

- Over the years, the Town of Wellington has developed several Parks and Trails systems utilizing what we have come to call Open Space Sales Tax revenues.
- For the past several years, we have focused on a large Park Project that we call the Buffalo Creek Park.
- This open space area lies in the north central part of Wellington. Its part of a relatively new subdivision, called Buffalo Creek. The park lies on about 27 acres.
- This Park is expected to be the “Crown Jewel” of all the Parks in Wellington.
- The Park has been partially developed, and currently has a batting cages facility.
- But we have much bigger plans for the Buffalo Creek Park. Those plans would include ball fields, tennis courts, a water feature, bathroom facilities, and playground structures.
- The total cost of the Park will likely be in the neighborhood of \$3 Million dollars, which is a fairly big deal for the “little O’l Town Of Wellington”.
- Given this “Super Park” status, at least for the Town of Wellington, we knew we would need to utilize most if not all of the Town’s future Open Space Sales Tax revenues.
- But.....we also knew that we would need some material help from some other sources to bring this grandiose plan to fruition.
- Even with the hope of gaining a matching GOCO Grant, we knew we would need some additional help.
- A bit of historical perspective will provide some background to help explain what we ended up doing.
- In 1997, the Town of Wellington asked its constituency for an increase in the Town’s sales tax rate from 2% to 3%.
- This increase came with the proviso that the additional sales tax would go to the Town’s Street Fund, and be utilized exclusively for street improvement endeavors.
- The Voters approved this ballot question in 1997 to take affect in 1998.

- The Town then did in fact improve the streets, arguably to a significant degree over the course of the next dozen years or so.
- However, presented with the relatively meager prospects of funding the development of the Buffalo Creek Park, we wondered if the Town's constituency might now have a greater interest in developing the Town's Parks.
- Consequently, in November of 2011, The Town put a question to its voters. That question was, in a nutshell:
 - Do you want to take one third of the Town's sales tax revenues out of the Street Fund and put them towards Park development in the Park Fund...to take affect in 2012.
- Honestly, we did not know how this would turn out. We believed that this would either serve as a mandate to develop the Town's parks & open spaces...or not.
- The measure ended up being approved by about 60% of the votes cast.
- Between the sales tax revenues the Park Fund will now realize in 2012 and the Open Space Sales Tax, the Town should realize in the vicinity of half a million dollars in 2012, that we can utilize towards developing the Buffalo Creek Park.
- Hopefully, with some assistance from GOCO, we believe we may be able to launch a very good start on the Park, as we already have a substantially complete engineered plan for the Buffalo Creek Park.
- While still needing to proceed in a stepwise fashion over several years with the Buffalo Creek Park, we now believe we have a view to fruition for this project.
- The Open Space Sales Tax revenues will form an important financial component of the Buffalo Creek Park's eventual completion.
- We would like to thank the Larimer County Open Lands Advisory Board for it's efforts, and particularly for the assistance that will be provided for the Town of Wellington's Buffalo Creek Park project.

Thank You!