



BOARD OF TRUSTEES
August 25, 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=UkVaaDE4RmhJaERnallEK1hvNHJ5Zz09>

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

Webinar ID: 848 7116 2393

Passcode: 726078

A. CALL TO ORDER

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

B. COMMUNITY PARTICIPATION

1. Public Comment

C. PRESENTATION

1. NoCo Foundation - Housing at a Crossroads
 - Presentation: Brooke Cunningham, Regional Housing Officer
2. Xcel Energy - Public Safety Power Shut Offs and Wildfire Mitigation

- Presentation: Hans Rodvik, Area Manager - Community Relations and Local Government Affairs

D. CONSENT AGENDA

1. August 11, 2026 Board of Trustees Meeting Minutes

- Presentation: Hannah Hill, Town Clerk

E. ACTION ITEMS

1. Resolution No. 36-2026 Adopting an Economic Development Incentive Policy

- Presentation: Liz Magargel, Business Development Manager

2. First Reading of Ordinance No. 11-2026 Amending the International Building Code, 2024 Edition, the International Residential Code, 2024 Edition, the International Fire Code, 2024 Edition, and the Colorado Model Electric Ready and Solar Ready Code

- Presentation: Cody Bird, Planning Director

3. Resolution No. 35-2026 Providing for a Special Election by the Town of Wellington, Colorado, Referring a Ballot Issue to the November 3, 2026 Coordinated Election Presentation: Patti Garcia, Town Administrator; Hannah Hill, Town Clerk; Nic Redavid, Finance Director | Town Treasurer

4. Resolution No. 37-2026: A Resolution By the Town of Wellington Board of Trustees Providing Support for the Ballot Issue Referred to the Wellington Voters Regarding a Point Five Percent Sales and Use Tax Increase for Public Safety on November 3, 2026

- Presentation: Mayor Rebekka Dailey

F. LIQUOR LICENSE AUTHORITY BOARD

1. KLC2 LLC dba Wellington Manor Liquor License Renewal

- Presentation: Hannah Hill, Town Clerk

G. REPORTS

1. Town Attorney

2. Town Administrator

3. Staff Communications

a. Utilities Report - July 2026

b. NOCO Humane 2nd Quarter 2026 Service Report

c. Board of Trustees Planning Calendar

- d. Treasurer's Report — June 2026
- e. Report of Expenses — June 2026

4. Board Reports

H. EXECUTIVE SESSION

- 1. For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators pursuant to § 24-6-402(4)(e), C.R.S., and for the purpose of receiving legal advice pursuant to § 24-6-402(4)(b), C.R.S., – regarding negotiations related to NPIC and water resources. As required by C.R.S. §24-6-402(2)(d.5)(II)(A) and (II) (E) the Executive Session proceedings will be electronically recorded and the record will be preserved for 90 days through November 23, 2026

I. 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: August 25, 2026

Subject: NoCo Foundation - Housing at a Crossroads

- **Presentation: Brooke Cunningham, Regional Housing Officer**

EXECUTIVE SUMMARY

Brooke Cunningham, Regional Housing Officer with the NoCo Foundation, will provide the Board of Trustees with an overview of Housing at a Crossroads, an initiative focused on housing affordability, access, and the future of Northern Colorado.

BACKGROUND / DISCUSSION

The presentation provides a regional look at housing challenges facing Larimer and Weld counties and identifies five key factors shaping the housing market:

- Continued population growth and changing household demographics;
- A mismatch between the types of homes being built and what households need;
- A widening affordability gap;
- Development costs and processes that limit what can be built; and
- Policy, land use, and community factors that influence housing opportunities.

The report estimates that approximately 43,000 additional households will need housing in Larimer and Weld counties over the next 10 years, with much of that demand requiring new construction because of limited existing availability. The presentation also highlights the shortage of starter homes and how constrained supply places additional upward pressure on housing prices.

The NoCo Foundation emphasizes that addressing these challenges will require alignment among policy, development processes, and community priorities, as well as regional collaboration and new approaches to supporting attainable housing.

CONNECTION WITH ADOPTED MASTER PLANS

2025-2029 Strategic Plan - Improve housing diversity

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

This presentation is informational and provides regional context as the Town continues its work related to housing affordability and evaluates opportunities, policies, and partnerships that may be appropriate for Wellington.

MOTION RECOMMENDATION

No formal Board action is requested.

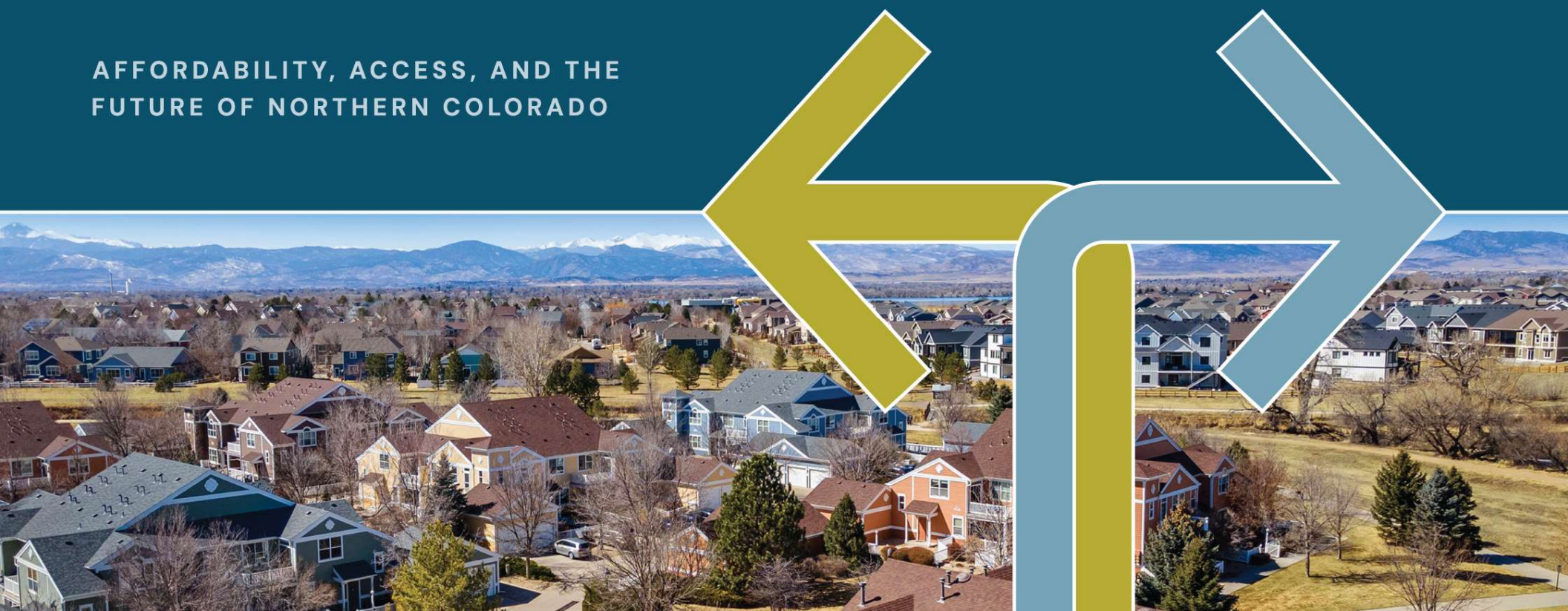


ATTACHMENTS

1. Housing Report Presentation for Wellington
2. 2026-04 NoCoFoundation Housing Report FINAL sm

Housing at a Crossroads

AFFORDABILITY, ACCESS, AND THE
FUTURE OF NORTHERN COLORADO



←→ Introducing *Housing at a Crossroads*



Brooke Cunningham
Regional Housing Officer
NoCo Foundation



Strategic “Buckets” of Work

Philanthropic Services



Build trusted relationships with donors to connect them with high impact community issues and opportunities

Collaborate with Professional Advisors to create charitable strategies for client success

Philanthropic “easy button”

Nonprofit Support

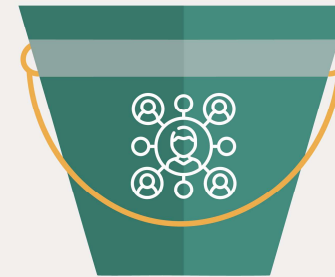


Enable nonprofit sustainability through management of endowment

Strengthen the sector for community well-being

Build capacity through grants, loans, and trainings

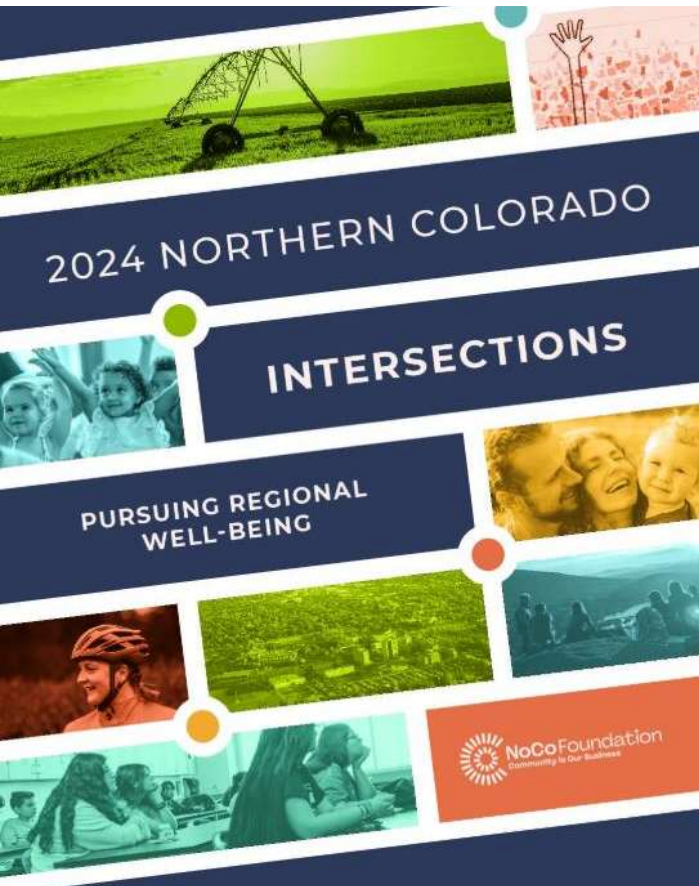
Community Engagement



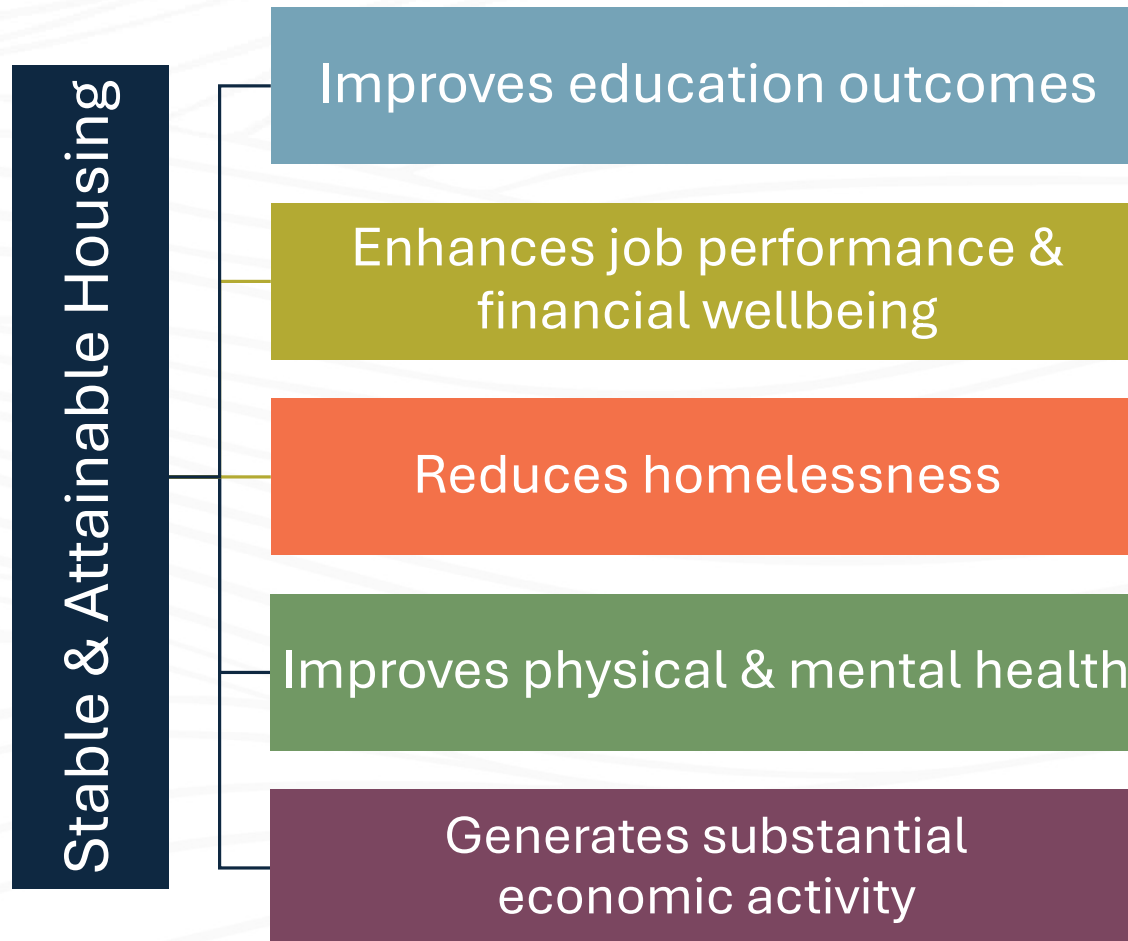
Support regional partnerships to address today’s most challenging issues

Convene regional leaders for impact and solutions

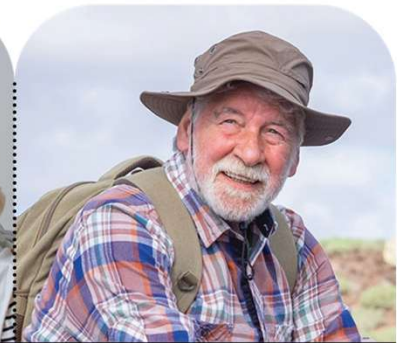
Lead the Northern Colorado Intersections initiative including research, outreach, and regional convening



Why housing and why now?



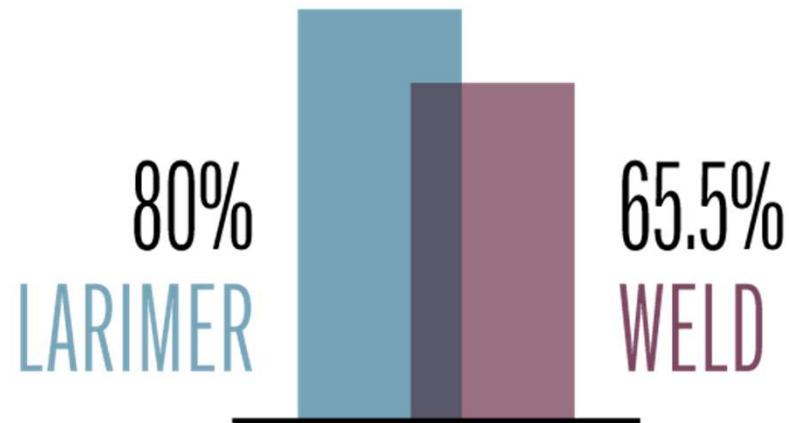
Meet your Neighbors

				
OFFICE MANAGER & PT BARISTA	FIREFIGHTER & NURSE'S AID	HIGH SCHOOL TEACHER	MULTIGENERATIONAL FAMILY	SINGLE RETIREE, FIXED INCOME
1 KID, 3 PERSON HH \$72,200 HH INCOME	2 PERSON HH \$99,700 HH INCOME	1 PERSON HH \$52,200 HH INCOME	3 KIDS, 6 PERSON HH \$100,500 HH INCOME	1 PERSON HH \$25,000 HH INCOME

Larimer:	61% AMI	95% AMI	57% AMI	66% AMI	27% AMI
Weld:	64% AMI	100% AMI	60% AMI	69% AMI	29% AMI

Meet your Neighbors

Percentage of households that can't afford the homes available:



Larimer County is the most mismatched county in Colorado

Weld County ranks in the top 10

Key Factors Shaping Housing:

FACTOR 1

Growth Continues and is Changing Who We Are

FACTOR 2

What We Build Does Not Match What People Need

FACTOR 3

The Affordability Gap is Widening

FACTOR 4

Development Costs & Processes are Limiting What Can Be Built

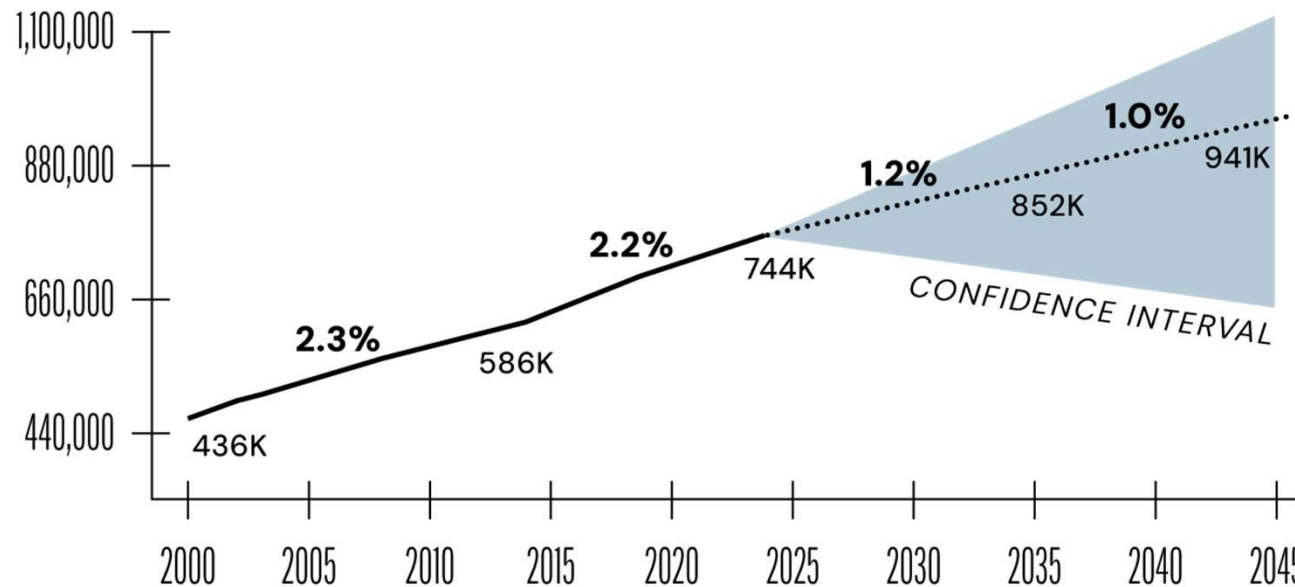
FACTOR 5

Policy, Land Use, and Community Factors Shape What is Possible

FACTOR 1 | KEY FACTORS SHAPING HOUSING

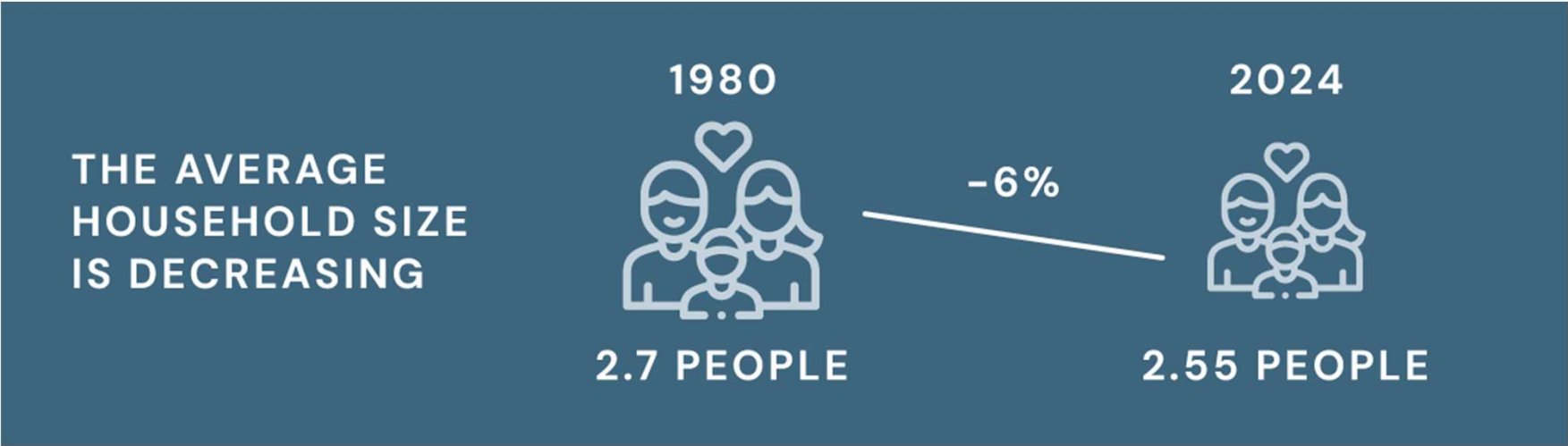
Growth Continues and is Changing Who We Are

Larimer & Weld County Combined Population
Historic & Projected Growth



FACTOR 1 | KEY FACTORS SHAPING HOUSING

Growth Continues and is Changing Who We Are



FACTOR 1 | KEY FACTORS SHAPING HOUSING

Growth Continues and is Changing Who We Are

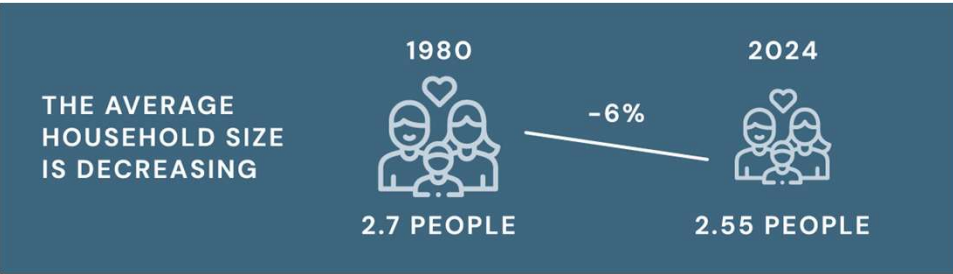


So What?

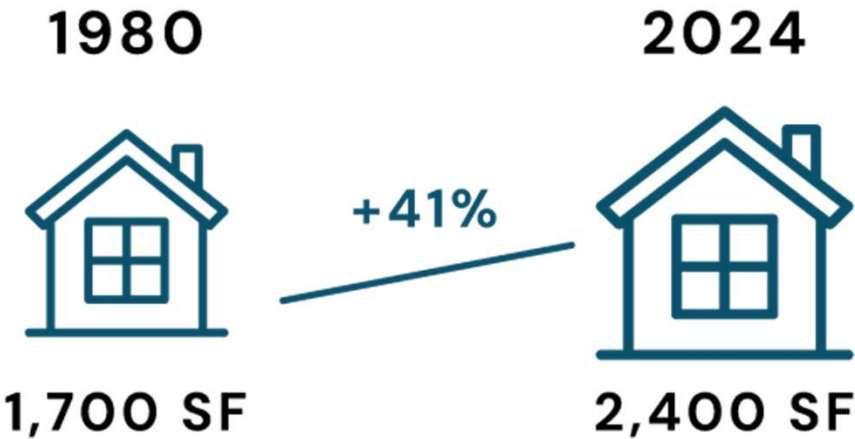
- 43,000 households will need housing over next 10 years
- Given low vacancy rates and availability, most will need to be new construction

FACTOR 2 | KEY FACTORS SHAPING HOUSING

What We Build Does Not Match What People Need



AVERAGE HOME SIZE



FACTOR 2 | KEY FACTORS SHAPING HOUSING

What We Build Does Not Match What People Need



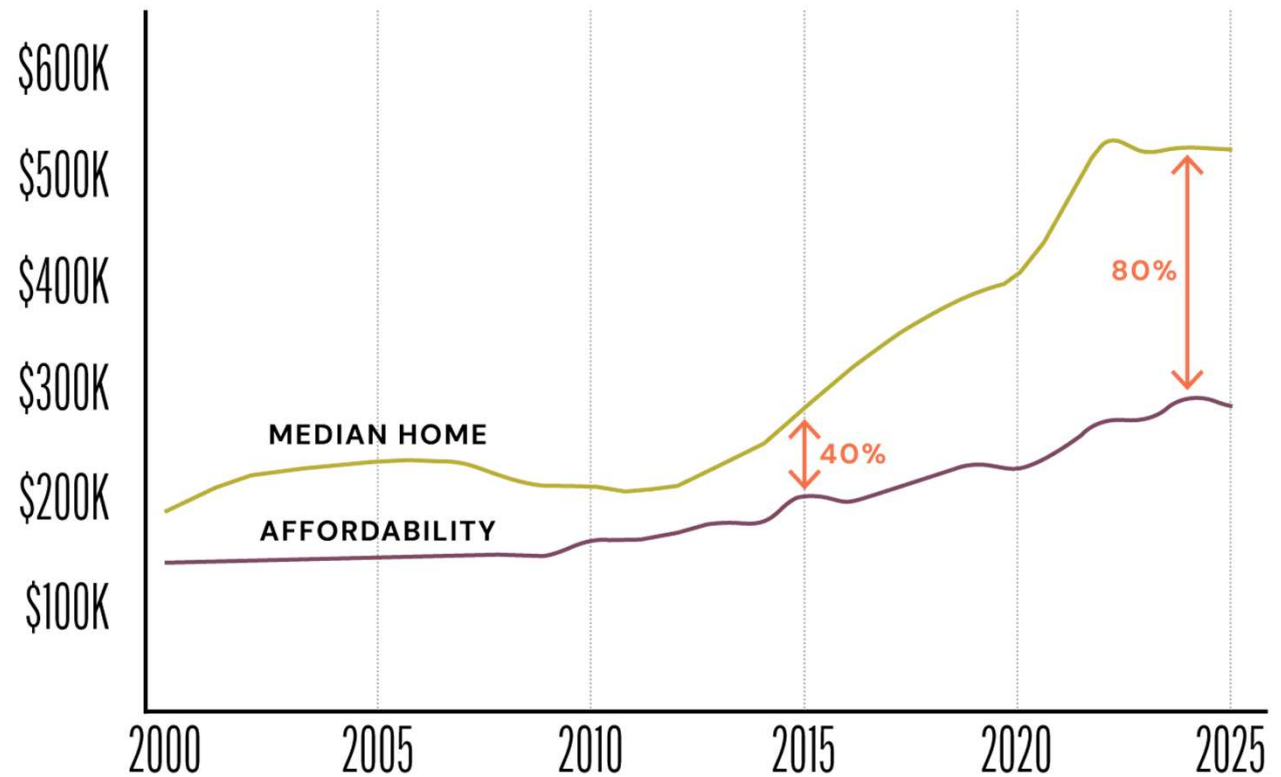
So What?

- Fewer starter homes
- Constrained supply impact housing decisions
- Higher demand causes upward pressure on prices

FACTOR 3 | KEY FACTORS SHAPING HOUSING

The Affordability Gap is Widening

Larimer and Weld
County affordability
gap over time:



FACTOR 3 | KEY FACTORS SHAPING HOUSING

The Affordability Gap is Widening



So What?

- Difficult to stay and plan
- Less stability for families
- Need new approach helps grow workforce and support economic sustainability

FACTOR 4 | KEY FACTORS SHAPING HOUSING

Development Costs & Processes are Limiting What Can Be Built

**IN 2015, A SINGLE-
FAMILY HOME COST**

\$300,000

**TO BUILD THAT
SAME HOUSE NOW,
IT WOULD COST**

\$450,000

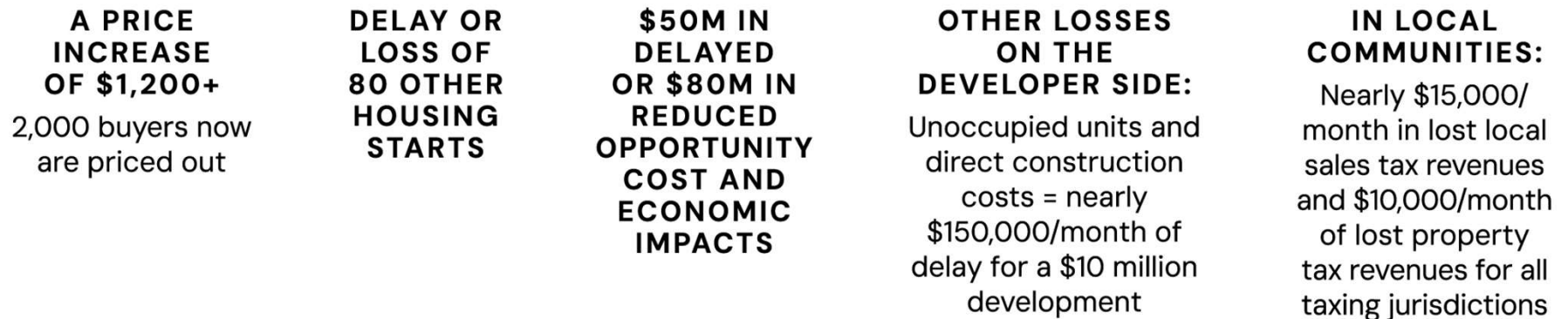
*Does not include the
increases in land, water,
and development fee costs*



FACTOR 4 | KEY FACTORS SHAPING HOUSING

Development Costs & Processes are Limiting What Can Be Built

A ONE MONTH DELAY IN CONSTRUCTION =



THE LONGER WE WAIT, THE MORE COSTLY IT WILL BE TO SOLVE OUR HOUSING CHALLENGES.

FACTOR 4 | KEY FACTORS SHAPING HOUSING

Development Costs & Processes are Limiting What Can Be Built



So What?

- The market is demanding affordability
- Barriers exist to meeting the need

FACTOR 5 | KEY FACTORS SHAPING HOUSING

Policy, Land Use, and Community Factors Shape What is Possible



FACTOR 5 | KEY FACTORS SHAPING HOUSING

Policy, Land Use, and Community Factors Shape What is Possible



So What?

Aligning policy, process,
and community priorities is
essential

What Will It Take?

CURRENT NEEDS

2,800 RENTALS

*Highest need for units priced below
60% of AMI, or \$1,556/month*

+

3,600 FOR SALE

*Highest need for units priced below
150% AMI or \$490,000*

6,400 UNITS



WHAT WILL IT TAKE?

OVER THE
NEXT 10 YEARS, LARIMER +
WELD COUNTIES WILL NEED

47,500 UNITS

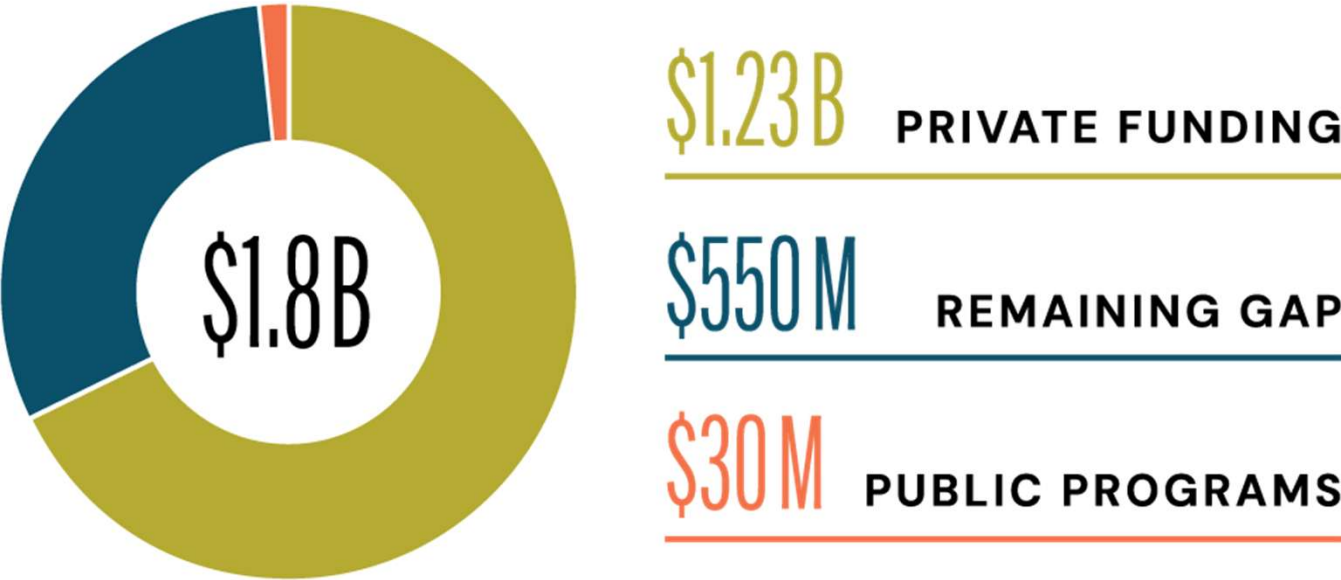
OF ALL TYPES AND PRICE
POINTS TO MEET DEMAND

20,500 RENTALS

27,000 FOR SALE

WHAT WILL IT TAKE?

HOW MUCH WILL IT COST ANNUALLY TO MEET DEMAND?



LOOKING AHEAD

NoCo Housing Fund

\$8 Million (to date)

Down Payment
Assistance Program
\$3,000,000

Revolving Commercial
Loan Fund
\$5,000,000



You?

Down Payment Assistance

- Helping local families access homeownership
- Up to 120% Area Median Income
- Up to 15% of purchase price
- Equity Share Model – does not increase monthly payment

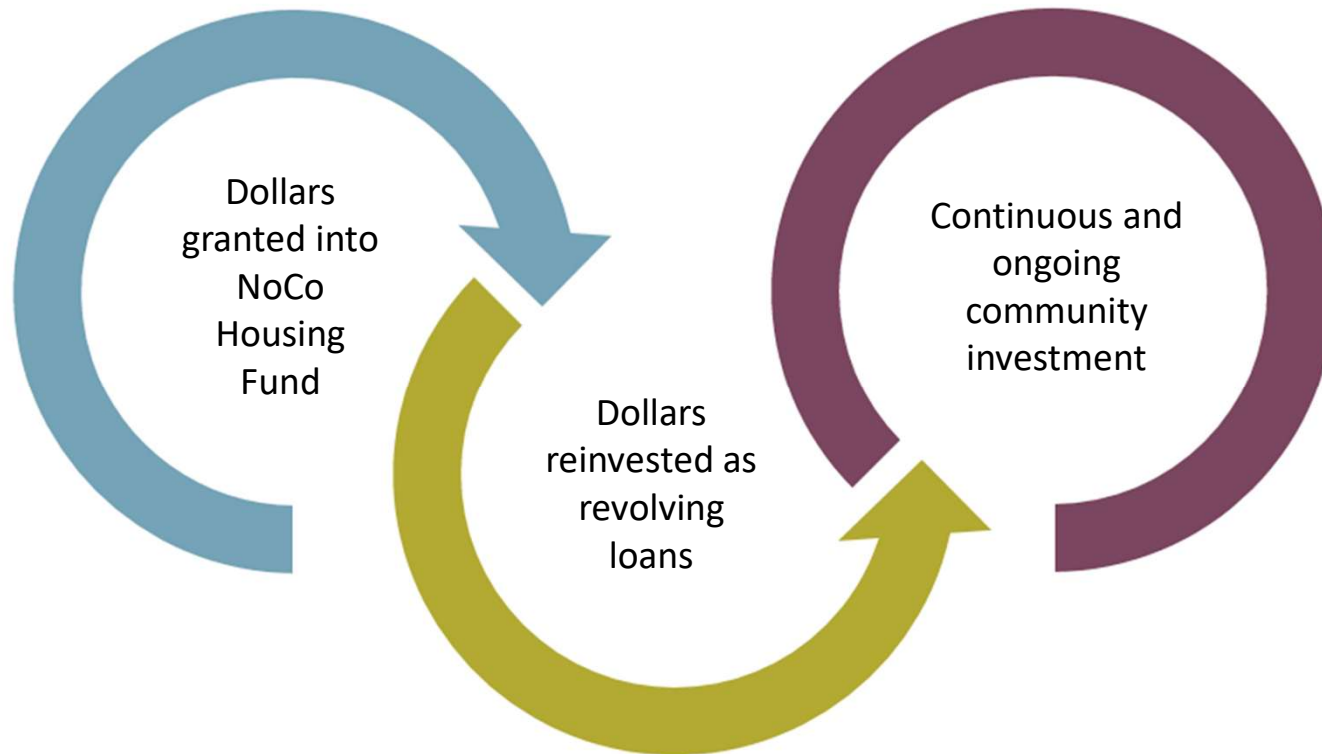


Revolving Commercial Loan Fund

- Flexible fund to help build affordable housing
- Low-interest rate loans
- Dollars will revolve, growing the fund over time
- Rental and for-sale projects eligible
- Funds revolve quickly, average 18-24 months



A Revolving Fund That Grows & Creates Exponential Impact





Regional Convening



Cash



Cost



Regional Strategies



Public and Political Will



+



=

**Housing Literate
Leaders**

Launching September 2026

Annual Cohort

It Takes All of Us

- Elected Officials
- Businesses
- Community Members
- Philanthropists
- Investors
- Municipal Staff
- Housing Stakeholders
- Developers

“Food, shelter and clothing are the three basics of life – and three keys to a vibrant, healthy community. Without an affordable place to live:

- Our schools start closing because young families can’t afford to live here.*
- Employers stop hiring (or leave) because their employees can’t afford to live here.*
- Traffic increases with commuters traveling to our city as a job site.*

The question isn’t whether we are smart enough to maintain a vibrant, healthy, and affordable community, it’s only a question of our will and commitment.

We can do this! ”



-Larry Kendall

Founder of The Group Inc. Real Estate, author of *Ninja Selling*, and philanthropist

Thank You!

To learn more, please visit
Nocofoundation.org
or email
bcunningham@nocofoundation.org

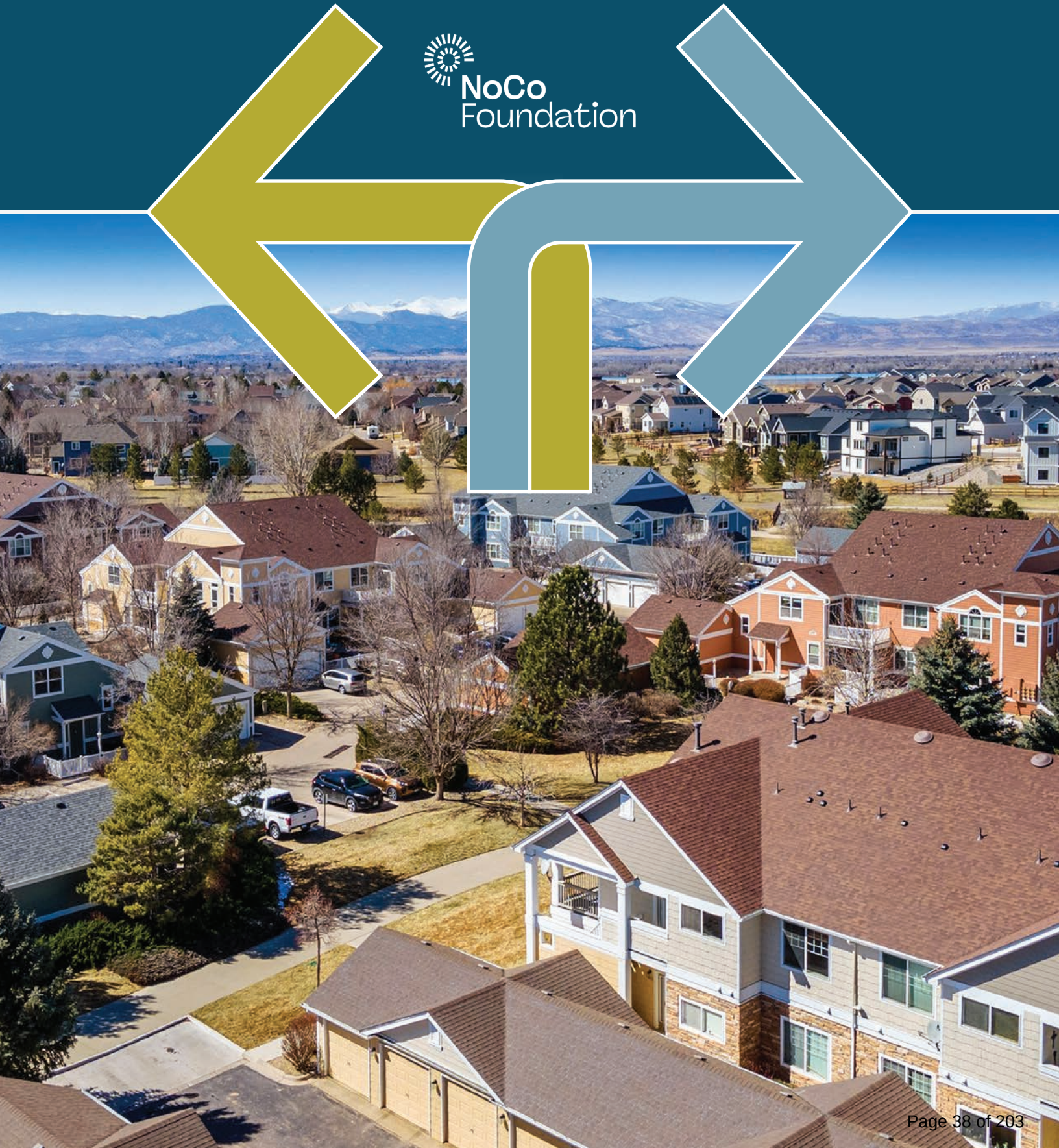


Housing at a Crossroads

AFFORDABILITY, ACCESS, AND THE FUTURE OF NORTHERN COLORADO



NoCo
Foundation





".... families with safe, stable, and affordable housing show fewer health problems, improved school performance, less psychological stress, and more self-assured parents."

- Habitat for Humanity / Coley & Leventhal

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VISIT THE AMI CHARTS FOR
DETAILED INFORMATION



LARIMER
COUNTY



WELD
COUNTY



AREA MEDIAN INCOME (AMI) DEFINITION

The midpoint of household incomes in a region.

- ◊ AMI is commonly used to determine what levels of housing are considered affordable.
- ◊ AMI levels vary by household size and are updated annually.
- ◊ Scan the QR codes to the left to explore current AMI levels in Larimer and Weld Counties.

Northern Colorado is at a crossroads.



Housing affordability has become one of the defining challenges of our region, shaping who can live here, who can stay, and who can thrive. Families are making impossible tradeoffs. Employers are struggling to attract and retain workers. Communities are feeling the ripple effects across transportation, education, health, and economic vitality.

Housing is not just about shelter. It is about stability for families, continuity for children in school, and the ability for people to participate fully in their communities. When housing works well, it supports opportunity and economic mobility. When it becomes harder to access, the effects can be felt across education, health, workforce, and the broader economy.

At the NoCo Foundation, we believe that meaningful progress begins with shared understanding. *Housing at a Crossroads* was developed to provide a clear, regional view of where we are today and how growth, changing demographics, market dynamics, and policy environments are shaping housing outcomes across Northern Colorado.

This report does not attempt to prescribe a single solution or assign responsibility. Housing is a complex challenge, and the path forward will require coordination across sectors, communities, and perspectives. What this report offers is a shared foundation, grounded in data and focused on simplifying the priorities to support informed conversation and collaborative action.

The decisions we make now will help shape the future of our region. We share this report as an invitation to engage, to learn, and to work together toward solutions that reflect the needs and values of our communities.

The crossroads is here. The decisions we make next will shape our region for decades to come.



Kristin Todd
President & CEO,
NoCo Foundation

Executive Summary

Northern Colorado is experiencing continued growth, and with it, a growing need for housing that reflects the realities of our changing households and workforce.

Across Larimer and Weld Counties, population and changes to household sizes have put pressure on many of the systems that shape housing supply, affordability, and access. The result is a widening gap between what people can afford and the housing that is available to them.

This challenge is no longer limited to households with the lowest incomes. Increasingly, middle-income residents, including teachers, healthcare workers, first responders, young professionals, and older adults, are navigating a housing market that offers fewer attainable options.

Housing at a Crossroads brings together regional data, trends, and analysis to provide a shared understanding of this moment. We know there are many reports about housing out there. Our approach is to highlight the scale of the challenges, clarify the factors shaping current conditions, and outline the decisions we face to meet our community's needs.

❖ KEY FACTORS SHAPING HOUSING

Housing outcomes in Northern Colorado are shaped by a set of distinct, yet interconnected systems. Together, they define how we plan for and produce housing, and the constraints and opportunities ahead.

