



BOARD OF TRUSTEES
January 28, 2020
LEEPER CENTER – 3800 WILSON AVE.

Regular Meeting - 6:30 PM

AGENDA

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** - Individuals wishing to participate in Public Comments (non-agenda item) are requested to sign up on the form provided on the podium. When you are recognized, step to the podium, state your name and address then speak to the Town Board of Trustees. Please limit comments to three (3) minutes.
2. Presentation
 - a. Wellington Economic Development
 - Staff presentation: Michelle Vance, Economic Development Director
 - b. Water Treatment Plant Independent Review and Wastewater Master Plan
 - Presentation: Jacobs Engineering Group
3. Proclamation
 - a. School Choice Week Proclamation

C. CONSENT AGENDA

1. Board of Trustee Minutes for January 14, 2019

D. ACTION ITEMS

1. Resolution 4 - 2020 — Administrator's Organizational Plan
 - Staff presentation: Ed Cannon, Town Administrator

2. Refund Request — Housing Catalyst PILOT

- Staff presentation: Ed Cannon, Town Administrator

3. Ordinance 4-2020 - Conditionally Annexing Poudre School District Annexation to the Town of Wellington

- Staff presentation: Cody Bird, Planning Director

4. Final Plat - Poudre School District Subdivison

- Staff presentation: Cody Bird, Planning Director

5. Minor Subdivision - Lots 16-19, Block 1, Sundance at Daubert Farm, First Filing and Vacation of Road Right-of-way

- Staff presentation: Cody Bird, Planning Director

E. OTHER BOARDS

F. REPORTS

1. Town Attorney

2. Town Administrator

3. Staff Communications

a. Water & Waste Water Production for 2019

b. Treasurer's Report

4. Board

G. EXECUTIVE SESSION

H. 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 the Deputy Clerk at Town Hall or at 970-568-3380 ext. 110 at least 24 hours in advance.

Why Wellington!



We are Growing!

- 4th Fastest Growing Community
- Growing 13.3% Yearly
- 8th Most Popular Colorado Town to relocate to.
- 16,610 Projected Population in 2023



Retail Leakage

- Over \$200 Million Annually
- Top Retail Potential
- Home Centers - \$18 Mil
- Grocery & Specialty Foods - \$27 Mil
- Health & Personal Care - \$13 Mil
- Restaurants - \$23 Mil



Wellington 2019 Retail Leakage

Potential of \$200,943,807 in Annual Tax Revenue





Affluent Population

\$83,904 – Median Household Income

\$104,476 – Average Household Income

84% - Young Families

Economic Development Services Guide



Economic Development Services

Resources from the Town of Wellington



WELLCO
CONNECTING BUSINESS WITH OPPORTUNITY

3735 Cleveland Avenue | PO Box 127 | Wellington, CO 80549
(970) 702-8425
WellingtonColorado.gov



Let's Get to Business

- Access to Capital
- Confidential Assistance
- Business Networking
- Business Support Services
- Analysis & Technical Support



TOWN OF
WELLINGTON



Let's Get to **Business.**

Access to Capital

While we're not in the business of loaning money to entrepreneurs and local companies, we do have strong relationships with teams of professionals who are. Let us introduce you to the experts at the Larimer Small Business Development Center (SBDC). A free resource, they'll help you start the exploration for options in financing plus understanding various tax incentives, tax credits and other financial programs.

Confidential Assistance

We understand the importance of confidentiality for all business ventures. Whether you're in the planning stage, already in business or looking to expand or relocate, all discussions, planning sessions and research assistance is completely confidential and will only be discussed with other parties at your direction.

Business Networking

The Town of Wellington can help link your business to customers and business partners through a variety of ongoing initiatives. We participate in several regional economic development organizations including the Town of Wellington Economic Development Collaborative, Northern Colorado Economic Alliance and the Wellington Area Chamber of Commerce.

Business Support Services

The Town of Wellington has a dynamic economic development team that is ready to assist businesses during the planning, permitting, construction and opening of a new or expanding business. We serve as a resource to small businesses as well as information on Town policies, projects and other data.

Analysis and Technical Support

Town staff track economic and real estate issues at the local and regional level and have information that is readily available for the following areas:

- Demographics
- Retail Sales
- Employment Data
- Construction Activity
- Lease & Vacancy Rates
- Other Trends

This analysis is made available for free to local businesses, to assist with their planning, marketing and business decisions.

Resources!

- Real Estate Services
- Partnerships
- Land-Use & Zoning
- Planning/Permits



"Our job is to help you get off to a strong start, provide quality infrastructure to keep your business growing and then get out of the way."

Real Estate Services

Along with Realtor community partners, we can help answer questions about each business district, available properties and more.

Partnerships with Local Businesses

It is important for the Town and economic partners to maintain close, trusting, long-term relationships with local companies. We have programs where Town officials meet with local businesses. This allows us to improve communications, identify potential issues and opportunities and explore ways that the Town can assist local businesses. In addition, the Town actively participates with the Wellington Chamber of Commerce and other business groups that support a wide range of business events and community building activities.

Land-Use and Zoning Assistance

The Town's Comprehensive Plan and Land Use Codes do better inform and guide decision-making for the physical development of the community. This will provide policy guidance and recommendations for future actions involving land uses, including emphasis on preserving and supporting commercial corridors, strengthening the downtown business community, and encouraging employment opportunities. The Land Use Codes will support a variety of business opportunities and establish streamlined review processes and development proposals.

Planning / Permits

Customer service is the priority that guides and shapes all operations at Wellington Town Hall and this is especially true when it comes to helping you obtain your licenses and permits. We will work collaboratively to help you navigate through the permit process as quickly as possible. We do this by keeping our regulations streamlined for all local permits and coordinate efforts with other permitting agencies for one efficient process.

Business Resources

How Do We Help Businesses?

We help entrepreneurs and businesses start, grow and prosper start, grow and prosper through street-smart business education and assistance....

- FREE, Confidential Consulting
- High-Quality Training
- Connection to Resources
- Client Dashboard
- Colorado Business Resource Book
- Alternative Financing Resources
- Business Planning
- FREE E-Learning & Interactive Resource Tool
- Starting a Business FAQ's
- Registering / Licensing / Local Resources



Larimer Small Business Development Center

320 East Vine Drive #303 | Fort Collins, CO 80524
(970) 498-9295
LarimerSBDC.org

Helping small businesses grow and prosper

How Do We Help Businesses?
We help entrepreneurs and businesses start, grow and prosper start, grow and prosper through street-smart business education and assistance.

Checklist

- Business & Marketing Plan
- Scout Potential Locations
- Secure Funding
- Start Permit Process
- Network with Other Professionals
- Advertise your Business
- Celebrate Your Success



Business Development Checklist.

☐ Business and Marketing Plan

Successful businesses have written plans. Start with the Larimer Small Business Development Center (SBDC) then continue your analysis with our available resources on-line at LarimerSBDC.org.



Larimer Small Business Development Center
320 East Vine Drive #303
Fort Collins, CO 80524
(970) 498-9295
LarimerSBDC.org

☐ Scout Potential Locations

Whether looking for raw land, entitled land or existing space for lease or purchase we can help. Start with the Town of Wellington's Economic Development Department and local Realtors.

**Town of Wellington
Town Hall**
3735 Cleveland Avenue
PO Box 127
Wellington, CO 80549
(970) 568-3381
WellingtonColorado.gov



☐ Secure Funding

Do you need financial assistance? Along with SBDC, our local banks and regional partners can help. Use your business plan to assist you in working with these professionals to see what funding and opportunities might be available for you.

Blue Federal Credit Union
(800) 368-9328
Bluefcu.com

Meridian Trust Federal Credit Union
(307) 635-7878
MyMeridianTrust.com

First National Bank
(800) 883-8773
fnbo.com

Points West Community Bank
(970) 568-3250
PWCBank.com

☐ Start Permit Process

The permit process can often seem daunting but we're here to help. Start by visiting our own Planning and Building Department and contacting these other agencies as needed.



**Town of Wellington
Town Annex Building**
8129 Third Street
Wellington, CO 80549
(970) 568-3554
WellingtonColorado.gov

☐ Network with Other Professionals

Get out there and mingle a bit with other business owners and professionals by joining and/or attending regular community meetings. Here are some organizations that you might enjoy.

Wellington Area Chamber Of Commerce
4006 Cleveland Avenue
Wellington, CO 80549
(970) 568-4133
WellingtonColoradoChamber.net

Wellington Colorado Main Streets Program
4006 Cleveland Avenue
Wellington, CO 80549
(970) 568-4985
WellingtonMainStreet.org

☐ Advertise Your Business

Let the public know about your new or expanding business by advertising with local publishers. Choose from a variety of print options and/or take your business on-line.

North Forty News
2601 Lemay, Ste 7, PMB 227
Fort Collins, CO 80525
(970) 221-0213
NorthFortyNews.com

Coloradoan
1300 Riverside Ave, Suite 200
Fort Collins, CO 80524
(970) 493-6397
Coloradoan.com

☐ Celebrate Your Success

Ready... Set... Go! Open your business with a splash by letting the Wellington Area Chamber Of Commerce know so they can help with a Grand Opening and Ribbon Cutting Ceremony.



Wellington Area Chamber Of Commerce
4006 Cleveland Avenue
Wellington, CO 80549
(970) 568-4133
WellingtonAreaChamber@gmail.com
WellingtonColoradoChamber.net



Business Retention & Expansion

- Business Visits
- Business Surveys
- Business Health & Evaluation

ScaleUp Smart

- Chamber Partnership
- Grant Program - \$10,000

Programs

- Strategic Direction/Digital Marketing/
Competitive Evaluation
- Financial Clarity For Operational
Excellence
- Manufacturing/Operational Excellence
& Process Improvement



ScaleUp Smart™

SBDC ADVANCED



Focus your strategic and sales /marketing direction

MY DASHBOARD



Translate your financial information into operational improvements

SMALL MANUFACTURER'S AdvantEDGE



Optimize your manufacturing process

Three street-smart tools to help you **wisely evaluate** and **grow your business**.
Designed for businesses with over \$200K of annual sales.

Wellington's Chamber of Commerce funds 90% of these SBDC programs to help your business grow and prosper.

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SBDC Classes



TOWN OF
WELLINGTON

FIRST QUARTER 2020 LARIMER SMALL BUSINESS DEVELOPMENT CENTER

JANUARY



Friday, January 31st 2020
8:00 AM - 4:30 PM

Larimer Small Business
Development Center

The Innosphere
320 East Vine Drive
Fort Collins, CO 80524

For more information:
Email: Eric.phillips@sba.gov
303-844-6503

To register, go to:
<https://sbavets.force.com>

For help registering, call:
Toll-free 844-610-VET1

Our Mission

*We are dedicated to help
existing and new businesses
start, grow, and prosper.*

Locations:

Fort Collins
Loveland
Estes Park

Contact Us

Innosphere Building
320 E. Vine Dr. #303
Fort Collins, CO 80524
www.LarimerSBDC.org
Info@LarimerSBDC.org
(970) 498-9295

7 Essential Steps to Starting Your Business

1:00 PM - 3:00 PM - \$20
Taking the first step to starting your business can be difficult. If you're serious about starting a business, you don't want to miss this workshop!

17 Develop a Business Plan with Purpose and Durability (2 session course)

9:00 AM - 12:00 PM - \$80
This two-session business planning workshop will prepare you to create a written business plan.

22 Email Marketing Quick-Start with Constant Contact

1:00 PM - 3:00 PM - \$30
This workshop is designed to assist you with finally taking the email marketing leap that you've wanted to make.

23 Make It Official

8:00 AM - 10:00 AM - \$30
This workshop is facilitated by a business attorney and an accountant as they examine the pros and cons of entity types, and explain how to register your business.

28 The Neuroscience of Conversation

9:00 AM - 11:00 AM - \$30
This workshop will show how to use Conversational Intelligence to build trust, get buy-in and co-create business successes.

29 TAXES! Get Informed & Organized Now

8:30 AM - 12:00 PM - \$40
Get your taxes and recordkeeping organized in order to Minimize Your Tax Burden. Topics include: tax deductions, sales and use tax, self-employment tax, estimated payments and more!

FEBRUARY

4 Foundations of Marketing: The Personality of Your Business

9:00 AM - 11:00 AM - \$30
This class will include a brief introduction to the stages and activities of your marketing process, along with a short workshop on branding - creating your company persona.

5 QuickBooks Online (3 session course)

1:00 PM - 5:00 PM - \$199
This class is perfect for the person who has never used the program or is within their first year of use (Online Version).

6 Essential Steps to Starting Your Business

6:00 PM - 8:00 PM - \$20
Taking the first step to starting your business can be difficult. If you're serious about starting a business, you don't want to miss this workshop!

7 3 Ways Financial Information Can Make Your Business Thrive

8:30 AM - 12:00 PM - \$40
This course will improve your capability to read financial statements (primarily Balance Sheet and Income Statement).

11 Foundations of Marketing: Your Desired Customer—Who's the Target of Your Marketing?

9:00 AM - 11:00 AM - \$30
This class will cover what's the personality of your business, with a drill down on who are the best prospects for your business.

12 Buying or Selling a Business

8:30 AM - 12:00 PM - \$40
This seminar covers the fundamentals of the business acquisition process and is geared to both buyers and sellers.

18 Foundations of Marketing: Get Your Business Found On-line

9:00 AM - 11:00 AM - \$30
This workshop will cover the fundamental strategies you need to employ to help get your business found online.

19 Small Business Before Hours - Networking Event

8:00 AM - 9:30 AM - FREE
Join us before heading off to work, to network with other Northern Colorado business owners!

Elevate Workforce Development Training



ELEVATE LEADERSHIP AND WORKFORCE DEVELOPMENT TRAINING

OUR PURPOSE: Elevate Training exists to deliver professional development opportunities in Essential People Skills for HR professionals, managers, business owners, and employees so that Larimer County businesses thrive.

Elevate Training classes are offered in 3 professional development tracks:

- **Workforce Management** Core human capital foundation topics in recruiting, hiring, onboarding and developing employees based on skills and competencies.
- **Communication and Employee Engagement** Essential people skills in communications, workplace meetings, employee satisfaction, and employee engagement.
- **Leadership Development** Investment in the professional growth of the organization's existing or aspiring leaders, preparing them for higher levels of responsibility.

Courses are available in packages designed to meet your workforce development needs. Scheduling is done at dates, times and locations convenient to your business.

To custom-design your training program, contact Mike Kohler at mkohler@larimer.org.





Contact:

Michelle Vance

Economic Development Director

VanceML@WellingtonColorado.gov

970-702-8425

Commemorating The Town of Wellington School Choice Week

WHEREAS, all children in the Town of Wellington should have access to the highest-quality education possible; and,

WHEREAS the Town of Wellington recognizes the important role that an effective education plays in preparing all students in the Town of Wellington to be successful adults; and,

WHEREAS, **WHEREAS** quality education is critically important to the economic vitality of the Town of Wellington; and,

WHEREAS the Town of Wellington is home to a multitude of excellent education options from which parents can choose for their children; and,

WHEREAS, educational variety not only helps to diversify our economy, but also enhances the vibrancy of our community; and,

WHEREAS our area has many high-quality teaching professionals who are committed to educating our children; and,

WHEREAS, School Choice Week is celebrated across the country by millions of students, parents, educators, schools and organizations to raise awareness of the need for effective educational options;

NOW, THEREFORE, I, Troy Hamman do hereby recognize January 26-February 1, 2020 as SCHOOL CHOICE WEEK in WELLINGTON, and I call this observance to the attention of all of our citizens.



Board of Trustees Meeting

Date: January 28, 2020
Submitted By: Cynthia Sullivan, Deputy Clerk
Subject: Board of Trustee Minutes for January 14, 2019

EXECUTIVE SUMMARY

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

ATTACHMENTS

1. minutes from 1-14-2020



BOARD OF TRUSTEES
January 14, 2020
LEEPER CENTER – 3800 WILSON AVE.

Regular Meeting - 6:30 PM

AGENDA

A. CALL TO ORDER

1. Pledge of Allegiance

2. Roll Call

TRUSTEES PRESENT: MATT MICHEL, JOHN JEROME, TIM WHITEHOUSE, JOHN EVANS DANIEL SATTLER, TROY HAMMAN

TRUSTEES ABSENT: WYATT KNUTSON

PRESIDING: TROY HAMMAN, MAYOR

ALSO, PRESENT: ED CANNON, TOWN ADMINISTRATOR
KELLY HOUGHTELING, ASSISTANT TOWN ADMINISTRATOR
CYNTHIA SULLIVAN, DEPUTY CLERK
CODY BIRD, TOWN PLANNER
TYLER SEXTON, INTERIM FINANCE DIRECTOR
MICHELLE VANCE, ECONOMIC DEVELOPMENT MANAGER
DAVE MYER, ENGINEER
DANIEL JONES, WATER TREATMENT OPPORATOR
BRAD MARCH, TOWN ATTORNEY OFFICE

3. Amendments to Agenda

4. Conflict of Interest

B. COMMUNITY PARTICIPATION

1. Public Comment

2. Presentation

a. Main Streets Work Plan

Presentation: Kallie Cooper, Wellington Main Streets Program Executive Director

Kallie Cooper gave the quarterly report for the Main Streets Program. Included were upcoming events, programs and highlights from last year. Future programs being discussed are a retreat with the Board of Trustees to review the work plan and how they could get their timeline in sync with the town budget. Ms. Cooper spoke about changes such as expanding the program area, new office location and new board members. Anita Hardy is the new President.

No action was needed.

C. CONSENT AGENDA

Trustee Sattler asked if there were any changes to the Humane Society Contract. Mr. March gave the changes that were made.

1. Board of Trustee Minutes for December 10, 2019
2. Contract Renewal — Larimer Humane Society
3. Resolution No. 2-2020 — Setting Posting Location for Meetings
4. Annual Adoption of the Town's 3-Mile Plan for Municipal Annexations
TRUSTEE WHITEHOUSE MOVED, AND TRUSTEE EVANS SECONDED to approve consent agenda. Motion passed unanimously.

D. ACTION ITEMS

1. Ordinance No. 1-2020 — Conditionally Annexing Country Lane Acres Annexation to the Town of Wellington

Mr. Bird gave a history on this property and the changes that have been made since the annexation was first submitted.

The Public Hearing opened at 6:46 p.m. No public comment.

Les Crawford representing the applicant said there was a change in the name of the subdivision from Country Lane Farm to Country Lane Acres.

Trustee Whitehouse asked for clarification of DU - Mr. Bird said that stands for dwelling unit.

Mr. Bird mentioned the ditch rights.

TRUSTEE MICHAEL MOVED, AND TRUSTEE EVANS SECONDED to approve Ordinance 1-2020 Conditional annexation of Country Lane Acres Annexation to the Town of Wellington. Motion passed 5 for and 1 against.

2. Ordinance No. 2-2020 — Vacating Temporary Cul-de-sac and Accept Dedication of Public Utility and Access Easements

Mr. Bird explained that the temporary cul-de-sac was for use of the fire department as a turn around until the development was started. The development is in process and the plans have ample access for emergency vehicles. Easement dedication for utility lines are required and are in process. Part of

the request is for the Board of Trustees to approve the ordinance and authorize the Town Administrator to sign off on the easement dedication.

TRUSTEE SATTTLER MOVED, AND TRUSTEE WHITEHOUSE SECONDED to approve Ordinance 2-2020 Vacating temporary cul-de-sac and accept dedication of public utility and access easements. Motion passed unanimously.

3. Ordinance No. 3-2020 — Modifying Court Time

Mr. March said this request is from the Judge to change the starting time for court to 5:00 p.m.

TRUSTEE EVANS MOVED, AND TRUSTEE SATTTLER SECONDED to approve Ordinance 3-2020 an ordinance modifying court dates. Motion passed unanimously.

4. Resolution No. 3-2020 — Appointing Town Treasurer

Mr. Cannon said this is temporary to fill the position vacated by Pete Brandjord and would be until April 14th. He explained that after elections the Board reappoints all appointed officers.

There was a discussion about the roles of the Treasurer compared to the Finance Director and whether the two positions should be held by the same person.

TRUSTEE EVANS MOVED, AND TRUSTEE SATTTLER SECONDED to approve Resolution 3-2020 appointing Tyler Sexton interim finance director as temporary Town Treasurer until April 14, 2020. Motion passed unanimously.

5. Town Hall Space Needs Assessment Update

Ms. Houghteling gave an update on the Town Hall Space Needs Assessment by reviewing the bid process, financial impacts and proposed next steps.

There is a budgeted amount \$20,000 and we received a DOLA grant of \$25,000 for this project. The amount proposed is \$32,000. Trustee Sattler asked how the grant was structured. Ms. Houghteling said it is a 50/50 match.

Ms. Houghteling said the next step would be to create a Steering Committee to include Board members. There would be a presentation on the 28th by the Infusion Architects. She explained what Infusion Architects would be looking at and this would only be for the assessment process not for construction.

Jon Gaiter asked if this is for a new build compared to a remodel. Ms. Houghteling said it would be for a new build.

Request for approval to proceed in drafting a professional service agreement with Infusion Architects.

TRUSTEE SATTTLER MOVED, AND TRUSTEE EVANS SECONDED to direct staff to proceed in drafting a professional service agreement with Infusion Architects for the Town Hall space needs assessment. Motion passed unanimously.

6. Purchase Request — Wilson Wells Improvement Project

Mr. Myer gave an update on the Wilson Wells.

Items Completed: Shut down wells, did interior work and gutting of old pipes, updated electrical, 90% drawings for new pump house. Bidding in a couple of weeks. Interior painting done. Pulled pumps and did rehab on the lines. North well house is complete.

Future: Complete South well house, purchasing pumps. get bids for pumps and Variable Frequency Drive (VFD).

Mr. Gowing said this project was budgeted for \$527,513. The purchasing policy requires approval of purchases over a given amount. This request is for the Town Administrator to sign purchase request for over the normal amount for this project only.

Mr. Gaiter asked if they were not using the bidding process. Mr. Gowing explained which areas they would be using a sole source and which they would be using the bidding process.

TRUSTEE SATTLER MOVED, AND TRUSTEE WHITEHOUSE SECONDED to authorize Town Administrator to sign purchase request for only this project. Motion passed unanimously.

7. Contract Approval— GovHR Finance Director Recruitment

Mr. Cannon reviewed the proposal for the recruitment of a Finance Director. There were three companies that were contacted. GovHR had the lowest bid at \$23,523. Kathleen Rush, Vice President of GovHR would present at the Work Session on January 21st.

There were questions about why this firm was recommended over the other firms and why KRW was not included in the bid group. Mr. Cannon said KRW does not have as wide an area as the other three and did not deal with financial positions. He said he has worked with GovHR before and is comfortable working with them.

TRUSTEE MICHAEL MOVED, AND TRUSTEE EVANS SECONDED to approve contract with GovHR for Finance Director Recruitment. Motion passed 5 for and 1 against.

E. REPORTS

1. Town Attorney

2. Town Administrator

Mr. Cannon said the Main Streets Program Board would like to meet with the Board to gather information regarding the Downtown Development Association (DDA). They will have Matt Ashby to facilitate. The suggested date is Monday February 24, 2020.

There is an open meeting on Friday January 17th at 4:00 p.m. at the Leeper Center about flashing signals on Cleveland and around the schools. The cost are \$6,500 per pair. The costs will be share by the Town, Main Streets Program, Fire Department and the Schools.

