



BOARD OF TRUSTEES
April 14, 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. CONSENT AGENDA

1. March 24, 2026 Meeting Minutes
 - Presentation: Hannah Hill, Town Clerk

D. ACTION ITEMS

1. Ordinance No. 04-2026: An Ordinance Clarifying Effect and Timing of Ordinance No. 12-2024 and Ordinance No. 02-2026 Relating to Capital Investment Fees for Existing Approved Developments
 - Presentation: Meagan Smith, Deputy Director of Public Works, and Nic Redavid, Finance Director | Town Treasurer
2. Resolution 11-2026: A Resolution Considering a Contract for Construction Services for the Cleveland Avenue Improvement Project
 - Presentation: Lucas Flax, Senior Engineer

E. REPORTS

1. Town Attorney
2. Town Administrator
3. Staff Communications
 - a. Quarterly CORA Report (January-March 2026)
 - b. 1st Quarter 2026 Residential Building Permit and Lot Inventory Report
 - c. Board of Trustees Planning Calendar
 - d. Irrigation and Watering Guidelines
4. Board Reports

F. 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: April 14, 2026
Subject: March 24, 2026 Meeting Minutes

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

EXECUTIVE SUMMARY

Attached are the March 24, 2026 Board of Trustees Meeting Minutes

BACKGROUND / DISCUSSION

N/A

CONNECTION WITH ADOPTED MASTER PLANS

N/A

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

Staff recommends approval on the consent agenda.

MOTION RECOMMENDATION

- Option 1) Move to approve the consent agenda.
- Option 2) Move to approve the March 24, 2026 Meeting Minutes.

ATTACHMENTS

1. 2026-03-24 Minutes



BOARD OF TRUSTEES
March 24, 2026
5:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

Work Session and Regular Meeting Minutes

A. WORK SESSION

1. Metropolitan Districts: Organization and Purpose

A Work Session took place prior to the meeting.

B. CALL TO ORDER

Mayor Chaussee called the March 24, 2026 Regular Meeting to order at 6:41 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 – Absent

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 to the agenda, to which there were none.

C. COMMUNITY PARTICIPATION

1. Public Comment

Mayor Chaussee opened public comment.

Daren Roberson of Sage Homes spoke to water and sewer impact fees and ask for a grandfathered provision for specific developments.

D. PRESENTATION

1. Outgoing Trustee Presentation
Mayor Chaussee thanked Trustee Wiegand for his years of service to the Town.

2. Water Treatment Plant Admin & Lab Building Design Presentation

Nathan Ewert, Deputy Director Public Works introduced Lucas Flax, Senior Engineer, who presented the design presentation, including the timeline of the project and reviewed the issues with the current temporary structure.

Mr. Flax noted the design renderings and discussed the budget that has been appropriated, including funding allocations for 2026 and 2027.

The Board expressed appreciation for the work staff has put into this project and the work that has been done to increase safety and compliance.

3. 2025 End of Year Treasurer's Report

Nic Redavid, Finance Director | Town Treasurer presented the report, and noted a Finance Department Update and reviewed operating revenues and expenditures. 2023-2025 Sales Tax trends were noted as well as Operating Expenditures in Governmental Funds.

The Board expressed appreciation for the work that staff and the Finance Department has done for the Town.

4. Cleveland Avenue Improvement Project Presentation

Mr. Flax noted the Cleveland Avenue Improvement Project status update, with goals including, but not limited to, improving pedestrian and vehicular safety. It was noted the design doubles the parking, upgrades lighting, improves ramps and sidewalks, and adds additional landscaping. The project also includes pedestrian safety improvements.

E. CONSENT AGENDA

1. February 24, 2026 Meeting Minutes

2. Resolution No. 09-2026 - A Resolution Approving the Baker Tilly Advisory Group, LP Fourth Amended Engagement Letter to Provide Financial Management Services to the Town of Wellington

Mayor Pro Tem Mason moved to approve the consent agenda

Trustee Wiegand seconded and the motion passed.

F. ACTION ITEMS

1. Resolution No. 07-2026 Approving a Contract to Buy and Sell Real Estate for the Acquisition of Property for Expansion, Modification and Improvement of Centennial Park and Authorizing the Town Administrator to Execute the Contract and Related Documents

Cody Bird, Planning Director, and Billy Cooksey, Parks and Recreation Director presented the resolution, noting the location and the history of the project being communicated to the Board. It

was noted that the location is in alignment with the Centennial Park Concept Design and the 2015 Parks and Trails Master Plan.

Mr. Cooksey noted this plan would provide opportunities to be repurposed into a community gathering space and civic use. It was noted that Centennial Park is one of the most heavily used spaces in the Town, and spoke to this highlighting the need for a repurpose to accommodate programming needs for the Town.

Mr. Bird noted that funding was available from funds in the Conservation Trust Fund and Restricted Funds from fee-in-lieu of park dedications that are restricted for property for park land acquisition, modification and improvements.

Mayor Chaussee opened public comment.

John Evans, Chair of the PROST Board, noted support of this item and the opportunity to contribute to Downtown and increasing community space.

Trustee Weigand moved to approve Resolution No. 07-2026 Approving a Contract to Buy and Sell Real Estate for the Acquisition of Property for Expansion, Modification and Improvement of Centennial Park and Authorizing the Town Administrator to Execute the Contract and Related Documents.

Trustee Cannon seconded and the motion passed.

2. Public Hearing for and Consideration of Resolution No. 08-2026 A Resolution Adjusting Appropriations of the Town of Wellington, Colorado for the Fiscal Year Beginning January 1, 2026, and Ending on December 31, 2026, and Authorizing Expenditure of Restricted Funds

Mayor Chaussee opened the public hearing.

Mr. Redavid noted the previous item's resolution and approved contract, noting this resolution would appropriate funds authorize the use of restricted funds to fund the new appropriation.

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

Mayor Chaussee closed the public hearing.

Trustee Cannon moved to approve Resolution No. 08-2026 A Resolution Adjusting Appropriations of the Town of Wellington, Colorado for the Fiscal Year Beginning January 1, 2026, and Ending on December 31, 2026, and Authorizing Expenditure of Restricted Funds

Trustee Moyer seconded and the motion passed.

3. Public Hearing for Ordinance No. 03-2026 Considering Approval of Minor Subdivision of Outlot A, Wellington Downs Subdivision

Mayor Chaussee opened the public hearing.

Cody Bird, Planning Director presented the item, reviewed the land use public hearing procedures, and noted the location of the proposed subdivision, where the project would be for 20 residential apartments which would be brought before the Board at a later time.

There were no conflicts of interest or ex-prate communications noted, and Mr. Bird noted the Findings for Approval.

The proposal of development of this site would be for 20 residential apartment units and include improvements of new landscaping, parking lot, open space and connection to surrounding parks and open space areas. The Planning Commission did approve this project and noted it meets required standards and regulations.

Morgan Kidder and Conner Griffin, applicant of the project, spoke to enjoying working with the Town of Wellington staff.

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

Mayor Chaussee closed the public hearing.

4. Ordinance No. 03-2026 Approving a Minor Subdivision of Outlot A, Wellington Downs Subdivision

Mr. Bird noted the previous presentation and public hearing, with approval of this ordinance allowing the project to move forward. Mr. Bird did note that there may be some administrative items, such as names and signatures, and the expectation would be that those would be allowed to be updated, however if any substantive changes would to occur, the item would be brought back to the Board.

The Board did note that this is another reason the Town needs to look at improvements on the highway overpass and expressed appreciation for offering a variety of housing.

Trustee Moyer moved to approve Ordinance No. 03-2026 Approving a Minor Subdivision of Outlot A, Wellington Downs Subdivision

Trustee Wiegand seconded and the motion passed.

5. Resolution No. 06-2026: Cleveland Ave Business Support Agreement with Main Street

Kelly Houghteling, Deputy Town Administrator, presented the resolution, noting the Main Street Board did review and supports the agreement. Ms. Houghteling noted eligible business guidelines included in the packet.

Trustee Cannon recused himself.

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

Trustee Moyer moved to approve Resolution No. 06-2026 Cleveland Ave Business Support Agreement with Main Street

Trustee Weigand seconded and the motion passed with Trustee Cannon recused.

6. Resolution No. 10-2026 - A Resolution Approving an Agreement for Legal Services for the Town of Wellington

Patti Garcia, Town Administrator, presented the resolution, noting the Board's process to search for a new Town Attorney. Phone and in-person interview with Karl Kumli were held and the Board directed to appoint Karl Kumli.

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

Trustee Cannon moved to approve Resolution No. 10-2026 Approving and Agreement for Legal Services for the Town of Wellington

Trustee Weigand seconded and the motion passed.

Town Clerk Hannah Hill administered the oath of office to Mr. Kumli.

Mayor Chaussee recessed the regular meeting and called to order the Library Board at 8:06 p.m.

The Clerk noted a quorum with the below roll call:

Cannon – Present

Dailey – Present

Moyer – Present

Tietz – Absent

Wiegand – Present

Mason – Present

Chaussee – Present

G. LIBRARY BOARD

1. Library Board Quarterly Update

Ross LaGenèse, Library Director, presented the quarterly update. 2025 was noted to balance strong demand and patron needs and growth pointed to a library that is well utilized, noting almost 70% of Wellington residents are served with library services.

The Board noted increases in patronage and circulation, referencing the potential need to expand and expressed appreciation for the work the Library staff has done.

Mayor Chaussee adjourned the Library Board and reconvened the Regular Meeting at 8:16 p.m.

H. REPORTS

1. Town Attorney

Karl Kumli, the Town Attorney, noted the experience in interviewing and joining the Town.

2. Town Administrator

Ms. Garcia noted the cancellation of the March 10th, 2026 meeting and expressed thanks to the Board for their patience while staff recovered. The Town Administrators Report and projects staff are working are were noted.

Emergency Preparedness was noted as staff will be taking part in Larimer County training.

Ms. Garcia expressed appreciation for Trustee Wiegand and his service to the Town.

3. Staff Communications

Items were included in the packet.

- a. Larimer County Sheriff's February 2026 Report
 - b. Board of Trustees Planning Calendar
 - c. Treasurer's Report — January 2026
 - d. Report of Expenses — January 2026
 - e. Utilities Report - February 2026
 - f. 2025 Annual Report
4. Board Reports

Trustee Wiegand expressed appreciation to the residents of Wellington to giving him the privilege to serve the Town. Working with the Board of Trustees was noted and Trustee Wiegand expressed appreciation to Town staff.

Trustee Dailey noted April 4th, 2026 Easter Egg Hunt at the Wellington Middle-High School. On April 17th, Main Street will be conducting a Town Clean Up Project and the upcoming Mingle on Main and Arbor Day celebration was noted.

Trustee Dailey expressed appreciation for Trustee Wiegand for his service to the Town and working together.

Mayor Pro Tem Mason spoke to the Upper Front Range Transportation and noted subject to approval to the UFPR is now on the draft ten-year plan from CDOT, which includes improvements to the I-25 highway crossing.

Mayor Chaussee expressed appreciation for all the Trustee members and staff.

I. ADJOURN

Mayor Chaussee adjourned the March 24, 2026 meeting at 8:25 p.m.

Calar Chaussee, Mayor

Hannah Hill, Town Clerk

Board of Trustees Meeting

Date: April 14, 2026

Subject: Ordinance No. 04-2026: An Ordinance Clarifying Effect and Timing of Ordinance No. 12-2024 and Ordinance No. 02-2026 Relating to Capital Investment Fees for Existing Approved Developments

- **Presentation:** Meagan Smith, Deputy Director of Public Works, and Nic Redavid, Finance Director | Town Treasurer

EXECUTIVE SUMMARY

Ordinance No. 04-2026 is proposed to clarify how and when the water and wastewater capital investment fees adopted by Ordinance No. 12-2024 and Ordinance No. 02-2026 apply to existing and approved developments that were already in the development pipeline prior to April 1, 2026. The ordinance establishes a clear policy framework for applying capital investment fees to these developments in a way that balances fairness, financial responsibility, and administrative practicality.

BACKGROUND / DISCUSSION

The Board of Trustees adopts capital investment fees to ensure that new development contributes to its proportionate share toward the infrastructure needed to provide water and wastewater services. Ordinance No. 12-2024 established water and wastewater capital investment fees effective January 1, 2025. Ordinance 02-2026 updated those fees with an effective date of April 1, 2026, following the 2025 Municipal Utilities Rate and Fee Study.

Recently, the Board heard public comment from the Wellington development community regarding the application of Ordinance No. 02-2026 and directed Staff to further evaluate the impact of the updated capital investment fees. Staff has identified that there is a need to clarify how the updated capital investment fees should apply to developments that have already received approvals or submitted complete applications prior to the new effective date. Without clarification, projects that advanced in reliance on previously adopted fee structures could be subject to unanticipated fee increases.

Pipeline Development Clarification

Ordinance No. 04-2026 defines Pipeline Developments as properties that, prior to April 1, 2026, achieved one or more of the following milestones:

- Final plat approval and recordation
- Execution of a development agreement or subdivision improvements agreement
- Submission of a complete building permit application, as determined by the Town

These criteria are intended to ensure that only developments that have substantively advanced through the development or permitting process are eligible for any modified timing or phasing of capital investment fees.

Phasing Scenarios Reviewed by Staff



In developing a recommendation for the Board, Staff evaluated several approaches for applying capital investment fees to eligible Pipeline Development, including:

1. Three-Year Lock: Application of the prior capital investment fee for three years, followed by immediate application of the capital investment fees then in effect.
2. Three-Year Lock with Graduated Step-Ups: Application of the prior capital investment fees for three years, followed by incremental increases over an additional two- to three-year period until reaching the then-current capital investment fee.
3. Five-Year Lock: Application of the prior capital investment fees for five years before transitioning to the capital investment fees then in effect.
4. Four-Year Lock with Transition in Year Five: Application of the prior capital investment fees for four years, followed by transition to the capital investment fees then in effect beginning in year five.

