



BOARD OF TRUSTEES
August 22, 2023
6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

Regular Meeting Minutes

A. CALL TO ORDER

1. Pledge of Allegiance
Mayor Chaussee asked all to rise for the pledge of allegiance.
2. Roll Call
Mayor Chaussee asked for a roll call. The Clerk noted a quorum as follows:
Chaussee – present.
Macdonald – present
Dailey – present.
Gaiter – present.
Mason – present.
Tietz – present.
Wiegand – present.
3. Amendments to Agenda
Mayor Chaussee asked if there were any amendments to the agenda; there were none.
4. Conflict of Interest
Mayor Chaussee asked if there were any conflicts of interest on agenda items; there were none.

B. COMMUNITY PARTICIPATION

1. Public Comment
Mayor Chaussee called for public comment on non-agenda items. Christine Gaiter and Karen Eifert provided public comment.
2. Presentation
 - a. Building Permit, Growth Update, and Utility Rate Impact Discussion
Mayor Chaussee invited members of Town Staff, Mr. Cody Bird, Planning Director; Mr. Bob Gowing, Public Works Director; and Ms. Meagan Smith, Public Works Deputy Director, to present this item. They presented it to the Board and responded to the Board's questions.

C. CONSENT AGENDA

1. Resolution No. 28-2023, A Resolution of the Town of Wellington, Colorado to Approve Amending the Larimer Emergency Telephone Authority Intergovernmental Agreement
2. August 8, 2023 Regular Meeting Minutes

Mayor Chaussee asked for a motion on the Consent Agenda.

Trustee Gaiter moved to approve the Consent Agenda. Trustee Tietz seconded.

Yeas: Gaiter, Tietz, Mason, Dailey, Wiegand, Macdonald, Chaussee

Nays: N/A

The motion carried unanimously and the Consent Agenda was approved.

D. ACTION ITEMS

1. Resolution No. 29-2023: A Resolution of the Town of Wellington, Colorado Considering Contracts for Treated Water Storage Tanks Coatings and Improvements

Mayor Chaussee invited Mr. David Myer, a Public Works Engineer, to present this item to the Board. Mayor Chaussee called for questions and comments from the Board. Trustees then asked questions in response to the presentation. Mayor Chaussee called for public comment on this item; there was none. Mayor Chaussee asked for final comments from the Board and called for a motion on this item.

Trustee Dailey moved to approve Resolution No. 29-2023: A Resolution of the Town of Wellington, Colorado Considering Contracts for Treated Water Storage Tanks Coatings and Improvements. Trustee Gaiter seconded.

Yeas: Dailey, Gaiter, Tietz, Mason, Wiegand, Macdonald, Chaussee

Nays: N/A

The motion carried unanimously and Resolution No. 29-2023 was adopted.

2. Public Hearing and Resolution No. 30-2023: Sage Farms Annexation and the Village at Sage Farms Annexation, Planned Unit Development (PUD) Zoning, and Vested Development Rights for a Site Specific Development Plan

Mayor Chaussee invited Mr. Cody Bird, Planning Director, to present this item. Mr. Bird discussed the context and background for this item. He further discussed the relationship between items D.2, D.3, and D.4.

Mayor Chaussee opened the public hearing on this item at 7:41 p.m.

Mayor Pro Tem Macdonald asked Mr. Bird to discuss the public notice that had been given pursuant to this item, and Mr. Bird responded. Mr. Bird clarified the procedural requirements for the public hearing on this item.

Trustee Tietz disclosed ex parte communications on this item.

Mr. Bird and the applicant, Mr. Darren Roberson, further presented this item, and then Mayor Chaussee called for questions from the Board. The Trustees then asked questions and Mr. Bird, Mr. Roberson, and representatives of the applicant responded.

Mayor Chaussee then called for public comment on this item; Karen Eifert provided public comment. Mayor Chaussee then invited additional comments from the applicant, which Mr. Roberson provided.

Mayor Chaussee then asked for a motion to close the public hearing and consider Resolution No. 30-2023. After discussing meeting procedure with Trustee Gaiter and the Town Attorney, Mr.

Sapienza, Mayor Chaussee called for comments from the Board. The Trustees then provided additional comments on this item and asked questions, to which Mr. Bird responded.

Mayor Chaussee then called for a motion on this item.

Trustee Dailey moved to close the public hearing and adopt Resolution No. 30-2023: Sage Farms Annexation and the Village at Sage Farms Annexation, Planned Unit Development (PUD) Zoning, and Vested Development Rights for a Site Specific Development Plan. Mayor Pro Tem Macdonald seconded.

