



BOARD OF TRUSTEES
February 24, 2026
6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

Regular Meeting Minutes

A. CALL TO ORDER

Mayor Chaussee called the February 24, 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 – Absent

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. Home Rule Overview and Engagement Plan

Kelly Houghteling, Deputy Town Administrator, presented the plan noting the past presentation to the Board regarding the plan for Home Rule engagement. It was noted the company contracted, Magellan Strategies, to assist the Town with survey development, public engagement, and messaging, will send out a text message survey to gather data, which will be brought back to the Board for protentional action.

The Board asked for clarification on responses received, which Ms. Houghteling noted Magellan Strategies would be seeking to receive back 400 responses.

2. Town of Wellington, Colorado Financial Statements with Independent Auditor's Report for December 31, 2024

Nic Redavid, Finance Director and Town Treasurer, presented the auditor's report, sharing that as of the 2024 Audit has been submitted to and accepted by the State of Colorado. Mr. Redavid reviewed the findings of the audit.

The Board expressed appreciation for the work Mr. Redavid and the Finance Department has done to complete all outstanding audits.

Clarification of if the property taxes were included 2025, which Mr. Redavid confirmed.

D. CONSENT AGENDA

1. February 10, 2026 Board of Trustee Meeting Minutes
2. Consent to Authorize Town Treasurer to Sign Hinkle & Company, PC Engagement Letter for Audit of 2025 Financial Statements

Trustee Dailey moved to approve the consent agenda

Trustee Cannon seconded and the motion passed.

E. ACTION ITEMS

1. Ordinance No. 01-2026: An Ordinance Establishing Fees to be Charged by the Town of Wellington, Colorado, for Utility Services

Meagan Smith, Deputy Public Works Director and Nic Redavid, Finance Director | Town Treasurer presented this item.

Ms. Smith reviewed the existing and proposed water rates for residential, as well as noted the commercial existing and proposed water rates being moved to a uniform volumetric rate. Ms. Smith noted the recommended single and multi-unit residential rates would decrease by 3%, and the shift in volumetric tiers to align with cost of service. The proposed commercial rates were consolidated into a single volumetric tier, base charges for all meter sizes were decreased by 3% as well.

The wastewater rate structure updates were reviewed, noting new strength-based surcharges for commercial customers to align rates with treatment burden and more equitable cost recovery for high strength users.

Ms. Smith noted the proposed stormwater rate is the first stormwater rate increase from 2017, and staff would plan on returning to the Board in 2027. The bill comparisons for month to month for an average user were discussed. Ms. Smith noted the amount of change in water bills over the past several years. There was a change in rates in 2020, which was the driving purpose from the direction of the Board to conduct rate studies.

Mayor Chaussee opened public comment for the item.

Rob Roberson yielded time to Jim Raymond.

James Raymond, Wellington resident, spoke to water rate structure and usage levels, and the recommendation of the Rate Advisory Group.

Christine Gaiter yielded her time to Jon Gaiter.

Jon Gaiter spoke to rate reduction and rate structure and the recommendation of the Rate Advisory Group.

Kendra Barrett spoke to high and low water users.

Sophia Moore spoke to the recommendation of the Rate Advisory Group.

The Board expressed appreciation for the work that the Rate Advisory Group did in providing a recommendation to the Board.

Discussion centered around the Rate Advisory Group recommendation and the recommendation presented before the Board in Ordinance No. 01-2026.

Mayor Pro Tem Mason moved to adopt Ordinance No. 01-2026: An Ordinance Establishing Fees to be Charged by the Town of Wellington, Colorado, for Utility Services

Trustee Dailey seconded and the motion failed, 3-3.

NO VOTE: Tietz, Wiegand, Cannon

Town Administrator Patti Garica asked for a recess.

Mayor Chaussee called a recess from 7:36 p.m. to 7:41 p.m.

Trustee Dailey moved to Adopt Ordinance No. 01-2026: An Ordinance Establishing Fees to be Charged by the Town of Wellington, Colorado, for Utility Services with the Exclusion of Section 1

Trustee Wiegand seconded and the motion passed.