Each scenario was evaluated based on the following considerations:

- Financial risk to the Town, including revenue sufficiency and alignment with capital improvement planning
- Financial risk to developers, including predictability and reliance on previously adopted fee schedules
- Financial modeling and forecasting accuracy for long-term water and wastewater infrastructure needs
- Administrative complexity associated with tracking eligibility periods and fee schedules over time

Proposed Phasing Scenario

Based on this evaluation, Staff recommends the four-year lock with full transition in year five.

Under the proposed approach:

- Eligible Pipeline Developments would pay 100% of the Prior Capital Investment fee for a period of four years, beginning April 1, 2026.
- Beginning in year five, developments would transition to paying 100% of the capital investment fees then in effect, recognizing that such fees may be the same as those adopted by Ordinance No. 02-2026 or may be amended by the Board in the future.

Capital investment fees adopted by Ordinance No. 02-2026 were set to recover the full cost of providing water and wastewater system capacity. Staff recognizes that immediate application of those fees to qualifying pipeline projects may, in some cases, affect project feasibility. The recommended four-year lock provides a defined period of cost certainty, reduces financial risk to qualifying developments, and limits prolonged reliance on outdated fees. This approach allows projects to proceed while transitioning developments to the capital investment fees then in effect beginning in year five.

This evaluation of the effect and timing is appropriate following the completion of the 2025 Municipal Utilities Rate and Fee Study, which resulted in significant changes to the water and wastewater capital investment fee structure. Regular recommended annual increases, such as inflationary increases as recommended in the rate and fee study financial plan, allow for future planning and would not be subject to similar phasing scenarios.

Potential Fund Balance Impacts

Staff reviewed the financial forecast modeling for the Water and Wastewater Enterprise Funds to evaluate fund



balance impacts under two bounding scenarios reflected in Attachments A and B. Scenario A reflects reduced permit activity if current pipeline developments do not move forward. Scenario B reflects currently estimated permit activity if pipeline developments proceed under previously adopted fees during the proposed four-year lock period.

Under both bounding scenarios, the forecasts indicate the enterprise funds remain financially manageable, and fund balances are projected to stabilize and recover as the financial plan adjusts over time. However, the reduced-permit Scenario A results in lower near-term balances and increases the likelihood that the Town would need to defer certain projects to manage cash flows. By contrast, when permits occur, even at the previously adopted fees (Scenario B), the capital investment fee revenue strengthens near-term forecasted fund balance performance, reducing the risk of project delays and rate pressure.

CONNECTION WITH ADOPTED MASTER PLANS

Town of Wellington 2025-2029 Strategic Plan:

- Grow Responsibly
 - Goal 1: Proactively maintain and improve utilities, streets, and built environment.
 - Goal 2: Improve housing diversity.
 - Goal 3: Advance cohesive and holistic new developments.
- Foster Economic Vibrancy
 - Goal 2: Recruit new businesses.

FISCAL IMPLICATIONS

Capital investment fees are a primary funding source for water and wastewater system capacity and are accounted for within the Town's utility enterprise funds. Applying updated capital investment fees to projects that have already made substantive progress carries the risk that such projects may stall or not proceed, resulting in the Town receiving no capital investment fee revenue from those developments. This approach proposed in Ordinance No. 04-2026 reduces this risk by supporting the continued advancement of qualifying pipeline projects and ensuring that capital investment fees are realized.

STAFF RECOMMENDATION

Staff recommends adoption of Ordinance No. 04-2026 with a four-year lock at the prior water and wastewater capital investment fees for eligible pipeline developments, followed by application of the capital investment fees then in effect beginning in year five.

MOTION RECOMMENDATION

Approve Ordinance No. 04-2026, clarifying the effect and timing of Ordinance No. 12-2024 and Ordinance No. 02-2026 relating to capital investment fees for existing and approved developments.

ATTACHMENTS

1. Ordinance No. 04-2026
2. Approved Ordinance No. 02-2026
3. Approved Ordinance No. 12-2024
4. Scenario A - Reduced Permits
5. Scenario B - Previous Fees

TOWN OF WELLINGTON
ORDINANCE NO. 04-2026

AN ORDINANCE OF THE TOWN OF WELLINGTON, COLORADO CLARIFYING THE EFFECT AND TIMING OF ORDINANCE NO. 12-2024 AND ORDINANCE NO. 02-2026 RELATING TO CAPITAL INVESTMENT FEES FOR EXISTING APPROVED DEVELOPMENTS

WHEREAS, the Town manages water and wastewater infrastructure through enterprise funds supported in part by capital investment fees imposed on new development, and conducts multi-year capital improvement planning and financial modeling that rely on reasonably predictable timing of development and associated revenues; and

WHEREAS, the Town of Wellington previously adopted Ordinance No. 12-2024 establishing capital investment fees for water and wastewater taps, effective January 1, 2025, and subsequently adopted Ordinance No. 02-2026 establishing updated capital investment fees effective April 1, 2026; and

WHEREAS, the significant changes made to the water and wastewater capital investment fee structures by the adoption of Ordinance No. 02-2026 warrant further evaluation of the application and timing of the capital investment fees set forth; and

WHEREAS, prior to April 1, 2026, developments have received final plat approval, entered into development agreements, memorandum of agreement for public improvements, or submitted building permit applications in reliance on the capital investment fees established by Ordinance No. 12-2024; and

WHEREAS, financial commitments and development decisions are made at the time of final plat approval, execution of development agreements, and submission of building permit applications, and capital investment fees are costs incorporated into development project financing; and

WHEREAS, the Board of Trustees finds that certainty regarding the amount and timing of capital investment fees is a critical factor influencing project feasibility, financing, and the timing and pace of development, and that capital investment fee changes affect the predictability and delivery of development; and

WHEREAS, the Board of Trustees finds that such reliance represents legitimate investment-backed expectations to consider in the administration of updated fee structures, while also recognizing the need to ensure adequate, stable, and predictable revenues to support the Town's water and wastewater infrastructure; and

WHEREAS, the Board of Trustees finds that immediate application of updated capital investment fees to previously approved and committed developments creates economic impacts and can discourage timely completion, while an open-ended continuation of prior fee structures could result in deferred or insufficient recovery of infrastructure costs; and

WHEREAS, the Board of Trustees finds that a time-limited, phased transition in capital investment fees for qualifying properties promotes equitable treatment, supports development financing stability, improves the reliability of capital planning and financial modeling, and ensures that all development ultimately contributes to the updated cost of infrastructure; and

WHEREAS, the Board of Trustees finds that a phased-in fee structure, expiring on March 31, 2030, is reasonably aligned with the Town’s capital improvement planning and financial forecasting practices and provides reasonable time for qualifying developments to proceed while ensuring a timely transition to the updated fee structure; and

WHEREAS, the Board of Trustees intends by this Ordinance to clarify the application and timing of Ordinance No. 12-2024 and Ordinance No. 02-2026 with respect to qualifying developments, while promoting the public health, safety, and welfare.

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

1. The effect of Ordinance No. 12-2024 and Ordinance No. 02-2026 are clarified as follows:

(a) Definitions.

1. “Effective Date” means April 1, 2026 (effective date of Ordinance No. 02-2026).
2. “Pipeline Development” means property meeting one or more of the following criteria prior to the Effective Date:
 - final plat approval and recordation;
 - execution of a development agreement or memorandum of agreement for public improvements;
 - submission of a complete building permit application;
3. “Complete Building Permit Application” means a building permit application that, prior to the effective date:
 - (i) has been submitted on forms approved by the Town;
 - (ii) includes all required plans, documents, and supporting materials necessary for substantive review; and
 - (iii) has been determined by the Town to be sufficient for review without the need for additional information or corrections that would materially affect the scope, intensity, or valuation of the building permit application. An application shall not

be deemed complete if it is submitted for the purpose of establishing eligibility under the terms of this ordinance, but lacks required information or contains material deficiencies.

4. “Prior Capital Investment Fee” means the water and wastewater capital investment fees effected by Ordinance No. 12-2024, effective January 1, 2025 to April 1, 2026.

(b) Applicability. Notwithstanding Sections 1 and 2 of Ordinance No. 02-2026, Pipeline Developments shall be eligible for phased capital investment fees as set forth herein. Eligibility shall be determined at the time of building permit application and shall apply on a per-lot basis.

(c) Phased Fee Schedule. For eligible Pipeline Developments, water and wastewater capital investment fees shall be assessed as follows:

- Effective date of this Ordinance No. 04-2026 to – March 31, 2030:
 - 100% of Prior Capital Investment Fee established by Ordinance No. 12-2024
- Beginning April 1, 2030:
 - 100% of fee established by Ordinance No. 02-2026 or subsequent adopted ordinance in effect at that time

(d) Development Agreements. Nothing in this Ordinance shall modify or impair the terms of any existing Development Agreement or Memorandum of Agreement for Public Improvements.

(e) Termination. This Ordinance shall expire on March 31, 2030, except for properties for which a Complete Building Permit Application has been accepted prior to that date.

2. No Other Changes. Except as expressly clarified herein, all provisions of Ordinance No. 02-2026 shall remain in full force and effect.
3. Validity. The Board of Trustees hereby declares that should any section, paragraph, sentence, word or other portion of this ordinance or the rules and regulations adopted herein be declared invalid for any reason, such invalidity shall not affect any other portion of this ordinance or said rules and regulations, and the Board of Trustees hereby declares that it would have passed all other portions of this ordinance and adopted all other portions of said rules and regulations, independent of the elimination here from of any such portion which may be declared invalid.
4. Necessity. In the opinion of the Board of Trustees of the Town of Wellington, this ordinance is necessary for the preservation and protection of the health, safety, welfare, and property of the inhabitants and owners of property in the Town of Wellington.
5. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than three (3) copies of the adopted ordinance available for inspection by the public

during regular business hours.

PASSED AND ADOPTED by the Board of Trustees of the Town of Wellington, Colorado and ordered published this 14th day of April, 2026 and ordered to become effective 30 days from the date of publication.

TOWN OF WELLINGTON, COLORADO

By: _____
Calar Chaussee, Mayor

ATTEST:

Hannah Hill, Town Clerk

TOWN OF WELLINGTON

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

WHEREAS, the Town of Wellington Municipal Code provides that the Board of Trustees of the Town of Wellington can charge capital investment fees for water taps and wastewater taps; and

WHEREAS, the capital investment fee charged by the Town enables the Town to build the necessary infrastructure for the provision of services to water and wastewater users; and

WHEREAS, the Board previously set capital investments fees for water taps and wastewater taps by Ordinance No. 12-2024; and

WHEREAS, the Town of Wellington Board of Trustees desires to adopt capital investment fees by ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF WELLINGTON, COLORAOD, AS FOLLOWS:

1. **Water Capital Investment Fees.** The Town shall require payment of Capital Investment Fees in relation to the issuance of any new water tap as follows:

Residential Taps:

0.75-inch water tap serving a single residential unit (single-unit dwelling) including potable water for irrigation: \$16,312

0.75-inch water tap serving single residential unit (single-unit dwelling) with sources other than Town provided potable water for irrigation: \$7,340

Water tap serving multiple residential units (multi-unit dwellings) including potable water for irrigation: \$11,418 per unit served

Water tap serving multiple-residential units (multi-unit dwellings) with sources other than Town provided potable water for irrigation: \$7,340

Commercial and Irrigation Taps, based on the size of the water tap:

0.75 inch:	\$16,312
1.0 inch:	\$26,099
1.5 inch:	\$75,035
2.0 inch:	\$92,977
More than 2 inches:	Calculated

Capital Investment Fees for water taps that exceed 2.0 inches in size shall be calculated based on the proposed use and assumes maximum operating flow based on pipe capacity.

The above requirements and schedule are subject to existing and new development agreements and memoranda of public improvements to the contrary.

The above fees shall be reflected in the Town of Wellington Fee Schedule effective April 1, 2026.

2. **Wastewater Capital Investment Fees.** The Town shall require payment of Capital Investment Fees in relation to the issuance of any new wastewater tap as follows:

Residential Taps:

0.75-inch water tap serving a single residential unit (single-unit dwelling): \$13,363

Water tap serving multiple residential units (multi-family dwellings): \$9,353 per unit served

Commercial Taps, based on size of the user's water tap:

0.75 inch:	\$13,362
1.0 inch:	\$21,379
1.5 inch:	\$61,469
2.0 inch:	\$76,041
More than 2 inches:	Calculated

Capital investment fees for wastewater taps serving water taps that exceed 2.0 inches in size shall be calculated based on the proposed use and assumes maximum operating flow based on pipe capacity, flowing full at two percent (2%) slope.

The above requirements and schedule are subject to existing and new development agreements and memoranda of public improvements to the contrary.

The above fees shall be reflected in the Town of Wellington Fee Schedule effective April 1, 2026.

3. **Validity.** The Board of Trustees hereby declares that should any section, paragraph, sentence, or word or other portion of this ordinance or the rules and regulations adopted herein be declared invalid for any reason, such invalidity shall not affect any other portion of this ordinance or said rules and regulations, and the Board of Trustees hereby declares that it would have passed all other portions of this ordinance and adopted all other portions of said rules and regulations, independent of the elimination here from any such portion which may be declared invalid.
4. **Necessity.** In the opinion of the Board of Trustees of the Town of Wellington, this ordinance is necessary for the preservation and protection of the health, safety, welfare and property of the inhabitants and owners of property in the Town of Wellington.
5. **Certification.** The Town Clerk shall certify to the passage of this ordinance and make not less than three copies of the adopted Code available for inspection by the public during regular business hours.

PASSED AND ADOPTED by the Board of Trustees of the Town of Wellington, Colorado and ordered published this 24th day of February, 2026 and ordered to become effective April 1, 2026.

