



BOARD OF TRUSTEES
June 16, 2026
6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

Work Session Agenda

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A. ITEMS

1. Municipal Finance 101: Accounting & Budgeting
 - Presentation: Nic Redavid, Finance Director | Treasurer

2. Board of Trustees 2027 Budget Priority Discussion
 - Presentation: Patti Garcia, Town Administrator

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Board of Trustees Meeting

Date: June 16, 2026
Subject: Municipal Finance 101: Accounting & Budgeting

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

BACKGROUND / DISCUSSION

Municipal Finance 101: Accounting & Budgeting is presented in advance of Budget Development Season for the fiscal year 2027. This presentation will provide an overview of fund accounting, budget development, revenues and expenditures/expenses, fund balances, and more. Relevant policy and best practices will be reviewed, and excerpts from the book for the budget of fiscal year 2026 will serve as a resource. Following the presentation, Staff will be available for discussion and to answer any questions.

STAFF RECOMMENDATION

Review and retain presentation.

ATTACHMENTS

1. Municipal Finance 101 (Presentation)

Municipal Finance 101: Accounting & Budgeting

Nic Redavid, Finance Director | Town Treasurer
June 16, 2026



Overview:

- What is Municipal Finance?
- Fund Accounting Basics
- Municipal Accounting Basics
- How We Budget
- Revenue Overview
- Operational Expenditures
- Capital Improvement Projects (CIP)
- Fund Balance & Reserves
- What Drives the Budget?
- Key Takeaways
- Discussion / Q&A



What is Municipal Finance?

- Municipal finance is how local governments **plan, collect, allocate, and manage financial resources** to deliver services to the community.
- Unlike private businesses, the goal is not profit—it is:
 - Providing essential services (public safety, infrastructure, utilities)
 - Maintaining financial sustainability
 - Ensuring transparency and accountability
- **Key Principle:**
 - ✓ All municipal budgets must be **balanced by fund**
 - ✓ Resources must be equal to or greater than expenditures

Core Principles

- Municipal financial management is guided by key principles:
 - **Accountability** – Funds are used only for intended purposes
 - **Transparency** – Financial activity is visible to the public
 - **Long-term planning** – Aligning resources with future needs
 - **Interperiod equity** – Current residents pay for current services

- **GFOA Best Practice Themes**
 - Structural balance (ongoing revenues \geq ongoing costs)
 - Multi-year financial planning
 - Stakeholder engagement

Fund Accounting Basics

- Municipal governments use **fund accounting**, where operations are divided into separate financial entities called **funds**.
- Each fund:
 - Has its own revenues, expenditures, assets, liabilities, and equity
 - Functions as a **self-balancing accounting unit**
- **Why it matters:**
 - Ensures **restricted revenues** are used correctly
 - Improves **clarity and accountability**
 - Allows better tracking of specific activities

Types of Funds

- **Governmental Funds (Modified Accrual)**
 - Used for core services funded by taxes
 - General Fund
 - Special Revenue Funds (Street, Park, Trust)
- **Enterprise Funds (Full Accrual)**
 - Operate like businesses and are self-supporting
 - Water
 - Sewer
 - Drainage
- **Key Distinction:**
 - Governmental = service delivery
 - Enterprise = fee-for-service operations

Town of Wellington Fund Structure

- The Town operates **8 funds**, organized into:
 - **General Fund** – Main operating fund
 - **Enterprise Funds** – Water, Sewer, Drainage
 - **Special Revenue Funds** – Streets, Parks, Trust

- Each fund:
 - Has dedicated revenue sources
 - Supports specific services
 - Is monitored independently

- **Example:**
 - General Fund revenues include:
 - Sales tax
 - Property tax
 - Franchise fees

Municipal Accounting Basics

- Municipal accounting uses two different bases:
 - **Modified Accrual** (Governmental Funds)
 - Revenue recognized when **measurable and available**
 - Focus on short-term financial resources
 - **Full Accrual** (Enterprise Funds)
 - Revenue recognized when earned
 - Expenses recognized when incurred
- **Why both?**
 - Tracks annual budget performance
 - Provides long-term financial picture

Basis of Budgeting vs Accounting

- **Budgeting Basis (Cash)**
 - Tracks when cash is received/spent
 - Used for annual financial planning
- **Accounting Basis (Accrual/Modified Accrual)**
 - Tracks when revenue is earned or obligations incurred
- **Key Difference:**
 - → Timing of recognition
- **Why it matters:**
 - Budget ≠ financial statements
 - Treasurer's Reports
 - Variances often reflect timing, not errors

How We Track Revenues & Expenditures

- Financial activity is tracked at the **fund level**, with categories including:
 - **Revenues**
 - **Expenditures / Expenses**
 - **Transfers between funds**
 - **Debt service**
 - **Capital investment**
- **Key Framework**
 - Governmental funds → “Expenditures” & “Fund Balance”
 - Enterprise funds → “Expenses” & “Net Position”

	Estimated revenue and funds available	Estimated expenditures
General Fund	\$16,664,328	\$9,113,986
Street Fund	10,532,321	9,104,644
Water Fund	20,378,357	8,812,391
Sewer Fund	7,238,123	4,831,293
Drainage Fund	3,781,815	2,886,035
Park Fund	2,993,231	2,045,256
Trust Funds	2,557,355	
TOTAL	\$64,145,530	\$36,793,604

Resolution No. 50-2025:
FY2026 Budget Adoption

How We Budget

- The budget process is structured and collaborative:
 1. Finance Department distributes budget instructions & historical data
 2. Departments submit operating and capital requests
 3. Preliminary budget developed and balanced
 4. Board reviews in public work sessions
 5. Public hearing and community input
 6. Budget adoption before year-end
- **Legal Requirement:**
 - Balanced budget prior to adoption
 - No budget shall provide for expenditures in excess of available revenues and beginning fund balances. (29-1-103(2), C.R.S.)

Budget Development Timeline

- Key steps in the 2027 budget development process:
 - June 16 – Board of Trustees Work Session: FY2027 Budget Priorities
 - July 6 – Budget Development Season Kickoff
 - August 7 – Department budget requests due
 - August 25 – Certification of Property Valuations from County received
 - September 22 – Board of Trustees Regular Meeting: Fee Schedule consideration
 - October 2 – Board of Trustees Special Work Session: FY2027 Budget Work Day
 - October 6 – Budget BOO-nanza
 - October 13 – Board of Trustees Regular Meeting: FY2027 Draft Budget Presentation
 - October 27 – Board of Trustees Regular Meeting: Municipal Utilities rates and fees consideration
 - November 10 – Board of Trustees Regular Meeting: FY2027 Budget consideration

Revenue Overview

- The Town uses a **diversified** revenue mix:
 - **Taxes**
 - Sales tax (3% total; split across funds)
 - Property tax (12.439 mills)
 - **Fees & Charges**
 - Utility rates (Water, Sewer, Drainage)
 - Permits and licenses
 - **Other Sources (examples)**
 - Impact fees from development
 - Grants (over \$7M since 2020)
- **Approach:**
 - → Conservative forecasting based on trends and economic conditions

Operational Expenditures

- Operational spending supports **day-to-day services**:
 - Personnel (largest cost driver)
 - Public safety (LCISO contract)
 - Administration, planning, public works
 - Utilities and service delivery
- **2026 Total Expenditures**:
 - \$36.8 million

2026 Consolidated Financial Schedule

	GOVERNMENTAL FUNDS				ENTERPRISE FUNDS			Total
	General Fund	Street Fund	Park Fund	Trust Funds	Water Fund	Sewer Fund	Drainage Fund	
Beginning Fund Balance	\$ 8,325,629	\$ 5,219,448	\$ 1,458,763	\$ 2,154,980	\$ 13,510,383	\$ 3,811,989	\$ 1,646,951	\$ 36,128,144
Revenue								
Property Taxes	2,193,245							2,193,245
Sales & Use Taxes	2,973,591	1,658,753	824,296					5,456,641
Highway Users Tax Fund		385,732						385,732
Conservation Trust Fund				360,000				360,000
Other Taxes	377,007		405,000					782,007
Permits & Planning Fees	289,500	1,500						291,000
Franchise Fees	244,301							244,301
Licenses	27,750							27,750
Court Fines & LCSO Admin	13,000							13,000
Cemetery	7,620							7,620
Investment Earnings	324,056	83,227	120,198	32,876	177,188	202,980	57,482	988,008
Grants	21,000	3,094,624					1,349,462	4,465,088
Miscellaneous Revenue	57,399	1,000	5,000		750			64,149
Developer, Impact, & Tap Fees	9,500	88,036	55,100	9,500	1,661,186	397,438	31,920	2,252,680
Utility Charges, Sales, & Fees					5,026,850	2,653,716	696,000	8,378,568
Bond/Loan Proceeds						172,000		172,000
Rentals	3,000		6,000		2,000			11,000
Recreation Fees			118,374					118,374
Sponsorships	2,500		500					3,000
Transfers In	1,795,229							1,795,229
Total Revenue	8,338,898	5,312,873	1,534,468	402,376	6,867,974	3,426,134	2,134,864	28,017,388
Expenditures								
Wages, Salaries, & Seasonals	3,421,368	518,167	719,324		582,046	550,882		5,791,788
Benefits	983,690	203,476	244,453		220,218	211,038		1,862,878
General Government	1,227,677							1,227,677
Public Works	141,350	155,000						296,350
Parks, Recreation, & Libraries	73,350		500,700					574,050
Public Safety	2,268,328							2,268,328
Board of Trustees Discretionary	75,000							75,000
Professional Development	52,137		10,500		12,000	6,500		81,137
Professional Services	392,086		61,000		70,000	20,000	20,000	563,086
Utilities (Water, Electricity, etc.)	34,000	228,267	67,800		144,910	309,815	578	785,389
Utility Operating Expenses					726,969	467,129	62,125	1,256,222
Raw Water/Authority Payments					1,520,000		443,986	1,963,986
Debt Service								-
Principal					1,129,785	1,085,012		2,214,797
Interest					192,166	1,385,480		1,577,648
Capital Projects	445,000	7,557,385	185,000		3,717,500	330,101	2,225,079	14,480,065
Transfers Out		442,349	256,480		496,797	465,336	134,267	1,785,229
Total Expenditure	9,113,986	9,104,644	2,045,258	-	8,812,391	4,631,293	2,886,035	36,793,604
Revenue Over Expenditure	(775,287)	(3,791,771)	(510,788)	402,376	(1,944,417)	(1,405,159)	(751,171)	(8,776,218)
Ending Fund Balance	\$ 7,550,342	\$ 1,427,678	\$ 947,975	\$ 2,557,355	\$ 11,565,968	\$ 2,406,630	\$ 895,780	\$ 27,351,926

