120,000	\$40,000	\$32,945	\$87,055	\$80,000	\$87,055*
204-80-5069 (FY2025)							

Next, since capital improvement projects are prioritized based on need and timing, funding for previously approved projects in the FY2026 budget will be reappropriated to fund and complete higher priority projects. These actions will have no impact on the estimated ending net position (fund balance) in the Water Fund and a positive impact on the Sewer Fund’s net position in the FY2026 budget.

Water Fund:

Account	Account Title	Approved Budget FY2026	Budget Appropriation Adjustment	Adjusted Budget FY2026
204-80-5886	Wilson Wellhouses Improvements	\$30,000	-\$15,000	\$15,000
204-80-5032	Source Water Intake Facility Fencing	\$50,000	-\$50,000	\$0



Account	Account Title	Approved Budget FY2026	Budget Appropriation Adjustment	Adjusted Budget FY2026
204-80-5069	Caustic Injection Automation (*+\$7,055 rollover)	\$80,000	\$65,000	\$152,055
Net Expense Adjustment:			\$0	

Sewer Fund:

Account	Account Title	Approved Budget FY2026	Budget Appropriation Adjustment	Adjusted Budget FY2026
205-80-5090	DO Probe Airblast System	\$72,000	-\$72,000	\$0
205-80-5085	RAS/WAS Lab Generator ATS Repair / Replacement	\$100,000	-\$100,000	\$0
205-80-5927	Water Reclamation Facility Expansion – Construction (Allocation of Savings)	\$0	\$132,000	\$132,000*
Net Expense Adjustment:			-\$40,000	

Lastly, this resolution will appropriate additional funds in the FY2026 budget from the remaining Water Reclamation Facility Expansion Construction loan proceeds. There is \$781,610 remaining in loan proceeds, and only \$172,000 was accounted for as loan proceeds in the FY2026 budget. Appropriating these remaining funds in full will allow for the completion of the DO Probe Airblast System and RAS/WAS Lab Generator ATS Repair / Replacement projects (see FY2026 budget book - page 106 – for descriptions) by the existing contractor at a more favorable timeline and cost, in addition to other remaining projects as the WRF project comes to an end. As these expenses will be reimbursed by the existing loan proceeds, this appropriation will not impact ending fund balances in the FY2026 budget.

Account	Account Title	Approved Budget FY2026	Budget Appropriation Adjustment	Adjusted Budget FY2026
205-80-5927	Water Reclamation Facility Expansion – Construction (*+\$132,000 reappropriation)	\$0	\$780,000	\$912,000

CONNECTION WITH ADOPTED MASTER PLANS

Strategic Plan 2025-‘29

- Mission Statement - provide outstanding municipal services for our community of today and tomorrow
- Ensure strong town operations - Ensure safety and security, including emergency response

FISCAL IMPLICATIONS

Rollover funds only affect the timing of expenses, which were included in end of year estimates for FY2025 and will now take place in FY2026, so there is no impact to the estimated ending fund balances presented in the FY2026 budget.

Reappropriating funds in full or at a lower amount has no impact or a positive impact, respectively, to the estimated ending fund balances.

Appropriating loan proceeds already granted to the Town to reimburse qualified expenses has no impact on established ongoing loan repayment terms and no impact to the estimated ending fund balances.



STAFF RECOMMENDATION

Staff recommends adoption of Resolution 04-2026 to make available funds not yet spent for previously approved capital improvement projects, reappropriate funds for higher priority projects, and to appropriate funds that will be reimbursed by existing loan proceeds.

MOTION RECOMMENDATION

I move to adopt Resolution No. 04-2026: A Resolution Adjusting Appropriations of the Town of Wellington, Colorado for the Fiscal Year Beginning January 1, 2026, and Ending on December 21, 2026.

ATTACHMENTS

1. Resolution No. 04-2026

TOWN OF WELLINGTON
RESOLUTION NO. 04-2026

A RESOLUTION ADJUSTING APPROPRIATIONS OF THE TOWN OF WELLINGTON, COLORADO FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2026, AND ENDING ON DECEMBER 31, 2026

WHEREAS, the Board of Trustees of the Town of Wellington, Colorado, approved the budget for the fiscal year beginning January 1, 2026, and ending on December 31, 2026, by Resolution No. 50-2025 on November 18, 2025; and

WHEREAS, the Board of Trustees of the Town of Wellington, Colorado, desires to adjust appropriations for fiscal year 2026; and

WHEREAS, capital improvement project appropriations are project-based and not bound to the fiscal year in which they are adopted; and

WHEREAS, adjusting appropriations by rolling over unexpended funds from the previous fiscal year will not impact estimated ending fund balances in the current fiscal year; and

WHEREAS, reappropriating funds to higher priority projects ensures strong town operations with no negative impact to estimated ending fund balances; and

WHEREAS, appropriating remaining loan proceeds of \$718,610 ensures project completion without impacting the Town’s existing debt obligations or estimated ending fund balances;

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

The following adjustments to appropriations for the Town of Wellington, Colorado are hereby made for the fiscal year beginning January 1, 2026, and ending December 31, 2026.

Account	Account Title	Unexpended Funds FY2025	Approved Budget FY2026	Budget Appropriation Adjustment	Adjusted Budget FY2026
211-80-4042 (FY2025)	Parks Masterplan and Community Center Feasibility Study	\$149,054	\$90,000	\$59,054	\$149,054
210-80-5721 (FY2026)					
211-80-5069 (FY2025)	Caustic Injection Automation	\$87,055	\$80,000	\$72,055	\$152,055
204-80-5069 (FY2025)					

Account	Account Title	Unexpended Funds FY2025	Approved Budget FY2026	Budget Appropriation Adjustment	Adjusted Budget FY2026
204-80-5886	Wilson Wellhouses Improvements	\$30,000	\$30,000	-\$15,000	\$15,000
204-80-5032	Source Water Intake Facility Fencing	\$50,000	\$50,000	-\$50,000	\$0
205-80-5090	DO Probe Airblast System	N/A	\$72,000	-\$72,000	\$0
205-80-5085	RAS/WAS Lab Generator ATS Repair / Replacement	N/A	\$100,000	-\$100,000	\$0
205-80-5927	Water Reclamation Facility Expansion – Construction	N/A	\$0	\$912,000	\$912,000

Upon a motion duly made, seconded, and carried, the foregoing Resolution was adopted this 10th day of February 2026.

TOWN OF WELLINGTON, COLORADO

By: _____
 Calar Chaussee, Mayor

ATTEST:

 Hannah Hill, Town Clerk



Board of Trustees Meeting

Date: February 10, 2026

Subject: Resolution No. 05-2026: A Resolution Approving a Letter of Engagement for Special Legal Counsel for Metropolitan District Representation by Lyons Gaddis

- **Presentation: Patti Garcia, Town Administrator**

EXECUTIVE SUMMARY

At the November 18, 2025 Board of Trustees work session, staff provided an overview of metropolitan districts, including their structure, purpose, and regulatory framework. The Board also received a presentation from the development team associated with Sage Farms regarding the potential use of a metropolitan district. Based on the information presented, the Board of Trustees directed staff to move forward with drafting a policy governing metropolitan district formation for future Board consideration.

BACKGROUND / DISCUSSION

A metropolitan district (metro district) is a type of special district that functions as a quasi-governmental entity with the authority to levy taxes and issue debt to finance public infrastructure and services that the Town may not otherwise be able to provide. Formation of a metro district requires a policy review process and the development of a service plan, which must be approved by the Board of Trustees. The service plan serves as the governing document for the district and establishes the rules, limitations, and obligations under which it must operate.

Infrastructure financed by metro districts varies by development and may include community amenities such as parks, trails, green space, and recreational facilities, as well as essential infrastructure including sidewalks, water and sewer systems, and streets. Metro districts can also support a diversity of housing types and amenities and, in some cases, include commercial or retail components as part of a mixed-use development.

Wellington currently has one metropolitan district, formed in approximately 2005, which has not developed. In response to concerns that metro districts had gone largely unchecked statewide for a period of time, the General Assembly enacted legislation aimed at reducing financial burdens on homeowners and preventing predatory practices. Legislation signed in 2024 strengthened homeowner protections, including enhanced disclosure requirements related to taxes, debt, and fees associated with living in a metro district; requirements for clear, written policies governing fines and fees; and limitations on arbitrary penalties.

The purpose of engaging outside legal counsel is to assist with the creation of a metropolitan district service plan that complies with complex state statutes, addresses applicable municipal or county requirements, and clearly defines the district's authorized debt, mill levy, and infrastructure powers. Specialized legal counsel also helps mitigate legal risk, protect against potential developer-resident disputes, and ensure alignment with all local and state requirements.

Staff spoke with several law firms that specialize in metropolitan district work. All firms were recommended by other municipalities and were well qualified to perform this work for Wellington. John Chmil of Lyons Gaddis was selected based on his current work with the Wellington Fire Protection District and his experience working with other small communities in Colorado. Lyons Gaddis is well regarded in this practice area, which



was also noted by the other firms staff consulted.

Staff has scheduled a follow-up meeting with Mr. Chmil on February 12, 2026, to develop a proposed metropolitan district service plan schedule for consideration by the Board of Trustees.

CONNECTION WITH ADOPTED MASTER PLANS

Grow Responsibly: Improve housing diversity; Advance cohesive & holistic new developments; Explore financing options for new development

FISCAL IMPLICATIONS

The preliminary estimate is approximately \$5,500 in legal fees for the service plan creation; some fees can be charged back to the developer which can be discussed as the project moves forward.

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 05-2026.

MOTION RECOMMENDATION

I move to adopt Resolution No. 05-2026: A Resolution Approving a Letter of Engagement for Special Legal Counsel for Metropolitan District Representation by Lyons Gaddis.

ATTACHMENTS

1. Resolution No. 05-2026_Lyons Gaddis
2. Lyons Gaddis_Proposed Engagement Letter - Special Counsel
3. Lyons Gaddis_Proposal for Special Legal Counsel - Town of Wellington

TOWN OF WELLINGTON
RESOLUTION NO. 05-2026

A RESOLUTION APPROVING A LETTER OF ENGAGEMENT FOR SPECIAL LEGAL COUNSEL FOR METROPOLITAN DISTRICT REPRESENTATION BY LYONS GADDIS

WHEREAS, the Town of Wellington has a need for specialized legal services regarding the organization of a metropolitan district; and

WHEREAS, staff has determined that Lyons Gaddis has extensive experience with special districts, including metropolitan districts, and is qualified to provide these services.

NOW, THEREFORE, be it resolved by the Board of Trustees for the Town of Wellington, Colorado, as follows:

1. The attached Letter of Engagement is hereby approved.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 10th day of February, 2026.