TOWN OF WELLINGTON, COLORADO

By: 
Calar Chaussee, Mayor

ATTEST: 
Hannah Hill, Town Clerk



TOWN OF WELLINGTON

ORDINANCE NO. 12-2024

AN ORDINANCE ESTABLISHING CAPITAL INVESTMENT FEES TO BE CHARGED BY THE TOWN OF WELLINGTON, COLORADO FOR CONNECTION TO THE WATER AND WASTEWATER UTILITY SYSTEMS

WHEREAS, the Town of Wellington Municipal Code provides that the Board of Trustees of the Town of Wellington can charge capital investment fees for water taps and wastewater taps; and

WHEREAS, the capital investment fee charged by the Town enables the Town to build the necessary infrastructure for the provision of services to water and wastewater users; and

WHEREAS, the Board previously set capital investments fees for water taps and wastewater taps by Ordinance No. 11-2023; and

WHEREAS, the Town of Wellington Board of Trustees desires to adopt capital investment fees by ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF WELLINGTON, COLORAOD, AS FOLLOWS:

1. **Water Capital Investment Fees.** The Town shall require payment of Capital Investment Fees in relation to the issuance of any new water tap as follows:

Residential Taps:

0.75-inch water tap serving a single residential unit (single-family dwelling): \$11,507

Water tap serving multiple residential units (multi-family dwellings): \$8,055 per unit served

Commercial and Irrigation Taps, based on the size of the water tap:

0.75 inch:	\$11,507
1.0 inch:	\$18,411
1.5 inch:	\$52,932
2.0 inch:	\$65,589
More than 2 inches:	Calculated

Capital Investment Fees for water taps that exceed 2.0 inches in size shall be calculated based on the proposed use and assumes maximum operating flow based on pipe capacity.

The above requirements and schedule are subject to existing and new development agreements and memoranda of public improvements to the contrary.

The above fees shall be reflected in the Town of Wellington Fee Schedule effective January 1, 2025.

2. **Wastewater Capital Investment Fees.** The Town shall require payment of Capital Investment Fees in relation to the issuance of any new wastewater tap as follows:

Residential Taps:

0.75-inch water tap serving a single residential unit (single-family dwelling): \$10,740

Water tap serving multiple residential units (multi-family dwellings): \$7,518 per unit served

Commercial Taps, based on size of the user's water tap:

0.75 inch:	\$10,740
1.0 inch:	\$17,184
1.5 inch:	\$49,407
2.0 inch:	\$61,220
More than 2 inches:	Calculated

Capital investment fees for wastewater taps serving water taps that exceed 2.0 inches in size shall be calculated based on the proposed use and assumes maximum operating flow based on pipe capacity, flowing full at two percent (2%) slope.

The above requirements and schedule are subject to existing and new development agreements and memoranda of public improvements to the contrary.

The above fees shall be reflected in the Town of Wellington Fee Schedule effective January 1, 2025.

3. **Validity.** The Board of Trustees hereby declares that should any section, paragraph, sentence, or word or other portion of this ordinance or the rules and regulations adopted herein be declared invalid for any reason, such invalidity shall not affect any other portion of this ordinance or said rules and regulations, and the Board of Trustees hereby declares that it would have passed all other portions of this ordinance and adopted all other portions of said rules and regulations, independent of the elimination here from any such portion which may be declared invalid.
4. **Necessity.** In the opinion of the Board of Trustees of the Town of Wellington, this ordinance is necessary for the preservation and protection of the health, safety, welfare and property of the inhabitants and owners of property in the Town of Wellington.
5. **Certification.** The Town Clerk shall certify to the passage of this ordinance and make not less than three copies of the adopted Code available for inspection by the public during regular business hours.

PASSED AND ADOPTED by the Board of Trustees of the Town of Wellington, Colorado and ordered published this 12th day of November, 2024 and ordered to become effective January 1, 2025.

TOWN OF WELLINGTON, COLORADO

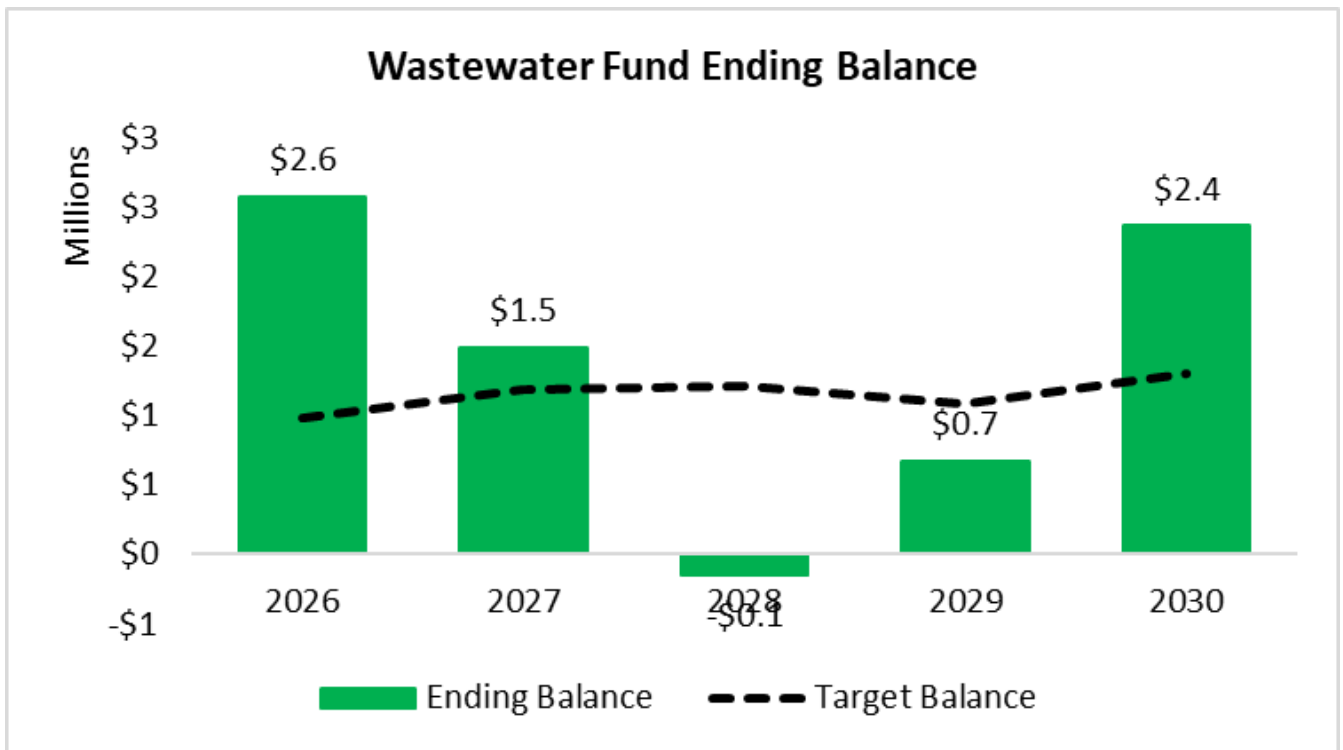
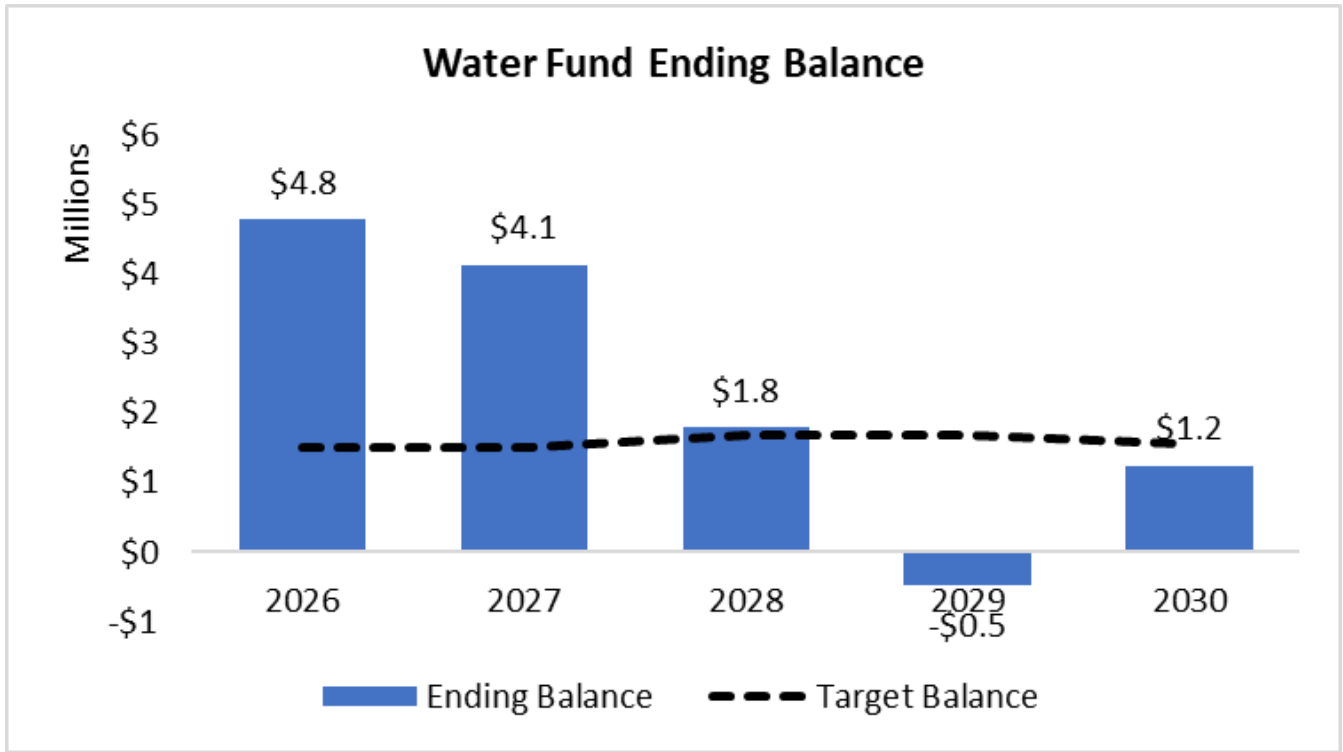
By: 
Calar Chaussee, Mayor

ATTEST:

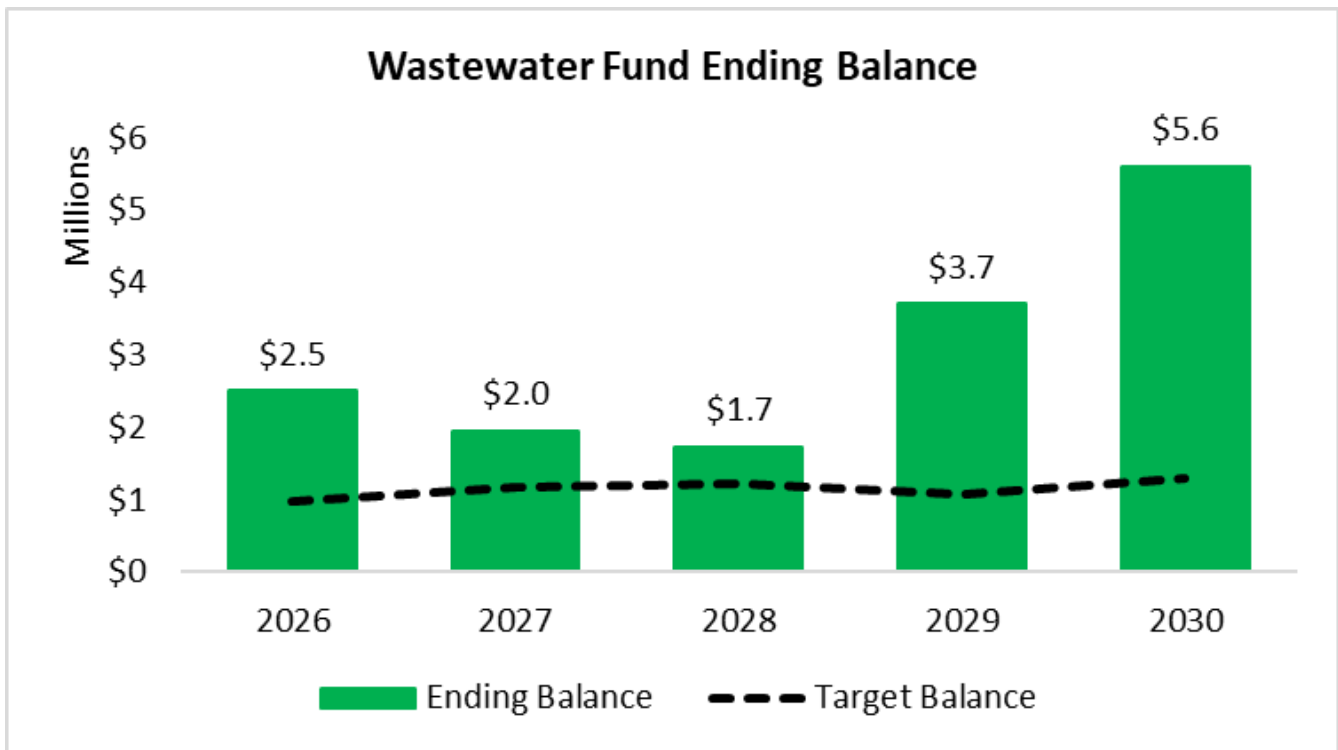
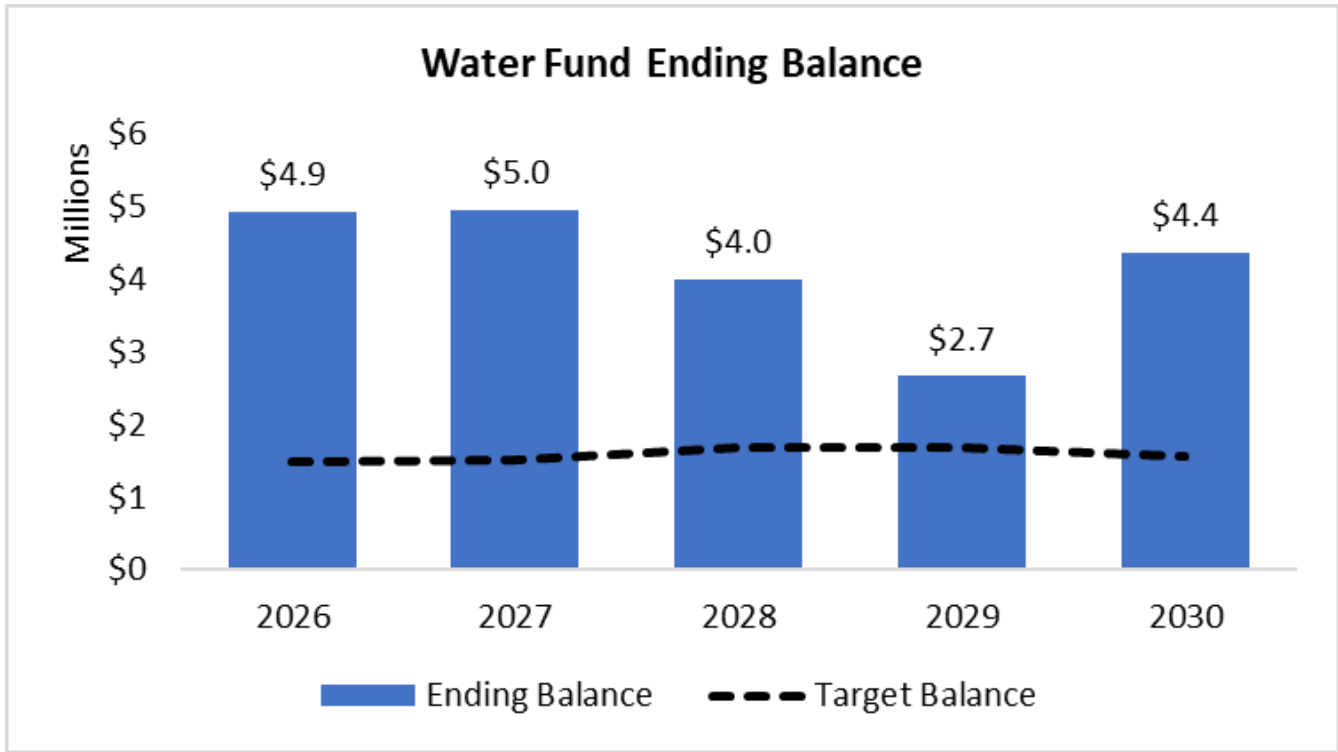