Capital Improvement Projects (CIP)

- Capital projects are long-term investments in infrastructure:
 - **Criteria**
 - Cost \geq \$25,000
 - Useful life \geq 3 years
 - **Planning Approach**
 - 5-year Capital Improvement Projects Plan
 - Prioritized based on need and strategic alignment
- **2026 Capital Investment**
 - ~\$14.46 million

Capital Project Funding

- CIP projects are funded through:
 - Grants and external funding
 - Impact fees from development
 - Utility revenues
 - Fund balance reserves

- **Key Concept:**
 - → Capital budgets are separate from operations
 - → One-time funding should not support ongoing costs

Ordinance No. 16-2025:
Appropriations for FY2026

	Current Operating Expenses	Capital Improvement Projects	Debt Service	TOTAL
General Fund	\$8,668,986	\$445,000		\$9,113,986
Street Fund	1,547,259	7,557,385		9,104,644
Water Fund	3,772,939	3,717,500	1,321,951	8,812,390
Sewer Fund	2,030,700	330,101	2,470,492	4,831,293
Drainage Fund	660,956	2,225,079		2,886,035
Park Fund	1,860,256	185,000		2,045,256
TOTAL				\$36,793,604

Fund Balance & Reserves

- Fund balance represents the Town's financial stability.
- **Policy Requirements**
 - General Fund: $\geq 33\%$ of operating expenditures.
 - Enterprise Funds: ≥ 90 days of operating costs
 - Debt coverage requirements for utilities
- **Budgeted/Projected 2026 Ending Fund Balance**
 - \$27.35 million across all funds

2026 Estimated Fund Balance

	General Fund	Street Fund	Water Fund	Sewer Fund	Drainage Fund	Park Fund	Trust Funds	Total
Beginning Fund Balance	\$ 8,325,629	\$ 5,219,448	\$ 13,510,383	\$ 3,811,989	\$ 1,646,951	\$ 1,458,763	\$ 2,154,980	\$ 36,128,144
Operations								
Revenue	6,543,469	2,218,249	6,867,974	3,254,134	785,402	1,534,468	402,376	21,606,071
Transfers In	1,795,229	-	-	-	-	-	-	1,795,229
Total Revenue	8,338,698	2,218,249	6,867,974	3,254,134	785,402	1,534,468	402,376	23,401,300
Expenditures	6,400,658	1,104,910	3,276,143	1,565,364	526,688	1,603,777	-	14,477,539
Public Safety - LCSO	2,268,328	-	-	-	-	-	-	2,268,328
Debt Service	-	-	1,321,951	2,470,492	-	-	-	3,792,443
Transfers Out - Overhead	-	442,349	496,797	465,336	134,267	256,480	-	1,795,229
Total Expenditure	8,668,986	1,547,259	5,094,891	4,501,192	660,956	1,860,256	-	22,333,539
Net Operations	(330,287)	670,990	1,773,083	(1,247,058)	124,446	(325,788)	402,376	1,067,761
Capital								
Loan Proceeds	-	-	-	172,000	-	-	-	172,000
Capital Grants	-	3,094,624	-	-	1,349,462	-	-	4,444,086
Capital Projects	445,000	7,557,385	3,717,500	330,101	2,225,079	185,000	-	14,460,065
Net Capital	(445,000)	(4,462,761)	(3,717,500)	(158,101)	(875,617)	(185,000)	-	(9,843,979)
Revenue Over Expenditure	(775,287)	(3,791,771)	(1,944,417)	(1,405,159)	(751,171)	(510,788)	402,376	(8,776,218)
Ending Fund Balance	\$ 7,550,342	\$ 1,427,678	\$ 11,565,966	\$ 2,406,830	\$ 895,780	\$ 947,975	\$ 2,557,355	\$ 27,351,926
<i>Reserve Requirement</i>	<i>2,112,217</i>	<i>364,620</i>	<i>819,036</i>	<i>391,341</i>	<i>131,672</i>	<i>529,246</i>		
	<i>33% Operating Expenditures</i>		<i>90 Days Operating Expenditures</i>					

What Drives the Budget?

- The budget is shaped by multiple inputs:
 - **Strategic Plan** (Primary Driver)
 - Aligns resources with Board priorities
 - **Community Survey**
 - Statistically valid feedback from residents
 - Identifies priority service areas
 - **Comprehensive & Master Plans**
 - Long-term growth and infrastructure planning
 - **Board Input**
 - Work sessions and priority setting



- → These tools ensure the budget reflects community values and long-term goals

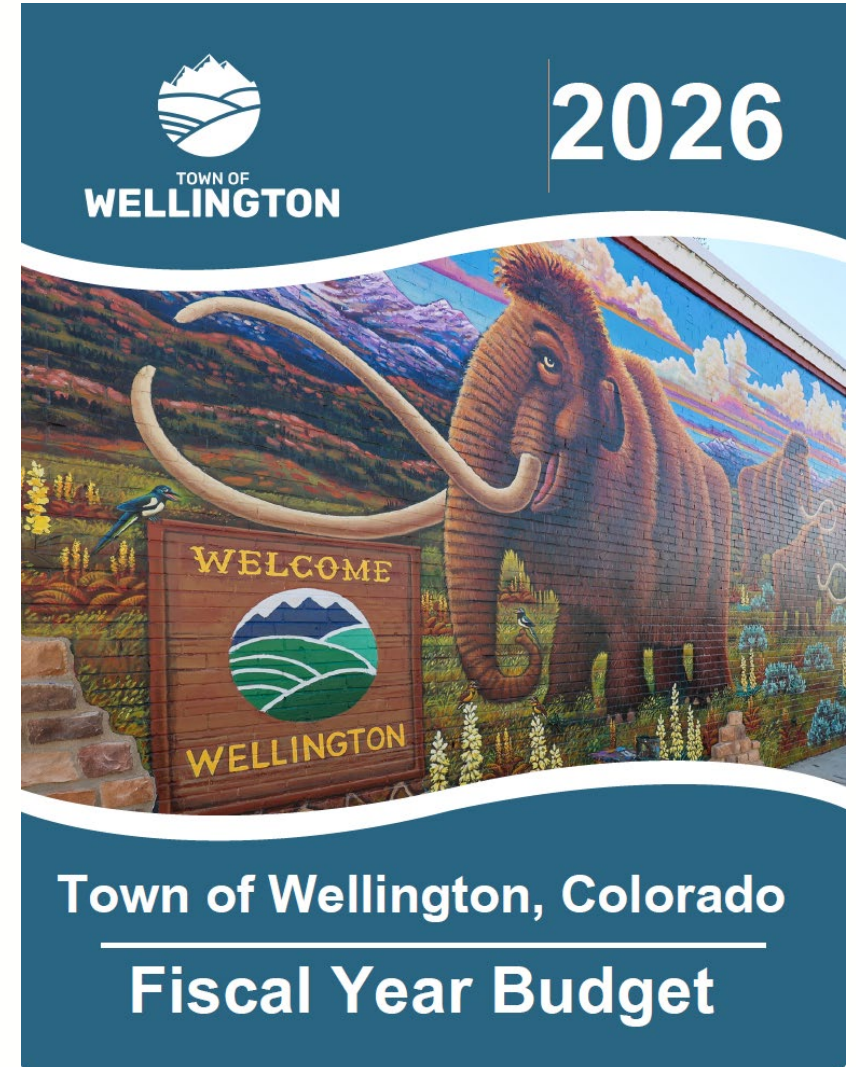
Community Engagement

- Public engagement is a core part of budgeting:
 - Budget BOO-nanza event (interactive education)
 - Public hearings
 - Town Halls and outreach
 - Advisory groups and surveys

- **Purpose:**
 - Increase transparency
 - Gather feedback
 - Build public understanding

Key Takeaways

- Municipal finance is about:
 - Managing resources responsibly
 - Ensuring transparency and accountability
 - Aligning spending with community priorities
- Key Concepts Covered
 - ✓ Fund accounting
 - ✓ Budgeting vs accounting
 - ✓ Revenue & expenditures
 - ✓ Capital planning
 - ✓ Community-driven decision making



Discussion / Q&A

Thank you!

Nic Redavid

Finance Director | Town Treasurer

RedavidNi@WellingtonColorado.Gov



Board of Trustees Meeting

Date: June 16, 2026
Subject: Board of Trustees 2027 Budget Priority Discussion

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

BACKGROUND / DISCUSSION

As we begin planning for the 2027 fiscal year, staff looks forward to a thoughtful discussion with the Board regarding budget priorities that align with the Town's strategic goals and long-term vision. To help inform this conversation, please review the Town of Wellington's 2025-2029 Strategic Plan and the 2026-2030 Capital Improvement Plan (CIP), both of which provide important context regarding organizational priorities, anticipated investments, and future community needs.