TOWN OF WELLINGTON, COLORADO

By: _____
Calar Chaussee, Mayor

ATTEST:

Hannah Hill, Town Clerk

January 12, 2026

Town of Wellington
c/o Patti Garcia, Town Manager
PO Box 127
Wellington, Colorado 80549

VIA EMAIL ONLY
GarciaPa@WellingtonColorado.gov

Re: Engagement Letter

Dear Ms. Garcia:

Thank you for the opportunity to serve as special legal counsel to the Town of Wellington (the "Town"). We propose the following arrangements:

- 1. TERM.** This Agreement would become effective upon the Town's approval and would remain in effect until the conclusion of the Town's need for special counsel services, unless sooner terminated by either party, with or without cause, upon 30 days' written notice to the other party.
- 2. SERVICES.** During the term of this Agreement, we would serve as special legal counsel to the Town to review a proposal for the organization of a metropolitan district within the Town and on any related matters referred to us by the Town. We would not undertake representation of any new client whose interests conflicted with those of the Town. In the event any conflict of interest arose between the Town and a present client of the firm, such conflict would be promptly disclosed in writing to all parties and resolved in accordance with our professional code of ethics.
- 3. RESPONSIBLE ATTORNEY.** I would serve as the attorney primarily responsible for your legal needs, provided, however, that the services of any attorney of the firm may be utilized to provide the most efficient legal services to the Town.
- 4. FEES.** Our attorney hourly rates will be at an hourly rate not to exceed \$335, with the exception of water law matters that will not exceed \$365 for water attorneys and \$170 for water paralegals. My current rate for this work is \$335 per hour. Our paralegal rate will not exceed the hourly rate of \$185 and our legal assistant rate will not exceed \$85. Hourly rates are generally adjusted based upon CPI on a fiscal year basis upon written notice. In an effort to reduce cost of legal services to the District, we often assign routine document preparation to paralegals or legal assistants employed by the firm under my supervision. We are also often able to answer a question over the phone without any lengthy research due to our specialization and knowledge.
- 5. MISCELLANEOUS CHARGES.** In addition to the hourly rates set forth above, we would bill the Town for out-of-pocket expenses incurred in connection with our representation of the Town on an actual cost basis. Mileage fees will be charged at the then-current IRS standard rate. Travel time is billed at full hourly rate in accordance with the hourly rates and mileage charges presented above.

LYONS GADDIS, P.C.

Longmont | Louisville | Littleton

303 776 9900 | www.lyonsgaddis.com

Town of Wellington
c/o Patti Garcia, Town Manager
January 12, 2026
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6. BILLING PROCEDURES. We will present itemized, detailed statements to the Town on or about the fifth (5th) day of each month reflecting services rendered and costs and expenses incurred on behalf of the Town through the end of the immediately preceding month. The statements will show the person who performed the service, a description of the services performed, the amount of time devoted to those services (expressed in one-tenth of an hour increments) and the dollar amount or value of the services utilizing that person's hourly rate.

7. DOCUMENT RETENTION. When our work on this specific discrete matter ends (e.g., a construction project) we will provide to you, at your written request, any documents and data that you provided to us, or we otherwise obtained from you or others during the course of representation on this specific matter. It is your responsibility to secure the return of such documentation/data. We will make an effort to notify you at your billing address on file with the firm before we destroy any such documents/data obtained or provided to us during our representation of you. You agree that we have the right to retain copies of such documents/data.

We look forward to working with you and your consultants.

Yours truly,



John Chmil

The above terms and conditions of engagement are accepted.

Town of Wellington

By: _____

Dated: _____

John Chmil
ichmil@lyonsgaddis.com
303-776-9900

January 30, 2026

Town of Wellington
c/o Patti Garcia, Town Manager
PO Box 127
Wellington, Colorado 80549

VIA EMAIL
GarciaPa@WellingtonColorado.gov

Attn: Board of Directors

Re: Proposal for Special Counsel Legal Services

Dear Board of Trustees:

The law firm of Lyons Gaddis, P.C. (the "Firm") is pleased to offer its services as special legal counsel to the Town of Wellington (the "Town").

QUALIFICATIONS AND EXPERIENCE

FIRM BACKGROUND

The Firm traces its origins to the formation of a law firm partnership in 1972. Because of our long experience in representing special districts, school districts, and other governmental entities, we take pride in the fact that we are often able to answer a client's question with a simple phone call rather than "reinventing the wheel," thus keeping a client's legal costs to a minimum.

We are very experienced in working with governing boards, staff and independent consultants, and pride ourselves on effectively communicating and working collaboratively with all who serve the client's needs. We represent many institutional clients including special districts, school districts, private corporations, non-profit corporations, and other entities governed by boards. A current listing of representative governmental clients is attached.

The Firm consists of over 30 attorneys, all of whom are properly licensed to practice law in the state of Colorado, 14 paralegals, and 5 legal assistants, who work within specific practice areas, in addition to six administrative staff members. Attorneys throughout the Firm work collegially across practice areas to provide comprehensive and excellent service to our clients. The Government Practice Group ("GPG"), which provides both general and special counsel services to a broad range of local governments, currently consists of five attorneys, one paralegal, and a legal assistant. Our GPG group members are highlighted in bold in our Firm's makeup that is attached.

Located in Longmont, our Firm has a state-wide practice with clients ranging from the Bethune School District on the eastern plains to the Crested Butte Fire Protection District to the west; and from the Red Feather Lakes Fire Protection District in the northern Front Range to Manzanola

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Town of Wellington
Attn: Board of Trustees
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School District to the south. Using e-mail, conference calls, and video technology, we find that we are able to effectively represent our clients throughout the state.

Through strong community engagement, high-quality service, and dedication to our clients, the Firm has remained a financially stable partnership throughout its long-standing history. In addition, the Firm's wide range of practice areas provides insulation from a downturn in any particular sector and impacts from a changing economy. The Firm has thoughtfully and strategically grown along with the expansion of the Front Range; however, we continue to serve our clients under the same essential principles and values.

We strictly adhere to Rule 1.13 of the Colorado Rules of Professional Conduct, which clarifies that our ethical obligation would be to the Town itself and not to its individual directors or its manager.

In conjunction with the representation of our many governmental clients, we have assisted in all aspects of their operations. This includes district service plan and formation issues, boundary adjustments (inclusions, exclusions and consolidations), elections and election challenges, ballot language, Bruce/TABOR and Gallagher Amendment issues, directors' meetings, bond issuances and other forms of financing such as certificates of participation and lease purchase agreements, contract drafting, negotiation and administration, budget preparation, construction projects, real estate acquisitions (including easements and condemnations) and related land use issues, intergovernmental agreements, lobbying efforts at the state and local levels, drafting of bylaws and regulations, personnel, fiscal and other policies, Open Records and Open Meetings Act issues, the Colorado Governmental Immunity Act ("CGIA"), and civil litigation involving various and diverse issues ranging from constitutional rights to employment law matters, and from personal injury and administrative law claims to contractual disputes.

REFERENCES

Paint Brush Hills Metropolitan District
Robert Guevara, District Manager
9985 Towner Ave.
Peyton, CO 80831
(719) 495-8188
robert@pbhmd.com

West Metro Fire Protection District
Jeremy Metz, Fire Chief
433 South Allison Parkway
Lakewood, CO 80226-3128
(303) 989-4307 (x 511)
jmetz@westmetrofire.org

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The Government Practice Group provides a full-range of comprehensive general legal services to our clients, as detailed above and further described below.

FIRM EXPERIENCE

We believe that our Firm is uniquely positioned to provide the Town with exceptional legal representation at an affordable rate. The Firm and its attorneys have extensive experience counseling all types of local governments, specifically including special districts. From this experience, we have become adept at managing and prioritizing a district's legal needs so that the Town can be served in the most cost-effective manner possible. We understand the budgetary constraints local governments face and make every possible effort to provide legal counsel within those confines.

I would be responsible for overseeing the Town's day-to-day legal issues and am available to attend Town meetings in person or via phone. We may also utilize the services of other attorneys as necessary and rely on the support of our paralegal, Carolyn Smoot, and our legal assistant, Lisa Mohn, to reduce the Town's legal costs. The GPG can effectively and efficiently utilize the talents and time of all of its team members to support its clients. This may be accomplished by routine matters being assigned to paralegals and associates, particular matters being assigned to an attorney with greater knowledge or additional experience in such areas, and/or the utilization of forms and boilerplate documents from our extensive library.

Our GPG attorneys have spoken on a variety of issues before various groups and organizations, including the Division of Local Government's workshops, the Special District Association's annual conventions and spring workshops, and the Colorado Association of School Board's attorneys' council section. Topics have included, among others, such issues as TABOR, consolidation of districts, the Colorado Open Records Act, due process for employers, location and extent review of governmental capital construction projects, employment matters, and executive searches under the Open Meetings Law.

Additional background information regarding each of the attorneys on our team is below (Resumes are attached):

- **Adele Reester:** A 1994 graduate of the State University of New York-Binghamton, Ms. Reester received her Juris Doctorate *Magna Cum Laude* from the Washington College at Law of The American University in 1997. After clerking for Chief Judge Roxanne Bailin of the 20th Judicial District in Boulder, Ms. Reester served as Assistant City Attorney for the City of Loveland. Admitted to the Colorado Bar in 1997, Ms. Reester's practice has focused almost exclusively on local government law after joining the Firm in 2001. She is a frequent speaker at various conferences and has authored several published articles.
- **Catherine Tallerico:** Ms. Tallerico graduated from the University of Colorado with a Bachelor of Science Degree in Journalism and received her law degree from its School of Law in 1990. Admitted to practice in 1990, Ms. Tallerico's 30-year career has emphasized special district and school district issues and litigation since 1992. She has worked as insurance

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defense counsel for numerous school districts, local governments, and private entities throughout the state. Having litigated hundreds of cases, Ms. Tallerico brings to the Firm a unique perspective of litigation avoidance by providing client counseling in employment matters, construction law, and tort immunity cases, as well as serving as defense counsel for our clients through the Colorado Special Districts Property and Liability Pool. Ms. Tallerico regularly attends board meetings and advises boards regarding various matters.

- **Chad Kupper:** Mr. Kupper graduated from the University of Colorado with an undergraduate degree in Business Administration majoring in business information systems. Prior to obtaining his Juris Doctorate *Cum Laude* from the Thomas M. Cooley Law School in 2007, Mr. Kupper worked as a computer support technician and a technology instructional assistant. He assists in real estate, financing, and contract matters. He is the primary attorney responsible for all intellectual property matters including trademark, copyright, and licensing issues.
- **John Chmil:** Mr. Chmil graduated from the University of Colorado, Boulder with a Bachelor of Arts Degree, *Magna Cum Laude*, in Sociology in 2010, and subsequently received his Juris Doctorate from the University of Colorado Law School in 2015. In the year between his undergraduate and law studies, Mr. Chmil served as an Americorps volunteer for a Boulder Valley non-profit serving public school-aged children. During law school, Mr. Chmil worked with the City Attorney offices of both the City of Arvada and City of Boulder, gaining valuable experience in operating as general counsel for government entities. After graduating, he was a judicial clerk for the Honorable Patrick Butler of the 20th Judicial District where he handled a wide array of both civil and criminal matters including jury trials, court hearings, and motions practice. Since joining the Firm in 2016, Mr. Chmil's practice has focused on supporting all facets of the Firm's governmental clients such as board governance, open meetings, public records, elections, authorities, urban renewal, and financial matters, as well as litigation and contracting.
- **Rachel Amspoker:** Rachel graduated from California Polytechnic State University with a degree in English in 2016. She earned her Juris Doctorate from the University of Colorado Law School in 2020. Before joining Lyons Gaddis, Rachel served as Senior Legal Counsel for the Colorado Association of School Boards (CASB). In that role, she provided legal guidance to school boards and administrators statewide, developed model policies, and led professional development initiatives on a wide range of legal issues affecting public entities. Her prior experience also includes representing clients in domestic relations matters and supporting public institutions through her work with the University of Colorado's Office of University Counsel.
- **Richard Lyons:** Admitted to practice law in 1977 in Missouri, Mr. Lyons clerked for a U.S. District Court judge in Kansas City and researched and wrote the initial drafts of several rulings regarding the Kansas City de-segregation litigation as well as other cases involving educational law. Upon returning to Colorado, he was admitted to the Colorado Bar in 1979, and he has devoted his practice to the representation of local governmental entities, with an

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emphasis on policy development and administration, board relations, constitutional matters, and election issues. With over 35 years of experience in handling all facets of special district law, Mr. Lyons' wealth of knowledge is a valuable asset to the Government Practice Group. He holds an undergraduate degree from the University of Colorado, a Juris Doctorate from the University of Missouri-Kansas City, and certificates of completion from St. Edmunds Hall (Oxford University) in a comparative law program, and from Harvard Law School for a summer course of advanced legal studies. While retired from the daily practice of law, Mr. Lyons remains available to share his expertise and knowledge with the attorneys in the GPG.