3. Staff Communications

4. Board

Trustee Sattler asked about the agenda notifications. Ms. Sullivan said we have started using the new agenda management system and are still working out some bugs.

Trustee Jerome asked for updates on the following.

- The insurance policy had been selected and how the retirement policy is doing. Mr. Cannon said their retirement plan has 100 % enrollment. Mr. Sexton said we went with Alliant and Pinnacle for the workman's comp.
- Financial posting on the website. Mr. Cannon said we were waiting for the upgrade to the website.
- TDS franchise agreement. Mr. March said it expired. He would check on the necessity of having an agreement.
- Water Treatment Plant - Mr. Gowing spoke about the compliance order of consent and there meeting with the State health and environment department.

F. EXECUTIVE SESSION

Executive session pursuant to § 246402(4) (a) to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest, involving both the possible acquisition of 3804 Cleveland Avenue and the possible lease of property for Town office space. No member of the local public body has a personal interest in either such purchase, acquisition, lease, transfer, or sale transaction. As required by C.R.S. §246402(2)(d.5)(II)(B) and (II)(E) the executive session proceedings will be electronically recorded and the record will be preserved for 90 days through April 14, 2020.

The Board voted to go into executive session at 8:19 p.m.

Executive session pursuant to § 24-6-402(4) (a) to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest, involving both the possible acquisition of 3804 Cleveland Avenue and the possible lease of property for Town office space. No member of the

1. local public body has a personal interest in either such purchase, acquisition, lease, transfer, or sale transaction. As required by C.R.S. §24-6-402(2)(d.5)(II)(B) and (II)(E) the executive session proceedings will be electronically recorded and the record will be preserved for 90 days through April 14, 2020.

Regular Board Meeting reopened at 9:20 p.m.

8. Purchase Request — 3804 Cleveland Avenue

Following the executive session there was a motion to write a purchase agreement for 3804 Cleveland Avenue in the amount of \$250,000.

TRUSTEE SATTLER MOVED, AND TRUSTEE EVANS SECONDED to write a purchase agreement for 3804 Cleveland Avenue in the amount of \$250,000. Motion passed unanimously.

G. ADJOURN

Seeing no further items, the Board Adjourned at 9:22 p.m.

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 the Deputy Clerk at Town Hall or at 970-568-3380 ext. 110 at least 24 hours in advance.

Board of Trustees Meeting

Date: January 28, 2020
Submitted By: Ed Cannon, Town Administrator
Resolution 4 - 2020 — Administrator's Organizational Plan
Subject:

- **Staff presentation: Ed Cannon, Town Administrator**

EXECUTIVE SUMMARY

The Town Administrator/Clerk shall propose a plan of administrative organization to the Board of Trustees.

BACKGROUND / DISCUSSION

See section Sec. 2-3-20 (e) of the municipal code.

STAFF RECOMMENDATION

Staff recommends approval of the administrative organization plan.

ATTACHMENTS

1. Resolution 4 - 2020
2. Organizational Chart_ Updated 1.28.2020

**TOWN OF WELLINGTON
RESOLUTION NO. 4 - 2020**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF WELLINGTON
ADOPTING ORGANIZATIONAL PLAN OF ADMINISTRATION**

WHEREAS, the Board of Trustees of the Town of Wellington, Colorado (the "Board") has adopted and reenacted the Wellington Municipal Code (the "Code"); and

WHEREAS, Section 2 of the Code provides for the Town Administrator/Clerk to recommend a plan of administrative organization ("Plan"), which, if approved by the Board, shall be adopted by resolution; and

WHEREAS, the Town Administrator presented a proposed Plan to the Board of Trustees at the January 21, 2020 Board Work Session; and

WHEREAS, the Town Board proposed amendments to the Plan at the January 21, 2020 Work Session, and such amendments have been incorporated into the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD ADOPTS THE PROPOSED PLAN OF ADMINISTRATIVE ORGANIZATION DATED JANUARY 28, 2020 AND ATTACHED HEREIN.

PASSED AND ADOPTED AT A REGULAR MEETING OF THE TOWN BOARD OF THE TOWN OF WELLINGTON, COLORADO, THIS 28th DAY OF JANUARY 2020.

TOWN OF WELLINGTON, COLORADO

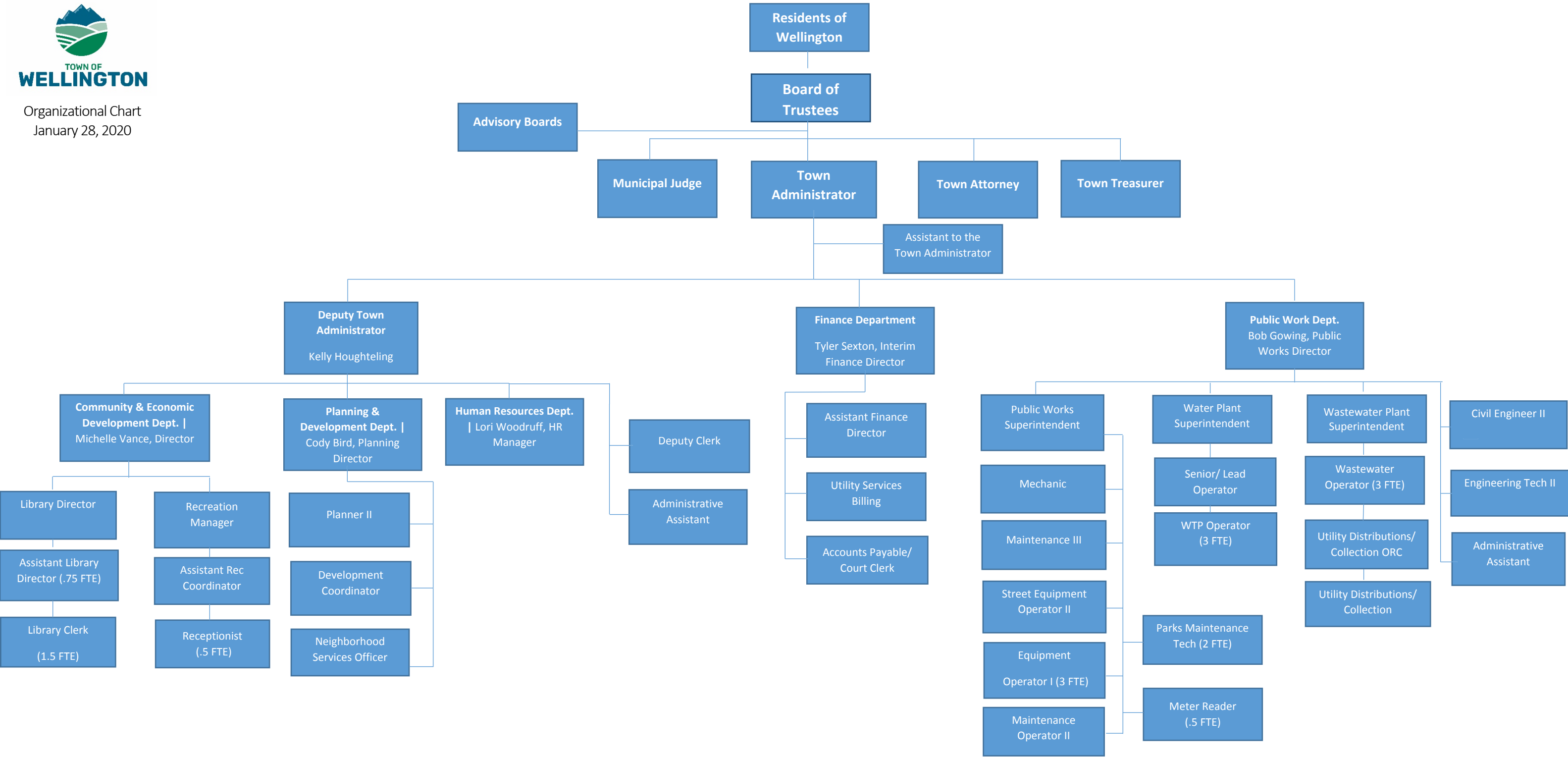
Troy Hamman, Mayor

ATTEST:

Ed Cannon, Town Administrator/Clerk



Organizational Chart
January 28, 2020





Board of Trustees Meeting

Date: January 28, 2020
Submitted By: Ed Cannon, Town Administrator
Refund Request — Housing Catalyst PILOT
Subject:

- **Staff presentation: Ed Cannon, Town Administrator**

EXECUTIVE SUMMARY

Wellington Housing Authority, through Housing Catalyst, is requesting the Town refund their 2019 Payment In Lieu Of Taxes (PILOT) in the amount of \$2,751.00. The funds will be used by Housing Catalyst for their Jump Start program, which helps families achieve self-sufficiency.

BACKGROUND / DISCUSSION

The Wellington Housing Authority was formed in 1965 and provides 42 federally subsidized low-income public housing in Wellington. They provide the Town a PILOT which is calculated based on tenant rents minus utilities.

Each year the Town honors the Housing Authority's request and refunds the PILOT.

STAFF RECOMMENDATION

Approve PILOT refund in the amount of \$2,751.00.

ATTACHMENTS

1. Housing Authority PILOT

Wellington Housing Authority

Managed by HOUSING CATALYST

December 10, 2019

Mayor Troy Hamman and Honorable Board of Trustees
Town of Wellington
P.O. Box 127
Wellington, CO 80549

Dear Honorable Mayor Hamman and Board,

As you may know, the Wellington Housing Authority and the Town of Wellington entered into a Cooperative Agreement when the Authority was formed in 1965. As a part of that agreement and in accordance with state and federal law, a Payment in Lieu of Taxes (PILOT) is accepted for the 42 federally subsidized Low-Income Public Housing units owned and operated by the Authority. The PILOT amount is a calculation based on tenant rents minus utilities.

The Wellington Housing Authority receives federal operating subsidy from the U.S. Department of Housing and Urban Development as well as tenant rents collected. There is no local government contribution to help support these properties which serve families and seniors typically earning between 0 and 30% of Area Median Income. This program's federal operating subsidy is dependent upon Congressional appropriations which have fallen short of operating needs for many years.

We respectfully request return of the PILOT balance due of \$2,751.00. Specifically, we would like to utilize this money for our JumpStart, family self-sufficiency program in which families create goals and sign a contract of participation. The funds will be used for activities that help families meet their goals and include items like tuition, books and supplies for education, childcare, travel expenses for education/training/work opportunities, etc. The ultimate goal of the JumpStart program is to help families become free of public assistance.

On behalf of the 42 households residing in these properties, I would like to express sincere appreciation. Your commitment to supporting affordable housing for our community's lowest income families is very apparent and commendable.

Sincerely,

Mishi Daknis, Chairperson
WHA Board of Commissioners

Enclosure

Cc: Ed Cannon, Town Administrator



Board of Trustees Meeting

Date: January 28, 2020
Submitted By: Cody Bird, Planning Director
Subject: Ordinance 4-2020 - Conditionally Annexing Poudre School District Annexation to the Town of Wellington

- **Staff presentation:** Cody Bird, Planning Director

EXECUTIVE SUMMARY

BACKGROUND / DISCUSSION

Poudre School District R-1 (PSD) recently purchased approximately 132 acres of land at the northwest corner of County Road 9 and County Road 62E for the purpose of constructing a new combination middle/high school. The new school facility is planned to alleviate potential overcrowding at existing schools and will also allow for future expansions when determined necessary by PSD.

PSD has submitted a petition for annexation of the property into the Town of Wellington.

The Town adopted Resolution 40-2019 finding that the property proposed for annexation is in substantial compliance with eligibility requirements for annexation in accordance with state statutes and set the date for the public hearing.

The Planning Commission, by motion and vote on January 6, 2020, recommended annexation of the property as well as the concept master plan and zoning the property to C1 – Community Commercial.

Town staff has provided the required notifications to advertise the public hearing, including preparing and providing the attached annexation impact report as required by state statute.

The Board is required to conduct a public hearing to allow testimony on the proposed annexation. The order of the public hearing will be as follow:

- Town staff introduction
- Petitioner's presentation
- Public testimony
- Response by Petitioner
- Response by Town staff
- Board discussion

Following the public hearing, the Board may choose to adopt an ordinance annexing the property into the Town of Wellington.

- An annexation agreement is proposed to be adopted with the annexation. PSD staff and Town staff have agreed to the general form of the annexation agreement and are preparing final revisions for presentation to the respective Boards.
- The Town Board may adopt the ordinance annexing the property into the Town of Wellington, conditioned upon execution and recording of the annexation agreement.
- If approved, the ordinance will not be recorded and will not become effective until the annexation agreement and annexation map are executed and recorded.

In addition to annexing the property into the Town of Wellington, the ordinance will also establish the zoning of the property as C1 – Community Commercial.

- The C1 zoning district is consistent with the Comprehensive Plan and the Planning Commission's recommendation.

At the time of this writing, Town staff has received written communications in support of the proposed annexation from Wellington Fire Protect District and Larimer County Planning Department. Town staff also received a letter from a nearby property owner with concerns about construction noise and future school activities. Letters are attached.

Town staff also received telephone correspondence from one property owner west of the site that had concerns about increased traffic at the intersection of Country Road 62E and County Road 11. Another property owner north of Country Road 64 contacted Town staff and expressed his support for the school projects.

STAFF RECOMMENDATION

Adopt an ordinance conditionally annexing Poudre School District Annexation to the Town of Wellington and zoning the property C1 - Community Commercial District.

ATTACHMENTS

1. Ordinance
2. Exhibit A - Legal Description
3. Annexation Impact Report
4. Written Correspondence

ORDINANCE 4-2020

AN ORDINANCE CONDITIONALLY ANNEXING THE PROPERTY KNOWN AS POUDRE SCHOOL DISTRICT ANNEXATION TO THE TOWN OF WELLINGTON, COLORADO.

WHEREAS, a petition has been filed by Poudre School District R-1 and Curtis Bridges, as 100% owners of the annexation of a parcel of land located within Sections 29, 32 and 33, Township 9 North, Range 68 West of the Sixth Principal Meridian, County of Larimer, State of Colorado, and more particularly described on Exhibit “A,” incorporated herein by reference; and

WHEREAS, the Board adopted Resolution No. 40-2019 and determined that requirements of C.R.S. 31-12-104 and -105 had been met; and

WHEREAS, an annexation map with all required supporting materials has been submitted to the Town; and

WHEREAS, a community of interest exists between the Town and the property proposed to be annexed; and

WHEREAS, the area proposed to be annexed is or will soon be developed; and

WHEREAS, the petitioners for the annexation have demonstrated to the Town that the capacity of existing sewer and water utilities within the Town is or will be sufficient to serve development proposed in the conceptual plan for the property proposed to be annexed at rates which are the same as those rates applying within the existing Town, and that the annexation will result in no increase in rates for these services for other citizens of the Town as a result of the annexation; and

WHEREAS, the fiscal impacts upon the Town as a result of the annexation and development of the property will be sufficiently offset, including costs to the Town for police protection, parks and recreation, streets, sidewalks, utilities and other public costs resulting from the annexation and development of the property; and

WHEREAS, existing natural hazards and nuisances upon the property have been or will be mitigated and/or removed by the applicant prior to annexation, which hazards and nuisances have been or will be addressed by a binding annexation agreement; and

WHEREAS, a public hearing was held on said petition pursuant to C.R.S. 31-12-108 and -109 on January 28, 2020 at 6:30pm; and

WHEREAS, no election is required pursuant to C.R.S. 31-12-107(2); and

WHEREAS, notice of the hearing on the Annexation Petition was properly published at least 30 days prior to the date of the hearing pursuant to C.R.S. 31-12-108(2), and a copy of

the published notice, together with a copy of the notice of the hearing, was properly sent by registered mail to the clerk of the Board of County Commissioners and to the Larimer County Attorney and to Poudre School District R-1 at least 25 days prior to the date of such hearing, pursuant to C.R.S. 31-12-108(2); and

WHEREAS, the parties agree conceptually to the form of an annexation agreement.

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

Section 1: The property described on Exhibit “A” is hereby conditionally annexed and will be included within the Town of Wellington, Larimer County, Colorado so long as, within 180 days of the date of this ordinance, the Annexor and Town have signed an annexation agreement in a form acceptable to the Planning Director and Town Attorney, and the Annexation Agreement, Annexation Map and the Annexation ordinance are recorded in the records of the Clerk and Recorder of Larimer County, Colorado. If the condition is not met as evidenced by the recordation within the 180 days of this ordinance, the property shall not be annexed and the annexation shall be void and of no impact on the property.

Section 2: Pursuant to C.R.S. 31-12-115, the annexed area is hereby zoned as C1 – Community Commercial District.

Section 3: Execution of the Annexation Agreement by both the Owner(s) and the Town of Wellington shall be a precondition to recordation of the Annexation Map and to this Ordinance becoming effective.

Section 4: 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.

PASSED AND ADOPTED by the Board of Trustees of the Town of Wellington, Larimer County, Colorado, and ordered published this 28th day of January, 2020.

TOWN OF WELLINGTON

By: _____
Troy Hamman, Mayor

ATTEST:

By: _____
Ed Cannon, Town Administrator/Clerk



DESCRIPTION

PSD ANNEXATION TO THE TOWN OF WELLINGTON

A PARCEL OF LAND LOCATED IN SECTIONS 29, 32 AND 33, TOWNSHIP 9 NORTH, RANGE 68 WEST OF 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, WHICH IS ASSUMED TO BEAR S 89°50'49" W.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32;

THENCE S 89°50'49" W, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 30.01 FEET, TO THE NORTHWEST CORNER OF REDMON ANNEXATION AS RECORDED AT RECEPTION NUMBER 20160017969 OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE AND THE **POINT OF BEGINNING**;

THENCE S 01° 00' 18" W, ON THE WEST LINE OF SAID REDMON ANNEXATION AND THE WEST LINE OF THREE SILOS ANNEXATION A DISTANCE OF 2,606.75 FEET, TO THE SOUTHWEST CORNER OF THREE SILOS ANNEXATION AS RECORDED AT RECEPTION NUMBER 2002020088 OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE SOUTH LINE OF SAID THREE SILOS ANNEXATION, THE FOLLOWING TWO (2) COURSES:

- 1) THENCE S 89° 53' 13" E, A DISTANCE OF 30.00 FEET;
- 2) THENCE N 89° 55' 08" E, A DISTANCE OF 30.01 FEET, TO THE SOUTHEAST CORNER OF SAID THREE SILOS ANNEXATION, SAID POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT OF WAY OF COUNTY ROAD 9 AND THE NORTH RIGHT OF WAY OF COUNTY ROAD 62E;

THENCE ON THE EAST RIGHT OF WAY OF SAID COUNTY ROAD 9 THE FOLLOWING TWO (2) COURSES:

- 1) THENCE S 01° 00' 18" W, A DISTANCE OF 30.02 FEET;
- 2) THENCE S 01° 00' 18" W, A DISTANCE OF 30.09 FEET, TO THE SOUTH RIGHT OF WAY OF COUNTY ROAD 62E;

THENCE ON THE SOUTH RIGHT OF WAY OF COUNTY ROAD 62E THE FOLLOWING TWO (2) COURSES:

- 1) THENCE N 89° 53' 23" W, A DISTANCE OF 30.00 FEET;
- 2) THENCE N 89° 53' 13" W, A DISTANCE OF 1647.66 FEET;

THENCE N 00°06'47" E, A DISTANCE OF 65.00 FEET, TO THE SOUTHWEST CORNER OF THE EXEMPTION PLAT RECORDED AT RECEPTION NUMBER 20130024992 OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE N40° 45' 00"W, ON THE EAST LINE OF SAID EXEMPTION A DISTANCE OF 503.48 FEET;

THENCE CONTINUING ON SAID EAST LINE, N 00° 57' 31" E, A DISTANCE OF 898.00 FEET, TO THE NORTHEAST CORNER OF SAID EXEMPTION PLAT;

THENCE S 89° 58' 54" W, ON THE NORTH LINE OF SAID EXEMPTION PLAT, A DISTANCE OF 661.61 FEET, TO A POINT ON THE EAST LINE OF BRIDGES MLD #15-S3317 AS RECORDED AT RECEPTION NUMBER 20150062955 OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE N 00° 56' 35" E, ON THE EAST LINE OF SAID BRIDGES MLD, A DISTANCE OF 1057.57 FEET, TO THE SOUTHERLY LINE OF A IRRIGATION EASEMENT DESCRIBED IN BOOK 268 PAGE 113 AND BOOK 364 PAGE 501 OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES:

- 1) THENCE N 68° 32' 49" E, A DISTANCE OF 462.09 FEET;
- 2) THENCE N 82° 55' 44" E, A DISTANCE OF 471.42 FEET, TO THE SOUTHERLY RIGHT OF WAY OF COUNTY ROAD 64;

THENCE N 00° 19' 39" E, A DISTANCE OF 60.00 FEET, TO THE NORTH RIGHT OF WAY OF COUNTY ROAD 64;

THENCE N 89° 50' 49" E, ON SAID NORTH RIGHT OF WAY, A DISTANCE OF 1724.42 FEET, TO WEST LINE OF BUFFALO CREEK ANNEXATION AS RECORDED AT RECEPTION NUMBER 20030131666 OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE S 01° 00' 18" W, ON SAID WEST LINE, A DISTANCE OF 30.01 FEET, TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 68 WEST OF 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, WHICH IS ASSUMED TO BEAR S 89°50'49" W.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32;

THENCE S 89°50'49" W, ON SAID NORTH LINE, 50.01 FEET, TO A POINT 50.00 WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER;

THENCE S 01°04'02" W, ON SAID PARALLEL LINE, 50.01 FEET, TO INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF LARIMER COUNTY ROAD 64 AND THE WEST RIGHT OF WAY LINE OF LARIMER COUNTY ROAD 9 AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ON SAID WEST RIGHT OF WAY, THE FOLLOWING THREE (3) COURSES:

- 1) THENCE S 01°00'18" W, 224.79 FEET;
- 2) THENCE S 61°51'05" E, 22.48 FEET;
- 3) THENCE S 01°00'18" W, 113.36 FEET, TO THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 20040052750;

THENCE N 63°32'42" W, ON SAID NORTHERLY LINE, 823.28 FEET, TO THE SOUTH RIGHT OF WAY LARIMER COUNTY ROAD 64;

THENCE ON SAID SOUTH RIGHT OF WAY, THE FOLLOWING FIVE (5) COURSES:

1. THENCE N 89°50'49" E, 264.09 FEET;
2. THENCE S 61°51'05" E, 84.37 FEET;
3. THENCE N 89°50'49" E, 163.67 FEET;
4. THENCE N 0°09'11" W, 20.00 FEET;
5. THENCE N 89°50'49" E, 221.08 FEET, TO THE **POINT OF BEGINNING**.

I, CHAD R. WASHBURN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

CHAD R. WASHBURN, PROFESSIONAL LAND SURVEYOR

COLORADO NO. 37963

FOR AND ON BEHALF OF WASHBURN LAND SURVEYING, LLC





Annexation Impact Report
for
Poudre School District Annexation

Report Prepared: January 3, 2020
Public Hearing Scheduled: January 28, 2020

In accordance with Section 31-12-108.5 of the Colorado Revised Statutes, The Town of Wellington is submitting the following annexation impact report to fulfill all such required action for the above-named annexation. This impact report analyzes the above annexation and identifies what impact it will have upon the Town of Wellington and the municipal services that will be provided. This impact report has been completed at least twenty-five (25) days before the date of the Public Hearing established pursuant to Section 31-12-108 of the Colorado Revised Statutes.