The Strategic Plan is organized around four core focus areas:

- Ensure Strong Town Operations
- Grow Responsibly
- Cultivate and Nurture Community Spaces
- Foster Economic Vibrancy

The CIP identifies major capital projects and associated funding sources and serves as a planning tool for prioritizing infrastructure investments over the next five years. For your reference, the 2026-2030 CIP and the Strategic Plan Tracking Document have been included in the packet. These documents provide an overview of completed, ongoing, and planned initiatives and can help inform discussion regarding future priorities.

The 2026 Board of Trustee Budget Priorities included the following:

- Economic Development - Hired Business Development Manager; economic development road map is being finalized
- Emergency Preparedness - Draft Emergency Operations Plan to be presented at August 18 work session
- Home Rule - Postponed
- Affordable Housing - Continued work through required legislation, Prop 123 efforts, regional networking and meetings including the Wellington Housing Authority
- Water - Alternative Sources - VITA presentation at July 21 work session

The purpose of this discussion is to provide the Board an opportunity to identify key projects, policy objectives, and service enhancements that should be considered during development of the 2027 budget. Board feedback will help guide the preparation of a balanced and sustainable budget that advances the Town's strategic priorities while addressing the evolving needs of our growing community.

STAFF RECOMMENDATION

This is the first of several budget discussions with the Board of Trustees. The current 2027 budget calendar (which is subject to change) is attached for reference.



ATTACHMENTS

1. 2026-2030 CIP
2. 2027 Budget Calendar_06-08-2026
3. 2026 TOW Strategic Plan



CIP

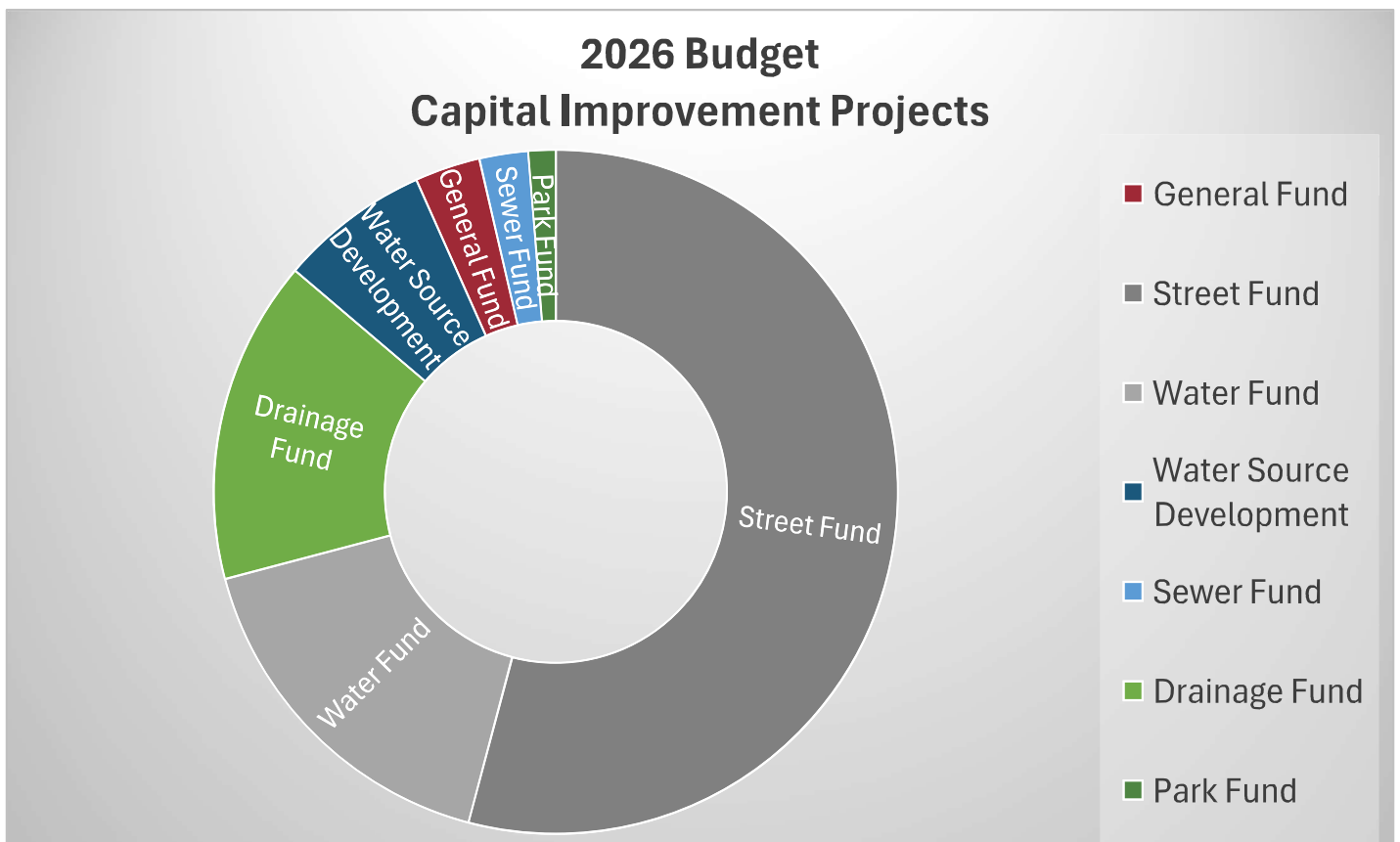
CAPITAL IMPROVEMENT PROJECTS



Capital Improvement Projects | Visual Summary

For 2026, the focus will be the Cleveland Avenue Construction Project, with construction anticipated to begin in the first quarter. This project has been made possible by securing a total of \$4,476,822 in grant funding through three distinct programs administered by the Colorado Department of Transportation (CDOT). By leveraging these state and federal grants, alongside support from the Wellington Main Street Program and the Safe Routes to School initiative, the Town has been able to significantly reduce its financial contribution to the project.

FUNDS	2026 Budget
General	\$445,000
Street	\$7,557,385
Water	\$2,699,845
Water Source Dev	\$1,017,655
Sewer	\$330,101
Drainage	\$2,225,079
Park	\$185,000
TOTAL	\$14,460,065



Capital Improvement Projects

The five-year Capital Improvement Projects (CIP) budget is used to account for financial resources that are used to construct/acquire major, long-lived general capital assets. These projects have been identified in the Capital Improvement Plan and are consistent with the Town's long-term goals. The CIP is a comprehensive five-year program that focuses on achieving the Town of Wellington's Strategic Plan priorities of Grow Responsibly, Cultivate and Nurture Community Spaces, Foster Economic Vibrancy, and Ensure Strong Town Operations. Capital expenditures are the acquisition of capital assets. Capital items must cost more than \$25,000 and have an expected life expectancy of greater than three year.

Funding in 2026 is budgeted and adopted by the Board of Trustees. Funding in 2027-2030 is earmarked for project completion. This ensures the Town does not over allocate funds on multi-year projects. However, due to the Town's code requirements, the budget can only be officially appropriated on a year-to-year basis.

CAPITAL IMPROVEMENT FUNDING & ONGOING OPERATION IMPACTS

Resources for both ongoing operations and capital projects are not without limits and the capital planning must work in conjunction with the annual budget process. After a capital project is completed, the ongoing operation and maintenance appears in the operating budget for years to come and must be considered in the context of overall community needs. The decision to embark on a capital project or purchase capital equipment must be balanced with the demands of existing services.

Below is a list of revenue sources available for funding capital improvements. While some of these funds are earmarked for only capital improvement, others are available for general operations as well.

- 3% sales tax rate imposed on retail/food. Sales tax revenue is divided, with 2% allocated to the general fund and the remaining 1% split between the street and parks funds.
- Streets Sales Tax
- Parks Sales Tax
- Grants – Revenues from grants are recorded in the Park Improvement, Conservation Trust, Capital Improvement and Utility Funds to be used for specific capital projects within those funds.
- Impact Fees – These fees on new construction are recorded in the three enterprise funds and have been updated to reflect rising costs of providing utilities to new growth.
- Lottery Funds – These revenues are recorded in the Conservation Trust Fund to be used for the acquisition, development, and maintenance of new conservation sites or for capital improvements or maintenance for recreational purposes on any public site. The Town uses these funds to expand and maintain the trail system.

- Larimer County Open Space Tax – Revenues from this tax are recorded in the Park Improvement Fund to be used for capital acquisition and maintenance of open space projects in Larimer County only.

Process to Identify Project Funding

Priority I: IMPERATIVE

Projects that cannot reasonably be postponed in order to avoid harmful or otherwise undesirable consequences.

- Corrects a condition dangerous to public health or safety
- Satisfies a legal obligation
- Alleviates an emergency service disruption or deficiency
- Prevents irreparable damage to a valuable public facility

Priority II: ESSENTIAL

Projects that address clearly demonstrated needs or objectives.

- Rehabilitates or replaces an obsolete public facility or attachment thereto
- Stimulates economic growth and private capital investment
- Reduces future operating and maintenance costs
- Leverages available state or federal funding

Priority III: IMPORTANT

Projects that benefit the community but may be delayed without detrimental effects to basic services.

- Provides a new or expanded level of service
- Promotes intergovernmental cooperation
- Reduces energy consumption
- Enhances cultural or natural resources

Priority IV: DESIRABLE

- Desirable projects that are not included within five-year program because of funding limitations.