GPG EXPERTISE

The following examples are some of the common legal issues our clients face and illustrate the type of counsel we routinely provide. Additional areas, such as real estate, non-profit, water, and oil and gas are supported both from within the GPG, as well as across practice groups in our Firm.

Board Governance. The crux of any local government attorney is advising the Board on matters of policy and governance. The GPG understands the issues Boards face and can assist in all matters coming before the Board. This includes, but is not limited to, review and advice on bylaws, policies, resolutions, audits, budgets, and meeting procedures. Our long history representing local governments, and special districts in particular, also provides a bank of forms and samples that allow us to provide the Board with accurate and efficient documents without the need to start from scratch.

Elections. Our GPG team has extensive experience both conducting elections and defending election results against legal challenges. In 2014, our Firm successfully defended one of our fire district clients against an election challenge. After a three-day trial, the judge ruled in favor of our client and the plaintiffs eventually dropped their appeal efforts. In addition to defending against election challenges, our Firm has many years of experience conducting all types of elections, including those that involve taxing and debt issues, term limit waiver questions, inclusion and consolidation questions, and many other topics. We also offer training for designated election officials (DEOs) and election judges.

Contracts. Attorneys in our office regularly review, draft, and negotiate various contracts, including employment contracts, real estate contracts, intergovernmental agreements, and construction contracts. With respect to construction contracts, our GPG attorneys are experienced with AIA contracts, as well as other forms of design-build, general contractor/owner and consultant/owner agreements. We are knowledgeable about insurance requirements, indemnity provisions, and compliance with Colorado statutes such as bonding, retainage and final payment procedures.

TABOR. Within weeks of its enactment by the electorate in 1992, the Firm conducted a seminar for its clients on the implications of TABOR. Subsequently, the Firm drafted de-Brucing ballot issues for its clients to refer to their respective electorate to avoid TABOR-mandated refunding of revenues received in excess of TABOR's limitations. The Firm has also provided clients with

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periodic guidance memoranda on judicial rulings and Attorney General interpretations with respect to TABOR, as well as practical advice with which to avoid multi-year obligations through the utilization of “subject to annual appropriations” clauses. The Firm successfully defended a TABOR challenge before the Colorado Supreme Court in its decision, *Cacioppo v. Eagle Co. School District RE-50J*, 92 P.3d 453 (Colo. 2004) in which Mr. Douglas Bruce appeared as a witness for the plaintiffs. The case involved primarily TABOR-related issues that focused on the sufficiency of TABOR notices and the wording of the ballot issue.

CORA. We recognize that the implications of the Colorado Open Records Act play an increasing role in the administrative demands of special districts. Our attorneys and paralegals are well versed in CORA procedure and are prepared to counsel the Town on creation or revision of a CORA policy, responding to CORA requests, and defending citizen challenges under CORA.

Labor and Employment. Attorneys in our office regularly work with our clients on administrative or personnel matters with the goal of reducing risk and managing issues prior to litigation. They are experienced in all aspects of personnel issues including employment policies, workplace investigations, and dispute resolution. They are also experienced with defending Equal Employment Opportunity Commission (“EEOC”) and Colorado Civil Rights Commission (“CCRD”) claims, as well as claims made to the Department of Labor.

Litigation and Legal Claims. Our Firm attorneys handle matters assigned by the Colorado Special District’s Self-insurance Pool and well as other insurance company assigned matters in defense of our clients. We have litigated Americans with Disabilities Act (“ADA”) claims, CGIA claims, Title VII and constitutional claims, breach of contracts and real estate related matters.

Corporate and Tax-Exempt Organization Legal Issues. Our Firm attorneys handle federal and state tax issues including business, real estate, and tax law with many different clients, from large companies to small businesses, individuals, non-profits, and government entities. They also specialize in formation of nonprofit entities including assisting such entities with acquiring and maintaining their tax-exempt status.

FEES

The Firm bills on an hourly rate and there are no monthly recurring costs or fees. We are committed to providing our clients with the highest quality of professional services at reasonable rates. Our attorney hourly rates through December 31, 2026, will be set not to exceed \$335, with the exception of water law matters which will not exceed \$365 for water attorneys and \$170 for water paralegals. Our paralegal rate will not exceed the hourly rate of \$185, and our legal assistant rate will not exceed \$85 per hour. Hourly rates are typically adjusted based upon CPI on a fiscal year basis upon written notice.

In addition to the hourly rates set forth above, we would bill the Town for out-of-pocket expenses incurred in connection with our representation of the Town on an actual cost basis. Mileage fees will be charged at the then current IRS standard rate. Travel time is billed at a full hourly rate in accordance with the hourly rates and mileage charges presented above.

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We believe that our rates are extremely competitive, given our experience and expertise. We are often able to answer a question over the phone without lengthy research due to our specialization. Additionally, we continue to efficiently handle legal matters with a cost-effective approach on our team of shareholders, associates, and paralegals.

CLIENT SERVICES

Meeting Client Needs. Our Firm, and the GPG in particular, represent a diverse group of local government clients. Our clients range in size from very small rural districts that require sporadic legal counsel to multi-county districts that request our assistance on an almost daily basis. Specifically, I have assisted Town's and other local governments related to the creation and impact of metropolitan districts. No matter the size and amount of activity, we always cater our services to the needs and wishes of the client. We view open communication and expectations as a critical part of our services.

Our Philosophy. The GPG was built and operates under a philosophy of teamwork to optimize experience and allow our attorneys to provide timely, efficient, and reliable legal services. We understand that questions often arise at times when the Board or a committee is attempting to work through a particular issue. Based on the collective experience and specialized knowledge of the GPG, the Town will be able to reach an attorney or other staff member who can discuss the issue and either provide an answer over the phone or supply a timeline for delivering a response based on the needs of the Town.

Firm Values. At Lyons Gaddis and within the GPG, our mission is to provide the highest quality legal service and counsel to our clients from an enduring, supportive, and engaging environment. In pursuit of this mission we honor the following core values:

- **TRUST** – We maintain trust through thoughtful communication, action with integrity, and constant dedication to each other and our clients.
- **RESPECT** – We embrace each individual's unique talents, honor diverse life and work styles, and unfailingly treat everyone with dignity.
- **COMMUNITY** – We contribute positively to the lives of co-workers, clients and the community at large, creating an atmosphere of service that extends to the world around us.
- **EXCELLENCE** – We provide superior legal services by meeting or exceeding expectations in all aspects of legal representation and through our unrelenting commitment to be the best at what we do.

Client Trainings. If the Town desires, we can provide an election training session for the Designated Election Official in advance of Election Day and will assist as needed with any required election filings and certifications. In addition, we can provide trainings on Board mechanics, applicable transparency laws (i.e., Open Meetings and Open Records), and conflicts

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of interest, as well as sexual harassment or other employment or policy-based trainings. We are also happy to research issues and provide individualized trainings based on requests from the Board or Chief.

Management of Legal Services. Although a retainer arrangement can be discussed, it is our experience that for an institutional client, it should only pay for legal services which it requests. In the long run, an hourly fee arrangement may be more beneficial to the client. Our fee arrangement is set forth in our enclosed engagement letter which also details our billing practices and charges. If we are selected as special legal counsel, we request that the Town's Board of Directors authorize the Board President to sign the engagement letter and simply return a copy to us.

Conflicts. Should we be retained by the Town, we would not undertake representation of any new client whose interests conflicted with those of the Town. In the event any conflict of interest arose between the Town and a present client of the Firm, such conflict would be promptly disclosed in writing to all parties and resolved in accordance with our professional code of ethics.

TIMELINES AND CURRENT WORKLOAD

The GPG operates on a regular basis with a considerable workload. However, through execution of the teamwork philosophy, the GPG efficiently and effectively handles the existing workload and has room to grow. If selected as the Town's special counsel, the GPG will commit to working with the Board to ensure the most efficient and supportive legal services for the Town's particular needs and is available for immediate representation.

Thank you for the opportunity to submit this proposal and for considering us as your legal counsel. Please do not hesitate to contact me if you have any questions or desire additional information.

Sincerely,



John Chmil

Enclosures

GOVERNMENTAL CLIENTS FOR WHICH WE SERVE AS GENERAL COUNSEL

- Allenspark Fire Protection District
- Allenspark Water & Sanitation District
- Arvada Fire Protection District
- Baseline Water District
- Bethune School District R-5
- Briggsdale Fire Protection District
- Chatfield South Water District
- Clear Creek Metropolitan Recreation District
- Columbine Lake Water District
- Comanche Crossing Metropolitan Dist
- Crested Butte Fire Protection District
- Crystal Lakes Fire Protection District
- Eagle County School District RE-50J
- East Boulder County Water District
- Eaton Fire Protection District
- Elk Creek Fire Protection District
- Estes Park Local Marketing District
- Estes Valley Recreation and Park District
- Fort Lupton Public and School Library
- Four Mile Fire Protection District
- Front Range Fire Rescue Fire Protection Dist
- Galeton Fire Protection District
- Gateway Unaweep Fire Protection District
- Gold Hill Fire Protection District
- Granby Ranch Metro District Nos 2-8
- Grand County Library District Hi-Plains School District
- Highland Park Sanitation Dist
- Hygiene Fire Protection District
- Idalia School District
- Indian Hills Fire Protection District
- Indian Hills Water District
- Kiowa County Fire Protection District
- Kiowa County School District RE-2
- Larkspur Fire Protection District
- LaSalle Fire Protection District
- Left Hand Water District
- Lefthand Fire Protection District
- Livermore Fire Protection District
- Longmont Downtown Development Authority
- Longs Peak Water District
- Lyons Regional Library District
- Manzanola School District 3J
- Mile High Water Company
- Morgan County Quality Water District
- Mountain View Fire Rescue District
- Nederland Community Library District
- Nederland Fire Protection District
- Niwot Sanitation District
- North Carter Lake Water District
- Nunn Fire Protection District
- Paint Brush Hills Metropolitan District
- Park County School District RE-2
- Pawnee Fire Protection District
- Pinewood Springs Fire Protection District
- Platte Canyon Fire Protection District
- Platte Valley Fire Protection District
- Platteville-Gilcrest Fire Protection District
- Poudre Canyon Fire Protection District
- Red Feather Lakes Fire Protection District
- Sheridan School District No. 2
- Southeast Weld Fire Protection District
- St. Vrain & Left Hand Water Conservancy Dist
- St. Vrain Sanitation District
- Sterling Rural Fire Protection District
- Stone Creek Metropolitan District
- Stratton Fire Protection District
- Sugar Loaf Fire Protection District
- Summit School District RE-1
- Upper Huerfano Fire Protection Dist
- Upper South Platte Water Conservancy Dist
- Weld RE-5J School District
- Wellington Fire Protection District
- West Metro Fire Protection District
- Western Hills Fire Protection District
- Windsor-Severance Fire Protection District



**GOVERNMENTAL CLIENTS FOR WHICH WE SERVE AS
SPECIAL COUNSEL AND WATER COUNSEL**

Adams 12 Five Star Schools
Arapahoe County School District No. 1
Byers Fire Protection District
City of Arvada
City of Longmont
City of Trinidad
Crystal Valley Metropolitan District Nos. 1-2
Denver Public Schools
*Eagle Rock School & Prof. Dev. Ctr.
East Larimer County Water District
Fort Collins-Loveland Water District
Headwater Authority of the South Platte
Highlands Ranch Metropolitan District
Lake County
Littleton Public Schools
*Longmont Christian School
Longmont Housing Authority
Monte Vista School District
New Raymer/Stoneham FPD
*The New America School
North Weld County Water District
Parker Jordan Metropolitan District
Penrose Water District
Poudre School District
Poudre Tech Metropolitan District
Raindance Metropolitan District
Ridgway Fire Protection District
Rocky Mountain Academy of Evergreen
Roxborough Water and Sanitation District
Saddlehorn Metropolitan District
South Conejos School District
St. Vrain Valley School District RE-1J
Stonegate Village Metropolitan District
Town of Castle Rock
Town of Dillon
Town of Lochbuie
Town of Milliken
Town of Severance
Tri-Lakes Monument Fire Protection District
Valley School District RE-1

CURRENT PRINCIPALS AND STAFF

Shareholders: John W. Gaddis, **Adele L. Reester**, **Catherine A. Tallerico**, Scott E. Holwick, Cameron A. Grant, Matthew D. Machado, Madoline E. Wallace- Gross, Jennifer M. Spitz, **Chad A. Kupper**, Jeffrey S. Rose, **John I. Chmil**, Sean M. Stewart, Erin Pierce, and Alison Gorsevski.

