



BOARD OF TRUSTEES

January 10, 2023

6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

MINUTES

A. CALL TO ORDER

Mayor Chaussee called the meeting to order at 6:29 p.m.

1. Pledge of Allegiance

Mayor Chaussee asked that all rise for the pledge of allegiance.

2. Roll Call

Mayor Calar Chaussee

Mayor Pro Tem Ashley Macdonald

Trustee Jon Gaiter

Trustee Brian Mason

Trustee Rebekka Dailey

Trustee David Wiegand

3. Amendments to Agenda

There were no amendments to the agenda.

4. Conflict of Interest

Mayor Chaussee asked if there were any conflicts of interest on the agenda; there were no conflicts of interest.

B. COMMUNITY PARTICIPATION

1. Public Comment

Mayor Chaussee opened the meeting for public comment to which there was none.

C. CONSENT AGENDA

1. Minutes from December 13, 2022 Board of Trustee Meeting

2. Resolution No. 01-2023 - A Resolution Designating a Public Place for the Posting of Notices Concerning Public Meetings

3. Resolution No. 02-2023 - A Resolution Adopting a 3-Mile Plan for Municipal Annexations
Trustee Gaiter moved to approve the consent agenda; Trustee Wiegand seconded the motion.

Yays – Gaiter, Dailey, Mason, Wiegand, Macdonald, Chaussee

Nays – None

D. ACTION ITEMS

1. 2021 and 2022 Audit Engagement Letter with Mayberry & Company, LLC

Charity Campfield, Finance Director, presented the audit engagement letter noting that two responses were received from the request for proposal (RFP) that had been issued. Mayberry & Company was chosen due to their alignment with the Wellington budget and the expertise of a small firm which will provide more personalized service. Trustee Gaiter reported that the two RFP's were presented to the Finance Committee which supported retaining Mayberry & Company for the 2021

and 2022 audits.

Mayor Chaussee opened the meeting for public comment to which there was none.

Trustee Gaiter moved to approve the 2021 and 2022 Audit Engagement Letter with Mayberry & Company, LLC; Trustee Mason seconded the motion.

Yays – Gaiter, Dailey, Mason, Wiegand, Macdonald, Chaussee

Nays – None

2. Approving the Lease of Parking Lot

Dan Sapienza, Town Attorney, provided information related to this item and explained the lease is for the parking lot located at 3736 Cleveland Avenue. The lease provided that the Town would be allowed to pave the lot and maintain the lot during the term of the lease. It has had multiple extensions since it was approved in 2015 and the most recent extension expired December 31, 2022. The parking lot is public and is also used for offsite parking for town staff. The request is to approve the lease extension for one year with the option to extend for a second year at a higher cost. The town can work to renegotiate the lease for 2024. It was noted that termination of the lease may cause all improvements to be removed, including the asphalt.

Mayor Chaussee opened the meeting for public comment to which there was none.

Trustee Mason moved to approve Lease of the Parking Lot; Trustee Gaiter seconded the motion.

Yays – Gaiter, Dailey, Mason, Wiegand, Macdonald, Chaussee

Nays – None

3. Ordinance 01-2023 - An Ordinance Regulating Marijuana

Dan Sapienza, Town Attorney, presented the ordinance to the Trustees. Based on the ballot language that was approved by the voters, the ordinance could be changed after January 1, 2023. Mr. Sapienza reported that the ordinance presented addresses issues that were discussed at a December work session regarding residential setbacks, variance process through Board of Adjustment (BOA) and requirements for applicants to have the Local Licensing Authority review the needs and desires of the neighborhood during the hearing process.

The Trustees discussed the proposed ordinance and provided comments related to setbacks, the BOA process and the number of variances that could be submitted related to marijuana licensing.

Mayor Chaussee opened the meeting for public comment. Public comment was provided by Austin Hiatt, Colin Mudd, Mario Nicolais, Matt Mullett, Tom Donnelly, and Scoo Leary.

The item was brought back for Trustee discussion which included the following:

- Postpone the vote until the next meeting to have all the Board of Trustees participate.
- Discussion of public setbacks including detention ponds which are zoned public.
- Noting the will of the people who voted and the setbacks that were included in the ballot language.
- Concern with daycares that could be bought out so that a marijuana facility could meet the setback requirements.
- Can staff and the BOA handle the additional variance requests that may come forward.

The Board of Trustees requested the topic be brought to the January 17, 2023 work session for further discussion.

Trustee Gaiter moved to postpone consideration of Ordinance 01-2023 – An Ordinance Regulating Marijuana to the January 24, 2023 Regular Meeting; Trustee Dailey seconded the motion.

Yays – Gaiter, Dailey, Mason, Wiegand, Macdonald, Chaussee

Nays – None

E. LIQUOR LICENSE AUTHORITY

Mayor Chaussee called the meeting of the Liquor License Authority to order at 7:25 pm.

1. **Avuncular Bob's T Bar Inn & Brewpub Operations, LLC Hotel & Restaurant Liquor License Renewal**

- Presentation: Patti Garcia, Town Administrator/Interim Town Clerk

Patti Garcia, Town Administrator, reported the renewal for Avuncular Bob's T Bar Inn was in order with a favorable report from Larimer County Sheriff's Office.

Trustee Mason moved to approve Avuncular Bob's T Bar Inn & Brewpub Operations, LLC Hotel & Restaurant Liquor License Renewal; Trustee Dailey seconded the motion.

Yays – Gaiter, Dailey, Mason, Wiegand, Macdonald, Chaussee

Nays – None

The Board of Trustees moved to the Regular Meeting at 7:27 p.m.

F. REPORTS

1. Town Attorney – Mr. Sapienza reported that a hearing was held for the Smokin' Cowboy retail marijuana license and that Kristin Brown, Marijuana Licensing Authority, would be providing a ruling shortly.

2. Town Administrator - No report.

3. Staff Communications - Kelly Houghteling, Deputy Town Administrator reported that staff would be seeking input at the January 24 meeting on questions related to the community survey that was budgeted for 2023.

4. Board Reports

Trustee Dailey

- Next Women of Wellington (WOW) meeting is on January 18; Commissioner Jody Shaddock McNally is the speaker.
- Was invited to participate in the Poudre School District State of our Youth event.
- Solid Waste Policy Council meeting on Thursday.
- Broadband discussion at Commissioner Kefalas meeting which included grant and education opportunities.
- Request for staff to prepare information on the marijuana sales tax and how it should be used (recreation center, public safety, etc.)

Trustee Gaiter

- Reported on last finance committee meeting and noted the letter of support for the work that staff is doing related to finance will be presented at the next Board of Trustee meeting.

Trustee Wiegand

- Reported on the last Behavioral Health Council meeting and noted that the facility in south Fort Collins is 65% complete with a goal of moving in August and taking their first client in November. Laurie Stolen offered to present to the Board of Trustees regarding their organization.

G. ADJOURN

On a motion duly made, the meeting was adjourned at 7:40 p.m.



Patti Garcia
Town Administrator/Interim Town Clerk