



BOARD OF TRUSTEES

May 27, 2025

6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

Regular Meeting Minutes

A. CALL TO ORDER

Mayor Pro Tem Mason called the meeting to order at 6:30 p.m.

1. Pledge of Allegiance
Mayor Pro Tem Mason asked for all to rise for the pledge of allegiance.
2. Roll Call
The Clerk noted a quorum with the following roll call:
Cannon – Present
Dailey – Present
Moyer – Present
Tietz- Present
Wiegand - Present
Mason – Present
Chaussee – Absent
3. Amendments to Agenda
Mayor Pro Tem Mason asked if there were any amendments to the agenda, and there were none.
4. Conflict of Interest
Mayor Pro Tem Mason asked if there were any conflicts of interest to the agenda, and there were none.

B. COMMUNITY PARTICIPATION

1. Public Comment
Dan Sattler spoke to Xfinity and concerns about damage related to the project.

Tim Singewald spoke to Xfinity and concerns related to damages related to their project.

Steven Carman spoke to water rates and the water rate roundtable advisory group.

C. CONSENT AGENDA

1. May 13, 2025 Meeting Minutes
2. Caustic Injection Automation Design Services Contract

Trustee Moyer moved to approve the consent agenda

Trustee Tietz seconded and the motion passed.

D. LIQUOR LICENSE AUTHORITY BOARD

Mayor Pro Tem Mason recessed the Regular Meeting and called the Liquor License Authority Board to order at 6:42 p.m. and the Clerk noted a quorum with the following roll call:

Cannon – Present
Dailey – Present
Moyer – Present
Tietz- Present
Wiegand - Present
Mason – Present
Chaussee – Absent

1. Special Event Permit Application Grace Village, Cereal Box Concert

Hannah Hill, Town Clerk, presented the Special Event Permit application noting the applicant provided all required documentation and posting for the event.

Mayor Pro Tem Mason opened the item for comment, to which there was none.

Trustee Dailey moved to approve the Special Event Permit Application

Trustee Tietz seconded and the motion passed unanimously.

2. Special Event Permit Application for Spargetoberfest Foundation, Spargetoberfest

Ms. Hill presented the Special Event Permit application noting the applicant provided all required documentation and posting for the event.

Mayor Pro Tem Mason opened the item for comment, to which there was none.

Trustee Wiegand moved to approve the Special Event Permit Application

Trustee Moyer seconded and the motion passed unanimously.

3. New License Application - Deppen Brewing LLC - Brew Pub

Ms. Hill presented the concurrent new license request, noting the applicant posting, requirements met and needs and desires petition.

Mayor Pro Tem Mason opened the item for comment from interested parties, to which there was none.

Trustee Moyer moved to approve the Brew Pub Liquor License for Deppen Brewing LLC

Trustee Wiegand seconded and the motion passed unanimously.

4. Soul Squared: Modification of Premise and Report of Changes

Ms. Hill presented the request for modification, noting occupancy concerns from Building and Fire, with a recommendation to approve the modification upon final inspections being passed.

Mayor Pro Tem opened the item for comment, to which there was none.

Trustee Dailey moved to approve the Modification of Premise for Soul Squared on the condition that all permits and final inspections be passed and Approve the Report of Changes for MFF Ltd doing business as Soul Squared.

Trustee Moyer seconded and the motion passed unanimously.

Mayor Pro Tem Mason adjourned the Liquor License Authority Board and reconvened the Regular Meeting at 6:55 p.m.

E. ACTION ITEMS

1. Public Hearing for consideration of a Preliminary Plat for Sage Farms Filing 1, Located East of State Highway 1 and South of G.W. Bush Ave.

Cody Bird, Planning Director and Brittany Lenoir, Planner III, presented the public hearing. Ms. Lenoir presented the various phases of the preliminary plat. It was noted this plat plans for single family lots, with plans for just over 140. Discussion on landscape and transportation were noted, including a proposed roundabout. Planning Commission's findings were presented in the packet, which the Board expressed agreement of.

The Board noted the following as ex parte communication: a previous presentation at a PROST meeting; an email from the Town Administrator related to questions on the packet; a Facebook comment and a previous hearing at Planning Commission when the location was annexed in.

Mayor Pro Tem Mason opened the hearing for public comment.

Steven Carmen spoke to financing agreements and asked the Board not to treat this development differently than others.

Mayor Pro Tem Mason closed public comment.

Mr. Daren Roberson noted cost sharing looks to future development, including water and sewer lines or regional traffic impacts. Mr. Bird noted the preliminary plat presented the overall intent of the development, with final plats and development agreements providing details on specific items.