1

Growth Continues and is Changing Who We Are

2

What We Build Does Not Match What People Need

3

The Affordability Gap is Widening

4

Development Costs & Processes are Limiting What Can Be Built

5

Policy, Land Use, and Community Factors Shape What is Possible

🔍 LOOKING AHEAD

Addressing these factors will require coordinated effort, sustained investment, and continued collaboration across sectors. This report is intended to support that work by offering a shared starting point for understanding the regional challenge and identifying opportunities to move forward together.

\$18 billion. That is the estimated cost to meet our housing needs, over the next 10 years, including over \$5 billion in new gap funding. We must raise new funding, make development more efficient, and innovate to meet this need. *Source: FocusWorks City Solutions.*

**OVER THE
NEXT 10 YEARS,
LARIMER + WELD
COUNTIES WILL NEED**

47,500 UNITS

20,500 RENTALS

27,000 FOR SALE

**OF ALL TYPES AND
PRICE POINTS TO
MEET DEMAND**

The most critical need is for rental housing priced below \$1,500 per month and for-sale housing priced below \$500,000.

Source: FocusWorks City Solutions



"I was born and raised in Northern Colorado, and while growing up, I doubt my parents would have ever thought I'd be almost 40 by the time I could buy my first home here."

– Fort Collins Resident



Why Housing Matters

HOUSING PLAYS A FOUNDATIONAL ROLE IN THE HEALTH AND VITALITY OF OUR COMMUNITIES IN NORTHERN COLORADO.

It shapes where people can live, how communities grow, and whether individuals and families are able to remain connected to the places where they work, learn, and contribute. It also influences a wide range of outcomes, from educational success and workforce stability to physical and mental health.

Research and lived experience both point to the same conclusion: when people have access to stable and attainable housing, communities benefit. Students are better able to focus and succeed in school. Workers are more likely to remain in their jobs and contribute to the local economy. Households are better positioned to plan for the future.

When housing becomes harder to access, those same systems experience increased strain.

In Northern Colorado, these dynamics are becoming more visible across a broader range of households. **What was once a challenge primarily for lower-income residents is now affecting middle-income individuals and families as well.**

Through the NoCo Foundation's Intersections work, housing consistently emerged as a connecting factor

across multiple issue areas, including economic vitality, health, and education. This reinforced the importance of understanding housing not as a standalone topic, but as part of a larger system.

Housing is also inherently regional. Markets, commuting patterns, and development conditions extend beyond jurisdictional boundaries. Understanding the full scope of the challenge and identifying meaningful opportunities, requires a regional perspective.

STABLE & ATTAINABLE HOUSING:

Improves education outcomes

Enhances job performance & financial well-being

Reduces homelessness

Improves mental & physical health

Generates substantial economic activity

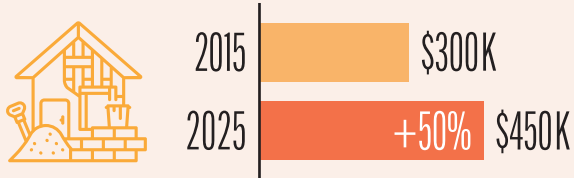


THE LONGER WE WAIT, THE HARDER IT GETS

Sources: U.S. Census Bureau, American Community Survey, National Association of Realtors, Colorado State Demography Office (SDO), and FocusWorks City Solutions

SINGLE-FAMILY HOME

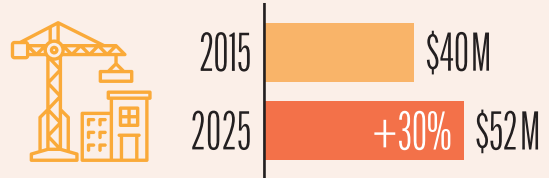
CONSTRUCTION COSTS HAVE INCREASED BY 50% OVER THE LAST DECADE



Does not include the increases in land, water, and development fee costs.

MULTI-FAMILY COMPLEX

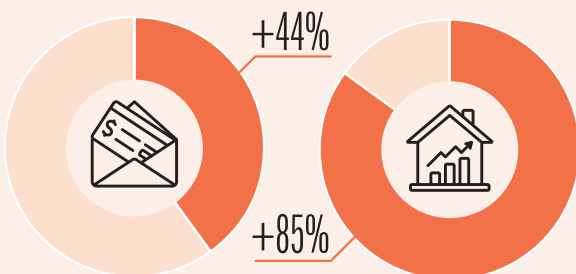
A 200-UNIT APARTMENT COMPLEX COSTS 30% MORE TO CONSTRUCT TODAY



Plus increases in land, water, and fees. We also know that the costs to operate, manage, and maintain that same property have increased substantially.

INCOMES NOT KEEPING PACE

OVER THE LAST DECADE, INCOMES HAVE BEEN INCREASING AT A SLOWER RATE THAN HOME PRICES IN LARIMER & WELD COUNTIES



**WE ARE AT
A CROSSROADS.**

Policy makers, voters, developers, and residents will have to come together to innovate and find common ground to move forward.

Meet Your Neighbors

Who are the people struggling to afford homes – whether for purchase or rent? Your neighbors.

These examples show how difficult finding suitable and affordable housing is for a variety of people in Larimer and Weld Counties. Housing is considered affordable

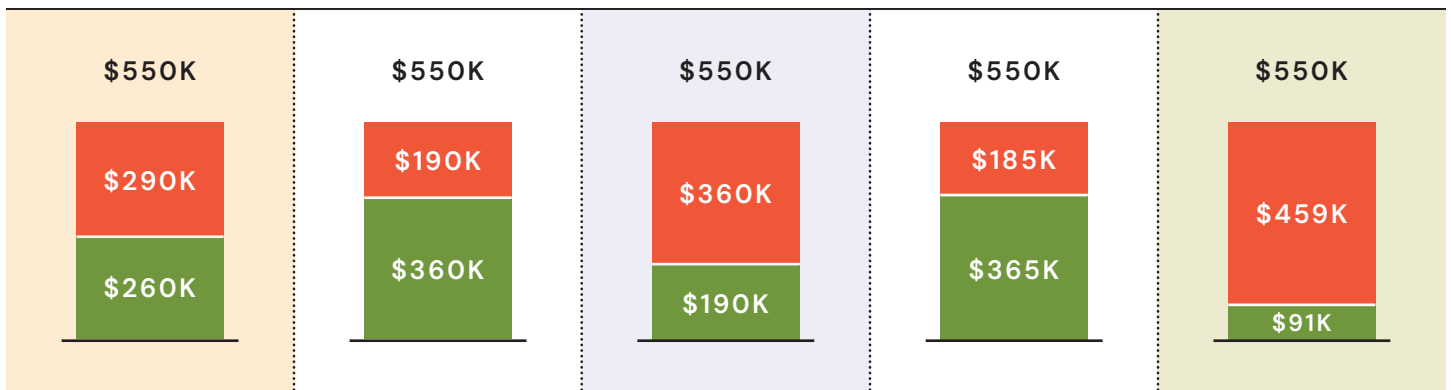
when families pay no more than 30% of their gross income on housing costs.

- ◇ For these examples, we are using the average for sale single family home price of \$550,000 and the average for sale attached housing and condos of \$280,000.
- ◇ HH = "Households" on this page and in the rest of this report.

				
OFFICE MANAGER & PT BARISTA	FIREFIGHTER & NURSE'S AID	HIGH SCHOOL TEACHER	MULTIGENERATIONAL FAMILY	SINGLE RETIREE, FIXED INCOME
1 KID, 3 PERSON HH	2 PERSON HH	1 PERSON HH	3 KIDS, 6 PERSON HH	1 PERSON HH
\$72,200 HH INCOME	\$99,700 HH INCOME	\$52,200 HH INCOME	\$100,500 HH INCOME	\$25,000 HH INCOME

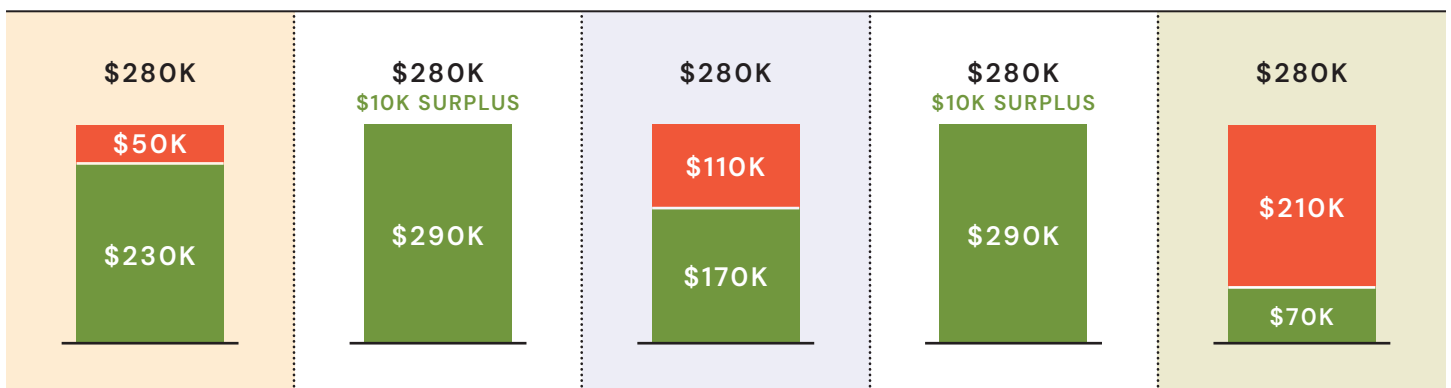
BASIC NEW SINGLE-FAMILY HOME

■ AFFORDABILITY ■ GAP



ATTACHED HOUSING & CONDOMINIUMS

■ AFFORDABILITY ■ GAP



FACTOR 1 ❖ KEY FACTORS SHAPING HOUSING

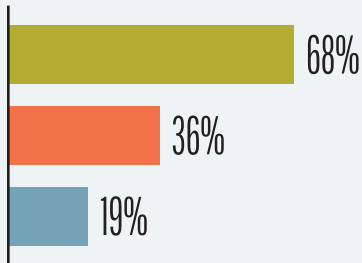
Growth Continues and is Changing Who We Are

POPULATION GROWTH

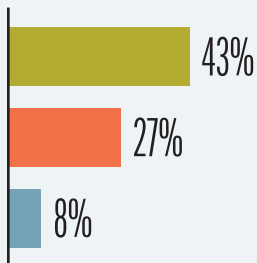
HISTORY / PREDICTION



2000-2023



2024-2060



Our region's growth trajectory is changing. Overall growth has slowed and household sizes are shrinking, affecting housing supply and demand.

Source: State of Colorado Demographer's Office, U.S. Census Bureau Decennial Census and American Community Survey

WHAT THE DATA SHOWS

Northern Colorado continues to grow, while household sizes are shrinking and the population is aging.



WHAT IT MEANS

Growth in the region is not just about more people; it's about different kinds of households. Smaller households, older adults, and young professionals are becoming a larger share of the population, and young families are choosing where to live based on affordability, not necessarily what works best for their family. And, we are not building the housing that best suits our changing households.

These changes are straining our household and community budgets, stretching our infrastructure, causing longer commutes to work, and shifting school needs across the region.

WHO THIS IMPACTS

Older adults seeking to remain in their communities



Young professionals and smaller households



Any household looking to downsize and/or find a more affordable option



First-time homebuyers



Communities planning for future growth



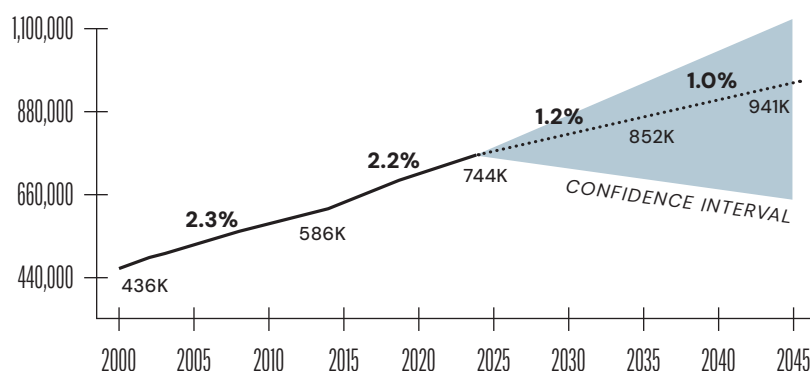
SO WHAT?

- Given low vacancy rates and availability, most of the housing will need to be new construction.
- This does not include current or catch up housing demand.
- Catch up demand represents the housing that hasn't been built yet, despite demand and need.



LARIMER + WELD COMBINED POPULATION

HISTORIC & PROJECTED GROWTH



THE LARIMER + WELD REGION IS PROJECTED TO GROW BY APPROXIMATELY

107,500

RESIDENTS BY 2036

USING A TRADITIONAL HOUSEHOLD SIZE OF 2.5 PEOPLE =

43,000

HOUSEHOLDS WILL NEED HOUSING

THE AVERAGE HOUSEHOLD SIZE IS DECREASING

1980
2.7 PEOPLE

-6%

2024
2.55 PEOPLE

Source: State of Colorado Demography Office, US Census Bureau Decennial Census & American Community Survey, FocusWorks City Solutions

FACTOR 2 ❖ KEY FACTORS SHAPING HOUSING

What We Build Does Not Match What People Need

WHAT THE DATA SHOWS

Much of the housing built in recent decades has been larger, single-family homes, even as household sizes have declined. Yet, the fastest growing demographic in our region is older adults, who have different housing needs than the general population. Smaller households have different housing needs.

WHAT IT MEANS

The housing market is not fully aligned with today's needs. Many households are looking for smaller, more attainable options, but those options are in short supply.

State and local policies limit what can be built and where. Here are some examples that impact our region's ability to respond to this need:

- ◊ Property zoning
- ◊ Building and energy codes
- ◊ Minimum lot requirements
- ◊ Static fees that don't scale to the size of the home (*unintendedly encouraging larger homes to be built*)
- ◊ Laws that allow class-action lawsuits against condo builders

Builders may want to fill this market need, but regulations can make these types of homes hard to build.

This mismatch reduces flexibility in the market. People may stay in homes that no longer fit their needs, while others struggle to find an entry point.

WHO THIS IMPACTS

Young adults entering the housing market



Older adults looking to downsize



Smaller households



Workforce households



SO WHAT?

- ◊ When right-sized, attainable housing is limited, households are pushed into larger or more expensive homes, increasing demand for scarce options and putting upward pressure on prices.
- ◊ With fewer starter homes and attainable ownership options, households have limited pathways into homeownership, slowing movement across the housing system and making it harder to find a better fit.
- ◊ As supply remains constrained, many residents make housing decisions based on what is available or affordable, rather than what best fits their needs, life stage, or goals.

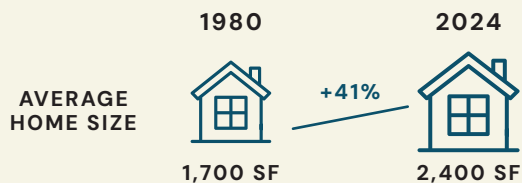


THERE IS A HOUSING MISALIGNMENT

Sources: U.S. Census Bureau, American Community Survey, National Association of Realtors, Colorado State Demography Office (SDO), Redfin, Common Sense Institute

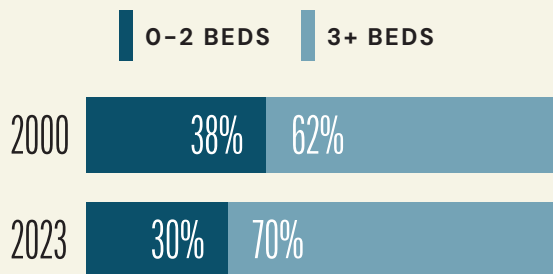
HOUSING SHIFTS

THE AVERAGE HOME SIZE HAS INCREASED



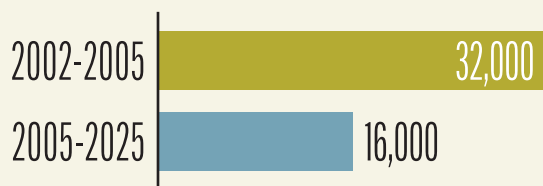
SHARE OF 0-2 BEDROOM UNITS

AS % OF TOTAL HOUSING STOCK



CONDO CONSTRUCTION

DRAMATICALLY DECREASED IN COLORADO FROM 2002 THROUGH 2025

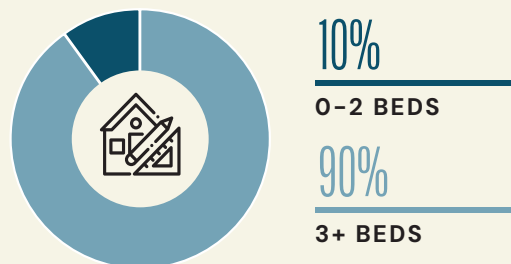


THE NUMBER OF ACTIVE CONDO DEVELOPERS IN COLORADO DROPPED FROM 146 IN 2007 TO 13 IN 2025. **THAT'S A 95% DECLINE.**

Source: Common Sense Institute

NEW CONSTRUCTION

HOMES BUILT IN THE PAST 5 YEARS



FACTOR 3 ❖ KEY FACTORS SHAPING HOUSING

The Affordability Gap is Widening



WHAT THE DATA SHOWS

How wide is the gap between what households can afford and what’s available in Larimer and Weld Counties? The news is bad.

- ❖ Larimer County is the most mismatched county in Colorado: nearly 80% of Larimer households can’t afford the homes available.
- ❖ Weld County also ranks in the top 10 counties for mismatched home prices and incomes. 65.5% of Weld households can’t afford the homes available.

Source: Common Sense Institute Colorado, Colorado’s Housing Affordability Mismatch (2025)

WHAT IT MEANS

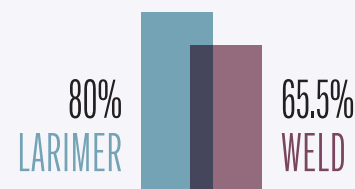
The relationship between what people earn and the cost of housing has shifted. What was once attainable for many households is now increasingly out of reach.

This is not driven by a single factor, but by a combination of rising home prices, increasing rents, and broader economic conditions.

A MARKET MISMATCH

UNAFFORDABILITY

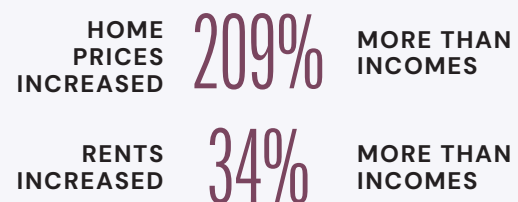
PERCENTAGE OF HOUSEHOLDS THAT CAN’T AFFORD THE HOMES AVAILABLE



Source: Common Sense Institute Colorado, Colorado’s Housing Affordability Mismatch (2025)

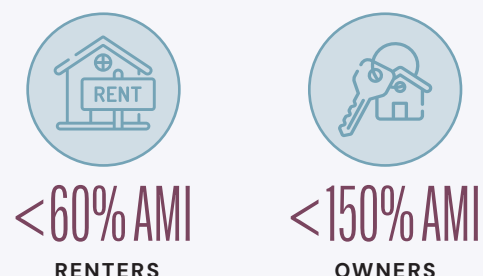
OUT OF REACH

2015–2025



MOST LIKELY TO FEEL THE GAP

HOUSEHOLDS IN THE REGION MOST LIKELY TO HAVE AN AFFORDABILITY GAP



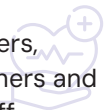


WHO THIS IMPACTS

Low and middle-income households



Essential workers, including teachers and healthcare staff



First-time homebuyers

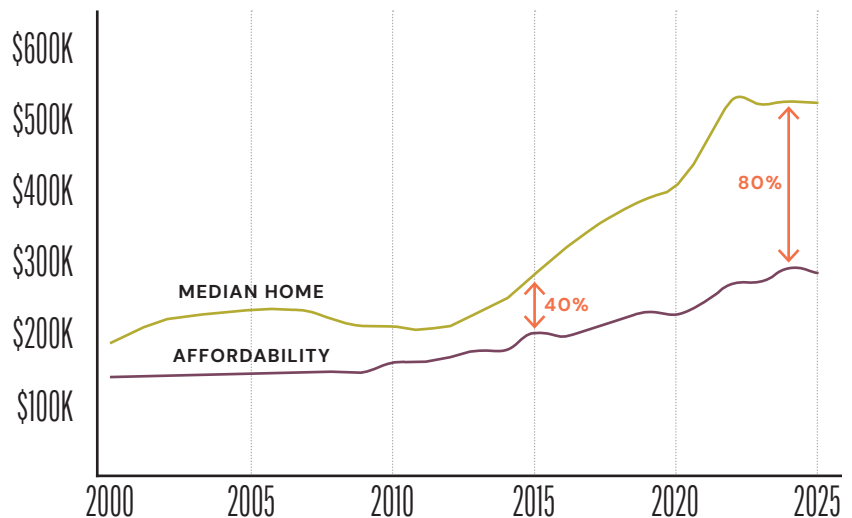


Renters hoping to transition into homeownership



THE AFFORDABILITY GAP IS WIDENING

LARIMER + WELD AFFORDABILITY GAP



SO WHAT?

- ◊ Even households with stable jobs and strong ties to the community are finding fewer options within their budget, making it harder to stay, or plan for the future.
- ◊ Whether people rent or own a home, paying more of their income on housing costs makes families less able to weather unexpected expenses such as vehicle accidents or repairs, medical treatments, and missed work.
- ◊ We have to change how we approach housing to retain and grow our workforce, support economic sustainability, and keep our neighbors who make our communities run.

FACTOR 4 ❖ KEY FACTORS SHAPING HOUSING

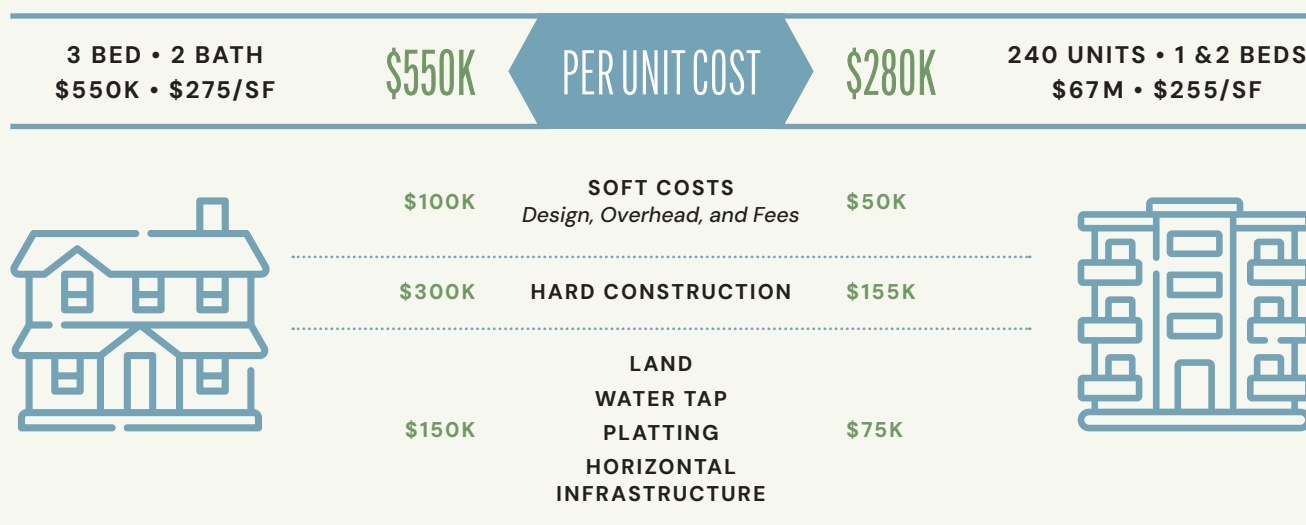
Development Costs & Processes are Limiting What Can Be Built

KEY BARRIERS IN DEVELOPMENT

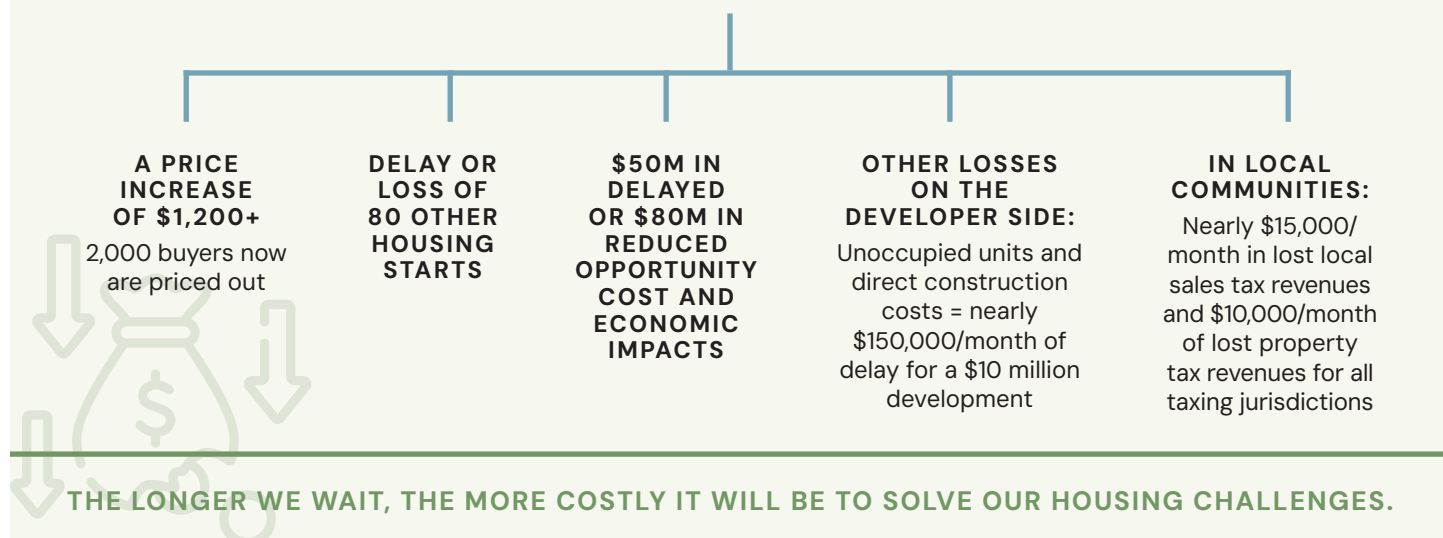
Source: FocusWorks City Solutions; Denver University's "The Cost of Delay: Evaluating the Income and Entitlement Ineffectiveness on Housing Affordability and Development Feasibility", Oct. 2025

WHAT DOES IT TAKE TO BUILD HOUSING?

THESE ARE EXAMPLE COSTS AND CAN VARY BY JURISDICTION



A ONE MONTH DELAY IN CONSTRUCTION =





IN 2015, A SINGLE-FAMILY HOME COST

\$300,000

TO BUILD THAT SAME HOUSE NOW, IT WOULD COST

\$450,000

Does not include the increases in land, water, and development fee costs

WHAT THE DATA SHOWS

Rising construction costs – land, water taps, impact and permit fees, materials, labor, infrastructure, and borrowing costs – make it harder than ever to deliver even moderately-priced housing. Inconsistent development timelines and review processes can also add significant time and cost.

Even modest delays have compounding impacts, increasing project costs and reducing the number of homes that ultimately get built, while also impacting how many households can afford the housing that is being built.

Regulations and development processes, even well-intentioned policy continue to elevate timelines and costs.

“WE’VE REGULATED OURSELVES INTO UNAFFORDABILITY.”

– **Landon Hoover,**
Hartford
Homes,
Northern
Colorado



Units built as affordable housing can sunset or have that designation removed over time. For every two new affordable units built in Colorado, one affordable unit is lost: preserving existing affordable units is critical to meeting our affordable housing need. Preserving naturally occurring affordable housing, such as deed restricted or mobile homes, assist in retaining affordable inventory.

WHO THIS IMPACTS

Builders and developers



Local communities



Renters and homebuyers



Employers seeking workers



WHAT IT MEANS

Housing development has become more complex and more expensive.

A range of factors, including construction costs, labor availability, financing conditions, and regulatory processes, can influence what gets built and at what price point.

Together, these conditions can make it more difficult to deliver housing that is attainable for a broader range of households.

SO WHAT?

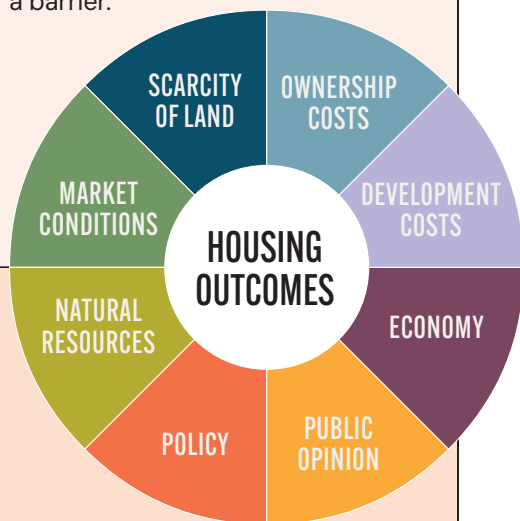
- ◇ The market is demanding affordability, but many barriers exist that prevent developers from meeting the need.

FACTOR 5 ❖ KEY FACTORS SHAPING HOUSING

Policy, Land Use, and Community Factors Shape What is Possible

HOUSING OUTCOMES

Policy is critical for not only ensuring residents have access to safe housing but also allowing more affordable and different types of housing. As our community faces a crossroads, each jurisdiction needs to consider whether their policy promotes affordability or acts as a barrier.



“Facing persistent and vocal neighborhood opposition, the city of Loveland’s Development Services withdrew its contentious proposal to rezone four properties on the historic west end of the city’s downtown ...”

– BizWest (2023)

WHAT THE DATA SHOWS

Housing outcomes are influenced by local, state, and federal policies, land use decisions, community preferences, and regulatory processes.

These factors interact with market conditions to shape what housing is built, where it is built, and how long it takes.

There has been substantial work at the state and local levels to address housing challenges, including:

- ❖ Voter approved funding for new debt, grants, and down-payment assistance programs
- ❖ Removing restrictions on Accessory Dwelling Units (ADU’s) and missing middle typologies
- ❖ Streamlining the development review and proposal processes
- ❖ Tenant protections
- ❖ And others

This work has accelerated and increased affordable housing production, while also bringing the challenges of implementing housing-supportive policies to the forefront of public discourse.

WHAT IT MEANS

Well-intended policies can also introduce complexity, adding time, cost, and uncertainty to the development process.

WHO THIS IMPACTS

Communities across the region



Policymakers and planners



Private sector partners



Residents and households



HOUSING DEVELOPMENT IS COMPLEX

Municipalities must balance safety, land use, and policy decisions that shape housing outcomes.



HOUSING IS A COMMUNITY CONVERSATION WITH REAL TRADEOFFS

Across Northern Colorado, housing has moved to the forefront of local decision-making, bringing increased attention to land use, development, and community growth. While many communities are exploring and implementing policy changes to expand housing options, these efforts often intersect with strong community perspectives about density, neighborhood character, and the pace of change. In some cases, citizen-led initiatives have challenged or reversed proposed policies, underscoring both the importance of local voice and the difficulty of reaching alignment.

These dynamics highlight a central reality: addressing housing needs is not just a technical challenge, but a community conversation. Making meaningful progress will require continued engagement, trust-building, and a willingness to work through tradeoffs together, and we hope this report can serve as a catalyst for productive community conversations about both the need and the types of changes required.

“Voters in Berthoud rejected a zoning ordinance Tuesday and approved restrictions on housing density, reshaping the future of the proposed 81-home Revere development at U.S. Highway 287 and Mountain Avenue.”

– BizWest (2026)

SO WHAT?

- ♦ The housing we see in our communities is the result of many interconnected decisions. Aligning policy, process, and community priorities is essential to expanding housing options and improving affordability.

POLICY / LAND USE IS STILL CATCHING UP & OPPOSITION IS REAL

Many new state and local policies have been created to address housing challenges including voter-approved funding for new debt, down-payment assistance, grant programs, and removing restrictions on ADU's and missing middle home types.

2023–PRESENT

5 NEW FUNDING POLICIES



5 POLICIES THAT BOOST SUPPLY



2 POLICIES PRIORITIZING PRESERVATION



4 RENTER PROTECTION POLICIES & OTHER



Source: FocusWorks City Solutions

“Preserve Fort Collins, the group that successfully mounted a petition drive earlier this year that forced the Fort Collins City Council to repeal a massive change in the city's land-use code that allowed for increased housing density and virtually abolished single-family zoning, is again pursuing a voter-led repeal of the revised changes.”

– BizWest (2023)



What Will It Take?

There is a need for all types of housing at all price points. As our communities have grown, we were focused on growth, just trying to keep up in any way possible, and it worked for a while, but we are no longer meeting the needs of our communities.

WHAT TYPES OF HOUSING DOES OUR REGION NEED?

CURRENT NEEDS

OUR REGION NEEDS TO BALANCE THE MARKET, ADDRESS SUPPLY CONSTRAINTS, AND CATCH UP TO CURRENT DEMAND.

2,800 RENTALS + **3,600 FOR SALE**
Highest need for units priced below 60% of AMI, or \$1,556/month
Highest need for units priced below 150% AMI or \$490,000

6,400 UNITS

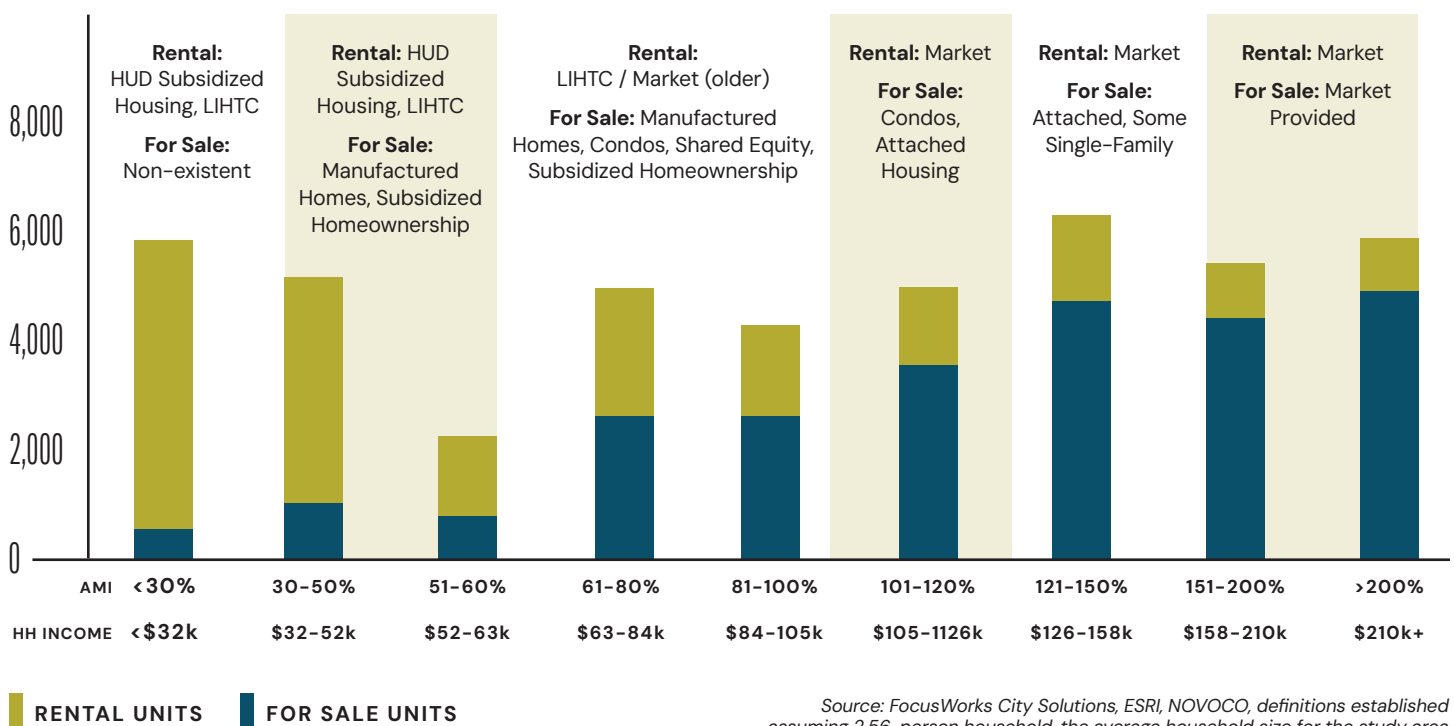


OVER THE NEXT 10 YEARS

47,500 UNITS **20,500 RENTALS / 27,000 FOR SALE**

Source: FocusWorks City Solutions

CURRENT & FUTURE DEMAND 2026-2036



HOUSING TYPES THE REGION NEEDS 2026-2036

OWNER RENTER

SINGLE-FAMILY DETACHED
23,500 units



DUPLEX/ATTACHED
8,800 units



SMALL MULTI-FAMILY
4,100 units (3-9)



MEDIUM MULTI-FAMILY
4,000 units (10-49)



LARGE MULTI-FAMILY
7,130 units (50+)



TRENDS

71% OF RENTAL DEMAND IS FOR HOUSING THAT IS AFFORDABLE AT 80% AMI OR LESS.

62% OF FOR-SALE DEMAND IS FOR HOUSING THAT IS AFFORDABLE AT 150% AMI OR LESS.

OVER HALF OF THE PEOPLE LOOKING FOR HOUSING EARN LESS THAN THE MEDIAN INCOME.

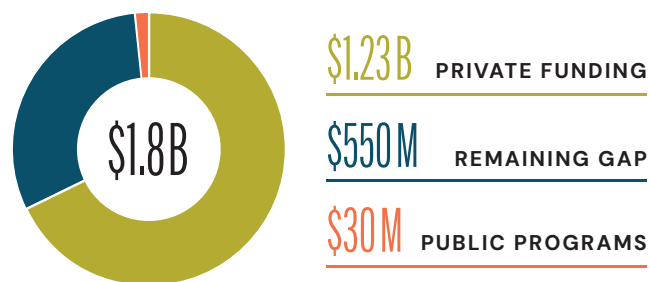
Sources: FocusWorks City Solutions, Colorado Housing Finance Authority, Colorado State Demographic Office, American Community Survey



THE SCALE OF INVESTMENT

HOW MUCH WILL IT COST TO MEET DEMAND?

Meeting projected housing demand across Larimer and Weld Counties will require an estimated \$1.8 billion in total investment annually over 10 years, or about \$18 billion overall in today's dollars.



While these numbers are significant, they reflect the scale of growth and demand in the region, as well as the challenge of providing affordable and moderately-priced housing. There is not a single funding source or solution that will solve the problem. This is what it will take to build homes that are affordable for Northern Coloradans.

Unlocking the level of capital needed depends on having the right conditions in place, conditions that support feasibility, reduce risk, and enable a broader range of housing types.

Public funding and philanthropic investment play an important role in this system, not by replacing private capital, but by helping to align it, fill critical gaps, and accelerate progress where it might not otherwise occur. **This is a path the NoCo Foundation is leaning into.**

Moving Forward Together

The data throughout this report point to a clear reality: the current housing system is not producing the range of options Northern Colorado needs today or will need in the future. We are at a crossroads, and time is of the essence.

Addressing this challenge will take more than incremental change. It will require coordinated effort, sustained investment, and a shared willingness to approach housing in new ways.

Delivering different housing products and programs such as, more condo development, smaller unit sizes, density increases, and gap funding tools will chip away at the challenge, but only if we allow it.

→|← ALIGNING THE SYSTEM

Housing outcomes are shaped by interconnected systems that work together. As the data show, challenges related to cost, supply, and access are not driven by a single factor, but by the interaction of many.

This creates an opportunity to look at housing more holistically.

Progress will depend on continued alignment across:

- ♦ **Policy:** Local and state approaches to land use, zoning, and development processes
- ♦ **Capital:** Access to financing, gap funding, and innovative investment tools
- ♦ **Legal:** Addressing ongoing, historic condo construction litigation and reduction of condo supply
- ♦ **Coordination:** Collaboration across jurisdictions, sectors, and stakeholders

Efforts that bring these elements into closer alignment will create a more supportive environment for housing development– one that better enables the development community to meet the needs of the region.

Photo Credit: City of Fort Collins



“Food, shelter, and clothing are the three basics of life – and three keys to a vibrant, healthy community. Without an affordable place to live:

- ♦ *Our schools start closing because young families can’t afford to live here.*
- ♦ *Employers stop hiring (or leave) because their employees can’t afford to live here.*
- ♦ *Traffic increases with commuters traveling to our city as a job site.*

The question isn’t whether we are smart enough to maintain a vibrant, healthy, and affordable community, it’s only a question of our will and commitment. We can do this!”

– Larry Kendall,
Founder of The Group, Inc.
Real Estate, author of *Ninja Selling*, and philanthropist



✓ THE IMPORTANCE OF ACTING EARLY

- ◇ One consistent theme in the data is that timing matters.
- ◇ As construction costs rise and affordability gaps widen, the range of available options becomes more limited over time.
- ◇ Acting earlier can help preserve flexibility, reduce long-term costs, and create more opportunities for thoughtful, proactive solutions.



"Changing the housing system isn't easy, but when we bring committed people together, we can create solutions that lead to real, lasting change. I'm continually inspired by the partners across our region who are stepping up and working together to address this challenge."

– **Brooke Cunningham,**
Regional Housing Officer,
NoCo Foundation



Photo Credit: Town of Johnstown

💡 A SHARED OPPORTUNITY

While the housing challenge is complex, there is substantial opportunity to innovate, collaborate, and be creative.

Northern Colorado has a strong foundation, growing communities, engaged partners, and a track record of collaboration. Building on these strengths can help support a more coordinated and effective response.

The path forward will not be defined by a single decision or initiative, but by a series of choices made over time, about how to invest, how to collaborate, and how to align around shared goals.

NORTHERN COLORADO HOUSING ROADMAP

Where do you see yourself on this journey?
We can do this together!

BE CANDID ABOUT WHAT IS WORKING AND WHAT ISN'T

UNDERSTAND THE BARRIERS AND REMOVE THEM

EXPAND COMMUNITY CONVERSATIONS

ALIGN POLICY

OPTIMIZE LAND USE

SCALE FUNDING

Dedicated to Ideas, Impact, and Solutions



The NoCo Foundation is leading a region-wide effort on behalf of the community to work on systems-level change.

Go to our housing website to learn more and learn how you can engage.

As demonstrated by this report, housing is shaped by many interconnected systems and influenced by a wide range of stakeholders. No single organization can address this challenge alone. Progress depends on how well partners across sectors are able to align, share information, and work toward common goals.

In recent years, the Foundation has taken steps to better understand where it can be most effective in supporting this work.

This includes:

- ◊ Investing in research and data to help build a shared understanding of housing conditions across the region.
- ◊ Convening partners from the public, private, and nonprofit sectors to explore opportunities for collaboration.
- ◊ Launching the NoCo Housing Fund to provide down payment assistance and low-interest rate loans to housing projects.
- ◊ Hiring a Regional Housing Officer to help lead and coordinate this work.

The Foundation's approach is grounded in a belief that sustainable change happens when systems are better connected, when data is shared, perspectives are included, and efforts are aligned.

AN INVITATION TO ENGAGE

Housing in Northern Colorado is both a shared challenge and a shared opportunity.

This report offers a clearer picture of current conditions across the region. What comes next will be shaped by how communities, organizations, and individuals choose to engage with that understanding.

There is a role for many partners in this work – local governments, employers, developers, nonprofits, and community members. Each brings important perspective, and continued collaboration will be essential to making progress over time.

This report is intended to serve as a resource:

- ◊ To inform decisions
- ◊ To support community conversations
- ◊ To provide a shared foundation for ongoing work

Moving forward will take time, coordination, and a willingness to continue learning and adapting. Northern Colorado has a strong history of working across sectors and communities, an approach that can help support the path ahead.

The opportunity is not defined by any one action, but by how we move forward—together.

RESOURCES

This report does not contain all the data and facets of our housing supply issues, challenges, or opportunities. If you would like more data, we highly encourage you to dig deeper through these excellent resources.

- ◊ [At Home in Greeley Housing Needs Assessment](#)
- ◊ [Colorado's Housing Affordability Crisis 2025](#)
- ◊ [Common Sense](#)
- ◊ [Larimer County Housing Report](#)
- ◊ [Town of Eaton](#)
- ◊ [Weld County](#)
- ◊ [Wellington Housing](#)

SCAN THE
QR CODE TO SEE
ALL RESOURCES





THANK YOU REPORT SPONSORS



THANK YOU REPORT TEAM

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Scan the QR code to
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[www.nocofoundation.org/
noco-housing-initiative](http://www.nocofoundation.org/noco-housing-initiative)



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Board of Trustees Meeting

Date: August 25, 2026

Subject: Xcel Energy - Public Safety Power Shut Offs and Wildfire Mitigation

- **Presentation: Hans Rodvik, Area Manager - Community Relations and Local Government Affairs**

EXECUTIVE SUMMARY

The purpose of this item is to provide the Board of Trustees with an update from Xcel Energy regarding wildfire mitigation efforts, Public Safety Power Shutoffs (PSPS), Enhanced Powerline Safety Settings (EPSS), and lessons learned from recent high-wind events in Northern Colorado. Hans Rodvik, Northern Colorado Area Manager for Community & Local Government Affairs, will provide the presentation.

