



BOARD OF TRUSTEES

August 12, 2025

6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

Regular Meeting Minutes

A. CALL TO ORDER

Mayor Chaussee called the August 12, 2025 regular meeting to order at 6:30 p.m.

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

B. COMMUNITY PARTICIPATION

1. Public Comment
Brian Ehrlich, Bee Lake Productions, spoke to the July 4th, 2025 firework show.

Mayor Chaussee recessed the Regular meeting and entered the Liquor Licensing Authority at 6:37 p.m.

The Clerk noted quorum with the following roll call:

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

C. LIQUOR LICENSE AUTHORITY BOARD

1. Special Event Permit Application for The American Legion Post 176 Wellington

Hannah Hill, Town Clerk, presented this item, noting no concerns from the stakeholders and recommending approval.

Mayor Chaussee asked for public comment, to which there were none.

*Trustee Dailey Moved to Approve The Special Event Permit for The American Legion Post 176
Wellington*

Trustee Moyer seconded and the motion passed.

Mayor Chaussee adjourned the Liquor Licensing Authority at 6:39 p.m. and reconvened the Board of Trustees regular meeting.

D. PRESENTATION

1. Legislative Requirements for Electric Vehicle (EV) Charging Systems Review and Landscaping Practices

Cody Bird, Planning Director, spoke to new requirements that the Town will be required to take action on related to electric vehicle charging and landscaping practices. It was noted Staff recommends adopting the minimum requirements for HB24-1173 and include relevant definitions from the EV Charger Permitting Model Code.

The Board asked if conditional use in C2 would be considered and if staff will work with Xcel and if Xcel has the infrastructure to handle this. Mr. Bird noted staff will look into conditional use further but is not recommending that currently and that one of the first steps would be engagement with Xcel. Wellington has not had high pressure for this project so there is belief that power providers would be able to handle when the projects come in. The Board expressed general agreement to move forward with Option 2.

Mr. Bird spoke about turf regulations and landscaping practices, including deadlines for compliance. The Board asked for clarification if this would be for new development, or redevelopment. Mr. Bird noted no one is required to change what is currently in place, and the requirements would be for new or redevelopment. Clarification on residential properties was asked, which Mr. Bird noted the regulation would be how the residential artificial turf is irrigated.

2. Legislative Requirements for Housing Affordability and Funding Opportunities

Cody Bird, Planning Director and Brittany Lenoir, Planner III presented the item. Mr. Bird noted the Housing Needs Assessment has been completed and submitted to the State. Ms. Lenoir spoke to Proposition 123 with the deadline to opt in would be November 1, 2025. Staff does recommend adopting this as an administrative policy, with the intent of rolling into the Municipal Code.

Ms. Lenoir spoke to SB24-174, which speaks to water supply and strategic growth elements, and SB24-174 which notes the implementation of the Housing Needs Assessment. Guidance on future Code updates was requested, including opting into allowing ADU's in HOA controlled areas.

Mr. Bird noted staff recommendations and asked for guidance from the Board for moving forward.

The Board asked if staff would need assistance to meet these requirements. Mr. Bird noted staff and Department of Local Affairs is providing grant funding and technical assistance, so while it is a big lift staff feels like these are obligations the Town needs to take on and staff is up to the challenge.

Waiving permit fees was asked about, which Mr. Bird noted permit and impact fees generally cover costs and would need to be evaluated to see if some may be reduced. The Board expressed

agreement in filing a commitment to Prop 123 and fast track what staff is able to, while pursuing any available grants.

3. Wellington Main Street Program Second Quarter Report

Caitlin Morris, Main Street and Event Coordinator presented the overview of Main Street for the second quarter, noting support for small businesses, and reviewed key accomplishments, including 2025 events.

The Board expressed appreciation for the murals and Walk of Fame for the high school seniors. Appreciation for the work Main Street has done was expressed.

E. CONSENT AGENDA

1. July 22, 2025 Meeting Minutes

Mayor Pro Tem Mason moved to Approve the Consent Agenda

Trustee Dailey seconded and the motion passed.

F. ACTION ITEMS

Mayor Chaussee called for a recess at 8:59 p.m. and reconvened the meeting at 9:05 p.m.

1. Resolution No. 27-2025: Adjusting Appropriations - Hardship Utility Grant

Nic Redavid, Finance Director/Treasurer, presented the resolution and reviewed the history of the HUG program. Staff recommended adjusting the noted funds to provide additional grants to residents.

Mayor Chaussee asked for public comment, to which there was none.

Trustee Cannon moved to Approve Resolution No. 27-2025 Adjusting Appropriations Hardship Utility Grant

Trustee Tietz seconded and the motion passed.

2. Resolution No. 28-2025 – A Resolution of the Town of Wellington Accepting Construction of the Water Reclamation Facility Expansion Project

Nathan Ewert P.E., Deputy Director of Public Works and Engineering, presented the item noting the resolution as a requirement from the CDPHE and closeout of the loan for the project. Mr. Ewert noted the history of the project, with the project ending June of 2025, and spoke to the work of staff in completing the project.

Mayor Chaussee asked for public comment, to which there was none.

The Board expressed appreciation for the work of staff during the project.

Mayor Pro Tem Mason moved to Approve Resolution No. 28-2025 – A Resolution of the Town of Wellington Accepting Construction of the Water Reclamation Facility Expansion Project

Trustee Cannon seconded and the motion passed.

G. REPORTS

1. Town Attorney
Dan Sapienza, Town Attorney, noted the State General Assembly convening.
2. Town Administrator
There was no Town Administrator report.
3. Staff Communications
Items were included in the packet.
 - a. NOCO Humane - 2nd Quarter 2025 Service Report
 - b. BOT Planning Calendar
4. Board Reports

Trustee Dailey noted former Denver Mayor, Mayor Wellington Webb, donated funds to Wellington Parks in response to the vandalism in Town parks. The PROST Masterplan was noted and encouraged all to participate. Trustee Dailey also noted Main Street Markets, and an ongoing project with CSU regarding a local news outlets and the upcoming Cereal Box Concert was noted.

H. EXECUTIVE SESSION

1. For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators pursuant to § 24-6-402(4)(e), C.R.S., and for the purpose of receiving legal advice pursuant to § 24-6-402(4)(b), C.R.S., – regarding matters of acquisition of water resources. As required by C.R.S. §24-6-402(2)(d.5)(II)(A) and (II) (E) the Executive Session proceedings will be electronically recorded and the record will be preserved for 90 days through November 10, 2025.

Trustee Tietz moved to recess to Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators pursuant to § 24-6-402(4)(e), C.R.S., and for the purpose of receiving legal advice pursuant to § 24-6-402(4)(b), C.R.S., – regarding matters of acquisition of water resources. As required by C.R.S. §24-6-402(2)(d.5)(II)(A) and (II) (E) the Executive Session proceedings will be electronically recorded and the record will be preserved for 90 days through November 10, 2025.

Mayor Pro Tem Mason second and the motion passed.

Mayor Chaussee recessed the Regular Meeting and entered Executive Session at 9:21 pm.

Mayor Chaussee reconvened the Regular Meet at 9:49 pm.

I. ADJOURN

Mayor Chaussee adjourned the meeting at 9:49 p.m.




Calar Chaussee, Mayor


Hannah Hill, Town Clerk