The Board noted changes and adjustments should be aligned to the 2015 Parks and Trails Masterplan. Concerns related to the cost sharing agreements were referenced, with concerns specifically to the language of the development narrative and who pays for the share. The Town Attorney noted that any items related to cost sharing would be required to come back to the Board for review and approval. Anticipation of growth in the Comprehensive Plan and the diversity and holistic type of plan were noted.

Mr. Roberson spoke to the next steps of any cost share and all items need more research and planning prior to any development agreements related to cost sharing.

Trustee Moyer moved to approve the preliminary plat for Sage Farms Filing 1 based on the Findings for Approval recommended by the Planning Commission and authorize the applicant to move forward with preparation of the final plat.

Trustee Dailey seconded and the motion passed.

2. Public Hearing for Ordinance No. 10-2025 Considering Approval of Amendments to the Text of Section D.2.B. of the Approved Sage Farms Planned Unit Development (PUD)

Mr. Bird presented the public hearing related to the ordinance next on the agenda for approval, noting the amended language related to single-family A and removes overly restrictive language to allow for flexibility with unit and block layout.

The Board asked for clarification about the block layout and potential changes related to alley load lots. Mr. Roberson noted that if there are any changes, the alley load lots would be eliminated.

Mayor Pro Tem Mason opened the item for public comment, to which there was none.

3. Ordinance No. 10-2025 Approving Amendments to the Text of Section D.2.B. of the Approved Sage Farms Planned Unit Development (PUD)

Mr. Bird noted the ordinance reflected the previous item's public hearing and this ordinance is the Board's action. The Board noted the Planning Commission findings, and spoke in agreement.

Trustee Cannon moved to approve Ordinance No. 10-2025 Approving Amendments to the Text of Section D.2.B of the Approved Sage Farms Planned Unit Development (PUD) to remove numerical standards that limit the development of no more than six (6) single-family detached units accessing an alley and no more than six (6) single-family attached units per building.

Trustee Tietz seconded and the motion passed unanimously.

F. REPORTS

1. Town Attorney
Dan Sapienza, Town Attorney, noted a previously adopted resolution for the exclusion of Sage Farms, and noted the counsel of Developers did file in Court the previous week. The Cleveland Ave. project and right-of-way was noted, related to property and easements acquisition.
2. Town Administrator
Patti Garcia, Town Administrator, noted the Senior Resource Center has received several donations related to their fundings needs.
3. Staff Communications
Staff communications were included in the packet.
 - a. BOT Planning Calendar
 - b. Larimer County Sheriff's Office Report (April 2025)
 - c. Treasurer's Report (March 2025)
 - d. Report of Bills (March 2025)
 - e. Utilities Report (April 2025)
4. Board Reports

Trustee Tietz spoke to attending the graduations at Wellington Middle High School and noted a request to have the Water Rate Roundtables to be open to the public.

Mr. Sapienza noted a memo that was sent to the Board related to open meetings law, and there was nothing prohibiting opening the meetings. Mayor Pro Tem Mason asked if other Board members were in agreement of the request.

Trustee Cannon and Wiegand noted they have no problems with the public attending.

Trustee Dailey noted agreeing with everyone needing to know what Wellington is doing with water but spoke in concern to the roundtable group not being the place for mass learning and proposed a Town Hall. It was noted there is no policy being created in the roundtable sessions, rather the group is providing input on what they believe are values of the town.

Trustee Dailey noted Memorial Day events, and expressed appreciation for all veterans, along with future upcoming events such as Movie in the Park, a town clean up, and the upcoming Cereal Box Concert. The new non-profit, Friends of Wellington, was noted.

Trustee Moyer noted the upcoming fifth grade graduation and spoke in favor of a Town Hall but would note the roundtable intimacy is important.

Meagan Smith, Deputy Director of Public Works, mentioned concerns related to changing the format of the roundtable meetings. Direction was provided to bring the item back to the Board for a vote.

G. EXECUTIVE SESSION

1. For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators pursuant to § 24-6-402(4)(e), C.R.S., and for the purpose of receiving legal advice pursuant to § 24-6-402(4)(b), C.R.S., – regarding matters with the North Poudre Irrigation Company. As required by C.R.S. §24-6- 402(2)(d.5)(II)(A) and (II) (E) the Executive Session proceedings will be electronically recorded and the record will be preserved for 90 days through August 25, 2025.

Trustee Dailey moved to recess into executive session

Trustee Tietz seconded, and the motion passed.

NO VOTES: Moyer, Mason

Mayor Pro Tem Mason called for a five-minute recess.

Mayor Pro Tem Mason recessed into executive session at 8:43 pm.

Mayor Pro Tem Mason reconvened the meeting at 9:14 pm.

H. ADJOURN

Mayor Pro Tem Mason adjourned the meeting at 9:14 p.m.




Calar Chaussee, Mayor


Hannah Hill, Town Clerk