



BOARD OF TRUSTEES

September 23, 2025

6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

Regular Meeting Minutes

A. CALL TO ORDER

Mayor Chaussee called the September 23, 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. PRESENTATIONS

1. Water Source Development Plan and Recommended Strategy

Meagan Smith, Deputy Public Works Director, spoke to the history of the item and introduced Adam Jokerst from West Water Research, spoke to the contract with the Town to deliver a draft plan for near and long-term water demands.

Mr. Jokerst noted options including Northern Integrated Supply Project (NISP), acquisition of ditch company shares and non-tributary groundwater, such as VITA. The Town cannot afford to purchase shares as a standalone opportunity, however was recommended to pair with another alternative or have shares obtained through dedication. Mr. Jokerst noted VITA is affordable if bonding can be delayed, the risk being that this would be an option with a private contractor.

Mr. Jokerst spoke to financing options, recommending a mix of dedication and cash-in-lieu. The final recommendation offered was to pursue purchase of 750-acre feet of the VITA project and allow both dedication and cash-in lieu payments for the acquisition of North Poudre shares to meet the remainder of demand.

The Board spoke to having options, such as option 3, and being less reliant on one source. Clarification was provided on re-use of water, including additional treatments for other uses of the

water. Concerns about the contract with the North Poudre Irrigation Company were noted from the Board with the need to diversify water sources.

C. COMMUNITY PARTICIPATION

1. Public Comment

Lori Garcia Sander from the Colorado State Representative House District 65 reintroduced herself and spoke to interest.

Jon Gaiter, noted ceding his speaking time to Cam Tietz.

Cam Tietz spoke to recent events and noted attendance for a vigil and spent time in a moment of silence.

D. CONSENT AGENDA

1. September 9, 2025 Meeting Minutes

Mayor Pro Tem Mason moved to approve the consent agenda

Trustee Cannon seconded and the motion passed.

E. ACTION ITEMS

1. Resolution No. 38-2025 — A Resolution of the Town of Wellington, Colorado Amending the Town of Wellington Fee Schedule Effective January 1, 2026

Nic Redavid, Finance Director & Town Treasurer presented the resolution, noting the review and part this item takes in the budget planning process as well as the work session previously had regarding this item.

The Board spoke to increasing fees for the marijuana licenses and noted a request to bring these fees back for consideration at a later date.

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

Trustee Cannon moved to approve Resolution No. 38-2025 Amending the Town of Wellington Fee Schedule Effective January 1, 2026

Trustee Dailey seconded and the motion passed.

2. Resolution No. 39-2025: A Resolution of the Board of Trustees of the Town of Wellington Approving a Restated Employment Agreement with the Town Administrator

Dan Sapienza, Town Attorney, presented the resolution, noting that each year minor changes have been requested and that the intent of the restated agreement was to remove the requirement for the annual renewal, being renewed automatically as requested by the Board previously, to make this item more efficient. There were several technical changes included as well.

The Board spoke in support of this item, referencing the discussion from the previous years and streamlining meetings and processes. Clarification on what the current and future Boards can act on with employment and new contracts was discussed, which Mr. Sapienza noted the Board continues to have control over employment and can open negotiations on the contract at any time. Concerns about an indefinite agreement were noted, and a contract with a structured annual review was discussed.

Discussion centered around previous conversations and the administrative nature of the change, with performance and an annual review

Mayor Chaussee opened public comment.

Jon Gaiter spoke to comments the Board made and against an auto-renewal contract.

Christine Gaiter spoke to negotiations on a contract with the Town Administrator.

The Board asked for clarification on annual evaluation process and noted that future Boards can amend the contract at any time, but there would not be an affirmative vote on the contract itself yearly and Mr. Sapienza noted any future Boards can amend or negotiate the contract.

Trustee Tietz moved to amend the Contract to Remove the Auto Renewal

Trustee Wiegand seconded.

Motion failed.

YES VOTES: Tietz

Trustee Moyer moved to approve Resolution No. 39-2025 Approving a Restated Employment Agreement with the Town Administrator

Trustee Cannon seconded.

Motion passed.

NO VOTES: Tietz

F. REPORTS

1. Town Attorney
There was no report.
2. Town Administrator
There was no report.
3. Staff Communications
Report items were included in the packet.
 - a. BOT Planning Calendar
 - b. Larimer County Sheriff's Office Report (August 2025)
 - c. Utilities Report (August 2025)

4. Treasurer's Report (July 2025)
5. Report of Bills (July 2025)
6. Board Reports

Trustee Moyer noted an upcoming partnership with Safe Routes to School, and spoke to dignity belonging to all.

Trustee Wiegand spoke to the Grand Opening of the Larimer County juvenile section that opened and is currently being used.

Trustee Dailey spoke to the Grand Opening facility, and recent Parks and Recreation events. A Main Streets meeting for grant or business assistance options during the Cleveland Ave. project was noted. The Boxelder Cup with the Middle-High School football game was also noted.

Trustee Cannon noted the BizWest's 40 Under 40 honoring Cody Bird. The upcoming Northern Colorado Elected Officials and CML's legislative meetings were noted.

Mayor Pro Tem Mason noted upcoming meetings.

Mayor Chaussee invited all to attend the upcoming Boxelder Cup.

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 acquisition of water resources by the Town. 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 December 22, 2025.

Trustee Tietz moved to recess into executive session

Trustee Cannon seconded and the motion passed.

Mayor Chaussee called for a break from 8:39 to 8:48 p.m.

The Board entered Executive Session at 8:48 p.m.

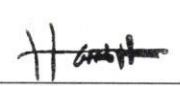
Mayor Chaussee reconvened the Regular meeting at 9:18

H. ADJOURN

Mayor Chaussee adjourned the meeting at 9:18 p.m.




Calar Chaussee, Mayor


Hannah Hill, Town Clerk