BACKGROUND / DISCUSSION

Xcel Energy continues to implement its Colorado Wildfire Mitigation Plan, which includes system maintenance and upgrades, vegetation management, advanced technology, community outreach, and operational measures such as EPSS and PSPS. Xcel's 2025–2027 plan includes approximately \$1.9 billion in approved wildfire mitigation investments, with the majority directed toward system resiliency.

EPSS allows power lines to remain energized during periods of elevated wildfire risk while using more sensitive protection settings. This can result in more frequent or longer outages because lines must be inspected before service is restored. PSPS is considered a tool of last resort and involves proactively shutting off power in targeted areas when extreme wildfire conditions are present.

The presentation will also review the January 2026 wind event. Wellington was initially included within the area being considered for a PSPS but was removed from the PSPS scope on January 14. The final PSPS affected approximately 9,000 customers elsewhere in Northern Colorado. Xcel will discuss lessons learned from the event, including improvements needed in outage maps, estimated restoration times, customer notifications, and overall public awareness and preparedness for extended outages.

CONNECTION WITH ADOPTED MASTER PLANS

2025-2029 Strategic Plan - Proactively maintain and improve utilities, streets, and built environment.

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

N/A

MOTION RECOMMENDATION

This item is informational only. No formal Board action is requested.

ATTACHMENTS

1. Xcel_Update to Town of Wellington 8.25.26

PSPS EVENTS & WIND STORMS

Town of Wellington – 8/25/26

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



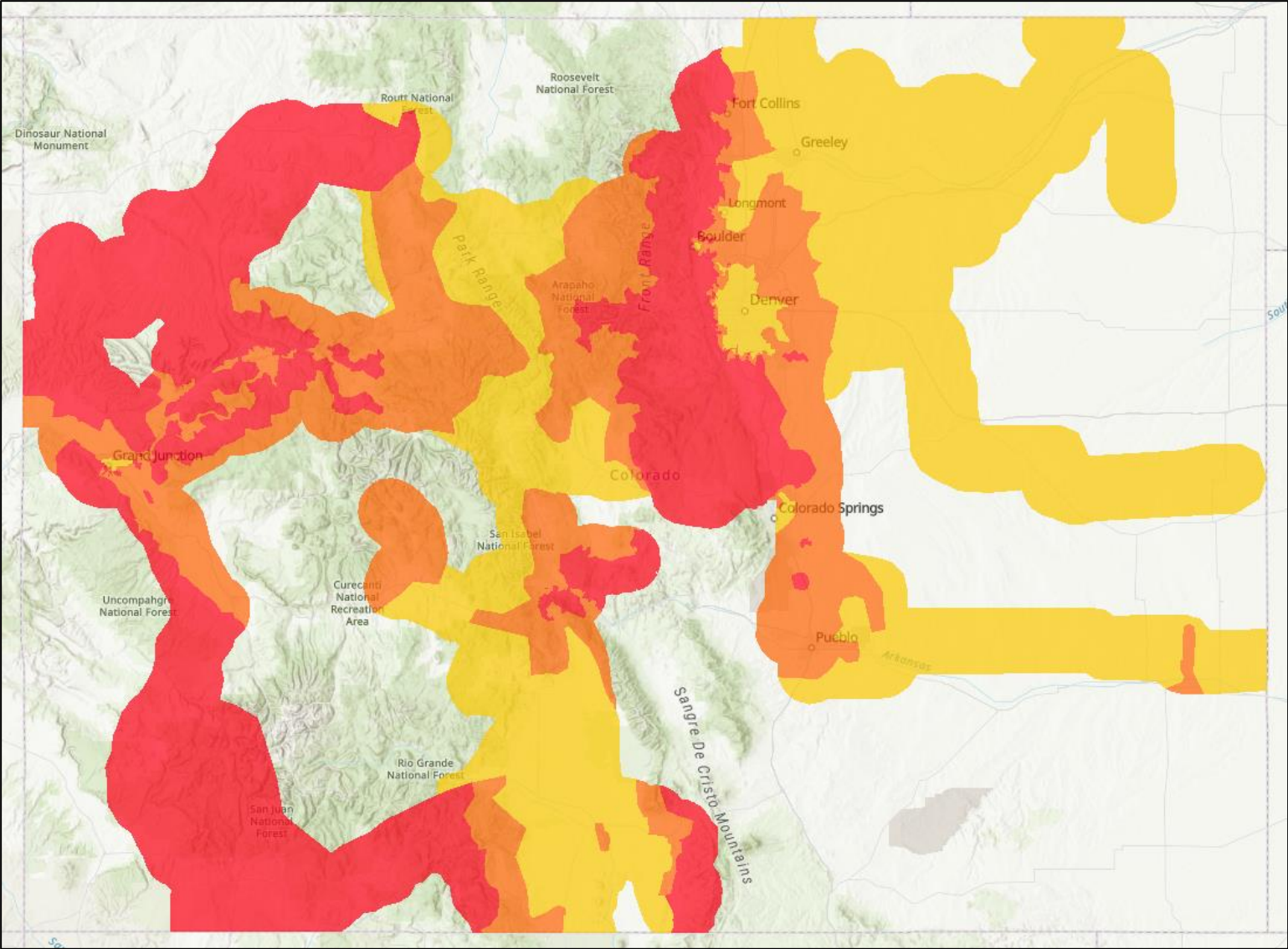


WILDFIRE MITIGATION EFFORTS

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



WILDFIRE RISK IN COLORADO



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

Color	Tier
	Tier 1
	Tier 2
	Tier 3

Tier	Description
Tier 1	Areas with significant human development and/or surfaces resistant to fire.
Tier 2	Areas where wildfire may cause significant damage to human infrastructure due to fuel continuity and terrain.
Tier 3	Areas where wildfire will likely rapidly become large, destructive or catastrophic events due to fuel continuity and population density.

2025 – 2027 WILDFIRE MITIGATION PLAN OVERVIEW

REDUCING WILDFIRE RISK WHILE PROMOTING RESILIENCY

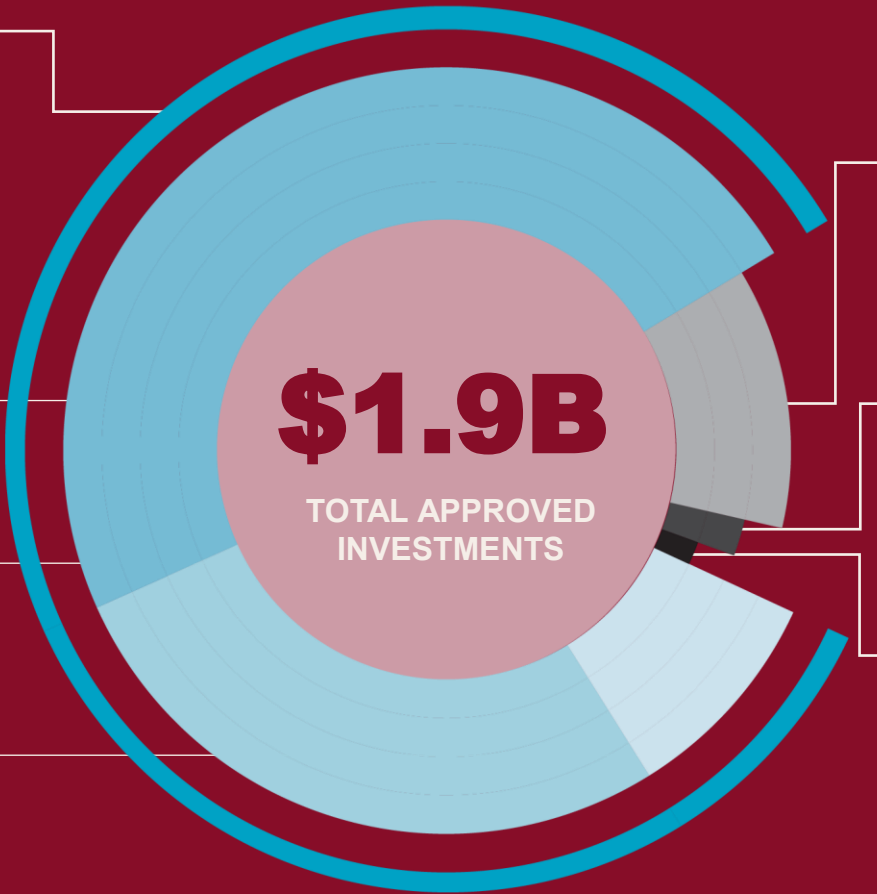
82.7%

System
Resiliency
\$1.56 billion

57%
Pole Remediation
Efforts
\$897 million

32%
Power Line Related
Improvements
\$496 million

11%
Vegetation
Management
and Tech Services
\$175 million



\$1.9B
TOTAL APPROVED
INVESTMENTS

11.5%

Operational
Mitigations
\$217 million

1.3%

Customer &
Other Support
\$24 million

4.5%

Situational
Awareness
\$50 million



**System
Resiliency**

50
miles of underground
power lines

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



**Operational
Mitigations**

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



**Situational
Awareness**

3x
the number of AI-enabled
wildfire monitoring
cameras

29,000
non-traditional fault
detection
sensors deployed

WILDFIRE MITIGATION PROGRAM OVERVIEW



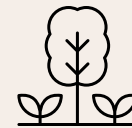
System Maintenance and Upgrades

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



Preventative Measures

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



Vegetation Management

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



First Responder & Community Outreach

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



Advanced Technologies

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

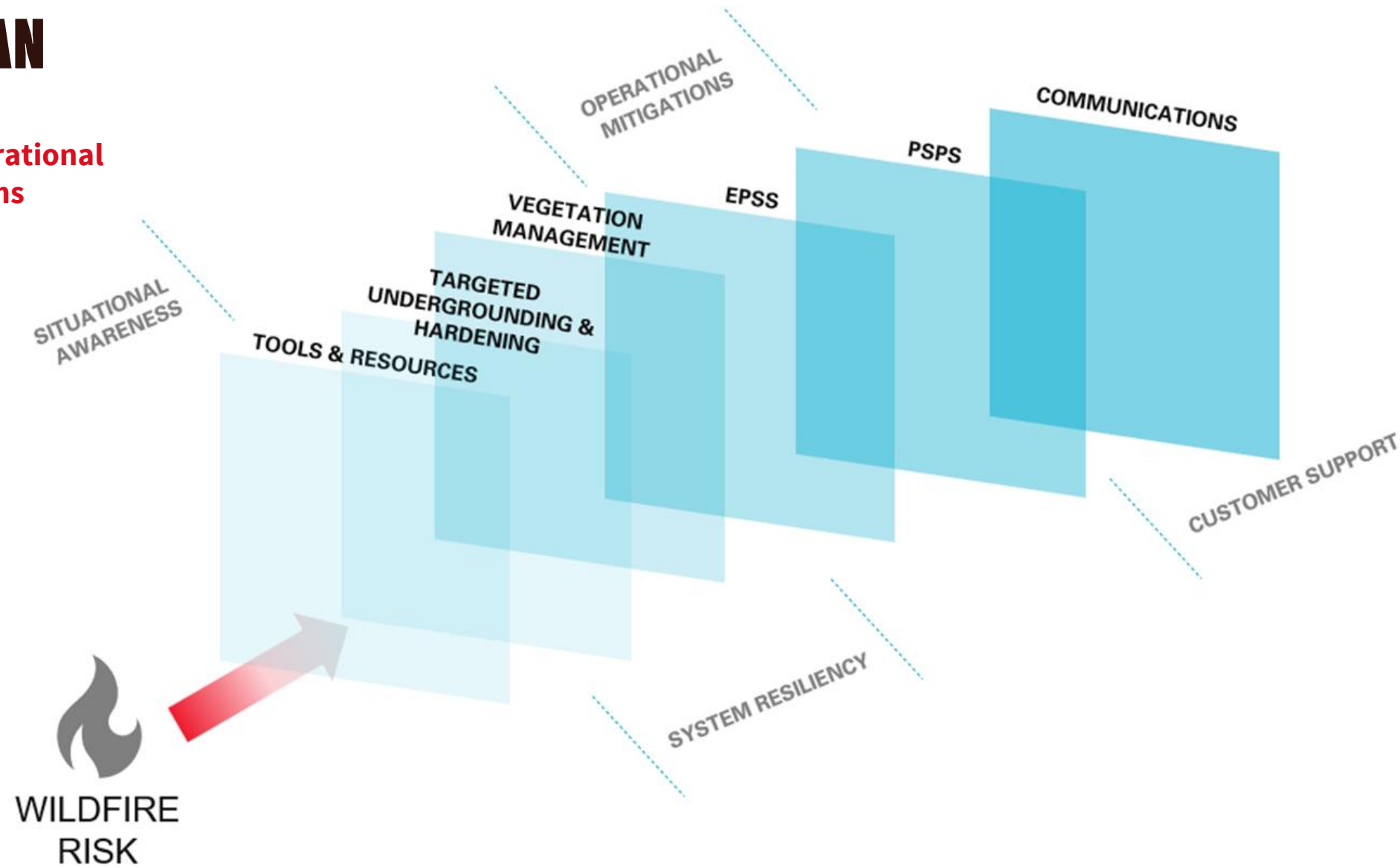


Safety and Preparedness

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

COLORADO WILDFIRE MITIGATION PLAN

Multiple layers of defense including physical and operational wildfire mitigation programs



REDUCING WILDFIRE RISK IN OUR COMMUNITIES



ENTERPRISE COMMAND CENTER

Monitors wildfire
conditions and
supports event
response

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



UNDERGROUNDING

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



SAFETY AND PREPAREDNESS

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

SUBSTATION



LiDAR

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



WILDFIRE DETECTION CAMERAS

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



WEATHER DATA

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



DRONE INSPECTIONS

Inspecting the electric system
to identify equipment
needing repair



COMMUNITY OUTREACH

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



ENHANCED POWERLINE SAFETY SETTINGS

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



VEGETATION MANAGEMENT



Pole brushing



SYSTEM HARDENING

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



LEARN MORE AT

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

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

ONGOING COLORADO WILDFIRE MITIGATION WORK

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

In 2024 alone, these measures included:



8,337

**DISTRIBUTION
POLES
REPLACED**



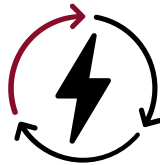
18,740

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



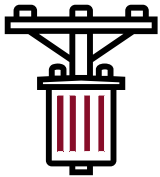
345

**PRIORITY
REPAIRS
ON TRANSMISSION
EQUIPMENT**



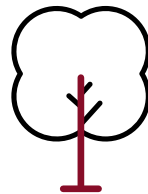
2,832

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



18

**SUBSTATION
PROTECTION
RELAYS INSTALLED**



108%

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



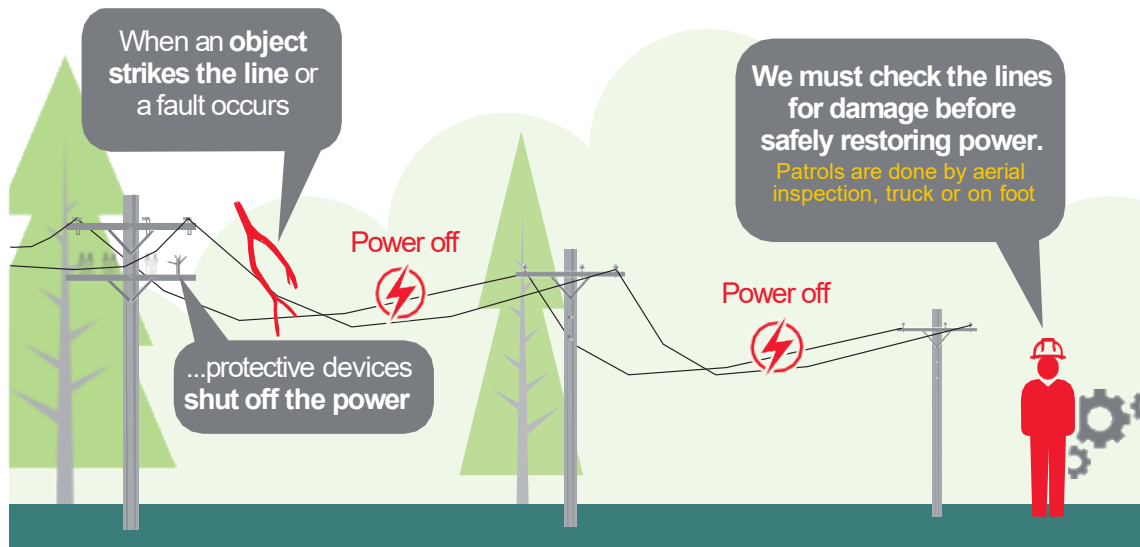
REDUCING OPERATIONAL RISK AND GETTING TO “GO”

Explaining EPSS and PPS



EPSS IS A PROVEN WILDFIRE MITIGATION TOOL

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



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

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

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

PSPS IS A TOOL OF LAST RESORT

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



Extreme Wind Speed

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



Low Relative Humidity

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



Low Fuel Moisture

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

COMPARING EPSS AND PSPS

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

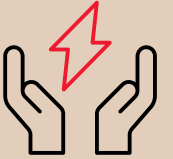
ENHANCED POWERLINE SAFETY SETTINGS (EPSS)



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

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

PUBLIC SAFETY POWER SHUTOFFS (PSPS)



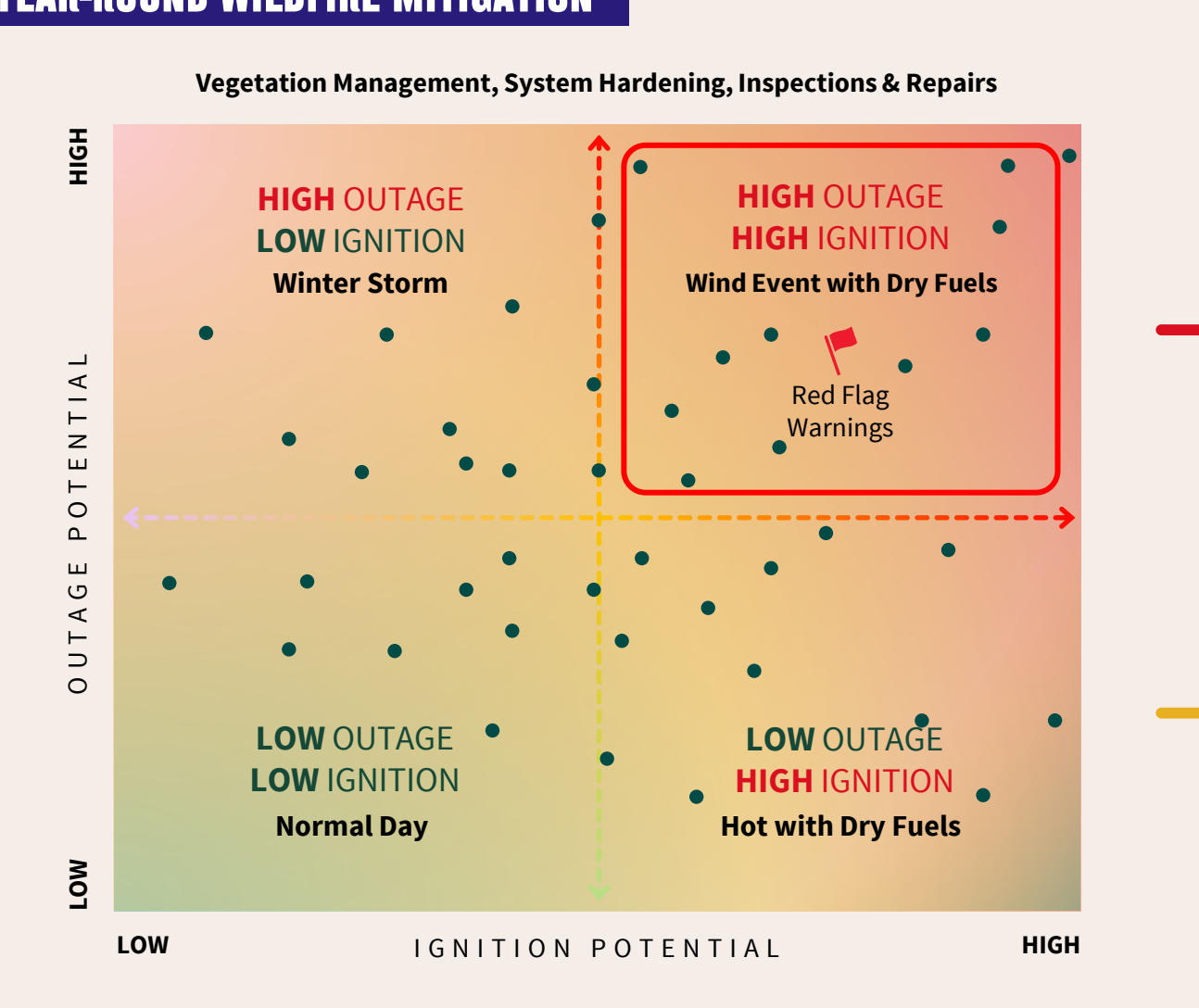
PSPS is a risk reduction strategy in which we temporarily turn off electricity to customers in targeted areas during extreme or critical wildfire risk conditions.

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

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

OPERATIONAL MITIGATIONS: EPSS & PSPS

YEAR-ROUND WILDFIRE MITIGATION

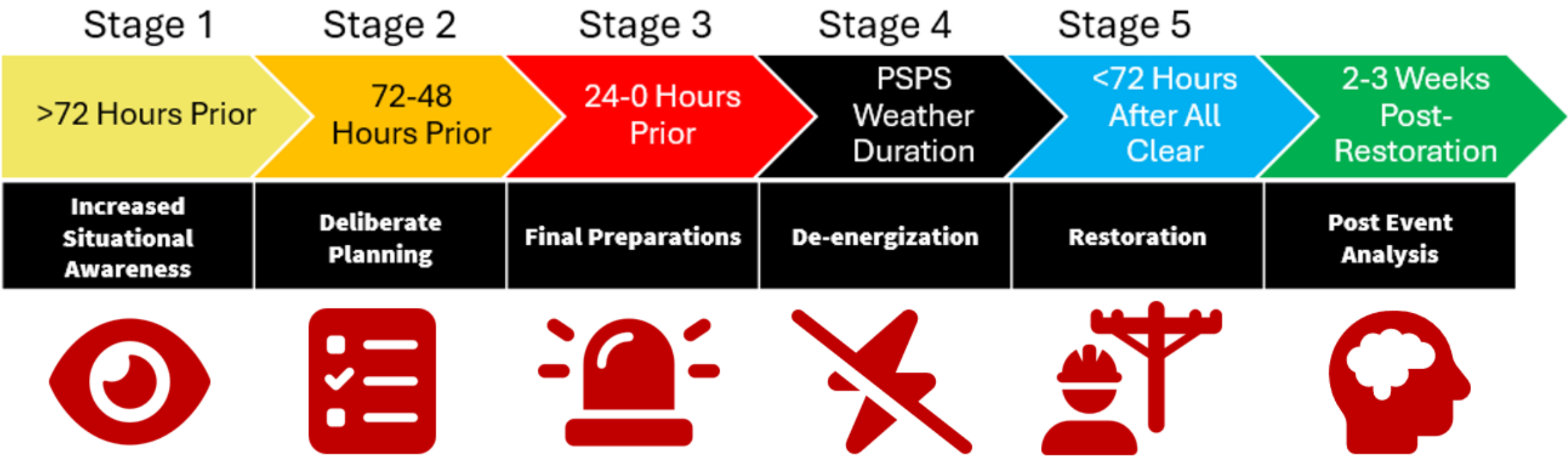


WEATHER-DRIVEN RESPONSE

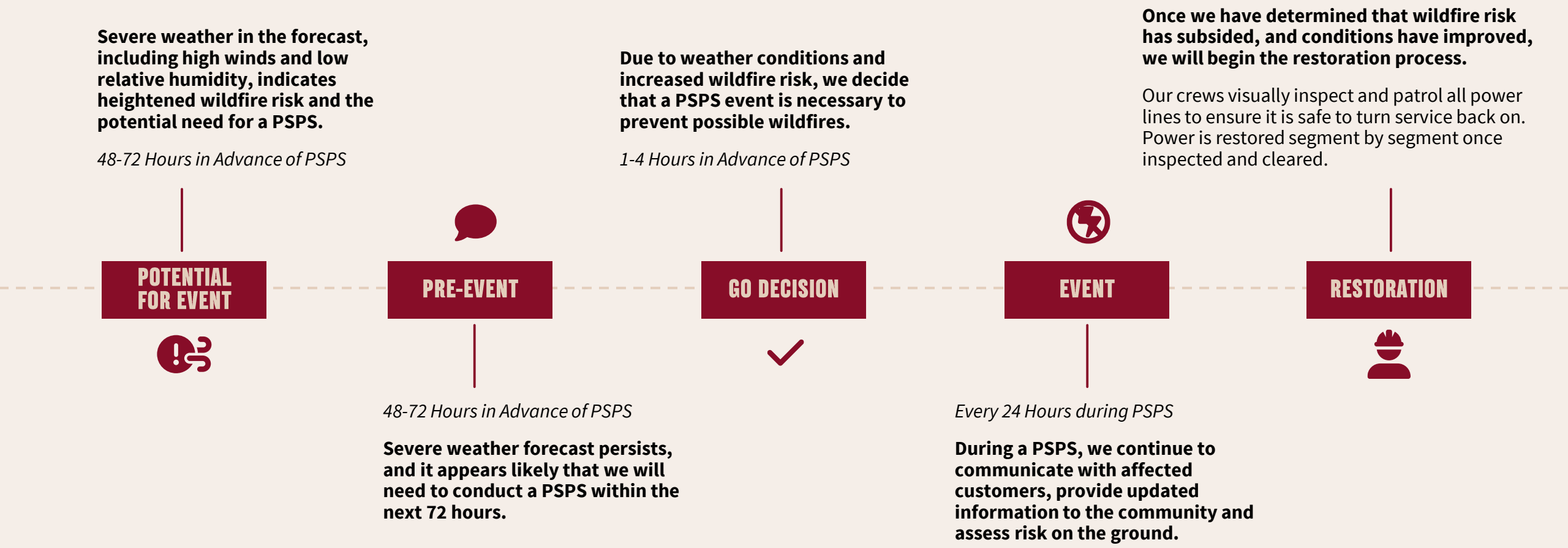


EVENT PROCESS

How the company approaches and performs a PSPS



PSPS COMMUNICATIONS PLAYBOOK



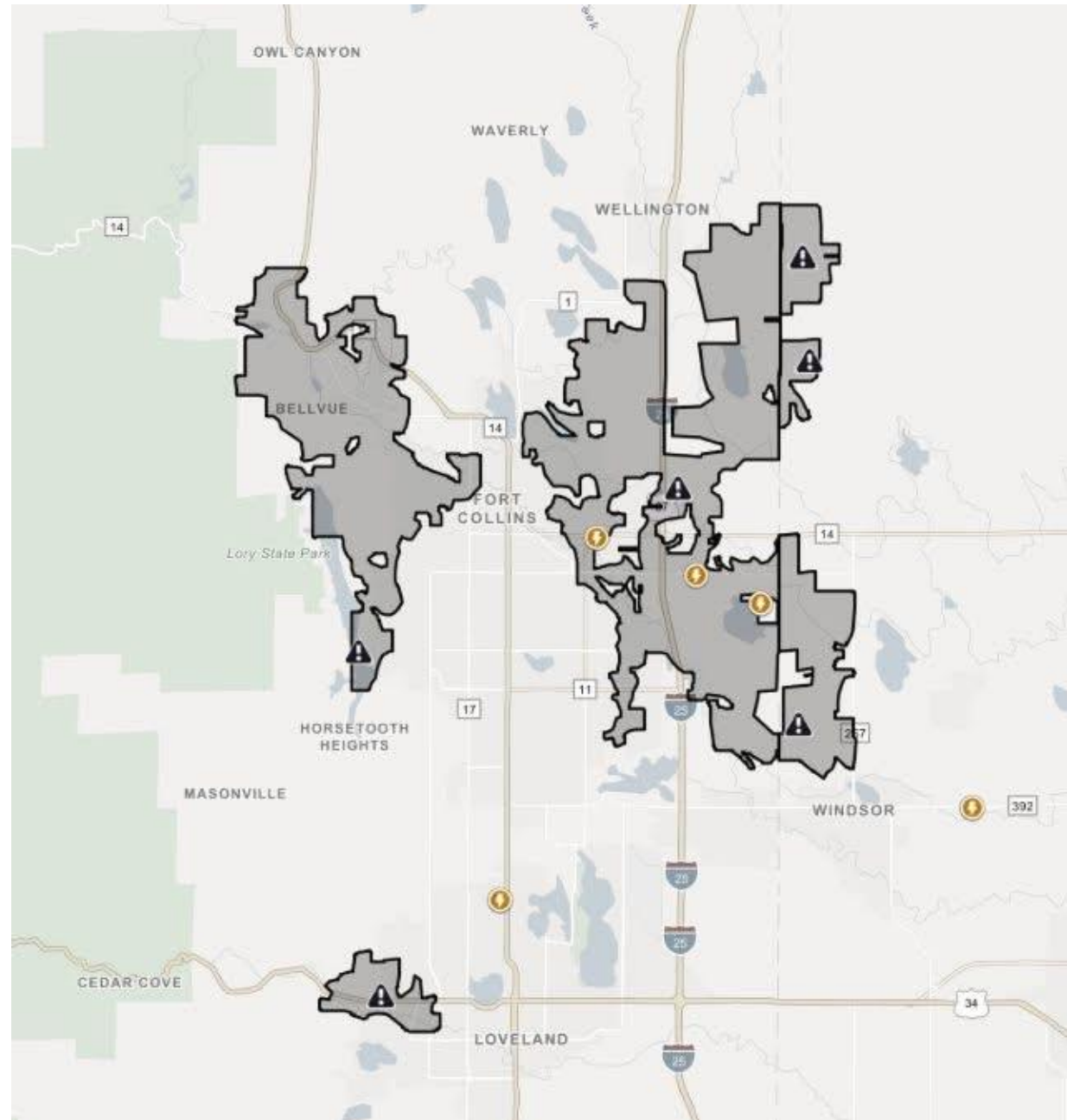


PSPS EVENT JANUARY 16, 26



PSPS SCOPE JANUARY 16

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



METEOROLOGY FORECASTS AND RECORDED WIND

National Weather Service criteria of Red Flag Warnings

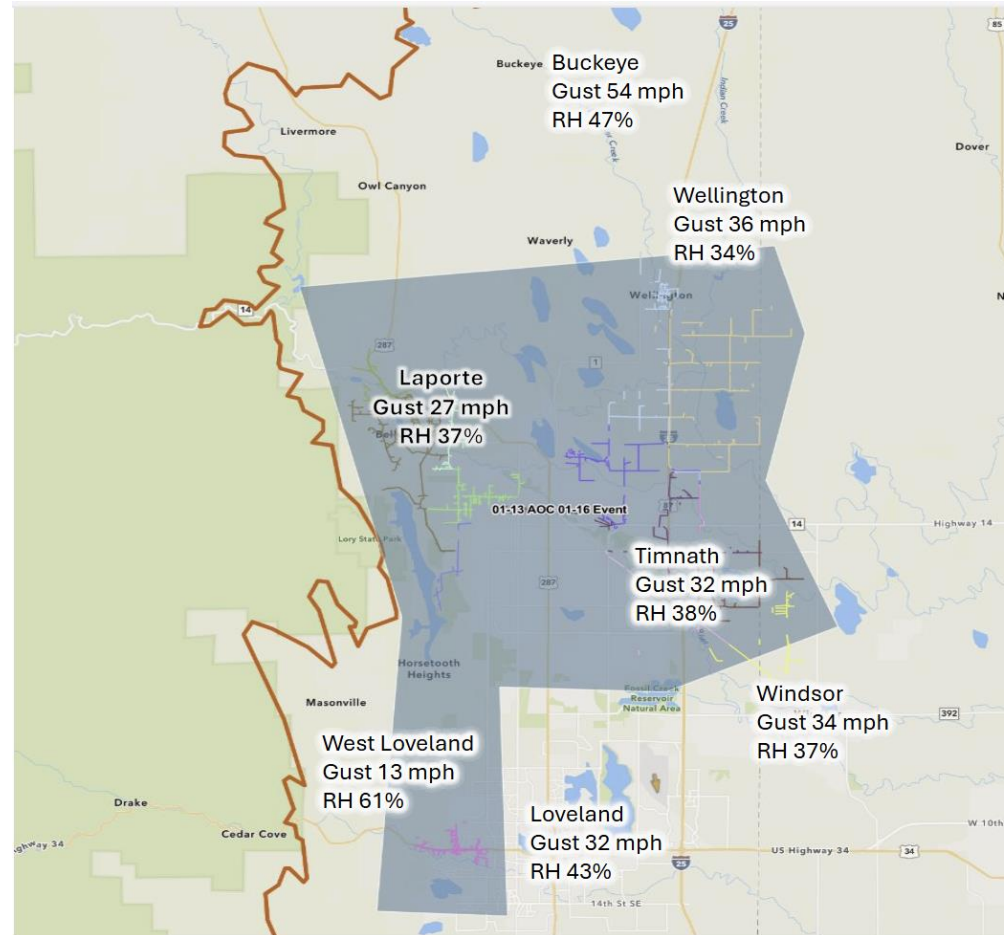
- Relative humidity of **15% or less**
- Sustained surface winds, or frequent gusts, of **25 mph or greater**
- Both conditions must occur simultaneously for at least 3 hours in a 12 hour period

Xcel Energy's criteria for PSPS

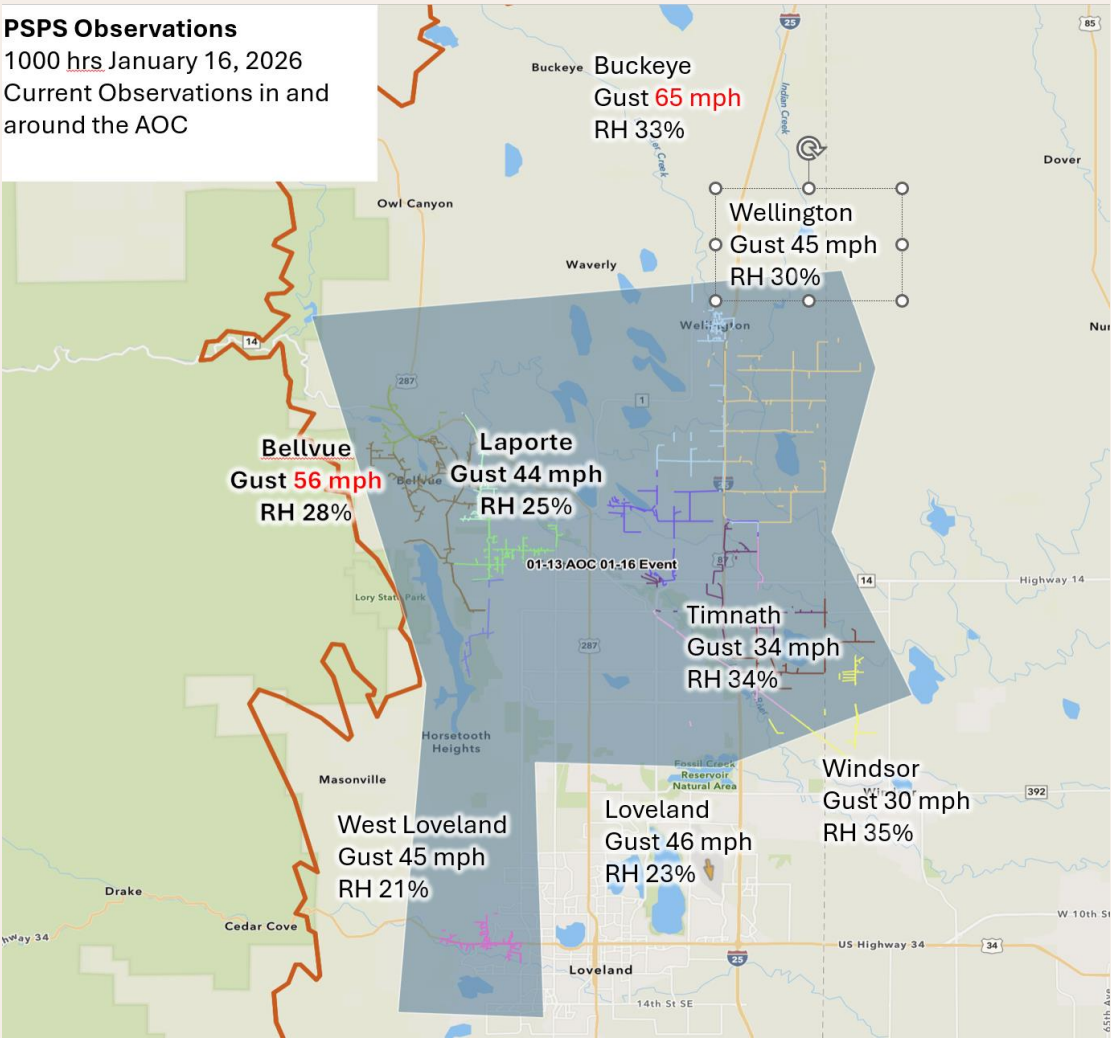
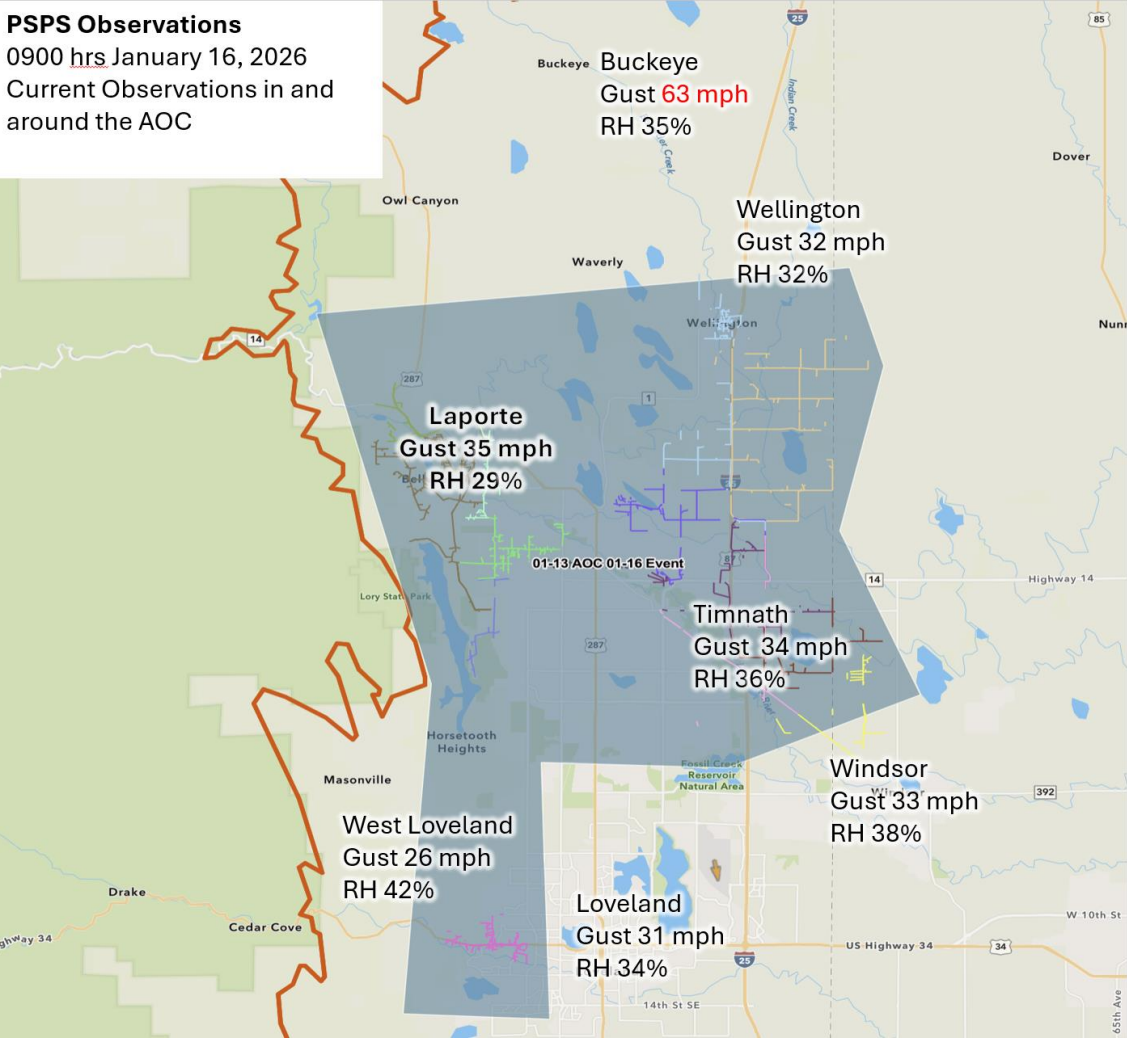
- Wind speeds must be greater or equal to the 99th percentile of historic recorded winds
- Low relative humidity
- Low fuel / vegetation moisture

