



BOARD OF TRUSTEES
March 8, 2022
6:30 PM

MINUTES

A video recording of this meeting is available on the Town of Wellington's YouTube page at <https://www.youtube.com/channel/UCPgBI-EYjaSam4hF3mkoFNA>

A. CALL TO ORDER

Mayor Hamman called the meeting to order at 6:32 p.m.

1. Pledge of Allegiance
Mayor Hamman asked that all rise for the pledge of allegiance.
2. Roll Call
Mayor Troy Hamman
Mayor Pro Tem Wyatt Knutson
Trustee Jon Gaiter
Trustee John Jerome – Absent
Trustee Rebekka Kinney
Trustee Ashley Macdonald
Trustee Tim Whitehouse

Also Present:

Patti Garcia, Town Administrator
Dan Sapienza, March & Olive, LLC, Town Attorney
Hallie Sheldon, Management Analyst
Krystal Eucker, Town Clerk
Dave Myer, Engineer II
Bob Gowing, Public Works Director
Nathan Ewert, Civil Engineer II
DJ Jones, Water Superintendent
Cody Bird, Planning Director

3. Amendments to Agenda
Mayor Hamman asked if there were any amendments to the agenda this evening to which there were none.
4. Conflict of Interest
Mayor Hamman asked if there were any conflicts of interest this evening to which there were none.

B. COMMUNITY PARTICIPATION

1. Public Comment
The meeting was opened for public comment, Shirrell Tietz, Gail Meisner, Stave Sarno, Craig Johnson, Jesy Andreen, Lisa Chollet, and Lowrey Moyer provided public comment.

C. PRESENTATION

1. Colorado Open Records Requests (CORA)
Ms. Eucker provided a brief overview of the Colorado Open Record Act to the Board.

D. CONSENT AGENDA

1. Minutes of the January 25, 2022 Regular Meeting
Trustee Whitehouse moved to approve the consent agenda; Trustee Gaiter seconded the motion. Roll call on the vote resulted as follows:
Yeas – Gaiter, Kinney, Macdonald, Whitehouse, Knutson, Hamman
Nays – None
Motion carried.

E. ACTION ITEMS

1. Draft Land Use Code - Revised Draft
Mr. Bird provided an overview of the second draft of the Land Use Code and an overview of the process to create the draft.

The Planning Commission has been working on the draft land use code in sections and has discussed draft language in work sessions beginning in September 2021. A complete first draft of all the sections was made available on the Town's website for public review and comment on February 4, 2022. The draft was presented to the Planning Commission at the February 7, 2022 work session and presented to the Board of Trustees on February 15, 2022.

Mayor Hamman opened the meeting for public comment, and Christine Gaiter, Shirrell Tietz, Kathy Wydallis, Lowrey Moyer, and Lisa Chollet provided comments.

It was requested that visuals of R3 setbacks be available at the work session

2. Authorize the Execution of the Contract for the Security Fencing at the Water and Wastewater Treatment Plants
Mr. Ewert informed the Board that the current fence at the Wastewater Treatment Plant (WWTP) is a 20-year-old "sheep fence" that was installed when the plant was constructed. The fence does not meet the current security requirements at the site and needs to be replaced. The Town also owns 5 acres to the west of the existing fenced property that is currently not fenced. With the upcoming expansion project fencing the entire site at this time, prior to construction, will provide construction security when the contractor mobilizes later in 2022 as well as provide improved security for the existing site. Additionally, fencing the entire site including the unfenced 5 acres provides cost-saving to the Town by eliminating the need for portable fencing being brought in by the contractor with markups and rental fees passed on to the Town.

The meeting was opened for public comment, Calar Chaussee provided a comment.

Trustee Macdonald moved to Authorize the Execution of the Contract for the Security Fencing at the Water Treatment Plant not to exceed \$176,000, and Conditional on Authorization by the North Poudre Irrigation Company of Entrance on and Use of the Property by the Town; Trustee Kinney seconded the motion. Roll call on the vote resulted as follows:

Yeas – Gaiter, Kinney, Macdonald, Whitehouse, Knutson, Hamman
Nays – None
Motion carried.

3. Ordinance No. 06-2022 - An Ordinance of the Town of Wellington, Colorado, Acting by and through the Town Wastewater Enterprise, Approving a Green Project Reserve Loan from the Colorado Water Resource and Power Development Authority to Finance Wastewater Related Improvements; Authorizing the Execution of a Loan Agreement and a Bond to Document the Loan; and Providing for Payment of the Bond from Net Revenue of the Wastewater System
Ms. Runkel informed the Board that in addition to the Colorado Water Resources and Power Development Authority State Revolving Fund Loan (SRF) discussed at the February 22, 2022 Board of Trustees Regular Meeting, the State of Colorado has an additional program called the Green Project Reserve Fund (GPR) Loan Program. The state reviews projects such as the Town’s Wastewater Treatment Expansion Project to determine if the Town qualifies for this program, which provides low-interest loans for work meeting specific environmental conditions.