**Capital Projects | General Fund
Five Year Summary**

GL	Project Name	2026	2027	2028	2029	2030
201-80-5750	Tract F	55,000				
201-80-5015	ADA Self- Evaluation & Transition Plan: Facilities/Parks/Programming/Events	80,000				
	ADA Self- Evaluation & Transition Plan: Right-of-way	-	95,000			
201-80-5945	6th Street Undergrounding/Lights Bonfire Subdivision DA	75,000				
	General Fund Contribution Saddleback Subdivision	-	45,120	56,400	64,296	65,424
	Public Works and Parks Admin Facility	-	250,000			
	Community Facility Development, Property Acquisition, and Grant Matching Funds	-	400,000	480,000		
	Cemetery Mapping - Cemetery Land & Survey Initiative	-	30,000			
	Cemetery - Columbarium	-				80,000
201-80-5070	Housing Action Plan and Comprehensive Plan Elements for Water Supply and Strategic Growth (required by SB24-174)	120,000				75,000
201-80-5071	Housing Affordability - Local Planning Capacity Grant	50,000	200,000			
201-80-5975	Update Landscape and Irrigation Standards (required for compliance with HB25-1113)	65,000				
	Business Development Incentives Feasibility Study	-	50,000			
	Economic Development Strategy	-		100,000		
	Downtown Entry Monumentation Design and Engagement	-		75,000		
	Downtown Entry Monumentation Construction	-			325,000	
	Housing Needs Assessment Update	-				75,000
TOTAL:		\$ 445,000	\$ 1,070,120	\$ 711,400	\$ 389,296	\$ 295,424

2026 Capital Projects Details | General Fund

Project Title:	Tract F
Duration:	2024-2026
Strategic Plan:	Ensure Strong Town Operations
Description:	Stormwater retention pond improvements on 12.5 parcel along I-25 frontage road.
Ongoing Operating Impacts:	With final acceptance of the pond, the Town will be responsible for maintenance.

Project Title:	ADA Self- Evaluation & Transition Plan: Facilities/Parks/Programming/Events
Duration:	2026
Strategic Plan:	Grow Responsibly: Proactively maintain and improve utilities, streets, and built environment.
Description:	The self-evaluation reviews the town's public facilities, programs, services, activities and events to determine compliance with the ADA and identify any barriers to accessibility. The Transition Plan is a rolling fluid document that prioritizes the identified barriers and how they will be corrected.
Ongoing Operating Impacts:	There are no ongoing operational costs for this project, as it is a planning and compliance document that guides future improvements rather than implementing or maintaining physical infrastructure.

Project Title:	6th Street Undergrounding/Lights Bonfire Subdivision DA
Duration:	2026
Strategic Plan:	Grow Responsibly: Proactively maintain and improve utilities, streets, and built environment.
Description:	Reimbursement outlined in the development agreement (DA) for Bonfire Subdivision for powerline upsizing, undergrounding and street lighting installation.
Ongoing Operating Impacts:	The ongoing operating cost include paying for the street lighting usage.

Project Title:	Housing Action Plan and Comprehensive Plan Elements for Water Supply and Strategic Growth (required by SB24-174)
Duration:	2026
Strategic Plan:	Grow Responsibly: Improve housing diversity.
Description:	Housing Action Plan and Comprehensive Plan Elements for Water Supply and Strategic Growth are required to be adopted by 12/31/2026 (required by SB24-174). Seeking grant funds with a 25% matching requirement. Required to be updated at least every 5 years.
Ongoing Operating Impacts:	This project does not have ongoing operational costs because it is a planning effort to develop policy and implementation strategies.

Project Title:	Housing Affordability - Local Planning Capacity Grant
Duration:	2026-2027
Strategic Plan:	Grow Responsibly: Improve housing diversity.
Description:	Seeking grant funds available through Proposition 123 for professional services to assist with meeting requirements of legislative acts including land use code updates and policy recommendations for affordable housing incentives. Seeking grant funds with a 20% matching requirement.
Ongoing Operating Impacts:	This project does not have ongoing operational costs because it is an initiative focused on hiring professional services to complete specific legislative and policy updates.

Project Title:	Update Landscape and Irrigation Standards (required for compliance with HB25-1113)
Duration:	2026
Strategic Plan:	Grow Responsibly
Description:	Update Landscape and Irrigation Design Manual and Land Use Code Amendments for compliance with HB25-1113. Align code and standards with recommendations of the Comprehensive Plan Water Supply Element and Water Efficiency Plan. (required by 12/31/2027)
Ongoing Operating Impacts:	This project does not have ongoing operational costs because it is a planning effort to develop policy and implementation strategies.

**Capital Projects | Street Fund
Five Year Summary**

GL	Project Name	2026	2027	2028	2029	2030
203-80-5851	Pavement Preventive Maintenance	157,500	165,375	173,644	182,326	191,442
203-80-4009	Pavement Condition Assessment	115,000				
203-80-5997	Cleveland Ave Improvements - Design Phase Services	257,341				
203-80-5023	Street/Sidewalk Safety Improvements - Construction	374,850				
203-80-5024	Transportation Master Plan	150,000				
203-80-5884	Street Rehabilitation	750,000	1,575,000	1,653,750	1,736,438	1,823,259
	Road Off-site Improvement Saddleback	-	48,000	60,000	68,400	69,600
203-80-5070	Railroad Crossing Improvements Sage Meadows 2nd	7,402	14,400	6,600		
	Old Town Sidewalk Pedestrian Improvements	-		525,000	551,250	578,813
	Vehicle Replacement - Street Fund	-	64,000		68,000	
	Street Striping Equipment	-	135,000			
203-80-5062	Cleveland Avenue Improvements - Construction	5,529,754				
203-80-5064	Main Street Alley North Paving	55,538				
	Safe Routes to School Infrastructure Project	-	150,000	150,000		
203-80-5878	Used Dump Truck / Snow Plow	85,000				110,000
203-80-5879	Front End Loader Boxer / Clamshell Attachment	35,000				
203-80-5881	Snow Blade for Loader	40,000				
	Skag Mower	-		30,000		
	Scissor Lift	-	17,500			

TOTAL: \$ 7,557,385 \$ 2,169,275 \$ 2,598,994 \$ 2,606,413 \$ 2,773,115

2026 Capital Projects Details | Street Fund

Project Title:	Pavement Preventive Maintenance
Duration:	Ongoing
Strategic Plan:	Grow Responsibly: Proactively maintain & improve utilities, streets, and built environment.
Description:	On-going preventive maintenance for town streets, including crack seal, overlays, chipseal, and other measures to lengthen lifespan of existing pavements.
Ongoing Operating Impacts:	Annual street repair and maintenance are routine and expected to preserve infrastructure quality and extend pavement life.

Project Title:	Pavement Condition Assessment
Duration:	2026
Strategic Plan:	Grow Responsibly: Proactively maintain & improve utilities, streets, and built environment.
Description:	The Pavement Condition Assessment will evaluate Wellington streets and provide conceptual long-range planning information to prioritize, schedule and budget on-going street maintenance and repair.
Ongoing Operating Impacts:	This project has no new operational impacts, the findings will be used to inform future improvements.

Project Title:	Cleveland Ave Improvements - Design Phase Services
Duration:	2026
Strategic Plan:	Grow Responsibly: Proactively maintain & improve utilities, streets, and built environment.
Description:	Design and construction phase professional services for street improvements including curb/gutter, storm drainage, paving, sidewalks, ADA accessibility, lighting and landscaping along Cleveland Ave.
Ongoing Operating Impacts:	This project has no new operational impacts.

Project Title:	Street/Sidewalk Safety Improvements - Construction
Duration:	2026
Strategic Plan:	Grow Responsibly: Proactively maintain & improve utilities, streets, and built environment.
Description:	Construction of various sidewalk and accessibility improvements as funded with the HSIP grant.
Ongoing Operating Impacts:	Streets and sidewalks will require ongoing operational and maintenance impacts.

Project Title:	Transportation Master Plan
Duration:	2025-2026
Strategic Plan:	Grow Responsibly: Proactively maintain & improve utilities, streets, and built environment.
Description:	Strategic document that outlines goals, policies, and projects aimed at improving the town's transportation system and infrastructure.
Ongoing Operating Impacts:	This project has no new operational impacts, but will inform future community improvements.

Project Title:	Street Rehabilitation
Duration:	Ongoing
Strategic Plan:	Grow Responsibly: Proactively maintain & improve utilities, streets, and built environment.
Description:	Multi-year rehabilitation plan for streets throughout town, as informed by the Paving Condition Assessment.
Ongoing Operating Impacts:	This project will have ongoing maintenance and repairs. There will also be operational costs for lighting, street cleaning, and snow removal.

Project Title:	Railroad Crossing Improvements Sage Meadows 2nd
Duration:	2026-2028
Strategic Plan:	Grow Responsibly: Proactively maintain & improve utilities, streets, and built environment.
Description:	Reimbursements as required by the Development Agreement for Sage Meadows 2nd Subdivision
Ongoing Operating Impacts:	No ongoing operational costs are anticipated for the Town of Wellington, aside from administrative reporting associated with the fund reimbursement process.

Project Title:	Cleveland Avenue Improvements - Construction
Duration:	2026
Strategic Plan:	Grow Responsibly: Proactively maintain & improve utilities, streets, and built environment.
Description:	Estimated construction cost for street and drainage improvements including paving, hardscape, ADA accessibility, safety lighting, and other improvements along Cleveland Ave. See related street and drainage fund line items. Total grant funding for the project is \$4.44 million.
Ongoing Operating Impacts:	This project will have ongoing maintenance and repairs. There will also be operational costs for lighting, street cleaning, and snow removal.