Weather conditions on January 16

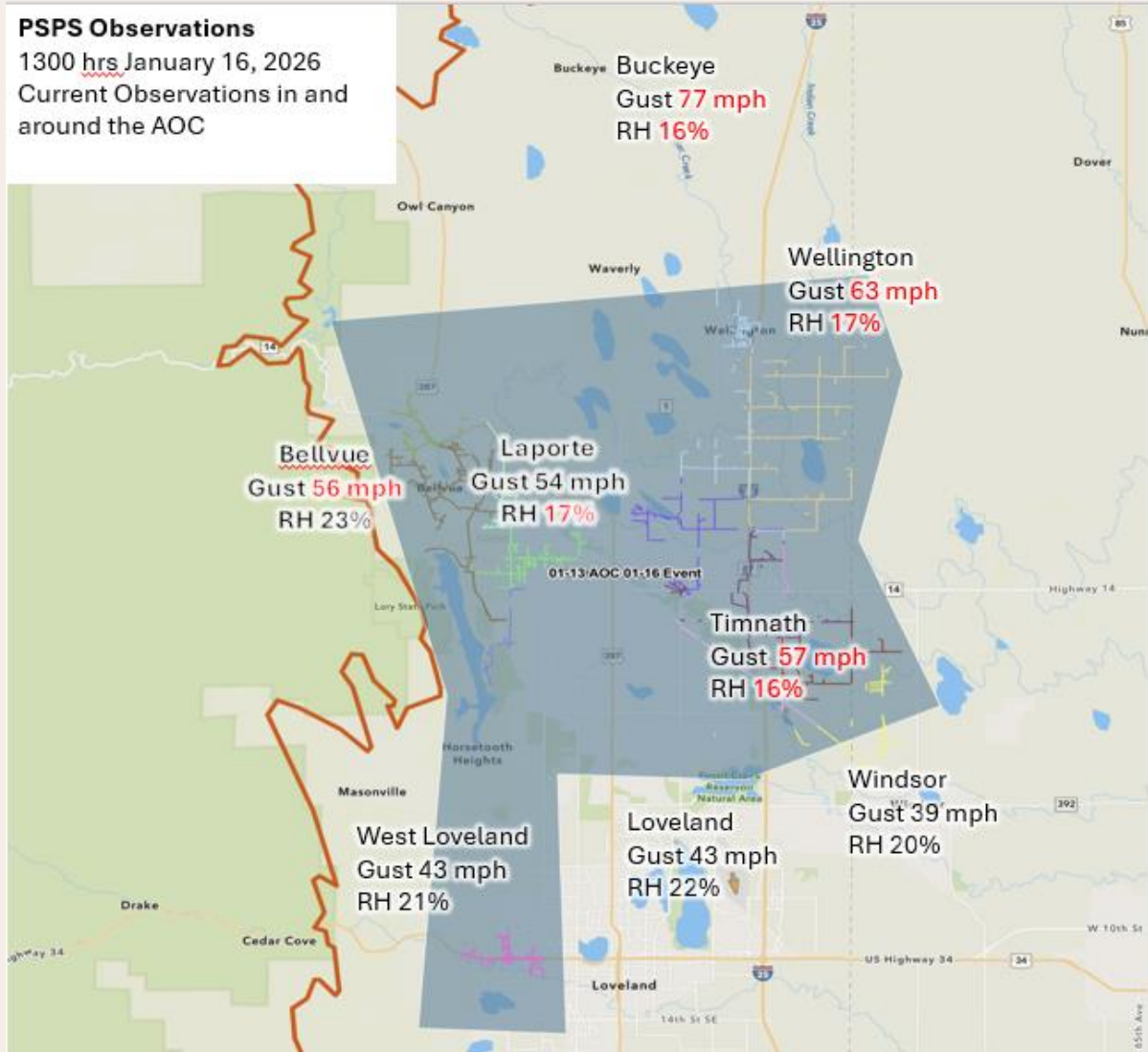
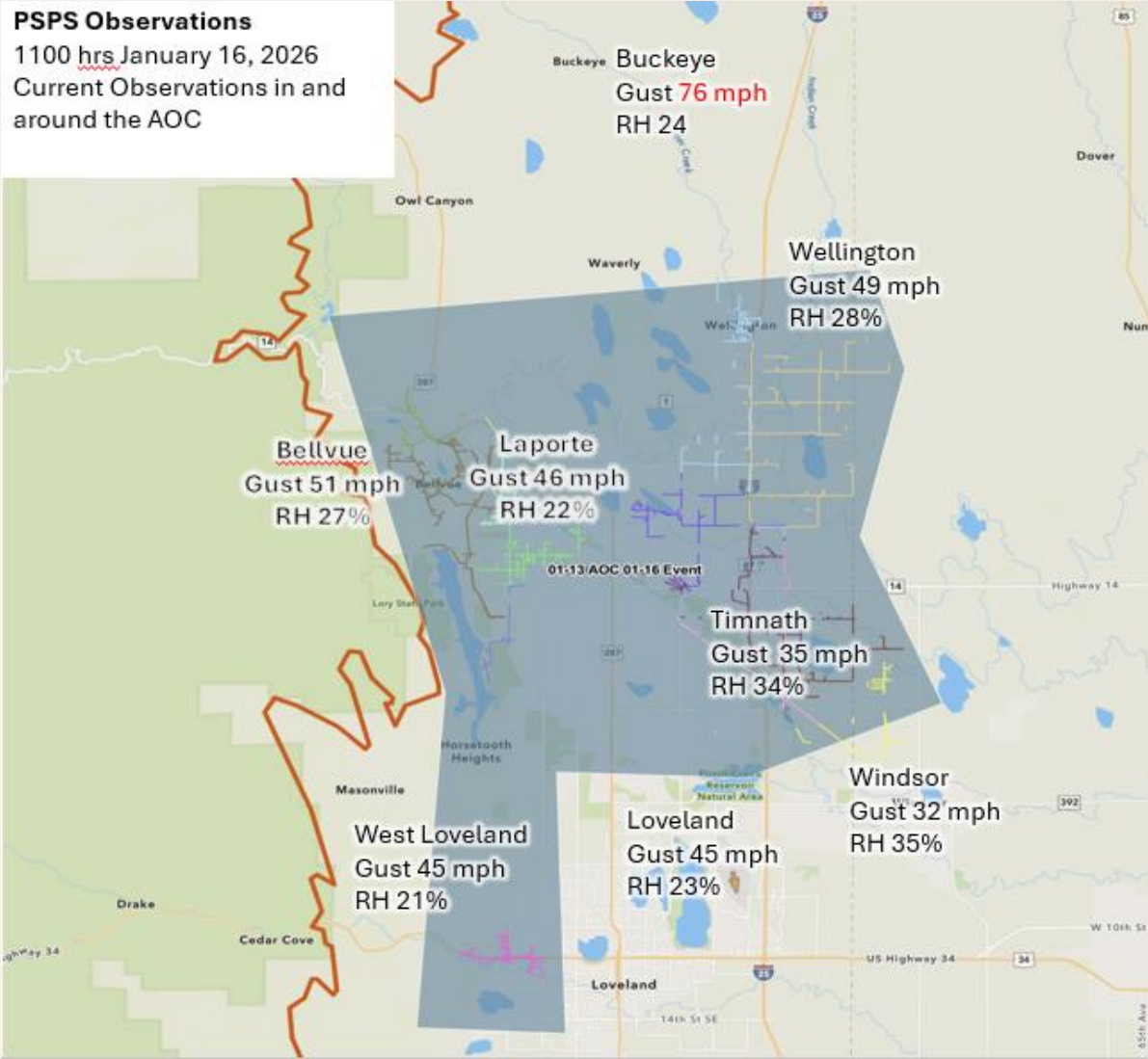
- 7:00am - 1/16/26



WEATHER CONDITIONS ON JANUARY 16

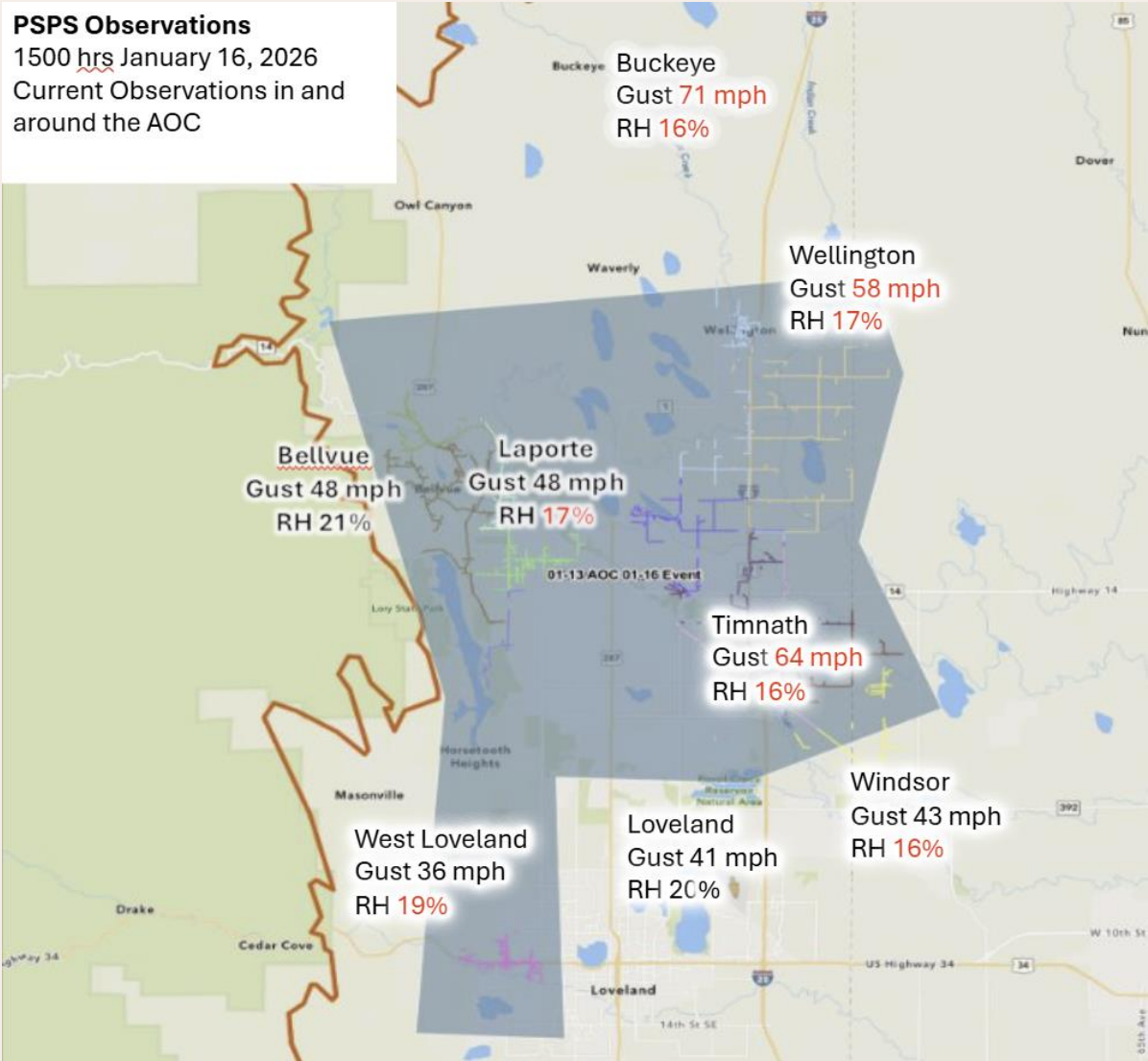


WEATHER CONDITIONS ON JANUARY 16

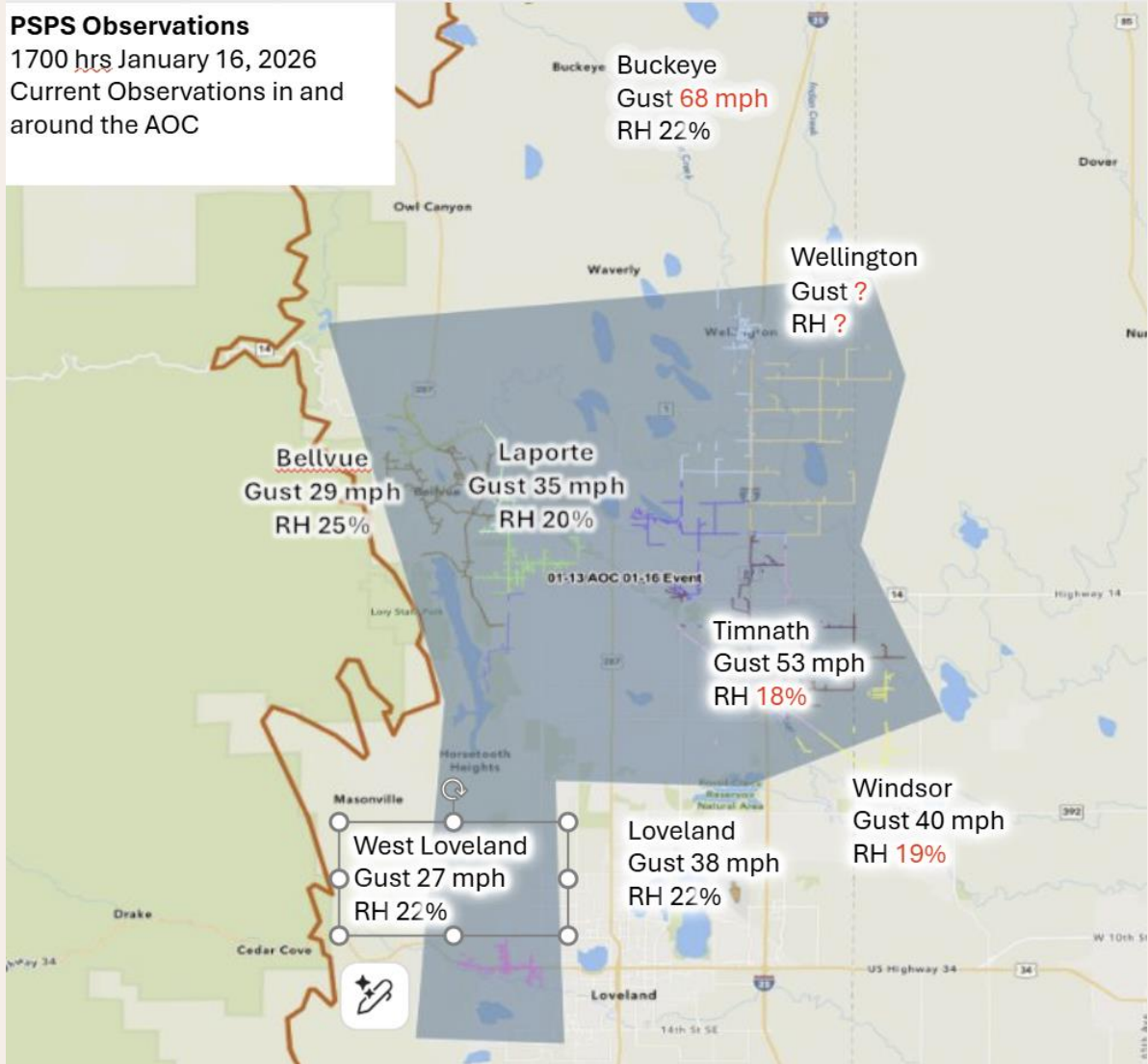


WEATHER CONDITIONS ON JANUARY 16

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



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





RESTORATION



MATERIAL CONSUMPTION OVERVIEW

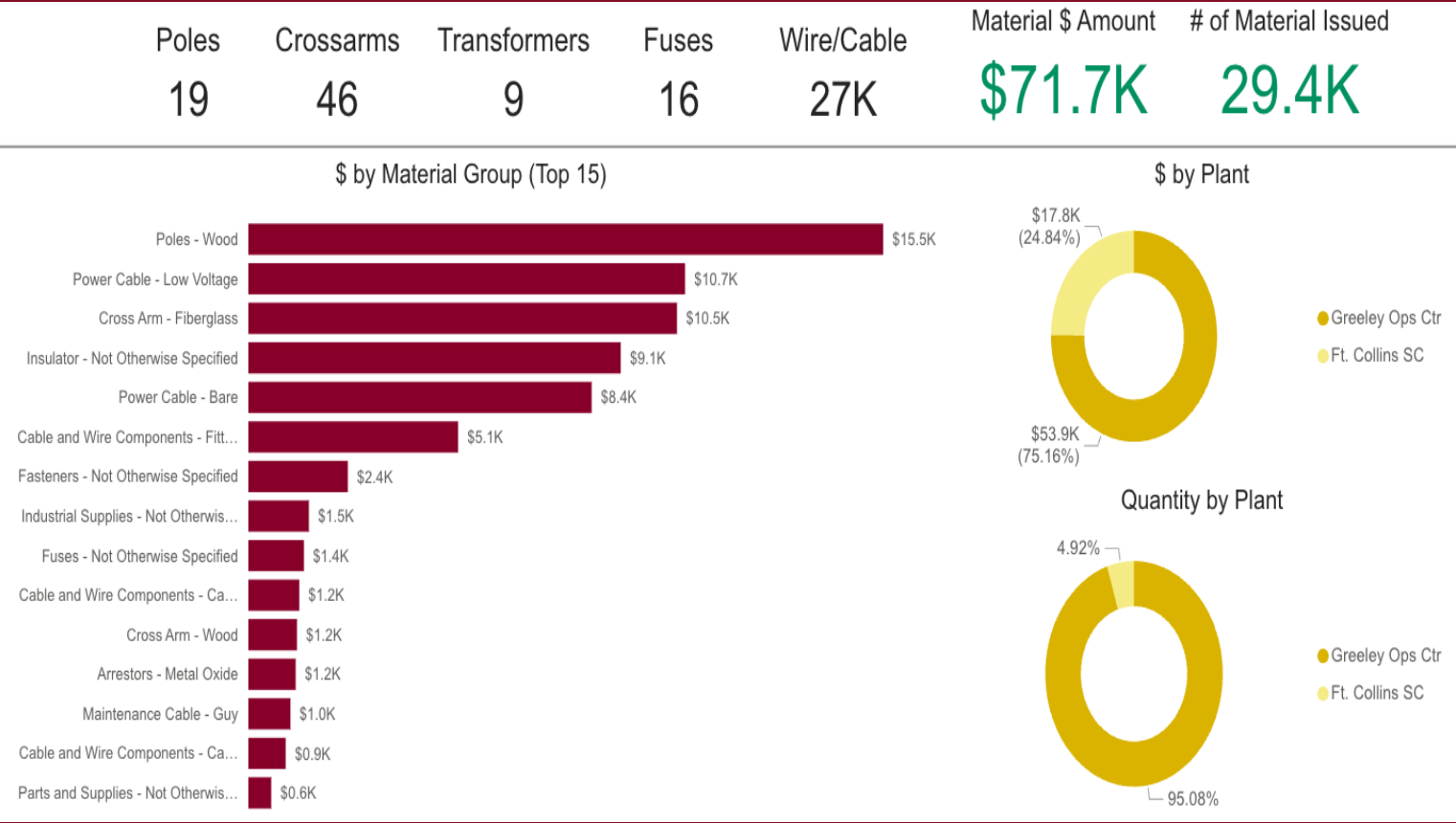
Key Insights

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

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

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

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



EXECUTIVE COMPARISON TABLE

2026 PSPS PERFORMANCE VS. HISTORICAL EVENT AVERAGES

Final Bold Insight

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

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

MATERIAL CONSUMPTION

FT. COLLINS

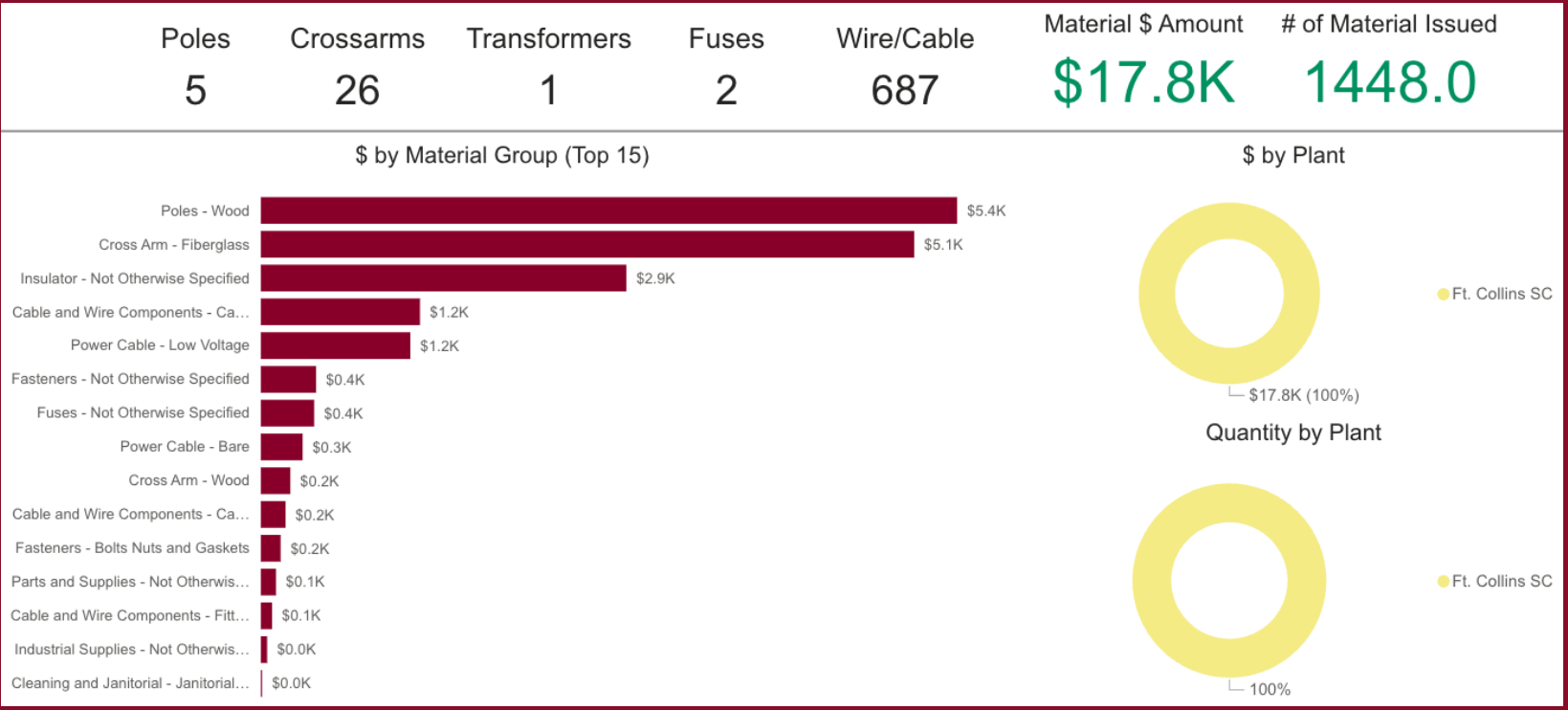
The High-Value Surgical Response
Fort Collins typically maintains a lower physical footprint in major events, and 2026 followed this trend but with a "surgical" high-cost profile.

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

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

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

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





LESSONS LEARNED



XCEL ENERGY AFTER ACTION PLAN

What went well

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

Where we can improve

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



PREPARING FOR OUTAGES

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

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

Building a Home Emergency Kit

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

Medical and Food Considerations

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





Board of Trustees Meeting

Date: August 25, 2026
Subject: August 11, 2026 Board of Trustees Meeting Minutes

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

EXECUTIVE SUMMARY

Attached are the August 11, 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 August 11, 2026 Board of Trustees Meeting Minute.

ATTACHMENTS

1. 2026-08-11 Meeting Minutes



BOARD OF TRUSTEES
August 11, 2026
6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

Regular Meeting Minutes

A. CALL TO ORDER

Mayor Dailey called the meeting to order at 6:30 pm.

1. Pledge of Allegiance
Mayor Dailey led the pledge of allegiance.
2. Roll Call
The Clerk noted quorum with the roll call below:
Blackstone – Present
Moore – Present
Moyer- Present Virtually
Barret – Present
Cannon- Present
Mason – Present
Dailey – Present
3. Amendments to Agenda
There were no amendments to the agenda.
4. Conflict of Interest
There were no conflicts of interest on the agenda.

B. COMMUNITY PARTICIPATION

1. Public Comment

Richard Seaworth spoke to water and being reliant on Lake 3 and asked for the Board to look at options for water.

C. PRESENTATION

1. Economic Development Incentive Policy Framework

Elizabeth Magargel, Business Development Manager, presented a draft incentive policy framework, noted an incentive can support the diversification of the tax base and provide transparency on potential incentives that may be offered.

The Incentive Policy Framework was discussed, Ms. Magargel spoke to the various types of incentives possible, and consideration of various district improvements as an incentive. The Board asked how the process would work, which Ms. Magargel noted businesses' ask when they're

looking at the Town for what the incentive policy is, and staff plans to proactively reach out to businesses.

The Board noted the public benefit should match what the incentive is, and utility concerns should be a consideration. A Downtown Development Authority was requested to be included. Clarification on the threshold for the incentive came from, which was noted to be based on the Town's financial policies.

Using these incentives for commercial incentives as opposed to residential was noted to be a desire, and it was noted that incentives related to tap fees may not be supported by the Board. Fast-tracking options, and specific thresholds based off of certain criteria, to note that an option is eligible and would be strongly considered if those criteria was met, were asked to be added in.

Clarification regarding funds was asked for, which Ms. Magargel noted the current phrase is a deferral or payment plan, so it would most likely be used in a situation where a builder is a speculative development- which would be more of a shift of when the cash is due. The Board provided general direction that a waiver would not be the favored option.

The Board provided general direction that the policy would be applied to commercial development.

D. CONSENT AGENDA

1. July 14, 2026 Board Meeting Minutes
2. July 28, 2026 Meeting Minutes
3. Resolution No. 31-2026: Adoption of the Bylaws of the Board of Trustees

Mayor Pro Tem Mason moved to approve the consent agenda

Trustee Moyer seconded and the motion passed.

E. ACTION ITEMS

1. Resolution No. 25-2026 - A Resolution of the Town of Wellington Setting the Compensation for the Municipal Court Judge

Judge Teresa Ablao expressed thanks for reappointment in April 2026 and noted the request would bring the salary to comparable to other jurisdictions, with the previous raise done in 2019.

The Board asked for clarification that the Judge's time of service, which was noted to be 26 years.

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

Trustee Cannon moved to approve Resolution No. 25-2026, a Resolution of the Town of Wellington Setting the Compensation for the Municipal Court Judge

Trustee Blackstone seconded and the motion passed.

2. Resolution No. 32-2026: Board of Trustee Proclamation Policy

Patti Garcia, Town Administrator, spoke to the previous Board meeting and the Board's request to include Pride Month, which was noted to be updated in the proposed policy.

Mayor Dailey opened public comment.

David Wiegand spoke to the Pride Month Proclamation.

Karla Briddle spoke to the Pride Month Proclamation.

The Board discussed the Pride Month Proclamation.

Trustee Barrett moved to approve Resolution No. 32-2026, a Board of Trustee Proclamation Policy

Trustee Blackstone seconded and the motion passed.

NO VOTES: Cannon, Mason, Dailey

3. Resolution No. 33-2026 - A Resolution Authorizing Participation in the 2026 Coordinated Election and Approving the Intergovernmental Agreement for the 2026 Coordinated Election Between the Town of Wellington and Larimer County

Hannah Hill, Town Clerk, presented the resolution and noted the July 24, 2026 Board meeting, where the intent to place a ballot issue on the November 3, 2026 election.

The Board asked for clarification on funding, which was noted that the town budgets on a fund level, and the election line account is under the General Fund which does have adequate funding for any overage for this item.

Trustee Blackstone moved to approve Resolution No. 33-2026 A Resolution Authorizing Participation in the 2026 Coordinated Election and Approving the Intergovernmental Agreement for the 2026 Coordinated Election Between the Town of Wellington and Larimer County

Trustee Barrett seconded and the motion passed.

4. Resolution No. 34-2026 - A Resolution by the Town of Wellington, Colorado Adopting Highland Cemetery Rules and Regulations

Ms. Hill noted the previous presentation of the proposed rules and reviewed updated language as requested by the Board.

The Board discussed temporary decorations and the appeals or exemption process. The Board requested clarification on what the proposed appeal process would and what items would be able to be appealed. Ms. Hill noted the intent heard from the Board previously was related to the more permanent items, such as vaults and foundations of the memorials.

Trustee Moyer moved to approve Resolution No. 34-2026 - A Resolution by the Town of Wellington, Colorado Adopting Highland Cemetery Rules and Regulations with the following amendments: strike section 11.0.2; replace 11.0.1 replacing the wording "vases containing flowers" to "unattached vases"

Trustee Barrett seconded and the motion failed.

NO VOTES:

Cannon
Moore
Blackstone
Mason

It was noted the temporary decorations portion and the appeal process providing more flexibility to the Town Clerk were desired to be brought back.

Mayor Pro Tem Mason moved to Postpone Resolution No. 34-2026 - A Resolution by the Town of Wellington, Colorado Adopting Highland Cemetery Rules and Regulations

Trustee Blackstone seconded and the motion passed.

5. Ordinance No. 10-2026 - An Ordinance Authorizing the Conveyance of a Portion of Tract D, Sage Meadows Tract D Replat to the Board of Governors of the Colorado State University System for Agricultural Irrigation Well Purposes

Cody Bird, Planning and Building Director, noted the July 28, 2026 meeting where the Board discussed subdivision plats, and the ordinance would convey the land.

Pete Meyer, Vice President of Real Estate for CSU Strata, spoke to appreciation of the partnership.

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

Trustee Barrett moved to approve Ordinance No. 10-2026, an Ordinance Authorizing the Conveyance of a Portion of Tract D, Sage Meadows Tract D Replat to the Board of Governors of the Colorado State University System for Agricultural Irrigation Well Purposes

Trustee Moyer seconded and the motion passed.

F. LIBRARY BOARD

1. Library Board Update

Mayor Dailey recessed the regular meeting and called the Library Board to order at 8:23 pm.

A quorum was noted with the below roll call:

Blackstone – Present
Moore – Present
Moyer- Present Virtually
Barret – Present
Cannon- Present
Mason – Present
Dailey – Present

Ross LaGenèse, Library Director, noted the refreshed lobby, purchased by the Friends of the Library, installed by the Public Works Department. Mr. LaGenese spoke to summer reading programming, AI practices in the library and annual director's conference attendance. It was noted that one library computer is set to be AI free, and research on AI free publications was being done.

The Board asked for clarification on if AI would be able to be accessed at all, which Mr. LaGenese noted there is the option to utilize if desired.

Appreciation for the work of the Library was noted.

Mayor Dailey adjourned the Library Board and reconvened the regular meeting at 8:40 pm.

G. REPORTS

1. Town Attorney

There was no report from the Town Attorney.

2. Town Administrator

Patti Garcia, Town Administrator, noted the Water Education Guides available for the Board if they would like to borrow them from the Front Desk. The August 18, 2026 Work Session with the Larimer County Sheriff's Office regarding the Flock Camera. Two presentations on the August 25th, 2026 meeting were noted.

The Board asked for information on the Water Literate Leaders was asked about, which Ms. Garcia noted she would look into.

3. Staff Communications

Items were included in the packet.

a. Board of Trustees Planning Calendar

b. Utilities Report - June 2026

c. Larimer County Sheriff's Office - July Monthly Report

4. Board Reports

Trustee Blackstone noted the Wellington Housing Authority meeting and discussion on maintenance items. Collaboration between the Town and the Authority to look at potential moves going forward was noted.

Trustee Moore noted Main Street Market is ongoing, and would love to have more volunteers on Fridays.

Trustee Barrett noted a Parks, Recreation, Open Space and Trails (PROST) work session including a guest presentation regarding a possible youth advisory board. The September 19, 2026 Night on the Town Gala supporting the Food Bank was noted.

Trustee Moyer noted the Behavior Health Policy Council has been able to increase grant funding this year.

Mayor Dailey noted discussions with the Chamber, and spoke to the affordable housing news release and spoke to the target audience and noted that the Town is committed to providing more diversity of options of homes.

H. EXECUTIVE SESSION

1. Executive session pursuant to Sec. 24-6-402(4)(b), C.R.S., for purposes of receiving legal advice on specific legal questions related to metropolitan districts.

Mayor Pro Tem Mason moved to recess into executive session pursuant to Sec. 24-6-402(4)(b), C.R.S., for purposes of receiving legal advice on specific legal questions related to metropolitan districts

Trustee Blackstone seconded and the motion passed.

Mayor Dailey recessed into executive session at 8:52 pm.

Mayor Dailey reconvened the regular meeting at 9:45 pm.

2. An executive session pursuant to Colorado Revised Statutes Section 24-6-402(4)(b) for conferences with an attorney for the Town for the purposes of receiving legal advice on specific legal questions and pursuant to Colorado Revised Statutes Section 24-6-402(4)(e) for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators, regarding Gaiter Vs. Wellington in Small Claims Court.

Mayor Pro Tem Mason moved to recess into executive session pursuant to Colorado Revised Statutes Section 24-6-402(4)(b) for conferences with an attorney for the Town for the purposes of receiving legal advice on specific legal questions and pursuant to Colorado Revised Statutes Section 24-6-402(4)(e) for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators, regarding Gaiter Vs. Wellington in Small Claims Court

Trustee Barrett seconded and the motion passed.

Mayor Dailey moved into executive session at 9:48 pm.

Mayor Dailey reconvened the regular meeting at 10:12 pm.

I. ADJOURN

Mayor Dailey adjourned the August 11, 2026 meeting at 10:13 pm

Rebekka Dailey, Mayor

Hannah Hill, Town Clerk

Board of Trustees Meeting

Date: August 25, 2026

Subject: Resolution No. 36-2026 Adopting an Economic Development Incentive Policy

- **Presentation:** Liz Magargel, Business Development Manager

EXECUTIVE SUMMARY

The Board of Trustees (the “Board”) is being asked to consider adoption of an Economic Development Incentive Policy (the “policy”). The proposed policy establishes a consistent framework for the Town of Wellington (the “Town”) to evaluate and consider incentives in support of its economic development goals. The policy is intended to provide clear guiding principles while maintaining the flexibility necessary for the Town to respond to the unique circumstances of individual projects. The policy proposes a case-by-case evaluation when considering whether the Town should offer an incentive. Adoption of the policy does not obligate the Town to provide an incentive to any applicant or project, create an entitlement to public assistance, or establish a standing funding commitment. Individual incentive agreements will remain subject to the approval authority established in the policy.

BACKGROUND / DISCUSSION

The Board’s Strategic Plan identifies the goal of fostering economic vibrancy. The Board has identified that economic development incentives can serve as a tool in support of that goal by encouraging economic growth and diversification, supporting strategic investment, promoting high-quality employment opportunities, strengthening the Town’s regional competitiveness, and advancing community goals.

Economic development projects can vary in size, type, financial structure, community benefit, and the barriers that may affect whether a project moves forward. As a result, economic development incentives are often most effective when the Town has a framework to evaluate individual projects and tailor assistance to the circumstances and anticipated public benefit of the project. The proposed policy establishes that framework.

The framework establishes a set of principles where potential projects must demonstrate positive economic impact and public benefit and meet minimum eligibility requirements; eligible projects are evaluated based on economic impact, contribution to quality of place and community, alignment with Town objectives, and other special considerations; and the Town has a flexible set of potential incentive tools that may be offered individually or in combination based on the needs and benefits of a particular project. The framework enables the Town to respond expeditiously in considering and potentially offering an incentive when a competitive or time-sensitive economic development opportunity arises.

During the development of the proposed policy, the Board identified additional economic development tools. Staff concurs that additional components of economic development must be explored and there are various tools that can be considered to support the Town in meeting goals. While these tools can complement the proposed incentive policy, they are distinct and staff recommends considering them separately. For example:

- **Downtown Development Authority (DDA):** A DDA can be a valuable long-term economic development and redevelopment tool, including the ability to coordinate investment and potentially utilize tax



increment financing within an established district. Staff supports further exploration of the feasibility, potential benefits, geographic considerations, financial implications, and community support for a DDA in Wellington. Because creation of a DDA requires a separate statutory process and represents a broader district-based economic development strategy rather than a project-specific incentive, staff recommends not identifying a DDA as an example within the incentive policy. This distinction does not diminish its potential value to Wellington or preclude the Town from pursuing a DDA separately.

- **Other Economic Development Tools:** The incentive policy is intended to be one component of the Town's broader economic development efforts. Additional tools, some of which the Town is already pursuing, may include regulatory improvements, infrastructure planning and investment, business support programs, partnerships, marketing, site readiness, and other strategies intended to strengthen Wellington's business environment and economic competitiveness.

The proposed policy provides an important and unique tool to support the Town in pursuing its economic development goals.

CONNECTION WITH ADOPTED MASTER PLANS

This item supports the following goals to Foster Economic Vibrancy from the Board of Trustees' 2025-2029 Strategic Plan:

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.

This item supports the following Town of Wellington Comprehensive Plan goals and strategies:

Thriving Economy, Goal 4. Develop a supportive business environment that aids in creating a thriving local economy.

TE. 4.2. Identify and address municipal and administrative barriers to business development.

TE. 4.3. Communicate with existing businesses to understand needs and plans for expansion and retention within the community.

TE. 4.5 Assess feasibility of financing and funding options such as tax increment financing, site acquisition and preparation, revolving loan funds, and tenant improvement assistance to incentivize businesses and job creation.

FISCAL IMPLICATIONS

Adoption of the Economic Development Incentive Policy does not have a direct financial impact and does not establish a dedicated or standing funding commitment. Use of an economic development incentive policy can assist in retaining and expanding existing businesses, and attracting new businesses, increasing and strengthening the Town's tax base and local economy.

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 36-2026, adopting the Economic Development Incentive Policy incorporated as Exhibit A.

MOTION RECOMMENDATION

I move to approve Resolution No. 36-2026, a Resolution of the Wellington, Colorado Board of Trustees adopting an Economic Development Incentive Policy.



ATTACHMENTS

1. Resolution 36-2026 - Adopting an Economic Development Incentive Policy
2. Exhibit A - Economic Development Incentitive Policy

TOWN OF WELLINGTON

RESOLUTION NO. 36-2026

A RESOLUTION OF THE WELLINGTON, COLORADO BOARD OF TRUSTEES
APPROVING AN ECONOMIC DEVELOPMENT INCENTIVE POLICY

WHEREAS, the Town of Wellington, Colorado (the “Town” is a statutory municipality organized and existing under the laws of the State of Colorado; and

WHEREAS, the Board of Trustees (the “Board”) serves as the legislative and governing body of the Town; and

WHEREAS, the Board recognizes that a diverse and resilient economy contributes to the long-term fiscal health, vitality, and quality of life of the community; and

WHEREAS, the Board recognizes that economic development incentives can serve as a tool to encourage economic growth and diversification, support strategic investment, promote high-quality employment opportunities, strengthen the Town’s regional competitiveness, and advance community goals; and

WHEREAS, the Board desires to establish consistent guiding principles and criteria for evaluating requests for economic development incentives and determining whether a proposed incentive provides sufficient public benefit to warrant Town participation; and

WHEREAS, economic development incentives are intended to support projects that advance the Town’s economic development goals and provide public benefit, and are not intended to create an entitlement to public assistance; and

WHEREAS, each request for an economic development incentive will be evaluated on its individual merits, taking into consideration the anticipated economic and community benefits and other special considerations; and

WHEREAS, the Board has reviewed the proposed Economic Development Incentive Policy, attached hereto as Exhibit A and incorporated herein by this reference;

WHEREAS, the Board finds that adoption of the policy is in the best interests of the Town and its residents.

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

1. The Board hereby adopts the Economic Development Incentive Policy incorporated herein as Exhibit A.

2. The Board of Trustees, Town Administrator, and applicable Town staff are authorized to take such actions as may be necessary or appropriate to implement the policy.
3. The Board of Trustees reserves the right to amend, revise, repeal, or supplement the policy from time to time as it deems necessary and appropriate.
4. The Economic Development Incentive Policy shall become effective upon adoption of this Resolution.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 25th day of August, 2026.

TOWN OF WELLINGTON, COLORADO

By: _____
Rebekka Dailey, Mayor

ATTEST:

Hannah Hill, Town Clerk

Economic Development Incentive Policy

Purpose

The Town of Wellington (“Town”) is committed to fostering economic vibrancy by encouraging economic growth and diversification, supporting strategic investment, promoting high-quality employment opportunities, strengthening the Town’s regional competitiveness, and advancing community goals.

The purpose of the Economic Development Incentive Policy (“policy”) is to establish general principles, processes, and requirements for use of incentives by the Town to support its economic development goals.

Key Principles

In determining if the Town will offer incentives to an economic development project or business, the following principles will be applied:

- A project or business must demonstrate a positive economic impact and public benefit.
- A project or business must demonstrate ability to complete the project (e.g. sound business plan, financial stability, proven track record of successful sales or quality development), be located within the Town’s planning area or jurisdiction, be consistent with the Town’s Comprehensive Plan, comply with all applicable Town codes and regulations, and have no outstanding Town obligations.
- Incentives will be based on a “case by case” evaluation of the project or business and incentive request. An evaluation will consider the following areas (with example criteria).
 - Economic Impact, such as:
 - Capital investment
 - Tax revenue generation
 - Number of net new jobs created or retained
 - Quality of jobs (e.g. wages, benefits)
 - Diversification of economic base
 - Improvements that make property more economically productive, viable, and sustainable (e.g. new construction or expansion and improvement of existing structures; both interior and exterior)
 - Contribution to Quality of Place and Community, such as:
 - Added community value through the product or service
 - Sustainable business practices
 - Visual impact
 - Public infrastructure improvements

- Alignment with Town Objectives and Special Considerations, such as:
 - Advances clearly stated objectives from the Comprehensive Plan or other relevant and documented Town plans, goals or strategies
 - Facilitates the development of a unique or historically challenging-to-develop property
 - Business is an existing locally owned entity
 - Other variables that provide public benefit
- An individual incentive or unique combination of incentives can be offered by the Town to support its economic development goals.
- The Town maintains fiscal responsibility and accountability of public resources.

Targeted Industries and Projects

The Town recognizes the importance of a diverse and resilient economy and will consider projects and businesses of varying types and sizes that advance the Town's economic development goals and generate public benefit, including:

- **Commercial:** To increase the Town's tax base; provide jobs; diversify and expand the market presence of services and products in the community; and encourage investment
- **Industry and Primary Employers:** To increase the Town's tax base; provide jobs; diversify and expand the economy and bring in outside revenue; promote local spending; and encourage investment
- **Destination:** To increase the Town's tax base; attract customers from outside the Town; and provide new and different shopping, dining, and/or entertainment experiences for residents
- **Development, redevelopment, revitalization, infill, and infrastructure:** To encourage investment in vacant, underutilized, or strategically important properties and in infrastructure to stimulate economic activity
- **Expansion:** To increase the Town's tax base; retain and create jobs; expand local products and services; strengthen existing businesses; and encourage continued investment in the community

Incentives

The Town may offer incentives either individually or in various combinations to support its economic development goals. Incentives may include but are not limited to:

- **Development Fees:** A waiver, deferment, or reimbursement (in full or in part) of certain one-time Town fees, such as application fees, development review fees, and building permit fees.

- **Sales Tax Shareback:** A partial rebate of the Town's portion of retail sales tax (general fund, up to 2%) generated from the project or business for a specified time period. The Town will typically consider a rebate on the increased sales tax revenue generated by a project or business (increment, or new sales tax).
- **Use Tax Shareback:** A partial rebate of the Town Use Tax (general fund, up to 2%) generated from the one-time collection of Use Tax on construction and building materials used for the project.
- **Property Tax Shareback:** A full or partial rebate of the Town's mill levy generated by a commercial property's assessed value for a specified time period. The Town will typically consider a rebate of the tax increment (growth in property tax).
- **Impact and Capital Investment Fees:** A full or partial deferment or structured payment of the Town's impact and capital investment fees.
- **Public Infrastructure Support:** Town assistance with public infrastructure improvements, such as roads, utilities, sidewalks, and/or other public amenities. The Town may work with the developer's engineering representatives to identify or recommend reasonable options.
- **Special Financing Districts:** The Town may consider a variety of special financing districts and tools which would allow the district to finance, design, plan, construct, install and/or complete public improvements related to a development project. These can include but are not limited to: Business Improvement District (BID), General Improvement District (GID), Local Improvement District (LID), Metropolitan District, and Urban Renewal Authority (URA).

Incentive Request Process

This section is intended to help guide general expectations of steps related to the request, evaluation, and approval of an incentive. It is not intended to create rigid procedures. The Town recognizes reasonable adjustments may be appropriate to effectively and efficiently implement the intent of the policy, while still adhering to the guiding principles and approval authorities.

- An applicant must contact the Town's Economic Development staff to schedule a preliminary meeting to discuss the concept, eligibility, and incentives of interest. Economic Development staff will provide information regarding what to provide for the meeting.
- Following the preliminary meeting and initial assessment of minimum eligibility, the applicant will submit an incentive application. Economic Development staff will review the application and conduct due diligence. As appropriate, additional town staff will review the project and incentive request. The applicant may be asked to provide additional information or participate in subsequent meetings.

- Economic Development staff will work with the applicant to finalize the incentive request and other key inputs to prepare a recommendation (e.g. responsibilities of each party, performance measures). Economic Development staff will be the applicant's point of contact throughout the incentive request process.
- For incentive requests valued at or below \$25,000, Economic Development staff will present a recommendation to the Town Administrator for consideration. The Town Administrator has authority to approve incentive agreements valued at or below \$25,000.
- For incentives requests valued at over \$25,000, Economic Development staff will present a recommendation to the Board of Trustees for consideration. The Board of Trustees has authority to approve incentives agreements.

Incentive Agreement

If an incentive is approved, all incentives require a written agreement. The incentive agreement will include the responsibilities of each party, expectations for the project, performance measures, claw backs, if applicable, and other appropriate terms and conditions.

General Provisions

- Any incentive or related commitment of Town resources must be in a written agreement approved by the Board of Trustees (or by the Town Administrator if the incentive is valued at or below \$25,000).
- Meeting eligibility thresholds or receiving a staff recommendation does not guarantee approval of an incentive.
- The Board of Trustees (or Town Administrator) may reject, approve, or conditionally approve an incentive agreement on a case-by-case basis.
- The Town does not have the authority to waive, reduce or reimburse for outside jurisdiction fees or taxes.
- Nothing in the policy is intended, nor shall it be construed, to limit the discretion of the Board of Trustees, which retains full authority regarding the approval, terms, conditions, and limitations of this policy and all incentive agreements.
- Nothing in the policy is intended to, nor shall it be construed, to limit or change codes, standards, processes, regulations, laws, or other requirements.

Board of Trustees Meeting

Date: August 25, 2026

Subject: First Reading of Ordinance No. 11-2026 Amending the International Building Code, 2024 Edition, the International Residential Code, 2024 Edition, the International Fire Code, 2024 Edition, and the Colorado Model Electric Ready and Solar Ready Code

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

EXECUTIVE SUMMARY

Town staff is recommending amendments to the Town's adopted building and fire codes to maintain consistency with the Wellington Fire Protection District (WFPD), to provide a clear construction path for Accessory Dwelling Units (ADUs), and improve the administration of the Colorado Model Electric Ready and Solar Ready Code. The proposed amendments include updates to the International Fire Code and International Building Code, adoption of Appendix BC of the International Residential Code for ADUs, and removal of Section 102, "Waiver and Variance," from the Colorado Model Electric Ready and Solar Ready Code.

This staff report and attachments is intended to introduce a draft ordinance for adoption of the proposed codes and amendments for first reading and to set a date for a public hearing. The second reading and public hearing are proposed to be scheduled for September 8, 2026.

BACKGROUND / DISCUSSION

The Town and Wellington Fire Protection District (WFPD) adopt and enforce the International Fire Code (IFC). When WFPD makes local amendments to the code, the Town also adopts the same local amendments for consistency. WFPD recently adopted amendments relating to the number of occupants allowed within a building used for assembly uses (Group A occupancies) before automatic fire sprinklers are required. WFPD's amendment increases the number of occupants from 50, to 300 for most Group A occupancies, and from 50 to 100 occupants for Group A-2 occupancies. Town staff recommends adopting the same amendments.