Annexation and the Town of Wellington

State statutes require that municipalities proposing to annex property must extend municipal government services and facilities to those areas eligible for and intended for annexation. The Town of Wellington recognizes this responsibility and can successfully provide municipal services to property currently under consideration for annexation into the Town. The Town of Wellington has adopted a Comprehensive Master Plan and the Wellington Municipal Code, both of which describe and require development within the Town to meet standards that will provide municipal services to any new areas annexed those same services currently available within the existing town. Furthermore, the Town's Comprehensive Plan and Municipal Code will encourage natural and well-ordered development, will increase the ability for the Town to provide services to citizens within the Wellington urban area, and will achieve a fair and equitable distribution of the costs of municipal services.

In accordance with the requirements of the Municipal Annexation Act of 1965, as amended, and specifically C.R.S. Section 31-12-108.5, the following constitutes the annexation impact report (the "Report") for the Poudre School District Annexation (the "Subject Property").

Poudre School District Annexation

The Subject Property included in this annexation is to be known as the Poudre School District Annexation to the Town of Wellington. The Subject Property is contiguous to the Town of Wellington and the total area of the annexation is approximately 132 acres, more or less. The parcel included in this annexation is currently used for agricultural uses and will be annexed into the Town under the C1 – Community Commercial zoning district. The intended use of the Subject Property is a public high school and future public school expansions.

The legal description of the Subject Property to be considered for annexation to the Town of Wellington is as described on the attached Exhibit "A."

a) Annexation Maps

Annexation maps identifying the Subject Property and the adjacent territory and the present boundaries of the Town in the vicinity of the Subject Property are enclosed herewith (together, the "Annexation Map"), and is made part of this Report.

- i. The Annexation Map shows the boundaries (present and proposed) of the Town of Wellington in the vicinity of the proposed annexation.
- ii. The Annexation Map shows the present streets in the vicinity of the proposed annexation. Portions of County Road 9, County Road 62E and County Road 64 adjacent to the Subject Property are included as part of the annexation. There are proposed plans to improve the above referenced streets as well as to extend public streets within the Subject Property. All of the present streets in the vicinity of the Subject Property are shown in the Annexation Map and the Master Plan.

Town water mains and sewer mains are available within the subdivisions east of County Road 9. Locations of existing and proposed extensions of the water and sewer lines are

identified on the Master Plan and Utility Plan. The process of designing the utility extensions is underway but is not yet finalized. Engineering plans in accordance with Town of Wellington standards will be complete prior to installation.

The Town of Wellington will provide municipal services upon annexation. A Utility Map showing the estimated locations of utilities serving the Subject Property is provided with this Report in accordance with C.R.S. Section 31-12-108.5(1)(a)(II).

- iii. The current zoning of the Subject Property is Larimer County O – Open Zone District and the current use of the land is agricultural. There is an existing single-family residence along Country Road 9 that will be removed when the property is developed for school purposes. Upon annexation, the Subject Property is proposed to be zoned C-1 Community Commercial and the intended use is a public high school and future public school expansions.

Properties north, south and west of the Subject Property are in unincorporated Larimer County and uses are agricultural. East of County Road 9 are single-family and multi-family residential subdivisions within the Town of Wellington. These residential subdivisions are fully built out and no changes to land use are anticipated in the foreseeable future. There are two parcels that will remain in unincorporated Larimer County until the owners request annexation or the properties are subject to annexation as enclaves. The Town of Wellington has adopted a Comprehensive Plan which includes a Growth Management Area and a Future Land Use map. The Growth Management Area and expected land uses in the vicinity of the Subject Property are depicted on the included Future Land Use Map.

b) Pre-annexation Agreement

A pre-annexation Memorandum of Understanding (MOU) exists between the Developer (Poudre School District) and the Town. The MOU is included with this Report.

c) Municipal Services

Following the effective date of annexation of the Subject Property, the Town will provide municipal services performed by or on behalf of the Town. Municipal services provided by the Town are categorized below along with a statement setting forth the plans for extending municipal services to the Subject Property.

Water: The Subject Property is within the Northern Colorado Water Association service area. Northern Colorado Water Association has expressed an inability to provide adequate water service to meet the demand and fire suppression needs of the development. Due to the inability of Northern Colorado Water Association to extend service, the Town will extend water service to the Subject Property. The Developer will install public waterline extensions to serve the Subject Property. The extensions will be extended from existing Town of Wellington waterlines in the subdivisions east of the Subject Property. Existing irrigation wells on the Subject Property will be utilized to provide non-potable water for irrigation of athletic fields and landscaped areas.

Sewer: The Town will extend sanitary sewer service to the Subject Property. The Developer and Town are in the process of designing a trunk main along County Road 9 that will be sized to accommodate the Subject Property as well as future development areas to the north. Until the trunk main can be completed, an interim sanitary sewer line will be extended along County Road 62E and State Hwy. 1 to an existing Town sewer line. Modifications to an existing lift station are anticipated and the Developer and Town are in the process of determining required modifications and cost-sharing if appropriate.

Streets: County Road 9, County Road 62E and County Road 64 adjacent to the Subject Property will be annexed at the time of annexation of the Subject Property. Improvements to County Road 9 are being designed to Town of Wellington standards, including auxiliary turn lanes and curb & gutter with an enclosed stormwater system west of the centerline. Similar improvements east of the centerline are anticipated in the future and will be financed by the Town or future adjacent development/redevelopment. County Road 62E is an unimproved county roadway. Upon annexation, the portion of County Road 62E adjacent to the Subject Property will be paved for a 2-lane roadway with auxiliary turn lanes where required. Off-site improvements to County Road 9 and County Road 62E are also proposed in order to taper the new road sections and appropriately tie into the existing lane configurations. Public streets internal to the Subject Property and facilitating access to the Property will be designed and constructed in accordance with Town standards. Following construction and Town acceptance of all public road improvements, maintenance of the public roadways will be provided by the Town.

Law Enforcement: Law enforcement services are currently provided to the Subject Property by Larimer County Sheriff's Office. The Subject Property will continue to receive law enforcement from Larimer County Sheriff's Office following annexation via the Town of Wellington's contract for law enforcement services.

General Government: Government administration and other general government functions including but not limited to public works maintenance, parks and recreation, planning, zoning, building department, code enforcement and library services will be extended to the Subject Property upon annexation.

d) [Financing of Municipal Service Expansion](#)

Town Services will be extended and provided to the Subject Property. The Developer will finance and install Town utility and street improvements and dedicate the improvements to the Town. The Developer and the Town may enter into agreement(s) for sharing of costs associated with off-site improvements or over-sizing of public lines to accommodate future growth areas. Cost sharing will likely be determined during the subdivision process and be included in a development agreement. Upon dedication to the Town of Wellington, repair and maintenance of public infrastructure will be financed through utility user fees, sales and use taxes, and other revenues such as gas tax or motor vehicle taxes as appropriate. Non-infrastructure municipal services will be financed from the Town's General Fund.

e) Existing Districts

The Subject Property is currently within the boundaries of the following districts:

- Fire: Wellington Fire Protection District
- Water: Northern Colorado Water Conservancy District
- County: Larimer County Weed Control District
- Health: Health District of Northern Larimer County
- Schools: Poudre School District R-1
- Library: Poudre River Public Library District
- Stormwater: Boxelder Basin Regional Stormwater Authority

f) Anticipated School Impacts and Costs to Schools

The Subject Property is anticipated to develop in accordance with the Town's C1 – Community Commercial District. The intended use of the property is public school use to be utilized as the site of a new high school with additional land for expansion or additional public schools when warranted. As such, the annexation of the Subject Property is not anticipated to generate any additional student populations. In the included letter from Mr. Brendan Willits, the District has determined that no students will be expected from this development, and therefore, no payment in lieu of land dedication is required.

This Annexation Impact Report for the Poudre School District Annexation to the Town of Wellington respectfully submitted by the Town of Wellington Planning & Development Department.

Cody Bird, AICP
Planning Director

Town of Wellington
PO Box 127
Wellington, CO 80549



DESCRIPTION

PSD ANNEXATION TO THE TOWN OF WELLINGTON

A PARCEL OF LAND LOCATED IN SECTIONS 29, 32 AND 33, TOWNSHIP 9 NORTH, RANGE 68 WEST OF 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, WHICH IS ASSUMED TO BEAR S 89°50'49" W.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32;

THENCE S 89°50'49" W, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 30.01 FEET, TO THE NORTHWEST CORNER OF REDMON ANNEXATION AS RECORDED AT RECEPTION NUMBER 20160017969 OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE AND THE **POINT OF BEGINNING**;

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THENCE ON THE EAST RIGHT OF WAY OF SAID COUNTY ROAD 9 THE FOLLOWING TWO (2) COURSES:

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- 2) THENCE S 01° 00' 18" W, A DISTANCE OF 30.09 FEET, TO THE SOUTH RIGHT OF WAY OF COUNTY ROAD 62E;

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THENCE N40° 45' 00"W, ON THE EAST LINE OF SAID EXEMPTION A DISTANCE OF 503.48 FEET;

THENCE CONTINUING ON SAID EAST LINE, N 00° 57' 31" E, A DISTANCE OF 898.00 FEET, TO THE NORTHEAST CORNER OF SAID EXEMPTION PLAT;

THENCE S 89° 58' 54" W, ON THE NORTH LINE OF SAID EXEMPTION PLAT, A DISTANCE OF 661.61 FEET, TO A POINT ON THE EAST LINE OF BRIDGES MLD #15-S3317 AS RECORDED AT RECEPTION NUMBER 20150062955 OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE N 00° 56' 35" E, ON THE EAST LINE OF SAID BRIDGES MLD, A DISTANCE OF 1057.57 FEET, TO THE SOUTHERLY LINE OF A IRRIGATION EASEMENT DESCRIBED IN BOOK 268 PAGE 113 AND BOOK 364 PAGE 501 OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

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THENCE N 00° 19' 39" E, A DISTANCE OF 60.00 FEET, TO THE NORTH RIGHT OF WAY OF COUNTY ROAD 64;

THENCE N 89° 50' 49" E, ON SAID NORTH RIGHT OF WAY, A DISTANCE OF 1724.42 FEET, TO WEST LINE OF BUFFALO CREEK ANNEXATION AS RECORDED AT RECEPTION NUMBER 20030131666 OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

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EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 68 WEST OF 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE S 01°04'02" W, ON SAID PARALLEL LINE, 50.01 FEET, TO INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF LARIMER COUNTY ROAD 64 AND THE WEST RIGHT OF WAY LINE OF LARIMER COUNTY ROAD 9 AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ON SAID WEST RIGHT OF WAY, THE FOLLOWING THREE (3) COURSES:

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- 2) THENCE S 61°51'05" E, 22.48 FEET;
- 3) THENCE S 01°00'18" W, 113.36 FEET, TO THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 20040052750;

THENCE N 63°32'42" W, ON SAID NORTHERLY LINE, 823.28 FEET, TO THE SOUTH RIGHT OF WAY LARIMER COUNTY ROAD 64;

THENCE ON SAID SOUTH RIGHT OF WAY, THE FOLLOWING FIVE (5) COURSES:

1. THENCE N 89°50'49" E, 264.09 FEET;
2. THENCE S 61°51'05" E, 84.37 FEET;
3. THENCE N 89°50'49" E, 163.67 FEET;
4. THENCE N 0°09'11" W, 20.00 FEET;
5. THENCE N 89°50'49" E, 221.08 FEET, TO THE **POINT OF BEGINNING**.

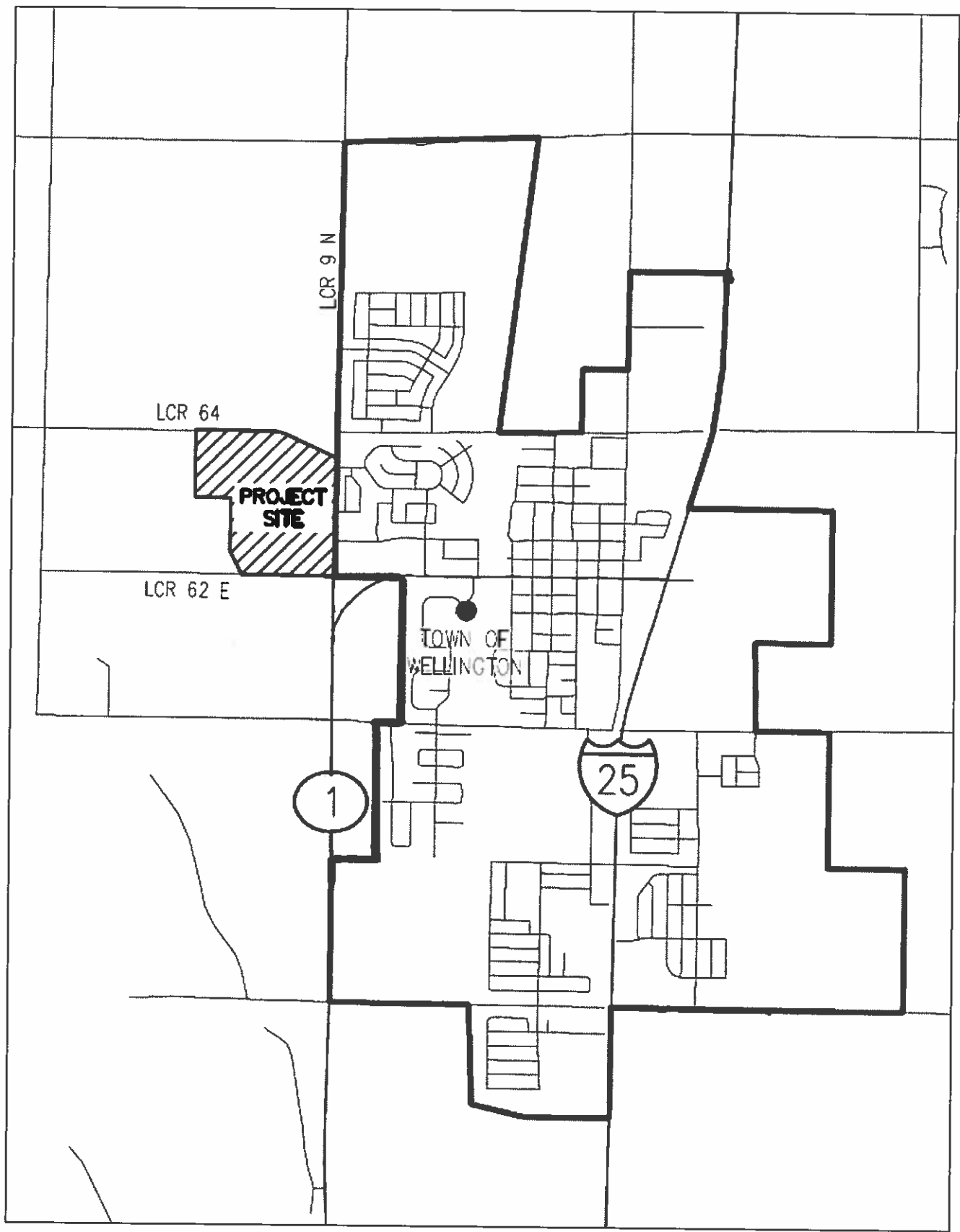
I, CHAD R. WASHBURN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

CHAD R. WASHBURN, PROFESSIONAL LAND SURVEYOR

COLORADO NO. 37963

FOR AND ON BEHALF OF WASHBURN LAND SURVEYING, LLC

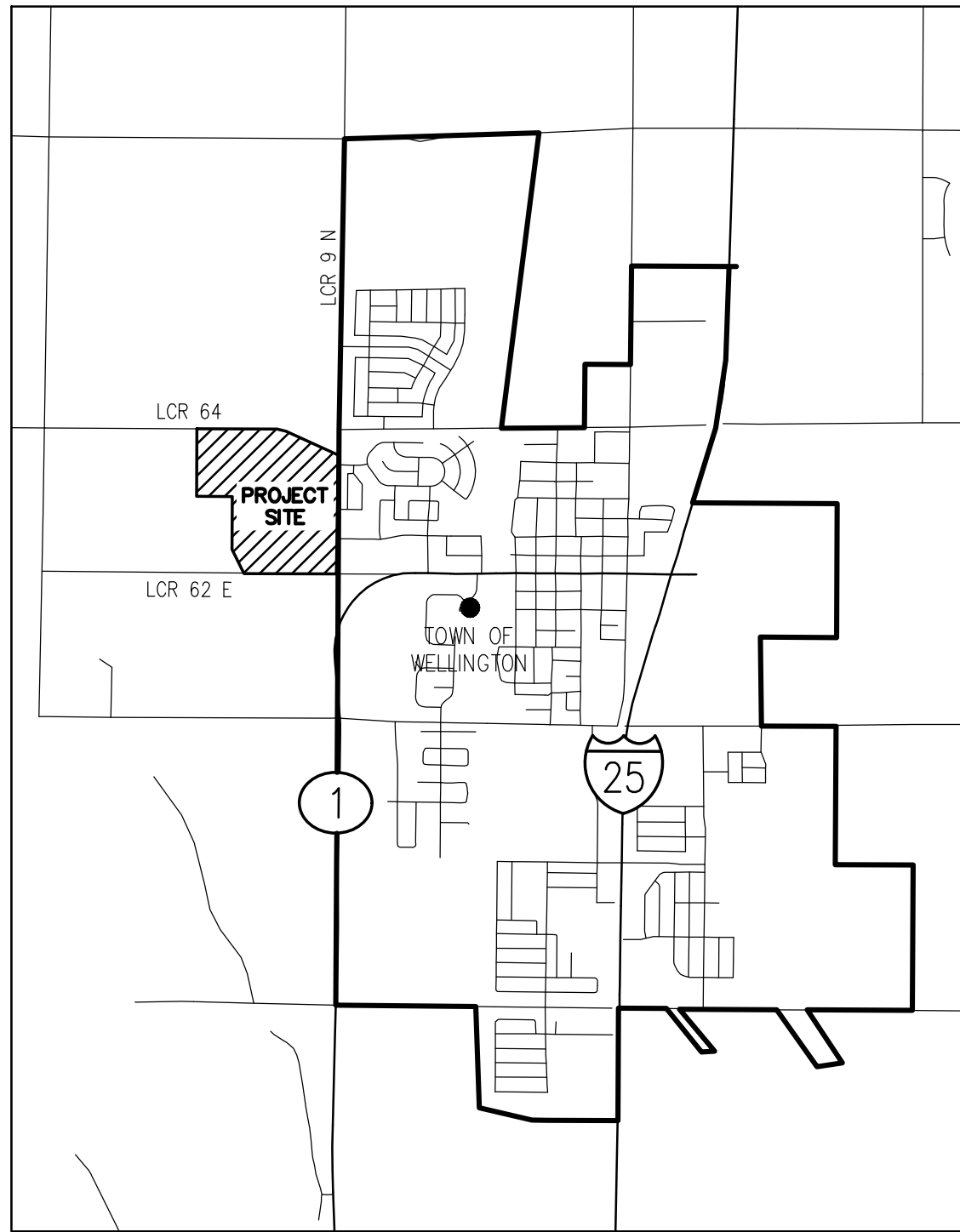




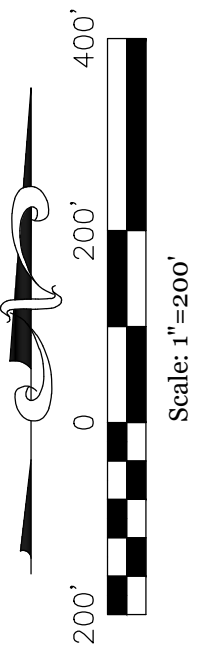
VICINITY MAP
NOT TO SCALE

POUDRE SCHOOL DISTRICT ANNEXATION MAP

LOCATED IN SECTIONS 29, 32 AND 33, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N63°32'42"W	823.28'
L2	N89°50'48"E	264.09'
L3	S61°51'05"E	84.37'
L4	N89°50'49"E	163.67'
L5	N00°09'11"W	20.00'
L6	N89°50'49"E	221.08'
L7	S01°00'18"W	224.79'
L8	S61°51'05"E	22.48'
L9	S01°00'18"W	113.36'

LEGEND

XXXXXX ADJOINING ANNEXATIONS

BOARD OF TRUSTEES CERTIFICATE

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE BOARD OF TRUSTEES, WELLINGTON, COLORADO. THIS APPROVAL IS CONDITIONED UPON ALL EXPENSE INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS, AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN.

MAYOR

ATTEST:

TOWN CLERK

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE TOWN OF WELLINGTON, COLORADO, PLANNING COMMISSION.

PLANNER

PLANNING COMMISSION CHAIRMAN

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTIONS 29, 32 AND 33, TOWNSHIP 9 NORTH, RANGE 68 WEST OF 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, WHICH IS ASSUMED TO BEAR S 89°50'49" W.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE S 89°50'49" W, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 30.01 FEET, TO THE NORTHWEST CORNER OF REDMON ANNEXATION AS RECORDED AT RECEPTION NUMBER 20160017969 OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING.