Senior Counsel: **Richard N. Lyons II**, Bradley A Hall, Jeffrey J Kahn, and Steven P Jeffers.

Special Counsel: Kimberly A. Barr, James B. Godbold, Andrea Kehrl, and Peter Johnson.

Associate Attorneys: Erin C. Pierce, Casey J. Weaver, Tracy L. Nolan, Kennedy Sheetz, Robyn L. Smith, Gunnar Paulsen, Bradley Kershaw, **Rachel Amspoker**, and Dan Davis.

Paralegals/Legal Assistants: Jennifer C. Kaufman, Denise R. Poepping, K. Scott Sinclair, Patricia (Trish) J. Vallejo, Janet T. Cummings, Katie S. Pendleton, **Carolyn L. Smoot**, **Lisa J. Mohn**, Kendall L. Waddle, Alexia J. Clark, Laura C. Witt, Geri C. O'Driscoll, Elizabeth J. Goad, Brandy Marquez, Ricky Ancheta, Cindy McMurl, Zailen Janzen and Cathleen Cooper.

Administrative Team: Trish A. Nelson (Administrator), Tessa D. Kuiken (Administrative Assistant), Heather Mack-Swalidi (Accounting Coordinator), Kayleigh T. Sherlock (Office Services Clerk), and Emily Pacheco (Administrative Assistant).

PRACTICE AREAS

Government Practice Group. (Adele Reester, Catherine Tallerico, Chad Kupper, John Chmil, Rachel Amspoker, and Richard Lyons. Support Staff: Carolyn Smoot and Lisa Mohn). This practice group specializes in the representation of local governmental entities throughout Colorado, including school districts and Title 32 special districts (hospital district, fire districts, water and sanitation districts, an ambulance district, park/recreation districts), a marketing district, authorities, and serving as special counsel to a county for personnel matters. This group also serves as insurance defense counsel to nearly all of its governmental clients.

Business/Real Estate/Taxation Group. (Cameron Grant, Jennifer Spitz, Chad Kupper, Sean Stewart, Kimberly Barr, Kennedy Sheetz, James Godbold, and Robyn Smith. Support Staff: Patricia (Trish) Vallejo, Laura Witt, and Ricky Ancheta). This business-oriented practice group specializes in all aspects of real estate law and development, all forms of taxation, including formation of non-profit organizations, as well as general business work related to leases, contracts, bylaws, and corporate organizational documents.

General Practice Group. (John Gaddis, Jeff Rose, Erin Pierce, and Dan Davis. Support Staff: Katie Pendleton, Alexia Clark, Geri O'Driscoll, Elizabeth Goad, and Cathleen Cooper). The General Practice Group is involved in assisting individuals and small businesses, ranging from all aspects of family law to formation of small businesses, assisting in real estate and land use matters, and wide-ranging commercial and civil litigation.

Water Law Group. (Jeffrey Kahn, Scott Holwick, Matthew Machado, Steve Jeffers, Madoline Wallace-Gross, Casey Weaver, Allison Gorsevski, Gunnar Paulsen, Andrea Kehrl, Peter Johnson, and Bradley Kershaw. Support Staff: Jennifer Kaufman, K. Scott Sinclair, and Zailen



Janzen). Emphasizing water and natural resources law, this practice group enjoys a state-wide practice representing water users from farmers and ranchers to large municipalities and water authorities/conservancy districts. In addition, it specializes in land use matters throughout the Front Range.

Estate Planning. (John Gaddis, Jennifer Spitz, Chad Kupper, Sean Stewart, Kimberly Barr, and Tracy L. Nolan. Support Staff: Denise Poepping, Janet Cummings, Kendall Waddle, and Brandy Marquez). This practice group works with individuals on their estate plans, including preparation of wills, trusts, powers of attorney and living wills. The group also assists with estate and trust administration, including probate



ADELE L. REESTER

Areas of Practice

Special District Law: Representation of large and small fire, parks and recreation, sanitation, library and water districts throughout the State of Colorado.

Education Law: General representation of large and small school districts throughout the State of Colorado including board governance; special education; employment and personnel matters; contracts; charter schools; student matters; and compulsory attendance.

Negotiations: Interest-based and traditional bargaining; Facilitation; Interest-Based Bargaining training; Master contract negotiations for school districts; and Superintendent contract negotiations.

Employment Law: Trainings; Investigations; Defense of claims before the EEOC and CCRD; and Draft policies and contracts.

Litigation: District, County, and Municipal Courts, including teacher employment and dismissals, special education due process, collections, traffic infractions, and personal injury.

Employment

Lyons Gaddis, P.C., Longmont, CO
Shareholder: 2008 – present
Associate Attorney: 2001 – 2007

City of Loveland, Loveland, CO
Assistant City Attorney: 1998 – 2001

Twentieth Judicial District of Colorado, Boulder, CO
Law Clerk to the Honorable Roxanne Bailin, Chief Judge: 1997 - 1998

Education

Washington College of Law at The American University, J.D. 1997
magna cum laude, Class Rank: Top 13%
Solicitor General, Student Bar Association Executive Board
Interschool Competitions Director, Moot Court Executive Board

State University of New York at Binghamton, B.A. 1994
magna cum laude, Phi Beta Kappa, Dean's List
High Honors Thesis: "Minority Voting Rights: Electing or Influencing a Candidate of Choice"
Honors: Golden Key National Honor Society; Political Science National Honor Society; SUNYAC Commissioner's List; SUNYAC All-Academic Team; Varsity Letters



Bar Admission

Supreme Court of Colorado
United States District Court, District of Colorado

Professional Development

Colorado and Boulder Bar Associations, Member
Colorado Association of School Boards, Member
Colorado Association of School Boards Legislative Council, Member
Young Lawyers Division, Doctor/Lawyer Program, Past Volunteer
Girl Scouts, Mountain Prairie Council, Past Nominating Committee, Member
Girls Scouts of Colorado, Past Board Governance Committee
Colorado Women's Golf Association, Member
City of Longmont, Human Relations Commission, Past Member
Denver Center Childcare Association, Past Board Member

Publications/Presentations

Constitutional and Statutory Requirements for Special District Websites, September 2018
Annual Conference, Special District Association
Keystone, Colorado

Consolidation of Fire Services: A Study in Collaboration (panel), September 2017
Annual Conference, Special District Association
Keystone, Colorado

Disciplining the Special Education Student, October 2016
Special Education Law From A to Z Seminar, National Business Institute
Denver, Colorado

S.M.A.R.T. Goals, September 2016
Annual Conference, Special District Association
Keystone, Colorado

Top 10 Policies Your Board Should Have! September 2015
Annual Conference, Special District Association
Keystone, Colorado

"Interest-Based Bargaining Methodology"
Special District Association of Colorado News August 2012 and
Boulder County Bar Newsletter, February 2012

Miscellaneous presentations relating to school law and employment law, including
CASB, CASE, and CASPA conferences, 2001 – present

Miscellaneous presentations regarding special districts and related local government
requirements, Special District Association Annual Conference, 2005 – present

"Obtaining a Liquor License"
2009 Boulder County Attorneys Profiles & Reference Book, May 2009



LYONS GADDIS
ATTORNEYS & COUNSELORS

“Changing Your Facility? Don’t Forget the Liquor License!”
Restaurateur of Colorado, December 2001/January 2002

“Judges as Case Managers: What Happened to Trials?”
On reserve in Washington College of Law Library

Selected Appellate Cases

Cacioppo v. Eagle County School District RE-50J, 92 P.3d 453 (Colo. 2004)

Cox v. Ackerman, Case No. 01 CA 1915

Donovan v. Lefever, Case No. 01 CA 2085

Mortech Custom Homes v. Salazar, Case No. 02 CA 1016

Goddard v. West Metro Fire Protection District, Case No. 04 CA 989



CATHERINE A. TALLERICO

Areas of Practice

Complex Litigation: involved with every aspect of litigation for a wide variety any types of cases filed in state and federal court including: governmental immunity, election matters, personal injury and other tort liabilities, discrimination, civil rights, breach of employment contract, wrongful discharge, construction defects, real estate and easement litigation and breach of commercial contracts. Well versed in all aspects of public entity defense including the Colorado Governmental Immunity Act.

Special District/Local Government Law: assist special districts and local governments with Board issues, meetings and hearings, executive sessions, open meeting laws, risk management, policy development, elections, personnel matters, contracts and agreements, and exclusions and inclusions.

School/Education Law: provide counsel on personnel matters, special education and 504 issues, federal and state education laws, Board issues, contracts and agreements, and policy development. Defend OCR charges, due process hearings and litigation.

Employment Law: provide creative problem solving and guidance, draft policies, negotiate contracts, conduct investigations, defend claims before the EEOC and CCRD, and Department of Labor.

Construction Law: draft and negotiate construction contracts. Provide guidance relating to insurance requirements, indemnity provisions, and compliance with State and Federal laws.

Risk Management: negotiate and mediate a wide variety of claims, develop strategic solutions for litigation avoidance, provide guidance and analysis of insurance coverage issues.