The International Building Code (IBC) aligns closely with the IFC where required code elements interact. Town staff is recommending the IBC adopted by the Town also be amended to be in alignment with the changes to the IFC for Group A Occupancies. The proposed changes for the IFC and IBC and local amendments consistent with WFPD are shown on the attached exhibit with changes tracked.

The Town currently permits Accessory Dwelling Units (ADUs) through the Land Use Code. The International Residential Code (IRC) offers an appendix with provisions for safely constructing ADUs. Town staff is recommending adoption of Appendix BC for Accessory Dwelling Units (ADUs) to provide a clear building construction path for permitted ADUs. The recommended adoption of Appendix BC includes local amendments to align definitions and size and dimensional requirements with the Town's Land Use Code. The Appendix BC with local amendments is attached with changes tracked.

The Town has adopted the Colorado Model Electric Ready and Solar Ready Code in accordance with state requirements. The model code includes Section 102, "Waiver and Variance," establishing a process for requesting waivers from certain code requirements when specific conditions are met. The applicability and administration of Section 102 creates a discretionary process and an appeal to the Board of Adjustments, just to



allow staff to determine when and to what extent the code requirements may be waived. This can result in uncertainty in the application process and inconsistent outcomes between projects. Staff has also identified that the waiver provisions do not consistently align with the intent of the Code. Town staff recommends removing Section 102 in its entirety (section attached for reference). Removing this section will provide a clearer and more consistent application of the code and avoid an ambiguous waiver process. This amendment would also align the Town with most other Northern Colorado communities that have already removed Section 102.

C.R.S. 31-16-202 *et seq.* allows municipalities to adopt codes by reference and amend codes adopted by reference. When the Town amends a code adopted by reference in accordance with State Statutes, the Town is required to introduce the ordinance and schedule a public hearing to consider the ordinance at least 15 days prior to adoption. A draft ordinance including recommended amendments is attached. Adopted codes and recommended amendments are available for inspection at the Town Building Department during regular business hours. Town staff will advertise the required public hearing for consideration of the ordinance for September 8, 2026, in accordance with law.

CONNECTION WITH ADOPTED MASTER PLANS

This item supports the following goals from the Board of Trustees' 2025-2029 Strategic Plan:

- Ensure Strong Town Operations
 - Goal 3: Ensure safety and security, including emergency response
- Foster Economic Vibrancy
 - Goal 1: Retain and expand current local businesses
- Grow Responsibly
 - Goal 2: Improve housing diversity

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

Staff recommends adoption of the identified amendments to the 2024 International Building Code and 2024 International Fire Code to align Wellington Fire Protection District (WFPD) and Town requirements for automatic fire sprinklers, adoption of the 2024 International Residential Building Code Appendix BC for Accessory Dwelling Units with local amendments, and adoption of amendments to the Colorado Model Electric Ready and Solar Ready Code to remove Section 102 Waiver and Variance, all as identified in the draft ordinance, following a second reading and a public hearing thereon.

MOTION RECOMMENDATION

Move to establish September 8, 2026 as the date for a public hearing to consider adoption of recommended amendments to the 2024 International Building Code, 2024 International Fire Code, 2024 International Residential Code, and the Colorado Model Electric Ready and Solar Ready Code.

ATTACHMENTS

1. Ordinance No 11-2026 - Amending Adopted 2024 Building Codes
2. Presentation Slides
3. Building Code and Fire Code Amendments - Tracked Changes
4. Appendix BC Accessory Dwelling Units - Tracked Changes
5. Colorado Model Electric Ready and Solar Ready Code Amendments - Tracked Changes

TOWN OF WELLINGTON

ORDINANCE NO. 11-2026

AN ORDINANCE AMENDING BUILDING CODES ADOPTED BY REFERENCE, INCLUDING THE INTERNATIONAL BUILDING CODE, 2024 EDITION, THE INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION, THE INTERNATIONAL FIRE CODE, 2024 EDITION, AND THE COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE.

WHEREAS, the Town of Wellington adopted Ordinance No. 15-2025 adopting by reference the International Building Code (2024 Edition); The International Residential Code (2024 Edition); The International Fuel Gas Code (2024 Edition); The International Fire Code (2024 Edition); The International Plumbing Code (2024 Edition); The International Mechanical Code (2024 Edition); The International Existing Building Code (2024 Edition); The International Property Maintenance Code (2024 Edition); The International Swimming Pool and Spa Code (2024 Edition); The International Energy Conservation Code (2024 Edition), all promulgated by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, with specified amendments to each, and adopted by reference The Colorado Model Electric Ready and Solar Ready Code, promulgated by the Colorado Department of Local Affairs and Colorado Energy Office pursuant to HB22-1362, CRS 24-38.5-401(5), and adopted by reference the 2025 Colorado Wildfire Resiliency Code version 1.0 and the 2025 Colorado Wildfire Resiliency State Code Map, promulgated by the Colorado Department of Public Safety and Colorado Division of Fire Prevention and Control, pursuant to SB23-166, CRS 25-33-.5-1236; and

WHEREAS, the Town of Wellington desires to adopt additional amendments to the International Building Code (2024 Edition); The International Residential Code (2024 Edition); and The International Fire Code (2024 Edition), all promulgated by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, and adopt amendments to The Colorado Model Electric Ready and Solar Ready Code, promulgated by the Colorado Department of Local Affairs and Colorado Energy Office pursuant to HB22-1362, CRS 24-38.5-401(5).

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Wellington, Colorado as follows:

Section: 1. International Building Code. The Board of Trustees hereby amends Article 1, Chapter 18 of the Wellington Municipal Code as follows:

Sec. 18-1-30. Amendments, is hereby amended by deleting the following provisions and replacing them with the following:

IBC Section 903.2.1.1 903.2.1.1 (Group A-1) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing Group A-1 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 ft² (557 m²).
2. The *fire area* has an occupant load of 300 or more.”

IBC Section 903.2.1.2 903.2.1.2 (Group A-2) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing Group A-2 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 5,000 ft² (464 m²).
2. The *fire area* has an occupant load of 100 or more.”

IBC Section 903.2.1.3 903.2.1.3 (Group A-3) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing Group A-3 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 ft² (557 m²).
2. The *fire area* has an occupant load of 300 or more.”

IBC Section 903.2.1.4 903.2.1.4 (Group A-4) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing Group A-4 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 ft² (557 m²).
2. The *fire area* has an occupant load of 300 or more.”

Section 2. International Residential Code. The Board of Trustees hereby amends Article 2, Chapter 18 of the Wellington Municipal Code by adoption of IRC Appendix BC as follows:

Sec. 18-2-10. Adoption is hereby amended to read as follows:

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the residential code of the Town, by reference thereto, the International Residential Code, 2024 Edition, Chapters 1 through 43 inclusive, Appendix BE and Appendix BC as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 604781, to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code includes comprehensive provisions and standards regulating the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings and structures for the purpose of protecting the public health, safety and general welfare.

Sec. 18-2-30. Amendments is hereby amended by the addition of IRC Appendix BC Accessory Dwelling Units (ADU) inserted immediately before “IRC Appendix BE” as follows:

IRC Appendix BC IRC Appendix BC Accessory Dwelling Units (ADU) of the International Residential Code, 2024 Edition, is hereby adopted and amended in its entirety to read as follows:

INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION APPENDIX BC ACCESSORY DWELLING UNITS (ADU)

SECTION BC101 GENERAL

BC101.1 Scope.

Accessory dwelling units (ADUs) proposed for existing residential construction shall be in accordance with this appendix and other applicable requirements in this code, and the existing building together with the ADUs shall not exceed the scoping limitations of Section R101.2.

BC101.1.1 Prohibited conditions.

An ADU shall not be permitted within:

1. Live/work units located in townhouses.
2. Owner-occupied lodging houses with five or fewer guestrooms.
3. A care facility with five or fewer persons receiving custodial care within a dwelling unit.
4. A care facility with five or fewer persons receiving medical care within a dwelling unit.
5. A day care facility with five or fewer persons of any age receiving care within a dwelling unit.

BC101.2 Conditions.

ADUs shall be permitted without requiring a change of occupancy where in compliance with all of the following:

1. An ADU shall be permitted within an existing single-family detached dwelling or within an existing townhouse unit that is within the scope of the International Residential Code with amendments as adopted.
2. One ADU is allowed per single-family detached dwelling. One ADU is allowed per single-family attached dwelling when there is only one single-family attached dwelling on the lot. Residential lots that are ½ acre or more in size may have one detached ADU in addition to one internal or attached ADU, but no more than one of each type.
3. Reserved.
4. An ADU shall have a separate house number from the primary dwelling unit compliant with R308.1.
5. An ADU must not exceed 100% of the principal dwelling's interior habitable area or 1,200 gross square feet, whichever is less.
6. An ADU shall be provided with a separate entrance from that serving the primary dwelling unit, either from the exterior of the building or from a common hallway located within the building.
7. Reserved.
8. The location of a detached ADU shall comply with Section R302.
9. An ADU shall be provided with adequate provisions for electricity, water supply and sewage disposal.

**SECTION BC 102
DEFINITIONS****BC102.1 Definitions.**

The following words and terms shall, for the purposes of this appendix, have the meanings shown herein:

ACCESSORY DWELLING UNIT (ADU). An internal, attached, or detached dwelling unit that: (a) provides complete independent living facilities for one or more individuals; (b) is located on the same lot as a proposed or existing principal dwelling; and (c) includes facilities for living, sleeping, eating, cooking, and sanitation. An Accessory Dwelling Unit (ADU) shall not include terms such as or similar meaning to "motorhome," "multipurpose trailer," or "recreational vehicle (RV)".

SECTION BC 103 PERMITS

BC103.1 Required.

Any owner or owner's agent who intends to construct an ADU within an existing or proposed building or structure shall first make application to the building official and obtain the required permit.

SECTION BC 104 ADU PLANNING

BC104.1 Design.

Except as modified by this section, building planning shall be in accordance with Chapter 3 and building structure shall comply with the International Residential Code.

BC104.2 Means of egress.

The path of egress travel from an ADU to a public way or to a yard or court that opens to a public way shall be independent of, and not pass through, the primary dwelling unit.

BC104.3 Fire separation.

For ADUs adjoining the primary dwelling unit, the 1-hour fire-resistance-rated wall and floor assembly provisions of Section R302.3 shall not be required, provided that both of the following conditions have been met:

1. The interconnection of smoke alarms per Section R310.4 activates the smoke alarms in both the primary dwelling unit and the ADU.
2. The interconnection of carbon monoxide alarms per Section R311.5 activates the carbon monoxide alarms in both the primary dwelling unit and the ADU.

BC104.4 Smoke and carbon monoxide alarms.

For ADUs adjoining the primary dwelling unit, the interconnectivity of smoke alarms and carbon monoxide alarms may be independent for the primary dwelling unit and the ADU, provided that a 1-hour fire-resistance rating is provided for walls and floor assemblies in accordance with Section R302.3.

SECTION BC 105 UTILITIES

BC105.1 Heating, ventilation and air-conditioning systems.

A primary dwelling unit and an ADU shall be provided with:

1. A separate heating system.

2. Separate ducting for heating and cooling systems. Return air openings for heating, ventilation and air-conditioning shall not be taken from another dwelling unit.
3. Separate climate controls.

BC105.2 Electrical systems.

A primary dwelling unit and an ADU shall be provided with:

1. Ready access to the service disconnecting means serving the dwelling unit.
2. Ready access for each occupant to all overcurrent devices protecting the conductors supplying the dwelling unit in which they reside.

BC105.3 Gas piping.

A primary dwelling unit and an ADU shall be provided with:

1. Ready access for each occupant to shutoff valves serving the dwelling unit in which they reside.
2. Ready access for each occupant to appliance shutoff valves serving appliances in the dwelling unit in which they reside.

BC105.4 Water service.

A primary dwelling unit and an ADU may share a common potable water system, provided that there are separate, accessible main shutoff valves allowing the water to be turned off on one side without affecting the other.

Section 3. International Fire Code. The Board of Trustees hereby amends Article 7, Chapter 18 of the Wellington Municipal Code as follows:

Sec. 18-7-30. Amendments, is hereby amended by deleting the following provisions and replacing them with the following:

IFC Section 903.2.1.1 IFC Section 903.2.1.1 (Group A-1) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing Group A-1 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 ft² (557 m²).
2. The *fire area* has an occupant load of 300 or more.”

IFC Section 903.2.1.2 IFC Section 903.2.1.2 (Group A-2) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing Group A-2 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 5,000 ft² (464 m²).
2. The *fire area* has an occupant load of 100 or more.”

IFC Section 903.2.1.3 IFC Section 903.2.1.3 (Group A-3) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing Group A-3 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 ft² (557 m²).
2. The *fire area* has an occupant load of 300 or more.”

IFC Section 903.2.1.4 IFC Section 903.2.1.4 (Group A-4) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing

Group A-4 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 ft² (557 m²).
2. The *fire area* has an occupant load of 300 or more.”

Section 4. Colorado Model Electric Ready and Solar Ready. The Board of Trustees hereby amends Article 8.5, Chapter 18 of the Wellington Municipal Code as follows:

Sec. 18-8.5-20. Copy on file, is hereby amended to read as follows:

At least one (1) copy of the Colorado Model Electric Ready and Solar Ready Code, certified to be a true copy, has been and is now on file in the Town Building Department and may be inspected by any interested person during regular business hours. The code as finally adopted shall be available for sale to the public at a price established in the Town’s adopted Fee Schedule.

Sec. 18-8.5-30. Amendments, is hereby amended by addition of the following amendment to read as follows:

SECTION 102 Waiver and Variance is amended by deleting the section in its entirety.

Sec. 18-8.5-40. Violations, is hereby amended to read as follows:

It is unlawful and constitutes a public nuisance for any person to maintain any property, building or any other structure in the Town in a condition which is in violation of the Colorado Model Electric Ready and Solar Ready Code or this Chapter.

Section 5. Severability. Should any one or more sections or provisions of this Ordinance or of any of the primary or secondary codes adopted by reference be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or the codes adopted by reference hereby, the intention being that the various sections and provisions are severable.

Section 6. Repeal. Any and all ordinances or codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such ordinance or code or part thereof shall not revive any other section or part of any ordinance or code heretofore repealed or superseded and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

Section 7. Preservation. Except as expressly amended by this Ordinance, all provisions of Chapter 18, including the provisions adopted or amended by Ordinance No. 15-2025, shall remain unchanged and in full force and effect.

Section 8. 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.

Section 9. 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.

Section 10. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than three copies of the adopted ordinance available for inspection by the public during regular business hours.

Section 11. Effective Date. Except as otherwise expressly provided herein, the provisions enacted by this Ordinance shall take effect 30 days after its final publication, as provided by law.

READ AND INTRODUCED this 25th day of August, 2026 and public hearing scheduled for September 08, 2026.

TOWN OF WELLINGTON

By: _____
Rebekka Dailey, Mayor

ATTEST:

By: _____
Hannah Hill, Town Clerk

PASSED AND ADOPTED by the Board of Trustees of the Town of Wellington, Colorado following a public hearing hereon and ordered published this 8th day of September, 2026.

TOWN OF WELLINGTON

By: _____
Rebekka Dailey, Mayor

ATTEST:

By: _____
Hannah Hill, Town Clerk

Proposed Amendments to Building Codes

August 25, 2026
Board of Trustees Meeting

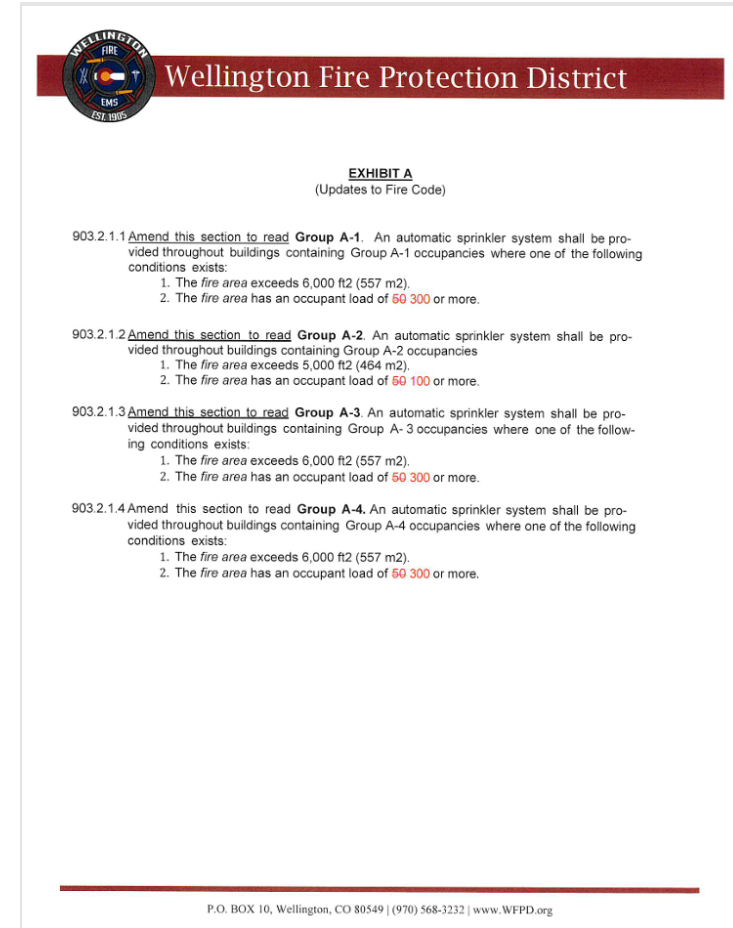
Planning and Building Department
Planning Director, Cody Bird



International Building Code and International Fire Code

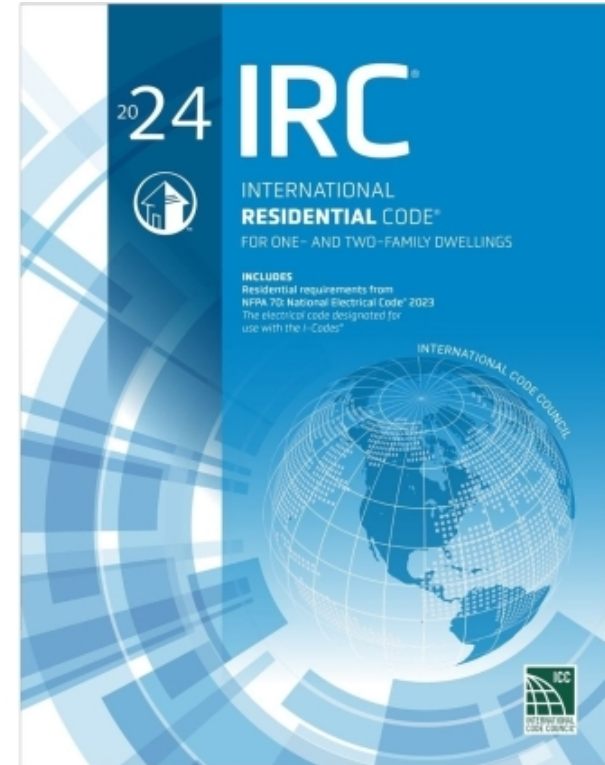
2024 International Building Code and International Fire Code Alignment

- Wellington Fire Protection District adopted Resolution 2026-004 to amend Section 903: Automatic Sprinkler Systems in the Fire Code
 - Resolution approved on June 17th, 2026
- Staff is proposing amendments to the 2024 International Building Code and 2024 International Fire Code adopted requirements to align with Wellington Fire Protection District
- The relaxing of the occupant load counts will provide more, and potentially less expensive options for small assembly uses



2024 International Residential Code

- Staff is proposing to include Appendix BC Accessory Dwelling Units into the current adopted International Residential Code
- Provides a clear path through the Residential Building Code for housing options to include Accessory Dwelling Units for residents and builders
- Supports the Town's efforts to increase opportunities for affordable housing



Colorado Model Electric and Solar Ready Code

State Statue

State of Colorado Model Electric Ready and Solar Ready Code

- Proposing to delete **Section 102 Waiver and Variance** in its entirety.
- The majority of Northern Colorado communities have deleted this section. The model code language in this section is inconsistent with the intent of the code for multi-building complexes and creates a confusing process with uncertain results for builders and the Town.
- Deleting this section leaves the underlying code that is clear, and consistent with the region.



Colorado Model Electric Ready and Solar Ready Code
Published: June 1, 2023

SECTION 102 WAIVER AND VARIANCE.

102.1 Scope. The following waivers shall be permitted to be requested if buildings meet the following requirements.

102.1.1 Commercial Buildings Greater than 10,000 sq. ft. Commercial buildings that have a gross floor area greater than 10,000 sq. ft. shall be eligible to request

a partial waiver to the requirements of this code if they meet the requirements of Section 102.2.

102.1.2 Buildings Impacted by a Natural Disaster. [NAME OF JURISDICTION] is permitted to authorize, upon appeal in specific cases, a waiver from the requirements of this code where, owing to a declared natural disaster that has destroyed buildings or resulted in other exceptional and extraordinary circumstances as determined by [NAME OF JURISDICTION], and [NAME OF JURISDICTION] determines enforcement of the provisions of this code will result in unnecessary hardship.

102.2 Substantial Cost Differential Waiver. [NAME OF JURISDICTION] shall be permitted to authorize, upon appeal, a waiver from the requirements of this code for an applicant that asserts that compliance with this code will result in a substantial cost differential. [NAME OF JURISDICTION], when authorizing such a waiver, shall be permitted to waive certain requirements of this code only until the cost differential for compliance with the remaining requirements reaches one percent or less. The burden of proof is upon the applicant to provide substantiation of a cost differential, such as quotes or other licensed design professional analyses as approved by [NAME OF JURISDICTION].

102.2.1 Substantial Cost Differential. For the purposes of Section 102.2, "substantial cost differential" means costs incurred as a result of compliance with the requirements of this code would exceed one percent of total mechanical, electrical, and plumbing construction costs inclusive of materials and labor.

Questions?

International Building Code
Local Amendments:

IBC Section 903.2.1.1 903.2.1.1 (Group A-1) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing Group A-1 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 ft² (557 m²).
2. The *fire area* has an occupant load of ~~50~~300 or more.”

IBC Section 903.2.1.2 903.2.1.2 (Group A-2) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing Group A-2 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 5,000 ft² (464 m²).
2. The *fire area* has an occupant load of ~~50~~100 or more.”

IBC Section 903.2.1.3 903.2.1.3 (Group A-3) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing Group A-3 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 ft² (557 m²).
2. The *fire area* has an occupant load of ~~50~~300 or more.”

IBC Section 903.2.1.4 903.2.1.4 (Group A-4) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing Group A-4 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 ft² (557 m²).
2. The *fire area* has an occupant load of ~~50~~300 or more.”

International Fire Code

Local Amendments:

IFC Section 903.2.1.1 IFC Section 903.2.1.1 (Group A-1) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing Group A-1 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 ft² (557 m²).
2. The *fire area* has an occupant load of ~~50~~300 or more.”

IFC Section 903.2.1.2 IFC Section 903.2.1.2 (Group A-2) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing Group A-2 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 5,000 ft² (464 m²).
2. The *fire area* has an occupant load of ~~50~~100 or more.”

IFC Section 903.2.1.3 IFC Section 903.2.1.3 (Group A-3) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing Group A-3 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 ft² (557 m²).
2. The *fire area* has an occupant load of ~~50~~300 or more.”

IFC Section 903.2.1.4 IFC Section 903.2.1.4 (Group A-4) is amended to read as follows:

“An automatic sprinkler system shall be provided throughout buildings containing Group A-4 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 ft² (557 m²).
2. The *fire area* has an occupant load of ~~50~~300 or more.”

INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION

APPENDIX BC ACCESSORY DWELLING UNITS (ADU)

SECTION BC101

GENERAL

BC101.1 Scope.

Accessory dwelling units (ADUs) proposed for existing residential construction shall be in accordance with this appendix and other applicable requirements in this code, and the existing building together with the ADUs shall not exceed the scoping limitations of Section R101.2.

BC101.1.1 Prohibited conditions.

An ADU shall not be permitted within:

1. Live/work units located in townhouses.
2. Owner-occupied lodging houses with five or fewer guestrooms.
3. A care facility with five or fewer persons receiving custodial care within a dwelling unit.
4. A care facility with five or fewer persons receiving medical care within a dwelling unit.
5. A day care facility with five or fewer persons of any age receiving care within a dwelling unit.

BC101.2 Conditions.

ADUs shall be permitted without requiring a change of occupancy where in compliance with all of the following:

1. An ADU shall be permitted within an existing single-family detached dwelling or within an existing townhouse unit that is within the scope of the International Residential Code with amendments as adopted.
2. Only one ADU shall be permitted for each primary dwelling unit. One ADU is allowed per single-family detached dwelling. One ADU is allowed per single-family attached dwelling when there is only one single-family attached dwelling on the lot. Residential lots that are ½ acre or more in size may have 1 detached ADU in addition to 1 internal or attached ADU, but no more than 1 of each type.
3. ~~The owner of a property containing an ADU shall reside in either the primary dwelling unit or the ADU, as of the date of permit approval. Reserved.~~
4. An ADU shall have a separate house number from the primary dwelling unit compliant with R308.1.
5. An ADU must not exceed 100% of the principal dwelling's interior habitable area or 1,200 gross square feet, whichever is less.

~~ADUs shall be secondary in size and function to the primary dwelling unit and shall comply with all of the following limits:~~

- ~~5.1. Not less than 190 square feet (17.65 m²) in area.~~
- ~~5.2. Not more than 50 percent of the area of the primary dwelling unit.~~
- ~~5.3. Not more than 1,200 square feet (111 m²) in area.~~

~~5.6.~~ An ADU shall be provided with a separate entrance from that serving the primary dwelling unit, either from the exterior of the building or from a common hallway located within the building.

~~6.7. An ADU shall have a maximum number of two bedrooms. Reserved.~~

~~7.8.~~ The location of a detached ADU shall comply with Section R302.

~~8.9.~~ An ADU shall be provided with adequate provisions for electricity, water supply and sewage disposal.

SECTION BC 102 DEFINITIONS

BC102.1 Definitions.

The following words and terms shall, for the purposes of this appendix, have the meanings shown herein:

ACCESSORY DWELLING UNIT (ADU). An internal, attached, or detached dwelling unit that: (a) provides complete independent living facilities for one or more individuals; (b) is located on the same lot as a proposed or existing principal dwelling; and (c) includes facilities for living, sleeping, eating, cooking, and sanitation. An Accessory Dwelling Unit (ADU) shall not include terms such as or similar meaning to "motorhome," "multipurpose trailer," or "recreational vehicle (RV)". ~~An addition or alteration that is an additional, subordinate dwelling unit on the same lot, and is entirely within a dwelling unit, attached to a dwelling unit or in a detached structure.~~

SECTION BC 103 PERMITS

BC103.1 Required.

Any owner or owner's agent who intends to construct an ADU within an existing or proposed building or structure shall first make application to the building official and obtain the required permit.

SECTION BC 104 ADU PLANNING

BC104.1 Design.

Except as modified by this section, building planning shall be in accordance with Chapter 3 and building structure shall comply with the International Residential Code.

BC104.2 Means of egress.

The path of egress travel from an ADU to a public way or to a yard or court that opens to a public way shall be independent of, and not pass through, the primary dwelling unit.

BC104.3 Fire separation.

For ADUs adjoining the primary dwelling unit, the 1-hour fire-resistance-rated wall and floor assembly provisions of Section R302.3 shall not be required, provided that both of the following conditions have been met:

1. The interconnection of smoke alarms per Section R310.4 activates the smoke alarms in both the primary dwelling unit and the ADU.
2. The interconnection of carbon monoxide alarms per Section R311.5 activates the carbon monoxide alarms in both the primary dwelling unit and the ADU.

BC104.4 Smoke and carbon monoxide alarms.

For ADUs adjoining the primary dwelling unit, the interconnectivity of smoke alarms and carbon monoxide alarms may be independent for the primary dwelling unit and the ADU, provided that a 1-hour fire-resistance rating is provided for walls and floor assemblies in accordance with Section R302.3.

SECTION BC 105 UTILITIES

BC105.1 Heating, ventilation and air-conditioning systems.

A primary dwelling unit and an ADU shall be provided with:

1. A separate heating system.
2. Separate ducting for heating and cooling systems. Return air openings for heating, ventilation and air-conditioning shall not be taken from another dwelling unit.
3. Separate climate controls.

BC105.2 Electrical systems.

A primary dwelling unit and an ADU shall be provided with:

1. Ready access to the service disconnecting means serving the dwelling unit.
2. Ready access for each occupant to all overcurrent devices protecting the conductors supplying the dwelling unit in which they reside.

BC105.3 Gas piping.

A primary dwelling unit and an ADU shall be provided with:

1. Ready access for each occupant to shutoff valves serving the dwelling unit in which they reside.
2. Ready access for each occupant to appliance shutoff valves serving appliances in the dwelling unit in which they reside.

BC105.4 Water service.

A primary dwelling unit and an ADU may share a common potable water system, provided that there are separate, accessible main shutoff valves allowing the water to be turned off on one side without affecting the other.

Colorado Model Electric Ready and Solar Ready Code

Local Amendments:

SECTION 102-WAIVER AND VARIANCE.

102.1 Scope. The following waivers shall be permitted to be requested if buildings meet the following requirements:

102.1.1 Commercial Buildings Greater than 10,000 sq. ft. Commercial buildings that have a gross floor area greater than 10,000 sq. ft. shall be eligible to request a partial waiver to the requirements of this code if they meet the requirements of Section **102.2**.

102.1.2 Buildings Impacted by a Natural Disaster. [NAME OF JURISDICTION] is permitted to authorize, upon appeal in specific cases, a waiver from the requirements of this code where, owing to a declared natural disaster that has destroyed buildings or resulted in other exceptional and extraordinary circumstances as determined by [NAME OF JURISDICTION], and [NAME OF JURISDICTION] determines enforcement of the provisions of this code will result in unnecessary hardship.

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102.2.1 Substantial Cost Differential. For the purposes of Section **102.2**, “substantial cost differential” means costs incurred as a result of compliance with the requirements of this code would exceed one percent of total mechanical, electrical, and plumbing construction costs inclusive of materials and labor.



Board of Trustees Meeting

Date: August 25, 2026

Subject: Resolution No. 35-2026 Providing for a Special Election by the Town of Wellington, Colorado, Referring a Ballot Issue to the November 3, 2026 Coordinated Election

Presentation: Patti Garcia, Town Administrator; Hannah Hill, Town Clerk; Nic Redavid, Finance Director | Town Treasurer

EXECUTIVE SUMMARY

At the July 28, 2026 Board of Trustees meeting, the Board passed Resolution No. 30-2026, providing the Larimer County Clerk and Recorder notice of intent to coordinate on the November 3, 2026 election and on August 11, 2026, Resolution No. 33-2026 approved an intergovernmental agreement with the County.

The proposed measure would impose an additional one-half percent (0.50%) sales and use tax. The ballot question presented estimates \$995,000 in revenue in the first full fiscal year, with future collections varying based on taxable activity. For an ordinary taxable retail purchase in Wellington, the proposed sales tax increase is 0.50%, which equals 50 cents on a \$100 purchase.

Current / Proposed Total Sales Tax	Cost on a \$100 Taxable Purchase	Estimated First Full-Year Revenue
3.00% / 3.50 %	\$0.50	\$995,000

The primary purpose is to create a recurring, long-term revenue source for law enforcement and related public safety services, including maintaining the Town's current service level under its contract with the Larimer County Sheriff's Office. To the extent collections exceed amounts budgeted for those purposes, the proposed language allows the remaining revenue to be used for other lawful municipal operating purposes.

BACKGROUND / DISCUSSION

Current public safety service model

Through its contract with the Larimer County Sheriff's Office (LCSO), the Town receives dedicated law enforcement staffing and 24-hour response coverage. Contracted personnel enforce state laws and Town ordinances, respond to calls for service, investigate crimes and traffic accidents, provide school security, conduct community policing activities, and coordinate public-safety priorities with Town leadership.

- Sergeant: Supervises Wellington law enforcement operations, coordinates priorities and goals with the Town Administrator, monitors contract performance, and provides monthly activity reports.
- Corporal: Assists the Sergeant with supervision, serves as acting supervisor when needed, supplements patrol coverage, and helps cover staffing vacancies.
- Six Patrol Deputies: Provide an average of 30 combined patrol hours per day, supporting 24-hour coverage. Duties include traffic and ordinance enforcement, business and vacation checks, crime prevention, accident investigations, and criminal investigations.



- Desk Deputy: Works primarily during normal business hours to assist residents and Town employees, take walk-in and telephone reports, complete VIN inspections, and provide other office-based law enforcement services.
- Investigator: Provides approximately 171 hours per month investigating Town cases and assisting with crime-prevention activities.
- School Resource Officer: Provides law enforcement services and security in Wellington schools during the school year and supplements patrol coverage during summers and other non-school days.

The contract provides approximately 342 supervisor hours, 1,026 patrol hours, 171 investigative hours, 171 desk deputy hours, and 171 School Resource Officer hours each month.

For the past several budget cycles, LCSO has requested additional personnel to keep pace with the Town's growing demand for law enforcement services. However, with available revenues and resources beginning to plateau, the Town cannot continue to absorb these increasing costs while maintaining an adequate level of public safety or planning for future service needs.

The LCSO contract is funded through the Town's General Fund, which supports core municipal services primarily through sales, property, and use tax revenues. At \$2.27 million in 2026, the LCSO public safety contract is the General Fund's largest single expenditure.

Why is an additional revenue source being considered?

Between 2010 and 2020, Wellington's population increased from 6,289 to 11,047 residents; an increase of 75.7%. The U.S. Census Bureau estimates that Wellington's population reached 12,169 in 2025, representing approximately 93.5% growth since 2010. While the pace of growth has moderated since 2020, and growth was slowed while the Water Treatment & Water Reclamation Facility, the Town is now providing services to nearly twice as many residents as it did 15 years ago. This rapid expansion has increased the need for law-enforcement patrol coverage, traffic enforcement, emergency response, criminal investigations, school safety, community policing and administrative services. Maintaining adequate staffing is necessary to preserve response times, provide proactive patrol and community engagement, and reduce reliance on deputies responding from other areas of Larimer County.

The proposed measure is intended first to support current operations and maintain the established level of service.

PROPOSED BALLOT ISSUE:

SHALL TOWN OF WELLINGTON TAXES BE INCREASED BY \$995,000 ANNUALLY IN THE FISCAL YEAR BEGINNING JANUARY 1, 2027, AND BY SUCH ADDITIONAL AMOUNTS AS MAY BE GENERATED ANNUALLY THEREAFTER, BY AN ADDITIONAL ONE-HALF PERCENT (0.50%) SALES AND USE TAX (WHICH WOULD COST 50 CENTS ON A \$100 PURCHASE), TO FUND LAW ENFORCEMENT AND RELATED PUBLIC SAFETY SERVICES; AND TO THE EXTENT REVENUES EXCEED AMOUNTS BUDGETED FOR SUCH PURPOSES, OTHER LAWFUL MUNICIPAL OPERATING PURPOSES; AND SHALL THE TOWN BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND THE PROCEEDS OF THE REVENUE FROM SUCH TAX AND ANY EARNINGS THEREON AS A VOTER-APPROVED REVENUE CHANGE AND AN EXCEPTION TO THE LIMITS ON REVENUE AND SPENDING UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?



Current Sales & Use Tax

The Town's 3.00% sales and use tax rate was approved by voters in 1998 and took effect in 1999. Although Wellington's population, municipal service demands, and law enforcement costs have increased significantly since that time, the Town's sales and use tax rate has remained unchanged.

Increasing the Town's rate to 3.50% would bring Wellington more closely in line with the average municipal sales tax rate among Front Range communities. The proposed rate as compared to several nearby municipalities is listed below:

- Fort Collins: 4.35%,
- Timnath: 4.25%,
- Berthoud: 4.00%
- Windsor: 3.65%.
- Wellington: 3.50% - proposed
- Wellington: 3.00% - current
- Severance: 3.00%
- Nunn: 2.00%

Proposed Sales and Use Tax

	Sales & Use Tax Rate
General Fund	2.00%
Street Fund (55%) & Park Fund (45%)	1.00%
*Proposed: Law Enforcement and Public Safety	0.50%
Total	3.50%

For an ordinary taxable retail purchase in Wellington, the proposed sales tax increase is 0.50%, which equals 50 cents on a \$100 purchase. Use tax is a complementary tax that generally applies when sales tax was not collected on an otherwise taxable purchase. Sales tax and use tax are not intended to be charged twice on the same taxable transaction.

Illustrative cost on taxable purchases

Taxable Purchase	Additional 0.50% Sales Tax
\$10	\$0.05
\$20	\$0.10
\$50	\$0.25

\$100	\$0.50
\$250	\$1.25

The proposed revenue should be understood as partial funding for the Town's law-enforcement obligation. Compared with the \$2,268,328 annual cost in the 2025 LCSO agreement, the estimated \$995,000 would cover approximately 43.9%, leaving approximately \$1,273,328 of that baseline cost to be supported by existing revenues. This comparison does not include future contract increases or other related public-safety costs, and it should be updated with the current executed agreement before final publication.

The FY2026 budget included net operating expenditure over revenue of \$330K, spending into fund balance in the General Fund. While the sales/use tax increase would not result in revenue to fully offset the LCSO contract, it will ensure net revenue over expenditure in the General Fund in future years.

Sales & Use Tax Revenue Projection Methodology

Per the July 28, 2026 presentation (slide 17), the draft ballot language estimated that Town taxes would increase by \$905,000 annually in the fiscal year beginning January 1, 2027, and that language was subject to attorney review and Board of Trustees approval. Following subsequent legal review, the Town was advised to reevaluate the methodology used to estimate the amount by which Town taxes are projected to increase for TABOR purposes. Based on this additional analysis, the Finance Department determined that the estimated amount by which Town taxes will increase in the fiscal year beginning January 1, 2027, is \$995,000.

For purposes of projecting the amount by which Town taxes are estimated to increase, as required by TABOR, sales and use tax activity for the preceding three fiscal years was reviewed on both a cash (budget) basis and an accrual (audit) basis. The highest amount identified through this review was the 2025 cash-basis sales and use tax activity, representing actual sales and use tax collections received by the Town. Consistent with a conservative and objectively verifiable methodology, this activity was utilized as the base year and adjusted to the fiscal year beginning January 1, 2027, by compounding the average annual Denver-Aurora-Lakewood Consumer Price Index inflation rate of 3.26% for 2023 through 2025, as published by the Colorado Department of Local Affairs.

CONNECTION WITH ADOPTED MASTER PLANS

The proposed measure is most directly connected to the Town of Wellington Strategic Plan 2025-2029, particularly the following priority:

- Ensure Strong Town Operations: Ensure safety and security, including emergency response.

FISCAL IMPLICATIONS

The Town will be responsible for its allocated share of Larimer County's coordinated election costs. The estimated expense is \$26,371.52, subject to adjustments by the County Clerk. Remaining appropriated funds in the Town Clerks Office's Election Expenses line-item of the Town's budget for fiscal year 2026 is \$21,415.65. The Town Clerk's Office is budgeted within the General Fund, and while the current estimate exceeds the line-item budget, the General Fund has sufficient capacity to absorb the difference (\$4,955.87) and remain within the Board-approved appropriation.

STAFF RECOMMENDATION

Staff recommends that the Board make a final determination at this meeting regarding whether to refer the ballot issue to the voters.

MOTION RECOMMENDATION



Move to approve Resolution No. 35-2026 Providing for a Special Election by the Town of Wellington, Colorado, Referring a Ballot Issue to the November 3, 2026 Coordinated Election

ATTACHMENTS

1. Resolution No. 35-2026 Setting Ballot Issue Title2

TOWN OF WELLINGTON

RESOLUTION NO. 35-2026

PROVIDING FOR A SPECIAL ELECTION BY THE TOWN OF WELLINGTON, COLORADO, REFERRING POINT FIVE PERCENT SALES AND USE TAX INCREASE FOR PUBLIC SAFETY TO THE VOTERS OF WELLINGTON ON NOVEMBER 3, 2026

WHEREAS, the Wellington Board of Trustees has identified Public Safety as a priority and has sought ways to find a recurring, long-term revenue source for law enforcement and related public safety services; and

WHEREAS, the Town of Wellington sales and use tax is 3% and remains lower than neighboring municipalities, including Fort Collins which is 4.35%; and

WHEREAS, Article X, Section 20 of the Colorado Constitution ("TABOR") requires voter approval before a local government may undertake certain actions, including those requiring approval as a ballot issue or ballot question under TABOR; and

WHEREAS, TABOR requires voter approval for any new tax, any increase in any tax rate, the creation of any debt, extension of an expiring tax, and the spending of certain funds above limits established by TABOR; and

WHEREAS, the Town Board has determined that it is in the best interests of the Town and its residents to submit to the registered electors of the Town the ballot issue described herein; and

WHEREAS, the Town Board desires to place such ballot issue on the ballot at the coordinated election to be held on November 3, 2026; and

WHEREAS, the Town Board has reviewed the proposed ballot title and finds that it fairly and accurately presents the substance of the measure to the voters; and

WHEREAS, the Wellington Board of Trustees would prefer not to increase taxes imposed by the Town, but recognizes the need to address long-term funding for Public Safety within the Town and finds that a half-percent increase to the sales and use tax is the most effective way to provide such financing.

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

1. The ballot issue in substantially the form hereinafter set forth shall be placed on the November 3, 2026 Election ballot for voter consideration by the registered electors of the Town:

TOWN OF WELLINGTON BALLOT ISSUE

SHALL TOWN OF WELLINGTON TAXES BE INCREASED BY \$995,000 ANNUALLY IN THE FISCAL YEAR BEGINNING JANUARY 1, 2027, AND BY SUCH ADDITIONAL AMOUNTS AS MAY BE GENERATED ANNUALLY THEREAFTER, BY AN ADDITIONAL ONE-HALF PERCENT (0.50%) SALES AND USE TAX (WHICH WOULD COST 50 CENTS ON A \$100 PURCHASE), TO FUND LAW ENFORCEMENT AND RELATED PUBLIC SAFETY SERVICES; AND TO THE EXTENT REVENUES EXCEED AMOUNTS BUDGETED FOR SUCH PURPOSES, OTHER LAWFUL MUNICIPAL OPERATING PURPOSES; AND SHALL THE TOWN BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND THE PROCEEDS OF THE REVENUE FROM SUCH TAX AND ANY EARNINGS THEREON AS A VOTER-APPROVED REVENUE CHANGE AND AN EXCEPTION TO THE LIMITS ON REVENUE AND SPENDING UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

2. If approved by a majority of the voters on the November 3, 2026 election, no further legislative action shall be necessary for said increase to take effect on January 1, 2027, and the Town shall be authorized to proceed with the necessary action to impose such tax in accordance with such ballot issue. Such authority shall be deemed and considered a continuing authority to impose such tax and neither the partial exercise of the authority so conferred, nor any lapse of time, shall be considered as exhausting or limiting the full authority so conferred.
3. Pursuant to Section 1-11-203.5, C.R.S., any election contest arising out of a ballot issue or ballot question election concerning the order of the ballot or the form or content of the ballot title shall be commenced by petition filed with the proper court within five days after the title of the ballot issue or ballot question is set.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 25th day of August, 2026.

TOWN OF WELLINGTON, COLORADO

By: _____
Rebekka Dailey, Mayor

ATTEST:

Hannah Hill, Town Clerk



Board of Trustees Meeting

Date: August 25, 2026

Subject: Resolution No. 37-2026: A Resolution By the Town of Wellington Board of Trustees Providing Support for the Ballot Issue Referred to the Wellington Voters Regarding a Point Five Percent Sales and Use Tax Increase for Public Safety on November 3, 2026

- **Presentation:** Mayor Rebekka Dailey

EXECUTIVE SUMMARY

The Board will consider Resolution No. 35,2026 on August 25, 2026. Should Resolution No. 35-2026 be approved by the Board of Trustees, at the November 3, 2026 Coordinated Election, Wellington voters will consider a ballot issue authorizing a one-half percent (0.50%) sales and use tax increase to provide a long-term funding source for law enforcement and related public safety services. The proposed tax would generate approximately \$995,000 annually beginning in 2027.

BACKGROUND / DISCUSSION

The Board has previously identified public safety as a strategic priority and has discussed funding challenges associated with maintaining and enhancing police services as the community continues to grow. The proposed sales and use tax increase would provide a recurring revenue source dedicated primarily to public safety operations.

CONNECTION WITH ADOPTED MASTER PLANS

Supports Strong Town Operations.

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

For Board discussion and recommendation.