THENCE S 01° 00' 18" W, ON THE WEST LINE OF SAID REDMON ANNEXATION AND THE WEST LINE OF THREE SILOS ANNEXATION A DISTANCE OF 2,606.75 FEET, TO THE SOUTHWEST CORNER OF THREE SILOS ANNEXATION AS RECORDED AT RECEPTION NUMBER 2002020088 OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE SOUTH LINE OF SAID THREE SILOS ANNEXATION, THE FOLLOWING TWO (2) COURSES:

1) THENCE S 89° 53' 13" E, A DISTANCE OF 30.00 FEET;
2) THENCE N 89° 58' 08" E, A DISTANCE OF 30.01 FEET, TO THE SOUTHEAST CORNER OF SAID THREE SILOS ANNEXATION, SAID POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT OF WAY OF COUNTY ROAD 9 AND THE NORTH RIGHT OF WAY OF COUNTY ROAD 62E;

THENCE ON THE EAST RIGHT OF WAY OF SAID COUNTY ROAD 9 THE FOLLOWING TWO (2) COURSES:

1) THENCE S 01° 00' 18" W, A DISTANCE OF 30.02 FEET;
2) THENCE S 01° 00' 18" W, A DISTANCE OF 30.09 FEET, TO THE SOUTH RIGHT OF WAY OF COUNTY ROAD 62E;

THENCE ON THE SOUTH RIGHT OF WAY OF COUNTY ROAD 62E THE FOLLOWING TWO (2) COURSES:

1) THENCE N 89° 53' 23" W, A DISTANCE OF 30.00 FEET;
2) THENCE N 89° 53' 13" W, A DISTANCE OF 1647.66 FEET;

THENCE N 00°06'47"E, A DISTANCE OF 65.00 FEET, TO THE SOUTHWEST CORNER OF THE EXEMPTION PLAT RECORDED AT RECEPTION NUMBER 20130024992 OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE N40° 45' 00"W, ON THE EAST LINE OF SAID EXEMPTION A DISTANCE OF 503.48 FEET;

THENCE CONTINUING ON SAID EAST LINE, N 00° 57' 31" E, A DISTANCE OF 898.00 FEET, TO THE NORTHEAST CORNER OF SAID EXEMPTION PLAT;

THENCE S 89° 58' 54" W, ON THE NORTH LINE OF SAID EXEMPTION PLAT, A DISTANCE OF 661.60 FEET, TO A POINT ON THE EAST LINE OF BRIDGES MLD #15-53317 AS RECORDED AT RECEPTION NUMBER 20150062955 OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE N 00° 56' 35" E, ON THE EAST LINE OF SAID BRIDGES MLD, A DISTANCE OF 1057.57 FEET, TO THE SOUTHERLY LINE OF A IRRIGATION EASEMENT DESCRIBED IN BOOK 268 PAGE 113 AND BOOK 364 PAGE 501 OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES:

1) THENCE N 68° 32' 49" E, A DISTANCE OF 462.09 FEET;
2) THENCE N 82° 55' 44" E, A DISTANCE OF 471.42 FEET, TO THE SOUTHERLY RIGHT OF WAY OF COUNTY ROAD 64;

THENCE N 00° 19' 39" E, A DISTANCE OF 60.00 FEET, TO THE NORTH RIGHT OF WAY OF COUNTY ROAD 64;

THENCE N 89° 50' 49" E, ON SAID NORTH RIGHT OF WAY, A DISTANCE OF 1724.42 FEET, TO WEST LINE OF BUFFALO CREEK ANNEXATION AS RECORDED AT RECEPTION NUMBER 20030131666 OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE S 01° 00' 18" W, ON SAID WEST LINE, A DISTANCE OF 30.01 FEET, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 68 WEST OF 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, WHICH IS ASSUMED TO BEAR S 89°50'49" W.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32;

THENCE S 89°50'49" W, ON SAID NORTH LINE, 50.01 FEET, TO A POINT 50.00 WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER;

THENCE S 01°04'02" W, ON SAID PARALLEL LINE, 50.01 FEET, TO INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF LARIMER COUNTY ROAD 64 AND THE WEST RIGHT OF WAY LINE OF LARIMER COUNTY ROAD 9 AND THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WEST RIGHT OF WAY, THE FOLLOWING THREE (3) COURSES:

1) THENCE S 01°00'18" W, 224.79 FEET;
2) THENCE S 61°51'05" E, 22.48 FEET;
3) THENCE S 01°00'18" W, 113.36 FEET, TO THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 20040052750;

THENCE N 63°32'42" W, ON SAID NORTHERLY LINE, 823.28 FEET, TO THE SOUTH RIGHT OF WAY LARIMER COUNTY ROAD 64;

THENCE ON SAID SOUTH RIGHT OF WAY, THE FOLLOWING FIVE (5) COURSES:

1. THENCE N 89°50'49" E, 264.09 FEET;
2. THENCE S 61°51'05" E, 84.37 FEET;
3. THENCE N 89°50'49" E, 163.67 FEET;
4. THENCE N 00°9'11" W, 20.00 FEET;
5. THENCE N 89°50'49" E, 221.08 FEET, TO THE POINT OF BEGINNING.

ZONING:

CURRENT ZONING: OPEN (O) - 133.66 AC.

REQUESTED ZONING: COMMUNITY COMMERCIAL (C-1) - 133.66 AC.

ANNEXATION AREA:

TOTAL NUMBER OF LINEAR FEET CONTIGUOUS TO THE TOWN OF WELLINGTON: 2,697 LF (E BOUNDARY LINE)

TOTAL NUMBER OF LINEAR FEET OF PROPERTY TO BE ANNEXED: 10,303 LF

CONTACT INFORMATION:

OWNER/ APPLICANT: POUDRE SCHOOL DISTRICT
2407 LAPORTE AVENUE
FORT COLLINS, CO 80521
BRENDAN WILLITS, GISP
(970)-490-3413
BWILLITS@PSDSCHOOLS.ORG

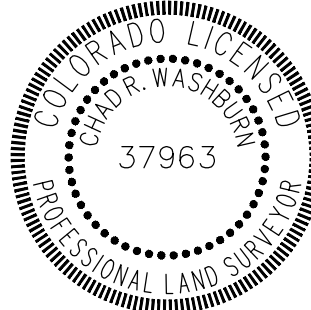
ARCHITECT: RB+B ARCHITECTS, INC.
315 E MOUNTAIN AVE., STE 100
FORT COLLINS, CO 80524
BEN BASALAY, AIA, LEED AP
(970)-484-0117
BBASALAY@RBBARCHITECTS.COM

CIVIL ENGINEER: JVA, INC
213 LINDEN STREET, STE 200
FORT COLLINS, CO 80524
ERIK T. NAKOS, PE
(970)-225-9099
ENAKOS@JVA.JVA.COM

LANDSCAPE ARCHITECT: BHA DESIGN INCORPORATED
1603 OAKRIDGE DRIVE, STE 100
FORT COLLINS, CO 80525
JEFF KROEGER
(970)-223-7577
JKROEGER@BHADESIGN.COM

SURVEYOR'S STATEMENT:

I, CHAD R. WASHBURN, A COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS ANNEXATION MAP, POUDRE SCHOOL DISTRICT ANNEXATION, WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE ANNEXATION MAP IS BASED UPON PREVIOUSLY RECORDED PLATS AND DEEDS AND NOT NECESSARILY ON AN ACTUAL FIELD SURVEY; AT LEAST ON SIXTH (6%) OF THE BOUNDARY OF THIS ANNEXATION IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO; ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



CHAD R. WASHBURN, COLORADO LICENSED PROFESSIONAL LAND SURVEYOR #37963
FOR AND ON BEHALF OF WASHBURN LAND SURVEYING, LLC



www.WashburnSurveying.com
4025 Automation Way, Suite C4
Fort Collins, CO 80525
970-232-9645

Sheet 1 of 1 Project #: 2019-0073 Date: Oct. 11, 2019 Scale: 1"=200' Drawn: CDB

V:\2867c Poudre School District - Wellington High School and Middle School\Drawings\2867c-ANNEXATION-00.dwg, 5/01/2019 - 3:37 PM, MEC

LINE TABLE				LINE TABLE				CURVE TABLE						
LINE	LENGTH	DIRECTION	START (N, E)	LINE	LENGTH	DIRECTION	START (N, E)	CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LEN	START (N, E)
L1	510.87	N90° 00' 00"W	(1501580.76, 3133194.09)	L12	14.71	S50° 17' 20"E	(1501737.21, 3131845.22)	C1	305.70	1160.00	15°05'59"	S82°27'01"W	304.82	(1501580.76, 3132683.22)
L2	14.71	N50° 17' 20"W	(1501666.27, 3131805.42)	L13	511.85	N90° 00' 00"E	(1501660.76, 3132683.22)	C2	612.24	640.00	54°48'38"	N77°41'40"W	589.16	(1501540.71, 3132381.04)
L3	303.74	S47° 09' 15"W	(1501635.99, 3131754.45)	L14	179.82	N0° 41' 52"E	(1501660.76, 3133195.07)	C3	56.11	740.00	4°20'40"	S44°58'55"W	56.10	(1501675.67, 3131794.11)
L4	782.07	S0° 39' 19"W	(1501025.26, 3131352.61)	L15	55.15	N0° 41' 52"E	(1502170.51, 3131911.18)	C4	454.47	560.00	46°29'56"	S23°54'17"W	442.10	(1501429.44, 3131531.76)
L5	263.01	S47° 41' 34"E	(1500047.98, 3131428.64)	L16	557.82	S89° 32' 30"W	(1502225.65, 3131911.85)	C5	219.40	260.00	48°20'53"	S23°31'08"E	212.95	(1500243.24, 3131343.67)
L6	8.77	S0° 00' 00"E	(1499693.45, 3131701.61)	L17	305.40	S82° 37' 21"W	(1502221.19, 3131354.05)	C6	199.78	240.00	47°41'34"	S23°50'47"E	194.06	(1499870.95, 3131623.15)
L7	1469.46	N89° 48' 33"E	(1499684.68, 3131701.61)	L18	462.09	S68° 15' 00"W	(1502181.98, 3131051.18)	C7	463.85	740.00	35°54'53"	S18°39'18"W	456.30	(1502169.53, 3131991.18)
L8	1891.32	N0° 41' 52"E	(1499689.58, 3133171.06)	L19	1057.57	S0° 38' 13"W	(1502010.75, 3130621.99)	C8	535.71	560.00	54°48'38"	S77°41'40"E	515.52	(1501727.81, 3131856.53)
L9	882.66	N63° 50' 53"W	(1501840.56, 3133197.26)	L20	661.60	N89° 41' 22"E	(1500953.24, 3130610.23)	C9	326.79	1240.00	15°05'59"	N82°27'01"E	325.84	(1501617.94, 3132360.21)
L10	413.10	S89° 32' 30"W	(1502229.60, 3132404.96)	L21	69.35	N0° 39' 19"E	(1500956.83, 3131271.82)	C10	535.14	660.00	46°27'23"	N23°55'33"E	520.60	(1501694.64, 3131700.05)
L11	56.76	S0° 41' 52"W	(1502226.29, 3131991.87)	L22	303.74	N47° 09' 15"E	(1501488.09, 3131477.35)	C11	519.40	640.00	46°29'56"	N23°54'17"E	505.26	(1501026.18, 3131272.62)

CENTERLINE 125' IRRIGATION CANAL EASEMENT
BOOK 268, PAGE 113 05/17/1910 BOOK 364,
PAGE 501 06/14/1918

DEED OF DEDICATION
REC. NO. 2002075720
07/17/2002

N 1/4 COR SEC 32
FOUND #6 REBAR WITH
2 1/2" ALUMINUM CAP
COUNTY T9N R68W 1/4 S29-S32 2003 PLS 16404"
PER MON REC DATED DECEMBER 23, 2003

CENTERLINE 80' WIDE
ACCESS, MAINTENANCE
EASEMENT FOR THE
POUDRE VALLEY CANAL (P)

OWNER: LAWSON, WOODROW W JR
PARCEL 8932205701

OWNER: BRIDGES, CURTIS A
PARCEL 8932205702

R.O.W. DEDICATION BY THE WINDSOR RESERVOIR
AND CANAL COMPANY PER REC. NO. 2002056282.
A PORTION OF THIS DEDICATION DOES NOT
APPEAR TO BE OWNED BY THE WINDSOR
RESERVOIR AND CANAL COMPANY THEREFORE IT
COULD BE DEDICATED TO LARIMER COUNTY

FUTURE LOT 2, BLOCK 1
26.8905 AC.

FUTURE LOT 3, BLOCK 1
13.3667 AC.

FUTURE LOT 1, BLOCK 1
75.7331 AC.

LEGEND

- SS PROPOSED SANITARY SEWER
- W PROPOSED WATER
- 5220- EXIST INDEX CONTOUR
- 5221- EXIST INTERMEDIATE CONTOUR
- - - PROPOSED EASEMENT LINE
- — — PROPOSED PROPERTY LINE
- - - - - ADJACENT PROPERTY LINE/ROW
- [Hatched] PROPOSED ACCESS EASEMENT
- [Dashed] PROPOSED UTILITY EASEMENT
- [Hatched] PROPOSED ACCESS AND UTILITY EASEMENT
- [Hatched] PROPOSED DRAINAGE EASEMENT

OWNER: MIZUSHIMA CHARLES
& MARGARET E
PARCEL 8932000003

OWNER: WEBSTER WILLIAM H
& LINDA
PARCEL 8929000015

BASIS OF BEARINGS
N89°32'30"E 2647.96' (AM)
S89°50'40"W 844.21' (R)
S82°55'44"W 474.41' (R)
S89°41'22"W 661.60' (AM)
N89°58'54"E 663.59' (R)
EAST 660' ± (LC)

PROPERTY RETAINED BY
BRIDGES, CURTIS A
RIGHT-OF-WAY DEDICATION
(PER BK 920, PG 419)
VACATED EXCEPT FOR THE
MOST EASTERN 20.00'
20040052750
ON-SITE BENCHMARK
PLUMBER ENCASED ROD
R35 R 356 RESET 120Q2
ELEV: 5221.20'

PARCEL 8932000000
REC. NO. 90023907
06/01/1990
(UNPLATTED)

OWNER: POUDRE SCHOOL DISTRICT
127.1488 AC.

OWNER: ROWE A ANN (0.334)
PARCEL 8929000004

NE COR SEC 32
FOUND #6 REBAR WITH
2 1/2" ALUMINUM CAP
"T9N R68W 29-28-32-33
2017 WLS LS 37963"
(IN RANGE BOX)
PER MON REC DATED
OCTOBER 31, 2017

SUFFALO CREEK
SUBDIVISION
FIRST FILING
REC. NO.
2003-0126036
03/13/2002

PORTION OF TRACT 8
WELLINGTON PLACE
REC. NO.
2002012750
02/04/2002

PORTION OF TRACT 8
WELLINGTON PLACE
REC. NO.
20120041288
04/30/2012

THREE SILOS
SUBDIVISION
REC. NO.
2002027555
03/13/2002

THREE SILOS
SUBDIVISION
REC. NO.
2002027555
03/13/2002

SOUTH 1/2
TRACT 24
WELLINGTON PLACE
REC. NO.
20030041898
04/07/2003

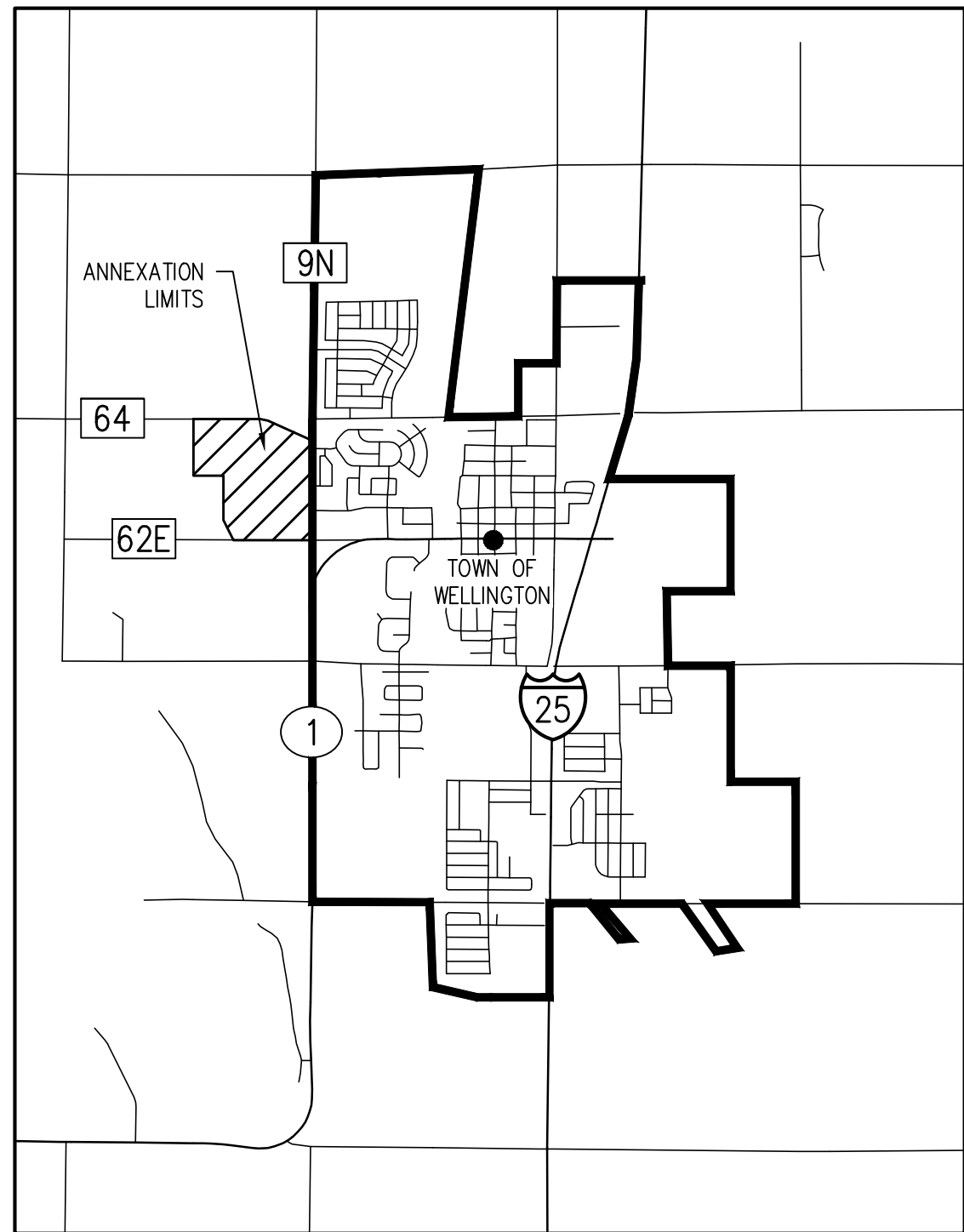
APPROX. LIMITS OF PROPOSED
DRAINAGE EASEMENT
WESTGATE AT
WELLINGTON POINT
REC. NO.
2005-0004994
01/19/2005

EXISTING NORTH POUDRE
IRRIGATION COMPANY DITCH
WELLINGTON POINT
REC. NO. 2001050146
06/14/2001

OWNER: CHRISTIAN GRANT &
SARA
PARCEL 8932000002

"T9N R68W 1/4 32-33 1994 LS 25619"
(IN RANGE BOX)
PER MON REC DATED MAY 17, 1995

CONTINUATION OF PUBLIC SANITARY
SEWER MAIN - CONNECT TO
NEAREST TOWN OF WELLINGTON
PUBLIC MANHOLE



VICINITY MAP
NTS

ANNEXATION AREA

TOTAL NUMBER OF LINEAR FEET CONTIGUOUS TO THE TOWN OF WELLINGTON: 2,697 LF (E BOUNDARY LINE)
TOTAL NUMBER OF LINEAR FEET OF PROPERTY TO BE ANNEXED: 10,303 LF

CONTACT INFORMATION

OWNER/APPLICANT:	POUDRE SCHOOL DISTRICT 2407 LAPORTE AVENUE FORT COLLINS, CO 80521	BRENDAN WILLITS, GISP (970)-490-3413 BWILLITS@PSDSCHOOLS.ORG
ARCHITECT:	RB+B ARCHITECTS, INC. 315 E MOUNTAIN AVE., STE 100 FORT COLLINS, CO 80524	BEN BASALAY, AIA, LEED AP (970)-484-0117 BBASALAY@RBBARCHITECTS.COM
CIVIL ENGINEER:	JVA, INC 213 LINDEN STREET, STE 200 FORT COLLINS, CO 80524	BRIAN J. CAMPBELL, P.E. (970)-225-9099 BCAMPBELL@JVAJVA.COM
LANDSCAPE ARCHITECT:	BHA DESIGN INCORPORATED 1603 OAKRIDGE DRIVE, STE 100 FORT COLLINS, CO 80525	JEFF KROEGER (970)-223-7577 JKROEGER@BHADESIGN.COM

BOARD OF TRUSTEES CERTIFICATE

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE
BOARD OF TRUSTEES, WELLINGTON, COLORADO. THIS APPROVAL IS CONDITIONED UPON ALL EXPENSE INVOLVING
NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET
LIGHTS, STREET SIGNS, AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN.

MAYOR _____

ATTEST: _____

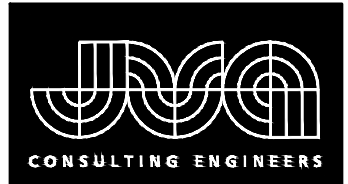
TOWN CLERK _____

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE
TOWN OF WELLINGTON, COLORADO, PLANNING COMMISSION.

PLANNER _____

PLANNING COMMISSION CHAIRMAN _____



JVA, Inc. 213 Linden Street, Suite 200
Fort Collins, CO 80524 970.225.9099
www.jvajva.com
Boulder • Fort Collins • Winter Park
Glenwood Springs • Denver

REVISION DESCRIPTION
NO. DATE DESD DWN

DESIGNED BY:	DBC
DRAWN BY:	DBC
CHECKED BY:	BJC
JOB #:	2867C
DATE:	2019/03/22
© JVA, INC.	

POUDRE SCHOOL DISTRICT ANNEXATION
8543 NORTH COUNTY ROAD 9

MASTER PLAN

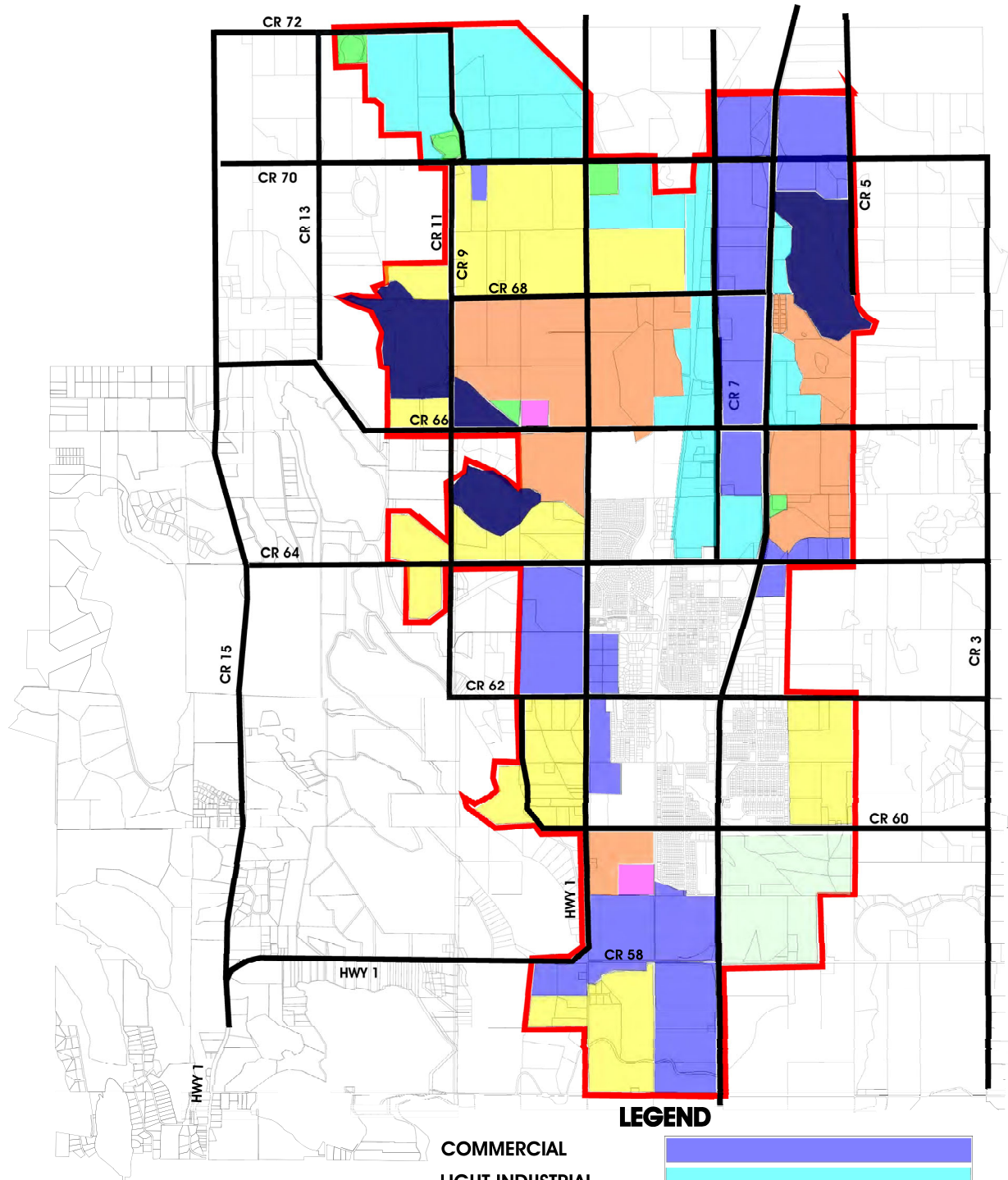
SHEET NO.

