TOWN OF
WELLINGTON

BOARD OF TRUSTEES
August 25, 2026
6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

Regular Meeting Agenda

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- Absent
Barret – Present
Cannon- Present
Mason – Present
Dailey – Present

3. Amendments to Agenda
There were no amendments to the agenda.

4. Conflict of Interest
Trustee Cannon noted a conflict with the Local Liquor Licensing Authority.

B. COMMUNITY PARTICIPATION

1. Public Comment

Richard Seaworth spoke to Box Elder Storm Authority, and recommended the Board shut down the entity.

Tim Singewald agreed with the recommendation.

Leah Kershaw spoke to FLOCK concerns.

C. PRESENTATION

1. NoCo Foundation - Housing at a Crossroads

Brooke Cunningham, Regional Housing Officer, spoke to the foundation and housing needs.

The Board noted the need to be creative about programming and asked for ideas on what the Town can control. Ms. Cunningham noted that staff is involved in projects and there are opportunities for each decision the Board makes to keep the need for housing in mind.

Trustee Moyer joined virtually at 6:56 pm.

The down payment assistance was discussed, which was noted to be 15% of the home's value, but homeowners need to bring 5% and those can also be stacked with other assistance.

The Board noted gains in affordable housing and what the Town is doing to doing to pursue affordable housing, along with examples of what affordable housing is and who is the target market.

Concerns to initiatives being provided and Wellington not being able to participate were noted, mainly related to available funds being dedicated to affordable housing. Ms. Cunningham noted that Wellington is included in what is considered local.

2. Xcel Energy - Public Safety Power Shut Offs and Wildfire Mitigation

Hans Rodvik, Area Manager - Community Relations and Local Government Affairs, spoke to what determines if a Public Safety Power Shut Off (PSPS) is triggered and Xcel's wildfire risk mapping system. Past PSPS was discussed and Mr. Rodvik noted that undergrounding would be taking place with the goal of 50 miles of undergrounding to be completed by the end of 2027.

The Board noted excitement for undergrounding and appreciation on the partnership with Xcel. A substation was asked about, which was noted that preliminary planning stages on this have begun, but no decisions have been made.

The Board asked for clarification on service time for restoration, which was noted that due to events and the lines being shut off, each line had to be physically inspected prior to restoring service.

The Board asked for clarification on the Town's Water and Wastewater plants, which was noted these are considered critical facilities.

Trustee Moyer left the virtual meeting at 8:05 pm.

D. CONSENT AGENDA

1. August 11, 2026 Board of Trustees Meeting Minutes

Mayor Pro Tem Mason moved to approve the consent agenda

Trustee Cannon seconded and the motion passed.

E. ACTION ITEMS

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

Liz Magargel, Business Development Manager, presented the resolution and noted the previous discussion with the Board regarding an incentive policies.

The Board asked for clarification on impact and capital investment fees, if it included tap fees. Ms. Magargel noted that it did not take anything off the table for consideration, but would be something that needed significant justification, including performance metrics, and it was noted the deferment was not intended to be a rebate or reduction but would mirror a payment structure.

A report at the end of the year was asked for.

Mayor Dailey opened public to which there was none.

Trustee Barret moved to approve Resolution No. 36-2026 Adopting an Economic Development Incentive Policy

Trustee Blackstone seconded and the motion passed.

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

Cody Bird, Planning Director, presented the item and noted the Wellington Fire Protection District adopted the 2024 Fire Code and the Town would like to align those codes to ensure the Town is enforcing the same standards.

It was noted the Town allows Accessory Dwelling Units and the 2024 International Residential Code incorporates these units, and Mr. Bird noted local amendments.

Mayor Dailey opened public comment for this item.

Richard Seaworth- asked if there were any concerns regarding the water supply.

Mayor Dailey closed public comment.

The Board asked for clarification on the water distribution system. Mr. Bird did note that this would be a broader discussion, but there would be some residual flow for a period of time for water disruption, but it was noted to be out of scope for this code request.

