



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 10<sup>th</sup>, 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 4<sup>th</sup>, 2026 Easter Egg Hunt at the Wellington Middle-High School. On April 17<sup>th</sup>, 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.

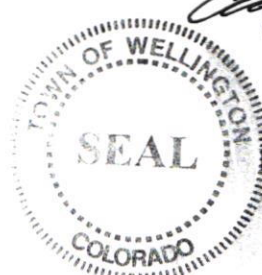
Mayor Chaussee expressed appreciation for all the Trustee members and staff.

I. ADJOURN

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

  
Calar Chaussee, Mayor

  
Hannah Hill, Town Clerk



The seal is circular with a dotted border. The text 'TOWN OF WELLINGTON' is written along the top inner edge, 'SEAL' is in the center, and 'COLORADO' is written along the bottom inner edge.