FIG

TOWN OF WELLINGTON COLORADO

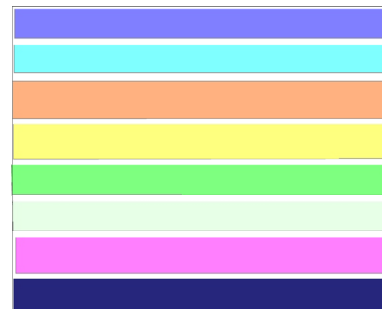
COMPREHENSIVE MASTER PLAN, 2014

FUTURE LAND USE PLAN



LEGEND

COMMERCIAL
LIGHT INDUSTRIAL
URBAN DENSITY RESIDENTIAL
RURAL RESIDENTIAL
PUBLIC/PARKS & OPEN SPACE
AGRICULTURE
FUTURE SCHOOL SITES
RESERVOIRS



**MEMORANDUM OF UNDERSTANDING BETWEEN
THE TOWN OF WELLINGTON AND POUDRE SCHOOL DISTRICT R-1
REGARDING WELLINGTON HIGH SCHOOL SITE**

This Memorandum of Understanding ("MOU") is entered into on the date of the last signature on the signature page hereof ("Effective Date") by and between the Town of Wellington, Colorado, a Colorado statutory town, with a principal address of business at 3735 Cleveland Avenue, Wellington, Colorado 80549 (the "Town"), and Poudre School District R-1, a Colorado school district formed under Article 30 of Title 22, C.R.S., with a principal address of business at 2407 LaPorte Ave, Fort Collins Colorado 80521 (the "District"). The Town and the District are referred to herein each as a Party and jointly as the Parties.

WHEREAS, the District is in the process of planning and designing a new high school ("High School") which it anticipates constructing on a portion of the District-owned property currently located outside the Town's municipal boundaries, which property is described and depicted on Exhibit A, attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, the Parties are in the process of annexing the Property into the Town and expect to finalize an Annexation Agreement within the near future; and

WHEREAS, while the High School project is one among other school construction sites and projects under planning, and the District has not finalized the order in which such projects will be implemented or made a final decision to proceed with any specific project, the Parties' agree that if and when a school construction project is implemented on the Property it will be necessary and appropriate for the Town and the District to cooperate together to make the process as efficient and timely as practicable; and

WHEREAS, the Parties desire to enter into this MOU to establish their mutual understandings, expectations, and guidelines concerning various matters pertaining to the development of the Property and the construction of the High School, and provision of municipal services to the Property.

NOW THEREFORE, the Parties agree as follows:

1. Ground Water Rights; Potable Water Service; NCWA Approval.
 - a. The Parties acknowledge that the treated potable water supply for the High School will be provided by the Town, the specific details of which will be included in the Annexation Agreement. The District has taken the lead in working with the Northern Colorado Water Association (NCWA) and has obtained a statement from NCWA to the effect that NCWA will not serve the Property and that NCWA approves service of the Property by the Town. The District will convey to the Town sufficient water resources to provide an adequate domestic potable water supply to and for the improvements to be constructed by the District on the Property. The water resources to be contributed may or may not already be adjudicated for municipal use at the time of contribution, provided that there are no known impediments to the legal and physical availability of such water resources for use in and delivery by the Town's water system.

- b. The Parties are currently considering the following three options to address the nonpotable irrigation water supply for the athletic fields and grounds appurtenant to the District's High School, Middle School, and Elementary School which will ultimately be located on the Property:
- i. Option 1: The District will be permitted to retain all rights to the ground water underlying the Property along with the existing wells and/or well rights located on the Property, and the ground water, including but not necessarily limited to the water from or pertaining to such existing wells or well rights, shall be used by the District for irrigation purposes to the extent practicable.
 - ii. Option 2: The District will convey the ground water underlying the Property to the Town by quit claim deed, but such deed will reserve unto the District the existing wells and/or well rights located on the Property, and the water from or pertaining to such existing wells or well rights shall be used by the District for irrigation purposes to the extent practicable.
 - iii. Option 3: The District will convey the ground water underlying the Property to the Town by quit claim deed, provided, however, that such deed will contain a reservation of the District's right to use in perpetuity the production from the existing wells on the Property, or other wells to be constructed in the future, in such amount as is needed to meet the reasonable irrigation water requirements of the High School, Middle School, and Elementary School athletic fields and grounds. Under Option 3, the District would provide a water requirements study and report to the Town demonstrating the amount of ground water subject to such deed reservation.

Time Line:

- The target date for the District's submittal of a proposal for the potable domestic water supply is December 2 , 2019.
 - The target date for the District's and Town's selection of an Option for disposition of the ground water supply and wells is October 14 , 2019.
2. Development Plan and Platting. The District will submit its site development plan to the Town in accordance with CRS 22-32-124(1)(a) prior to construction of any improvements upon the Property, and will initiate and follow the Town's established process and procedures for obtaining review from the Town for development of the Property, including the preliminary and final subdivision plat, for the Property. The Town agrees to expedite review to the extent practicable.

Time Line:

- The target date for the District's submittal of the site development plan is October 14 , 2019.
- The target date for the Town's review and response to the site development plan is October 28 , 2019.

3. Off-site Transportation. The Parties recognize that the construction of the High School will create transportation impacts beyond the Property itself and the public roads directly adjacent to the Property. The District will work together with the Town to address necessary transportation infrastructure improvements related to motor vehicle, pedestrian, and bicycle travel and access adjacent to the site, and expects to contribute fair and reasonable sums to assist with funding requirements requested by the Town and/or CDOT for any road projects in the vicinity that are necessitated by the construction of the High School as identified in the approved Transportation Impact Study performed as part of the annexation and platting process.

Time Line: The target date for resolution of issues regarding off-site transportation infrastructure is October 14, 2019.

4. 24" Sanitary Sewer Interceptor. The Parties recognize that the District's sanitary wastewater capacity needed for High School can be met, in accordance with the Town's development standards, with an eight-inch diameter sewer main which the District would install to serve all improvements contained within the Property. However, the Parties also recognize that it may be beneficial to the Town to install a twenty-four inch diameter interceptor line that could be partially located within the Property and would serve as the collector main for the sanitary sewer discharge from the High School in addition to providing significant additional capacity for discharge from other areas of the Town. The District agrees to work with the Town to determine how the twenty-four inch interceptor might be incorporated into the High School construction project in a way that is reasonable and economical for both Parties. The Town agrees to contribute the fair and appropriate charges that occur as a result of the oversized sanitary sewer line which would also include any/all additional charges resulting from additional governmental approvals and oversight. The Parties also reserve the possibility that an 8" diameter line may be constructed initially, with a 24" line to be constructed at a later and undetermined time in a parallel alignment, at which time the 8" line could be abandoned in place, and all flows transferred to the 24" line. Upon completion and acceptance of either a 24" line, or both the 8" line and the 24" line, in accordance with the Town's standards and specifications, the said respective line(s) will be conveyed and accepted by the Town and shall become part of the Town's public sanitary sewer system, and the District will have no further obligation for the operation and maintenance thereof.

Time Line: The target date for resolution of issues regarding the 24" sanitary sewer interceptor is December 2, 2019.

5. Off-site Water and Sanitary Sewer Facilities. The Parties recognize that the completion and occupancy of the High School by the District could necessitate the enlargement of offsite sanitary sewer and treated water facilities. The Town agrees to share with the District all information, documents, drawings, plans and specifications concerning as-built capacity and location of the water and sanitary sewer facilities within the Town that will be utilized to convey treated water to the Property and to collect and transmit sanitary wastewater discharge from the Property. The District will provide the services of a qualified engineer to help determine whether the enlargement of existing water and/or sewer facilities is necessary, and the District will work with the Town to determine how any necessary enlargement of off-site facilities can be incorporated into the High School construction project in a way that is reasonable and economical for both Parties. Additionally, the District will be responsible for connecting the above-referenced 8"

sanitary sewer line to the appropriate existing Town sanitary sewer collection and transmission facilities nearest the Property.

Time Line:

- The target date for the Town to provide to the District all information, documents, drawings, plans and specifications concerning as-built capacity and location of the water and sanitary sewer facilities within the Town that will be utilized to convey treated water to the Property and to collect and transmit sanitary wastewater discharge from the Property is September 30 , 2019.
- The target date for the District to provide an engineer's report and analysis is October 14 , 2019.
- The target date for resolution of issues concerning offsite water and/or sewer facilities is December 2 , 2019.

6. Stormwater Management. The District expects to design and construct necessary drainage improvements on the Property in accordance with the Town's established requirements, which improvements may include swales, slopes, underground drainpipes and systems, and detention pond(s) and facilities. To the extent reasonably practicable, the District will design the drainage improvements so that historic stormwater flows over, through, and from the Property are not blocked, impounded or diverted to a different course.

Time Line:

- The target date for the District to provide a stormwater management and drainage design to the Town is November 1 , 2019.
- The target date for resolution of issues regarding the stormwater management and drainage design is December 2 , 2019.

7. Roadways Adjacent to Property. The District recognizes that the Town has a potential interest in the widening, realignment, and other improvements to County Road 9 ("CR 9"), County Road 62 E ("CR 62 E") and County Road 64 ("CR 64") in the vicinity of the Property, and plans to work with the Town as is reasonable and consistent with standard practices to help facilitate the acquisitions and coordination needed for that purpose as specified in the Traffic Impact Study.

Time Line: The target date for resolution of issues regarding roadways adjacent to property is December 2 , 2019.

8. Compliance with All Laws and Regulations. The District and the Town shall comply with all applicable federal, state and local laws that relate to the Property or any improvements thereon, including uses and construction requirements, including but not limited to, Town ordinances, building codes and regulations.
9. Project Schedule. The Parties understand and intend that if the High School is designated as a priority project by the District, the project will be completed and the High School will be open for students on or before August 1, 2022. It is the Parties' mutual intention to work together as efficiently and expeditiously as necessary to ensure that the High School can open by the said date.

10. Miscellaneous Provisions.

- A. No Waiver of Rights or Authority. No understanding, intention, or expectation set forth in this MOU shall be deemed to be a waiver of rights or legal authority by a Party unless specifically stated to be such. The provisions of this MOU in no way restricts either Party's governmental obligation to act, including as to approvals of any annexation, subdivision, or subsequent land use approvals or agreements.
- B. Understandings are Project Specific. The Parties' above-stated understandings, intentions, and expectations are based upon the facts unique to the Property and District's plan to build a High School, and do not represent a policy or undertaking by either Party to enter into an MOU or agreement with the same or similar content concerning any other property or project.
- C. Relationship of the Parties. The Town and the District shall not be deemed by virtue of this Agreement to have entered into any partnership, joint venture, employer/employee or other relationship with each other.
- D. No Waiver of Governmental Immunity. Nothing in this Agreement shall be construed to waive, limit, or otherwise modify any governmental immunity that may be available by law to the Town, or the District, their officials, officers, employees, contractors, or agents, or any other person acting on behalf of a Party and, in particular, governmental immunity afforded or available pursuant to the Colorado Governmental Immunity Act, Title 24, Article 10, Part 1 of the Colorado Revised Statutes.
- E. No Third Party Beneficiaries. Nothing contained in this Agreement is intended to or shall create a contractual relationship with, cause of action in favor of, or claim for relief for, any third-party, including any agent, sub-consultant or sub-contractor of a Party. Absolutely no third-party beneficiaries are intended by this Agreement. Any third-party receiving a benefit from this Agreement is an incidental and unintended beneficiary only.
- F. TABOR. The Parties understand and acknowledge that they are both subject to Article X, § 20 of the Colorado Constitution ("TABOR"), but state their mutual understanding and intention that this MOU does not and shall not create a multi-fiscal year direct or indirect debt or obligation within the meaning of TABOR and all payment obligations of the Parties, if any, which are subject to TABOR are expressly dependent and conditioned upon the continuing availability and appropriation of funds beyond the term of the Party's current fiscal period.
- G. Paragraph Captions. The captions of the paragraphs are set forth only for the convenience and reference of the Parties and are not intended in any way to define, limit or describe the scope or intent of this MOU.
- H. Authority. The individuals executing this MOU represent that they are expressly authorized to enter into this MOU on behalf of the Town and the District, respectively.

TOWN OF WELLINGTON, COLORADO

By:

Troy Hamman, Mayor

ATTEST:



Ed Cannon, Town Administrator/Clerk

POUDRE SCHOOL DISTRICT R-1

By:

Printed Name: Christophe Febvre

Printed Title: Board of Education President

ATTEST:



Printed Name: Tessa Oppenheimer

Printed Title: Board of Education Secretary



Planning
2445 LaPorte Avenue
Fort Collins, CO 80521
Fax: 970.490.3479

March 28, 2019

Cody Bird (email)
Town Planner
Town of Wellington
3735 Cleveland Ave
Wellington, CO 80549

RE: Poudre School District R-1 Land Annexation

Dear Cody,

Chapter 15 for the Town of Wellington land use code requires a statement of impact for any property over 10 acres proposed for annexation into the Town. Planning has reviewed the documentation and has determined there will be no students yielded by this proposed annexation and there is no payment in lieu of land required for this development. Please see table below for the breakdown utilizing number from the latest agreement.

<i>Proposed Housing Count = 0</i>			
School Level	Student Yield	Acres	PILO
Elementary	0.35	0.010	\$950
Middle	0.10	0.004	\$380
High	0.09	0.004	\$380
<i>Totals</i>	<i>0.54</i>	<i>0.018</i>	<i>\$1,710</i>
Totals for Development	0	0.00	\$0

Sincerely,
Poudre School District

Brendan P. Willits
Planning Manager

Attachment: None
cc: Brian Campbell (JVA), File



Wellington Fire Protection District

8310 3rd St | Wellington, CO 80549 | 970-568-3232

November 5, 2019

Cody Byrd, Planning Director
Town of Wellington
PO BOX 127
Wellington, CO 80549

Subject: Petition for Poudre School District Annexation

Greetings Mr. Byrd,

The Wellington Fire Protection District has received your notification regarding the Poudre School District Annexation per the requirements of Colorado Revised Statutes 31-12-108(2). This letter confirms the annexation resides within the boundaries serviced by the Wellington Fire Protection District. The Wellington Fire Protection District has no comments at this time and fully supports the annexation for the Poudre School District. Thank you for the correspondence.

My best,

A handwritten signature in blue ink that reads "Ashley Macdonald".

Ashley Macdonald
Government Affairs/Management Director

CC: Gary Green, Fire Chief

LARIMER COUNTY | PLANNING DEPARTMENT

P.O. Box 1190, Fort Collins, Colorado 80522-1190, 970.498.7683, Larimer.org

November 12, 2019

Cody Bird, Planning Director
Town of Wellington
PO Box 127
Wellington, CO 80549

RE: Poudre School District Annexation

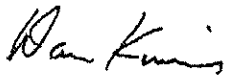
Hello Cody,

This letter acknowledges receipt of the annexation petition for the above annexation. At a staff meeting this week, representatives of the Larimer County Planning, Engineering and Health Departments reviewed the materials.

It is Larimer County Engineering's expectation that as part of the annexation, the entire right of way of any Larimer County roads adjacent to the property will also be annexed. Also, Planning, Engineering and Health staff will follow up with discussion items regarding this annexation.

Otherwise, Larimer County has no issues with this annexation.

Sincerely,



Dan Kunis
GIS Specialist
(970) 498-7680
dkunis@larimer.org

Mr. Bird,

I'm one of the home owners affected by the new school. The "ground breaking" was the start of my worst nightmare. My husband and I bought our property twenty three years ago to farm and retire. over forty acres of farming, beautiful views and most of all - quiet.

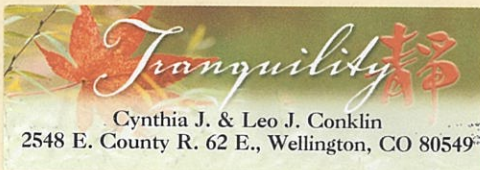
The earth movers working six days a week - 7-5. The noise is horrendous. That noise will eventually change to hammering, roadwork, detours, school lights, football games and lights, kids cutting through our field and tons of traffic. Our old way of life gone, as is my husband who died a few months ago. It's very sad that I will have to move from this

place I love so dearly.

The ironic thing is,

Curtis Bridges used to buy
hay from us before he
moved to Wellington and the
one thing he always told us
was he'd never develop
his land, ~~it~~ it would always
be farmland. I'm sure you've
all had the "pleasure" of
dealing with him. ~~How~~
lucky for him it's not
right by his house!

Cynthia Conklin



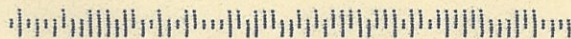
DENVER CO 802

DEC 30 2019 AM 1



Cody Bird
Town Planner
P.O. Box 127
Wellington, Co
80549

80549-012727





Board of Trustees Meeting

Date: January 28, 2020
Submitted By: Cody Bird, Planning Director
Subject: Final Plat - Poudre School District Subdivison

- Staff presentation: Cody Bird, Planning Director

EXECUTIVE SUMMARY

BACKGROUND / DISCUSSION

The required public hearing for the final plat of Poudre School District Subdivision was advertised to be held on January 28, 2020.

At the January 6, 2020 Planning Commission hearing, the Commission tabled the matter to allow the plat to be updated and address site design changes and civil engineering changes that were not yet reflected. The plat was tabled to the February 3, 2020 Planning Commission meeting.

It is advisable for the Board of Trustees to also table the plat until the Planning Commission can make a recommendation on the updated plat. Tabling an item to a date and time certain fulfills the public notification requirements, and no further notice is required.

STAFF RECOMMENDATION

Move to table the public hearing for the Final Plat of Poudre School District Subdivision to February 25, 2020 to be held at 6:30pm at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado.

ATTACHMENTS

None

Board of Trustees Meeting

Date: January 28, 2020
Submitted By: Cody Bird, Planning Director
Subject: Minor Subdivision - Lots 16-19, Block 1, Sundance at Daubert Farm, First Filing and Vacation of Road Right-of-way

- Staff presentation: Cody Bird, Planning Director

EXECUTIVE SUMMARY

BACKGROUND / DISCUSSION

The applicant has submitted a request for a minor subdivision plat of Lots 16-19, Block 1, Sundance at Daubert Farm, First Filing. The minor subdivision request is proposed to modify four lots to create Tract A to accommodate a public water line that will connect to an existing stub in Buffalo Creek Subdivision and provide a looped system.

The Planning Commission conducted a public hearing to review the final plat on January 6, 2020. The Commission voted to recommend approval of the final plat, subject to staff comments and engineering review comments. By recommending approval of the final plat, the Planning Commission determined that the plat is consistent with the Town's Comprehensive Plan and that it conforms to the Town's subdivision regulations.

Minor revisions to the plat document are required, and are noted in the Planning Commission staff report as follows:

- The owner signatures need to be updated under the Owner Certification.
- The year on the notary signature needs to be updated.
- The Surveyor Certificate needs to be reviewed for consistency:
- There are two different names of the surveyor sealing plat
- Name of plat in Surveyor Certificate does not match title on plat
- Misspelled "Daubert"
- Include the Mayor's name, "Troy Hamman, Mayor" in print under signature line.
- Add an "Attest" signature line under the Mayor's signature. Attest name to be in print under the signature line is "Ed Cannon, Town Administrator/Clerk"

The Town Board's consideration of the final plat requires a public hearing. Following the public hearing, if the final plat is approved by the Board of Trustees, the applicant may proceed with the final plat mylars. Approval by the Board of Trustees is valid for a period of one year. The final plat and ordinance must be recorded with the Larimer County Clerk and Recorder's Office within the one-year time limit, unless an extension is approved by the Board.



Concurrently with the minor subdivision, the applicant is also requesting to vacate the two platted traffic circles in Buffalo Creek Parkway. The traffic circles are within the first phase of development of Sundance at Daubert Farm. The applicant is proposing to vacate the traffic circles, and rededicate road right-of-way to match the uniform road width. Town staff and Wellington Fire Protection District support elimination of the traffic circles.

The Planning Commission reviewed the vacation request along with the minor subdivision plat on January 6, 2020. The Commission voted to recommend vacation of the road right-of-way, subject to rededication of replacement right-of-way and subject to staff comments and engineering review comments.

State Statutes provides the Town the authority to vacate public grounds. Vacation of public grounds requires adoption of an appropriate ordinance. A draft ordinance vacating the traffic circle right-of-way is attached, including exhibits for legal descriptions and drawings.

STAFF RECOMMENDATION

Adopt an ordinance approving the minor subdivision plat for Lots 16-19, Block 1, Sundance at Daubert Farm, First Filing.

Adopt an ordinance contingently vacating road right-of-way in Buffalo Creek Parkway, Sundance at Daubert Farm, First Filing and authorize the Town Administrator to accept dedication of replacement road right-of-way on behalf of the Town.

ATTACHMENTS

1. Location Map
2. Project Narrative
3. Ordinance - Plat
4. Minor Subdivision Plat
5. Ordinance - Vacating Road Right-of-way
6. Traffic Circle Exhibits

Location Map

Minor Subdivision

Sundance at Daubert Farm, First Filling, Replat A



Sundance at Daubert Farms First Filing – Minor Subdivision Plat

Development Description
December 6, 2019

Replat of Sundance at Daubert farm, First Filing. Replat of lots 16-19, block 1, Sundance at Daubert Farm, First Filing being located in the northeast quarter of section 28, township 9 north, range 68 west of the 6th p.m., Town of Wellington, County of Larimer, State of Colorado.

- *Replat of 4 lots, Lot 1-4 and Tract A for utility rerouting. A ROW vacation for the removed roundabouts is also being proposed. See attached plans.*

This project has previously been approved to develop within the R-2 zone district – Medium Residential Neighborhood.

Sundance at Daubert Farms First Filing Description

The proposed replat is altering 4 lots, and an outlot tract to allow for the water mainline to be looped into Buffalo Creek via Tract A connecting the south Outlot A Buffalo Creek Third Filing – See Attached drawings.

As discussed during the concept review meeting on June 29, 2017, the roundabouts have been removed. The looped waterline into Buffalo Creek via Tract A at the southwest corner of the development has been revised.

Development Conforming with Design and Development Standards, Chapters 16 and 17

The project complies with policies for Chapters 16 and 17 in the following ways:

Chapter 16 – Zoning

Sec. 16-3-10 - Applicability

The project continues to be in conformance to the current design and zoning standards as it did under previously approved plans.

Sec. 16-3-40 – Application of community design principles

The project continues to be in conformance to the community design standards as it did under previously approved plans.