MOTION RECOMMENDATION

Move to approve Resolution No. 37-2026, A Resolution By the Town of Wellington Board of Trustees Providing Support for the Ballot Issue Referred to the Wellington Voters Regarding a Point Five Percent Sales and Use Tax Increase for Public Safety on November 3, 2026

ATTACHMENTS

1. Resolution No. 37-2026 Of the Board Supporting Ballot Issue
2. Informational Flyer

TOWN OF WELLINGTON

RESOLUTION NO. 37-2026

BY THE TOWN OF WELLINGTON BOARD OF TRUSTEES PROVIDING SUPPORT FOR THE BALLOT ISSUE REFERRED TO THE WELLINGTON VOTERS REGARDING A POINT FIVE PERCENT SALES AND USE TAX INCREASE FOR PUBLIC SAFETY ON NOVEMBER 3, 2026

WHEREAS, the Wellington Board of Trustees has identified Public Safety as a priority and has sought ways to establish a recurring, long-term revenue source for law enforcement and related public safety services; and

WHEREAS, the Town of Wellington has experienced continued growth and increasing demands for public safety services, including law enforcement, emergency response coordination, and related operational needs; and

WHEREAS, the Town's current sales and use tax rate is 3.0%, which is lower than the rates imposed by many neighboring municipalities, including the City of Fort Collins; and

WHEREAS, at the November 3, 2026 Coordinated Election, the registered electors of the Town of Wellington will consider a ballot issue proposing a one-half percent (0.50%) sales and use tax increase to provide dedicated funding for law enforcement and related public safety services; and

WHEREAS, the Board of Trustees recognizes that any tax increase should be carefully considered and approved only by the voters of the Town; and

WHEREAS, the Board of Trustees would prefer not to increase taxes imposed by the Town, but recognizes the need to address long-term funding challenges associated with maintaining and enhancing public safety services for Wellington residents, businesses, and visitors; and

WHEREAS, the Board of Trustees finds that a one-half percent (0.50%) sales and use tax increase is the most equitable and effective means available to provide a stable and sustainable funding source for public safety, while distributing the cost among residents, visitors, and others who make purchases within the Town; and

WHEREAS, approval of the ballot issue would provide the Town with additional resources to support law enforcement and related public safety services and help ensure Wellington remains a safe and desirable community.

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

1. The Board of Trustees hereby declares its support for the ballot issue to be submitted to the registered electors of the Town of Wellington at the November 3, 2026 Coordinated Election regarding a one-half percent (0.50%) sales and use tax increase for public safety purposes.

2. The Board of Trustees finds that approval of the ballot issue is in the best interests of the Town and its residents and will provide a long-term, sustainable source of revenue for law enforcement and related public safety services.

3. The Board of Trustees encourages all eligible electors to become informed regarding the ballot issue and to participate in the election on November 3, 2026.

4. Nothing in this Resolution shall be construed as authorizing the expenditure of public funds in any manner prohibited by Colorado law, including applicable provisions governing election-related communications and activities.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 25th day of August, 2026.

TOWN OF WELLINGTON, COLORADO

By: _____
Rebekka Dailey, Mayor

ATTEST:

Hannah Hill, Town Clerk

WELLINGTON

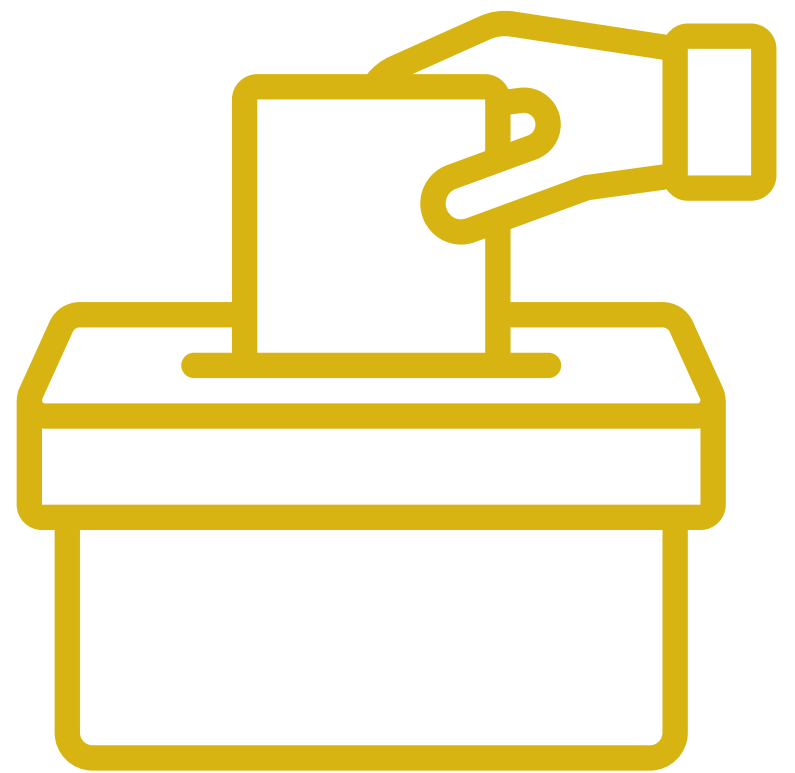
VOTERS

DECIDE

Potential 0.50%

Public Safety Sales & Use Tax

If the Board of Trustees refers the ballot issue to the November 3, 2026 ballot, Wellington voters will get to vote and decide whether to approve the measure.



HALF-PENNY FOR PUBLIC SAFETY

Potential 0.50%

Public Safety Sales & Use Tax



An additional
half-penny on every \$1 dollar spent

WHY DISCUSS THIS NOW?



Wellington is serving nearly **TWICE AS MANY RESIDENTS** as in 2010, growing from 6,289 to 12,425 residents.

93.5%
population
increase
since 2010



Sales Tax hasn't changed **SINCE 1998**, when the Town's population was 2,200.

28 YEARS
since the last
sales & use tax
increase



Public safety is the General Fund's single **LARGEST EXPENDITURE**

\$2.27M
Public Safety
Cost (FY2026)

WHAT DOES THE REVENUE SUPPORT?

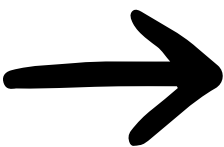


The Town contracts with Larimer County Sheriff's Office (LCSO) to provide public safety.

WHAT YOU WOULD PAY?

Potential 0.50% Public Safety Sales & Use Tax

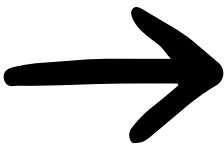
\$1 purchase



½ penny



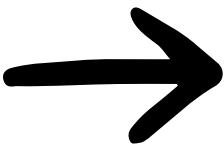
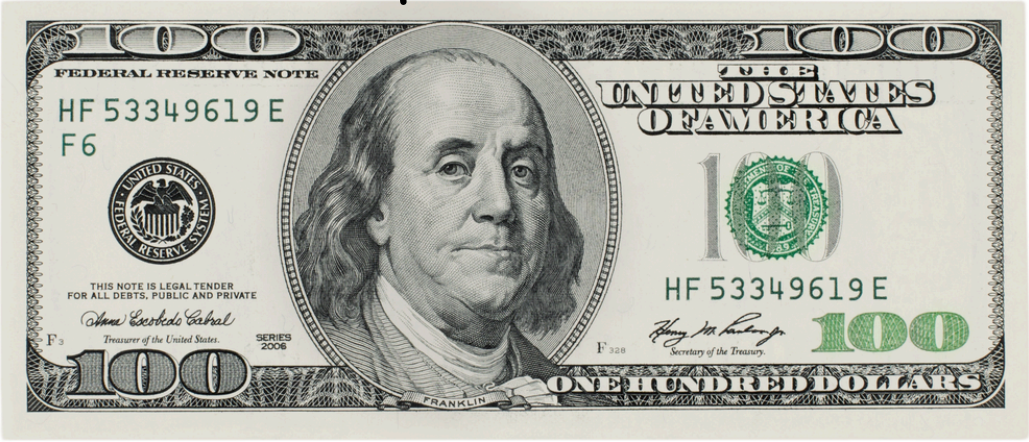
\$10 purchase



5 cents

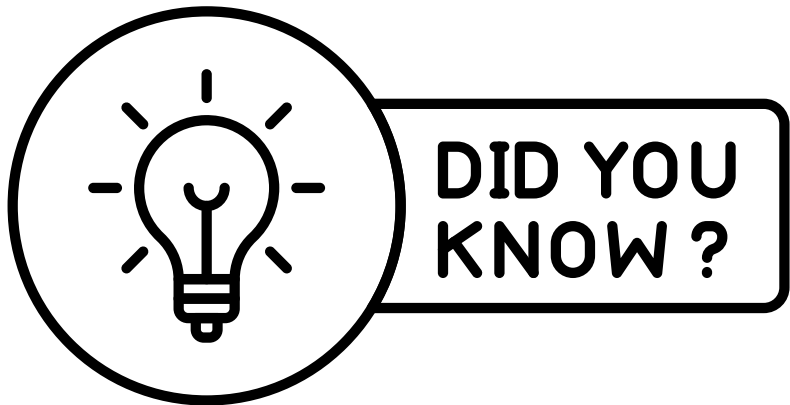


\$100 purchase



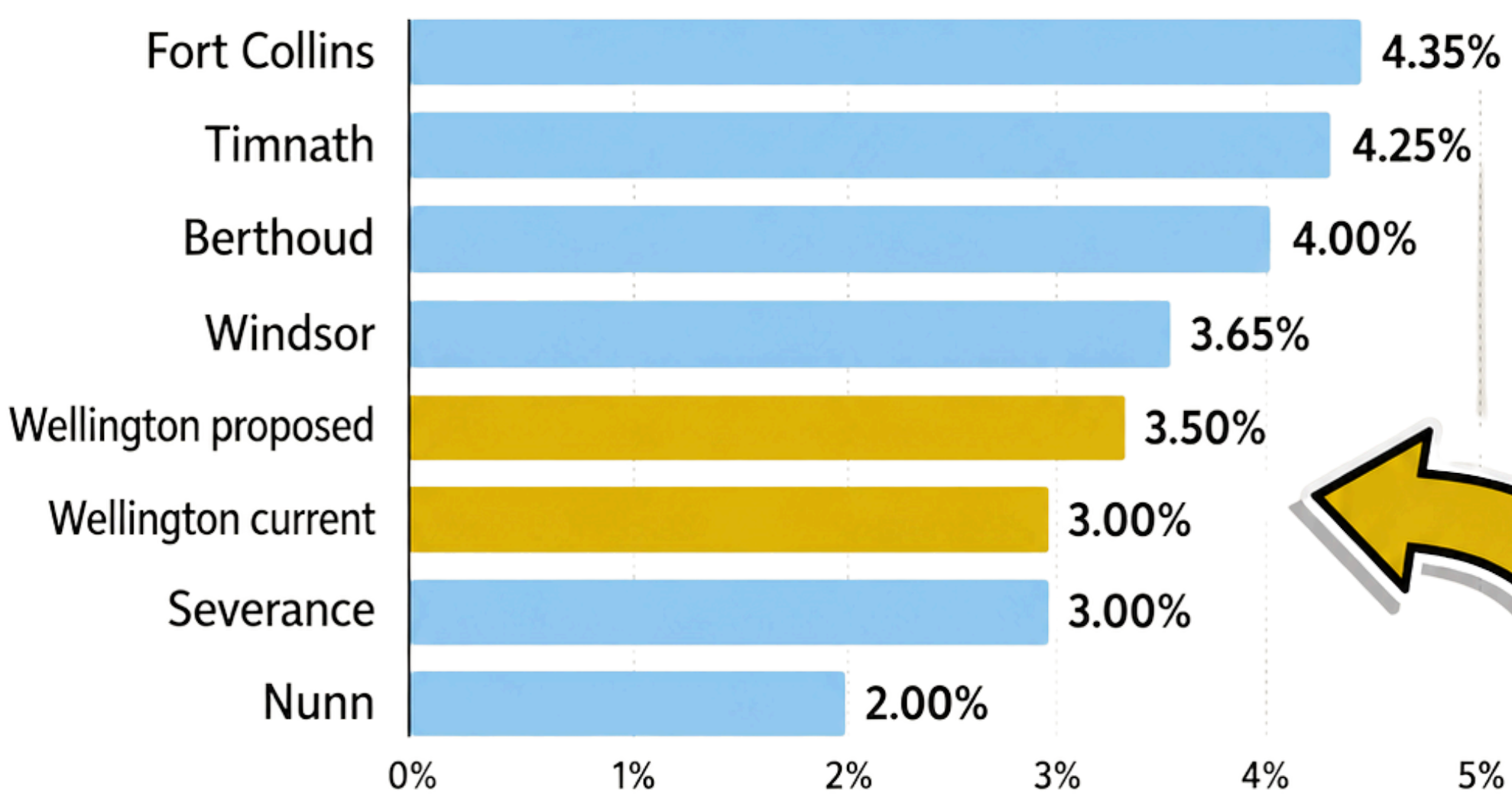
50 cents





WELLINGTON HAS A LOWER SALES TAX RATE THAN MANY OF OUR NEIGHBORS

Nearby Municipal Sales Tax Rate Comparison



Proposed rate would remain **below** Fort Collins, Timnath, Berthoud, and Windsor.

This chart shows municipal sales tax only and does not include the 1.05% Larimer County sales tax, the 2.90% State of Colorado sales tax, or taxes imposed by other special districts.

IF THE ISSUE PASSES

- Town sales and use tax increases from 3.00% to 3.50%.
- The increase equals ½ cent per \$1, or 50 cents on a \$100 taxable purchase.
- An estimated \$995,000 annually would help fund law enforcement and related public safety services.

IF THE ISSUE DOES NOT PASS

- Town sales and use tax remains at 3.00%.
- The Town would not collect the estimated \$995,000 in new annual revenue.
- Public safety would continue to be funded through existing General Fund revenues and available resources.
- To avoid continued use of reserves, General Fund service reductions may be considered during the FY2027 budget process, with input from the Board and public.



TOWN OF
WELLINGTON

WellingtonColorado.gov/458/Elections

Board of Trustees Meeting

Date: August 25, 2026

Subject: KLC2 LLC dba Wellington Manor Liquor License Renewal

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

EXECUTIVE SUMMARY

The Board of Trustees acts as the Local Liquor Licensing Authority and Wellington Municipal Code Section 2-12-15 notes: *The Town Clerk shall refer to the local licensing authority for decision all administrative applications when the Town Clerk has reason to believe that violations of this chapter or the state liquor laws, not previously reviewed by the authority, may have occurred on the licensed premises during the previous license period. In addition, the Town Clerk may refer to the local licensing authority for decision any administrative application when, as determined by the Town Clerk, the public interest would be best served by the determination of the matter by the authority.*

BACKGROUND / DISCUSSION

KLC2 LLC doing business as Wellington Manor submitted their Entertainment Facility License (city) for renewal on July 27, 2026. Staff has reviewed the application and shows the below findings:

- The applicant has a current and valid Wellington Business License
- The applicant has a current fire inspection and Wellington Fire Protection provided approval for renewal
- The application passed inspection from Larimer County Sheriff's Office who provided approval for renewal
- The Finance Department has noted the applicant is not currently in compliance with the State Sales Tax Department and cannot offer approval for renewal.

Staff informed the applicant of the issue regarding their sales tax on July 27, 2026 and noted that proof of payment to the Department of Revenue would be needed prior to continuing the renewal application. Since that time, staff has continued to check in and the applicant has failed to provide receipt of payment or Installment Agreement with the State Department of Revenue.

CONNECTION WITH ADOPTED MASTER PLANS

Foster Economic Vibrancy

Ensure Strong Town Operations

FISCAL IMPLICATIONS

The last period filed for by the applicant is June 30, 2025. KLC2 LLC is currently delinquent on sales tax filing.

STAFF RECOMMENDATION

Staff would defer to the Local Licensing Authority for their decision on renewal.



MOTION RECOMMENDATION

Option 1) Move to renew KLC2 LLC doing business as Wellington Manor's Entertainment Facility License

Option 2) Move to renew KLC2 LLC doing business as Wellington Manor's Entertainment Facility License on the following conditions:

Option 3) Move to deny KLC2 LLC doing business as Wellington Manor's Entertainment Facility License

ATTACHMENTS

1. Manor Liquor Renewal 2026-07-27_Redacted
2. Wellington Manor Inspection 081126

DR 8400 (05/05/25)
 COLORADO DEPARTMENT OF REVENUE
 Liquor Enforcement Division
 PO BOX 17087
 Denver CO 80217-0087
 (303) 205-2300

Submit to Local Licensing Authority

Wellington Manor
4725 Springer Drive
Fort Collins CO 80524

Fees Due	
Annual Renewal Application Fee	\$
Renewal Fee	750.00
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.



Paid by check

Uploaded to MoveIt on Date



Paid Online

Licensee Name

KLC2 LLC

Doing Business As Name (DBA)

Wellington Manor

Liquor License Number

03-17345

License Type

Entertainment Facility License (City)

Sales Tax License Number

95381947

Expiration Date

08/09/2026

Due Date

06/25/2026

Business Address

Street Address

3922 Cleveland Avenue

Phone Number

9702182217

City, State, ZIP Code

Wellington CO 80549

Mailing Address

Street Address

4725 Springer Drive

City, State, ZIP Code

Fort Collins CO 80524

Email

Operating Manager

Date of Birth

██████████

Home Address

Street Address [REDACTED]		Phone Number [REDACTED]
City [REDACTED]	State [REDACTED]	ZIP Code [REDACTED]

1. Do you have legal possession of the premises at the street address? ☒ Yes ☐ No

Are the premises owned or rented?

☒ Owned

*If rented, expiration date of lease

☐ Rented*

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? ☐ Yes ☒ No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit? ☐ Yes ☒ No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing? ☐ Delivery ☐ Takeout ☐ Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?

☐ Yes ☒ No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?

☐ Yes ☒ No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)?

☐ Yes ☒ No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime?.....

☐ Yes ☒ No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked?.....

☐ Yes ☒ No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee?.....

☐ Yes ☒ No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

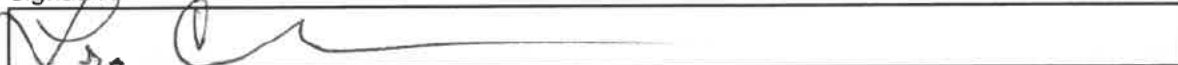
Type or Print Name of Applicant/Authorized Agent of Business

Lisa Christopherson

Title

Owner

Signature



Date (MM/DD/YY)

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Title

Attest

Signature

Date (MM/DD/YY)

DR 8495 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I, Lisa Christopherson

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of

(the "Applicant/Licensee")

KLC2, LLC

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

KLCZ, LLC

Social Security Number/Tax Identification Number

88-1320523

Home Phone Number

Business/Work Phone Number

Street Address

3922 Cleveland Ave PO BOX 1589

City

Wellington

State

CO

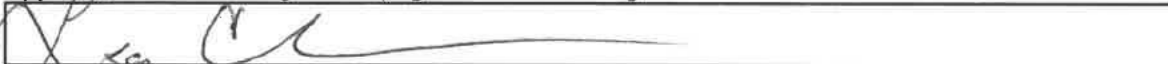
ZIP Code

80549

Printed name of person signing on behalf of the Applicant/Licensee

Lisa Christopherson

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)



Date Signed

13 July '26

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

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LIQUOR INSPECTION REPORT

Licensee Name: KLC2 LLC dba Wellington Manor	Contact/Manager Name: Lisa is Manager- but Shelly will be onsite
License #: 03-17345	Contact Number: 970-218-2217
Address: 3922 Cleveland Ave	Contact Email: Lisa@iambeautyrenewed.com
City, State, Zip: Wellington, CO 80549	Date of Report: 08/11/24

ITEM	YES	NO	NA
State Liquor License Posted	X		
Local Liquor License Posted	X		
Sales Tax License Posted	X		
Food Service License Posted			X
Minor Warning Sign Posted	X		
21+/Contains Alcohol Sign Posted (FMB&W licenses)			
ATM has notice that it doesn't accept EBT Cards (FMB&W exempt from this)			X
Meals/Snacks Available	X		
Cleanliness is Adequate	X		
Books and Invoices Available	X		
Alcohol Purchased from Permitted Source	X		
Beer, Wine and Liquor Stock Acceptable	X		
Manager Registered with Authorities	X		
Licensee in Possession/Control of Premise	X		
Premise Diagram Accurate			
Acceptable Dispensing Systems	X		
Larimer County Sheriff's Office Violation Report:			

LIQUOR LICENSE INSPECTION NOTES:

Inspection Representative(s):

R. Downing

Board of Trustees Meeting

Date: August 25, 2026
Subject: Utilities Report - July 2026

EXECUTIVE SUMMARY

Attached are the monthly operational summaries and production reports for the Water and Wastewater Utilities.

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. 2026-08-01 Utility Production and Operational Summary Report
2. Water Production Through July 2026
3. Wastewater Production Through July 2026



Wellington Drinking Water and Wastewater Utilities Monthly Production and Operational Summary Report As of August 1, 2026

Monthly Production Summary

Drinking Water

- Total July monthly volumetric production to meet demand was 41.8 million gallons (MG), which is below average production for July over the last 5 years (42.9 MG).
 - The Conventional Plant produced 39.0 MG.
 - The Nanofiltration Plant produced 2.8 MG.
- Please see the attached charts for additional details related to drinking water production.

Wastewater

- The total influent volume for July was 17.1 MG, which is below average for July over the last five years (19.2 MG).
- Hydraulic loading for July was at 0.55 million gallons per day (MGD). This hydraulic load represents 61% of the currently permitted maximum hydraulic capacity.
- Organic loading for July was 1,576 pounds of BOD, which is below average for July over the last 5 years (1,750 lbs of BOD). This represents 60% of the currently permitted maximum organic capacity.
- Please see the attached charts for additional details related to water reclamation production.

Monthly Operational Summary

Drinking Water Treatment Plants

- Conventional Plant
 - Moltz Construction completed installation of new chemical feed pumps for clearwell pH control. The upgraded system is scheduled to be placed into service in August and is expected to improve the reliability and precision of pH adjustment while reducing after-hours callouts.
- Nanofiltration Plant
 - Wilson Well No. 3 experienced a pump failure on July 11. Following replacement of the pump motor, the well was returned to normal operation on July 29.

Distribution & Collections

- To support installation of new storm drainage infrastructure as part of the Cleveland Avenue Project, the C&D team installed more than 10 temporary water service connections, maintaining uninterrupted water service for multiple commercial and residential customers during several required water main lowerings.

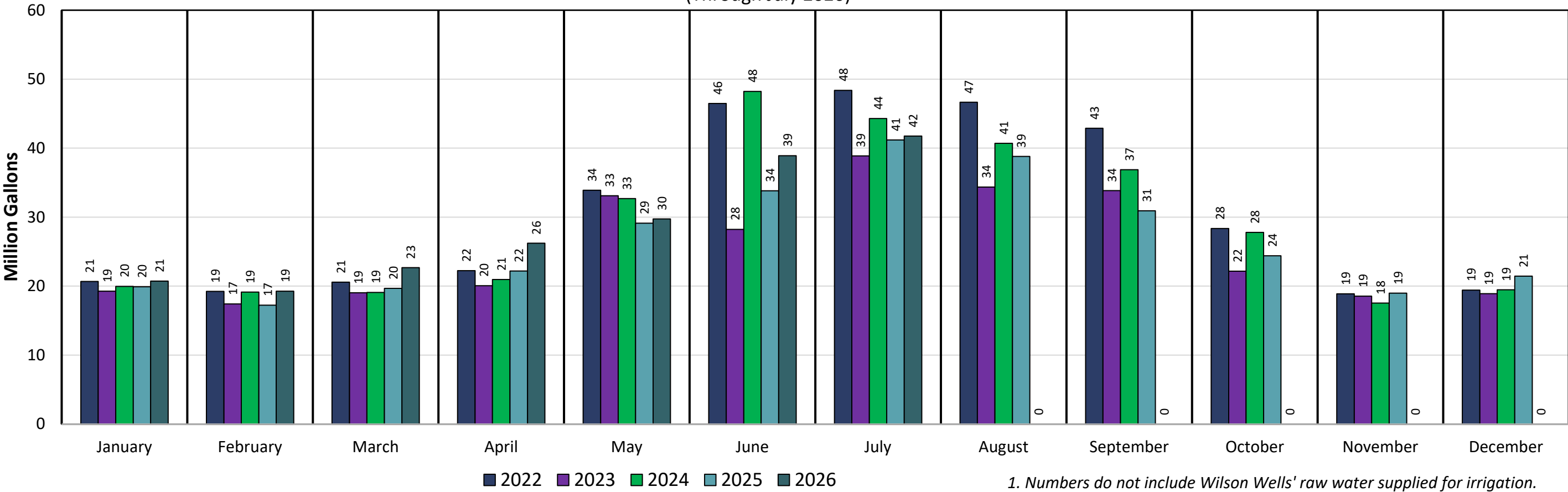
Water Reclamation Facility

- Operations staff completed a clarifier changeover during July to support ongoing operations and maintenance activities.
- Tolin Mechanical was onsite in July to address several HVAC system issues and relocating sensors in the Building 350 basement. The modifications are expected to improve system performance and reliability.

TOWN OF WELLINGTON
Water Treatment

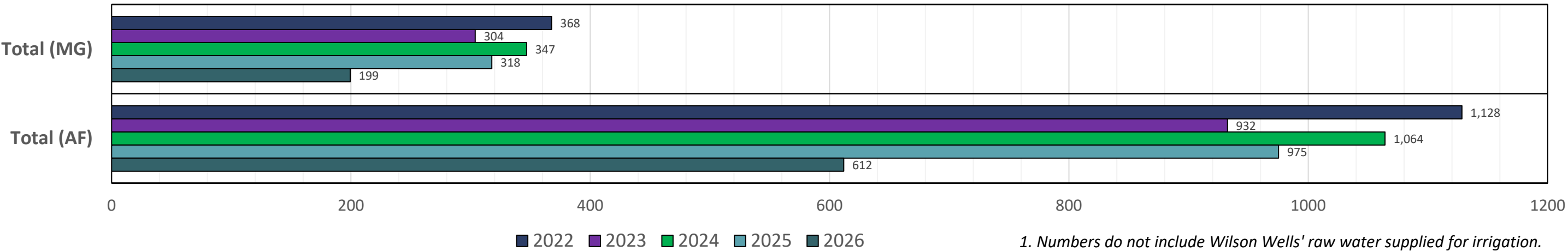
Total Monthly Production: Conventional WTP and Nano Plant₁

(Through July 2026)



Annual Production Volumes₁

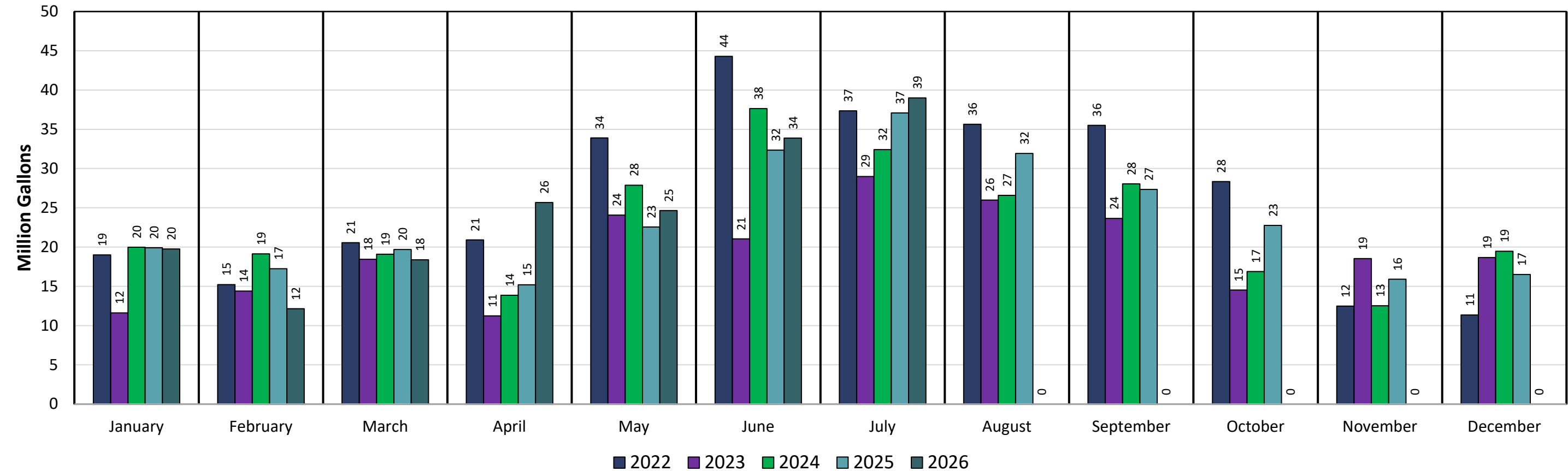
(Through July 2026)



TOWN OF WELLINGTON
Water Treatment

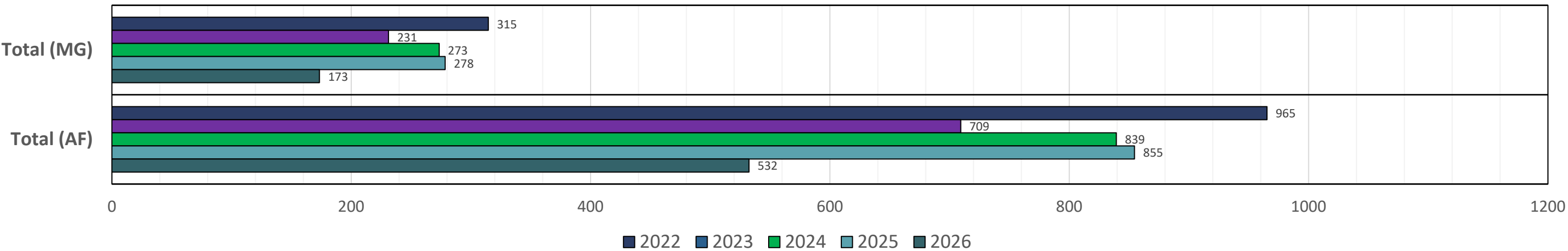
Monthly Production: Conventional WTP

(Through July 2026)



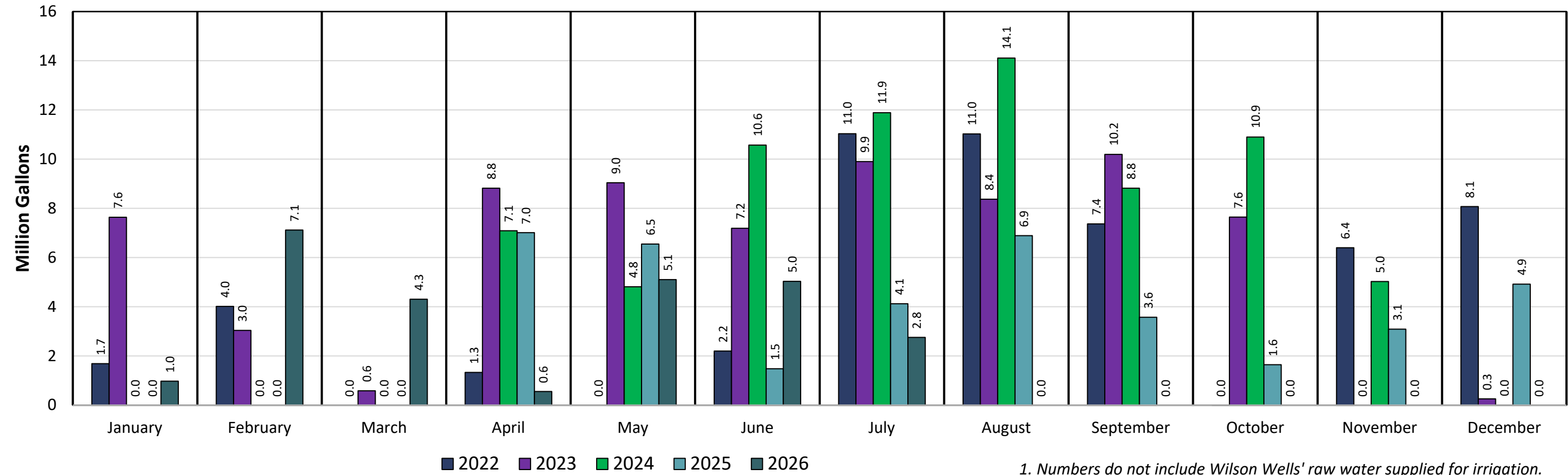
Annual Production Volumes

(Through July 2026)

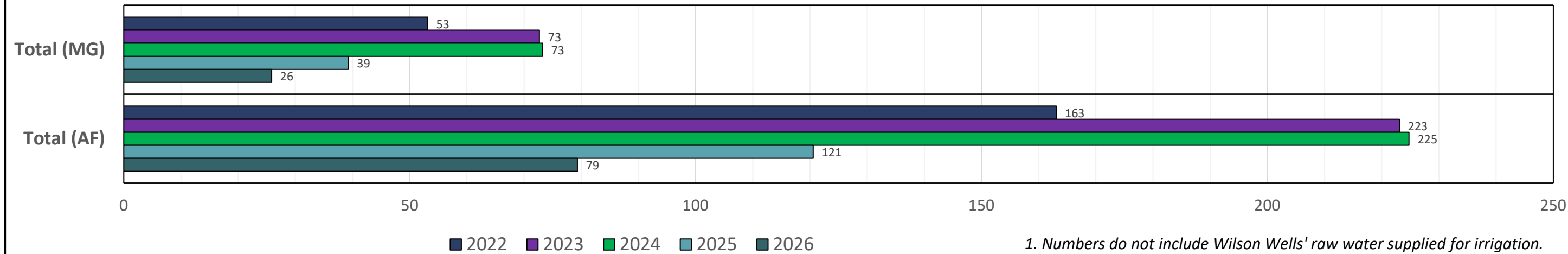


TOWN OF WELLINGTON
Water Treatment

Monthly Production: Nano Plant₁
(Through July 2026)

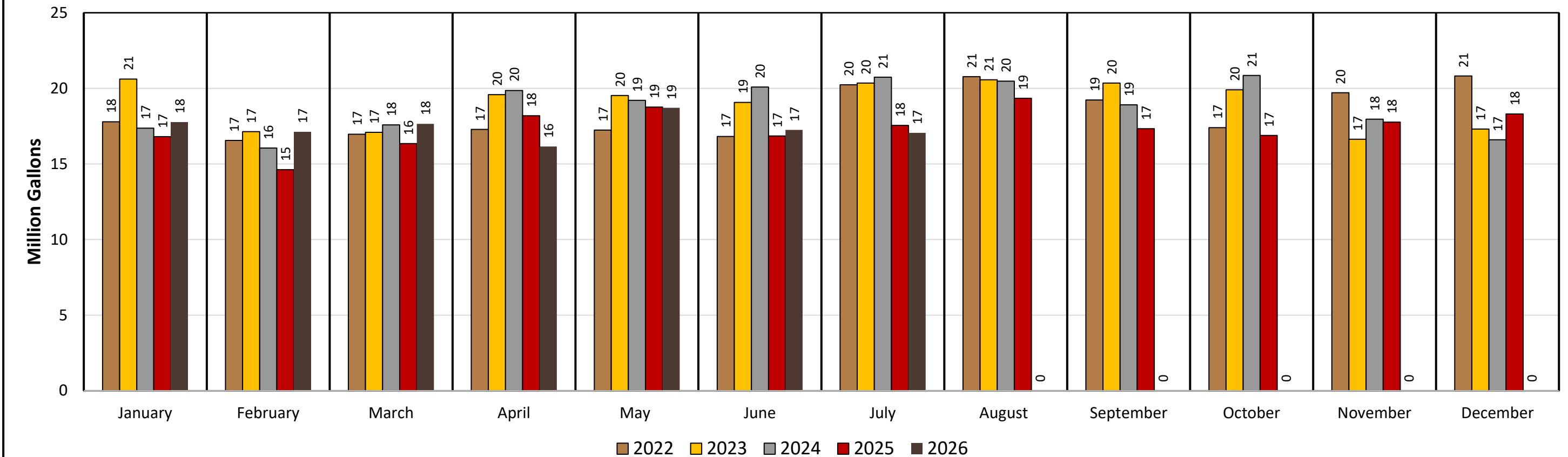


Annual Production Volumes₁
(Through July 2026)

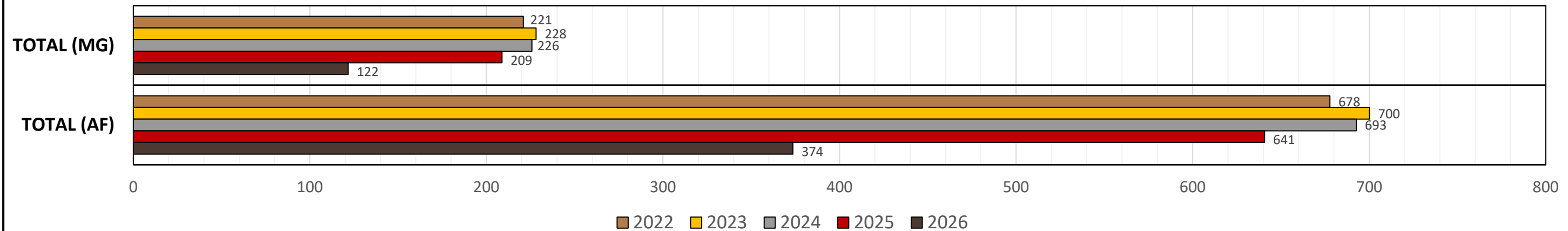


TOWN OF WELLINGTON
Water Reclamation Facility Treatment

Monthly Production: Monthly Volume of Influent
(Through July 2026)

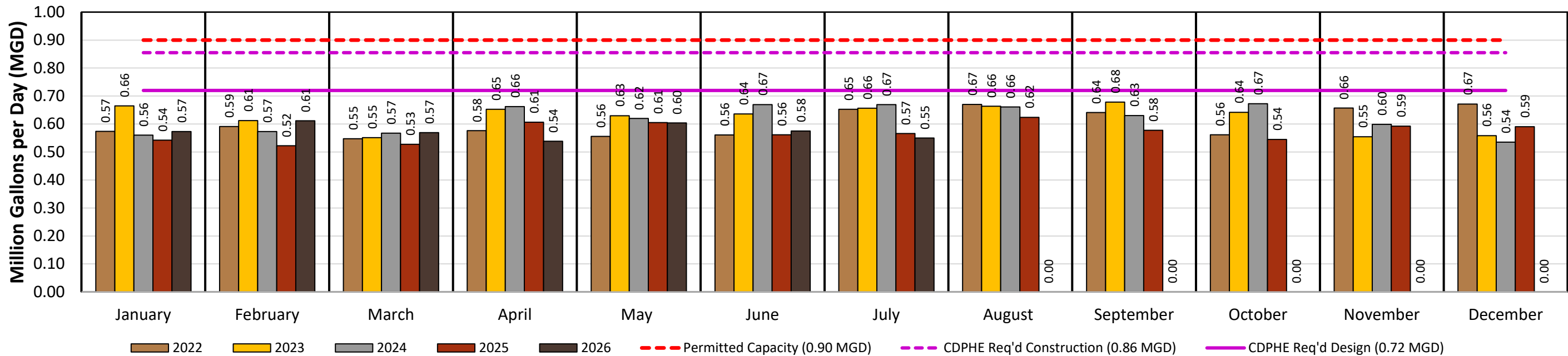


Annual Volume of Influent
(Through July 2026)

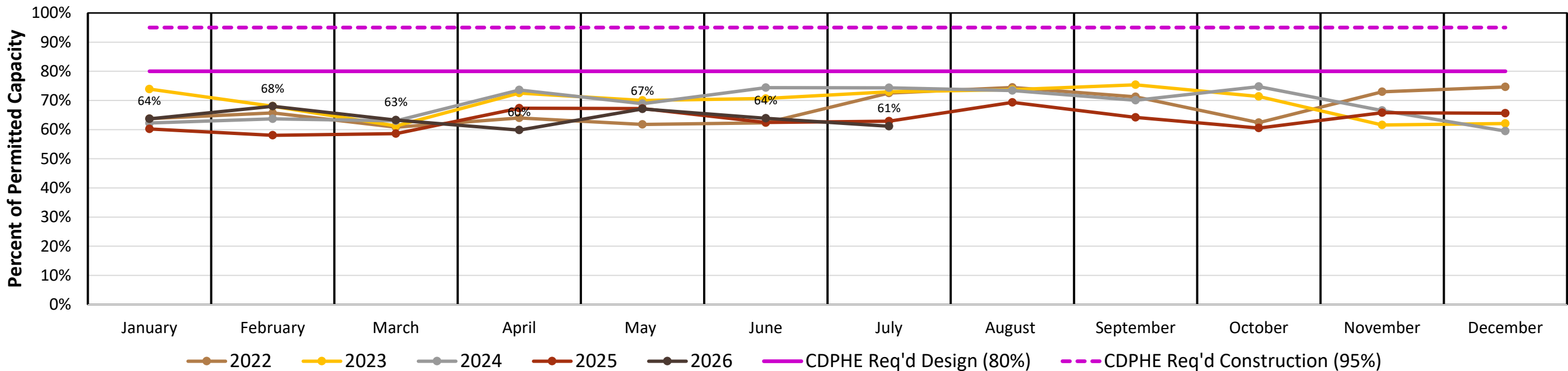


TOWN OF WELLINGTON
Water Reclamation Facility

Monthly Production: Hydraulic Loading
(Through July 2026)

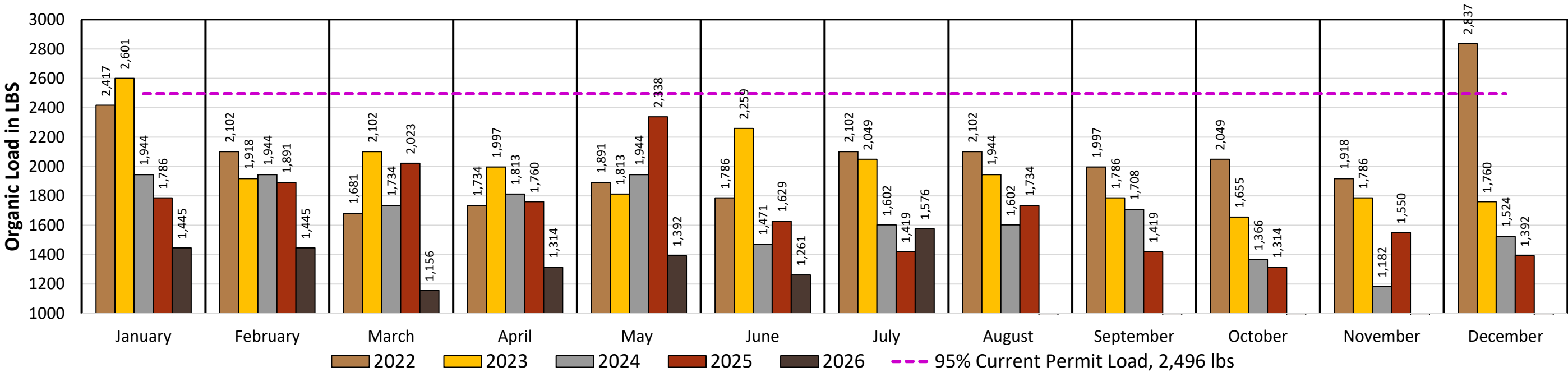


Monthly Production: Percent of Permitted Hydraulic Capacity
(Through July 2026)

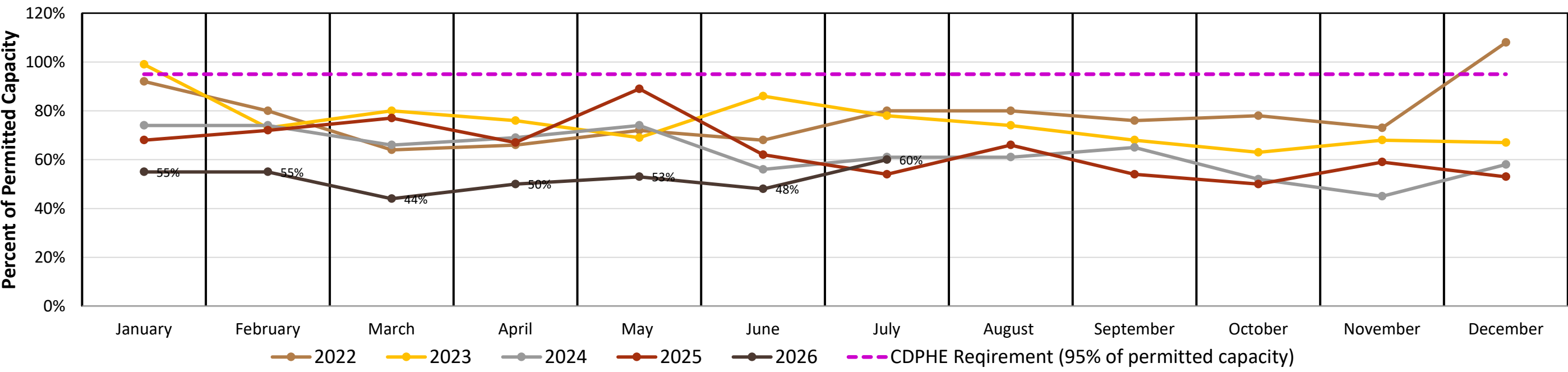


TOWN OF WELLINGTON
Water Reclamation Facility

Monthly Production: Organic Loading
(Through July 2026)



Monthly Production: Percent of Permitted Organic Capacity
(Through July 2026)



Board of Trustees Meeting

Date: August 25, 2026
Subject: NOCO Humane 2nd Quarter 2026 Service Report

EXECUTIVE SUMMARY

The NOCO Humane 2nd Quarter Service Report is attached for review.