Hannah Hill, Town Clerk



Scenario A – Reduced permit activity from limited development pipeline



Scenario B – Current permit activity with previously adopted impact fees





Board of Trustees Meeting

Date: April 14, 2026

Subject: Resolution 11-2026: A Resolution Considering a Contract for Construction Services for the Cleveland Avenue Improvement Project

- **Presentation:** Lucas Flax, Senior Engineer

EXECUTIVE SUMMARY

The Town of Wellington has completed the bid process to select a contractor for the Cleveland Avenue Improvements Project. Staff is requesting approval to award the construction contract to Coulson Excavating Company, Inc., which was the lowest qualified bidder.

BACKGROUND / DISCUSSION

Background:

The Cleveland Avenue Improvement Project represents a signature, legacy investment to transform the Town’s downtown main street corridor into a safer, more accessible, and economically vibrant destination. Key infrastructure upgrades include enhanced pedestrian and vehicular safety and accessibility, expanded on-street parking, improved street and sidewalk lighting, new landscaping and irrigation systems, new street amenities, a new storm drainage system along Cleveland Avenue and 5th Street, and additional pedestrian safety improvements throughout town. The project aligns with broader community goals, including supporting economic development initiatives and advancing the principles of the Town’s Safe Routes to School program.

To advance the project, the Town successfully secured a combination of federal and state funding in 2023, totaling approximately \$4.44 million through multiple grant programs administered by the Colorado Department of Transportation (CDOT). An Intergovernmental Agreement (IGA) was executed between the Town and CDOT in December 2023, formalizing the partnership. In April 2024, the Town retained JUB Engineers to provide design and professional services, including engineering, environmental, and landscape architecture. After completing design and receiving final CDOT clearances in February 2026, the project was officially advertised for bid, marking the transition into the construction phase.

The completed final design achieves many of the project’s original goals, particularly along the Cleveland Avenue corridor between 1st Street and 5th Street. Notably, the design more than doubles available on-street parking, including accessible parking, sidewalks, and ramps. Streetscape improvements include upgraded lighting, the installation of 36 new street trees, enhanced landscaping, and modernized irrigation systems. The corridor will also feature new amenities such as benches, bike racks, trash receptacles, and railings, along with expanded gathering areas and flexible “programmable” spaces to support community and business activities. Collectively, these improvements create a cohesive and inviting environment that will serve residents, visitors, and businesses for decades to come.

Construction Contractor Selection:

On February 24, 2026, staff issued a Request for Bid (RFB) on BidNet Direct, as well as posted in the Coloradoan (2/26/26 and 3/2/26) with a bid submission deadline of 1:00 p.m. on March 20, 2026.

The Town received bids from eight (8) contractor teams. The bids were opened and read aloud by Public



Works staff, per CDOT requirements. A bid summary is included in this packet. CDOT requires award to the qualified low bid. The apparent low bidder was Coulson Excavating Company, Inc. All eight (8) bid submittals were reviewed for completeness by public works staff, and all were deemed complete. The bid summaries and other required documentation were submitted to CDOT on March 24th, 2026, resulting in a Concurrence to Award, which was sent to Town staff on Friday, March 27th, 2026. A copy of the proposed contract is included in this packet.

CONNECTION WITH ADOPTED MASTER PLANS

Town of Wellington 2025 – 2029 Strategic Plan

- Grow Responsibly – Goal 1: Proactively maintain and improve utilities, streets, and built environment
- Cultivate Community Spaces – Goal 1: Align needs and vision for community spaces
- Foster Economic Vibrancy – Goal 4: Align and develop visions related to economic development
- Ensure Strong Town Operations – Goal 4: Ensure safety and security, including emergency response

FISCAL IMPLICATIONS

The total cost amount of the construction contract is \$6,231,678.85. This aligns with the Town’s approved 2026 budget, which includes three (3) line items totaling \$7,409,649 for this project:

- 203-80-5023 (Street CIP Fund) - \$374,850.00
- 203-80-5062 (Street CIP Street Fund) - \$5,529,754.00
- 207-80-5028 (Drainage CIP Fund) - \$1,505,045.00

STAFF RECOMMENDATION

Staff recommends awarding the construction contract to Coulson Excavation Company, Inc., in the amount of \$6,231,678.85, as per the attached resolution.

MOTION RECOMMENDATION

I move to approve Resolution No. 11-2026 – A Resolution by the Town of Wellington, Colorado, committing to the award of a construction contract for the Cleveland Avenue Improvements Project, in the amount of \$6,231,678.85.

ATTACHMENTS

1. Resolution No. 11-2026
2. Contract DRAFT
3. 2026-04-14 Cleveland Contract Award
4. Bid tab summary

TOWN OF WELLINGTON
RESOLUTION NO. 11-2026

A RESOLUTION BY THE TOWN OF WELLINGTON, COLORADO COMMITTING TO THE AWARD OF A CONSTRUCTION CONTRACT FOR THE CLEVELAND AVENUE IMPROVEMENTS PROJECT

WHEREAS, the Town of Wellington has previously received state and federal grant awards and has appropriated monies for the construction of the Cleveland Avenue Improvements project (Project) in the approved 2026 Town of Wellington Budget; and

WHEREAS, the Project provides much needed transportation, drainage, accessibility, lighting, safety, and amenity improvements for the Cleveland Avenue corridor between 1st Street and 5th Street; and

WHEREAS, the Town of Wellington has completed the design, right-of-way acquisitions, and other processes needed to enable the start of construction, and

WHEREAS, the Town of Wellington has solicited and evaluated sealed bids from qualified contractors to complete the construction of the Project, and

WHEREAS, the Town of Wellington has followed applicable Colorado Department of Transportation requirements to award the contract to the lowest qualified bidder, and

WHEREAS, the Town of Wellington wishes to substantially complete the project by the end of 2026.

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

1. The Board of Trustees commits to awarding a construction contract to Coulson Excavating Company, Inc., in the amount of \$6,231,678.85.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 14th day of April, 2026.

TOWN OF WELLINGTON, COLORADO

By: _____
Calar Chaussee, Mayor

ATTEST:

Hannah Hill, Town Clerk

SECTION 00520

AGREEMENT

This Agreement is by and between the **Town of Wellington** (“Owner”) and **Coulson Excavating Company, Inc.** (“Contractor”).

Terms used in this Agreement have the meanings stated in the General Conditions and the Supplementary Conditions.

Owner and Contractor hereby agree as follows:

ARTICLE 1—WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows: Construction of pedestrian and traffic improvements along Cleveland Avenue (also known as Colorado State Highway One) from 1st Street to 5th Street. Pedestrian improvements include new sidewalks, ADA ramps, landscaping, decorative pedestrian lighting, and amenity spaces. Traffic improvements include re-striping for increased parking, and crosswalk bulb outs for improved pedestrian visibility and new pavement. Additional work includes the construction of a new storm drain system and outfall. The drainage work includes relocation of existing utilities, installation of drainage inlets and large diameter drainage pipe. The drainage improvements will be constructed within Cleveland Avenue and extend south along 5th Street to a new outfall in Coal Creek. The project also includes off system pedestrian safety improvements which include lane and cross walk striping, and installation of RRFBs at various locations within Town (not on Cleveland Avenue).

ARTICLE 2—THE PROJECT

2.01 The Project, of which the Work under the Contract Documents is a part, is generally described as follows: **The Cleveland Avenue Revitalization Project.**

ARTICLE 3—ENGINEER

3.01 Engineering staff for the Town of Wellington, acting either directly or through an authorized representative who is responsible for engineering and administrative supervision of the project.

3.02 The part of the Project that pertains to the Work has been designed by JUB Engineers Inc.

ARTICLE 4—CONTRACT TIMES

4.01 *Time is of the Essence*

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.03 *Contract Times: Days*

A. The Work will be substantially complete within **136** days after the date when the Contract Times commence to run as provided in Paragraph 4.01 of the General Conditions, and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions within **150** days after the date when the Contract Times commence to run.

4.05 *Liquidated Damages*

- A. Contractor and Owner agree that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the Contract Times, as duly modified. The parties also recognize the delays, expense, and difficulties involved in proving, in a legal or arbitration proceeding, the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):
1. *Substantial Completion*: Contractor shall pay Owner **\$500** for each day that expires after the time (as duly adjusted pursuant to the Contract) specified above for Substantial Completion, until the Work is substantially complete.
 2. *Completion of Remaining Work*: After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, Contractor shall pay Owner **\$8,000** for each day that expires after such time until the Work is completed and ready for final payment.
 3. Liquidated damages for failing to timely attain Substantial Completion and final completion are not additive and will not be imposed concurrently.
 4. Additional Milestone liquidated damages are also noted in Standard Special Provision Revision of Section 108.
- B. If Owner recovers liquidated damages for a delay in completion by Contractor, then such liquidated damages are Owner's sole and exclusive remedy for such delay, and Owner is precluded from recovering any other damages, whether actual, direct, excess, or consequential, for such delay, except for special damages (if any) specified in this Agreement. Nothing in this section 4.05 shall limit the right of the Owner to prove and recover in addition to the liquidated damages stated above any actual damages, costs, or fees that may be owed for any other breach besides delay including without limitation any amounts owed for defective work, for indemnification purposes, or for attorneys' fees.
- C. The parties agree and affirm that as of the date of this Agreement (a) it is difficult to ascertain the amount of actual damages that will result if the Work is not completed and Milestones not achieved within the Contract Times and (b) the liquidated damages amounts stated above are reasonable estimates of the presumed actual damages that delay would cause. Contractor waives any right to dispute the accuracy of the statements set forth in this paragraph 4.05.C with full knowledge that this waiver will be relied upon by Owner in making decisions that will affect Owner's legal interests

ARTICLE 5—CONTRACT PRICE

- 5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents, the amounts that follow, subject to adjustment under the Contract:
- A. For all Work, at the prices stated in Contractor's Bid, attached hereto as an exhibit.

ARTICLE 6—PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

- A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

- A. Owner shall make progress payments on the basis of Contractor's Applications for Payment on or about the **20th** day of each month during performance of the Work as provided in Paragraph 6.02.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.

- 1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract.

- a. **95** percent of the value of the Work completed (with the balance being retainage).

- B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to **100** percent of the Work completed, less such amounts set off by Owner pursuant to Paragraph 15.01.E of the General Conditions.

6.03 *Final Payment*

- A. Upon final completion and acceptance of the Work, Owner shall pay the remainder of the Contract Price in accordance with Paragraph 15.06 of the General Conditions.

6.04 *Consent of Surety*

- A. Owner will not make final payment, or return or release retainage at Substantial Completion or any other time, unless Contractor submits written consent of the surety to such payment, return, or release.

ARTICLE 7—CONTRACT DOCUMENTS

7.01 *Contents*

- A. The Contract Documents consist of all of the following:
 - 1. This Agreement (Section 00 52 00).
 - 2. Bonds:
 - a. Performance bond (together with power of attorney).
 - b. Payment bond (together with power of attorney).
 - 3. General Conditions.