Sec. 16-3-50 – Design Elements

1. The project continues to be in conformance with the compact urban growth.
2. The project continues to be in conformance by providing common open space, pedestrian connectivity within the site and adjacent developments and it provides a variety of housing sizes and types.
3. The previously approved plat does not alter the lot and block design or pattern.
4. The project continues to provide natural open space to organize and protect natural areas.
5. The project continues to provide an innovative and quality site design creating new places that can be integrated into the existing community.
6. The project continues to be designed to fit within the existing environment by preserving as much natural area as feasible.
7. The project continues to utilize non-potable irrigation in yards except at crossings of streets.

Sec. 16-3-60 – Compact urban growth

1. The project continues to be in conformance with improving air quality, as it did under previously approved plans.

2. The project continues to be in conformance with preserving natural areas and features, as it did under previously approved plans.
3. The project continues to be in conformance with making efficient use of existing infrastructure and cost effective extensions of new services, as it did under previously approved plans.
4. The project continues to be in conformance with encouraging in-fill development, as it did under previously approved plans.
5. The project continues to be in conformance with preserving existing communities' identities and character, as it did under previously approved plans.

Sec. 16-3-80 – Growth boundary

1. The project continues to be in conformance with the Town's growth boundary, as it did under previously approved plans.

R-2 Residential District, Single-Family Medium Density Standards

The project complies with the R-2 District standards in the following ways:

16-5-60(a) The previously approved plat is still in conformance by providing primarily single-family uses on individual lots. The development provides tree-lined local streets, interconnected pedestrian circulation and is in proximity to schools and parks.

16-5-60(b) Principal uses – The previously approved plat conforms to the permitted uses for the zone district – Single family detached dwellings.

Chapter 17 – Minor subdivision

Sec. 17-2-20 – Minor subdivision

1. The proposed plat is for a previously approved plat within the Town of Wellington.
2. The proposed plat is less than 5 acres.
3. The proposed plat adjusts 4 lots, and one tract.
4. The proposed plat will have no exceptions to the Subdivision Design Standards.

ORDINANCE NO. ____-2020

AN ORDINANCE RELATING TO MINOR SUBDIVISION APPROVAL FOR A REPLAT OF LOTS 16-19, BLOCK 1, SUNDANCE AT DAUBERT FARM, FIRST FILING, LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO.

WHEREAS, Sundance at Daubert Farm Holdings, LLC, 4801 Goodman Street, Timnath, Colorado 80547 has requested approval of a minor subdivision of Lots 16-19, Block 1, Sundance at Daubert Farm, First Filing in the Town of Wellington, Colorado; and

WHEREAS, the notices have been given and the public hearings required by the Wellington Municipal Code have been held; and

WHEREAS, the Planning Commission by motion on January 6, 2020 recommended approval of the minor subdivision plat; and

WHEREAS, the Board of Trustees of the Town of Wellington has found the application to be in substantial compliance with the requirements of the Wellington Municipal Code.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF WELLINGTON, COLORADO:

SECTION 1: The minor subdivision plat of Lots 16-19, Block 1, Sundance at Daubert Farms, First Filing, located in the Northeast Quarter of Section 28, Township 9 North, Range 68 West of the 6th Principal Meridian, Town of Wellington, County of Larimer, State of Colorado, is hereby approved as a final plat in accordance with the Wellington Municipal Code, except as may be specifically modified by this ordinance.

SECTION 2: Repealer. All ordinances, resolutions and motions of the Board of Trustees of the Town of Wellington, or parts thereof, in conflict with the provisions of this ordinance are, to the extent of such conflict, hereby superceded and repealed; provided that such repeal shall not repeal the repealer clauses of such ordinance, resolution or motion, nor revive any ordinance, resolution or motion thereby.

SECTION 3: 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 4: 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 5: Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than three copies of the adopted Code available for inspection by the

public during regular business hours. Furthermore, the Mayor's signature shall be affixed to the plat and attested by the Town Clerk.

PASSED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF WELLINGTON AND ORDERED TO BECOME PUBLISHED THIS _____ DAY OF _____, 2020 AND ORDERED TO BECOME EFFECTIVE 30 DAYS FROM THE DATE OF PUBLICATION.

Troy Hamman, Mayor

ATTEST:

Ed Cannon, Town Administrator/Clerk

PUBLISHED BY TITLE THIS _____ DAY OF _____, 2020 IN "THE COLORADOAN."

APPROVED AS TO FORM

March & Olive, LLC
Town Attorney

By: _____
J. Brad March

SUNDANCE AT DAUBERT FARM, FIRST FILING, REPLAT A

BEING A REPLAT OF LOTS 16-19, BLOCK 1, SUNDANCE AT DAUBERT FARM, FIRST FILING BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION:

A tract of land located in the Northeast Quarter of Section 28, Township 9 North, Range 68 West of the 6th Principal Meridian, Town of Wellington, County of Larimer, State of Colorado, described as follows:

Lot 16-19, Block 1, Sundance at Daubert Farm, First Filing, as recorded at Reception Number 2009040363, Larimer County Clerk and Recorder.

The above described land contains 56,665 square feet or 1.301 acres more or less and is subject to all easements and rights-of-way now on record or existing.

DEDICATION OF PUBLIC PROPERTY

The owner of the real property described in this Plat has caused the real property to be surveyed, laid out and subdivided under the name and style of **SUNDANCE AT DAUBERT FARM, FIRST FILING, REPLAT A** and does hereby sell, grant, dedicate and convey to the Town of Wellington in fee simple, free and clear of all liens and encumbrances, and set apart all of the streets, roads, alleys, easements and other public ways and places as shown on the accompanying plat to the use of the public forever. The owner shall be responsible for construction and maintenance of all improvements of said streets, alleys, easements, public ways and places, until acceptance of maintenance therefor by the Town as provided in the Wellington Municipal Code.

CERTIFICATE OF OWNERSHIP

I, _____, is the owner of the property and hereby consents to this plat and joins in the conveyance and dedication of all streets, roads, alleys, easements, public ways, and places shown herein.

OWNER: _____

By: _____

NOTARIAL CERTIFICATE:

STATE OF COLORADO ss.

COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by _____ as _____ of _____

Witness my hand and official seal.

My commission expires: _____

Notary Public _____

SURVEYOR'S CERTIFICATE

I, Robert C. Tressely, a duly registered professional land surveyor in the State of Colorado, do hereby certify that this REPLAT OF SUNDANCE AT DAUBERT FARM, FIRST FILING was performed by me under my direct supervision, and that this plat has been prepared in compliance with all applicable laws of the state of Colorado at the time of this survey and within my control and is accurate to the best of my knowledge, information and belief.

Steven A. Lund
Colorado Registered Land Surveyor No. 34995
For and on Behalf of Northern Engineering Services, Inc.

NOTES:

- Basis of Bearing is the West line of the Southwest Quarter of the Northwest Quarter of Section 28, T9N, R68W as bearing North 00° 28' 34" East a distance of 1310.55'.
- All information regarding easements, rights-of-way or Title of Record, Northern Engineering relied upon the recorded plat of Sundance at DAUBERT Farm, First Filing, dated March 7, 2007 as recorded at Reception Number 2009040363, Larimer County Clerk and Recorder and the Title Commitment No. 439-H051231-081-1M1, Amendment 1, prepared by Heritage Title Company, dated February 14, 2018.
- The linear unit of measurement for this plat is U.S. Survey Feet.
- All previous lot lines and easements as shown and dedicated on the Plat of Sundance at Daubert Farm, First Filing recorded at Reception Number 2009040363 at the Larimer County Clerk and Recorder which are located within the boundary of this plat are hereby vacated upon recordation of this plat and dedicated as shown herein.

LAND USE TABLE			
PARCEL	DESCRIPTION	DEDICATION	AREA
TRACT A LOTS (4)	Open Space	Drainage, Utility & Access Easement	2,744 S.F.
	Private Residence		51,922 S.F.
TOTAL			54,665 S.F.
			1.255 AC.
			100.00%

PLANNING COMMISSION CERTIFICATE

Approved this _____ day of _____, 20____ by the Town Planning and Zoning Commission, Wellington, Colorado.

Chairman _____

BOARD OF TRUSTEES CERTIFICATE

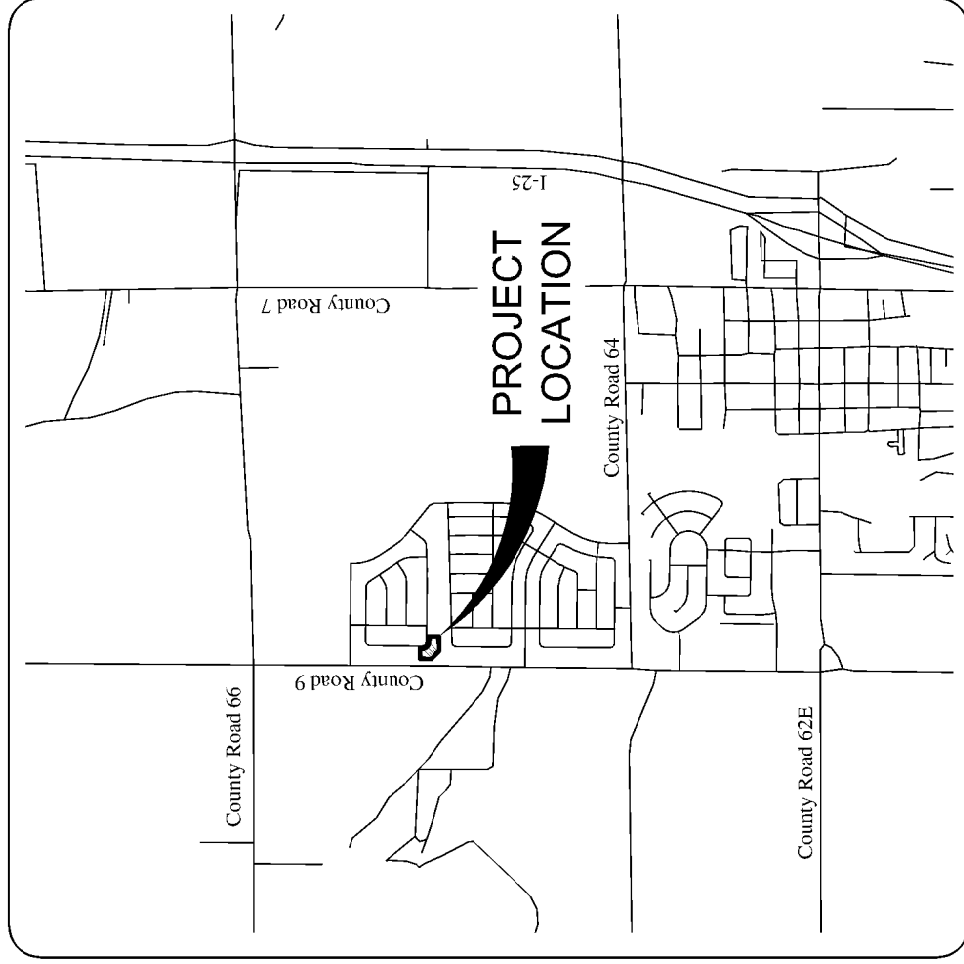
Approved this _____ day of _____, 20____ by the Board of Trustees, Wellington, Colorado. This approval is conditioned upon all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutters, street lights, street signs and sidewalks shall be financed by other and not the towns.

Mayor _____

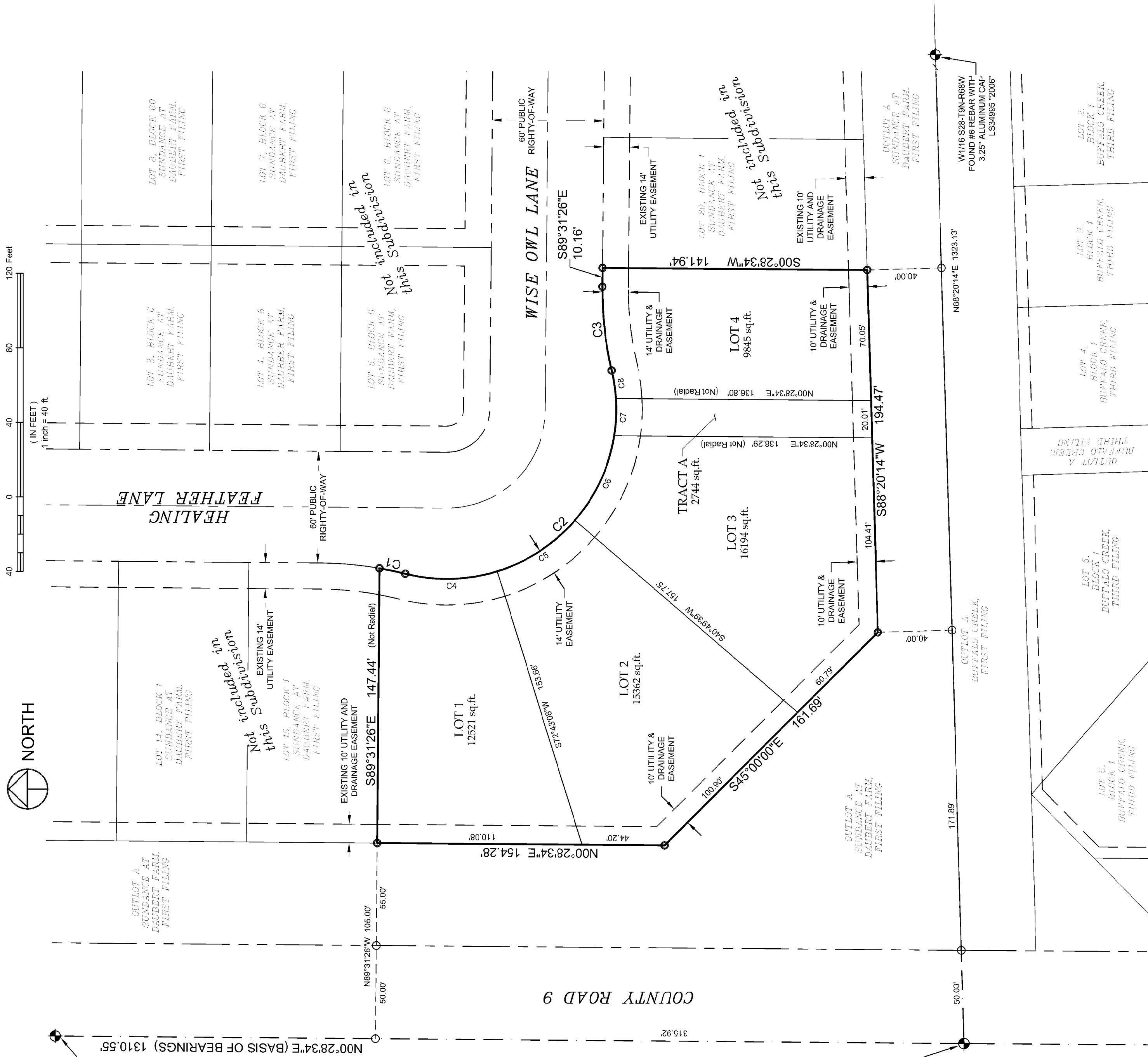
Curve Table					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	4°17'28"	188.00'	14.16'	S12°02'35"W	14.15'
C2	11°27'30"	91.00'	186.55'	S44°31'26"E	155.86'
C3	13°43'45"	189.00'	45.29'	N82°38'42"E	45.18'
C4	3°12'01"	91.00'	50.01'	N07°32'17"W	48.98'
C5	3°15'29"	91.00'	50.69'	N39°13'37"W	50.00'
C6	3°15'29"	91.00'	50.65'	N65°07'05"W	50.00'
C7	12°37'37"	91.00'	20.05'	N87°22'38"W	20.01'
C8	9°33'44"	91.00'	15.19'	S89°31'41"W	15.17'

LEGEND

- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- EASEMENT LINE
- BOUNDARY LINE
- LOT LINE
- SET #4 - 1" REBAR With a 1" ORANGE PLASTIC CAP, LS 34995
- CALCULATED POSITION



VICINITY MAP



SUNDANCE AT DAUBERT FARM, FIRST FILING, REPLAT A

SUNDANCE AT DAUBERT FARM, FIRST FILING, REPLAT A

BEING A REPLAT OF LOTS 16-19, BLOCK 1, SUNDANCE AT DAUBERT FARM, FIRST FILING BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

ATTORNEY'S CERTIFICATION

I, _____, an attorney licensed to practice law in the State of Colorado, certify to the Town of Wellington, Colorado, that I have examined the title to the property being subdivided and being dedicated to the Town of Wellington, Colorado, and that all owners and proprietors as defined by CRS 31-23-111 have signed this plat.

Attorney: _____

Address: _____

Registration No.: _____

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after your discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION: 28	TOWNSHIP: 9 NORTH
RANGE: 68 WEST	68 W of the 6th PM

NORTHERN ENGINEERING	970.22.14.156 northernengineering.com
PORT COLLINS, 820 8th Street, Suite 100, 80521 Greeley, CO 80631	

PROJECT: 473-004	DATE: 12-13-2019
CLIENT: Hartford Homes	SCALE: 1" = 40'
DRAWN BY: S. Lund	REVIEWED BY:

SUNDANCE AT DAUBERT FARM,
FIRST FILING, REPLAT A
TOWN OF WELLINGTON
LARIMER COUNTY, COLORADO

Sheet	1
Of 1 Sheets	

SUNDANCE AT DAUBERT FARM, FIRST FILING, REPLAT A

ORDINANCE 5-2020

AN ORDINANCE CONTINGENTLY VACATING ROAD RIGHT-OF-WAY PLATTED IN BUFFALO CREEK PARKWAY, SUNDANCE AT DAUBERT FARM, FIRST FILING, TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO.

WHEREAS, the Board of Trustees of the Town of Wellington, Colorado has been petitioned by the property owner of Sundance at Daubert Farm, First Filing, a subdivision of the Town of Wellington, Colorado, to vacate right-of-way platted within said Sundance at Daubert Farm, First Filing (the "Vacated Right-of-way"); and

WHEREAS, said Vacated Right-of-way was dedicated to the Town for the purposes of construction and maintenance of a public roadway, including a traffic circle; and

WHEREAS, it has been determined by the Board of Trustees of the Town of Wellington, following a public hearing on the matter, that if alternative road right-of-way (the "Replacement Right-of-way") in the area described on Exhibit "D" attached hereto is dedicated to the Town, the Vacated Right-of-way in the areas described on Exhibits "A", "B", and "C" are not needed for municipal purposes; and

WHEREAS, Colorado Revised Statutes, Section 43-2-303(1)(a), provides the authority to the Town of Wellington to vacate roadways by ordinance and to provide that title to the lands included in said roadway shall vest with the owners of the land abutting such vacated portion; and

WHEREAS, the owner of Sundance at Daubert Farm, First Filing is providing to the Town a dedication of Replacement Right-of-way which will address road right-of-way needs as a result of the vacation of the Vacated Right-of-way.

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Wellington, County of Larimer and State of Colorado, to-wit:

SECTION 1: Vacation and Dedication of new Road Right-of-way Rights. The descriptions of the areas in which the Vacated Right-of-way are located is described on Exhibits "A", "B" and "C". The right-of-way dedicated to the Town in the Vacated Right-of-way areas are hereby vacated subject to and contingent upon dedication by the owner of Sundance at Daubert Farm, First Filing dedicating and conveying to the Town the Replacement Right-of-way described on Exhibit "D" and recording of the Replacement Right-of-way dedication in the records of the Clerk and Recorder of Larimer County, Colorado. The Town's vacation of the Vacated Right-of-way is further conditioned on the Town retaining all rights which might otherwise exist pursuant to C.R.S. 43-2-303(3) and other applicable law, to maintain existing utilities, if any, within such Vacated Right-of-way areas, including for existing sewer, gas, water, or similar pipelines and appurtenances and for existing electric, telephone and other lines and appurtenances which easement rights are specifically reserved to the Town.

SECTION 2: 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 3: 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 4: 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 and shall record at least one certified copy of the ordinance with the Clerk and Recorder of Larimer County.

PASSED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF WELLINGTON AND ORDERED PUBLISHED THIS ____ DAY OF _____, 2020, AND ORDERED TO BECOME EFFECTIVE 30 DAYS FROM THE DATE OF ADOPTION.

Troy Hamman, Mayor

ATTEST:

Ed Cannon, Town Administrator/Clerk

PUBLISHED BY TITLE THE ____ DAY OF _____, 2020, IN "THE COLORADOAN".

Ed Cannon, Town Administrator/Clerk

APPROVED AS TO FORM

March, Olive, LLC
Town Attorney

By: _____
J. Brad March

OUTLOT B – ROW VACATION – DESCRIPTION

A portion of Right of Way being vacated located adjacent to Outlot B of Sundance at Daubert Farm First Filing recorded June 17, 2009 as Reception No. 20090040363 of the Records of Larimer County and situate within the Northwest Quarter (NW1/4) Section Twenty-eight (28), Township Nine North (T.9N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), Town of Wellington, County of Larimer, State of Colorado, more particularly described as follows:

COMMENCING at the Southeasterly corner of Outlot G of said Sundance at Daubert Farm First Filing and assuming the most Easterly South line as bearing North 89°49'10" West being a plat bearing a distance of 142.51 feet with all bearings contained herein relative thereto;

THENCE North 89° 49' 10" West along said Easterly South line a distance of 142.51 feet to the existing Cliff Dweller Parkway Right of Way:

THENCE South 70° 50' 48" West a distance of 209.93 feet to the beginning point of a curve on the Southerly Right of Way line of Cliff Dweller Parkway and to the **POINT OF BEGINNING**.

THENCE South 89° 31' 26" East a distance of 42.47 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Southwest a distance of 21.82 feet, said curve has a Radius of 14.00 feet, a Delta of 89° 17' 33" and is subtended by a Chord bearing South 44° 52' 40" East a distance of 19.68 feet to a Point of Reverse Curvature;
THENCE along the arc of a curve concave to the Northeast a distance of 42.60 feet, said curve has a Radius of 640.00 feet, a Delta of 03° 48' 48" and is subtended by a Chord bearing South 02° 08' 17" East a distance of 42.59 feet to the endpoint of said curve on the Westerly Right of Way of Buffalo Creek Parkway;

The following three (3) calls are along the previously dedicated Northwesterly Right of Way of Buffalo Creek Parkway:

THENCE along the arc of a curve non-tangent to the aforesaid curve and being concave to the Southwest a distance of 14.92 feet, said curve has a Radius of 15.00 feet, a Delta of 56° 59' 00" and is subtended by a Chord bearing North 32° 32' 11" West a distance of 14.31 feet to a Point of Reverse Curvature;
THENCE along the arc of a curve concave to the Northeast a distance of 53.28 feet, said curve has a Radius of 96.00 feet, a Delta of 31° 48' 06" and is subtended by a Chord bearing North 45° 07' 38" West a distance of 52.60 feet to a Point of Reverse Curvature;
THENCE along the arc of a curve concave to the Southwest a distance of 15.79 feet, said curve has a Radius of 15.00 feet, a Delta of 60° 17' 51" and is subtended by a Chord bearing North 59° 22' 30" West a distance of 15.07 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains a total of 1,389 sq. ft, more or less.