BACKGROUND / DISCUSSION

N/A

CONNECTION WITH ADOPTED MASTER PLANS

N/A

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

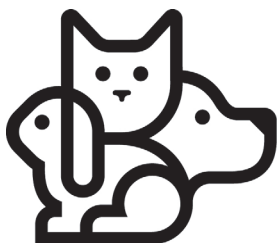
Review and retain report.

MOTION RECOMMENDATION

N/A

ATTACHMENTS

1. NOCO Humane 2nd Quarter 2026 Service Report



NOCO HUMANE

Animal Control and Sheltering Services

Quarterly Jurisdictional Report

Jurisdiction: Wellington

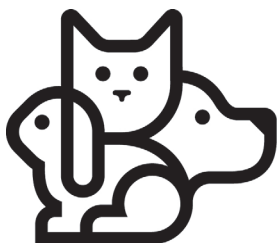
Reporting period: 04/01/2026-06/30/2026

License Report

1)	Number of Licenses issued to residents_____	363
2)	Total License Fees Collected from Residents_____	\$ 5,675
3)	Total Licenses issued_____	12,524

Animal Facility Report

1)	Domestic Animals Impounded from Jurisdiction_____	49
a)	Field_____	26
b)	Over the Counter_____	23
2)	Number of Domestic Animals Impounded at Facility_____	3,590
3)	Number of Wild Animals Impounded from Jurisdiction_____	8
a)	Field_____	8
b)	Over the Counter_____	0
4)	Number of Wild Animals Impounded at Facility_____	341
5)	Total number of animals impounded from Jurisdiction_____	57
6)	Number of Dead animals brought to Facility from Jurisdiction_____	5
7)	Number of animals from jurisdiction seen by Veterinary Services Staff_____	24
8)	Number of Impound Days for Animals Impounded from Jurisdiction_____	289
9)	Number of Impound Days for Animals Impounded at Facility_____	29,144
10)	Number of Domestic Animals Euthanized from Jurisdiction_____	4
11)	Number of Wild Animals Euthanized from Jurisdiction_____	0
12)	Number of Owner Requested Euthanasia from Jurisdiction_____	2



NOCO HUMANE

Animal Control and Sheltering Services

Quarterly Jurisdictional Report

Jurisdiction: Wellington

Reporting period: 04/01/2026-06/30/2026

Field Services Report

(* totals are counts of original service calls w/o follow-up)

1)	Total Number of Field Service activities: calls and follow-up	294
2)	Number of Calls for Service *	191
a)	Average Response time to Priority Calls	34min
b)	Average Response Time to Non-Priority Calls	1hr 16min
3)	Number of Emergency/Afterhours Calls*	4
a)	Total Working Time for Emergency/Afterhours Calls	1hr 3min
4)	Number of Dead Animals Removed from Jurisdiction roads/public areas	11
a)	Dead Domestic Animals	3
b)	Dead Wild Animals	8
5)	Number Calls for Sick/Injured Wildlife*	1
6)	Number of Calls for Stray Livestock*	0
7)	Number of Reported Animal Bites*	10
a)	Animal Bite Follow-up	24
8)	Number of Disturbance Calls*	7
a)	Disturbance Follow-up	7
9)	Number of Animal Welfare Calls*	4
a)	Animal Welfare Follow-up	11
10)	Number of Stray Animal Calls*	133
a)	At-Large*	5
b)	Aggressive*	0
c)	In-Custody*	10

Warnings/Citations/Violations

See Attached Warning/Citation Report

NOCO HUMANE

3501 E 71ST ST
LOVELAND, CO 80538
(970) 226-3647



Violations by Jurisdiction(s)

Between 04/01/2026 and 06/30/2026

WELLINGTON

CITATION	4
<u>Offenses:</u>	<u>17</u>
AT LARGE	3
LIC REQ	4
PUBLIC NUIS	8
RAL VIOL	2
WARNING	12
<u>Offenses:</u>	<u>26</u>
AT LARGE	6
DISTURBANCE	8
LIC REQ	5
PUBLIC NUIS	3
RABIES REQ	2
WASTE REMOVAL	2

Board of Trustees Meeting

Date: August 25, 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



BOARD OF TRUSTEES PLANNING CALENDAR

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

September 8, 2026	Board of Trustees Regular Meeting
September 15, 2026	Board of Trustees Work Session
September 22, 2026	Board of Trustees Regular Meeting
October 2, 2026	Budget Work Day – Boys & Girls Club
October 13, 2026	Board of Trustees Regular Meeting
October 20, 2026	Board of Trustees Work Session
October 27, 2026	Board of Trustees Regular Meeting
November 10, 2026	Board of Trustees Regular Meeting
November 17, 2026	Board of Trustees Special Meeting
November 24, 2026	Regular Meeting- normally cancelled for holiday
December 8, 2026	Board of Trustees Regular Meeting

Future Work Session Topics

October 13 - Budget Work Session

October 27 - Utilities Rates Work Session

Other Meetings/Events

September 2 – Larimer County Community Hub Workshop

September 24 – Colorado Municipal League District 2 Meeting

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: August 25, 2026
Subject: Treasurer's Report — June 2026

EXECUTIVE SUMMARY

Attached is the Treasurer's Report for June 2026.

BACKGROUND / DISCUSSION

The Treasurer's Report for June 2026 was generated on August 17, 2026, and includes all invoices paid through Period 06 of Fiscal Year 2026. This includes invoices from prior periods that may affect previously presented Treasurer's Reports, and does not include invoices not yet received or processed which may affect Treasurer's Reports presented in the future. Under the modified accrual basis of accounting, expenditures are recorded when a liability is incurred, generally when goods or services are received, regardless of when payment is made. Revenues are recorded when they are both measurable and available to finance current-period expenditures. Governmental accounting standards permit prior-period adjustments to ensure that financial reports present a fair and accurate view of the Town's financial position and results of operations. Treasurer's Reports are management reports and are not audited financial statements.

CONNECTION WITH ADOPTED MASTER PLANS

Ensure Strong Town Operations: Communicate strategically to community audiences

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

Review and retain report.

MOTION RECOMMENDATION

N/A

ATTACHMENTS

1. Treasurer's Report — June 2026

TOWN OF WELLINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>TAX REVENUE</u>					
201-01-3110	PROPERTY TAXES	134,568.25	1,357,195.09	2,193,245.00	836,049.91	61.9
201-01-3130	SALES TAX	214,364.03	1,343,612.13	2,773,581.00	1,429,968.87	48.4
201-01-3135	SEVERANCE TAX	.00	.00	15,000.00	15,000.00	.0
201-01-3140	USE TAX - BUILDING MATERIALS	14,791.07	96,051.10	200,010.00	103,958.90	48.0
201-01-3145	OCCUPATIONAL TAX	.00	80.75	.00	(80.75)	.0
201-01-3315	MOTOR VEHICLE USE TAX	54,597.80	324,064.68	.00	(324,064.68)	.0
	TOTAL TAX REVENUE	452,600.71	3,304,314.02	5,543,843.00	2,239,528.98	59.6
	<u>BUILDING PERMITS</u>					
201-02-3155	TOWN PLAN REVIEW FEES	1,500.00	7,210.00	15,000.00	7,790.00	48.1
201-02-3430	COUNTY TAX VENDORS FEE	258.83	1,579.51	3,000.00	1,420.49	52.7
201-02-3435	FIRE DEPT. VENDOR FEE	.00	1,480.00	1,500.00	20.00	98.7
201-02-3450	BLDG. ADMIN. FEE	1,529.02	10,498.65	20,000.00	9,501.35	52.5
201-02-3462	BLDG. INSPECTION FEES	17,621.51	126,982.84	250,000.00	123,017.16	50.8
	TOTAL BUILDING PERMITS	20,909.36	147,751.00	289,500.00	141,749.00	51.0
	<u>FRANCHISE FEES</u>					
201-03-3150	FRANCHISE FEE-COMMUNICATIONS	.00	17,698.73	25,000.00	7,301.27	70.8
201-03-3160	FRANCHISE FEE-ELECTRICITY	30,060.35	99,271.93	199,301.00	100,029.07	49.8
201-03-3170	FRANCHISE FEE-NATURAL GAS	5,370.16	53,015.93	20,000.00	(33,015.93)	265.1
	TOTAL FRANCHISE FEES	35,430.51	169,986.59	244,301.00	74,314.41	69.6
	<u>LICENSES & PERMITS</u>					
201-04-3200	BUSINESS LICENSE	925.00	4,625.00	3,750.00	(875.00)	123.3
201-04-3210	LIQUOR LICENSE	100.00	1,255.00	3,000.00	1,745.00	41.8
201-04-3220	CONTRACTOR LICENSE	1,150.00	10,600.00	18,000.00	7,400.00	58.9
201-04-3250	RETAIL MARIJUANA STORE LICENSE	.00	6,500.00	3,000.00	(3,500.00)	216.7
	TOTAL LICENSES & PERMITS	2,175.00	22,980.00	27,750.00	4,770.00	82.8
	<u>FEES FOR SERVICE</u>					
201-05-3420	LAND USE FEES	510.00	5,330.00	15,000.00	9,670.00	35.5
201-05-3465	PAYMENT CONVENIENCE FEE	802.16	4,353.58	6,499.00	2,145.42	67.0
201-05-3510	COMMUNITY CENTER USER FEES	.00	.00	3,000.00	3,000.00	.0
201-05-3520	WEED / REFUSE REMOVAL	2,404.50	10,517.17	8,000.00	(2,517.17)	131.5
	TOTAL FEES FOR SERVICE	3,716.66	20,200.75	32,499.00	12,298.25	62.2

TOWN OF WELLINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>FINES & PENALTIES</u>					
201-06-3550	COURT FINES & COSTS	3,223.00	24,453.00	12,000.00	(12,453.00)	203.8
201-06-3555	LCSS ADMINISTRATIVE FEES	180.00	580.00	1,000.00	420.00	58.0
	TOTAL FINES & PENALTIES	3,403.00	25,033.00	13,000.00	(12,033.00)	192.6
	<u>CEMETERY REVENUES</u>					
201-07-3470	CEMETERY - OPENING & CLOSING	.00	2,900.00	3,120.00	220.00	93.0
201-07-3480	CEMETERY - PERPETUAL CARE	500.00	500.00	1,125.00	625.00	44.4
201-07-3490	CEMETERY - GRAVE SPACE	(400.00)	1,500.00	3,375.00	1,875.00	44.4
	TOTAL CEMETERY REVENUES	100.00	4,900.00	7,620.00	2,720.00	64.3
	<u>MISCELLANEOUS REVENUE</u>					
201-08-3353	GRANTS - MAIN STREET PROGRAM	.00	2,109.58	15,000.00	12,890.42	14.1
201-08-3354	GRANTS - LIBRARY	5,948.00	5,948.00	6,000.00	52.00	99.1
201-08-3355	INVESTMENT EARNINGS - LIBRARY	.00	.00	18,220.00	18,220.00	.0
201-08-3373	LIBRARY CONTRIB./FINES/MISC.	582.00	3,638.95	5,000.00	1,361.05	72.8
201-08-3506	MAIN STREET DOLA MINI GRANT	.00	.00	10,000.00	10,000.00	.0
201-08-3610	INVESTMENT EARNINGS-GENERAL	22,110.84	133,157.20	305,836.00	172,678.80	43.5
201-08-3620	CARRYOUT BAG FEE	.00	63.18	2,400.00	2,336.82	2.6
201-08-3640	COMMUNITY EVENTS	190.00	250.00	5,000.00	4,750.00	5.0
201-08-3690	MISCELLANEOUS REVENUE	754.62	754.62	5,000.00	4,245.38	15.1
201-08-3910	SALE OF ASSETS	.00	224.00	500.00	276.00	44.8
201-08-3913	COMMUNITY EVENT SPONSORSHIPS	500.00	1,500.00	2,500.00	1,000.00	60.0
	TOTAL MISCELLANEOUS REVENUE	30,085.46	147,645.53	375,456.00	227,810.47	39.3
	<u>TRANSFERS</u>					
201-09-3694	TRANS IN FROM STREET FUND	.00	.00	442,349.00	442,349.00	.0
201-09-3695	TRANS IN FROM WATER FUND	.00	.00	496,797.00	496,797.00	.0
201-09-3696	TRANS IN FROM SEWER FUND	.00	.00	465,336.00	465,336.00	.0
201-09-3697	TRANS IN FROM DRAINAGE FUND	.00	.00	134,267.00	134,267.00	.0
201-09-3698	TRANS IN FROM PARK FUND	.00	.00	256,480.00	256,480.00	.0
	TOTAL TRANSFERS	.00	.00	1,795,229.00	1,795,229.00	.0
	TOTAL FUND REVENUE	548,420.70	3,842,810.89	8,329,198.00	4,486,387.11	46.1

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LEGISLATIVE</u>					
201-11-5102 BENEFITS	71.63	470.06	910.00	439.94	51.7
201-11-5107 ELECTED OFFICIAL COMPENSATION	900.00	5,400.00	10,800.00	5,400.00	50.0
201-11-5192 COMMUNITY EVENTS	11,391.00	59,350.75	116,275.00	56,924.25	51.0
201-11-5214 OFFICE SUPPLIES	283.11	549.63	1,200.00	650.37	45.8
201-11-5321 PRINTING SERVICES	.00	.00	300.00	300.00	.0
201-11-5335 DUES & SUBSCRIPTIONS	.00	5,649.00	5,500.00	(149.00)	102.7
201-11-5352 MUNICIPAL LEGAL SERVICES	.00	16,997.15	45,000.00	28,002.85	37.8
201-11-5363 R&M COMPUTER/OFFICE EQUIPMENT	.00	4,785.27	4,800.00	14.73	99.7
201-11-5380 PROFESSIONAL DEVELOPMENT	4,615.41	9,270.27	8,000.00	(1,270.27)	115.9
201-11-5513 INSURANCE DEDUCTIBLE	.00	.00	5,000.00	5,000.00	.0
201-11-5940 CLEVELAND AVE BUSINESS SUPPORT	1,853.54	3,191.57	35,000.00	31,808.43	9.1
201-11-5951 BOARD DISCRETIONARY FUND	.00	3,858.30	15,000.00	11,141.70	25.7
201-11-5952 HARDSHIP UTILITY GRANT	1,800.00	13,500.00	25,000.00	11,500.00	54.0
TOTAL LEGISLATIVE	20,914.69	123,022.00	272,785.00	149,763.00	45.1
<u>JUDICIAL</u>					
201-12-5109 MAGISTRATE	750.00	3,750.00	12,000.00	8,250.00	31.3
201-12-5214 OFFICE SUPPLIES	.00	512.91	500.00	(12.91)	102.6
201-12-5356 PROFESSIONAL SERVICES	.00	43.00	.00	(43.00)	.0
201-12-5359 PROSECUTING ATTORNEY	2,080.50	11,241.44	13,000.00	1,758.56	86.5
201-12-5380 PROFESSIONAL DEVELOPMENT	.00	1,376.33	1,650.00	273.67	83.4
201-12-5381 MILEAGE REIMBURSEMENT	.00	.00	100.00	100.00	.0
201-12-5394 JURY FEES	.00	.00	1,000.00	1,000.00	.0
201-12-5498 COURT APPOINTED COUNSEL	.00	.00	1,000.00	1,000.00	.0
201-12-5499 TRANSLATOR FEES	180.00	360.00	1,000.00	640.00	36.0
TOTAL JUDICIAL	3,010.50	17,283.68	30,250.00	12,966.32	57.1
<u>ADMINISTRATION</u>					
201-13-5100 WAGES & SALARIES	68,393.49	293,335.78	592,358.00	299,022.22	49.5
201-13-5102 BENEFITS	19,205.12	81,359.41	193,406.00	112,046.59	42.1
201-13-5214 OFFICE SUPPLIES	29.98	150.92	500.00	349.08	30.2
201-13-5335 DUES & SUBSCRIPTION	15.00	3,483.00	5,000.00	1,517.00	69.7
201-13-5352 LEGAL SERVICES	.00	8,628.58	65,000.00	56,371.42	13.3
201-13-5356 PROFESSIONAL SERVICES	26,440.50	30,107.00	10,000.00	(20,107.00)	301.1
201-13-5357 PROF. SERVICES - HOME RULE	.00	12,500.00	110,000.00	97,500.00	11.4
201-13-5363 R&M COMPUTER/OFFICE EQUIPMENT	.00	108.00	1,000.00	892.00	10.8
201-13-5380 PROFESSIONAL DEVELOPMENT	478.00	3,319.24	5,000.00	1,680.76	66.4
201-13-5381 MILEAGE REIMBURSEMENT	.00	.00	100.00	100.00	.0
201-13-5496 COMMUNICATIONS DIVISION	667.91	2,648.74	9,000.00	6,351.26	29.4
201-13-5933 WELLINGTON SENIOR RESOURCE CEN	591.84	13,009.12	16,500.00	3,490.88	78.8
TOTAL ADMINISTRATION	115,821.84	448,649.79	1,007,864.00	559,214.21	44.5

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>FINANCE</u>					
201-14-5100	WAGES & SALARIES	40,711.98	176,356.21	353,495.00	177,138.79	49.9
201-14-5102	BENEFITS	11,421.49	49,843.75	99,613.00	49,769.25	50.0
201-14-5214	OFFICE SUPPLIES	.00	124.54	1,000.00	875.46	12.5
201-14-5311	POSTAGE	670.88	3,057.61	4,649.00	1,591.39	65.8
201-14-5321	PRINTING SERVICES	.00	900.00	900.00	.00	100.0
201-14-5335	DUES AND SUBSCRIPTIONS	95.00	595.00	1,200.00	605.00	49.6
201-14-5338	BANK SERVICE CHARGE	1,244.25	6,824.90	8,750.00	1,925.10	78.0
201-14-5353	ACCOUNTING & AUDITING	.00	.00	37,100.00	37,100.00	.0
201-14-5356	PROFESSIONAL SERVICES	.00	4,917.21	35,000.00	30,082.79	14.1
201-14-5363	R&M COMPUTER/OFFICE EQUIP	.00	1,655.02	2,250.00	594.98	73.6
201-14-5380	PROFESSIONAL DEVELOPMENT	.00	262.59	6,000.00	5,737.41	4.4
201-14-5381	MILEAGE REIMBURSEMENT	.00	.00	200.00	200.00	.0
201-14-5510	INSURANCE & BONDS	67,462.67	191,834.44	254,830.00	62,995.56	75.3
201-14-5560	COUNTY TREAS. FEES	2,691.36	27,141.71	.00	(27,141.71)	.0
201-14-5640	PAYING AGENT FEES	.00	.00	500.00	500.00	.0
201-14-5950	DOCUMENT SHREDDING	25.00	141.00	350.00	209.00	40.3
	TOTAL FINANCE	124,322.63	463,653.98	805,837.00	342,183.02	57.5
	<u>TOWN CLERK</u>					
201-15-5100	WAGES & SALARIES	21,924.14	94,984.99	190,323.00	95,338.01	49.9
201-15-5102	BENEFITS	7,244.27	31,018.78	60,682.00	29,663.22	51.1
201-15-5214	OFFICE SUPPLIES	87.99	719.87	1,000.00	280.13	72.0
201-15-5331	PUBLISHING & LEGAL NOTICES	23.20	306.92	4,500.00	4,193.08	6.8
201-15-5335	DUES & SUBSCRIPTIONS	.00	48.00	500.00	452.00	9.6
201-15-5356	PROFESSIONAL SERVICES	.00	617.00	1,000.00	383.00	61.7
201-15-5363	R&M COMPUTER/OFFICE EQUIP.	.00	.00	3,500.00	3,500.00	.0
201-15-5380	PROFESSIONAL DEVELOPMENT	573.91	2,380.34	6,000.00	3,619.66	39.7
201-15-5381	MILEAGE REIMBURSEMENT	.00	.00	300.00	300.00	.0
201-15-5414	ELECTION EXPENSES	.00	38,584.35	60,000.00	21,415.65	64.3
201-15-5530	CODE REVIEW & UPDATE	.00	.00	5,900.00	5,900.00	.0
	TOTAL TOWN CLERK	29,853.51	168,660.25	333,705.00	165,044.75	50.5

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>HUMAN RESOURCES</u>					
201-16-5100	WAGES & SALARIES	25,957.94	112,393.83	228,430.00	116,036.17	49.2
201-16-5102	BENEFITS	8,594.64	36,238.32	73,039.00	36,800.68	49.6
201-16-5103	TEMPORARY EMPLOYMENT SERVICES	.00	.00	3,000.00	3,000.00	.0
201-16-5214	OFFICE SUPPLIES	.00	48.91	350.00	301.09	14.0
201-16-5335	DUES & SUBSCRIPTIONS	.00	4,294.00	9,500.00	5,206.00	45.2
201-16-5356	PROFESSIONAL FEES	.00	612.76	5,000.00	4,387.24	12.3
201-16-5363	R&M COMPUTER/OFFICE EQUIP.	.00	.00	1,400.00	1,400.00	.0
201-16-5380	PROFESSIONAL DEVELOPMENT	.00	250.00	3,500.00	3,250.00	7.1
201-16-5381	MILEAGE REIMBURSEMENT	.00	.00	100.00	100.00	.0
201-16-5580	EMPLOYEE DRUG TESTING	.00	102.00	1,000.00	898.00	10.2
201-16-5582	EMPLOYEE RELATIONS	1,140.00	3,698.27	8,000.00	4,301.73	46.2
201-16-5583	BACKGROUND CHECK	96.00	820.00	2,500.00	1,680.00	32.8
201-16-5948	EMPLOYEE APPAREL	.00	.00	1,000.00	1,000.00	.0
201-16-5949	EMPLOYEE ADVERTISING	.00	170.47	2,000.00	1,829.53	8.5
	TOTAL HUMAN RESOURCES	35,788.58	158,628.56	338,819.00	180,190.44	46.8
	<u>INFORMATION TECHNOLOGY</u>					
201-17-5100	WAGES & SALARIES	14,000.01	60,620.93	123,040.00	62,419.07	49.3
201-17-5102	BENEFITS	4,334.30	19,182.10	36,988.00	17,805.90	51.9
201-17-5214	OFFICE SUPPLIES	34.96	307.27	800.00	492.73	38.4
201-17-5345	TELEPHONE SERVICES	3,496.18	20,890.00	44,100.00	23,210.00	47.4
201-17-5356	PROFESSIONAL SERVICES	4,162.50	4,162.50	15,000.00	10,837.50	27.8
201-17-5363	R&M COMPUTER/OFFICE EQUIP.	580.27	9,134.37	12,600.00	3,465.63	72.5
201-17-5380	PROFESSIONAL DEVELOPMENT	.00	225.00	2,650.00	2,425.00	8.5
201-17-5381	MILEAGE REIMBURSEMENT	.00	.00	50.00	50.00	.0
201-17-5384	INTERNET SERVICES	3,153.46	19,317.50	32,900.00	13,582.50	58.7
201-17-5579	SOFTWARE LICENSE/SUPPORT	20,944.60	117,142.16	179,900.00	62,757.84	65.1
201-17-5585	WEBSITE MAINTENANCE	.00	16,780.61	19,600.00	2,819.39	85.6
201-17-5947	COPIER EXPENSE	1,370.01	7,957.91	14,700.00	6,742.09	54.1
	TOTAL INFORMATION TECHNOLOGY	52,076.29	275,720.35	482,328.00	206,607.65	57.2

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING AND ZONING</u>					
201-18-5100 WAGES & SALARIES	81,864.49	354,481.51	717,944.00	363,462.49	49.4
201-18-5102 BENEFITS	23,827.25	96,726.37	198,309.00	101,582.63	48.8
201-18-5214 OFFICE SUPPLIES	173.34	173.34	1,000.00	826.66	17.3
201-18-5220 ABATEMENTS & NUISANCES	.00	4,453.25	.00	(4,453.25)	.0
201-18-5231 FUEL, OIL, GREASE	127.39	500.49	750.00	249.51	66.7
201-18-5233 VEHICLE R&M	18.95	181.05	1,750.00	1,568.95	10.4
201-18-5331 RECORDING & LEGAL PUBLISHING	56.52	101.77	750.00	648.23	13.6
201-18-5335 DUES & SUBSCRIPTIONS	.00	45.00	3,159.00	3,114.00	1.4
201-18-5350 BUILDING INSP. FEE REMITTANCE	10,683.06	77,200.20	162,000.00	84,799.80	47.7
201-18-5355 REIMBURSABLE SERVICES	1,925.00	4,240.00	15,000.00	10,760.00	28.3
201-18-5356 PROFESSIONAL SERVICES	1,475.29	1,725.29	25,000.00	23,274.71	6.9
201-18-5363 R&M COMPUTER/OFFICE EQUIP	.00	1,563.18	1,590.00	26.82	98.3
201-18-5370 SAFETY SUPPLIES & EQUIPMENT	.00	.00	270.00	270.00	.0
201-18-5372 UNIFORMS	.00	.00	525.00	525.00	.0
201-18-5374 NOCO HUMANE	3,582.17	21,493.02	42,986.00	21,492.98	50.0
201-18-5375 PROTECTIVE INSP. EQUIPMENT	.00	.00	170.00	170.00	.0
201-18-5380 PROFESSIONAL DEVELOPMENT	764.00	3,519.19	8,337.00	4,817.81	42.2
201-18-5381 MILEAGE REIMBURSEMENT	.00	.00	300.00	300.00	.0
201-18-5579 SOFTWARE LICENSE SUPPORT	.00	1,829.00	2,309.00	480.00	79.2
TOTAL PLANNING AND ZONING	124,497.46	568,232.66	1,182,149.00	613,916.34	48.1
<u>LAW ENFORCEMENT</u>					
201-21-5364 LCSO CONTRACT	567,082.02	1,134,164.04	2,268,328.00	1,134,163.96	50.0
TOTAL LAW ENFORCEMENT	567,082.02	1,134,164.04	2,268,328.00	1,134,163.96	50.0

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC WORKS</u>					
201-34-5100 WAGES & SALARIES	88,750.80	384,295.19	806,929.00	422,633.81	47.6
201-34-5102 BENEFITS	24,770.26	104,095.09	220,868.00	116,772.91	47.1
201-34-5231 FUEL, OIL & GREASE	2,876.50	9,277.00	20,000.00	10,723.00	46.4
201-34-5233 R&M- MACHINERY & EQUIP. PARTS	3,535.77	11,455.65	49,500.00	38,044.35	23.1
201-34-5335 DUES & SUBSCRIPTIONS	475.00	4,791.88	6,500.00	1,708.12	73.7
201-34-5356 PROFESSIONAL SERVICES	.00	255.00	18,000.00	17,745.00	1.4
201-34-5363 R&M COMPUTER/OFFICE EQUIP.	77.58	4,006.15	4,000.00	(6.15)	100.2
201-34-5370 SAFETY WORKWEAR & EQUIPMENT	.00	554.98	2,000.00	1,445.02	27.8
201-34-5372 UNIFORMS	502.04	12,836.45	14,850.00	2,013.55	86.4
201-34-5380 PROFESSIONAL DEVELOPMENT	500.00	3,689.03	7,500.00	3,810.97	49.2
201-34-5381 MILEAGE REIMBURSEMENT	.00	345.56	500.00	154.44	69.1
201-34-5422 SMALL TOOLS	.00	.00	1,000.00	1,000.00	.0
201-34-5456 MOSQUITO CONTROL	4,800.00	9,700.00	20,000.00	10,300.00	48.5
201-34-5579 SOFTWARE SUBSCRIPTIONS	222.00	11,589.60	12,500.00	910.40	92.7
201-34-5580 EMPLOYEE DRUG TESTING	99.00	562.55	2,750.00	2,187.45	20.5
201-34-5941 PW OFFICE SUPPLIES	270.72	3,397.32	7,750.00	4,352.68	43.8
201-34-5947 COPIER EXPENSE	.00	54.23	.00	(54.23)	.0
TOTAL PUBLIC WORKS	126,879.67	560,905.68	1,194,647.00	633,741.32	47.0
<u>CEMETERY</u>					
201-42-5382 GROUNDS MAINTENANCE SERVICE	.00	.00	5,000.00	5,000.00	.0
201-42-5423 SAND & GRAVEL & ROAD BASE	.00	.00	5,000.00	5,000.00	.0
TOTAL CEMETERY	.00	.00	10,000.00	10,000.00	.0
<u>GEN. USE BLDGS. & COM. CENTERS</u>					
201-49-5329 HOA FEES	.00	.00	1,000.00	1,000.00	.0
201-49-5341 ELECTRICITY	1,796.59	8,638.06	15,500.00	6,861.94	55.7
201-49-5342 WATER	192.33	1,428.05	3,500.00	2,071.95	40.8
201-49-5343 SEWER	197.85	1,044.78	2,500.00	1,455.22	41.8
201-49-5344 NATURAL GAS - HEAT	170.59	3,108.84	10,000.00	6,891.16	31.1
201-49-5346 STORM DRAINAGE	212.10	1,218.27	2,500.00	1,281.73	48.7
201-49-5367 R&M SERV./SUPPLIES - BUILDINGS	3,304.41	9,859.54	40,000.00	30,140.46	24.7
201-49-5369 JANITORIAL SERVICE	.00	10,049.82	20,000.00	9,950.18	50.3
201-49-5370 GENERAL BUILDING SUPPLIES	799.89	3,107.17	6,000.00	2,892.83	51.8
201-49-5375 LEEPER CENTER SUPPLIES	188.60	420.84	1,500.00	1,079.16	28.1
201-49-5398 TRASH	465.40	2,802.40	5,300.00	2,497.60	52.9
201-49-5405 PARKING LOT LEASE PAYMENTS	.00	1,600.00	1,500.00	(100.00)	106.7
201-49-5508 ADA COMMUNITY IMPROVEMENTS	.00	.00	10,000.00	10,000.00	.0
201-49-5513 INSURANCE DEDUCTIBLE	.00	.00	5,000.00	5,000.00	.0
TOTAL GEN. USE BLDGS. & COM. CENTERS	7,327.76	43,277.77	124,300.00	81,022.23	34.8

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ECONOMIC DEVELOPMENT</u>					
201-51-5214 OFFICE SUPPLIES	.00	.00	200.00	200.00	.0
201-51-5356 PROFESSIONAL SERVICES	.00	.00	20,000.00	20,000.00	.0
201-51-5401 MARKETING SERVICES	.00	2,000.00	5,000.00	3,000.00	40.0
201-51-5903 MSP GRANT EXPENDITURES	.00	.00	15,000.00	15,000.00	.0
201-51-5904 MSP ADMIN EXPENDITURES	.00	1,824.67	3,000.00	1,175.33	60.8
TOTAL ECONOMIC DEVELOPMENT	.00	3,824.67	43,200.00	39,375.33	8.9
<u>LIBRARY</u>					
201-55-5100 WAGES & SALARIES	43,238.86	191,992.06	373,049.00	181,056.94	51.5
201-55-5101 SEASONAL - LIBRARY	1,341.40	3,787.81	25,000.00	21,212.19	15.2
201-55-5102 BENEFITS	10,622.03	42,845.68	99,873.00	57,027.32	42.9
201-55-5214 OFFICE SUPPLIES	816.89	3,865.84	10,000.00	6,134.16	38.7
201-55-5311 POSTAGE	.00	6.72	200.00	193.28	3.4
201-55-5321 PRINTING SERVICES	.00	.00	1,000.00	1,000.00	.0
201-55-5333 DUES	.00	300.00	400.00	100.00	75.0
201-55-5337 PROGRAMS	1,435.53	4,639.60	10,000.00	5,360.40	46.4
201-55-5347 STORY TIME SUPPLIES	.00	443.48	1,000.00	556.52	44.4
201-55-5363 R&M COMPUTER/OFFICE EQUIP.	.00	.00	750.00	750.00	.0
201-55-5380 PROFESSIONAL DEVELOPMENT	550.00	1,290.13	3,500.00	2,209.87	36.9
201-55-5381 MILEAGE REIMBURSEMENT	.00	.00	300.00	300.00	.0
201-55-5387 SPECIAL EVENT SUPPLIES	138.81	191.99	1,000.00	808.01	19.2
201-55-5579 SOFTWARE LICENSE/SUPPORT	.00	7,507.49	10,000.00	2,492.51	75.1
201-55-5792 MULTI MEDIA	116.14	1,043.29	3,500.00	2,456.71	29.8
201-55-5793 E-BOOKS - SUBSCRIPTION/MISC.	.00	750.00	5,500.00	4,750.00	13.6
201-55-5900 LIBRARY BOOKS	3,007.55	18,939.91	20,000.00	1,060.09	94.7
201-55-5901 LIBRARY SHELVING & FURNISHINGS	215.99	340.57	1,700.00	1,359.43	20.0
201-55-5902 COURIER SERVICE	.00	.00	2,000.00	2,000.00	.0
201-55-5903 GRANT PROGRAMS EXPENDITURES	.00	.00	6,000.00	6,000.00	.0
TOTAL LIBRARY	61,483.20	277,944.57	574,772.00	296,827.43	48.4
<u>CAPITAL OUTLAY</u>					
201-80-5015 ADA SELF-EVALUATION & PLAN	.00	.00	80,000.00	80,000.00	.0
201-80-5070 HOUSING ACTION PLAN	.00	.00	120,000.00	120,000.00	.0
201-80-5071 HOUSING AFFORDABILITY - LOCAL	.00	.00	50,000.00	50,000.00	.0
201-80-5750 TRACT F STMWTR IMPROVEMTS	.00	.00	55,000.00	55,000.00	.0
201-80-5945 6TH STREET ELEC. UNDERGROUND	.00	.00	75,000.00	75,000.00	.0
201-80-5975 UPDATE LANDSCAPE & IRRIGATION	.00	.00	65,000.00	65,000.00	.0
TOTAL CAPITAL OUTLAY	.00	.00	445,000.00	445,000.00	.0
TOTAL FUND EXPENDITURES	1,269,058.15	4,243,968.00	9,113,984.00	4,870,016.00	46.6

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
NET REVENUE OVER EXPENDITURES	(720,637.45)	(401,157.11)	(784,786.00)	(383,628.89)	(51.1)

TOWN OF WELLINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

STREET FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>TAX REVENUE</u>					
203-01-3130	SALES TAX	58,936.44	369,407.69	746,257.00	376,849.31	49.5
203-01-3140	USE TAX-BUILDING MATERIALS	4,066.60	26,407.94	54,990.00	28,582.06	48.0
203-01-3312	MOTOR VEHICLE SPEC. OWNERSHIP	10,214.28	84,481.31	.00 (	84,481.31)	.0
203-01-3313	MOTOR VEHICLE REGISTRATION TAX	6,519.72	24,720.48	.00 (	24,720.48)	.0
203-01-3315	MOTOR VEHICLE USE TAX	15,010.91	89,097.13	857,506.00	768,408.87	10.4
203-01-3335	HIGHWAY USERS TAX	33,025.17	186,496.79	385,732.00	199,235.21	48.4
203-01-3337	ROAD & BRIDGE TAX	.00	16,763.47	.00 (	16,763.47)	.0
	TOTAL TAX REVENUE	127,773.12	797,374.81	2,044,485.00	1,247,110.19	39.0
	<u>LICENSES & PERMITS</u>					
203-04-3343	STREET CUT PERMITS	1,300.00 (	100.00)	1,500.00	1,600.00 (	6.7)
203-04-3350	DEVELOPER ROAD FEE ESCROW	1,200.00	6,000.00	14,400.00	8,400.00	41.7
203-04-3376	BP ROAD IMPACT FEE	2,200.00	45,000.00	73,636.00	28,636.00	61.1
	TOTAL LICENSES & PERMITS	4,700.00	50,900.00	89,536.00	38,636.00	56.9
	<u>FEES FOR SERVICE</u>					
203-05-3420	LAND USE FEES	.00	360.00	.00 (	360.00)	.0
	TOTAL FEES FOR SERVICE	.00	360.00	.00 (	360.00)	.0
	<u>MISCELLANEOUS REVENUE</u>					
203-08-3350	GRANTS	.00	.00	3,094,624.00	3,094,624.00	.0
203-08-3610	INVESTMENT EARNINGS	6,505.33	39,176.78	83,227.00	44,050.22	47.1
203-08-3690	MISCELLANEOUS REVENUE	351.60	631.00	.00 (	631.00)	.0
203-08-3910	SALE OF ASSETS	.00	2,482.59	1,000.00 (	1,482.59)	248.3
	TOTAL MISCELLANEOUS REVENUE	6,856.93	42,290.37	3,178,851.00	3,136,560.63	1.3
	TOTAL FUND REVENUE	139,330.05	890,925.18	5,312,872.00	4,421,946.82	16.8

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

STREET FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING</u>					
203-34-5100 WAGES & SALARIES	56,303.92	235,943.48	509,567.00	273,623.52	46.3
203-34-5102 BENEFITS	23,629.96	90,150.22	203,476.00	113,325.78	44.3
203-34-5110 ON-CALL STIPEND	1,000.00	4,000.00	8,600.00	4,600.00	46.5
203-34-5233 R&M- MACHINERY & EQUIP. PARTS	.00	(517.48)	.00	517.48	.0
203-34-5240 STREET PAINT, SIGNS, & PARTS	2,781.68	8,932.06	40,000.00	31,067.94	22.3
203-34-5341 ELECTRICITY FOR STREET LIGHTS	18,418.07	97,516.37	219,267.00	121,750.63	44.5
203-34-5342 WATER	70.37	297.78	1,000.00	702.22	29.8
203-34-5344 NATURAL GAS	138.13	2,730.95	8,000.00	5,269.05	34.1
203-34-5370 SAFETY WORKWEAR & EQUIPMENT	343.98	2,594.02	7,000.00	4,405.98	37.1
203-34-5397 WEED CONTROL	.00	719.63	5,000.00	4,280.37	14.4
203-34-5422 SMALL TOOLS	649.78	3,000.93	9,000.00	5,999.07	33.3
203-34-5424 STREET CONSTRUCTION MATERIAL	.00	221.18	10,000.00	9,778.82	2.2
203-34-5426 WEATHER RESPONSE MANAGEMENT	4,455.00	5,603.48	8,000.00	2,396.52	70.0
203-34-5427 SNOW MANAGEMENT MATERIALS	.00	343.35	30,000.00	29,656.65	1.1
203-34-5428 STREET MAINTENANCE	5,150.00	5,150.00	35,000.00	29,850.00	14.7
203-34-5458 R&M LANDSCAPE	365.00	397.36	5,000.00	4,602.64	8.0
203-34-5533 EQUIPMENT RENTAL	61.66	1,127.04	3,000.00	1,872.96	37.6
203-34-5941 SAFETY & FIRST AID KITS	684.94	1,780.91	3,000.00	1,219.09	59.4
TOTAL OPERATING	114,052.49	459,991.28	1,104,910.00	644,918.72	41.6
<u>TRANSFERS - OUT</u>					
203-56-5000 TRANSFER TO GENERAL FUND	.00	.00	442,349.00	442,349.00	.0
TOTAL TRANSFERS - OUT	.00	.00	442,349.00	442,349.00	.0
<u>CAPITAL OUTLAY</u>					
203-80-4009 PAVEMENT STUDY	.00	.00	115,000.00	115,000.00	.0
203-80-5023 STREET AND SIDEWALK SAFETY IMP	.00	.00	374,850.00	374,850.00	.0
203-80-5024 TRANSPORTATION MASTER PLAN	10,644.90	108,537.91	150,000.00	41,462.09	72.4
203-80-5062 CLEVELAND AVE IMP. - CONSTRUCT	251,014.55	301,297.33	5,529,754.00	5,228,456.67	5.5
203-80-5064 MAIN STREET ALLEY NORTH PAVING	604.80	14,078.28	55,538.00	41,459.72	25.4
203-80-5070 RAILROAD IMPROVEMENTS SAGE 2ND	.00	7,401.95	7,402.00	.05	100.0
203-80-5851 NEWER SUBDIVISION SEAL COAT	.00	.00	157,500.00	157,500.00	.0
203-80-5878 USED DUMP TRUCK / SNOW PLOW	60,899.00	60,899.00	85,000.00	24,101.00	71.7
203-80-5879 FRONT END LOADER BOXER / CLAMS	.00	.00	35,000.00	35,000.00	.0
203-80-5881 SNOW BLADE FOR LOADER	.00	.00	40,000.00	40,000.00	.0
203-80-5884 STREET REHABILITATION	.00	.00	750,000.00	750,000.00	.0
203-80-5997 CLEVELAND AVE IMP. - DESIGN	.00	121,188.28	257,341.00	136,152.72	47.1
TOTAL CAPITAL OUTLAY	323,163.25	613,402.75	7,557,385.00	6,943,982.25	8.1
TOTAL FUND EXPENDITURES	437,215.74	1,073,394.03	9,104,644.00	8,031,249.97	11.8

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

STREET FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
NET REVENUE OVER EXPENDITURES	(297,885.69)	(182,468.85)	(3,791,772.00)	(3,609,303.15)	(4.8)

TOWN OF WELLINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>CONTRIBUTED CAPITAL</u>					
204-02-3444	BP RAW WATER FEE	.00	508,810.00	1,253,837.00	745,027.00	40.6
204-02-3446	TAP FEES	14,680.00	255,392.00	407,349.00	151,957.00	62.7
	TOTAL CONTRIBUTED CAPITAL	14,680.00	764,202.00	1,661,186.00	896,984.00	46.0
	<u>OPERATING REVENUE</u>					
204-03-3441	WATER SALES	499,369.76	2,212,454.58	4,925,000.00	2,712,545.42	44.9
204-03-3442	MUNICIPAL UTILITIES FEES	10,510.00	60,351.56	75,600.00	15,248.44	79.8
204-03-3443	HYDRANT WATER SALES	.00	3,258.00	.00	(3,258.00)	.0
204-03-3445	RAW WATER LEASES	.00	.00	2,000.00	2,000.00	.0
204-03-3447	BULK WATER SALES	6,576.92	30,628.47	26,250.00	(4,378.47)	116.7
204-03-3448	WATER METER FEE	.00	2,250.00	.00	(2,250.00)	.0
	TOTAL OPERATING REVENUE	516,456.68	2,308,942.61	5,028,850.00	2,719,907.39	45.9
	<u>NON-OPERATING REVENUE</u>					
204-04-3610	INVESTMENT EARNINGS	17,724.28	106,740.13	177,188.00	70,447.87	60.2
204-04-3910	SALE OF ASSETS	.00	.00	750.00	750.00	.0
	TOTAL NON-OPERATING REVENUE	17,724.28	106,740.13	177,938.00	71,197.87	60.0
	<u>OTHER FINANCING SOURCES</u>					
204-05-3420	LAND USE FEES	.00	610.00	.00	(610.00)	.0
	TOTAL OTHER FINANCING SOURCES	.00	610.00	.00	(610.00)	.0
	TOTAL FUND REVENUE	548,860.96	3,180,494.74	6,867,974.00	3,687,479.26	46.3