Employment

Lyons Gaddis Kahn Hall Jeffers Dworak & Grant, PC, Longmont, Colorado
Shareholder

Fowler, Schimberg & Flanagan, P.C., Denver, Colorado
Shareholder 1999 – 2006
Associate Attorney 1992 - 1998

Feiger, Collison & Kilmer, P.C., Denver, Colorado
Associate Attorney 1990 - 1992

Education

University of Colorado School of Law, Juris Doctor, 1990
Board of Editors, University of Colorado Law Review

LYONS GADDIS, PC



University of Colorado, School of Journalism, Bachelor of Science, 1986

Bar Admission

Supreme Court of Colorado
United States District Court, District of Colorado
United States Court of Appeals, Tenth Circuit

Professional Activities

Colorado and Boulder Bar Associations, Employment Law Committees
Attorney's Council for Colorado Association of School Boards
Colorado Women's Bar Association
National Association of School Boards
AV Preeminent Peer Review Rated

Selection of Publications/Lectures

Constitutional and Statutory Requirements for Special District Websites, September 2018
Annual Conference, Special District Association
Keystone, Colorado

Employment Law Challenges, Developments & Trends, September 2017
Annual Conference, Special District Association
Keystone, Colorado

Workplace Investigations, September 2016
Annual Conference, Special District Association
Keystone, Colorado

Top 10 Policies Your Board Should Have! September 2015
Annual Conference, Special District Association
Keystone, Colorado

Top Ten Legal Issues With Social Media, September 2014
Annual Conference, Special District Association
Keystone, Colorado

"EEOC's New Enforcement Guidance on the Use of Criminal Background Checks"
The Colorado Lawyer, Vol. 41, p. 45, December 2012

"The Framework of Special Education Law", October 2012
National Business Institute, Colorado Special Education Law Seminar
Denver, Colorado

Employment Law Update, September 2012
Annual Conference, Special District Association
Keystone, Colorado



Legal Issues Associated with Bullying, June 2011
Colorado Association of School Boards
Thornton, Colorado

The ABC's of Employment Law, October 2010 and September 2009
Colorado Association of School Boards, Loveland, Colorado
Annual Conference, Special District Association, Keystone, Colorado

What Every Tom, Dick and Mary Jane Should Know About Medical Marijuana in the Workplace, September 2010
Annual Conference, Special District Association
Keystone, Colorado

Challenges Posed by Teacher Discipline, Reporting and Settlement, June 2008
Colorado Association of School Boards
Golden, Colorado

The New Immigration Laws, December 2006
Colorado Association of School Boards
Colorado Springs, Colorado

Selection of Appellate Cases

Colorado Union of Taxpayers, et al. v. West Metro Fire Protection District, et al., 2014CV31089
(Jefferson County Combined Court)

Trujillo v. Board of Education of Adams 12 Five Star Schools, 12CA0599 (Colo. Ct. App. 2013)

Tyler V. v. St. Vrain Valley School District, 2011 WL 1045434 (D. Colo. 2011)

Leprino Foods Co. v. Feldmeier Equipment, Inc., 04CA0686 (Colo. Ct. App. 2005)

Glaeser v. Academy School District 20, 2005 WL 2592477 (D. Colo. 2005)

Marino v. Mayger, 118 Fed. Appx. 393, 2004 U.S. App. LEXIS 25079 (10th Cir. 2004)

National Chiropractic Mutual Insurance Co. v. Kancilia, 77 Fed. Appx. 445, 2003 U.S. App. LEXIS 20265 (10th Cir. 2003)

Bartell v. Aurora Public Schools, 263 F.3d 1143 (10th Cir. 2001)

Shaw v. Sargent School District No. RE-33-J, 21 P.3d 446 (Colo. Ct. App. 2001)

Rocky Mt. Hospital & Medical Service v. Mariani, 916 P.2d 519 (Colo. 1996)

Mariani v. Rocky Mt. Hospital & Medical Service, 902 P.2d 429 (Colo. Ct. App. 1994)

N.E., Inc. v. Iliff & Monaco Assocs., LP, 890 P.2d 146 (Colo. Ct. App. 1994)



CHAD A. KUPPER

Areas of Practice

Education Law: Representation of large and small school districts throughout the State of Colorado, including advise Boards of Education regarding powers and duties, board policy and development, human resources and administration, and TABOR; participate in student compulsory attendance and expulsion proceedings; draft, review, and negotiate contracts, including employment contracts, leases, real estate contracts, and vendor contracts; BEST Financing; register and protect district copyrights and trademarks.

Special District Law: Representation of large and small fire, parks and recreation, sanitation and water, library, and other special districts, throughout the State of Colorado.

General Civil Law: Business Transactions, act as general counsel for corporate entities, including corporate structure, purchase and sale, litigation matters, and contract negotiations; Real Estate, draft and advise regarding acquisition and sale, leasing, and financing; Estate Planning and Probate.

Employment

Lyons Gaddis Kahn Hall Jeffers Dworak & Grant, P.C., Longmont, CO
Shareholder: 2021 - present
Associate Attorney: 2008 – 2020

Gubbels Law Office, P.C., Castle Rock, CO
Associate Attorney: 2007-2008

Sixty Plus., Inc. Elder Law Clinic, Lansing, MI
Legal Intern: 2006-2007

Education

Thomas M. Cooley Law School
Juris Doctor *Cum Laude*, 2007
Dean's List, Honors Scholarship

University of Colorado, College of Business Administration
Bachelor of Science, 2002, Business Information Systems

Bar Admission

Supreme Court of Colorado
United States District Court, District of Colorado

Affiliations and Community Involvement

LYONS GADDIS, PC

Longmont | Louisville | Littleton
303 776 9900 | www.lyonsgaddis.com



LYONS GADDIS

ATTORNEYS & COUNSELORS

Boulder County Bar Association, Real Estate Section Chair

Friends of the Longmont Museum, Board Member

Twin Peaks Rotary, Member

Colorado Bar Association, Member

Longmont Area Chamber of Commerce, Member



JOHN CHMIL

Areas of Practice

Local Government Law: General representation of large and small school districts, special districts, library districts, and marketing districts throughout the State of Colorado on all matters that arise for public entity clients including, but not limited to governance; contracts, construction; employment and personnel matters; and elections.

Employment

Lyons Gaddis Kahn Hall Jeffers Dworak & Grant, P.C., Longmont, CO
Associate: 2016 – present

Judge Patrick Butler, 20th Judicial District Trial Court, Boulder, CO
Judicial Clerk: 2015 – 2016

Boulder City Attorney's Office, Boulder, CO
Law Clerk: 2014 – 2015

American Indian Law Clinic, Boulder, CO
Student Attorney: 2014 – 2015

Justice Gregory Hobbs, Colorado Supreme Court, Denver, CO
Judicial Intern: 2014

Arvada City Attorney's Office, Arvada, CO
Law Clerk: 2013

Mark Squillace, University of Colorado, Boulder, CO
Research Assistant: 2013

Education

University of Colorado Law School, J.D. 2015
Production Editor- Colorado Natural Resources, Energy & Environmental Law
Review, 2014-2015
National Native American Law Student Association Moot Court Competition,
2015
Colorado Appellate Advocacy Competition, 2013 & 2014
Native American Law Student Association, Board Member 2013-2014
1L Mock Trial Competition, 2012

University of Colorado – Boulder, B.A. 2010



LYONS GADDIS
ATTORNEYS & COUNSELORS

magna cum laude
Mock Trial Team, Competitor 2009-2010

Bar Admission

Colorado, November 2015

Professional Development

Colorado and Boulder County Bar Associations, Member

Special District Association Legislative Committee, Member

Colorado Association of School Board Attorneys, Member

RACHEL M. AMSPOKER

Areas of Practice

Education Law: General representation of large and small school districts throughout the State of Colorado including board governance; special education; employment and personnel matters; contracts; charter schools; student matters; and compulsory attendance.

Special District Law: Representation of large and small fire, parks and recreation, sanitation, library and water districts throughout the State of Colorado.

Employment Law: Trainings and draft policies and contracts.

Employment

Lyons Gaddis, P.C., Longmont, CO
Associate Attorney: 2025 – present

Colorado Association of School Boards, Denver, CO
Staff Attorney: 2022-2024
Senior Legal Counsel: 2024-2025

Johnson Law Group, LLC, Denver, CO
Associate Attorney: 2020-2022

Education

University of Colorado, Boulder, CO, J.D. 2020
Lead Note Editor, Colorado Technology Law Journal
Public Interest Service Association, Legal Writing Tutor

California Polytechnic State University, San Luis Obispo, CA, B.A. 2016
Bachelor of Arts in English, Minor in Media Arts and Technologies

Bar Admission

Colorado State Bar

Professional Development

Colorado Bar Association, Member
Colorado Association of School Boards, Member
Colorado Association of School Boards, Member



Publications/Presentations

Legislative Update, June 2023, 2024, and 2025 School Law Conference, Colorado Council of School Board Attorneys
Denver, Colorado

Legal Compliance and Practical Policy Leadership, December 2024 Annual Conference, Colorado Association of School Boards
Colorado Springs, Colorado

Legal 101 for Superintendent and Board Assistants, December 2024 Annual Conference, Colorado Association of School Boards
Colorado Springs, Colorado

Policy 201: A Deeper Dive, December 2024 Annual Conference, Colorado Association of School Boards
Colorado Springs, Colorado

Ready. Set. Govern: Board Policy and Leadership, April 2024 Annual Conference, National School Boards Association
New Orleans, Louisiana

Legal 101 for Board Members, December 2022 and 2023 Annual Conference, Colorado Association of School Boards
Colorado Springs, Colorado

Protections for Transgender Individuals, 2023 Fall Conference, Colorado Association of School Boards
Glenwood Springs, Colorado

Title IX Compliance, November 2024 Principal Conference, Colorado Association of School Executives
Colorado Springs, Colorado

Legal Topics, July 2024 Annual Convention, Colorado Association of School Executives
Breckenridge, Colorado

Various other legal and policy presentations and trainings for the Colorado Association of School Boards, 2022-present



Board of Trustees Meeting

Date: February 10, 2026

Subject: Larimer County Sheriff's Office December 2025 Report

EXECUTIVE SUMMARY

Attached is the December 2025 report submitted by the Larimer County Sheriff's Office.

BACKGROUND / DISCUSSION

N/A

CONNECTION WITH ADOPTED MASTER PLANS

N/A

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

Review and retain report.

MOTION RECOMMENDATION

N/A

ATTACHMENTS

1. 12-2025 Wellington Monthly Report - FINAL



John J. Feyen, Sheriff

LARIMER COUNTY SHERIFF'S OFFICE

One Agency

One Mission

Public Safety

January 21, 2026

Town of Wellington
Attn: Patti Garcia, Town Administrator
PO Box 127
Wellington, Colorado 80549

Dear Ms. Garcia:

The Law Enforcement Services Agreement for the Town of Wellington obligates the Larimer County Sheriff's Office to provide monthly reporting.

In meeting the contract, for the month of **December 2025**, the Larimer County Sheriff's Office maintained six deputies, one corporal, and one sergeant providing full-time law enforcement for the Town. In addition, one full-time investigator, one full-time desk deputy, and one full-time School Resource Officer assisted the town with law enforcement activities.

During the month of **December 2025**, non-assigned deputies spent a total of **84.98** hours in Wellington responding to calls, patrolling, and making contacts in the town.

During the month of **December 2025** there were **0.0** hours worked by Northern Colorado Drug Task Force.

Investigations – ongoing and active cases include:

- Death/Suicide – 2
- Fraud/Theft – 2
- Assault – 1
- Sex Assault on Child - 1
- Sexual Exploitation of Children - 1
- Arson/Criminal Mischief – 1
- Attempted Murder – 1
- DHS Referral – 2
- Child Abuse - 1

Administration
2501 Midpoint Dr.
Fort Collins, CO 80525
970 498-5100

County Jail
2405 Midpoint Dr.
Fort Collins, CO 80525
970 498-5200

Emergency Services
1303 N. Shields St.
Fort Collins, CO 80524
970 498-5300

larimer.gov/sheriff

Of Note:

- Deputies Andrew Johnson, Colyn Gackenbach, Jay Toops, and Lee Blattner are transitioning out of Wellington for 2026, and are being replaced by Deputies Bryan Penry, David McFarlane, David Boston, and Anthonie Rose. Deputies Brett Torrey and Joe Bullard are staying in Wellington for 2026.

Pursuant to the Law Enforcement Agreement between the Town of Wellington and Larimer County, applicable documenting monthly forms are attached.