SURVEYOR'S CERTIFICATE

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Steven A. Lund – on behalf of Northern Engineering
Colorado Registered Professional
Land Surveyor #34995

NORTHERN ENGINEERING
820 8th Street
Greeley, Colorado 80631
(970) 488-1113

Note: Linework and Curve Data parameters for new right of way alignment supplied to signing surveyor by Northern Engineering Staff

EXHIBIT A

A RIGHT OF WAY VACATION BEING A PORTION OF SUNDANCE AT DAUBERT FARM
FIRST FILING AND SITUATE WITHIN THE NORTHWEST QUARTER
OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	89°17'33"	14.00'	21.82'	S44°52'40"E	19.68'
C2	3°48'48"	640.00'	42.60'	S02°08'17"E	42.59'
C3	56°59'00"	15.00'	14.92'	N32°32'11"W	14.31'
C4	31°48'06"	96.00'	53.28'	N45°07'38"W	52.60'
C5	60°17'51"	15.00'	15.79'	N59°22'30"W	15.07'

OUTLOT G
SUNDANCE AT DAUBERT
FARM 1ST FILING

Note: Linework and Curve Data parameters for
new right of way alignment supplied to signing
surveyor by Northern Engineering Civil Design
Staff.



Steven A. Lund
Colorado Registered Professional
Land Surveyor LS #34995

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.47'	S89° 31' 26"E

POINT OF
COMMENCEMENT
BASIS OF BEARINGS
N89°49'10"W 142.51'

CLIFF DWELLER PKWY
SUNDANCE AT DAUBERT
FARM 3RD FILING

OUTLOT E
SUNDANCE AT DAUBERT
FARM 1ST FILING

OUTLOT F
SUNDANCE AT DAUBERT
FARM 1ST FILING

S70°50'48"W 209.93'
R50.0'

BUFFALO CREEK
PKWY

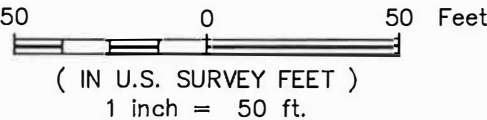
RIGHT OF WAY
VACATION PARCEL
1389 SQ. FT.
0.03 ACRES

OUTLOT B
SUNDANCE AT DAUBERT
FARM 1ST FILING

CLIFF DWELLER PKWY

POINT OF BEGINNING

NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A
MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A
GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION
OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT
ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION
SUPERCEDES THE EXHIBIT DRAWING.





**NORTHERN
ENGINEERING**

FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631

PHONE: 970.221.4158
www.northernengineering.com

OUTLOT E – ROW VACATION – DESCRIPTION

A portion of Right of Way being vacated located adjacent to Outlot E of Sundance at Daubert Farm First Filing recorded June 17, 2009 as Reception No. 20090040363 of the Records of Larimer County and situate within the Northwest Quarter (NW1/4) Section Twenty-eight (28), Township Nine North (T.9N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), Town of Wellington, County of Larimer, State of Colorado, more particularly described as follows:

COMMENCING at the Southeasterly corner of Outlot G of said Sundance at Daubert Farm First Filing and assuming the most Easterly South line as bearing North 89°49'10" West being a plat bearing a distance of 142.51 feet with all bearings contained herein relative thereto;

THENCE North 89° 49' 10" West along said Easterly South line a distance of 142.51 feet to the existing Cliff Dweller Parkway Right of Way:

THENCE South 00° 10' 50" West a distance of 60.00 feet to the beginning point of a curve and to the **POINT OF BEGINNING.**

The following three (3) courses are along previously dedicated Southeasterly Right of Way along Buffalo Creek Parkway:

THENCE along the arc of a curve non-tangent to the aforesaid course and being concave to the Southeast a distance of 17.30 feet, said curve has a Radius of 15.00 feet, a delta of 66° 05' 01" and is subtended by a chord bearing South 57° 08' 19" West a distance of 16.36 feet to a Point of Reverse Curvature;

THENCE along the arc of a curve concave to the Northwest a distance of 59.22 feet, said curve has a Radius of 96.00 feet, a delta of 35° 20' 36" and is subtended by a chord bearing South 41° 46' 07" West a distance of 58.28 feet to a Point of Reverse Curvature;

THENCE along the arc of a curve concave to the Southeast a distance of 16.78 feet, said curve has a Radius of 15.00 feet, a delta of 64° 05' 15" and is subtended by a chord bearing South 27° 23' 48" West a distance of 15.92 feet to the endpoint of said curve on the Easterly Right of Way on said Buffalo Creek Parkway;

THENCE along the arc of a curve non-tangent to the aforesaid course and being concave to the Northeast a distance of 47.77 feet, said curve has a Radius of 560.00 feet, a delta of 04° 53' 14" and is subtended by a Chord bearing North 02° 15' 25" West a distance of 47.75 feet to a Point of Compound Curvature;

THENCE along the arc of a curve concave to the Southeast a distance of 20.16 feet, said curve has a Radius of 14.00 feet, a delta of 82° 30' 34" and is subtended by a Chord bearing North 41° 26' 29" East a distance of 18.46 feet to a Point of Tangency;

THENCE North 82° 40' 00" East a distance of 33.00 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Southeast a distance of 11.67 feet, said curve has a Radius of 89.00 feet, a delta of 07° 30' 50" and is subtended by a chord bearing North 86° 25' 25" East a distance of 11.66 feet to a Point of Tangency;

THENCE South 89° 49' 10" East a distance of 5.18 feet to the **POINT OF BEGINNING.**

Said described parcel of land contains a total of 1,711 sq. ft, more or less.

SURVEYOR'S CERTIFICATE

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Steven A. Lund—on behalf of Northern Engineering
Colorado Registered Professional
Land Surveyor #34995

NORTHERN ENGINEERING

820 8th Street
Greeley, Colorado 80631
(970) 488-1113

Note: Linework and Curve Data parameters for new right of way alignment supplied to signing surveyor by Northern Engineering Staff

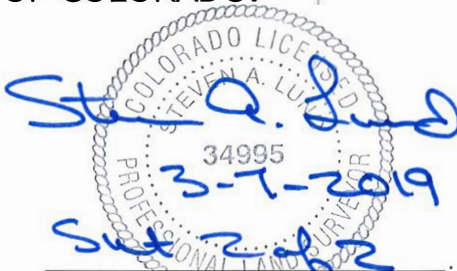
EXHIBIT A

A RIGHT OF WAY VACATION BEING A PORTION OF SUNDANCE AT DAUBERT FARM
FIRST FILING AND SITUATE WITHIN THE NORTHWEST QUARTER
OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO.

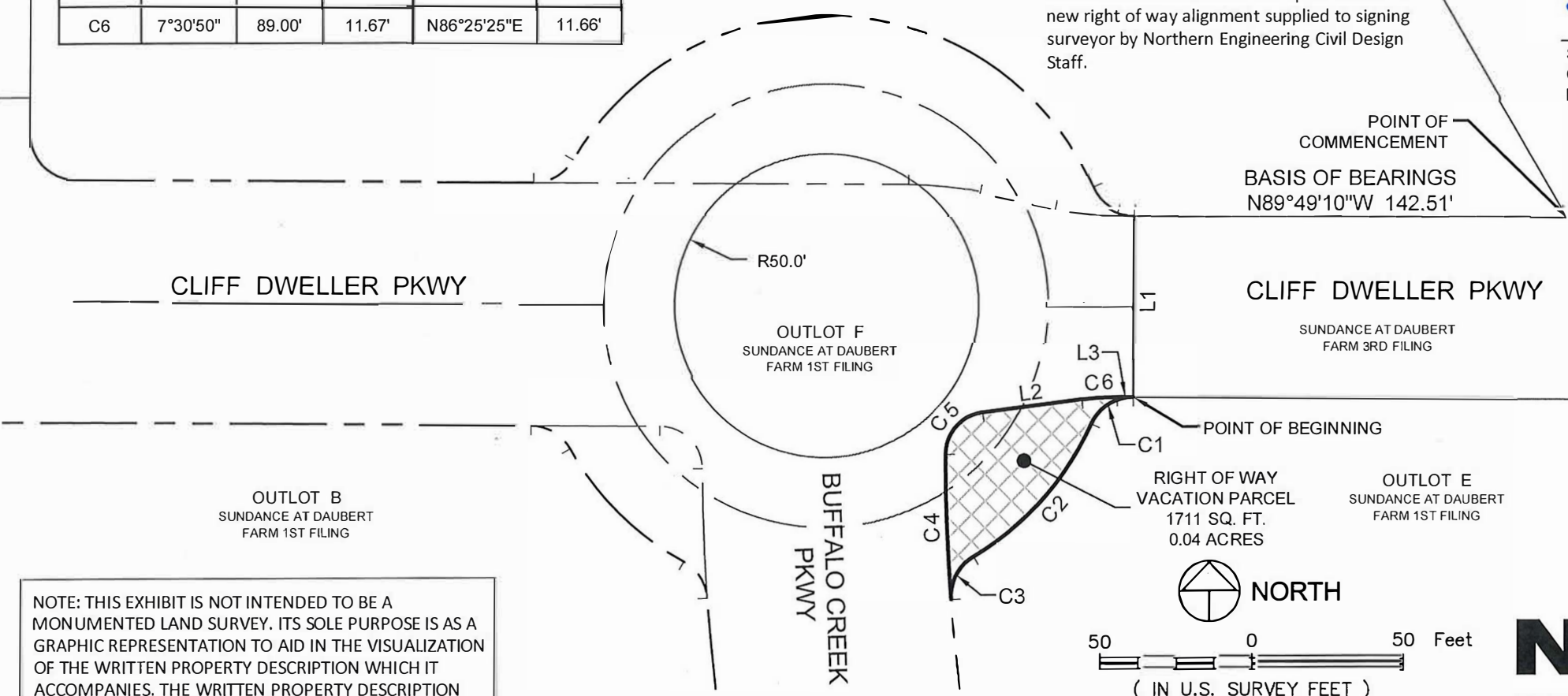
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	66°05'01"	15.00'	17.30'	S57°08'19"W	16.36'
C2	35°20'36"	96.00'	59.22'	S41°46'07"W	58.28'
C3	64°05'15"	15.00'	16.78'	S27°23'48"W	15.92'
C4	4°53'14"	560.00'	47.77'	N02°15'25"W	47.75'
C5	82°30'34"	14.00'	20.16'	N41°26'29"E	18.46'
C6	7°30'50"	89.00'	11.67'	N86°25'25"E	11.66'

OUTLOT G
SUNDANCE AT DAUBERT
FARM 1ST FILING

Note: Linework and Curve Data parameters for
new right of way alignment supplied to signing
surveyor by Northern Engineering Civil Design
Staff.


Steven A. Lund
Colorado Registered Professional
Land Surveyor LS #34995

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.00'	S00° 10' 50"W
L2	33.00'	N82° 40' 00"E
L3	5.18'	S89° 49' 10"E



NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A
MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A
GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION
OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT
ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION
SUPERCEDES THE EXHIBIT DRAWING.

NE NORTHERN
ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631
PHONE: 970.221.4158
www.northernengineering.com

OUTLOT G – ROW VACATION – DESCRIPTION

A portion of Right of Way being vacated located in Sundance at Daubert Farm First Filing recorded June 17, 2009 as Reception No. 20090040363 of the Records of Larimer County and situate within the Northwest Quarter (NW1/4) Section Twenty-eight (28), Township Nine North (T.9N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), Town of Wellington, County of Larimer, State of Colorado, more particularly described as follows:

COMMENCING at the Southeasterly corner of Outlot G of said Sundance at Daubert Farm First Filing and assuming the most Easterly South line as bearing North 89°49'10" West being a plat bearing a distance of 142.51 feet with all bearings contained herein relative thereto;

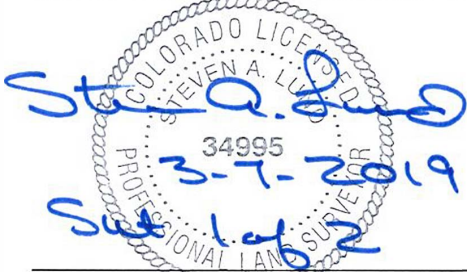
THENCE North 89° 49' 10" West along said Easterly South line a distance of 142.51 feet to the existing Cliff Dweller Parkway Right of Way and to the **POINT OF BEGINNING**.

THENCE North 89° 49' 10" West a distance of 5.18 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Northeast a distance of 20.66 feet, said curve has a Radius of 100.00, a Delta of 11° 50' 21" and is subtended by a Chord bearing North 83° 54' 00" West a distance 20.63 feet to a Point of Tangency;
THENCE North 77° 58' 49" West a distance of 25.40 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Southwest a distance of 20.82 feet, said curve has a Radius of 118.58 feet, a Delta of 10° 03' 39" and is subtended by a Chord bearing North 83° 00' 39" West a distance of 20.79 feet to the Northerly boundary of Outlot F of said Sundance at Daubert Farm First Filing and to the beginning point of a curve;
THENCE along said Northerly Boundary of Outlot F and along the arc of a curve non-tangent to the aforesaid curve and being concave to the South a distance of 64.42 feet, said curve has a Radius of 50.00 feet, a Delta of 73° 48' 56" and is subtended by a Chord bearing North 89° 29' 10" West a distance of 60.05 feet to the endpoint of said curve;
THENCE North 89° 31' 26" West along a line non-tangent to the aforesaid curve a distance of 66.42 feet to a Point of Curvature on the Northerly Right of Way of Cliff Dweller Parkway and to the beginning point of a curve being non-tangent to this course;
The following three (3) courses are along the Northwesterly, Northerly, and Northeasterly Right of Way of said Cliff Dweller Parkway.
THENCE along the arc of a curve concave to the Northwest a distance of 15.79 feet, said curve has a Radius of 15.00 feet, a Delta of 60° 17' 51" and is subtended by a Chord bearing North 60° 19' 38" East a distance of 15.07 feet to a Point of Reverse Curvature;
THENCE along the arc of a curve concave to the South a distance of 211.26 feet, said curve has a Radius of 96.00 feet, a Delta of 126° 05' 07" and is subtended by a Chord bearing South 86° 46' 43" East a distance of 171.14 feet to a Point of Reverse Curvature;
THENCE along the arc of a curve concave to the Northeast a distance of 17.30 feet, said curve has a Radius of 15.00 feet, a Delta of 66° 05' 00" and is subtended by a Chord bearing South 56° 46' 40" East a distance of 16.36 feet to the endpoint of said curve and to the **POINT OF BEGINNING**.

Said described parcel of land contains a total of 6,906 sq. ft, more or less.

SURVEYOR’S CERTIFICATE

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Steven A. Lund – on behalf of Northern Engineering
Colorado Registered Professional Land Surveyor #34995

NORTHERN ENGINEERING
820 8th Street
Greeley, Colorado 80631
(970) 488-1113

Note: Linework and Curve data parameters for new right of way alignment supplied to signing surveyor by Northern Engineering Civil Design Staff

EXHIBIT A

A RIGHT OF WAY VACATION BEING A PORTION OF SUNDANCE AT DAUBERT FARM
FIRST FILING AND SITUATE WITHIN THE NORTHWEST QUARTER
OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	11°50'21"	100.00'	20.66'	N83°54'00"W	20.63'
C2	10°03'39"	118.58'	20.82'	N83°00'39"W	20.79'
C3	73°48'56"	50.00'	64.42'	N89°29'10"W	60.05'
C4	60°17'51"	15.00'	15.79'	N60°19'38"E	15.07'
C5	126°05'07"	96.00'	211.26'	S86°46'43"E	171.14'
C6	66°05'00"	15.00'	17.30'	S56°46'40"E	16.36'

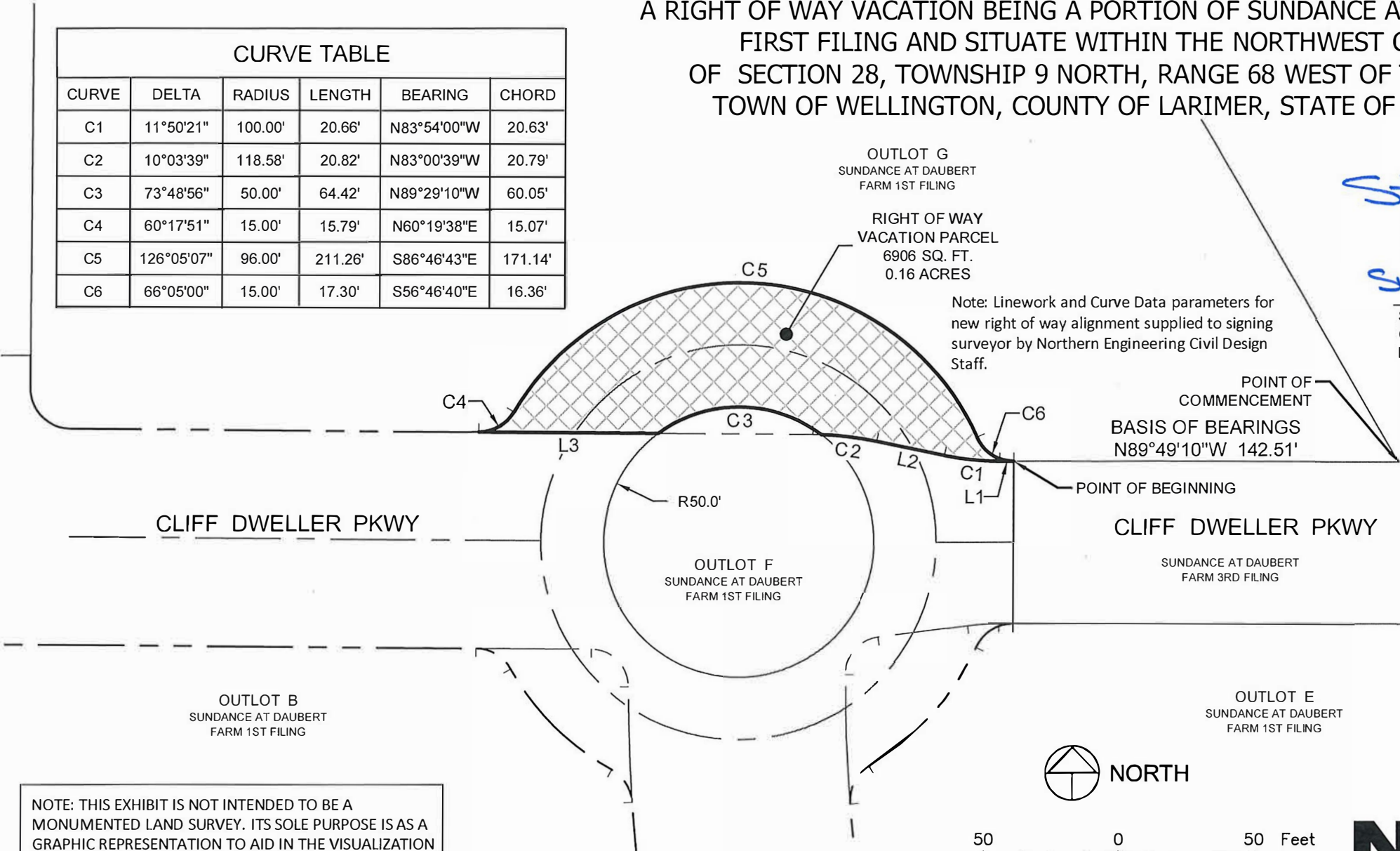
OUTLOT G
SUNDANCE AT DAUBERT
FARM 1ST FILING

RIGHT OF WAY
VACATION PARCEL
6906 SQ. FT.
0.16 ACRES

Note: Linework and Curve Data parameters for
new right of way alignment supplied to signing
surveyor by Northern Engineering Civil Design
Staff.

Colorado License
STEVEN A. LUND
34995
3-7-2019
Professional Land Surveyor
Steven A. Lund
Colorado Registered Professional
Land Surveyor LS #34995

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.18'	N89° 49' 10"W
L2	25.40'	N77° 58' 49"W
L3	66.42'	N89° 31' 26"W



NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A
MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A
GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION
OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT
ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION
SUPERCEDES THE EXHIBIT DRAWING.

OUTLOT F – ROW DEDICATION – DESCRIPTION

A parcel of land for Public Road Right of Way located in Sundance at Daubert Farm First Filing recorded June 17, 2009 as Reception No. 20090040363 of the Records of Larimer County and situate within the Northwest Quarter (NW1/4) Section Twenty-eight (28), Township Nine North (T.9N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), Town of Wellington, County of Larimer, State of Colorado, more particularly described as follows:

COMMENCING at the Southeasterly corner of Outlot G of said Sundance at Daubert Farm First Filing and assuming the most Easterly South line as bearing North 89°49’10” West being a plat bearing a distance of 142.51 feet with all bearings contained herein relative thereto;

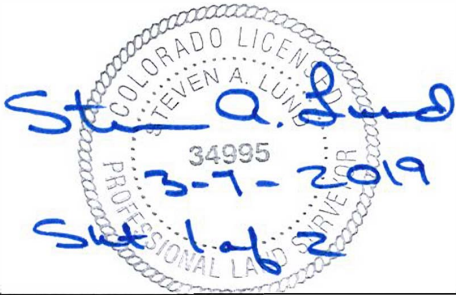
THENCE North 89° 49’ 10” West along said Easterly South line a distance of 142.51 feet to the existing Cliff Dweller Parkway Right of Way;
THENCE North 89° 49’ 10” West a distance of 5.18 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Northeast a distance of 20.66 feet, said curve has a Radius of 100.00 feet, a Delta of 11° 50’ 21” and is subtended by a Chord bearing North 83° 54’ 00” West a distance of 20.63 feet to a Point of Tangency;
THENCE North 77° 58’ 49” West a distance of 25.40 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Southwest a distance of 20.82 feet, said curve has a Radius of 118.58 feet, a Delta of 10° 03’ 39” and is subtended by a Chord bearing North 83° 00’ 39” West a distance of 20.79 feet to the Northerly boundary of Outlot F of said Sundance at Daubert Farm First Filing and to the **POINT OF BEGINNING**.

THENCE along the arc of a curve non-tangent to the aforesaid course and being concave to the Northeast a distance of 249.74 feet, said curve has a Radius of 50.00 feet, a Delta of 286° 11’ 04” and is subtended by a Chord bearing North 89° 29’ 10” West a distance of 60.05 feet to endpoint of said curve;
THENCE South 89° 31’ 26” East along a line non-tangent to the aforesaid course a distance of 56.98 feet to the beginning point of a curve;
THENCE along the arc of a curve concave to the Southwest a distance of 3.07 feet, said curve has a Radius of 118.58 feet, a Delta of 01° 28’ 58” and is subtended by a Chord bearing South 88° 46’ 57” East a distance of 3.07 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains a total of 7,445 sq. ft, more or less.