2. Ordinance No. 02-2026: An Ordinance Establishing Capital Investment Fees to be Charged by the Town of Wellington, Colorado for Connection to the Water and Wastewater Utility Systems

Ms. Smith reviewed the ordinance noting the requirements while adopting impact fees.

The Board asked for clarification for non-potable rates based on other communities, and how those rates were established. Ms. Smith noted the technical memo included in the packet from Raftelis explaining the process used to determine impact fees, and the recommendation comes in at the highest defensible number, and it is a Board decision if a lower amount would be adopted, while still ensuring growth pays for its own way.

Mayor Chaussee opened public comment for the item.

Jon Gaiter, Wellington resident, spoke to the non-potable water and revenue goals.

The Board asked for clarification on growth expectations, and Ms. Smith reviewed the assumptions of planned growth, and noted the lower levels of assumed growth from what the Planning Department assumes in order to ensure funds are met.

The Board noted the need to charge so that development pays its way.

Trustee Tietz moved to adopt Ordinance No. 02-2026: An Ordinance Establishing Capital Investment Fees to be Charged by the Town of Wellington, Colorado for Connection to the Water and Wastewater Utility Systems

Trustee Cannon seconded and the motion passed.

F. REPORTS

1. Town Attorney
There was no report from Town Attorney.
2. Town Administrator
Ms. Garcia noted the CML legislative update attended, with discussions centering around local control.
3. Staff Communications
Items were included in the packet.
 - a. Board of Trustees Planning Calendar
 - b. Utilities Report - January 2026
 - c. Treasurer's Report (December 2025)
 - d. Report of Bills (December 2025)
4. Board Reports

Trustee Teitz noted an upcoming survey regarding the date for the volunteer appreciation dinner, the appreciate dinner is expected to be \$3,500 - \$4,000.

Trustee Cannon noted the CML Legislative update session, and that grants are in danger of drying up. Attendance at a Policy Committee Meeting was also noted.

Trustee Dailey spoke to March 9-11 at the Democracy Summit at CSU, featuring Wellington. The Municipal Leadership Academy is focusing on public safety next; March 4 and March 12 were noted as candidate forums hosted by the League of Women Voters and the Chamber of Commerce. Attendance at Main Street events were noted, the celebration of expansion of Harvest Farms, Night Beyond Limits celebration, and Cleveland Avenue Constriction Series. Trustee Dailey noted Well-o-Rama and asked for volunteers for assistance.

G. EXECUTIVE SESSION

1. For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators pursuant to § 24-6-402(4)(e), C.R.S., and for the purpose of receiving legal advice pursuant to § 24-6-402(4)(b), C.R.S.,

regarding acquisition of real property by the Town to increase public park and open space opportunities. As required by C.R.S. §24-6-402(2)(d.5)(II)(A) and (II) (E) the Executive Session proceedings will be electronically recorded and the record will be preserved for 90 days through May 25, 2026.

Trustee Dailey moved to recess into executive session For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators pursuant to § 24-6-402(4)(e), C.R.S., and for the purpose of receiving legal advice pursuant to § 24-6-402(4)(b), C.R.S., regarding acquisition of real property by the Town to increase public park and open space opportunities. As required by C.R.S. §24-6-402(2)(d.5)(II)(A) and (II) (E) the Executive Session proceedings will be electronically recorded and the record will be preserved for 90 days through May 25, 2026.

Trustee Tietz seconded and the motion passed.

Mayor Chaussee recessed into executive session at 8:13 p.m.

Mayor Chaussee reconvened the meeting at 8:41 p.m.

H. ADJOURN

Mayor Chaussee adjourned the February 24, 2026 meeting at 8:41 p.m.



A handwritten signature in black ink, appearing to read "C. Chaussee", written over a horizontal line.

Calar Chaussee, Mayor

A handwritten signature in black ink, appearing to read "H. Hill", written over a horizontal line.

Hannah Hill, Town Clerk