Project Title:	Main Street Alley North Paving
Duration:	2025-2026
Strategic Plan:	Grow Responsibly: Proactively maintain & improve utilities, streets, and built environment.
Description:	New paving for the alley between Cleveland and Harrison, between 2nd and 3rd.
Ongoing Operating Impacts:	Ongoing maintenance is required.

Project Title:	Used Dump Truck / Snow Plow
Duration:	2026
Strategic Plan:	Ensure Strong Town Operations
Description:	Purchase of a used dump truck/snow plow to replace the existing 1990s truck that is nearing its end of service life. Upgraded vehicle would improve fleet as well as driver safety.
Ongoing Operating Impacts:	Ongoing maintenance is required.

Project Title:	Front End Loader Boxer / Clamshell Attachment
Duration:	2026
Strategic Plan:	Ensure Strong Town Operations
Description:	New equipment for snow maintenance on Cleveland Ave. Used for collecting loose compactable materials like leaves, yard waste, snow collection for then loading onto trucks.
Ongoing Operating Impacts:	Ongoing maintenance is required.

Project Title:	Snow Blade for Loader
Duration:	2026
Strategic Plan:	Ensure Strong Town Operations
Description:	New equipment for snow maintenance on Cleveland Ave.
Ongoing Operating Impacts:	Ongoing maintenance is required.

**Capital Projects | Water Fund
Five Year Summary**

GL	Project Name	2026	2027	2028	2029	2030
204-80-5886	Wilson Wellhouses Improvements	30,000				
204-80-5719	Distribution System Master Plan	55,000				
	Buffalo Creek Booster Station	-	75,000			
	Reservoir Management Project	-		100,000		
204-80-5013	Automated Metering Infrastructure	990,000				
204-80-5032	Source Water Intake Facility Fencing	50,000				
204-80-5065	Water Treatment Plant Admin and Lab Expansion Design Alternatives	132,845				
204-80-5066	Water Treatment Plant Admin Building and Lab Expansion Construction	900,000	900,000			
	Water Oversizing Reimbursement Saddleback Subdivision	-	78,000	97,500	111,150	113,100
	Skid Steer	-	115,000			
	Utilities Rate and Fee Update - Water	-				45,000
	Source Water Redundancy - Engineering	-	200,000			
	Source Water Redundancy - Construction	-		1,000,000	1,000,000	
204-80-5067	Source Water Pump Station Automatic Transfer Switch	325,000				
204-80-5069	Caustic Injection Automation	80,000				
	Distribution System rehabilitation and Upgrades	-		430,000	600,000	
	New Potable Water Tank	-		500,000	1,500,000	1,500,000
204-80-5853	UTV w/ Plow	32,000				
	Wilson Well South Well House #3 Improvements	-	35,000			
204-80-5070	Alternative Water Source and Distribution Master Planning	75,000	82,500	90,750	99,825	
	PRV Coating	-		86,000		
	Old Town Fire Hydrant Replacement	-	47,000	47,000	47,000	47,000
	Water line replacement - 3rd Street	-		25,000	100,000	
	Vehicle Replacement	-	45,000			
	Municipal Water Efficiency Plan Update	-		85,000		
	Vehicle Replacement - C&D	-		95,000		
204-80-5716	Flow Meter - 1 MG tank	30,000				

TOTAL: \$ 2,699,845 \$ 1,577,500 \$ 2,556,250 \$ 3,457,975 \$ 1,705,100

2026 Capital Projects Details | Water Fund

Project Title:	Wilson Wellhouses Improvements
Duration:	2024-2026
Strategic Plan:	Ensure Strong Town Operations
Description:	Variety of infrastructure improvements to address the well system, safety concerns, access hatches, fencing etc.
Ongoing Operating Impacts:	This project has no new operational impacts.

Project Title:	Distribution System Master Plan
Duration:	2025-2026
Strategic Plan:	Grow Responsibly
Description:	The current distribution masterplan is incomplete and was based on a modeling system that is no longer supported. The master plan includes a new distribution system model, identification of water main and/or pumping improvements, and alternative analysis.
Ongoing Operating Impacts:	This project has no new operational impacts.

Project Title:	Automated Metering Infrastructure
Duration:	2026
Strategic Plan:	Ensure Strong Town Operations
Description:	This project will upgrade 1,300 residential meters to Smart Meters and install the required networking infrastructure and software needed to move to a fully Automated Metering Infrastructure (AMI), to include a customer facing portal.
Ongoing Operating Impacts:	With the installation of AMI, the Town can potentially reduce operational costs, as staff will no longer be needed to drive to collect data.

Project Title:	Source Water Intake Facility Fencing
Duration:	2026
Strategic Plan:	Ensure Strong Town Operations
Description:	The Town needs to secure the property purchased from NPIC around the Source Water Intake Station. This project will include an improved access gate.
Ongoing Operating Impacts:	This project has no new operational impacts.

Project Title:	Water Treatment Plant Admin and Lab Expansion Design Alternatives
Duration:	2026
Strategic Plan:	Grow Responsibly
Description:	Planning and preliminary design of Plant Administration building and lab expansion. The design has been moved up to 2025.
Ongoing Operating Impacts:	The design phase will have no new operational impacts.

Project Title:	Water Treatment Plant Admin Building and Lab Expansion Construction
Duration:	2026-2027
Strategic Plan:	Grow Responsibly
Description:	Construction of Plant Administration building and lab expansion. Final cost will be refined based on alternatives analysis.
Ongoing Operating Impacts:	There will be ongoing operation cost for a new building such as utility and maintenance costs, additional custodial and facility management.

Project Title:	Source Water Pump Station Automatic Transfer Switch
Duration:	2026
Strategic Plan:	Ensure Strong Town Operations: Ensure safety & security; such as emergency response.
Description:	Automatic Transfer Switch - Allows an automatic transition from grid power to generator power during an outage.
Ongoing Operating Impacts:	This is a one-time capital installation that supports existing infrastructure without increasing staffing, utilities, or maintenance expenses beyond routine facility operations.

Project Title:	Caustic Injection Automation
Duration:	2025-2026
Strategic Plan:	Ensure Strong Town Operations: Improve physical spaces & systems for staff efficiency & collaboration.
Description:	Current pH control injection are manual operations. This project will upgrade systems to be flow controlled and SCADA managed.
Ongoing Operating Impacts:	This project reduces operational costs by automating pH control through flow-based and SCADA-managed systems, minimizing manual labor and improving process efficiency.

Project Title:	UTV w/ Plow
Duration:	2025
Strategic Plan:	Ensure Strong Town Operations
Description:	Replaces existing Gator that has on going maintenance issues and has reached the end of its service life.
Ongoing Operating Impacts:	This project has minimal ongoing operational costs limited to standard fuel and maintenance, and will reduce overall expenses by replacing an aging Gator with a more reliable UTV.

Project Title:	Alternative Water Source and Distribution Master Planning
Duration:	2025-2029
Strategic Plan:	Ensure Strong Town Operations
Description:	Project to fund regional water master planning and design efforts, related to new supply sources, as well as potential regional partnerships.
Ongoing Operating Impacts:	This project has no new ongoing operational impacts, as it focuses on planning and design efforts rather than construction or implementation of new infrastructure.

Project Title:	Flow Meter - 1 MG tank
Duration:	2026
Strategic Plan:	Ensure Strong Town Operations
Description:	New Flow meter to replace existing meter that isn't functional.
Ongoing Operating Impacts:	This project has no new ongoing operational impacts, as it replaces an existing flow meter to restore accurate monitoring and maintain current system functionality.

**Capital Projects | Water Source Development
Five Year Summary**

GL	Project Name	2026	2027	2028	2029	2030
204-80-5035	Water Source Development Plan	17,655				
204-80-6013	Water Purchase	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
TOTAL:		\$ 1,017,655	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000

2026 Capital Projects Details | Water Source Development

Project Title:	Water Source Development Plan
Duration:	2025-2026
Strategic Plan:	Grow Responsibly
Description:	The Water Source Development Plan will offer the Town of Wellington a strategic and actionable roadmap for sustainable long-term water resource development. This plan will integrate Wellington’s current water system with projected future needs, incorporating thorough financial analyses and stakeholder input. By doing so, it aims to establish reliable and affordable water supply solutions to meet both present and future demands.
Ongoing Operating Impacts:	This project does not have ongoing operational costs, as it is a planning effort focused on strategic analysis and future water resource development rather than implementation or maintenance activities.

Project Title:	Water Purchase
Duration:	Ongoing
Strategic Plan:	Grow Responsibly
Description:	Purchase of water shares.
Ongoing Operating Impacts:	Purchasing water shares increases water supply capacity and also incurs ongoing annual assessment charges associated with those shares.

**Capital Projects | Sewer Fund
Five Year Summary**

GL	Project Name	2026	2027	2028	2029	2030
	Collection System Improvements	-	100,000	300,000	100,000	300,000
	Water Reclamation Facility Risk & Resiliency Assessment and Emergency Response Plan	-	85,000			
205-80-5089	Viewpoint Lift Station	137,500	500,000	500,000		
205-80-5719	Sewer Oversizing Reimbursement Sage Meadows 2nd Development Agreement	20,601	18,312	8,393		
	Sewer Oversizing Reimbursement Saddleback Development Agreement	-	9,600	12,000	13,680	13,920
	Roof Replacement for Existing Buildings	-	90,000			
	Utilities Rate and Fee Update - Sewer	-				45,000
205-80-5090	DO Probe Airblast System	72,000				
	Emergency Radio Services Radio System	-			175,000	
	Quanset Hut Electrical Service	-	30,000			
	Sanitary Sewer Line Replacement - 4th Street to 6th Street, Alley south of Hayes St.	-	65,000	320,000		
	Sanitary Sewer Line Replacement - 1st St. McKinley to Kennedy	-		38,000	188,000	
	Vehicle Replacement	-	45,000			
205-80-5085	RAS/WAS Lab Generator ATS Repair / Replacement	100,000				
	West Interceptor Design and Construction	-			500,000	2,500,000
	Orbal Restart	-	50,000			

TOTAL: \$ 330,101 \$ 992,912 \$ 1,178,393 \$ 976,680 \$ 2,858,920

2026 Capital Projects Details | Sewer Fund

Project Title:	Viewpoint Lift Station
Duration:	2026-2028
Strategic Plan:	Ensure Strong Town Operations
Description:	Improvements needed at the lift station to increase capacity, operational efficiency, and reliability. Project partially funded by a grant award in the amount of \$608,000.
Ongoing Operating Impacts:	This project may have minor ongoing operational impacts, such as slightly increased maintenance or energy use associated with expanded capacity, but overall it is expected to improve efficiency and reduce unplanned repair costs.