**Yeas: Dailey, Tietz, Mason, Wiegand, Macdonald, Chaussee
Nays: Gaiter**

With a vote of 6 in-favor and 1 against, the motion carried and Resolution No. 30-2023 was adopted.

Mayor Chaussee closed the public hearing on this item at 8:26 p.m.

3. Consideration of Annexation Agreements and Vested Development Rights for the Sage Farms Annexation and the Village at Sage Farms Annexation

Mayor Chaussee invited Mr. Bird to present this item. Mr. Bird then presented and responded to questions from the Trustees, along with Mr. Bob Gowing.

Trustee Gaiter moved to continue consideration of the Annexation Agreements for the Sage Farms Annexation and the Village at Sage Farms Annexation to the September 26, 2023 Regular Meeting. Trustee Tietz seconded.

**Yeas: Gaiter, Dailey, Tietz, Mason, Wiegand, Macdonald, Chaussee
Nays: N/A**

The motion carried unanimously and consideration of the Annexation Agreements was continued to the September 26, 2023 Regular Meeting.

Mayor Chaussee recessed the Regular Meeting at 9:34 p.m.

Mayor Chaussee called the Regular Meeting back to order at 9:42 p.m.

4. Ordinance No. 09-2023: An Ordinance of the Town of Wellington, Colorado Conditionally Annexing the Sage Farms Annexation and The Village at Sage Farms Annexation and Establishing Zoning as Planned Unit Development (PUD)

Mayor Chaussee invited Mr. Bird to present this item.

Trustee Gaiter moved to continue consideration of Ordinance No. 09-2023 to the September 26, 2023 Regular Meeting. Trustee Wiegand seconded.

**Yeas: Gaiter, Dailey, Tietz, Mason, Wiegand, Macdonald, Chaussee
Nays: N/A**

The motion carried unanimously and consideration of Ordinance No. 09-2023 was continued to the September 26, 2023 Regular Meeting.

E. LIQUOR LICENSE AUTHORITY BOARD

Mayor Chaussee closed the Regular Meeting and opened the Liquor License Authority Board at 9:44 p.m.

Mayor Chaussee asked for a roll call. The Clerk noted a quorum as follows:

Chaussee – present.

Macdonald – present

Dailey – present.

Gaiter – present.

Mason – present.

Tietz – present.

Wiegand – present.

1. HONG LU INVESTMENTS LLC dba PAPA'S TABLE - Beer & Wine (City) Liquor License Renewal Application

Mayor Chaussee invited the Mr. Ethan Muhs, Town Clerk presented this item and responded to questions from the Board.

Mayor Chaussee called for public comment on this item; there was none.

Mayor Chaussee called for a motion on this item.

Mayor Pro Tem Macdonald moved to approve the Beer & Wine (City) Liquor License Renewal Application for HONG LU INVESTMENTS LLC dba PAPA'S TABLE. Trustee Wiegand seconded.

Yeas: Gaiter, Dailey, Tietz, Mason, Wiegand, Macdonald, Chaussee

Nays: N/A

The motion carried unanimously and the renewal application was approved.

Mayor Chaussee closed the Liquor License Authority Board and reopened the Regular Meeting at 9:47 p.m.

F. REPORTS

1. Town Attorney

No report.

2. Town Administrator

Ms. Patti Garcia, the Town Administrator, reported on Advisory Board vacancies and the application process for the Finance Committee, Wellington Housing Authority, and Parks, Recreation, Open Space, and Trails Board as well as the Board of Trustees Planning Calendar.

3. Staff Communications

a. Monthly Utility Report through July 2023

b. LCSO Report (July)

4. Board Reports

Gaiter – reported on rate updates, the Finance Committee, and other Advisory Board policies.

Dailey – reported on several imminent events in Town.

Macdonald – reported on communications with representatives of Larimer County.

Wiegand – no report.
Tietz – reported on imminent events in the Town.
Mason – no report.
Chaussee – thanked the group.

G. ADJOURN

Mayor Chaussee called for a motion to adjourn.

Trustee Gaiter moved to adjourn the meeting. Trustee Wiegand seconded.

Yeas: Gaiter, Dailey, Tietz, Mason, Wiegand, Macdonald, Chaussee

Nays: N/A

The motion carried unanimously.

Mayor Chaussee adjourned the meeting at 10:04 p.m.



Ethan Muhs, Town Clerk

The Town of Wellington will make reasonable accommodations for access to Town services, programs, and activities and special communication arrangements. Individuals needing special accommodation may request assistance by contacting at Town Hall or at 970-568-3380 ext. 110 at least 24 hours in advance.