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING</u>					
204-34-5100 WAGES & SALARIES	64,604.78	278,292.34	570,246.00	291,953.66	48.8
204-34-5102 BENEFITS	25,792.75	107,227.94	220,218.00	112,990.06	48.7
204-34-5110 ON-CALL STIPEND	1,400.00	6,000.00	11,800.00	5,800.00	50.9
204-34-5221 CHEMICALS	28,741.82	112,181.15	225,000.00	112,818.85	49.9
204-34-5227 PROPANE	1,498.19	40,897.91	60,000.00	19,102.09	68.2
204-34-5229 PERMIT AND PROGRAM FEES	.00	.00	3,000.00	3,000.00	.0
204-34-5231 FUEL, OIL & GREASE	897.80	6,425.67	10,000.00	3,574.33	64.3
204-34-5233 R&M- MACHINERY & EQUIP. PARTS	5,274.79	6,136.78	19,600.00	13,463.22	31.3
204-34-5241 SHOP SUPPLIES	532.68	795.54	2,500.00	1,704.46	31.8
204-34-5321 UTILITY BILLING PRINTING	1,574.79	9,244.33	30,049.00	20,804.67	30.8
204-34-5334 WATER TESTING	8,029.95	21,282.20	20,000.00	(1,282.20)	106.4
204-34-5339 ON-LINE UTILITY BILL PAY-FEES	3,196.44	18,904.89	37,890.00	18,985.11	49.9
204-34-5341 ELECTRICITY	13,911.22	75,808.27	142,710.00	66,901.73	53.1
204-34-5345 TELEPHONE SERVICE	.00	(55.42)	800.00	855.42	(6.9)
204-34-5352 WATER RESOURCE LEGAL SERVICES	182.50	13,616.50	25,000.00	11,383.50	54.5
204-34-5353 WATER EFFICIENCY PROGRAM	.00	4,545.83	15,000.00	10,454.17	30.3
204-34-5356 PROFESSIONAL SERVICES	1,785.00	17,406.56	45,000.00	27,593.44	38.7
204-34-5363 R&M COMPUTER EQUIPMENT	.00	8,109.29	7,000.00	(1,109.29)	115.9
204-34-5370 SAFETY WORKWEAR & EQUIPMENT	201.69	2,177.10	8,000.00	5,822.90	27.2
204-34-5380 PROFESSIONAL DEVELOPMENT	51.51	4,241.39	12,000.00	7,758.61	35.3
204-34-5381 MILEAGE REIMBURSEMENT	.00	.00	100.00	100.00	.0
204-34-5384 INTERNET SERVICE	194.85	1,169.10	1,400.00	230.90	83.5
204-34-5398 TRASH	118.85	713.10	1,330.00	616.90	53.6
204-34-5422 SMALL TOOLS	1,216.08	2,521.15	8,000.00	5,478.85	31.5
204-34-5423 CONSTRUCTION MATERIAL	.00	3,806.71	8,000.00	4,193.29	47.6
204-34-5430 DISTRIBUTION SYS EMR REPAIR	.00	.00	20,000.00	20,000.00	.0
204-34-5432 R&M NANO & WELLS	486.81	9,523.83	15,000.00	5,476.17	63.5
204-34-5433 R&M PLANT	11,253.68	49,293.43	60,000.00	10,706.57	82.2
204-34-5434 R&M DISTRIBUTION	562.08	9,085.67	60,000.00	50,914.33	15.1
204-34-5437 R&M SCADA	3,480.00	5,640.00	30,000.00	24,360.00	18.8
204-34-5440 SLUDGE REMOVAL	750.00	2,234.00	10,000.00	7,766.00	22.3
204-34-5455 LAB SUPPLIES	1,319.95	4,640.05	12,000.00	7,359.95	38.7
204-34-5513 INSURANCE DEDUCTIBLE	.00	5,000.00	5,000.00	.00	100.0
204-34-5533 EQUIPMENT RENTAL	.00	.00	2,500.00	2,500.00	.0
204-34-5579 SOFTWARE SUBSCRIPTIONS	3,191.29	14,434.52	15,000.00	565.48	96.2
204-34-5593 NPIC WATER LEASE AGREEMENT	.00	10,759.00	1,500,000.00	1,489,241.00	.7
204-34-5597 RAW WATER FEES AND ASSESSMENTS	.00	17,183.00	20,000.00	2,817.00	85.9
204-34-5903 WATER METERS - NEW HOMES	5,520.00	5,520.00	14,000.00	8,480.00	39.4
204-34-5941 SAFETY & FIRST AID KITS	242.98	991.90	3,000.00	2,008.10	33.1
204-34-5969 LAB EQUIPMENT	593.64	3,620.46	25,000.00	21,379.54	14.5
TOTAL OPERATING	186,606.12	879,374.19	3,276,143.00	2,396,768.81	26.8
<u>TRANSFER</u>					
204-56-5000 TRANSFER TO GENERAL FUND	.00	.00	496,797.00	496,797.00	.0
TOTAL TRANSFER	.00	.00	496,797.00	496,797.00	.0

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>CAPITAL OUTLAY</u>					
204-80-5013	ADVANCED METERING INFRASTRUCTU	.00	.00	1,300,000.00	1,300,000.00	.0
204-80-5035	WATER SOURCE DEVELOPMENT PLAN	.00	.00	17,655.00	17,655.00	.0
204-80-5065	WTP ADMIN & LAB EXP. - DESIGN	27,682.50	96,565.00	132,845.00	36,280.00	72.7
204-80-5066	WTP ADMIN & LAB EXP.-CONSTRUCT	.00	.00	900,000.00	900,000.00	.0
204-80-5067	WATER PUMP STATION SWITCH	.00	.00	325,000.00	325,000.00	.0
204-80-5069	FLUORIDE/CAUSTIC INJ AUTOMATIO	.00	8,232.00	222,055.00	213,823.00	3.7
204-80-5070	ALT. WATER SOURCE & PLANNING	13,416.00	35,681.50	75,000.00	39,318.50	47.6
204-80-5716	FLOW METER - 1 MG TANK	.00	.00	30,000.00	30,000.00	.0
204-80-5719	DISTRIB SYSTEM IMPROV MASTER	.00	47,349.91	55,000.00	7,650.09	86.1
204-80-5853	UTV W/ PLOW	.00	30,691.11	32,000.00	1,308.89	95.9
204-80-5886	WILSON WELLHOUSES IMPROVEMENTS	.00	.00	15,000.00	15,000.00	.0
204-80-6013	RAW WATER PURCHASE	.00	.00	1,000,000.00	1,000,000.00	.0
	TOTAL CAPITAL OUTLAY	41,098.50	218,519.52	4,104,555.00	3,886,035.48	5.3
	<u>DEBT SERVICE</u>					
204-90-5630	D19AX116 LOAN PRINCIPAL (WTP)	.00	564,892.50	1,129,785.00	564,892.50	50.0
204-90-5631	D19AX116 LOAN INTEREST (WTP)	.00	96,083.12	192,166.00	96,082.88	50.0
	TOTAL DEBT SERVICE	.00	660,975.62	1,321,951.00	660,975.38	50.0
	TOTAL FUND EXPENDITURES	227,704.62	1,758,869.33	9,199,446.00	7,440,576.67	19.1
	NET REVENUE OVER EXPENDITURES	321,156.34	1,421,625.41	(2,331,472.00)	(3,753,097.41)	61.0

TOWN OF WELLINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

SEWER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>CONTRIBUTED CAPITAL</u>					
205-02-3350	DEVELOPER SEWER FEE ESCROW	1,526.00	7,630.00	18,312.00	10,682.00	41.7
205-02-3446	TAP FEES	19,954.00	286,830.00	379,126.00	92,296.00	75.7
	TOTAL CONTRIBUTED CAPITAL	21,480.00	294,460.00	397,438.00	102,978.00	74.1
	<u>OPERATING REVENUE</u>					
205-03-3445	SEWER USER FEES	263,010.66	1,428,240.00	2,653,716.00	1,225,476.00	53.8
	TOTAL OPERATING REVENUE	263,010.66	1,428,240.00	2,653,716.00	1,225,476.00	53.8
	<u>NON-OPERATING REVENUE</u>					
205-04-3610	INVESTMENT EARNINGS	15,674.71	94,397.05	202,980.00	108,582.95	46.5
205-04-3650	BOND/LOAN PROCEEDS	.00	75,913.00	172,000.00	96,087.00	44.1
205-04-3690	MISCELLANEOUS REVENUE	503.08	503.08	.00	(503.08)	.0
	TOTAL NON-OPERATING REVENUE	16,177.79	170,813.13	374,980.00	204,166.87	45.6
	<u>SOURCE 05</u>					
205-05-3420	LAND USE FEES	.00	928.50	.00	(928.50)	.0
	TOTAL SOURCE 05	.00	928.50	.00	(928.50)	.0
	TOTAL FUND REVENUE	300,668.45	1,894,441.63	3,426,134.00	1,531,692.37	55.3

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING</u>					
205-34-5100 WAGES & SALARIES	56,198.70	252,496.11	539,082.00	286,585.89	46.8
205-34-5102 BENEFITS	20,888.75	93,279.94	211,038.00	117,758.06	44.2
205-34-5110 ON-CALL STIPEND	1,400.00	5,600.00	11,800.00	6,200.00	47.5
205-34-5221 CHEMICALS	149.99	12,538.79	65,000.00	52,461.21	19.3
205-34-5228 PERMIT AND PROGRAM FEES	.00	345.35	5,000.00	4,654.65	6.9
205-34-5231 FUEL, OIL & GREASE	2,583.19	6,817.90	10,000.00	3,182.10	68.2
205-34-5233 R&M- MACHINERY & EQUIP. PARTS	807.64	3,417.97	35,000.00	31,582.03	9.8
205-34-5241 SHOP SUPPLIES	72.46	511.91	1,500.00	988.09	34.1
205-34-5321 UTILITY BILLING PRINTING	1,111.62	6,525.42	20,545.00	14,019.58	31.8
205-34-5339 ON-LINE UTILITY BILL PAY FEES	2,256.32	13,345.17	26,863.00	13,517.83	49.7
205-34-5341 ELECTRICITY	21,645.15	117,694.74	235,683.00	117,988.26	49.9
205-34-5342 WATER	323.33	3,036.93	4,032.00	995.07	75.3
205-34-5344 NATURAL GAS	449.61	19,274.33	60,000.00	40,725.67	32.1
205-34-5345 TELEPHONE SERVICE	.00	170.95	2,100.00	1,929.05	8.1
205-34-5356 PROFESSIONAL SERVICES	.00	9,483.21	20,000.00	10,516.79	47.4
205-34-5363 R&M COMPUTER EQUIPMENT	.00	1,988.96	8,000.00	6,011.04	24.9
205-34-5370 SAFETY WORKWEAR & EQUIPMENT	.00	2,006.27	10,000.00	7,993.73	20.1
205-34-5380 PROFESSIONAL DEVELOPMENT	.00	8,017.87	6,500.00	(1,517.87)	123.4
205-34-5381 MILEAGE REIMBURSEMENT	.00	.00	100.00	100.00	.0
205-34-5384 INTERNET SERVICE	184.90	1,208.50	8,000.00	6,791.50	15.1
205-34-5398 TRASH	361.20	2,046.80	3,620.00	1,573.20	56.5
205-34-5422 SMALL TOOLS	12.99	4,065.32	7,500.00	3,434.68	54.2
205-34-5423 CONSTRUCTION MATERIAL	.00	.00	1,000.00	1,000.00	.0
205-34-5431 R&M PUMPS	.00	453.59	25,000.00	24,546.41	1.8
205-34-5432 R&M SCADA	1,144.90	3,475.09	18,000.00	14,524.91	19.3
205-34-5433 R&M PLANT	4,756.43	25,415.66	40,000.00	14,584.34	63.5
205-34-5434 R&M COLLECTIONS	191.97	3,834.50	15,000.00	11,165.50	25.6
205-34-5436 COLLECTION SYS EMR REPAIR	.00	.00	15,000.00	15,000.00	.0
205-34-5440 SLUDGE DISPOSAL	2,259.00	25,394.00	50,000.00	24,606.00	50.8
205-34-5455 LAB SUPPLIES	587.79	2,681.93	7,500.00	4,818.07	35.8
205-34-5513 INSURANCE DEDUCTIBLE	.00	.00	5,000.00	5,000.00	.0
205-34-5533 EQUIPMENT RENTAL	.00	.00	3,000.00	3,000.00	.0
205-34-5554 SEWER TESTING	1,849.20	15,137.10	40,000.00	24,862.90	37.8
205-34-5579 SOFTWARE SUBSCRIPTIONS & SUPP.	1,440.00	49,030.35	45,000.00	(4,030.35)	109.0
205-34-5941 SAFETY & FIRST AID KITS	405.96	1,025.76	4,500.00	3,474.24	22.8
205-34-5969 LAB EQUIPMENT	.00	1,011.28	5,000.00	3,988.72	20.2
TOTAL OPERATING	121,081.10	691,331.70	1,565,363.00	874,031.30	44.2
<u>TRANSFERS - OUT</u>					
205-56-5000 TRANSFER TO GENERAL FUND	.00	.00	465,336.00	465,336.00	.0
TOTAL TRANSFERS - OUT	.00	.00	465,336.00	465,336.00	.0

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CAPITAL OUTLAY</u>					
205-80-5089 VIEWPOINT LIFT STATION	.00	.00	137,500.00	137,500.00	.0
205-80-5719 SEWER OVERSIZING SAGE 2ND	.00	20,601.00	20,601.00	.00	100.0
205-80-5927 WRF EXPANSION - CONSTRUCTION	.00	.00	912,000.00	912,000.00	.0
TOTAL CAPITAL OUTLAY	.00	20,601.00	1,070,101.00	1,049,500.00	1.9
<u>DEBT SERVICE</u>					
205-90-5618 W22AX116 LOAN PRINCIPAL (WRF)	.00	500,283.50	1,000,567.00	500,283.50	50.0
205-90-5619 W22AX116 LOAN INTEREST (WRF)	.00	671,990.02	1,343,980.00	671,989.98	50.0
205-90-5621 W22F467 LOAN PRINCIPAL (WRF)	.00	42,064.62	84,445.00	42,380.38	49.8
205-90-5622 W22F467 LOAN INTEREST (WRF)	.00	20,907.74	41,500.00	20,592.26	50.4
TOTAL DEBT SERVICE	.00	1,235,245.88	2,470,492.00	1,235,246.12	50.0
TOTAL FUND EXPENDITURES	121,081.10	1,947,178.58	5,571,292.00	3,624,113.42	35.0
NET REVENUE OVER EXPENDITURES	179,587.35	(52,736.95)	(2,145,158.00)	(2,092,421.05)	(2.5)

TOWN OF WELLINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

DRAINAGE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>CONTRIBUTED CAPITAL</u>					
207-02-3451	TOW STRM DRN BP IMPACT	800.00	12,000.00	15,200.00	3,200.00	79.0
207-02-3453	AUTH STORM DRN BP IMPACT	880.00	13,200.00	16,720.00	3,520.00	79.0
	<u>TOTAL CONTRIBUTED CAPITAL</u>	<u>1,680.00</u>	<u>25,200.00</u>	<u>31,920.00</u>	<u>6,720.00</u>	<u>79.0</u>
	<u>OPERATING REVENUE</u>					
207-03-3449	TOW STORM DRAIN UTILITY FEES	29,737.17	158,526.84	276,000.00	117,473.16	57.4
207-03-3452	AUTH STORM DRAIN UTILITY FEES	36,567.18	216,489.17	420,000.00	203,510.83	51.6
	<u>TOTAL OPERATING REVENUE</u>	<u>66,304.35</u>	<u>375,016.01</u>	<u>696,000.00</u>	<u>320,983.99</u>	<u>53.9</u>
	<u>FEES FOR SERVICE</u>					
207-05-3420	LAND USE FEES	.00	680.00	.00	(680.00)	.0
	<u>TOTAL FEES FOR SERVICE</u>	<u>.00</u>	<u>680.00</u>	<u>.00</u>	<u>(680.00)</u>	<u>.0</u>
	<u>MISCELLANEOUS REVENUE</u>					
207-08-3364	GRANT	.00	.00	1,349,462.00	1,349,462.00	.0
207-08-3610	INVESTMENT EARNINGS	3,556.92	21,420.78	57,482.00	36,061.22	37.3
	<u>TOTAL MISCELLANEOUS REVENUE</u>	<u>3,556.92</u>	<u>21,420.78</u>	<u>1,406,944.00</u>	<u>1,385,523.22</u>	<u>1.5</u>
	<u>TOTAL FUND REVENUE</u>	<u>71,541.27</u>	<u>422,316.79</u>	<u>2,134,864.00</u>	<u>1,712,547.21</u>	<u>19.8</u>

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

DRAINAGE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING</u>					
207-34-5231 FUEL, OIL & GREASE	.00	.00	3,500.00	3,500.00	.0
207-34-5233 R&M- MACHINERY & EQUIP. PARTS	.00	.00	10,000.00	10,000.00	.0
207-34-5321 UTILITY BILLING PRINTING	401.41	2,356.40	7,420.00	5,063.60	31.8
207-34-5339 ON-LINE UTILITY BILL PAY-FEE	814.78	4,819.12	9,705.00	4,885.88	49.7
207-34-5341 ELECTRICITY	43.95	258.37	578.00	319.63	44.7
207-34-5356 PROFESSIONAL SERVICES	.00	2,498.80	20,000.00	17,501.20	12.5
207-34-5459 R&M DRAINAGE FACILITIES	302.00	302.00	30,000.00	29,698.00	1.0
207-34-5522 AUTHORITY UTILITIES PAYMENTS	.00	428,536.21	426,441.00	(2,095.21)	100.5
207-34-5524 AUTHORITY IMPACT FEES	.00	33,440.33	17,545.00	(15,895.33)	190.6
207-34-5533 EQUIPMENT RENTAL	.00	.00	1,500.00	1,500.00	.0
TOTAL OPERATING	1,562.14	472,211.23	526,689.00	54,477.77	89.7
<u>TRANSFERS - OUT</u>					
207-56-5000 TRANSFER TO GENERAL FUND	.00	.00	134,267.00	134,267.00	.0
TOTAL TRANSFERS - OUT	.00	.00	134,267.00	134,267.00	.0
<u>CAPITAL OUTLAY</u>					
207-80-4065 B-DAMS IMPROVEMENT	.00	93,534.00	93,534.00	.00	100.0
207-80-5028 OUTFALL FOR CLEVELAND AVE IMP	.00	.00	1,505,045.00	1,505,045.00	.0
207-80-5125 REGIONAL DRAINAGE IMPROVEMENTS	.00	.00	475,000.00	475,000.00	.0
207-80-5126 STORM DRAIN & PAN REPLACEMENT	.00	.00	61,500.00	61,500.00	.0
207-80-5884 STREET REHABILITATION	.00	.00	90,000.00	90,000.00	.0
TOTAL CAPITAL OUTLAY	.00	93,534.00	2,225,079.00	2,131,545.00	4.2
TOTAL FUND EXPENDITURES	1,562.14	565,745.23	2,886,035.00	2,320,289.77	19.6
NET REVENUE OVER EXPENDITURES	69,979.13	(143,428.44)	(751,171.00)	(607,742.56)	(19.1)

TOWN OF WELLINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

CONSERVATION TRUST FUND

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
	<u>MISCELLANEOUS REVENUE</u>					
209-08-3610	INVESTMENT EARNINGS	2,846.38	17,121.26	32,876.00	15,754.74	52.1
209-08-3701	LOTTERY RECEIPTS	27,843.01	113,722.17	360,000.00	246,277.83	31.6
	TOTAL MISCELLANEOUS REVENUE	<u>30,689.39</u>	<u>130,843.43</u>	<u>392,876.00</u>	<u>262,032.57</u>	<u>33.3</u>
	TOTAL FUND REVENUE	<u>30,689.39</u>	<u>130,843.43</u>	<u>392,876.00</u>	<u>262,032.57</u>	<u>33.3</u>

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

CONSERVATION TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>ADMINISTRATIVE</u>					
209-15-5936	TRANSFER TO PARK FUND	239,399.60	239,399.60	.00	(239,399.60)	.0
	TOTAL ADMINISTRATIVE	239,399.60	239,399.60	.00	(239,399.60)	.0
	TOTAL FUND EXPENDITURES	239,399.60	239,399.60	.00	(239,399.60)	.0
	NET REVENUE OVER EXPENDITURES	(208,710.21)	(108,556.17)	392,876.00	501,432.17	(27.6)

TOWN OF WELLINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

PARK FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>TAX REVENUE</u>					
210-01-3130	SALES TAX	48,229.50	302,297.62	635,572.00	333,274.38	47.6
210-01-3140	USE TAX BUILDING MATERIALS	3,327.82	21,610.38	45,000.00	23,389.62	48.0
210-01-3315	MOTOR VEHICLE USE TAX	12,283.89	72,910.91	143,724.00	70,813.09	50.7
210-01-3700	OPEN SPACE SALES TAX	35,768.36	205,746.90	405,000.00	199,253.10	50.8
	TOTAL TAX REVENUE	99,609.57	602,565.81	1,229,296.00	626,730.19	49.0
	<u>BUILDING PERMITS</u>					
210-02-3381	TRAIL IMPACT FEE	900.00	13,500.00	17,100.00	3,600.00	79.0
210-02-3620	BP PARK IMPACT FEE	2,000.00	30,000.00	38,000.00	8,000.00	79.0
	TOTAL BUILDING PERMITS	2,900.00	43,500.00	55,100.00	11,600.00	79.0
	<u>RECREATION PROGRAM FEES</u>					
210-05-3174	FIELD & BUILDING RENTALS	445.00	4,880.00	6,000.00	1,120.00	81.3
210-05-3175	RECREATION FEES	1,794.05	54,864.88	118,374.00	63,509.12	46.4
210-05-3177	BATTING CAGES FEES/SALES	2,010.00	2,228.00	2,000.00	(228.00)	111.4
210-05-3178	CARD PROCESSING FEE RECOVERY	58.62	1,473.88	2,000.00	526.12	73.7
	TOTAL RECREATION PROGRAM FEES	4,307.67	63,446.76	128,374.00	64,927.24	49.4
	<u>MISCELLANEOUS REVENUE</u>					
210-08-3190	WCP VETERANS MEMORIAL PLAZA	5.00	110.50	.00	(110.50)	.0
210-08-3610	INVESTMENT EARNINGS	9,383.43	56,691.37	120,198.00	63,506.63	47.2
210-08-3690	MISCELLANEOUS REVENUE	.00	4,500.00	.00	(4,500.00)	.0
210-08-3910	SALE OF ASSETS	.00	1.00	1,000.00	999.00	.1
210-08-3913	PARKS & REC SPONSORSHIPS	.00	200.00	500.00	300.00	40.0
	TOTAL MISCELLANEOUS REVENUE	9,388.43	61,502.87	121,698.00	60,195.13	50.5
	<u>TRANSFERS</u>					
210-09-3800	TRANSFERS FROM CTF	239,399.60	239,399.60	.00	(239,399.60)	.0
	TOTAL TRANSFERS	239,399.60	239,399.60	.00	(239,399.60)	.0
	TOTAL FUND REVENUE	355,605.27	1,010,415.04	1,534,468.00	524,052.96	65.9

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

PARK FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING</u>					
210-34-5100 WAGES & SALARIES	36,878.00	152,862.08	297,237.00	144,374.92	51.4
210-34-5101 SEASONALS - PARKS & REC	17,385.67	39,609.93	118,000.00	78,390.07	33.6
210-34-5102 BENEFITS	17,436.14	67,807.95	125,574.00	57,766.05	54.0
210-34-5110 ON-CALL STIPEND	600.00	3,000.00	5,200.00	2,200.00	57.7
210-34-5111 VANDALISM	.00	743.43	10,000.00	9,256.57	7.4
210-34-5112 HORTICULTURE	.00	131.22	3,000.00	2,868.78	4.4
210-34-5221 POND CHEMICALS	391.80	391.80	3,100.00	2,708.20	12.6
210-34-5231 FUEL, OIL & GREASE	2,524.01	8,721.72	15,000.00	6,278.28	58.1
210-34-5233 R&M- MACHINERY & EQUIP. PARTS	463.98	4,974.86	24,000.00	19,025.14	20.7
210-34-5237 IRRIG. SYS. SUPPLIES/REPAIRS	3,054.98	20,001.59	41,000.00	20,998.41	48.8
210-34-5239 WELLS & WELL HOUSES	2,950.00	2,950.00	10,000.00	7,050.00	29.5
210-34-5241 SHOP SUPPLIES	.00	.00	2,000.00	2,000.00	.0
210-34-5251 TREE CARE	.00	24,300.00	45,000.00	20,700.00	54.0
210-34-5254 R&M PARKS & PLAYGROUND	2,133.63	15,562.40	32,000.00	16,437.60	48.6
210-34-5256 SPLASH PAD CHEMICALS	418.51	1,048.75	1,600.00	551.25	65.6
210-34-5329 HOA FEES	87.00	2,337.00	.00	(2,337.00)	.0
210-34-5341 IRRIGATION ELECTRICITY	1,119.95	4,630.87	7,000.00	2,369.13	66.2
210-34-5342 WATER	4,974.26	12,674.97	40,000.00	27,325.03	31.7
210-34-5343 SEWER	341.70	746.40	1,800.00	1,053.60	41.5
210-34-5344 NATURAL GAS	53.73	1,927.77	4,500.00	2,572.23	42.8
210-34-5346 STORM DRAINAGE	301.26	1,773.89	3,500.00	1,726.11	50.7
210-34-5356 PROFESSIONAL SERVICES	.00	85.00	.00	(85.00)	.0
210-34-5365 TOILET RENTAL	2,550.00	15,300.00	30,750.00	15,450.00	49.8
210-34-5366 SERVICES - PARKS & LAWN CARE	.00	14,240.00	50,000.00	35,760.00	28.5
210-34-5370 SAFETY WORKWEAR & EQUIPMENT	.00	155.00	1,500.00	1,345.00	10.3
210-34-5372 UNIFORMS	.00	406.04	2,750.00	2,343.96	14.8
210-34-5380 PROFESSIONAL DEVELOPMENT	24.75	1,174.75	5,500.00	4,325.25	21.4
210-34-5381 MILEAGE REIMBURSEMENT	.00	.00	100.00	100.00	.0
210-34-5397 WEED CONTROL	.00	.00	600.00	600.00	.0
210-34-5422 SMALL TOOLS	.00	11,430.41	11,000.00	(430.41)	103.9
210-34-5423 SAND, GRAVEL, MULCH, SEED	4,800.00	8,697.50	11,000.00	2,302.50	79.1
210-34-5513 INSURANCE DEDUCTIBLE	.00	.00	5,000.00	5,000.00	.0
210-34-5533 EQUIPMENT RENTAL	618.09	825.29	3,000.00	2,174.71	27.5
210-34-5941 SAFETY & FIRST AID KITS	361.98	1,402.52	4,000.00	2,597.48	35.1
210-34-5942 MINOR PARK IMPROVEMENTS	6,725.61	18,461.91	65,000.00	46,538.09	28.4
TOTAL OPERATING	106,195.05	438,375.05	979,711.00	541,335.95	44.8

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

PARK FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>RECREATION</u>					
210-51-5100 WAGES & SALARIES	28,510.80	141,445.94	293,687.00	152,241.06	48.2
210-51-5101 SEASONALS - REC	.00	1,192.56	.00	1,192.56	.0
210-51-5102 BENEFITS	11,948.20	57,629.19	118,878.00	61,248.81	48.5
210-51-5110 ON-CALL STIPEND	600.00	2,200.00	5,200.00	3,000.00	42.3
210-51-5130 START SMART BASEBALL	.00	.00	1,000.00	1,000.00	.0
210-51-5131 START SMART BASKETBALL	.00	.00	750.00	750.00	.0
210-51-5132 START SMART FLAG FOOTBALL	.00	.00	1,050.00	1,050.00	.0
210-51-5133 START SMART SOCCER	.00	.00	2,000.00	2,000.00	.0
210-51-5135 YOUTH SPORTS APPAREL	.00	5,056.21	5,300.00	243.79	95.4
210-51-5140 YOUTH SOCCER	.00	2,019.95	3,500.00	1,480.05	57.7
210-51-5142 YOUTH FOOTBALL	.00	19.99	1,500.00	1,480.01	1.3
210-51-5144 YOUTH BASEBALL	19.95	576.90	8,000.00	7,423.10	7.2
210-51-5145 YOUTH SOFTBALL	.00	179.55	8,000.00	7,820.45	2.2
210-51-5146 YOUTH BASKETBALL	.00	.00	1,050.00	1,050.00	.0
210-51-5148 YOUTH VOLLEYBALL	.00	179.80	3,000.00	2,820.20	6.0
210-51-5149 YOUTH TENNIS	.00	.00	600.00	600.00	.0
210-51-5155 EXTERNAL PROGRAMMING SUBSIDY	270.00	405.00	4,000.00	3,595.00	10.1
210-51-5156 SENIOR PROGRAMS	.00	.00	2,000.00	2,000.00	.0
210-51-5157 ADULT BASKETBALL	.00	.00	800.00	800.00	.0
210-51-5158 ADULT KICKBALL	.00	.00	500.00	500.00	.0
210-51-5161 ADULT TENNIS	.00	.00	500.00	500.00	.0
210-51-5162 ADULT SOFTBALL	.00	171.86	4,500.00	4,328.14	3.8
210-51-5164 ADULT VOLLEYBALL	.00	330.47	1,000.00	669.53	33.1
210-51-5165 NCSO REFEREES ADMIN FEE	625.00	3,750.00	8,000.00	4,250.00	46.9
210-51-5166 INSTRUCTOR/OFFICIAL FEES	2,300.00	8,332.00	30,000.00	21,668.00	27.8
210-51-5168 COMPUTER EQUIP./SOFTWARE	1,625.87	10,226.86	18,000.00	7,773.14	56.8
210-51-5181 REC. PROG. SUPPLIES/EXP.	497.93	2,677.37	16,000.00	13,322.63	16.7
210-51-5183 BATTING CAGES - MAINT. & OPER.	.00	4,261.49	11,000.00	6,738.51	38.7
210-51-5185 BALL FIELD/CAGE ELECTRICITY	3,854.44	12,367.14	20,000.00	7,632.86	61.8
210-51-5186 INFIELD MIX	.00	.00	10,000.00	10,000.00	.0
210-51-5190 YOGA CLASSES	.00	.00	500.00	500.00	.0
210-51-5193 ZUMBA CLASSES	.00	.00	500.00	500.00	.0
210-51-5223 OPERATING SUPPLIES	.00	70.97	2,000.00	1,929.03	3.6
210-51-5335 DUES & SUBSCRIPTIONS	.00	1,775.00	3,000.00	1,225.00	59.2
210-51-5372 STAFF UNIFORMS	.00	.00	3,250.00	3,250.00	.0
210-51-5380 PROFESSIONAL DEVELOPMENT	99.80	99.80	5,000.00	4,900.20	2.0
210-51-5392 GYM RENTAL	.00	7,539.75	14,000.00	6,460.25	53.9
210-51-5401 MARKETING SERVICES	1,869.58	7,039.72	11,000.00	3,960.28	64.0
210-51-5513 INSURANCE DEDUCTIBLE	.00	.00	5,000.00	5,000.00	.0
TOTAL RECREATION	52,221.57	269,547.52	624,065.00	354,517.48	43.2
<u>TRANSFERS - OUT</u>					
210-56-5000 TRANSFER TO GENERAL FUND	.00	.00	256,480.00	256,480.00	.0
TOTAL TRANSFERS - OUT	.00	.00	256,480.00	256,480.00	.0

TOWN OF WELLINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

PARK FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>CAPITAL OUTLAY</u>					
210-80-5465	MOWER REPLACEMENT	.00	29,638.00	30,000.00	362.00	98.8
210-80-5721	PARKS MASTER PLAN	13,819.00	124,658.00	149,054.00	24,396.00	83.6
210-80-5730	CENTENNIAL PARK EXPANSIONS	319,014.52	326,994.10	450,000.00	123,005.90	72.7
210-80-5853	UTV REPLACEMENT	.00	54,731.10	55,000.00	268.90	99.5
210-80-5950	PAVE EXISTING TRAILS	.00	5,010.25	10,000.00	4,989.75	50.1
	TOTAL CAPITAL OUTLAY	332,833.52	541,031.45	694,054.00	153,022.55	78.0
	TOTAL FUND EXPENDITURES	491,250.14	1,248,954.02	2,554,310.00	1,305,355.98	48.9
	NET REVENUE OVER EXPENDITURES	(135,644.87)	(238,538.98)	(1,019,842.00)	(781,303.02)	(23.4)

TOWN OF WELLINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2026

LIBRARY TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>BUILDING PERMITS</u>					
255-02-3372	LIBRARY IMPACT FEES	500.00	7,500.00	9,500.00	2,000.00	79.0
	TOTAL BUILDING PERMITS	500.00	7,500.00	9,500.00	2,000.00	79.0
	<u>MISCELLANEOUS REVENUE</u>					
255-08-3355	INVESTMENT EARNINGS - LIBRARY	1,574.41	9,481.68	.00	(9,481.68)	.0
	TOTAL MISCELLANEOUS REVENUE	1,574.41	9,481.68	.00	(9,481.68)	.0
	TOTAL FUND REVENUE	2,074.41	16,981.68	9,500.00	(7,481.68)	178.8
	NET REVENUE OVER EXPENDITURES	2,074.41	16,981.68	9,500.00	(7,481.68)	178.8

Board of Trustees Meeting

Date: August 25, 2026
Subject: Report of Expenses — June 2026

EXECUTIVE SUMMARY

Attached is the Report of Expenses for June 2026.

BACKGROUND / DISCUSSION

The Report of Expenses for June 2026 was generated on August 17, 2026, and reflects expenses incurred between June 1 and June 30, 2026, regardless of the fiscal period for which the expenses were recorded. The report is intended to present a summary of operational activity for the month.

CONNECTION WITH ADOPTED MASTER PLANS

Ensure Strong Town Operations: Communicate strategically to community audiences

FISCAL IMPLICATIONS

N/A

STAFF RECOMMENDATION

Review and retain report.

MOTION RECOMMENDATION

N/A

ATTACHMENTS

1. Report of Expenses — June 2026

Report Criteria:

Journal Code.Journal code = "CD","cdc","cda"

Transaction.Amount >0

Check Number	Payee or Description	Date	Amount
1	CD - NSF Check - 442802	06/30/2026	600.00
3	Amilia Paysafe Merchant Refunds	06/30/2026	610.00
73902	4Rivers Equipment	06/04/2026	2,021.16
73903	A.R.C. INCORPORATED	06/04/2026	1,991.76
73904	AMAZON	06/04/2026	1,963.54
73905	AMERICAN WATER WORKS ASSOCIATION	06/04/2026	93.00
73906	BAKER TILLY ADVISORY GROUP, LP	06/04/2026	855.00
73907	BELL,BOGE & ASSOCIATES,P.C.	06/04/2026	22.50
73908	CINTAS	06/04/2026	135.00
73909	CivicPlus	06/04/2026	5,084.17
73910	COLORADO ANALYTICAL LABORATORY	06/04/2026	329.00
73911	CONNELL RESOURCES, INC.	06/04/2026	1,042.75
73912	CORE & MAIN LP	06/04/2026	1,248.74
73913	E-Z POUR READY MIX	06/04/2026	640.00
73914	FOLEY CARRIER SERVICES LLC	06/04/2026	39.00
73915	FUZION FIELD SERVICES LLC	06/04/2026	2,550.00
73916	GENERAL AIR SERVICE AND SUPPLY	06/04/2026	178.41
73917	GRAINGER	06/04/2026	1,051.35
73918	GREENONE INDUSTRIES, INC	06/04/2026	3,240.00
73919	VISTABEAM INTERNET	06/04/2026	129.90
73920	KINGS 111 OF AMERICA LLC	06/04/2026	49.91
73921	L.C. SALES TAX ADMINISTRATOR	06/04/2026	20,338.63
73922	LOVELAND STEAM LAUNDRY	06/04/2026	70.65
73923	McDonald Farms Enterprises	06/04/2026	1,474.00
73924	NOCO HUMANE	06/04/2026	3,582.17
73925	NORTHERN COLORADO LANDSCAPES	06/04/2026	490.00
73926	NORTHWEST PARKWAY	06/04/2026	30.90
73927	O'REILLY AUTO PARTS	06/04/2026	291.94
73928	PLOWOPS, INC.	06/04/2026	222.00
73929	POLAR GAS INC	06/04/2026	1,229.98
73930	SAFEUILT LLC	06/04/2026	29,701.04
73931	TDS	06/04/2026	366.85
73932	T-MOBILE	06/04/2026	332.80
73933	TOWN OF WELLINGTON	06/04/2026	900.00
73934	UNCC	06/04/2026	382.20
73935	USA TODAY MEDIA CORP fka GANNETT MEDIA	06/04/2026	40.68
73936	WELD CNTY DEPT PUBLIC HEALTH ENVIRONMENT	06/04/2026	250.00
73937	WELLINGTON CO MAIN STREET PROGRAM	06/04/2026	1,403.00
73938	WELLINGTON FIRE PROTECTION DIS	06/04/2026	28,120.00
73939	Williams Scotsman, INC	06/04/2026	1,684.07
73940	AARON BLACKSTONE	06/08/2026	175.90
73941	BRIAN MASON	06/08/2026	175.90
73942	ED CANNON	06/08/2026	175.90
73943	HANNAH HILL	06/08/2026	175.90
73944	KENDRA BARRETT	06/08/2026	175.90
73945	LINDA ANDERSON	06/08/2026	100.00
73946	LOWREY MOYER	06/08/2026	175.90
73947	NORTHERN COLORADO RUGBY CLUB	06/08/2026	250.00
73948	REBEKKA DAILEY	06/08/2026	175.90
73949	SOFIA MOORE	06/08/2026	175.90
73950	AMAZON	06/08/2026	183.72
73951	BELL,BOGE & ASSOCIATES,P.C.	06/08/2026	191.25
73952	CIRSA	06/08/2026	97.79
73953	COLORADO ANALYTICAL LABORATORY	06/08/2026	421.00
73954	COMCAST	06/08/2026	2,786.61

Check Number	Payee or Description	Date	Amount
73955	CORE & MAIN LP	06/08/2026	5,822.00
73956	E-470	06/08/2026	69.90
73957	ENGINEERING INC.DBA SANBELL- ROCKY MOUNT	06/08/2026	38.40
73958	LYONS GADDIS, PC	06/08/2026	938.00
73959	McDonald Farms Enterprises	06/08/2026	1,474.00
73960	SAGE DISPOSAL, LLC	06/08/2026	2,430.45
73961	SEACREST GROUP	06/08/2026	2,730.00
73962	XEROX IT SOLUTIONS, INC	06/08/2026	1,006.00
73963	DARLA ROSELLE	06/08/2026	121.80
73964	DTI TRUCKS	06/11/2026	60,199.00
73965	DAWN BURKHARDT	06/11/2026	270.00
73966	MARIE ANNICK JOHNSON	06/17/2026	100.00
73967	AIRGAS USA, LLC	06/17/2026	438.10
73968	ALL COPY PRODUCTS	06/17/2026	111.22
73969	AMAZON	06/17/2026	750.54
73970	ANKORED INC.	06/17/2026	598.50
73971	BELL,BOGE & ASSOCIATES,P.C.	06/17/2026	1,163.90
73972	BUFFALO CREEK SUBDIVISION AT WELLINGTON	06/17/2026	995.67
73973	COLORADO ANALYTICAL LABORATORY	06/17/2026	687.00
73974	DAVID E WALDO	06/17/2026	629.00
73975	DIETZE AND DAVIS, PC	06/17/2026	8,623.26
73976	Dumpster Diverz LLC	06/17/2026	750.00
73977	Employers Council	06/17/2026	172.00
73978	FELSBURG HOLT & ULLEVIG INC	06/17/2026	10,678.19
73979	HARDING AUTO GLASS, LLC	06/17/2026	271.58
73980	HOLLAND & HART	06/17/2026	6,458.50
73981	INGRAM LIBRARY SERVICES	06/17/2026	5,236.91
73982	LOVELAND READY MIX CONCRETE INC.	06/17/2026	2,852.11
73983	LOVELAND STEAM LAUNDRY	06/17/2026	37.04
73984	McDonald Farms Enterprises	06/17/2026	1,503.00
73985	MOSES, WITTEMYER, HARRISON & WOODRUFF	06/17/2026	670.50
73986	NORTHERN COLORADO SPORTS OFFICIALS	06/17/2026	1,235.00
73987	NORTHERN FLATWORK LLC	06/17/2026	2,697.75
73988	NORTHWEST PARKWAY	06/17/2026	54.00
73989	O'REILLY AUTO PARTS	06/17/2026	709.20
73990	POUDRE VALLEY CO-OP	06/17/2026	258.98
73991	TEAM PETROLEUM	06/17/2026	1,600.62
73992	TOWN OF WELLINGTON	06/17/2026	600.00
73993	UNITED MAILING	06/17/2026	3,058.25
73994	INNOVATEPRO MANAGEMENT USA LLC	06/17/2026	3,191.29
73995	WESTWATER RESEARCH LLC	06/17/2026	261.25
73996	AMY SHEFLIN	06/24/2026	100.00
73997	KRISTIN GALLEGOS	06/24/2026	365.00
73998	BROOKE MEDINA	06/25/2026	147.84
73999	BSFR PROPERTY MANAEMENT LLC	06/25/2026	33.84
74000	CAMERON/SHIRRELL TIETZ	06/25/2026	128.07
74001	KATHERINE / CALEB PUNG	06/25/2026	365.48
74002	RYKOWSKI, AUDREY	06/25/2026	287.10
74003	SAGE HOMES,LLC	06/25/2026	205.01
74004	REBEKKA DAILEY	06/25/2026	175.90
74005	4Rivers Equipment	06/25/2026	1,387.88
74006	ABSOLUTE GRAPHICS, INC	06/25/2026	805.00
74007	ALL COPY PRODUCTS, INC.	06/25/2026	1,174.34
74008	AMAZON	06/25/2026	1,703.68
74009	APi GROUP LIFE SAFETY USA LLC	06/25/2026	9,300.00
74010	BOBCAT OF THE ROCKIES	06/25/2026	158.70
74011	BUSINESS CARD FACTORY OF COLORADO	06/25/2026	621.75
74012	C & W TRUCK AND TRAILER PARTS	06/25/2026	1,853.98

Check Number	Payee or Description	Date	Amount
74013	CLARK & ENERSEN, INC	06/25/2026	44,747.50
74014	COLORADO ANALYTICAL LABORATORY	06/25/2026	434.00
74015	CORE & MAIN LP	06/25/2026	1,916.82
74016	DIETZE AND DAVIS, PC	06/25/2026	346.50
74017	GENERAL AIR SERVICE AND SUPPLY	06/25/2026	364.13
74018	GUIRY'S INC	06/25/2026	1,124.81
74019	NORTHERN COLORADO LANDSCAPES	06/25/2026	1,000.00
74020	O'REILLY AUTO PARTS	06/25/2026	25.73
74021	PITNEY BOWES BANK INC PURCHASE POWER	06/25/2026	670.88
74022	SAGE DISPOSAL, LLC	06/25/2026	2,970.00
74023	SOPER PEST CONTROL	06/25/2026	4,800.00
74024	TOWN OF WELLINGTON	06/25/2026	4,878.61
74025	TROPHY CREATIVE LLC	06/25/2026	166.00
74026	UNIVAR SOLUTIONS	06/25/2026	8,768.68
74027	YVONNE A. PAEZ	06/25/2026	180.00
74028	KRISTIN GALLEGOS	06/29/2026	139.00
74029	TOWN OF WELLINGTON	06/29/2026	900.00
5005812	COMCAST	06/08/2026	194.85
5005816	XCEL ENERGY	06/05/2026	661.51
5005817	XCEL ENERGY	06/05/2026	2,625.15
5005818	XCEL ENERGY	06/05/2026	815.33
5005819	XCEL ENERGY	06/05/2026	70.68
5005820	XCEL ENERGY	06/05/2026	2,220.89
5005821	XCEL ENERGY	06/05/2026	7,722.65
5005822	XCEL ENERGY	06/05/2026	6,821.32
5005823	XCEL ENERGY	06/05/2026	1,102.68
5005824	AMERICAN HERITAGE LIFE INSURANCE COMPANY	06/05/2026	170.56
5005825	MISSION SQUARE	06/05/2026	22,415.28
5005826	SPACE EXPLORATION TECHNOLOGIES CORP	06/05/2026	55.00
5005827	STANDARD INSURANCE COMPANY	06/05/2026	1,924.40
5005828	XCEL ENERGY	06/16/2026	10.66
5005829	XCEL ENERGY	06/16/2026	13.22
5005830	XCEL ENERGY	06/16/2026	1,508.87
5005831	XCEL ENERGY	06/16/2026	12,672.90
5005832	XCEL ENERGY	06/16/2026	1,301.62
5005833	AMILIA TECHNOLOGIES USA INC.	06/05/2026	640.01
5005834	PATH POINT MERCHANT SERVICES LLC	06/05/2026	3,750.81
5005835	POUDRE VALLEY REA	06/05/2026	9,800.90
5005836	XPRESS SOLUTIONS INC	06/05/2026	3,397.95
5005837	Black Hills Energy	06/26/2026	2,015.96
5005838	COLORADO EDUCATIONAL BENEFIT TRUST	06/10/2026	84,653.28
5005839	MISSION SQUARE	06/10/2026	22,287.02
5005840	PINNACOL ASSURANCE	06/26/2026	7,914.00
5005841	VERIZON CONNECT FLEET USA LLC	06/26/2026	606.40
5005842	VERIZON WIRELESS	06/26/2026	2,409.52
5005843	FIRST NATIONAL BANK OMAHA - Pcard	06/23/2026	11,245.68
5005845	COULSON EXCAVATING COMPANY, INC	06/22/2026	41,845.60
5005846	HARVEST VILLAGE HOA	06/22/2026	87.00
5005847	WEX BANK	06/22/2026	6,169.74
5005848	XCEL ENERGY	06/22/2026	3,102.48
5005855	CIRSA	06/23/2026	67,462.67
5005856	Jive Communications Inc	06/10/2026	727.66
5005857	MISSION SQUARE	06/23/2026	22,243.21
5005859	FIRST AMERICAN TITLE INSURANCE CO	06/25/2026	319,014.52
Grand Totals:			<u>1,015,644.79</u>