SURVEYOR’S CERTIFICATE

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Steven A. Lund – on behalf of Northern Engineering
Colorado Registered Professional
Land Surveyor #34995

NORTHERN ENGINEERING
820 8th Street
Greeley, Colorado 80631
(970) 488-1113

Note: Linework and Curve data parameters for new right of way alignment supplied to signing surveyor by Northern Engineering Civil Design Staff

EXHIBIT A

A RIGHT OF WAY DEDICATION BEING A PORTION OF SUNDANCE AT DAUBERT FARM
FIRST FILING AND SITUATE WITHIN THE NORTHWEST QUARTER
OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	11°50'21"	100.00'	20.66'	N83°54'00"W	20.63'
C2	10°03'39"	118.58'	20.82'	N83°00'39"W	20.79'
C3	286°11'04"	50.00'	249.74'	N89°29'10"W	60.05'
C4	1°28'58"	118.58'	3.07'	S88°46'57"E	3.07'

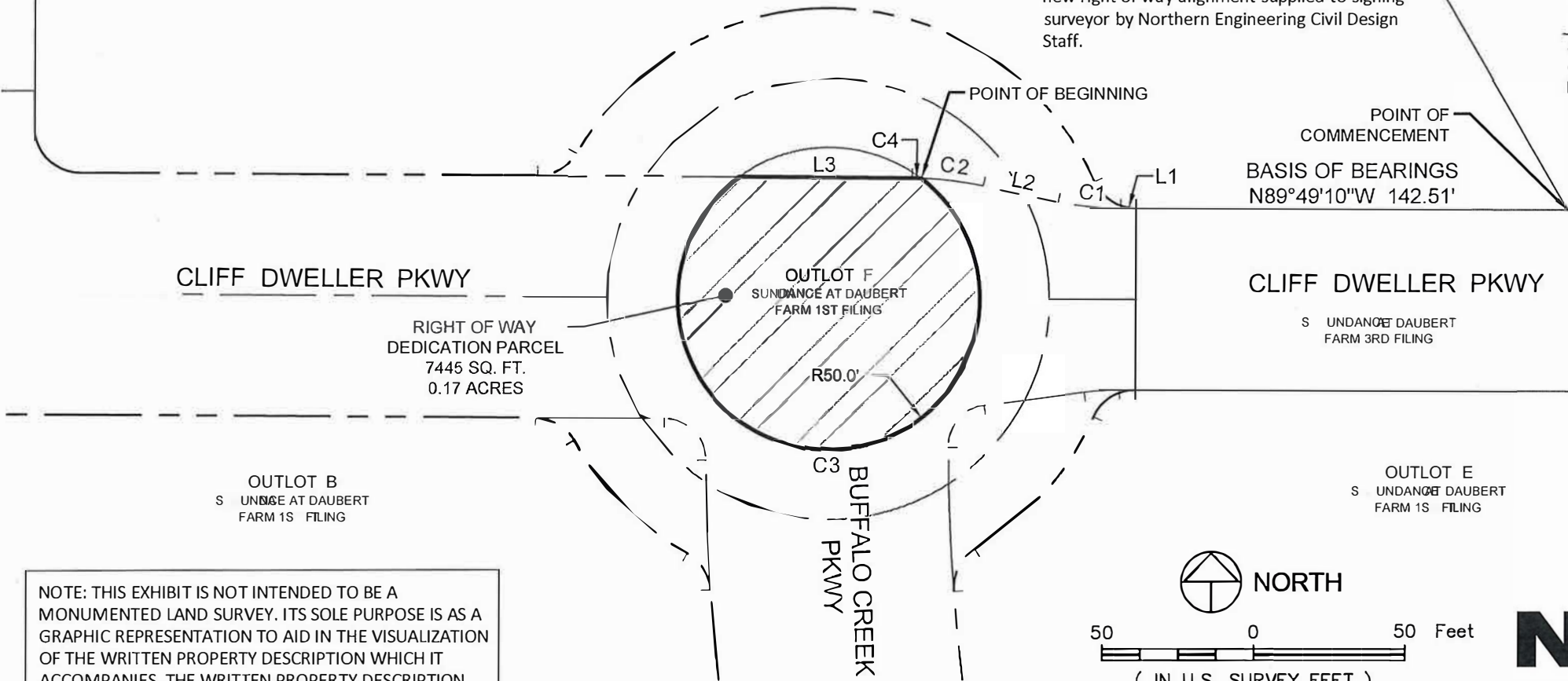
OUTLOT G
SUNDANCE AT DAUBERT
FARM 1ST FILING

Note: Linework and Curve Data parameters for
new right of way alignment supplied to signing
surveyor by Northern Engineering Civil Design
Staff.



Steven A. Lund
Colorado Registered Professional
Land Surveyor LS #34995

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.18'	N89° 49' 10"W
L2	25.40'	N77° 58' 49"W
L3	56.98'	S89° 31' 26"E



NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A
MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A
GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION
OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT
ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION
SUPERCEDES THE EXHIBIT DRAWING.

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12/19/2019	CENTURYLINK	970-568-3021 261	174.53
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12/19/2019	PENWORTHY COMPANY	LIBRARY BOOKS	505.59

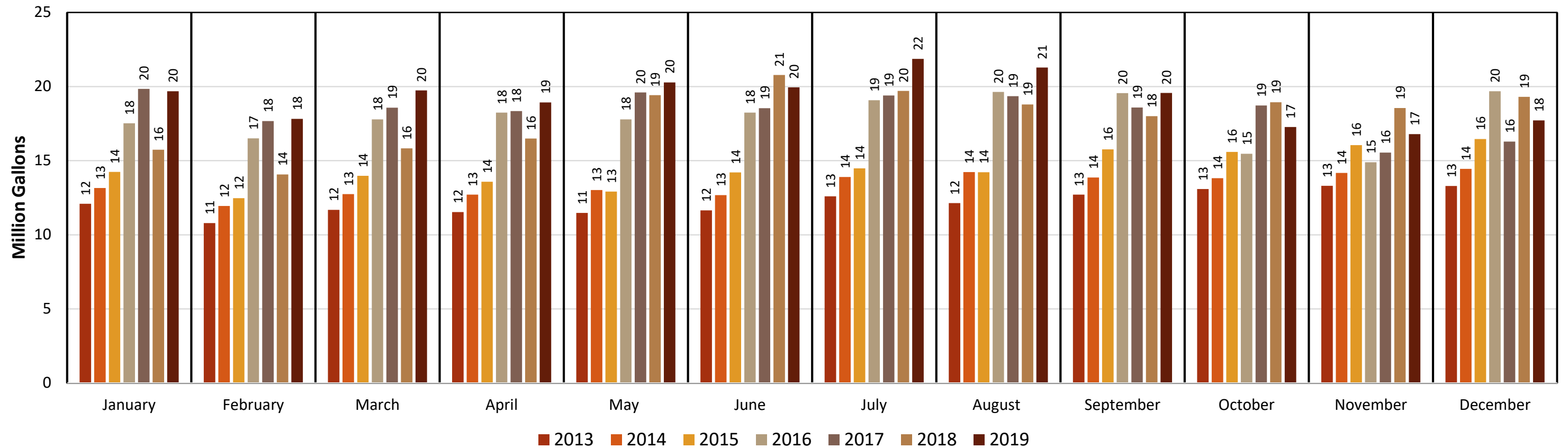
12/19/2019 PITNEY BOWES INC.	5/2/19 SERVICE CALL	1,515.25
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12/19/2019 Utility Management	VOSS, JODI/STEVE	74.64

TOWN OF WELLINGTON

Wastewater Treatment Plant

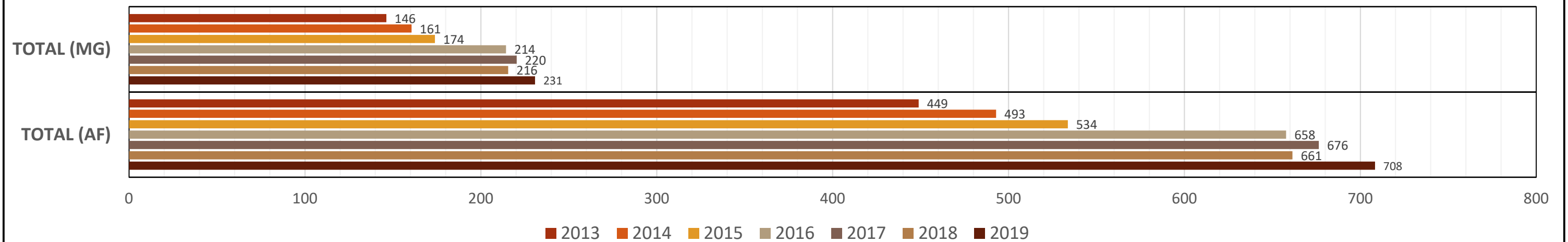
Monthly Production: Treated Wastewater (Effluent)

(Through December, 2019)



Annual Production Volumes

(Through December, 2019)

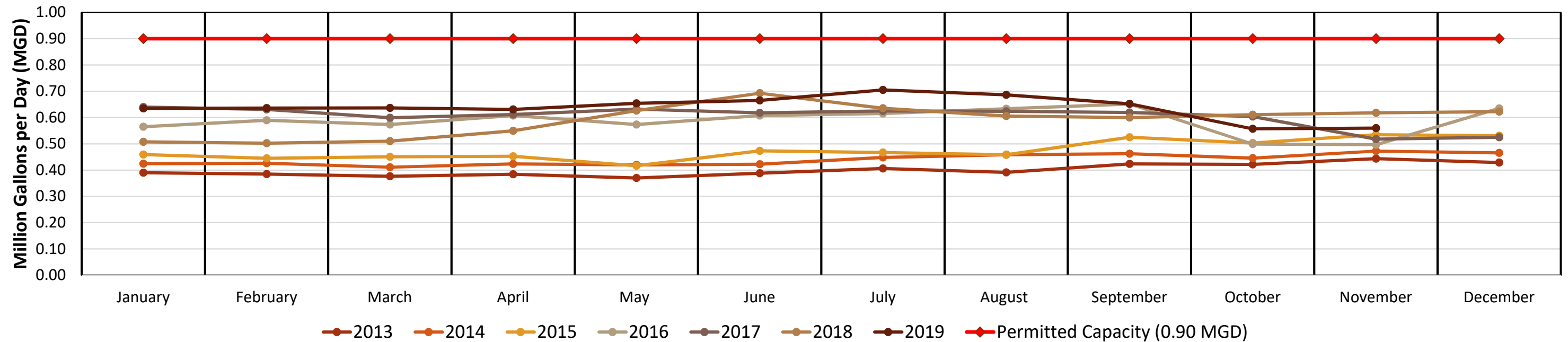


TOWN OF WELLINGTON

Wastewater Treatment Plant

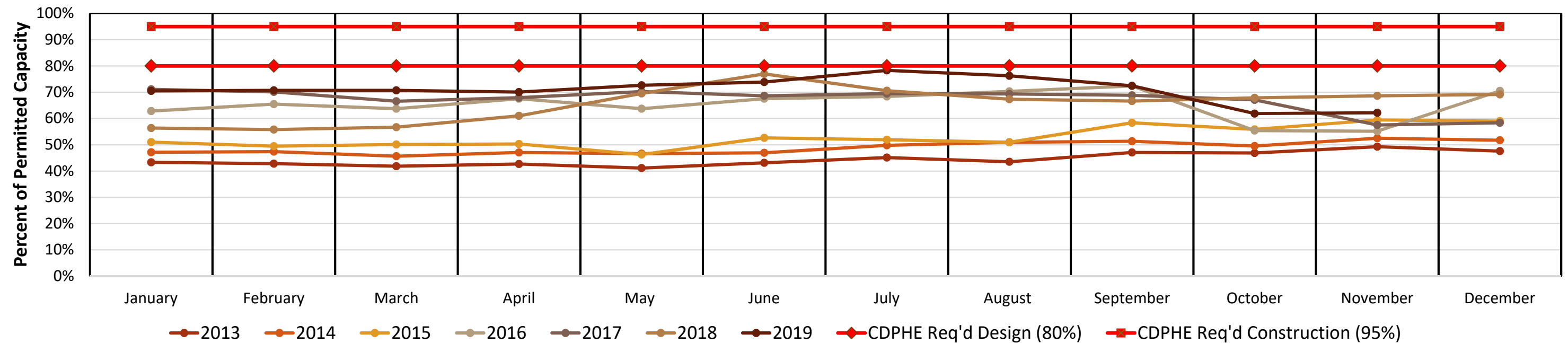
Monthly Production: Average Daily Treatment (Effluent)

(Through December, 2019)



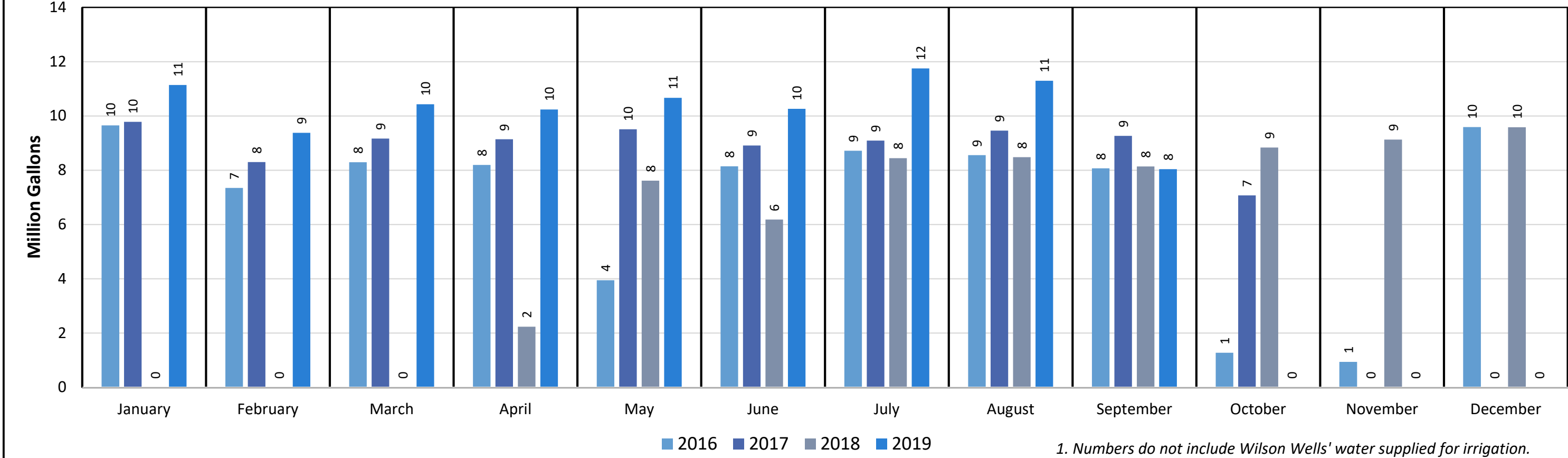
Monthly Production: Percent of Permitted Capacity (Effluent)

(Through December, 2019)

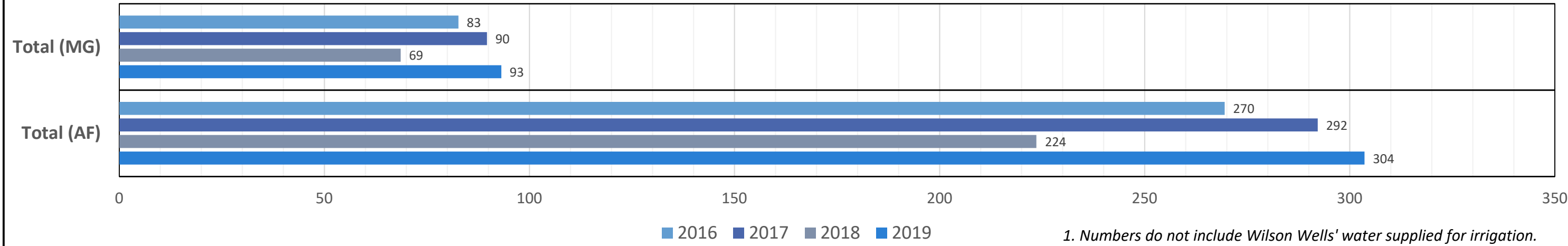


TOWN OF WELLINGTON
Water Treatment

Monthly Production: Nano Plant₁
(Through December, 2019)



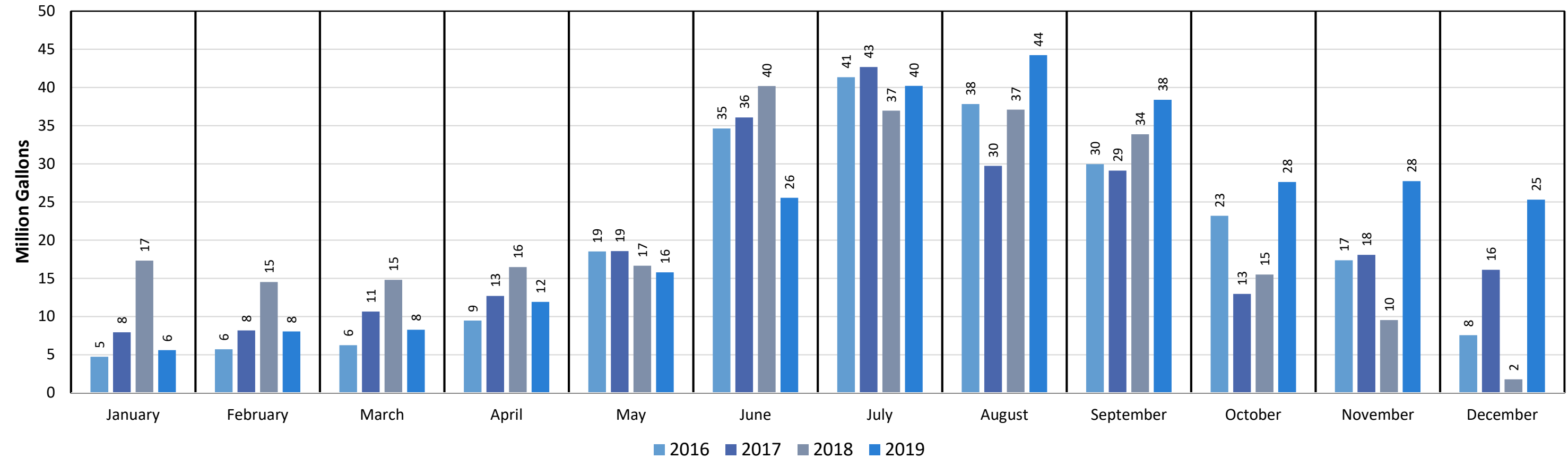
Annual Production Volumes₁
(Through December, 2019)



TOWN OF WELLINGTON
Water Treatment

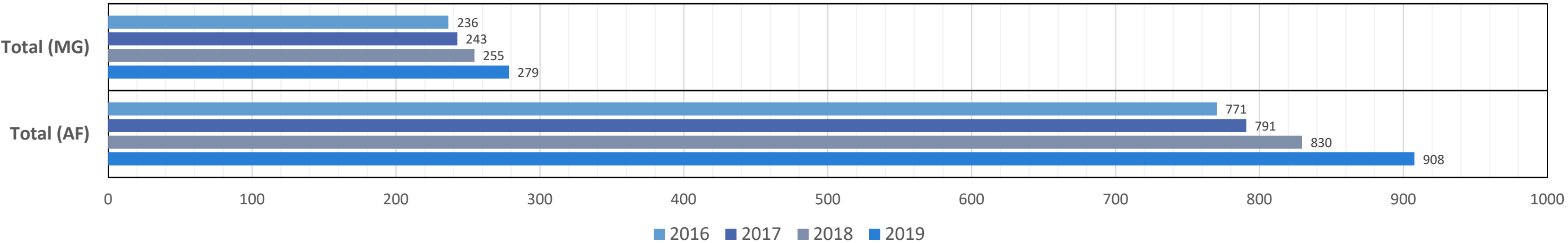
Monthly Production: Main WTP (Conventional & Microfiltration)

(Through December, 2019)



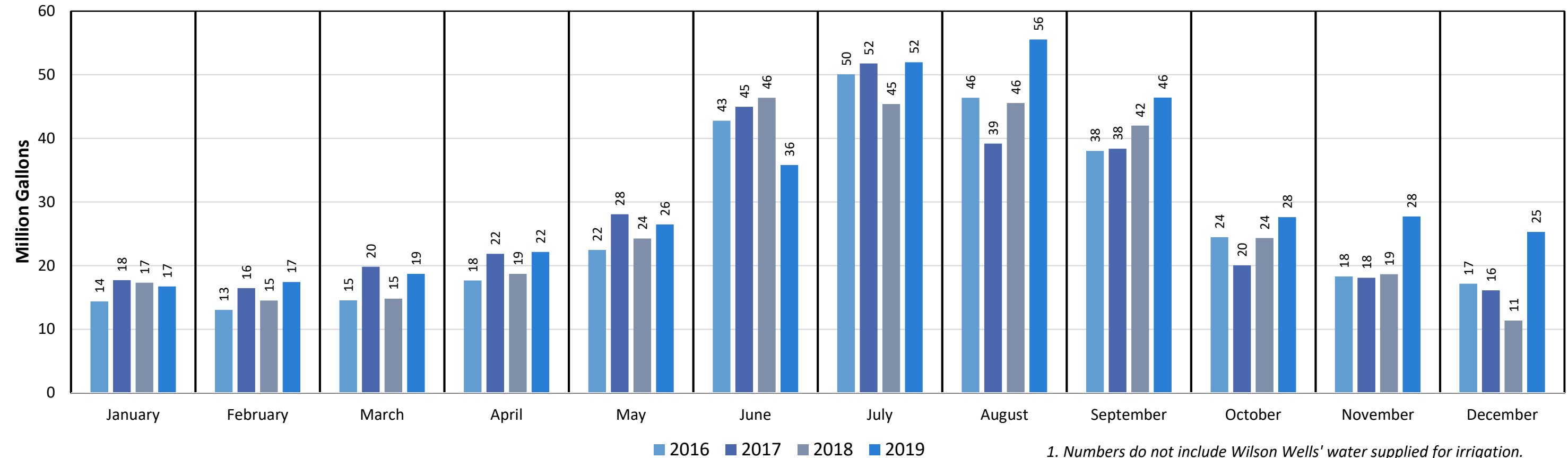
Annual Production Volumes

(Through December, 2019)

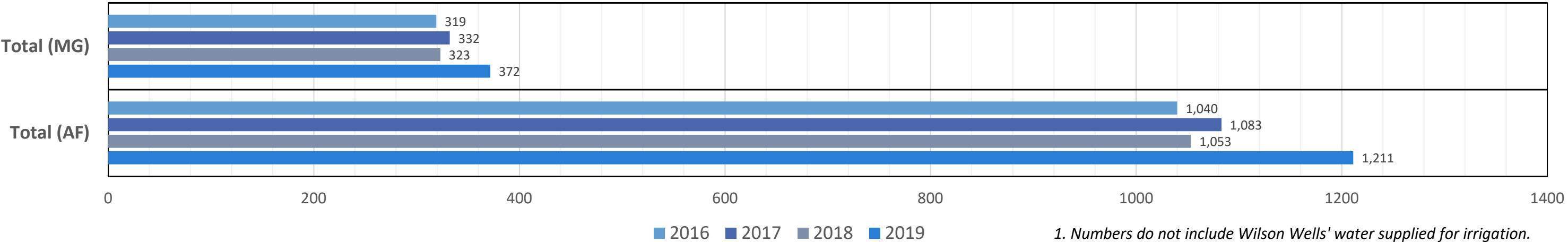


TOWN OF WELLINGTON
Water Treatment

Total Monthly Production: Main WTP (Conventional & Microfiltration) and Nano Plant₁
(Through December, 2019)



Annual Production Volumes₁
(Through December, 2019)



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12/19/2019	Utility Management	SAGE HOMES LLC	52.91
12/19/2019	Utility Management	SIEG, MICHAEL	347.51
12/19/2019	Utility Management	VOSS, JODI/STEVE	74.64