Project Title:	Sewer Oversizing Reimbursement Sage Meadows 2nd Development Agreement
Duration:	2026-2028
Strategic Plan:	Grow Responsibly
Description:	The Town required the developer to oversize a sanitary sewer line within the project to accommodate future development.
Ongoing Operating Impacts:	This project does not have ongoing operational impacts, as the oversized sanitary sewer line was constructed by the developer and will primarily benefit future development without adding new maintenance or staffing needs at this time.

Project Title:	DO Probe Airblast System
Duration:	2026
Strategic Plan:	Ensure Strong Town Operations
Description:	Install DO probe airblast system to replace weekly DO probe cleaning currently required by operators. Includes installation of electrical components necessary to power the system.
Ongoing Operating Impacts:	This project reduces ongoing operational impacts by automating the dissolved oxygen probe cleaning process, decreasing manual labor and maintenance frequency for operators.

Project Title:	RAS/WAS Lab Generator ATS Repair / Replacement
Duration:	2026
Strategic Plan:	Ensure Strong Town Operations
Description:	This project includes the repair or replacement of the automatic transfer switch (ATS) for the RAS/WAS Lab generator to ensure reliable backup power and maintain uninterrupted operations during power outages.
Ongoing Operating Impacts:	This project does not have ongoing operational impacts, as it replaces existing equipment to maintain reliable backup power without increasing staffing, maintenance, or utility costs beyond current levels.

**Capital Projects | Drainage Fund
Five Year Summary**

GL	Project Name	2026	2027	2028	2029	2030
207-80-5126	Storm Drain & Pan Replacement	61,500	33,075	34,729	36,465	38,288
207-80-4065	B-Dams Improvements	93,534	93,534	93,534	12,403	12,403
207-80-5125	Regional Drainage Improvements	475,000	2,110,000	1,570,000	1,350,000	775,000
207-80-5028	Outfall for Cleveland Ave Improvements	1,505,045				
	Utilities Rate and Fee Update - Drainage	-				45,000
207-80-5884	Street Rehabilitation	90,000	94,500	99,225	104,186	109,396
	Stormwater Off-site Reimbursement - Saddleback	-	16,000	20,000	22,800	23,200
	Clark Reservoir Dredging	-				2,000,000
TOTAL:		\$ 2,225,079	\$ 2,347,109	\$ 1,817,488	\$ 1,525,854	\$ 3,003,287

2026 Capital Projects Details | Drainage Fund

Project Title:	Storm Drain & Pan Replacement
Duration:	Ongoing
Strategic Plan:	Cultivate & Nurture Community Spaces
Description:	On-going program to re-construct failed storm drainage pans.
Ongoing Operating Impacts:	This is a recurring program requiring regular reconstruction and maintenance of storm drainage infrastructure to preserve proper system function.

Project Title:	B-Dams Improvements
Duration:	2026-2030
Strategic Plan:	Ensure Strong Town Operations
Description:	Wellington's cost share of flood early warning system, emergency response plan, and ongoing maintenance for the B-Dams.
Ongoing Operating Impacts:	This project has ongoing operational costs associated with the Town's share of system maintenance, monitoring, and updates to the flood early warning and emergency response components.

Project Title:	Regional Drainage Improvements
Duration:	Ongoing
Strategic Plan:	Cultivate & Nurture Community Spaces
Description:	Future projects as informed by the Stormwater Masterplan.
Ongoing Operating Impacts:	Ongoing drainage improvements have operational costs related to continued maintenance, inspections, and repairs needed to ensure the stormwater system functions effectively over time.

Project Title:	Outfall for Cleveland Ave Improvements
Duration:	2026
Strategic Plan:	Cultivate & Nurture Community Spaces
Description:	Funding for certain elements of the Cleveland Avenue Improvement Project, including the Cleveland and 5th Street Outfall projects, as recommended by the Stormwater Management Masterplan.
Ongoing Operating Impacts:	This project has ongoing operational costs limited to routine maintenance of new stormwater infrastructure once constructed, consistent with standard system upkeep.

Project Title:	Street Rehabilitation
Duration:	Ongoing
Strategic Plan:	Cultivate & Nurture Community Spaces
Description:	Various street repair and rehabilitation projects throughout town.
Ongoing Operating Impacts:	This project has ongoing operational costs, as regular street repair and rehabilitation require recurring funding for materials, labor, and equipment to maintain roadway conditions over time.

**Capital Projects | Park Fund
Five Year Summary**

GL	Project Name	2026	2027	2028	2029	2030
210-80-5721	Parks Master Plan and Community Center Feasibility Study	90,000				
210-80-5950	Replace Soft Trails	10,000	10,000	10,000	10,000	10,000
	Playground at Viewpointe Park	-	300,000			
	Pour & Place Viewpointe Park	-	80,000			
	Shade Structure Viewpointe Park	-	25,000			
	ADA Bridge across Boxelder Creek	-	150,000	150,000		
	Vehicle Replacement - Recreation	-	60,000			
	Wellville Pump	-	80,000			
210-80-5465	Mower Replacement	30,000	35,000	165,000		
210-80-5853	UTV Replacement	55,000				
TOTAL:		\$185,000	740,000	325,000	10,000	10,000

2026 Capital Projects Details | Drainage Fund

Project Title:	Parks Master Plan and Community Center Feasibility Study
Duration:	2025-2026
Strategic Plan:	Cultivate & Nurture Community Spaces
Description:	Blueprint that guides the development and management of town's parks and recreational spaces and trails. Potential to also include Community Center Feasibility Study.
Ongoing Operating Impacts:	The Master Plan does not have ongoing operational costs, as it is a one-time planning effort focused on guiding future park development and maintenance priorities rather than implementing or operating facilities.

Project Title:	Replace Soft Trails
Duration:	Ongoing
Strategic Plan:	Cultivate & Nurture Community Spaces
Description:	Replaces soft trails with concrete trails, move soft trail adjacent to new concrete trails where applicable.
Ongoing Operating Impacts:	Replacing soft trails has ongoing operational impacts, as the trails will continue to require periodic maintenance such as grading, resurfacing, and erosion control to preserve safe and accessible conditions.

Project Title:	Mower Replacement
Duration:	2026
Strategic Plan:	Ensure Strong Town Operations
Description:	One mower every few years. It is imperative to start replacing old mowers that are failing after years of use. Smaller mowers first, then a larger one in 2028.
Ongoing Operating Impacts:	This project has minimal ongoing operational costs limited to routine fuel, maintenance, and repairs, which are consistent with existing equipment expenses and do not represent new impacts.

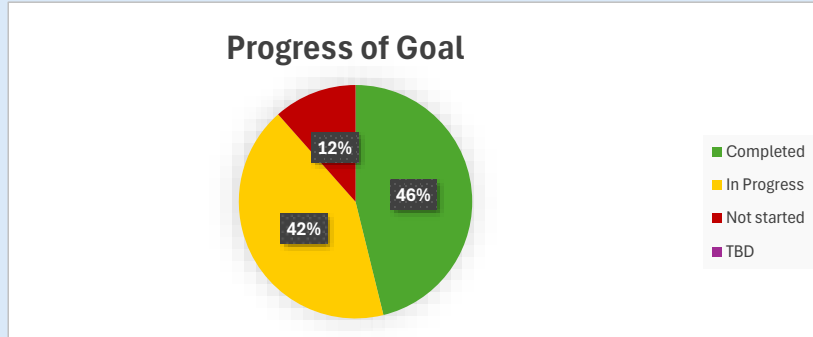
Project Title:	UTV Replacement
Duration:	2026
Strategic Plan:	Ensure Strong Town Operations
Description:	One mower every few years. It is imperative to start replacing old mowers that are failing after years of use. Smaller mowers first, then a larger one in 2028.
Ongoing Operating Impacts:	This project has minimal ongoing operational costs limited to routine fuel, maintenance, and repairs, which are consistent with existing equipment expenses and do not represent new impacts.

MEETING SCHEDULE

JUNE 16	BOARD WORK SESSION: FY 2027 BUDGET PRIORITIES
SEPTEMBER 22	REGULAR MEETING: FEE SCHEDULE CONSIDERATION
OCTOBER 2	BOARD SPECIAL WORK SESSION: FY2027 BUDGET WORK DAY
OCTOBER 6	BUDGET BOO-NANZA
OCTOBER 13	REGULAR MEETING: FY2027 DRAFT BUDGET PRESENTATION
OCTOBER 27	REGULAR MEETING: MUNICIPAL UTILITIES RATE & FEES CONSIDERATION
NOVEMBER 10	BOARD OF TRUSTEES REGULAR MEETING - BUDGET ADOPTION
DECEMBER	AFTER ADOPTION SUBMIT TO STATE OF COLORADO

Grow Responsibly Goals

Goal 1	Proactively maintain and improve utilities, streets, and built environment.
Goal 2	Improve housing diversity.
Goal 3	Advance cohesive and holistic new developments.
Goal 4	Reinforce and align plans for corridors and jurisdiction boundaries.
Goal 5	Explore financing options for development.