4. Supplementary Conditions.
5. Specifications as listed in the table of contents of the project manual (copy of list attached).
6. Drawings (not attached but incorporated by reference) consisting of **151** sheets with each sheet bearing the following general title: **Town of Wellington Cleveland Ave. Revitalization, Federal Aid Project No. SHOM340-006, CDOT Construction Project Code No. 25044**
8. Addenda numbers 1 to 3, inclusive.
9. Exhibits to this Agreement (enumerated as follows):
 - a. Notice to Proceed
 - b. Performance Bond
 - c. Warranty Bond
 - d. Payment Bond
 - e. Application for Payment Form
 - f. General Conditions
 - g. Supplementary Conditions
 - h. CDOT Standard Special Provisions
 - i. Drawings consisting of a cover sheet and sheets numbered 1 through 151 inclusive, with each sheet bearing the following general title: **Cleveland Ave. Revitalization Construction Project Dated: February, 2025.**
 - j. Geotechnical Report titled: **Subsurface Exploration / Pavement Design Report, Town of Wellington – State Highway 1 (Main Street) Improvements 2024 Revitalizing Mainstreet (RMS), EEC Project No.1242024, consisting of 57 pages, dated July 31, 2024.**
 - k. **Subsurface Utility Location Plans consisting of a cover sheet numbered 1 through 11 inclusive, with each sheet bearing the following general title: Town of Wellington Mainstreet Revitalization Project Dated: July, 2024.**
 - l. **Subsurface Utility Engineering Report by Ayres Associates, dated August 2024.**
10. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:
 - a. Notice to Proceed.
 - b. Work Change Directives.
 - c. Change Orders.
 - d. Field Orders.
 - e. Warranty Bond, if any.
 - f. Certificate of Substantial Completion
 - g. Notice of Acceptability

- B. The Contract Documents listed in Paragraph 7.01.A are attached to this Agreement (except as expressly noted otherwise above).
- C. There are no Contract Documents other than those listed above in this Article 7.
- D. The Contract Documents may only be amended, modified, or supplemented as provided in the Contract.

ARTICLE 8—REPRESENTATIONS, CERTIFICATIONS, AND STIPULATIONS

8.01 Contractor's Representations

- A. In order to induce Owner to enter into this Contract, Contractor makes the following representations:
 - 1. Contractor has examined and carefully studied the Contract Documents, including Addenda.
 - 2. Contractor has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 - 3. Contractor is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
 - 4. Contractor has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.
 - 6. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (c) Contractor's safety precautions and programs.
 - 7. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
 - 8. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
 - 9. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and of

discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

10. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
11. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that, without exception, all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

8.02 *Contractor's Certifications*

- A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 8.02:
 1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;
 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
 4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

8.03 *Standard General Conditions*

- A. Owner stipulates that if the General Conditions that are made a part of this Contract are EJCDC® C-700, Standard General Conditions for the Construction Contract (2018), published by the Engineers Joint Contract Documents Committee, and if Owner is the party that has furnished said General Conditions, then Owner has plainly shown all modifications to the standard wording of such published document to the Contractor, through a process such as highlighting or "track changes" (redline/strikeout), or in the Supplementary Conditions.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on the date the last required signature is affixed hereto (which is the Effective Date of the Contract).

Owner:

Town of Wellington

(typed or printed name of organization)

By:

(individual's signature)

Date:

(date signed)

Name:

(typed or printed)

Title:

(typed or printed)

Attest:

(individual's signature)

Title:

(typed or printed)

Address for giving notices:

Designated Representative:

Name:

(typed or printed)

Title:

(typed or printed)

Address:

Phone:

Email:

(If [Type of Entity] is a corporation, attach evidence of authority to sign. If [Type of Entity] is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of this Agreement.)

Contractor:

Coulson Excavating Company, Inc.

(typed or printed name of organization)

By:

(individual's signature)

Date:

(date signed)

Name:

(typed or printed)

Title:

(typed or printed)

(If [Type of Entity] is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest:

(individual's signature)

Title:

(typed or printed)

Address for giving notices:

Designated Representative:

Name:

(typed or printed)

Title:

(typed or printed)

Address:

Phone:

Email:

License No.:

(where applicable)

State:

Cleveland Avenue Improvement Project

Construction Contract Award

April 14, 2026





Presentation Overview

1. Grant Funding
2. Budget Discussion
3. Contract Execution
4. Timelines
 - a) Bid Process and Results
 - b) Next Steps
5. Staff Recommendation
6. Questions / Discussion

Grant Funding Summary

- Federal and State Grants administered through the Colorado Department of Transportation (CDOT)
 - \$1,800,000 - Revitalizing Main Street grant (RMS)
 - \$1,349,462 - Multi-Model Opportunity grant (MMOF)
 - \$ 294,624 - Highway Safety Improvement grant (HSIP)
 - Note HSIP funds can only be spent on the off-system improvement portions of the project.
 - \$1,000,000 - National Highway Performance Program (NHPP)
 - **\$4,444,086 – Total**
- This grant funding will be provided through reimbursements for work paid for by the Town

2026 Budget Summary

- Project funds appropriated for construction in the approved 2026 budget
 - \$1,505,045 – Capital Projects Drainage Fund (GL: 207-80-5028)
 - \$ 374,850 – Capital Projects Street Fund (GL: 203-80-5023)
 - \$5,529,754 – Capital Projects Street Fund (GL: 203-80-5062)
 - \$7,409,649 – Total**

Construction Contract Bid Summary

- Eight (8) bids received, ranging from \$6,231,678.85 to \$7,990,049.88
- Lowest qualified bidder was Coulson Excavating Company, Inc., at \$6,231,678.85

Timeline - to Date

Bid Process:

- 2/24/26 – Bid Documents Posted to Bidnet
- 3/20/26 – Bids Opened and Read
 - Apparent Low Bid = Coulson Excavating Company, Inc.
- 3/24/26 – Town-Reviewed Bid Package sent to CDOT for Clearance to Award
- **3/27/26 – Clearance to Award received!**
- 4/6/26 – Contract sent to Coulson Excavating Company, Inc.

Timeline - Next Steps

- Staff executes contract following Board of Trustees' approval
- Notice to Proceed (NTP) issued by the Colorado Department of Transportation (CDOT) at the Preconstruction Meeting
- Coulson initiates purchase orders, etc.
- Mobilization to occur beginning of May
- General construction schedule:
 - NTP end of April
 - Phase 1 completion Mid August
 - Phase 2 completion End of October
 - Phase 3 completion End of November
 - Close out February 2027

Staff Recommendation

- Authorize execution of the contract with Coulson Excavating Company, Inc. in the not to exceed amount of the bid value of \$6,231,678.85.
 - See attached proposed resolution 11-2026.

Questions or Discussion





BID TABULATION

PROJECT: Cleveland Revitalization Project

Date: 03-20-2026

BID TABULATION

CONTRACT ITEM NO.	CDOT ITEM NO.	CONTRACT ITEM	UNIT	UNIT COST	BID TABULATION							
					BID 1 Castle Rock	BID 2 CWC	BID 3 Coulson	BID 4 Duran	BID 5 FNF	BID 6 GLH	BID 7 Mountain	BID 8 TLM
1	202-00000	Clearing and Grubbing	LS	\$15,000.00	\$10,688.66	\$45,250.00	\$14,000.00	\$7,903.00	\$17,200.00	\$9,457.07	\$78,562.50	\$12,000.00
2	202-00010	Removal of Tree	EACH	\$700.00	\$1,260.00	\$1,350.00	\$800.00	\$1,004.00	\$600.00	\$829.79	\$2,025.00	\$1,300.00
3	202-00019	Removal of Inlet	EACH	\$750.00	\$1,495.57	\$2,750.00	\$1,200.00	\$1,795.00	\$2,200.00	\$432.33	\$2,650.00	\$2,825.00
4	202-00031	Removal of Fire Hydrant	EACH	\$2,000.00	\$6,159.89	\$4,850.00	\$2,000.00	\$457.00	\$1,100.00	\$638.86	\$2,165.00	\$2,445.00
5	202-00032	Removal of Valve Box	EACH	\$500.00	\$646.89	\$325.00	\$500.00	\$348.00	\$384.00	\$303.30	\$700.00	\$855.00
6	202-00035	Removal of Pipe	LF	\$50.00	\$36.75	\$32.00	\$85.00	\$39.00	\$20.00	\$16.43	\$35.50	\$48.00
7	202-00036	Removal of Pipe (Special)	LF	\$100.00	\$107.10	\$185.00	\$290.00	\$21.00	\$200.00	\$49.47	\$123.00	\$185.00
8	202-00037	Removal of End Section	EACH	\$300.00	\$878.31	\$575.00	\$500.00	\$402.00	\$406.00	\$367.81	\$675.00	\$1,600.00
9	202-00047	Removal of Electrical Equipment	LS	\$25,000.00	\$33,105.45	\$75,450.00	\$80,000.00	\$18,658.00	\$25,000.00	\$84,438.65	\$20,300.00	\$18,250.00
10	202-00200	Removal of Sidewalk	SY	\$25.00	\$22.00	\$22.00	\$13.00	\$9.00	\$16.00	\$3.70	\$20.00	\$15.00
11	202-00201	Removal of Curb	LF	\$15.00	\$9.23	\$11.00	\$24.00	\$11.00	\$25.00	\$3.99	\$5.50	\$14.00
12	202-00202	Removal of Gutter	LF	\$35.00	\$11.54	\$22.00	\$19.00	\$7.00	\$13.00	\$4.17	\$5.50	\$14.00
13	202-00203	Removal of Curb and Gutter	LF	\$20.00	\$6.56	\$11.00	\$10.00	\$6.00	\$13.00	\$4.60	\$5.50	\$14.00
14	202-00204	Removal of Curb, Gutter and Sidewalk	LF	\$40.00	\$14.47	\$35.00	\$38.00	\$17.00	\$23.00	\$7.22	\$21.00	\$15.00
15	202-00206	Removal of Concrete Curb Ramp	SY	\$50.00	\$26.88	\$35.00	\$25.00	\$19.00	\$21.00	\$12.84	\$28.00	\$20.00
16	202-00210	Removal of Concrete Pavement	SY	\$50.00	\$20.76	\$35.00	\$28.00	\$19.00	\$43.00	\$13.91	\$33.00	\$20.00
17	202-00220	Removal of Asphalt Mat	SY	\$12.00	\$7.14	\$8.75	\$7.00	\$9.00	\$15.00	\$7.80	\$15.85	\$7.00
18	202-00240	Removal of Asphalt Mat (Planning)	SY	\$25.00	\$13.28	\$6.50	\$18.00	\$8.00	\$12.00	\$11.78	\$5.55	\$16.00
19	202-00250	Removal of Pavement Marking	SF	\$3,000.00	\$2.36	\$5.25	\$3.50	\$3.00	\$2.60	\$5.61	\$2.85	\$5.00
20	202-04002	Clean Culvert	HOURLY	\$150.00	\$472.50	\$325.00	\$450.00	\$246.00	\$322.00	\$420.79	\$535.00	\$535.00
21	202-00710	Removal of Power Pole	EACH	\$2,000.00	\$1,365.00	\$2,750.00	\$2,400.00	\$2,608.00	\$2,500.00	\$3,248.82	\$2,725.00	\$2,550.00
22	202-00810	Removal of Ground Sign	EACH	\$150.00	\$262.50	\$255.00	\$260.00	\$193.00	\$140.00	\$40.77	\$163.00	\$225.00
23	202-01000	Removal of Fence	LF	\$10.00	\$7.67	\$12.50	\$5.75	\$8.00	\$7.00	\$9.54	\$8.50	\$6.00
24	203-00010	Unclassified Excavation (CIP)	CY	\$45.00	\$40.38	\$64.00	\$26.00	\$23.00	\$16.00	\$10.53	\$48.50	\$28.00
25	203-00050	Unsuitable Material	CY	\$125.00	\$206.58	\$345.00	\$75.00	\$93.00	\$160.00	\$86.66	\$267.50	\$150.00
26	206-01750	Shoring	LS	\$50,000.00	\$5,250.00	\$28,500.00	\$29,000.00	\$8,534.00	\$20,000.00	\$11,221.08	\$20,970.00	\$155,000.00
27	206-01597	Potholing	HR	\$500.00	\$472.50	\$325.00	\$500.00	\$346.00	\$250.00	\$300.00	\$300.00	\$650.00
28	207-00205	Topsoil	CY	\$50.00	\$74.98	\$85.00	\$70.00	\$23.00	\$123.00	\$33.27	\$106.25	\$98.00
29	208-00002	Erosion Log Type 1 (12 Inch)	LF	\$6.00	\$4.67	\$6.25	\$6.00	\$7.00	\$5.00	\$5.11	\$4.50	\$5.50
30	208-00035	Aggregate Bag	LF	\$10.00	\$8.40	\$10.10	\$11.00	\$9.00	\$14.00	\$15.94	\$15.00	\$11.50
31	208-00046	Pre-Fabricated Concrete Washout Structure (Type 1)	EACH	\$1,300.00	\$1,312.50	\$4,850.00	\$2,500.00	\$3,949.00	\$4,000.00	\$8,009.63	\$4,470.00	\$3,750.00
32	208-00051	Storm Drain Inlet Protection (Type I)	EACH	\$250.00	\$147.00	\$185.00	\$260.00	\$164.00	\$162.00	\$243.68	\$175.00	\$165.00
33	208-00054	Storm Drain Inlet Protection (Type II)	EACH	\$300.00	\$173.25	\$215.00	\$325.00	\$193.00	\$181.00	\$260.51	\$207.00	\$250.00
34	208-00075	Pre-Fabricated Vehicle Tracking Pad	EACH	\$2,700.00	\$1,050.00	\$4,850.00	\$2,000.00	\$3,205.00	\$2,000.00	\$655.14	\$1,960.00	\$2,600.00
35	208-00103	Removal and Disposal of Sediment (Labor)	HOURLY	\$50.00	\$52.50	\$75.00	\$65.00	\$44.00	\$60.00	\$45.68	\$55.00	\$75.00
36	208-00106	Removal and Disposal of Sediment (Equipment)	HOURLY	\$100.00	\$157.50	\$175.00	\$110.00	\$153.00	\$120.00	\$115.04	\$130.00	\$125.00
37	208-00106	Sweeping (Sediment Removal)	HOURLY	\$210.00	\$288.75	\$225.00	\$150.00	\$140.00	\$283.00	\$120.83	\$162.50	\$165.00
38	208-00107	Removal of Trash	HOURLY	\$40.00	\$52.50	\$115.00	\$80.00	\$168.00	\$432.00	\$45.68	\$255.00	\$80.00
39	208-00207	Erosion Control Management (ECM)	DAY	\$500.00	\$367.50	\$525.00	\$300.00	\$280.00	\$140.00	\$434.80	\$437.50	\$300.00
40	210-00035	Reset Water Meter	EACH	\$2,500.00	\$3,885.00	\$3,250.00	\$3,800.00	\$855.00	\$3,600.00	\$901.20	\$758.50	\$7,750.00
41	210-00825	Reset Flashing Beacon	EACH	\$2,000.00	\$3,193.05	\$4,950.00	\$4,446.00	\$3,000.00	\$4,797.01	\$4,645.00	\$4,350.00	\$4,350.00
42	210-00860	Reset Pedestrian Push Button	EACH	\$1,000.00	\$2,249.10	\$4,025.00	\$2,200.00	\$3,619.00	\$2,300.00	\$1,082.83	\$3,780.00	\$3,500.00
43	210-04010	Adjust Manhole	EACH	\$1,200.00	\$642.36	\$750.00	\$750.00	\$1,079.00	\$738.00	\$1,122.11	\$1,812.50	\$650.00
44	210-04020	Modify Inlet	EACH	\$1,000.00	\$5,197.50	\$3,250.00	\$3,000.00	\$4,341.00	\$2,600.00	\$8,976.87	\$5,345.00	\$1,925.00
45	210-04050	Adjust Valve Box	EACH	\$1,000.00	\$642.36	\$275.00	\$650.00	\$686.00	\$450.00	\$897.69	\$470.00	\$440.00
46	212-00702	Biotic Soil Amendments (Hydraulically Applied)	LB	\$2.00	\$2.21	\$2.75	\$2.00	\$4.00	\$1.50	\$7.97	\$4.00	\$4.00
47	202-00707	Seeding (Native) Hydraulic	ACRE	\$8,000.00	\$3,081.75	\$7,525.00	\$4,200.00	\$7,422.00	\$4,713.41	\$42,571.71	\$8,160.00	\$7,250.00
48	212-01200	Landscape Restoration	LS	\$20,000.00	\$3,990.00	\$28,500.00	\$35,000.00	\$4,251.00	\$5,400.00	\$44,154.96	\$4,560.00	\$10,930.00
49	213-00012	Spray-On Mulch Blanket	ACRE	\$10,000.00	\$7,140.00	\$8,425.00	\$2,700.00	\$4,147.00	\$5,835.39	\$3,469.27	\$4,560.00	\$4,000.00
50	213-00067	Rock Mulch (Weed Free)(3/4" minus, crushed) (Mountain Granite)	SF	\$2.00	\$2.57	\$5.50	\$2.20	\$3.00	\$2.00	\$1.65	\$3.00	\$3.00
51	213-00070	Landscape Weed Barrier Fabric	SY	\$5.00	\$2.63	\$5.75	\$3.00	\$3.00	\$4.50	\$2.74	\$3.00	\$3.00
52	213-00700	Landscape Boulder (2 foot to 4 foot)	EACH	\$350.00	\$300.83	\$525.00	\$480.00	\$321.00	\$350.00	\$450.73	\$345.00	\$315.00
53	214-00220	Deciduous Tree (2 Inch Caliper)	EACH	\$750.00	\$590.10	\$985.00	\$950.00	\$629.00	\$930.00	\$658.68	\$675.00	\$620.00
54	214-00310	Shrub (1 Gallon Container)	EACH	\$40.00	\$25.73	\$38.00	\$22.00	\$27.00	\$40.00	\$19.08	\$30.00	\$27.00
55	214-00350	Shrub (5 Gallon Container)	EACH	\$80.00	\$55.13	\$95.00	\$80.00	\$109.00	\$109.00	\$46.01	\$63.00	\$58.00
56	240-00000	Wildlife Biologist	HR	\$200.00	\$236.25	\$325.00	\$325.00	\$84.00	\$113.00	\$168.32	\$190.00	\$165.00
57	240-00010	Removal of Nests	HR	\$150.00	\$267.50	\$325.00	\$300.00	\$84.00	\$113.00	\$185.15	\$190.00	\$180.00
58	304-06007	Aggregate Base Course (Class 6)	CY	\$80.00	\$77.09	\$88.00	\$80.00	\$87.00	\$81.00	\$72.93	\$95.50	\$93.00
59	306-01000	Reconditioning	SY	\$13.00	\$21.58	\$6.50	\$1.50	\$26.00	\$9.50	\$4.81	\$14.75	\$6.00
60	403-34741	Hot Mix Asphalt (Grading SX) (75) (PG 64-22)	TON	\$135.00	\$91.35	\$165.00	\$83.00	\$99.00	\$94.00	\$97.62	\$105.00	\$105.00
61	403-34751	Hot Mix Asphalt (Grading SX) (75) (PG 64-28)	TON	\$140.00	\$96.60	\$165.00	\$90.00	\$105.00	\$99.00	\$103.23	\$110.50	\$110.00
62	412-00800	Concrete Pavement (8")	SY	\$140.00	\$269.70	\$135.00	\$94.00	\$109.00	\$99.00	\$99.30	\$207.50	\$115.00
63	506-00212	Riprap (12 Inch)	CY	\$275.00	\$265.61	\$385.00	\$500.00	\$169.00	\$166.00	\$342.98	\$207.50	\$175.00
64	514-00200	Pedestrian Railing (Steel)	LF	\$250.00	\$191.10	\$375.00	\$240.00	\$209.00	\$150.00	\$274.92	\$150.00	\$195.00
65	601-01000	Concrete Class B	CY	\$800.00	\$1,580.25	\$950.00	\$4,800.00	\$3,130.00	\$900.00	\$1,346.53	\$3,750.00	\$1,360.00
66	603-02305	38 x 24 Inch Reinforced Concrete Pipe Elliptical (Complete In Place)	LF	\$275.00	\$328.10	\$375.00	\$325.00	\$415.00	\$369.00	\$309.24	\$505.00	\$342.00
67	603-02365	45 x 29 Inch Reinforced Concrete Pipe Elliptical (Complete In Place)	LF	\$350.00	\$370.10	\$475.00	\$300.00	\$336.00	\$400.00	\$375.39	\$541.50	\$414.00
68	603-02425	53 x 34 Inch Reinforced Concrete Pipe Elliptical (Complete In Place)	LF	\$400.00	\$443.60	\$535.00	\$350.00	\$399.00	\$525.00	\$429.66	\$512.75	\$492.00
69	603-05142	53 x 34 Inch Reinforced Concrete End Section Elliptical	EACH	\$12,000.00	\$6,680.60	\$4,850.00	\$7,000.00	\$4,384.00	\$6,200.00	\$4,390.01	\$5,860.00	\$4,885.00
70	603-50006	6 Inch Plastic Pipe	LF	\$30.00	\$42.00	\$48.00	\$48.00	\$42.00	\$71.00	\$49.52	\$32.00	\$160.00
71	604-03005	Inlet Type C (5 Foot)	EACH	\$7,000.00	\$8,400.00	\$6,850.00	\$5,500.00	\$6,516.00	\$5,099.00	\$6,433.42	\$8,905.00	\$6,090.00
72	604-03005	Inlet Type 3 (Combination) (5 Foot)	EACH	\$6,000.00	\$8,820.00	\$5,850.00	\$6,000.00	\$7,467.00	\$6,300.00	\$6,860.12	\$10,035.00	\$6,320.00
73	604-03505	Inlet Type 3 (Combination) (Double) (5 Foot)	EACH	\$12,000.00	\$13,965.00	\$9,575.00	\$11,000.00	\$10,767.00	\$12,134.00	\$11,264.10	\$14,255.00	\$10,240.00
74	604-13005	Inlet Type 13 (Single) (5 Foot)	EACH	\$6,000.00	\$9,135.00	\$6,525.00	\$6,000.00	\$6,964.00	\$5,576.00	\$6,483.91	\$9,260.00	\$5,530.00
75	604-13505	Inlet Type 13 (Double) (5 Foot)	EACH	\$8,500.00	\$13,335.00	\$8,525.00	\$8,200.00	\$8,754.00	\$9,985.00	\$		