Section 102 was noted to have concerns, and discussion about keeping Section 102 in and find a way to process the waivers regardless of the administration burden.

Trustee Blackstone moved 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

Mayor Pro Tem Mason seconded and the motion passed.

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

Patti Garcia, Town Administrator, introduced the item, and noted previous resolutions passed by the Board providing a notice of intent to coordinate with the County on the November 3, 2026 election.

Ms. Garcia noted that that if passed, the funds could cover 44% of law enforcement contacts for the Town of Wellington, and reviewed law enforcement costs.

The Board asked for clarification on cost with other municipalities joining the coordinated election. Ms. Garcia noted it may change costs but the Town has not been provided an updated cost.

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

Trustee Blackstone moved to approve Resolution No. 35-3036 providing for a Special Election by the Town of Wellington, Colorado, Referring a Ballot Issue to the November 3, 2026 coordinated Election

Trustee Barret seconded and the motion passed 4-2.
NO VOTES:
Cannon, Mason

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

Mayor Rebekka Dailey noted this resolution would be considered normal and customary to show support for the ballot issue approved by the board.

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

The Board noted that as the community grows the needs of the community grow as well, specifically relating to public safety and law enforcement. The Middle-High School being located in town was noted to increase traffic and there is a need to make sure commenters and students are safe.

Support for and against the ballot issue was discussed, including the need for increase in funding for the Town.

Trustee Barrett moved 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

Mayor Pro Tem Mason seconded and the motion passed 5-1.
NO VOTES:
Cannon

F. LIQUOR LICENSE AUTHORITY BOARD

1. KLC2 LLC dba Wellington Manor Liquor License Renewal

Mayor Dailey recessed the regular meeting at 8:39 pm and called to order the Liquor License Authority. The Clerk noted roll as below:

Blackstone – Present
Moore – Present
Moyer- Absent

Cannon – Present
Barrett- Present
Mason – Present
Dailey – Present

Trustee Cannon recused.

Hannah Hill, Town Clerk, noted the applicant's timely received renewal application, with the only outstanding item noted with the applicant to be outstanding tax payments to the State Department of Revenue. Ms. Hill noted the applicant provided proof of payment sufficient to Town staff to recommend approval of the renewal after the packet publication.

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

Mayor Pro Tem Mason moved to Renew KLC2 LLC dba Wellington Manor's Liquor License

Trustee Barrett provided the second and the motion passed.
RECUSED:
Cannon

Mayor Dailey adjourned the Liquor License Authority and reconvened the regular meeting at 8:35 PM.

G. REPORTS

1. Town Attorney
   There was not a Town Attorney report.

2. Town Administrator
   Patti Garcia noted comments related to the Xcel Presentation and a community workshop on September 2, 2026.

   It was also noted the Mr. Bird was awarded the Boettcher Fellowship Fellowship Foundation.

3. Staff Communications
   Reports were included in the packet.

   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

   Trustee Blackstone noted a meeting with various Senators and Representatives, along with Housing Catalyst CEO Julie Bruen.

   Trustee Barrett noted September 19, 2026 and the Wellington Star Foundation events.

Mayor Dailey extended congratulations to two 30 Under 30 recipients, Amos Baldwin and Holly Harrington, both business owners in Town.
Cleveland Avenue Construction was noted to have begun, which may include limited traffic patterns and information on how to receive updates were noted. Mayor Dailey spoke to over 30 trees will be planted in landscaping.

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

Mayor Pro Tem Mason moved to Recess to an Executive Session 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

Trustee Cannon seconded and the motion passed.

Mayor Dailey recessed the regular meeting and entered recessed to executive session.

A five-minute recess was taken and the Board entered executive session at 9:04 pm.

Mayor Dailey reconvened the regular meeting at 9:25 pm

I. ADJOURN

Mayor Dailey adjourned the August 25, 2026 Regular Meeting at 9:26 pm.

Rebekka Dailey, Mayor

TOWN OF WELLINGTON
SEAL
COLORADO

Hannah Hill, Town Clerk