Grow Responsibly Project Status Summary

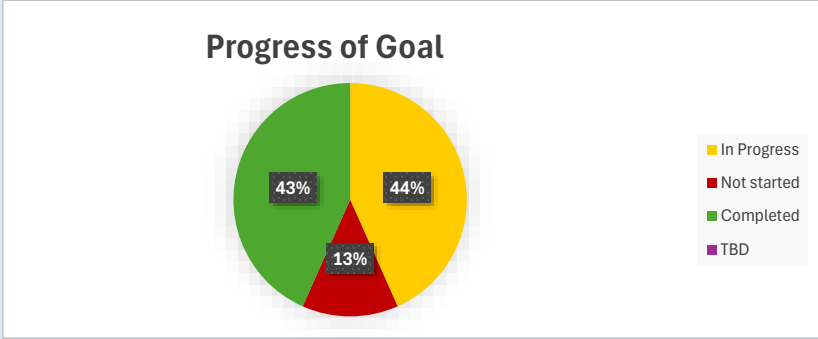
Benchmark Goal	Project/ Operation	Status	Project Update Details
Proactively maintain and improve utilities, streets, and built environment.	Cleveland Ave. Improvement Project	In Progress	Construction underway.
Proactively maintain and improve utilities, streets, and built environment.	Storm Drain & Pan Replacement.	Not started	This project was not completed
Proactively maintain and improve utilities, streets, and built environment.	ADA Community Improvements	Completed	The accessible fishing dock improvements have been completed. Only the landscape need to be finalized.
Proactively maintain and improve utilities, streets, and built environment.	Pavement Preventive Maintenance	Completed	Contract awarded and work completed in Q4 of 2025
Proactively maintain and improve utilities, streets, and built environment.	Pavement Condition Assessment	Completed	Evaluate Wellington streets and provide long-range planning information to prioritize, schedule and budget on-going street maintenance.
Proactively maintain and improve utilities, streets, and built environment.	Viewpoint Lift Station	Not started	Met with the EPA in May 2025, completed the EA assessment form and returned to the EPA for review. In summer of 2025 meeting with EPA they noted that project funding had no expiration and to expect a 5-10 yr time frame from the EPA to prioritize the work.
Proactively maintain and improve utilities, streets, and built environment.	Complete water treatment plant on time and under budget	Completed	Final completion October 2024
Proactively maintain and improve utilities, streets, and built environment.	Complete wastewater treatment plant on time and on budget	Completed	Final completion August 2025
Proactively maintain and improve utilities, streets, and built environment.	Transportation and Mobility Plan	In Progress	Phase 1 Public Engagement and Technical Analysis Complete. Draft Vision and Goals presentations to Planning Commission, PROST and Board of Trustees. Phase 2 Public Engagement underway.

Proactively maintain and improve utilities, streets, and built environment.	Install Shade Structure	Completed	Structure approved and installed at library.
Proactively maintain and improve utilities, streets, and built environment.	Roof replacement for existing buildings	Completed	Final Completion October 2025
Improve housing diversity.	Conduct Housing Needs Assessment	Completed	Housing Needs & Affordability Assessment is complete.
Improve housing diversity.	Land Use Code Amendments for addressing housing opportunities	Completed	Ord. No. 08-2025 adopted for Land Use Code amendments to allow flexibility for a variety of housing types.
Improve housing diversity.	Proposition 123 for Affordable Housing	In Progress	Made commitment for 1-year of current Proposition 123 funding cycle. Received \$50,000 Local Planning Capacity Grant through Proposition 123 funds, and supported Housing Catalyst and Habitat for Humanity in submitting funding applications. Reporting cycles are ongoing.
Improve housing diversity.	DOLA Grant Funds for Housing Affordability	In Progress	Received \$50,000 grant for Local Planning Capacity (LPC) as incentive funds for early adoption of Expedited Review regulations supporting affordable housing projects. The funds are eligible for infill lot inventory and preliminary site analysis of Town-owned properties to determine feasibility for possible housing affordability opportunities.
Advance cohesive and holistic new developments.	Development Review	In Progress	Ongoing consideration of new developments requiring a mix of residential housing types and densities as well as new commercial development proposals.
Reinforce and align plans for corridors and jurisdiction boundaries.	Partner with Larimer County for an Intergovernmental Agreement (IGA) for Growth Management Areas (GMA)	Completed	Intergovernmental Agreement executed by Town and Larimer County and is in effect.
Explore financing options for development.	Utilities Rate and Fee Update	Completed	Three year update to the 2022 Utility Rate and Fee Study, funded between Water, Wastewater, and Drainage Funds. A little more than half-way through the study timeline.
Explore financing options for development.	Seek grant funding for the design of SH1/I-25 Interchange	Completed	Applied for the Reconnecting Communities Program through the U.S. Department of Transportation. Grant not awarded.
Explore financing options for development.	Construct Veterans Garden at WCP	In Progress	Construction Planning and Searching for Funding. Volunteer rendering of site plan is complete. PROST is actively working with community partners and stakeholders to engage and build funding resources for the project.
Proactively maintain and improve utilities, streets, and built environment.	Main Street Alley Paving	In Progress	Work on the main alleys is completed, currently waiting for asphalt plants to open to hot patch Alley between 1st and 2nd, as well as minor grading around the Green House.
Ensure safety & security, such as emergency response.	Alternative Water Source and Distribution Planning	In Progress	Staff currently working on project scope refinement

Reinforce and align plans for corridors and jurisdiction boundaries.	Cooperative Planning Area and Community Separators	In Progress	Coordination with Larimer County, Fort Collins and Timnath discussing how to cooperatively define boundaries and protect open spaces and agriculture in the area south of town.
Proactively maintain and improve utilities, streets, and built environment.	Comprehensive Plan Updates	In Progress	Updates related to SB24-174 - Includes incorporation of the HNA, Statewide Strategic Growth Report, Natural Lands/Vital Resources, and Water Source Development Plan
Improve housing diversity.	Housing Action Plan	Not started	Create a Housing Action Plan in accordance with SB24-174. Plan to be started in fall 2026 and completed by 12/31/2027
Improve housing diversity.	Local IMPACT Accelerator Grant	In Progress	Received award of \$2,880,000 for policy review and land use code updates for ADU Supportive Jurisdiction Certification and Neighborhood Centers creation. The grant proceeds will also pay for a fee nexus study to identify development and construction funding gaps for water and sewer tap and electrification costs for qualifying projects. Funds from the grant can be utilized to rebate construction costs and ensure Town enterprise funds are not impacted.

Ensure Strong Town Operations Goals

Goal 1	Communicate strategically to community audiences.
Goal 2	Invest in, retain, and hire skilled staff.
Goal 3	Cultivate effective staff and trustee interactions.
Goal 4	Ensure safety and security, including emergency response.
Goal 5	Improve physical spaces and systems for staff efficiency and collaboration.
Goal 6	Leverage and expand external relationships.



Ensure Strong Town Operations Project Summary

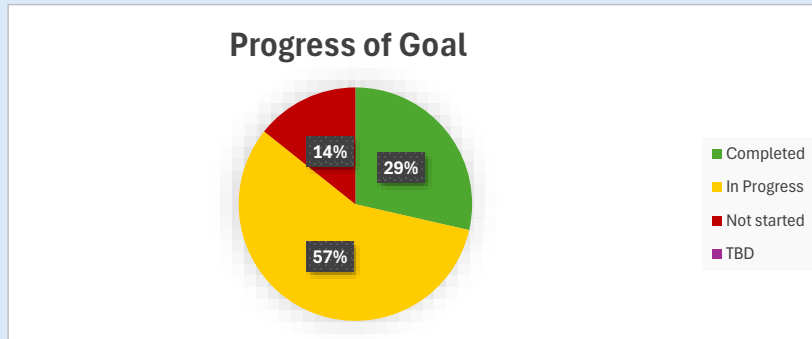
Benchmark Goal	Project/ Operation	Status	Project Update Details
Communicate strategically to community audiences.	Launch Town Podcast in 2025.	Completed	Seven podcast are now live.
Ensure strong town operations	Explore Home Rule	Completed	Conducted survey to find out community interested. Effort will be paused at this time.
Communicate strategically to community audiences	Expanding strategic messaging to reach broader audience	Completed	Expanding messaging outreach to surrounding localities/radio spots/etc.
Communicate strategically to community audiences	Launch Cleveland Ave Texting Updates	Completed	Texting update sign-ups are live and on town website.
Invest in, retain, & hire skilled staff.	Parks vehicle replacement	Completed	New vehicle to be used by Parks/Rec Ops. Supervisor as well as Parks and Recreation Staff
Ensure safety & security, such as emergency response.	Source Water Intake Facility Fencing	Not started	Project is delayed indefinitely due to competing priorities, funding moved to the Caustic Project to over Construction funding gap
Ensure safety & security, such as emergency response.	B-Dam Improvements	Completed	Regional partnership to address compliance and safety issues with the "B-Dams" system of existing flood control improvements. Wellington's on-going cost share has been paid for 2025.
Ensure safety & security, such as emergency response.	Evaluate 2024 International Building Codes	Completed	Completed - 2024 Building Codes adopted and in effect.
Improve physical spaces & systems for staff efficiency & collaboration.	Wilson Wellhouse Improvements	In Progress	Project budget reduced to \$15K, leading to reduction in scope. Focusing on improvements to security and safety (doors, stairs, fencing etc.)