BID TABULATION

PROJECT: Cleveland Revitalization Project

Date: 03-20-2026

BID TABULATION

CONTRACT ITEM NO.	CDOT ITEM NO.	CONTRACT ITEM	UNIT	UNIT COST	BID TABULATION							
					BID 1 Castle Rock	BID 2 CWC	BID 3 Coulson	BID 4 Duran	BID 5 FNF	BID 6 GLH	BID 7 Mountain	BID 8 TLM
140	622-00550	Wheel Stop	EACH	\$500.00	\$210.00	\$175.00	\$325.00	\$230.00	\$265.00	\$388.16	\$535.00	\$150.00
141	623-09900	Irrigation System	LS	\$175,000.00	\$124,162.50	\$32,500.00	\$80,000.00	\$132,286.00	\$202,000.00	\$283,893.40	\$141,900.00	\$143,375.00
142	624-27019	18 Inch Drainage Pipe (Class 7) (Complete in Place)	LF	\$75.00	\$261.50	\$165.00	\$160.00	\$123.00	\$125.00	\$131.44	\$148.50	\$137.00
143	624-27025	24 Inch Drainage Pipe (Class 7) (Complete in Place)	LF	\$100.00	\$301.40	\$195.00	\$165.00	\$151.00	\$173.00	\$153.94	\$198.25	\$165.00
144	624-27031	30 Inch Drainage Pipe (Class 7) (Complete in Place)	LF	\$150.00	\$279.35	\$225.00	\$165.00	\$178.00	\$196.00	\$174.44	\$226.00	\$182.00
145	624-27037	36 Inch Drainage Pipe (Class 7) (Complete in Place)	LF	\$200.00	\$340.25	\$270.00	\$195.00	\$216.00	\$285.00	\$201.60	\$314.00	\$212.00
146	624-27043	42 Inch Drainage Pipe (Class 7) (Complete in Place)	LF	\$240.00	\$408.50	\$360.00	\$240.00	\$300.00	\$339.00	\$251.58	\$427.00	\$276.00
147	625-00000	Construction Surveying	LS	\$100,000.00	\$77,962.50	\$125,000.00	\$75,000.00	\$99,349.00	\$80,409.00	\$89,768.67	\$113,420.00	\$71,000.00
148	626-00000	Mobilization	LS	\$500,000.00	\$679,952.00	\$675,000.00	\$272,500.00	\$332,653.68	\$686,102.00	\$359,818.89	\$289,783.05	\$350,000.00
149	627-00008	Modified Epoxy Pavement Markings	GAL	\$80.00	\$162.75	\$190.00	\$160.00	\$280.00	\$178.00	\$168.32	\$186.00	\$166.00
150	627-00010	Pavement Marking Paint (Waterborne) (Temporary)	GAL	\$70.00	\$110.25	\$82.50	\$110.00	\$280.00	\$121.00	\$84.16	\$126.00	\$72.00
151	627-30405	Preformed Thermoplastic Pavement Marking (Word-Symbol)	SF	\$25.00	\$21.53	\$32.00	\$22.00	\$39.00	\$24.00	\$16.83	\$24.60	\$28.00
152	627-30410	Preformed Thermoplastic Pavement Marking (Xwalk-Stop Line)	SF	\$20.00	\$13.65	\$19.00	\$15.00	\$34.00	\$15.00	\$16.83	\$15.60	\$17.00
153	630-00000	Flagging	HOUR	\$40.00	\$44.10	\$58.00	\$48.00	\$49.00	\$47.00	\$43.76	\$43.75	\$48.00
154	630-00007	Traffic Control Inspection	DAY	\$100.00	\$136.00	\$425.00	\$125.00	\$140.00	\$132.00	\$145.87	\$250.00	\$135.00
155	630-00012	Traffic Control Management	DAY	\$1,000.00	\$819.00	\$1,650.00	\$650.00	\$727.00	\$686.00	\$1,009.90	\$812.50	\$700.00
156	630-80335	Barricade (Type 3 M-A) (Temporary)	EACH	\$300.00	\$236.25	\$80.00	\$235.00	\$262.00	\$247.00	\$145.87	\$109.75	\$256.00
157	630-80341	Construction Traffic Sign (Panel Size A)	EACH	\$175.00	\$63.00	\$50.00	\$64.00	\$70.00	\$66.00	\$67.33	\$109.75	\$67.00
158	630-80342	Construction Traffic Sign (Panel Size B)	EACH	\$225.00	\$157.50	\$60.00	\$170.00	\$175.00	\$165.00	\$224.42	\$172.25	\$169.00
159	630-80348	Construction Information Sign	EACH	\$300.00	\$393.75	\$225.00	\$450.00	\$436.00	\$412.00	\$448.84	\$234.75	\$425.00
160	630-80356	Advance Warning Arrow Panel A	EACH	\$3,000.00	\$1,890.00	\$1,925.00	\$2,500.00	\$2,094.00	\$1,974.00	\$1,346.53	\$4,734.75	\$2,035.00
161	630-80359	Portable Message Sign Panel	DAY	\$75.00	\$29.40	\$155.00	\$40.00	\$33.00	\$31.00	\$56.11	\$109.75	\$31.00
162	630-80360	Drum Channeling Device	EACH	\$60.00	\$56.70	\$58.00	\$60.00	\$63.00	\$60.00	\$56.11	\$109.75	\$61.00
163	630-80380	Traffic Cone	EACH	\$15.00	\$12.60	\$10.00	\$13.00	\$14.00	\$16.00	\$22.44	\$66.00	\$13.00
164	630-80384	Tubular Marker	EACH	\$50.00	\$21.00	\$45.00	\$21.00	\$23.00	\$22.00	\$33.66	\$78.50	\$22.00
165	630-80393	Vertical Panel	EACH	\$40.00	\$40.69	\$35.00	\$40.00	\$45.00	\$43.00	\$33.66	\$78.50	\$43.00
166	700-70010	F/A Minor Contract Revisions	FA	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00
167	700-70012	F/A Asphalt Pavement Incentive	FA	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
168	700-70016	F/A Fuel Cost Adjustment	FA	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
169	700-70019	F/A Asphalt Cement Cost Adjustment	FA	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00
170	700-70023	F/A On-The-Job Trainee	FA	\$12,800.00	\$12,800.00	\$12,800.00	\$12,800.00	\$12,800.00	\$12,800.00	\$12,800.00	\$12,800.00	\$12,800.00
171	700-70380	F/A Erosion Control	FA	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
				\$ 6,510,120.00	\$ 7,497,828.96	\$8,419,163.00	\$ 6,231,678.85	\$ 7,000,000.00	\$ 6,887,318.00	\$ 6,471,914.00	\$ 7,990,049.88	\$ 7,351,746.00



Board of Trustees Meeting

Date: April 14, 2026
Subject: Quarterly CORA Report (January-March 2026)

EXECUTIVE SUMMARY

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

BACKGROUND / DISCUSSION

This report covers CORA requests submitted from January to March 2026.

