



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