Thank you,

A handwritten signature in black ink that reads "Joe Shellhammer" with a long horizontal flourish extending to the right.

Undersheriff Joe Shellhammer
(970) 498-5103
Attachments



LARIMER COUNTY SHERIFF'S OFFICE

Wellington Calls for Service and Patrol Time
(For Non-Wellington Officers)

Dispatch Dates between 12/01/2025 and 12/31/2025

Excluded from this report -

Squads: Civilian, Parks, and Investigations

Units: 9ME*, 9S39;9Z52;9E33;9E64;9E91;9E57;9E6;9E65;9E75;9E49

Call Times by Month

	Call/Contact Time (Minutes/Hours)	Patrol Time (Minutes/Hours)	Totals
2025-12	3,743.4 62.39	1,355.67 22.59	5,099.07 84.98
Totals	3,743.4 62.39	1,355.67 22.59	5,099.07 84.98

Wellington Monthly Report

December 2025

Larimer County Sheriff's Office

Christine Harpel
Administrative Coordinator

1/12/2026

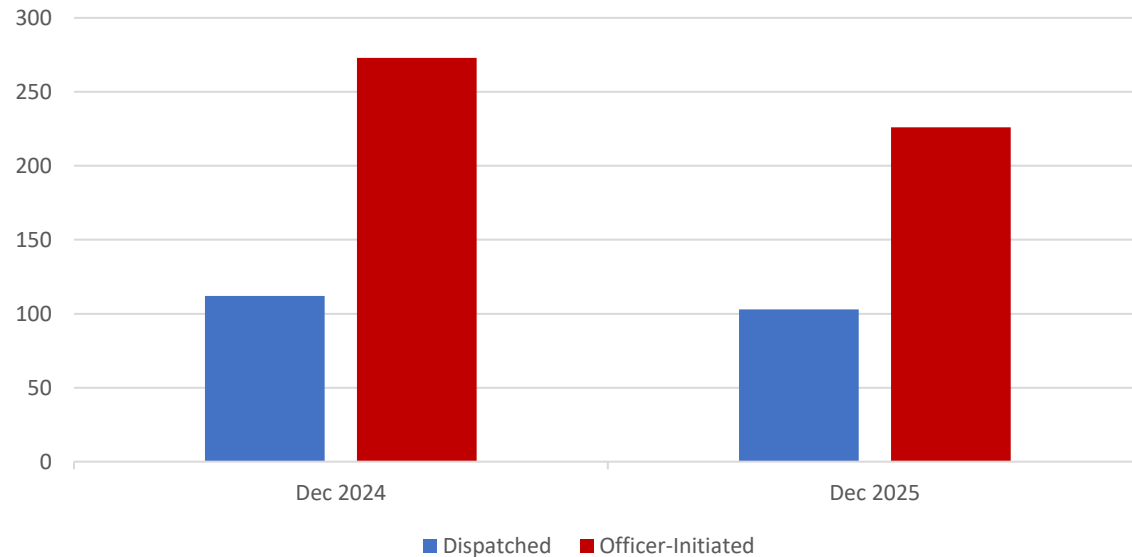
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December 2025 Totals

Dispatched / Officer-Initiated Activity

Dispatched Calls	103
Officer Initiated	226
December 2025 Total	329

Dispatched vs Officer-Initiated Activity



- Dispatched calls were Down 9 or 8% from December 2024
- Officer-Initiated Activity was Down 47 or 17% from December 2024

	Dec 2024	Dec 2025
Dispatched Calls	112	103
	29%	31%
Officer Initiated	273	226
	71%	69%
Total	385	329

- 31% were Dispatched Calls
- 69% was Officer-Initiated Activity

December 2025 Calls for Service

Calls for Service Comparison

Call Types A-M

Call Type	2022	2023	2024	Avg 22-24	2025	% Change 3-Yr Avg to 2025
9-1-1 Hangup	1	1	4	2.00	0	-100%
Alarm Calls	7	3	6	5.33	3	-44%
Animal Calls	14	8	1	7.67	4	-48%
Arson	1	0	0	0.33	0	-100%
Assault	1	5	5	3.67	1	-73%
Assist Business	1	4	4	3.00	6	100%
Assist Other Agency (Fire/Med)	11	9	6	8.67	10	15%
Burglary	1	0	1	0.67	0	-100%
Child abuse	0	0	2	0.67	0	-100%
Citizen Assist	9	10	7	8.67	17	96%
Civil	13	7	10	10.00	12	20%
Criminal Mischief	4	1	3	2.67	2	-25%
Death Investigation	1	1	0	0.67	0	-100%
Disturbance	2	2	6	3.33	3	-10%
Drug case	1	2	0	1.00	2	100%
DUI Arrest	1	0	2	1.00	1	0%
Extra Checks & Business Check	135	214	115	154.67	48	-69%
Family Problems	10	7	10	9.00	7	-22%
Fireworks complaint	0	2	2	1.33	1	-25%
Follow up	39	26	34	33.00	10	-70%
Found property	1	1	1	1.00	0	-100%
Fraud	6	2	4	4.00	4	0%
Harassment	9	9	6	8.00	3	-63%
Information report	2	0	0	0.67	0	-100%
Juvenile Problem	3	1	2	2.00	5	150%
Lost Property	0	2	1	1.00	1	0%
Mental Health Call	0	5	3	2.67	3	13%
Missing Person (Child/Adult)	0	1	1	0.67	1	50%
Motor Vehicle Accident	4	8	4	5.33	3	-44%
Municipal Code Violation	0	7	2	3.00	1	-67%

Call Types N-Z

Call Type	2022	2023	2024	Avg 22-24	2025	% Change 3-Yr Avg to 2025
Neighbor Problems	1	1	2	1.33	2	50%
Noise\Party Complaint	1	3	0	1.33	0	-100%
Pedestrian Contact/Subject St	2	7	2	3.67	3	-18%
Private Tow	1	3	6	3.33	4	20%
REDDI Report	0	1	2	1.00	1	0%
Restraining Order Violation	4	0	4	2.67	4	50%
Robbery	0	1	0	0.33	0	-100%
Safe 2 Tell	1	5	7	4.33	0	-100%
School Check	9	10	8	9.00	30	233%
Sex Offense	4	1	1	2.00	1	-50%
Sex Offender Check	12	10	0	7.33	2	-73%
Suicide Attempt	2	0	0	0.67	1	50%
Suicide Threat	5	1	1	2.33	1	-57%
Suspicious Circumstances	28	16	12	18.67	19	2%
Theft	7	2	4	4.33	4	-8%
Traffic Problem	12	11	13	12.00	14	17%
Traffic Pursuit	0	1	0	0.33	0	-100%
Traffic Stop	95	52	52	66.33	70	6%
Trespass	0	4	3	2.33	1	-57%
Vehicle Theft	7	2	1	3.33	1	-70%
Vehicle Trespass	0	2	0	0.67	0	-100%
VIN Check	7	6	4	5.67	3	-47%
Warrant Attempt/Arrest	4	4	3	3.67	2	-45%
Welfare Check	8	10	12	10.00	14	40%
Unspecified	2	3	6	3.67	4	9%
TOTALS	489	494	385	456.00	329	-28%

NC = Not Calculable. Cannot divide by 0.

Calls for Service DOWN 56 or 15% from December 2024
 December 2025 calls DOWN 28% from December 2022-2024 Average

December 2025 Call Categories

Crime Type Averages / Trends

Property Crimes					
Call Type	2022	2023	2024	Avg 22-24	2025
Burglary	1	0	1	0.67	0
Theft	7	2	4	4.33	4
Vehicle Theft	7	2	1	3.33	1
Vehicle Trespass	0	2	0	0.67	0
Property Crimes Totals	15	6	6	9.00	5

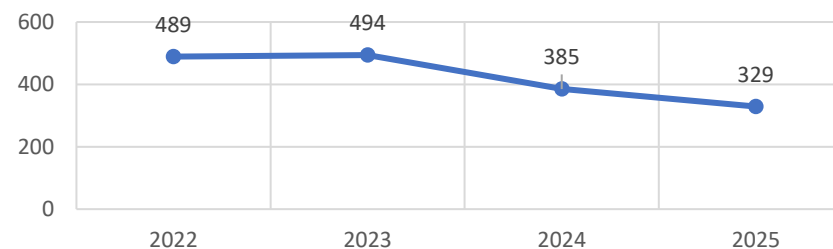
Disorder/Other Crimes					
Call Type	2022	2023	2024	Avg 22-24	2025
Alcohol Calls	0	0	0	0.00	0
Animal Calls	14	8	1	7.67	4
Criminal Mischief	4	1	3	2.67	2
Disturbance	2	2	6	3.33	3
Drug case	1	2	0	1.00	2
Family Problems	10	7	10	9.00	7
Harassment	9	9	6	8.00	3
Juvenile Problem	3	1	2	2.00	5
Noise\Party Complaint	1	3	0	1.33	0
Suspicious Circumstances	28	16	12	18.67	19
Trespass	0	4	3	2.33	1
Disorder Crimes Totals	72	53	43	56.00	46

Persons Crimes					
Call Type	2022	2023	2024	Avg 22-24	2025
Assault	1	5	5	3.67	1
Missing Person (Child/Adult)	0	1	1	0.67	1
Robbery	0	1	0	0.33	0
Sex Offense	4	1	1	2.00	1
Weapon Related (menacing,	0	0	0	0.00	0
Persons Crimes Totals	5	8	7	6.67	3

Red numbers indicate a DECREASE in crime from December 2024

Yellow backgrounds indicate an INCREASE in crime from December 2022-2024 Average

December 2022-2025 Totals



December 2025 Traffic

Traffic Citations	12/24	12/25
Traffic Citations Issued	13	13
Traffic Warnings	33	48

- Citations Issued Equal
- Warnings Up 15

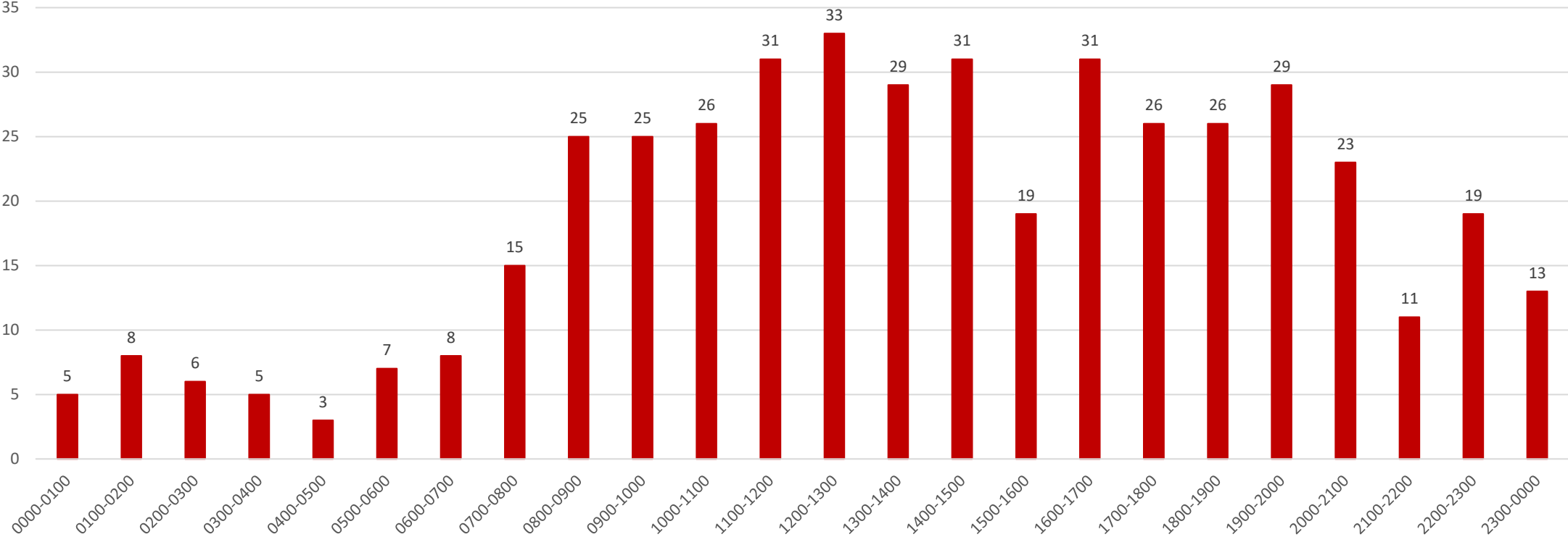
Call Type	12/24	12/25
Traffic Stop	52	70
Motor Vehicle Accident	4	3
DUI Arrest	2	1
Traffic Problem	13	14
REDDI Report	2	1