The Program will pay a maximum of 15 percent of a project. In the Town of Wellington’s case, the state has reviewed the WWTP project and will provide a total of \$3 million for the project from this source of financial support.

The interest rate the state will charge the Town for the GPR Loan is 1.5 percent. At the end of the project, the Colorado Department of Public Health and Environment reviews the work to ensure it meets specified environmental conditions. If it does not, the loan is still provided, but the interest rate increases to 2.25 percent.

Both the Colorado SRF loan and the GPR loan will close simultaneously, obligating the money for the Town Wastewater Treatment Plant project. This also helps with identifying the exact amount the Town will borrow in the SRF program. The amount borrowed will total approximately \$48 million. Of this amount, \$45 million will come from the SRF funding and the remaining \$3 million will be from the GPR loan program. As the Town asks for construction costs reimbursement, the State will first draw from the SRF money, the GPR monies will be the “last dollars” into the project.

The meeting was opened for public comment, Shirrell Tietz and Kathy Wydallis provide comments.

Trustee Gaiter moved to approve Ordinance No. 06-2022 - An Ordinance of the Town of Wellington, Colorado, Acting by and through the Town Wastewater Enterprise, Approving a Green Project Reserve Loan from the Colorado Water Resource and Power Development Authority to Finance Wastewater Related Improvements; Authorizing the Execution of a Loan Agreement and a Bond to Document the Loan; and Providing for Payment of the Bond from Net Revenue of the Wastewater System; Trustee Macdonald seconded the motion. Roll call on the vote resulted as follows:

**Yeas – Gaiter, Kinney, Macdonald, Whitehouse, Knutson, Hamman
Nays – None
Motion carried.**

Mayor Hamman closed the regular meeting at 8:04 p.m. and opened the Liquor License Authority.

F. LIQUOR LICENSE AUTHORITY

Roll Call

Mayor Troy Hamman

Mayor Pro Tem Wyatt Knutson
Trustee Jon Gaiter
Trustee John Jerome – Absent
Trustee Rebekka Kinney
Trustee Ashley Macdonald
Trustee Tim Whitehouse

1. Annual Renewal - Ridley's Family Market

Ridley's Family Markets Inc, d/b/a Ridley's Family Markets has submitted their annual renewal for their Liquor Store liquor license. A review of the application found the establishment is in good standing with the Colorado Secretary of State, the establishment is current with sales tax, and the Larimer County Sheriff's Office reported no issues directly related to the establishment's liquor license. There were no issues or concerns during a visual inspection of the premise.

The meeting was opened for public comment but there was none.

Trustee Kinney moved to approve the Annual Liquor License renewal for Ridley's Family Market; Mayor Pro Tem Knutson seconded the motion. Roll call on the vote resulted as follows:

Yeas – Gaiter, Kinney, Macdonald, Whitehouse, Knutson, Hamman
Nays – None
Motion carried.

Trustee Gaiter moved to close the Liquor License Authority and Resume the Regular Meeting; Mayor Pro Tem Knutson seconded the motion. Roll call on the vote resulted as follows:

Yeas – Gaiter, Kinney, Macdonald, Whitehouse, Knutson, Hamman
Nays – None
Motion carried.

The Liquor License Authority was closed at 8:05 p.m. and the regular meeting resumed.

G. REPORTS

1. Town Attorney

Mr. Sapienza informed the Board that the date and time of municipal court will change to the second Wednesday of every other month at 3:00 p.m.

2. Town Administrator

Ms. Garcia informed the Board of the recreation research being completed for Trustee Kinney and working with the Hispanic community and their transportation need with Trustee Gaiter.

3. Staff Communications

Mr. Gowing and Mr. Bird provided history regarding the roundabout at 69E and County Road 9.

4. Board Reports

Trustee Gaiter is requesting a letter be sent to the County on what they need from Wellington on the roundabout at 62E and County Road 9.


The Community Activities Commission approved doing the 4th of July festival at the Wellington Community Park. Also, the CAC discussed moving the parade, the consensus of the Board is to keep the parade on Cleveland.

Trustee Kinney commented that the downtown businesses should be involved in the CAC discussions regarding the 4th of July event and she is not in favor of drafting a letter to Larimer County regarding the roundabout.

After Board discussion, it was determined that a letter be drafted in the future from the Board of Trustees to the Larimer County Commissioners at a later date after more information is available.

H. **ADJOURN:**

Upon a motion duly made, the meeting was adjourned at 8:47 p.m.



Krystal Eucker, Town Clerk