CONNECTION WITH ADOPTED MASTER PLANS

N/A

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

Review and retain report.

MOTION RECOMMENDATION

N/A

ATTACHMENTS

1. 2026 CORA Report Q1

Date	Requestor	Description of Request	Outcome	STAFF DEPT	Staff Minutes Spent	Charges	Date Closed
12/31/2025	Gabriella Hochanadel	Roofing permit for 8977 Spirit Street	No responsive documents	BD	10	\$0	1/2/2026
1/9/2026	Nicole Hicks	Contract for Waste Removal and Porta Potties	Documents provided	TCO	15	\$0	1/9/2026
1/12/2026	Nicole Hicks	All RFPs submitted for Solid Waste and Recycling Services as well as all RFPs submitted for Portable Toilet Services	Documents provided	FIN	55	\$0	1/12/2026
1/12/2026	John Link	2019 Concrete Repair Project bids	Documents provided , requests joined	PW	50 total	\$0	Joined with next request per Policy
1/13/2026	John Link	Grant Ave Water Line Replacement - First St to Fourth Street submitted 1/31/2019	Documents provided , requests joined	PW	50 total	\$0	1/15/2026
1/14/2026	Anna Hobbs	3312 Firewater Lane permit informaiton	Documents provided	BD	10	\$0	1/15/2026
1/20/2026	Christine Gaiter	List of people who have picked up a nomination petition	Documents provided	TCO	5	\$0	1/21/2026
1/22/2026	Christine Gaiter	Updated nomiation petition list	Documents provided	TCO	10	\$0	1/26/2026
1/29/2026	Kristie Dehn	Permits for 7324 Atlantis St.	Documents provided	BD	15	\$0	Due 2/2/2026
1/30/2025	Justin Wenig	Purchase orders and payment records from January 1, 2025 to current	Link to website provided	TCO	5	\$0	1/30/026

2/3/2026	Marc Roberson	All emails from Town Clerk Hannah Hill from January 18th 2026 to January 27th 2026	Invoice sent; no response; closed per Policy on 2/13/2026. No responses were provided to notices.	TCO, IT, Legal	Estimated 6-8 hours		invoiced est 8 hours (7 w/ 1 free) at \$289.59 2/4/2026 . Closed 2/13/2206 due to lack of payment.
2/5/2026	Thomas Hawkinson	Any and all records related to 3730 Garfield Avenue to include but not limited to plats & replating, building permits & inspections history, variances, etc.	Documents provided	BD / Planning	55	\$0	2/9/2026
2/9/2026	Jane Spencer	Building permits 3725-3727 Henderson Ave (specifically roof, furnace, hot water heater, systems stuff)	Documents provided	BD	20	\$0	2/11/12-26
2/11/2026	Christine Gaiter	Rec center feasibility study	Link to website provided	TCO	0	\$0	2/11/2026
2/17/2026	Nate Danser	Preliminary or Final Plat for Saddleback subdivision	Documents Provided	Plan	10	\$0	2/17/2026
2/17/2026	Marie Cohen	The total annual compensation (base salary plus any bonuses or additional compensation) paid to former Town Administrator Ed Cannon for calendar years 2018, 2019, and 2020 (through termination date). The total amount of severance and/or separation pay provided to Mr. Cannon in connection with his March 2020 termination. The date(s) those severance payments were issued. A summary report, payroll register entry, or accounting record reflecting these totals is sufficient. I do not require personnel file materials.	Documents provided	HR	30	\$0	2/19/2026
2/17/2026	Barbara Giesey	Permit for roof replacement in 2018 for 4250 Cypress Ridge Ln	Document provided	BD	10	\$0	2/18/2026

2/18/2026	Nate Danser	Preliminary or Final Plat for Sage Farms	Document provided	Plan	10	0	2/18/2026
2/19/2026	Keithlene Noble	Approved Electrical line diagram and permit package for the existing system on the property; design plan or other paperwork for solar system for 6951 Summer St	Documents provided	BD	45	0	2/23/2026
2/23/2026	Michelle Cobb	Building permit for 4102 Glow Ave	Documents provided	BD	10	0	2/23/2026
2/25/2026	Cathy Amen	Viewpointe Community Association HOA Subdivision/Development Agreement	Documents provided	PLN	30	0	2/27/2026
2/26/2026	Cheryl Thompson	Building permits and Certificates of Completion for 7840 1st Street	Documents provided	BD	30	0	3/2/2026
2/27/2026	Marc Roberson	Last six months of public comment sign in sheets from Board of Trustee Meetings	Documents provided	TCO	20	0	3/2/2026
2/27/2026	Marc Roberson	Copy of all emails to and from Town Clerk from Janaury 19th 2026 to January 26th 2026	Invoice sent 2/27/26. Closed 3/11/2026 Due to no payment or response	TCO, IT, Legal	Estimated 6-8 hours		Invoiced est 8 hours (7 w/ 1 free) at \$289.59 2/27/2026 . Closed 3/11/2026 due to lack of payment
3/10/2026	Cheryl Thompson	Permits for property located at 3818 Cleveland Avenue	Documents provided	BD	20	0	3/11/2026
3/13/2026	James Sack	Historical Building Permits for 3351 Firewater Ln	Documents provided	BD	35	0	3/16/2026
3/13/2026	Christine Gaiter	Xcel Franchise Agreement	Document provided	TCO	15	0	3/16/2026

3/16/2026	Twila Soles	9001 Pieper Rd site plans, building permit, CO, zoning information, inspection or compliance records including utility or infrastructure information related to the property (size of water tap specifically)	Documents provided	BD	20	0	3/16/2026
3/16/2026	Christine Gaiter	Last audit received from Xcel	No responsive documents	TCO	45	0	3/19/2026
3/17/2026	John Link	2024 Roads Asphalt Repair Project Bids	Document provided	PW	10	0	3/17/2026
3/23/2026	Christine Gaiter	Written reliability request sent to Xcel and any response received, including the most recent reliability report received	No responsive documents	Admin/TC O	45	0	3/25/2026
3/23/2026	Oshea Smith	Accounts payable summary from 7/1/2025-2/28/2026	Link to website provided	TCO	5	0	3/23/2026
3/23/2026	John Link	Bid sheet for Cleveland Ave Revitalization Project	No responsive documents	PW	5	0	3/23/2026

3/23/2026	Jon Gaiter	<p>January 1, 2022, through April 30, 2024: All emails, text messages, instant messages, and any other written or electronic communications between or among any current or former members of the Board of Trustees, the Mayor, and Town staff — including the Town Administrator, Town Clerk, Town Attorney, department heads, and all other Town employees — that reference, mention, discuss, or contain any allegation, claim, or statement that former Trustee Jon Gaiter abused, mistreated, harassed, or engaged in inappropriate conduct toward Town staff. All internal memoranda, reports, investigation records, complaint forms, incident reports, grievances, or HR-related documents created by or submitted to any Town official or employee regarding any allegation that former Trustee Jon Gaiter abused or mistreated Town staff in any manner. Any formal or informal complaints filed by any Town staff member against former Trustee Jon Gaiter during the above period. This request includes records on personal devices, personal email accounts, and third-party messaging platforms used by elected officials or staff in the conduct of Town business, as such records are public records under CORA.</p>	No responsive documents	All Depts. + Legal	3 hours	0	Due 3-25-2026
3/24/2026	Joel Shroades	Life insurance contracts, policies or agreements with the Town and any active life insurance providers	Documents provided	HR	25	0	3/25/2026
3/24/2026	Cheryl Thompson	Building Permits and Certificates of Occupancy for 3233 Grizzly Way	Documents provided	BD	20	0	3/25/2026
3/25/2026	Jakob Wrobel	Certificate of Liability Insurance for Andy & Sons for 1/14/26	No responsive documents	BD/PW	20	0	3/25/2026

3/25/2026	Oshea Smith	Payments made from Wellington Housing Authority	Directed to WHA	TCO	5	0	3/25/2026
3/26/2026	Christine Gaiter	Full email string with Patti Garcia and Xcel	Document provided	TCO	15	0	3/26/2026



Board of Trustees Meeting

Date: April 14, 2026

Subject: 1st Quarter 2026 Residential Building Permit and Lot Inventory Report

EXECUTIVE SUMMARY

The 1st Quarter 2026 Residential Building Permit and Lot Inventory Report is included and attached for review.

BACKGROUND / DISCUSSION

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

Attached is a report of residential building permits issued through the 1st Quarter 2026 (January 1, 2026 to March 31, 2026). Also included is a report of new residential dwelling permits issued since 2010. The report also includes projected residential dwelling permits based on expected development trends. The annual total number of residential building permits is used to identify trends and project future permits. An inventory report is included to show available residential lots by subdivision, the number of lots remaining for permits, and the status of zoning, platting and infrastructure availability. Residential lot supply and inventory is depicted graphically to show trends over time.

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

CONNECTION WITH ADOPTED MASTER PLANS

N/A

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

Review and retain report.

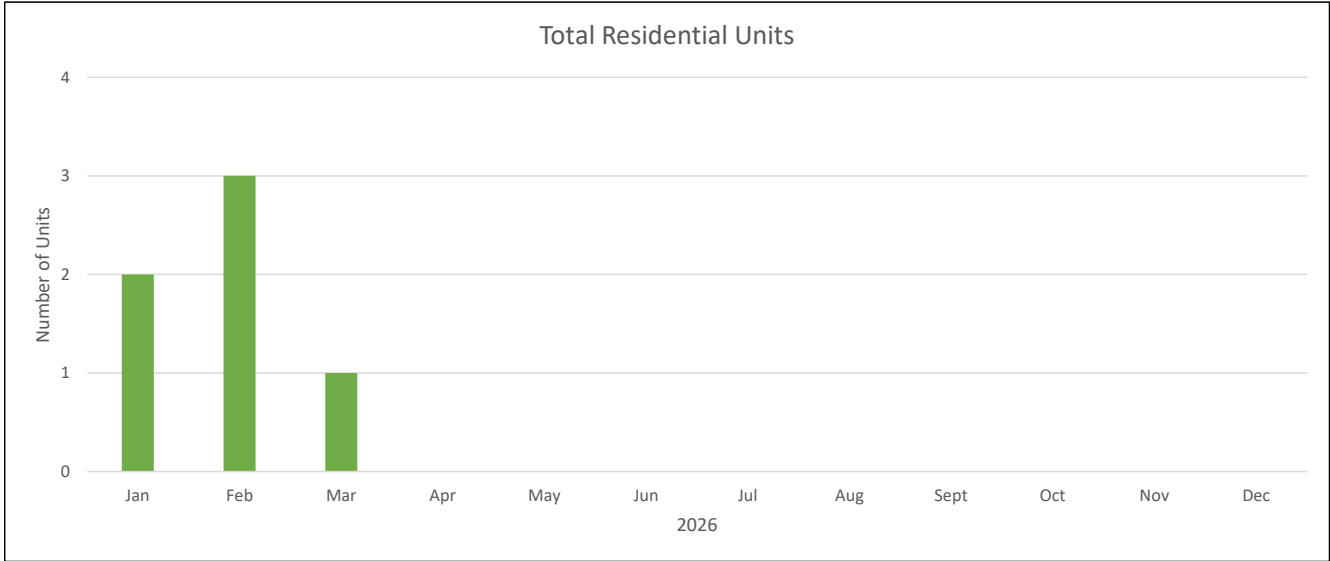
MOTION RECOMMENDATION

Information only - No action required.