- Traffic Stops Up 18 or 35%
- MV Accidents Down 1
- DUI Arrests Down 1
- Traffic Problems Up 1
- REDDI Reports Down 1

December 2025

Call Totals by Hour

Busiest Hours
1200-1300 (33)
1100-1200, 1400-1500, 1600-1700 (31)

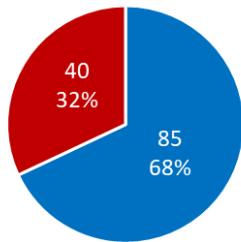


←→ 29 Calls between 0200-0700

December 2025

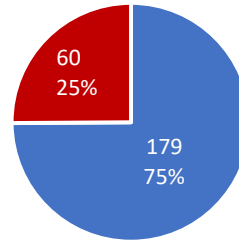
Wellington/Non-Wellington Units

Dispatched



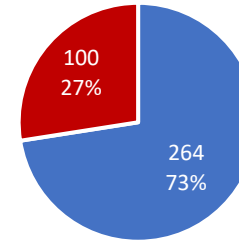
Wellington Non-Wellington

Officer-Initiated



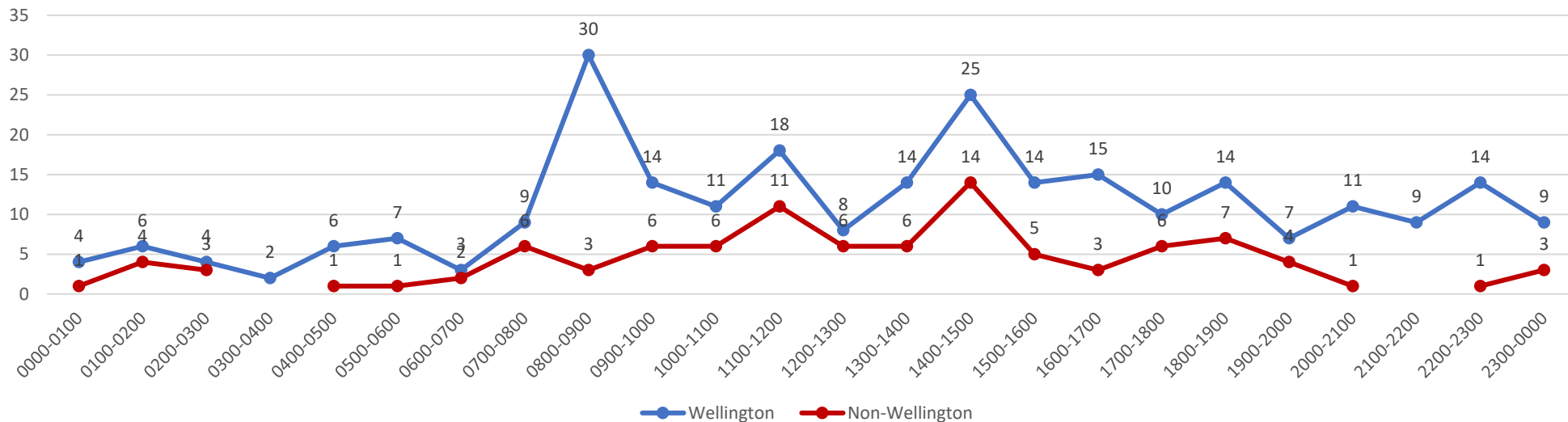
Wellington Non-Wellington

Total Calls



Wellington Non-Wellington

Wellington/Non-Wellington Calls by Hour



December 2025

Response Times / Time on Calls Dispatched Calls Only All Times in Minutes

<u>Average Response Time (All Units) – High / Medium / Low refers to call priority</u>		
High		3.91
Medium		12.13
Low		31.98
Avg. Response Time		16.00

<u>Average Time on Calls (All Wellington Calls)</u>			
High			74.12
Medium			44.63
Low			26.91
Avg. Time			48.55



Board of Trustees Meeting

Date: February 10, 2026
Subject: Memo from Town Clerk's Office and Parks & Recreation

EXECUTIVE SUMMARY

Attached is a memo from the Town Clerk's Office and Parks & Recreation department related to the transition of Leeper Center Reservation Responsibilities.

BACKGROUND / DISCUSSION

N/A

CONNECTION WITH ADOPTED MASTER PLANS

Grow Responsibly and Ensure Strong Town Operations

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

N/A

MOTION RECOMMENDATION

N/A

ATTACHMENTS

1. BoT Memo Re Leeper Center



To: Board of Trustees

From: Hannah Hill, Town Clerk & Billy Cooksey, Director of Parks and Recreation

CC: Patti Garcia, Town Administrator

Date: February 10, 2026

Subject: Transition of Leeper Center Reservation & Oversight Responsibilities

Purpose

The purpose of this memo is to inform the Board of Trustees of an upcoming operational change regarding the management of the Leeper Center. After review and collaboration with the Parks & Recreation Department, staff recommend transferring responsibility for Leeper Center reservations and facility oversight from the Town Clerk's Office to Parks & Recreation.

Background

The Town Clerk's Office currently manages all Leeper Center reservations, key distribution, and post use inspections. As community use of the facility has grown, several challenges have emerged:

- Limited staffing flexibility prevents timely post event inspections.
- Key pickup and after-hours access rely heavily on Town Hall hours and informal workarounds.
- The internal Outlook-based reservation calendar has led to double bookings and offers no public visibility.

To improve service delivery, efficiency, and accountability, Parks & Recreation and the Town Clerk's Office jointly reviewed the process and identified opportunities for improvement.

Summary of Proposed Operational Change

Parks & Recreation will assume full responsibility for:

- Managing the reservation calendar
- Coordinating key pickup and after-hours access
- Conducting post event facility inspections
- Determining deposit retention when cleanup or damage policies are not met



This shift aligns responsibilities with the department that has staff available during evenings and weekends—when most facility activity occurs—and that already manages other recreational facility reservations and makes use of the public-facing reservation software system that Parks & Recreation already uses.

Benefits of the Transition

- **Improved Inspection & Accountability**
Parks & Recreation staff have weekend and on-call availability, enabling timely inspections and consistent documentation of damage or cleanup issues.
- **Enhanced Customer Service**
Staff outside of Town Hall hours can better support key pickup, access needs, and last-minute changes.
- **A Modern, Public Facing Reservation System**
Parks & Recreation’s reservation software provides:
 - Real-time availability
 - Centralized documentation
 - Reduced risk of double bookings
 - A future pathway for online booking by residents
- **Greater Operational Consistency**
Consolidating facility reservations under one department aligns with how other Town facilities are managed.

Transition & Communication Timeline

Staff will begin training and communication with stakeholders on the new reservation system, with a go-live date of March.



Board of Trustees Meeting

Date: February 10, 2026

Subject: 2025 Annual Report - Construction, Development and Neighborhood Services

EXECUTIVE SUMMARY

The annual report for 2025 Construction, Development and Neighborhood Services activities is included and attached for review.

BACKGROUND / DISCUSSION

This 2025 year-end report provides a snapshot of the construction and development activities that occurred in the past year. Information included also provides an update of the current trends and expected trends within the Town. It identifies the number of buildable lots remaining within the Town, and future lots that will be available for permits once public infrastructure is installed. Also included is a summary of most frequent code violation case types addressed by the Office of Neighborhood Services.

Residential Construction

Town staff tracks the number of new residential dwelling permits issued throughout the year and the number of available buildable lots (buildable lots in this context means zoned residential, platted for development, and public infrastructure is installed and operational). Tracking the number of permits and the number of buildable lots is an indicator of development trends and is used as a resource to guide when and how many new residential building permits the Town is able to issue.

Attached is a report of residential building permits issued in 2025 (January 1, 2025 to December 31, 2025). Also included is a report of new residential dwelling permits issued since 2010 and estimates of projected residential dwelling permits based on expected development trends. An inventory report is included to show available residential lots by subdivision, the number of lots remaining for permits, and the status of zoning, subdivision platting and infrastructure availability. Residential lot supply and inventory is depicted graphically to show trends over time.

28 residential dwelling units were permitted in 2025, the lowest annual total since 2011. Issuance of residential building permits in years 2021, 2022 and 2023 were reduced to stay within available treatment capacity constraints while capital infrastructure projects were under construction. Subsequently, increases in mortgage interest rates and a slowdown in the national housing market have contributed to a steady decline in residential permits through the end of 2025.

Commercial Construction

Attached 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).

Below is a summary of commercial projects completed and permitted in 2025 (note that not all permits are



completed in the same year they are permitted).

Commercial Projects Completed

	<u>Projects</u>	<u>Sq. Ft.</u>	<u>Valuation</u>
Commercial New Construction	2	20,780	\$ 1,983,711
Commercial Remodel	5	7,224	\$ 266,440
New Tenant Finish	4	15,531	\$ 671,709
Total	11	43,535	\$ 2,921,860

Commercial Projects Permitted

	<u>Permits</u>	<u>Sq. Ft.</u>	<u>Valuation</u>
Commercial New Construction	2	59,244	\$ 17,088,650
Commercial Remodel	5	7,223	\$ 327,850
New Tenant Finish	2	10,280	\$ 351,709
Total	9	76,747	\$ 17,768,209

2025 Development Approvals and Applications

<u>Application Type</u>	<u>Reviews</u>	<u>Approvals</u>	<u>Pending</u>	<u>Notes</u>
Annexation	1	0	1	
Zoning	1	1	0	Amendment to PUD
Subdivision Plat	5	3	2	1 commercial replat and 2 lot line adjust
Site Plan Review	3	1	2	
Pre-Applications	15	N/A	N/A	Various commercial and other use types

2025 Neighborhood Services Activities

Below are the most common Neighborhood Services for January 1, 2025 to December 31, 2025. Tracking this data identifies trends that help staff focus public safety efforts on topics that need additional support and resources.

<u>Case Type</u>	<u>Violations</u>	<u>Percent of Cases</u>
Vegetative Nuisances	228	34%
Auto / RV Parking	288	42%
Refuse / Outdoor Storage	41	6%
Encroachments / Obstructions	94	14%
Others (various case types)	28	4%
TOTAL	679	100.0%

92% of violations achieved compliance through communications and friendly reminders.
 Only 8% of violations required abatement or additional enforcement measures to resolve the violation.

CONNECTION WITH ADOPTED MASTER PLANS

N/A

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

Review and retain report.