Improve physical spaces & systems for staff efficiency & collaboration.	Water Treatment Plant Admin and Lab Expansion Design Alternatives	In Progress	Project currently entering the Construction Documents (CD) phase
Improve physical spaces & systems for staff efficiency & collaboration.	Nano Plant Expansion	Completed	Membrane filter replacement and programming logic updates.
Improve physical spaces & systems for staff efficiency & collaboration.	Caustic Injection Automation	In Progress	Contract for construction was awarded and is currently in progress.
Improve physical spaces & systems for staff efficiency & collaboration.	Air Conditioner Recharge System	Completed	New fleet shop equipment to create cost savings by bringing this maintenance function in house.
Improve physical spaces & systems for staff efficiency & collaboration.	Street Striping Equipment	Not started	Project not completed no equipment found within the appropriated budget. Equipment will be proposed for re-budgeted in 2027.
Improve physical spaces & systems for staff efficiency & collaboration.	ADA Lift at Municipal Services Building	Completed	Project completed under budget.
Leverage & expand external relationships.	Regional Trail Connectivity - Regional Active Transportation Corridor #8	Completed	Successfully included a trail extension of Regional Active Transportation Corridor (RATC) #8 from Fort Collins to connect to Wellington to the North Front Range MPO Active Transportation Plan and included the project on the Upper Front Range MPO multi-modal project list.
Leverage & expand external relationships.	Exploring partnership with LC Health/Human Services	In Progress	Directly coordinating with Mental Health Services providing programming/events
Invest in, retain, & hire skilled staff.	Hire Recreation Coordinator	Completed	Internal hiring process completed to fill vacant Recreation Coordinator position. Advancement of Assistant Recreation Coordinator to Coordinator position
Ensure safety & security, such as emergency response.	Kickoff Emergency Response Plan	In Progress	Working on first draft of Emergency Response Plan
Ensure safety & security, such as emergency response.	Source Water Pump Station Automatic Transfer Switch	Not started	Project is scheduled for design RFP in Q3 2026
Improve physical spaces & systems for staff efficiency & collaboration.	UTV w/Plow	Completed	UTV purchased in Q1 and delivered. Currently in use by WTP staff.
Improve physical spaces & systems for staff efficiency & collaboration.	Flow Meter - 1MG	In Progress	Staff are currently having the existing meter diagnosed to determine if replacement is the necessary course.

Proactively maintain and improve utilities, streets, and built environment.	Used Dump Truck / Snow Plow	Not started	Currently searching for a truck, delayed search for new superintendent to get on board
Proactively maintain and improve utilities, streets, and built environment.	Front End Loader Boxer / Clamshell Attachment	In Progress	Equipment has been ordered but not delivered.
Proactively maintain and improve utilities, streets, and built environment.	Snow Blade for Loader	In Progress	Equipment has been ordered but not delivered.
Proactively maintain and improve utilities, streets, and built environment.	DO Probe Airblast System	In Progress	Equipment has been partially installed waiting on final electrical work
Proactively maintain and improve utilities, streets, and built environment.	RAW/WAS Generator ATS Repair	In Progress	Replacement ATS has been ordered in Q1 but due to long lead times wont arrive on site until Q4 2026
Ensure strong town operations	Install Advanced Metering Infrastructure	In Progress	Awarded \$440,738 in grant funding from Colorado Water Conservation Board
Leverage & expand external relationships.	Habitat for Humanity	In Progress	Support Habitat for Humanity Fort Collins (Wellington is within this service area) and promote opportunities for Habitat for Humanity to expand their program base to Wellington.
Ensure safety & security, such as emergency response.	2024 International Fire Code Local Amendment Update	In Progress	Wellington Fire Protection District is proposing to update a local amendment to the Fire Code to remove a local limitation that restricts assembly occupancies to 50 people or less. The proposed amendment would follow the International Fire Code of 300 people in those spaces. The Town coordinates with WFPD to ensure consistency of the codes, and proposes to update appropriate sections of the Fire Code and Commercial Building Code.

Cultivate & Nurture Community Spaces Goals

Goal 1	Align needs and vision for community spaces.
Goal 2	Explore creating a community center.
Goal 3	Retain, revitalize, and invest in meeting and gathering spaces.
Goal 4	Increase revenues for town facilities.

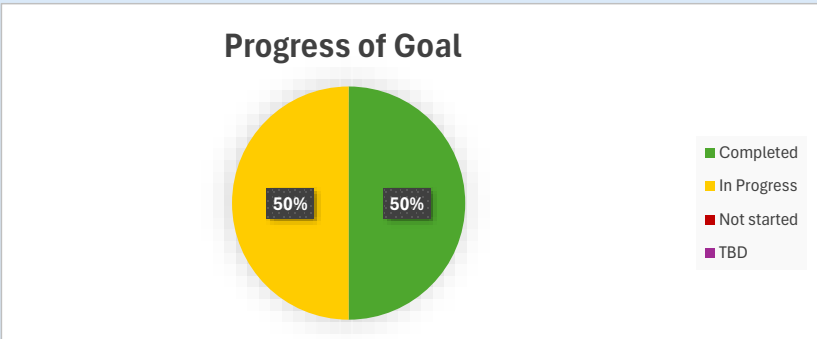


Cultivate & Nurture Community Spaces Project Status Summary

Benchmark Goal	Project/ Operation	Status	Project Update Details
Align needs & vision for community spaces.	Parks Masterplan & Community Center Feasibility Study	Completed	The firm BerryDunn was selected to assist the town with the masterplan. Park Inventory Analysis was taken by BerryDunn.
Explore creating a community center.	Parks Masterplan & Community Center Feasibility Study	In Progress	Final steps are underway to ensure the plan is completed to the requirements and needs of the contract. Adoption set for July, 2026.
Retain, revitalize & invest in meeting and gathering spaces.	Replace disc golf course with Multi-Golf Facility	In Progress	Parts and materials have been delivered. Construction to begin with contractor, Town Staff, and volunteers in June 2026, finalized in July 2026.
Retain, revitalize & invest in meeting and gathering spaces.	Replace soft trails	In Progress	Included in 2025 Budget.
Increase revenues for town facilities.	Prospective Revenue & Resource Analysis Work Session	Completed	Work session April 15, 2025 with presentation by Troy Bernberg, Managing Director, Public Finance at Northland Public Finance
Retain, revitalize & invest in meeting and gathering spaces.	Regional Drainage Improvements	Not started	Project on hold - further discussion with the Board will provide guidance to prioritize this project and others within the Drainage Fund.
Retain, revitalize & invest in meeting and gathering spaces.	Centennial Park Expansion and Improvements	In Progress	Under contract to purchase a property adjacent to Centennial Park for future expansion and improvements to Centennial Park. Property closing is anticipated at end of June, and property demolition and restoration activities are planned for later in 2026.
Explore creating a community center.	Enterprise Zone Capital Contribution Campaign	In Progress	Preliminary development of resources for establishment of a contribution project for a community center on qualifying property within the Wellington Enterprise Zone. Project specifics and location dependent upon PROST master plan and Community Center Feasibility Study.

Foster Economic Vibrancy Goals

Goal 1	Retain and expand current local businesses.
Goal 2	Recruit new businesses.
Goal 3	Identify funding opportunities for economic development.
Goal 4	Align and develop visions related to economic development.



Foster Economic Vibrancy Project Status Summary

Benchmark Goal	Project/ Operation	Status	Project Update Details
Retain and expand current local businesses	Complete Main Street Mini Grant Shop Local Marketing Campaign with Main Street	Completed	Main Street mini grant is completed and first video launched in July 2025.
Retain and expand current local businesses	SRP/KRFC collaboration in Centennial Park	Completed	Developing program with KRFC and performers for SRP bringing population to Cleveland Ave/Centennial Park increasing local business patronage
Align and develop visions related to economic development	Hosting joint work session with Chamber and Main Street in January 2025	Completed	Hosted joint meeting in January 2025.
Align and develop visions related to economic development	Hosting joint work session with Chamber and Main Street in May 2025	Completed	Meeting held May 2025.
Align and develop visions related to economic development	Fill position for Business Development Manager	Completed	Position filled
Retain and expand current local businesses	Facilitate Cleveland Ave Business Support Fund	In Progress	Launched gift card program in May, posted call for downtown piano painting call for artists, and hosting Cleveland Ave Business Support Meetings
Identify funding opportunities for economic development	Sanitary sewer infrastructure capacity analysis	Completed	Completed capacity study of existing sanitary sewer infrastructure between the water reclamation facility and future development corridors that support housing affordability and economic development. Project identified in CIP, and will be updated as timing and cost considerations are known.
Identify funding opportunities for economic development	Enterprise Zone	In Progress	Support and promote use of Enterprise Zone opportunities for qualifying projects. Coordination with Larimer County Workforce and Economic Development Dept. to develop and utilize resources for promoting state and federal tax credit opportunities and providing guidance to qualifying businesses.
Align and develop visions related to economic development	Business and Economic Development Road Map	In Progress	Align and develop visions related to economic development. A draft road map was shared for Board input. Staff received direction to continue to work on the proposed paths, with an emphasis on advancing strategies to attract new businesses to the community.

Recruit new businesses	Business Incentive Policies	In Progress	Researching and developing business incentive opportunities and preparing a draft policy guide for Board of Trustees input.
Retain and expand current local businesses	Business Support Resources	In Progress	Update and refresh business support guides and resources and website content. Connect with new business resources to expand offerings.
Recruit new businesses	Business Marketing	In Progress	Create Wellington business messaging and advertise in business and development publications. Increase visibility to Wellington businesses. Prepare and submit business and development stories to BizWest and other media publications to promote new business activity in the community.