ATTACHMENTS

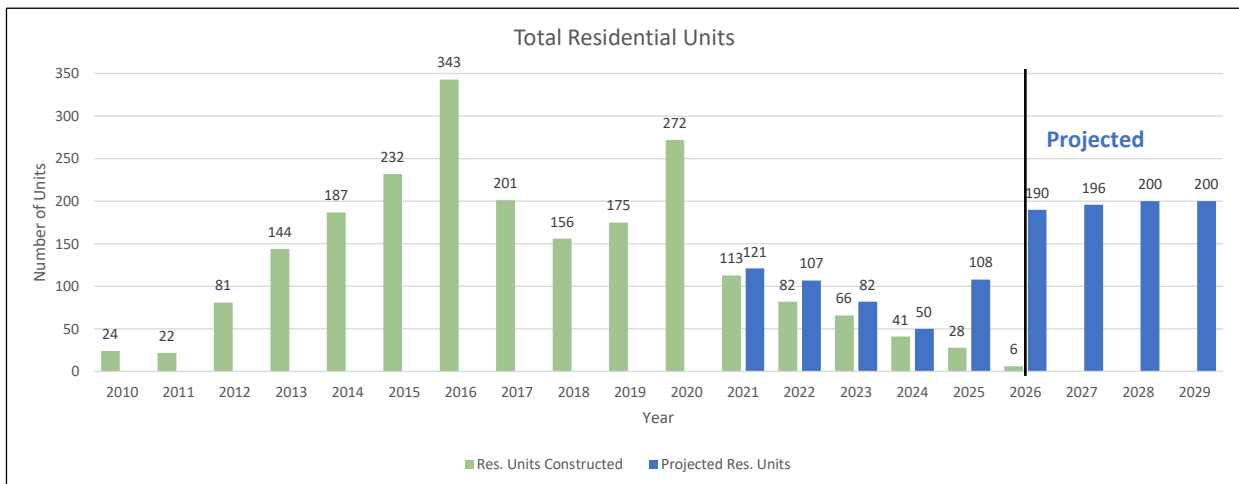
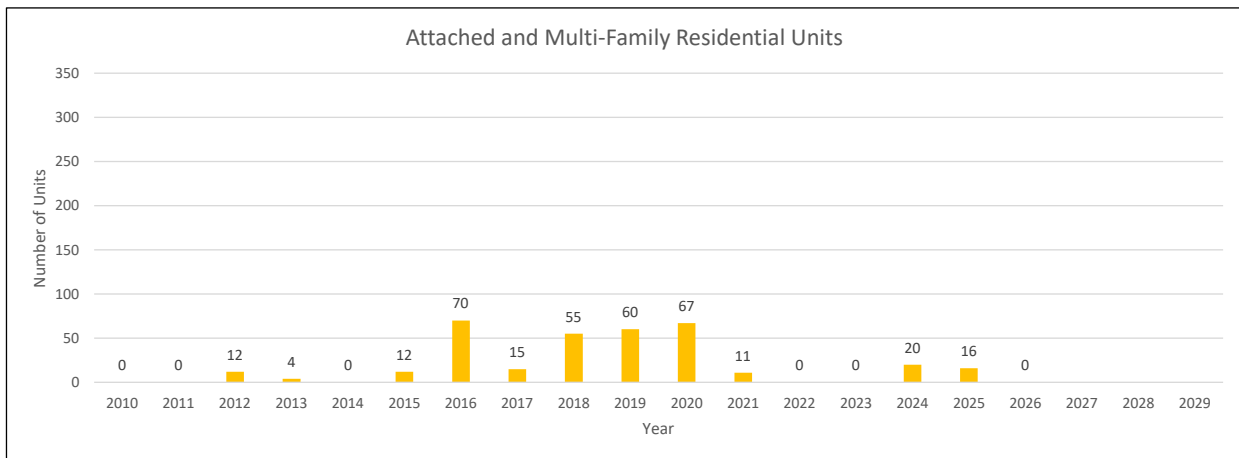
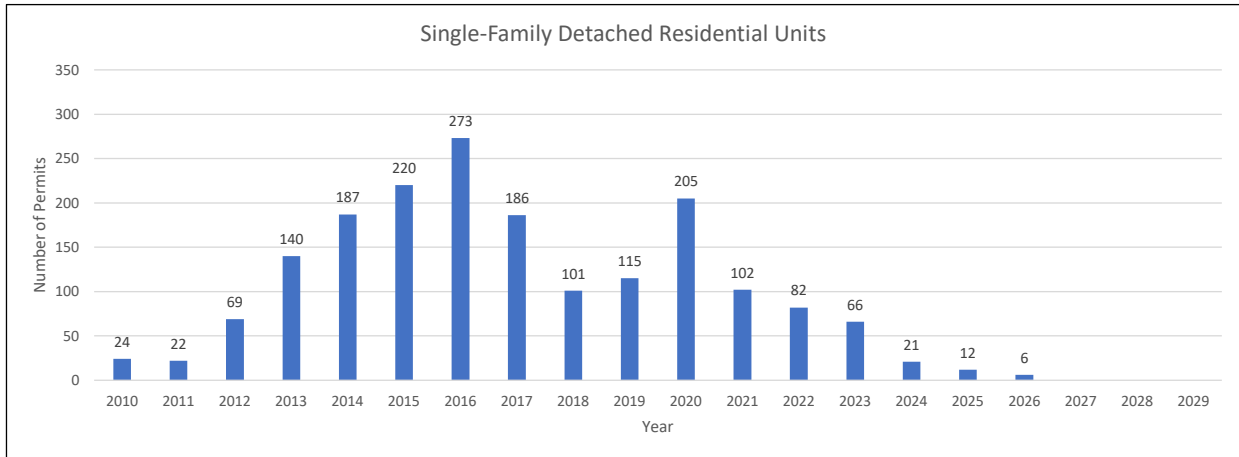
1. 1st Quarter 2026 Residential Building Permit and Lot Inventory Report

New Residential Permits Issued by Month 2026



2026	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Single-Family Units	2	3	1									
Attached Units	0	0	0									
TOTAL RES. UNITS	2	3	1	0	0	0	0	0	0	0	0	0
			6			0			0			0
												Total 6

Residential Dwelling Units - Historic and Projected



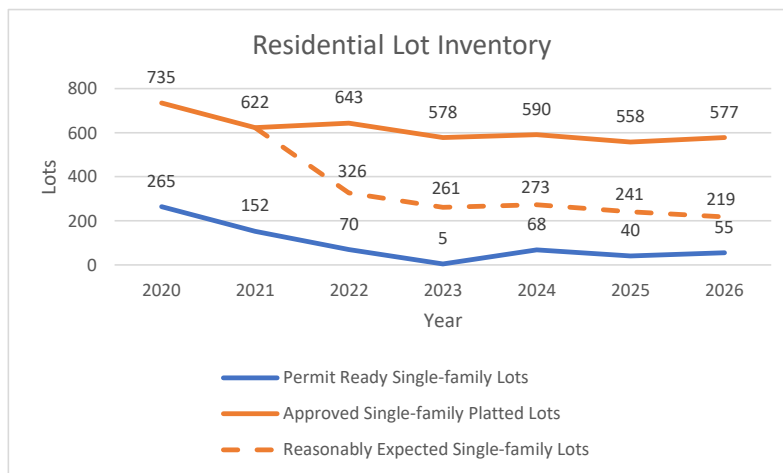
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Single-Family Detached	24	22	69	140	187	220	273	186	101	115	205	102	82	66	21	12	6			
Attached and Multi-Family	0	0	12	4	0	12	70	15	55	60	67	11	0	0	20	16	0			
Res. Units Constructed	24	22	81	144	187	232	343	201	156	175	272	113	82	66	41	28	6			
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
Infill (Third St.)	1	Yes	Single-family	Yes	Yes
Sage Meadows 2nd	30	Yes	Single-family	Yes	Yes
Wellington Downs Multi-family	20	Yes	C-3 Multi-family	Yes	Yes
Saddleback	205	Yes	Single-family	Yes	No
Sage Farms Filing 1 (expected)	238	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)	708	Yes	Mixed densities	No	No
ESTIMATED TOTAL UNITS	1964				

Platted Lots	577
Buildable Lots (with infrastructure)	55



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: April 14, 2026
Subject: Board of Trustees Planning Calendar

EXECUTIVE SUMMARY

Attached is the BoT Planning Calendar.

BACKGROUND / DISCUSSION

N/A

CONNECTION WITH ADOPTED MASTER PLANS

N/A

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

N/A

MOTION RECOMMENDATION

N/A

ATTACHMENTS

1. BOT Planning Calendar 2026 (7)



BOARD OF TRUSTEES PLANNING CALENDAR

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

April 14, 2026	Board of Trustees Regular Meeting
April 21, 2026	Board of Trustees Special Meeting (Swearing in of elected officials) and Work Session, BoT Orientation
April 28, 2026	Board of Trustees Regular Meeting, Appointment of Vacant Trustee position, 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
May 25, 2026	Board of Trustees Regular Meeting
June 9, 2026	Board of Trustees Regular Meeting
June 16, 2026	Board of Trustees Work Session
June 23, 2026	Board of Trustees Regular Meeting
June 22-25, 2026	Colorado Municipal League Annual Conference - Westminster

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

May 14-15 - Board and Leadership Strategic Planning

October 2 - Board and Leadership Budget Workday

Early October - Budget BOO-Nanza

November 10 - Budget Adoption

This document is subject to change without notice



Board of Trustees Meeting

Date: April 14, 2026
Subject: Irrigation and Watering Guidelines

EXECUTIVE SUMMARY

2026 Irrigation and Water Conservation Guidelines Reminder.

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. 2026 Irrigation and Water Conservation Guidelines Memo
2. Resolution No. 15-2025 Establishing Guidelines for Irrigation and Water Conservation

Town of Wellington Water Enterprise & Municipal Utilities Memo

To: Mayor and Board of Trustees
From: Meagan Smith, Deputy Director of Public Works – Utilities; Nic Redavid, Finance Director | Town Treasurer
Date: April 1, 2026
Subject: 2026 Irrigation and Water Conservation Guidelines Reminder

Purpose

This memo serves as a friendly reminder that the Town of Wellington’s Irrigation and Water Conservation Guidelines, adopted under Resolution No. 15-2025, are again effective from April 15, 2026, to October 15, 2026. These guidelines are intended to support residents – not restrict them – by promoting practical, cost-saving water use during a period of ongoing drought.

Drought Conditions & Conservation Need

The most recent U.S. Drought Monitor report (March 24, 2026) shows that portions of Larimer and Weld Counties continue to experience Severe Drought (D2) conditions. Severe drought increases outdoor water demand, heightens long-term supply risks, and contributes to rising system-wide costs associated with water delivery and treatment.

Even though the Town’s Water Treatment Plant expansion alleviated previous treatment-capacity concerns, drought persists as a regional, long-term challenge. Water use remains a significant cost driver for the Town’s water enterprise fund. Conservation actions undertaken now – particularly those that reduce high-evaporation daytime watering – directly support the Town’s long-term sustainability and help protect future affordability for residents by minimizing unnecessary water loss, improving system efficiency, and reducing financial strain on both households and municipal operations.

Irrigation and Water Conservation Guidelines (Resolution No. 15-2025)

Residents are encouraged to follow these voluntary guidelines from April 15 to October 15:

1. Water between 7:00 p.m. and 8:00 a.m. to reduce evaporation loss.
2. Limit turf irrigation to two days per week, applying only what is needed to maintain plant health.
3. Avoid runoff and overspray by adjusting sprinkler heads and preventing water from reaching sidewalks, driveways, or streets.
4. Turn off automatic systems after rainfall, resuming only when lawns begin to dry again.
5. Use a hose with a shut-off nozzle when washing vehicles outdoors to prevent unnecessary water waste.

Additional flexibility applies to:

1. Gardens, vegetable beds, and container plants.
2. New lawns or landscape vegetation, which may require additional watering during the first 30 days after planting.

HOA Landscape/Aesthetic Enforcement

Town-issued watering guidelines take precedence over HOA aesthetic or landscape-maintenance enforcement. Colorado law prevents an HOA from fining a homeowner who is following local government watering restrictions or guidelines, even if reduced irrigation results in a dormant lawn.

Notice to Residents: Information will be sent to all residents signed up for the Town’s newsletter in early April. Information will also be posted on the Town’s website and will be shared across the Town’s social media channels beginning on April 15, 2026.

TOWN OF WELLINGTON

RESOLUTION NO. 15-2025

A RESOLUTION OF THE TOWN OF WELLINGTON ESTABLISHING GUIDELINES FOR IRRIGATION AND WATER CONSERVATION

WHEREAS, Wellington Municipal Code Section 13-1-160(a) states the Town Board of Trustees has the authority to establish rules and regulations to limit outdoor watering or sprinkling or to limit the use of water in such manner as it shall deem necessary. Such regulations may be adopted by Resolution and shall become effective immediately upon passage; and

WHEREAS, watering during peak daytime temperatures can result in up to 75% water loss due to evaporation, reducing irrigation efficiency; and

WHEREAS, portions of the State of Colorado, including portions of Eastern Larimer County and Western Weld County, are classified as experiencing extreme drought by the U.S. Drought Monitor; and

WHEREAS the 2018 Town of Wellington Municipal Water Efficiency Plan identified auditing and restricting residential irrigation as a strategy to reduce water use in Town to mitigate effects of drought; and

WHEREAS, since 2013, the Town has annually adopted resolutions implementing mandatory outdoor watering restrictions to manage demand and promote conservation; and

WHEREAS, in 2024, the Town adopted Resolution No. 13-2024, notably to limit water use during the construction of the Town's Water Treatment Plant Expansion, which was completed in late 2024; and

WHEREAS, water use continues to be a pervasive problem for the Town as raw water and water delivery costs have risen dramatically; and

WHEREAS, the completion of the Water Treatment Plant expansion has alleviated past treatment capacity concerns, however, voluntary outdoor irrigation reductions remain beneficial for long-term conservation and cost management; and

WHEREAS, the Board of Trustees would like to encourage its residents to conserve water during this time of regional drought and reduce expense, by issuance of formal guidelines for the reduction in irrigation activities.

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

SECTION 1: Guidelines for Reducing Water Use

Residents are encouraged to follow the following guidelines to conserve water and reduce the potential for more stringent mandatory restrictions.

1. From April 15 through October 15 of each year, outdoor watering of turf grass is recommended between the hours of 7:00 p.m. and 8:00 a.m. the next morning.
2. Outdoor watering of turf grass should be limited to no more than two (2) days per week. Watering should be limited to only that which is necessary to keep lawns and other landscape plants alive and healthy.
3. Irrigation runoff and overspray onto impervious surfaces (e.g., sidewalks, driveways, streets) should be minimized to prevent water waste. Sprinkler systems should be maintained and adjusted to prevent water running off the lawn and into the street gutter.
4. After rain events, turn off automatic watering systems until lawns start to get dry again.
5. Outdoor car washing should be done using a bucket and hose equipped with a shut-off nozzle to minimize water waste.

Notwithstanding the foregoing, the following activities may require additional days of watering.

1. Watering of gardens and plants, including vegetable gardens and containers; and
2. Watering of new grass seed, sod and landscape vegetation within 30 days of planting when the landowner/occupant is establishing vegetation.

If water production falls below levels required to provide water demand or if it is determined that water supplies are in jeopardy of not being able to meet demands, the Town Board of Trustees will promptly consider a Resolution imposing mandatory restrictions on irrigation to replace these guidelines.

SECTION 2: Water Wells

Property owners utilizing adjudicated water wells for irrigation must post signage indicating 'well water' or 'non-potable water' use whenever watering is occurring.

Upon a motion duly made, seconded and carried, the foregoing Resolution was adopted by the Board of Trustees this 8th day of April, 2025.

TOWN OF WELLINGTON, COLORADO

By: 
Calar Chaussee, Mayor

ATTEST:



Hannah Hill, Town Clerk