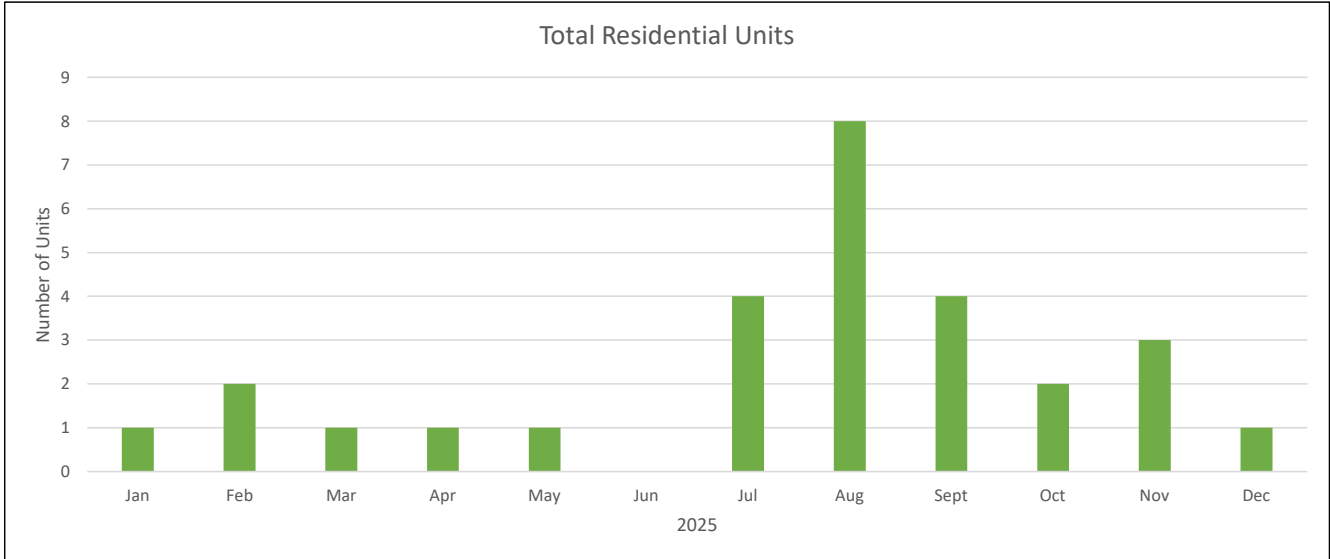
MOTION RECOMMENDATION

Information only - No action required.

ATTACHMENTS

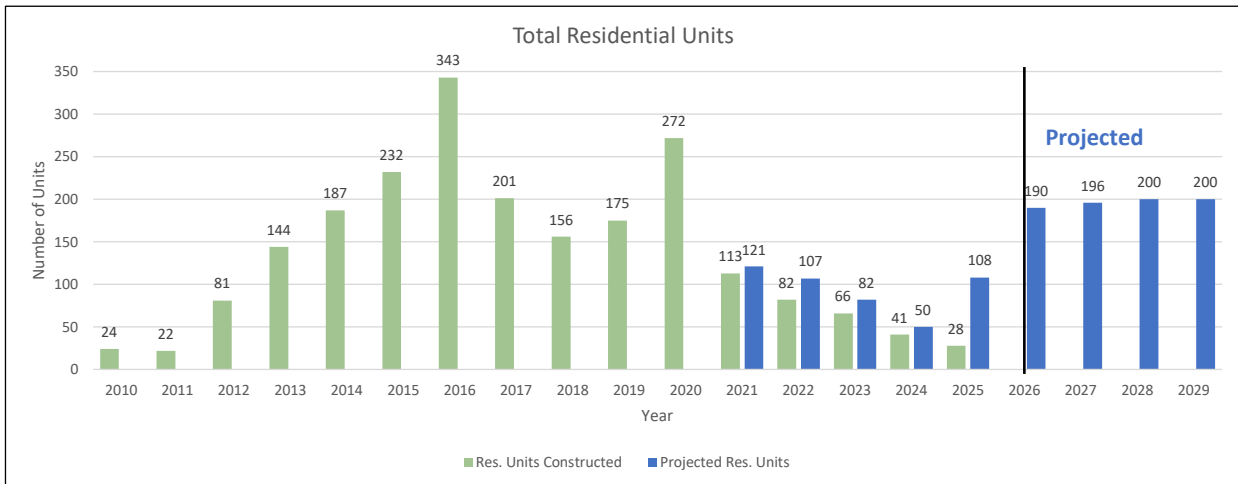
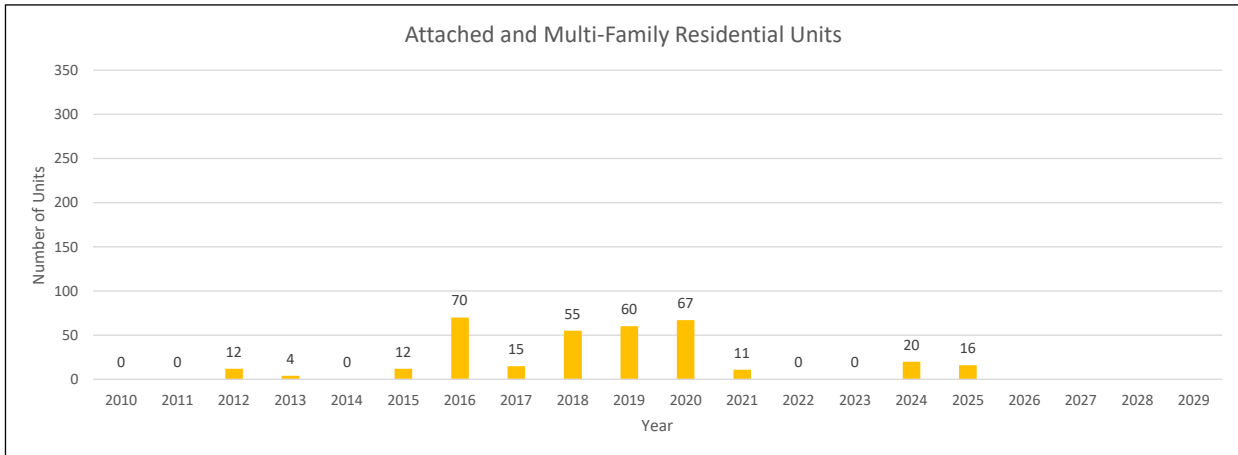
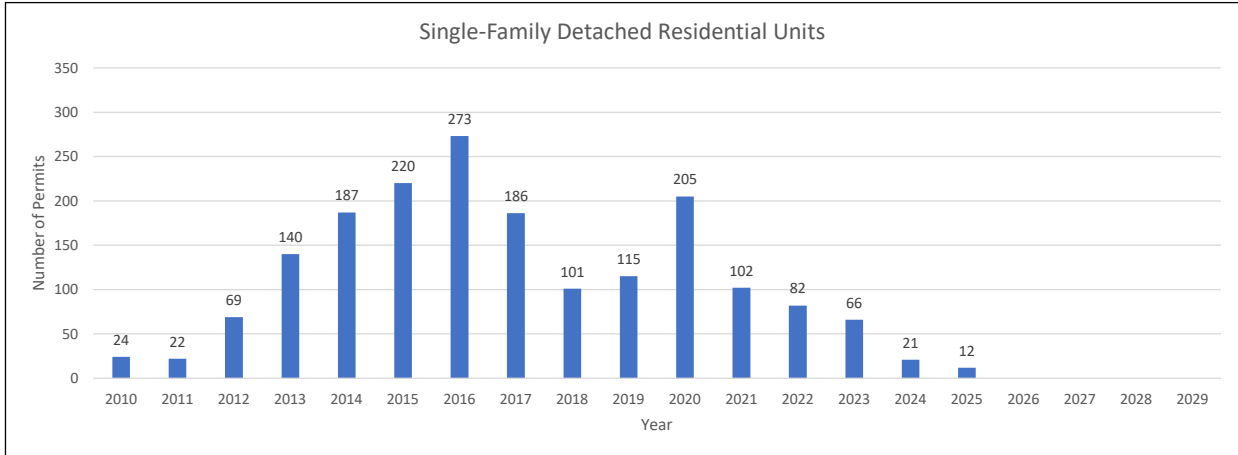
1. 2025 Residential Building Permit and Lot Inventory Report

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	2	3	1
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	2	3	1
			4			2			16			6
											Total	28

Residential Dwelling Units - Historic and Projected



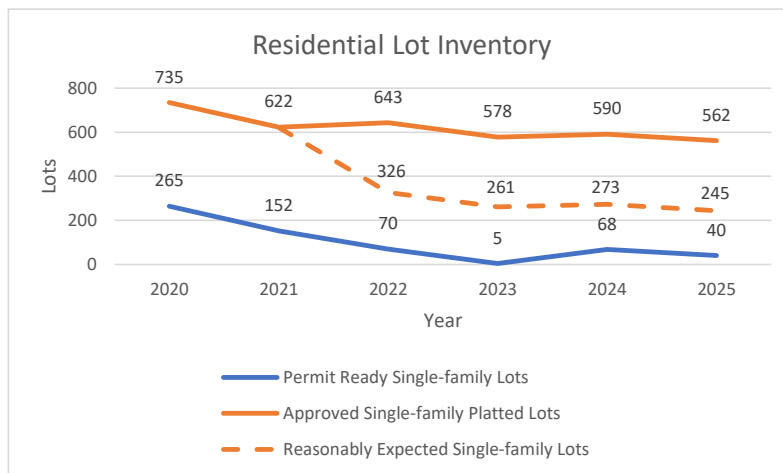
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Single-Family Detached	24	22	69	140	187	220	273	186	101	115	205	102	82	66	21	12				
Attached and Multi-Family	0	0	12	4	0	12	70	15	55	60	67	11	0	0	20	16				
Res. Units Constructed	24	22	81	144	187	232	343	201	156	175	272	113	82	66	41	28				
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	36	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	1949				

Platted Lots	562
Buildable Lots (with infrastructure)	40



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: February 10, 2026
Subject: Board of Trustees Planning Calendar

EXECUTIVE SUMMARY

Attached is the Planning Calendar for the Board of Trustees upcoming meetings.

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 2026 (2)



BOARD OF TRUSTEES PLANNING CALENDAR

All meetings are at 6:30 p.m. unless otherwise noted

February 17, 2026	Board of Trustees Work Session, PROST Masterplan & Community Center Visioning
February 24, 2026	Board of Trustees Regular Meeting
March 10, 2026	Board of Trustees Regular Meeting
March 17, 2026	Board of Trustees Work Session
March 24, 2026	Board of Trustees Regular Meeting
April 14, 2026	Board of Trustees Regular Meeting (Swearing in of elected officials)
April 21, 2026	Board of Trustees Work Session, BoT Orientation
April 28, 2026	Board of Trustees Regular Meeting, Board and Commission appointments
May 12, 2026	Board of Trustees Regular Meeting
May 19, 2026	Board of Trustees Work Session – Training with Sam Light, CIRSA Deputy Executive Director/General Counsel

Future Work Session Topics

June 16 - Board Budget Priorities Work Session

October 13 - Budget Work Session

October 27 - Utilities Rates Work Session

Other Meetings/Events

February 24 - Candidate Orientation

April 7 - Town Election

May 14-15 - Board and Leadership Strategic Planning

June 22-25 - Colorado Municipal League Annual Conference – Westminster

October 2 - Board and Leadership Budget Workday

Early October - Budget BOO-Nanza

November 10 - Budget Adoption

This document is subject to change without notice